

**Summit Township Zoning Board of Appeals**  
**May 11, 2006**

**PRESENT:** Kevin Thomson, Chairman; Larry Dunn, Vice Chairman; Diane Weatherwax, Secretary; Richard Erhardt, Planning Commission Liaison; James Bogie, James Brunner and John C. Worden, Zoning Administrator.

**ABSENT:** Scott Elliott, Township Board Liaison

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Chairman K. Thomson called the Meeting to order on Thursday, May 11, 2006, at 7:00 pm, in the Township Hall meeting room at 2121 Ferguson Road.

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A motion was made by J. Bogie, and supported by L. Dunn to approve the minutes of Thursday, November 10, 2005 as written. The motion carried unanimously.

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**CASE 06-05-0005** – 820 Justin Avenue – Variance West Side Yard for an Attached Garage – Jeremy and Lynn Russ, Applicants

A public hearing was held on May 11, 2006, on the request of Jeremy and Lynn Russ of 820 Justin Avenue, to allow a west side yard variance for an attached garage. J. Russ explained that the property was purchased five (5) years prior. At the time of purchase the property did not have a garage. He described the proposed attached garage as being (19) nineteen feet by (38) thirty-eight feet along the west side of the house.

J. Worden questioned if the applicants were the owners of the property when the house was built.

Applicant, J. Russ responded that they were not.

J. Worden explained that when the house was built in 1994, it was not placed on the property where it had been sited, and because of this the applicants need the variance requested for the proposed attached garage.

Chairman, K. Thomson noted that a standard size for a two (2) car garage is (24) twenty four feet by (24) twenty-four feet, and questioned the applicants' measurement.

Applicant, J. Russ, responded that the garage would house two cars (side by side) and a work bench.

J. Bogie questioned if the applicant had considered having an unattached garage.

Applicant, J. Russ, responded that the size of his back yard is small, and that he preferred to keep as much back yard as possible.

A motion was made by J. Brunner, supported by R. Erhardt, consistent with Section 7.3 A 1- 4 and D, to grant a (6) six feet west side yard variance from the required ten (10) feet. The motion carried unanimously.

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The election of Officers for 2006 was conducted: Chairman, Vice Chairman, and Secretary.

A motion was made by J. Brunner, supported by R. Erhardt, to retain the current officers. The motion carried unanimously. The officers are as follows: Kevin Thomson, Chairman, Larry Dunn, Vice Chairman, and Diane Weatherwax, Secretary.

A motion was made by J. Bogie, supported by L. Dunn, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:31 p.m.

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Respectfully submitted,

Diane Weatherwax  
Zoning Board of Appeals Secretary