

SUMMIT TOWNSHIP ZONING BOARD OF APPEALS

July 12, 2001

MEMBERS PRESENT

Larry Dunn, Vice Chairman; Kathy Lincoln, Secretary; Ken Strobel, Planning Commission's Liaison; Peg Oman; James Brunner; Scott Elliott, Township Board's Liaison; and John Worden, Summit Township Zoning Administrator; .Absent Kevin Thomson.

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The meeting was called to order by the Vice Chairman, Larry Dunn on Thursday, July 12, 2001, at 7:00 p.m., in the meeting room at the Township Hall.

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A motion was made by K. Lincoln, supported by P. Oman, to approve the minutes of the June 14, 2001, meeting as written. Motion carried unanimously.

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CASE NUMBER #01-07-0021 – Martin and Virginia Hoover - 5226 Thames Court

The variance request of Martin and Virginia Hoover was withdrawn on June 25, 2001, per a phone conversation with J. Worden and confirmed by a letter of the same date.

CASE NUMBER 01-07-0022 – Francis J. Clark and Mary Lou McFadden – 2830 Lee Willa Drive

A public hearing was held on July 12, 2001, the application of Francis J. (Jerry) Clark and Mary Lou McFadden for a two foot ten inch (2' 10") side yard variance in order to build an addition on the side of the house. The property is zoned Suburban Residential (RS-2).

Mr. Clark stated he wished to put a 12' x 28' addition on the north side of his house. This would put his house 7' 2" from the property line and 20' 2" from his neighbor's house.

K. Lincoln asked why the addition wasn't put on the back of the house. Mr. Clark stated he want the house to look like it belonged in the neighborhood and not put on a "lean-to" addition. Putting the addition on the back of the house would be adding a narrow corridor and would look like a dormitory. By putting the addition on the side of the house he only has to knock out a closet and extend the hallway.

Mr. Clark asked about the roof overhang. J. Worden stated the variance is measured from the sidewall and a three-foot overhang is allowed.

PUBLIC COMMENTS

Matthew Bruce, Lot 30, said the addition would enhance the house.

Jerry Michaud, 2824 Lee Willa Dr. had no objection.

There were no letters for or against.

A motion was made by J. Brunner, supported by P. Oman, that a two foot ten inch (2' 10") side lot variance be granted under Section 7.3 A, 1 – 5 and Section 7.3 D. The motion carried unanimously.

J. Worden told Mr. Clark and Ms. McFadden they had six months to apply for a building permit and 356 days after that for completion of the project.

There being no further business to come before the Zoning Board of Appeals, a motion to adjourn was made by K. Strobel, and supported by S. Elliott. Motion carried unanimously. The meeting adjourned at 7:18 p.m. The next regular meeting of the Zoning Board of Appeals will be on Thursday, August 9, 2001.

Respectfully submitted,

By: _____
Kathleen Lincoln
Zoning Board of Appeals Secretary