

**Summit Township Zoning Board of Appeals
September 14, 2006**

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

ABSENT: Scott Elliott, Township Board Liaison

Chairman K. Thomson called the Meeting to order on Thursday, September 14, 2006, at 7:00 pm, in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by L. Dunn, and supported by R. Erhardt to approve the minutes of Thursday, July 13, 2006 as written. The motion carried unanimously.

CASE 06-09-0012 – 914 Helena Ave – Variance Front Yard (north) for an addition – Stephen M. and Patricia P. Soltis, Owner/Applicants – Zoning Urban Residential (RU-1)

A public hearing was held on September 14, 2006, at the request of Stephen M. and Patricia P. Soltis of 914 Helena Ave, to allow the construction of an addition to the home that is four (4) feet closer to the front lot line setback than is allowed by the Ordinance. S. Soltis explained the addition will be twenty-one (21) feet from the road and is necessary to allow for heat, electrical and water runs.

K. Thomson asked how far beyond the garage the addition will go.

Applicant, S. Soltis, answered two (2) feet beyond the garage.

R. Erhardt pointed out to the board that the applicant is a contractor.

K. Thomson asked if the applicant was going to do the work himself.

Applicant, S. Soltis, responded yes.

Correspondence:
None

Public Comment:
None

A motion was made by K. Thomson and supported by J. Brunner, consistent with Section 7.3 A 1- 4 and D, to grant a variance of (4) four feet front (north) yard from the required (25) twenty five feet to allow the construction of an addition. The motion carried unanimously.

A motion was made by K. Thomson, Chairman, supported by J. Bogie, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Diane Weatherwax
Zoning Board of Appeals Secretary