

Summit Township Zoning Board of Appeals September 9, 2004

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

Chairman K. Thomson called the Meeting to order on Thursday September 9, 2004, at 7:00 pm, in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by K. Thomson and supported by L. Dunn to approve the minutes of August 12, 2004 as written. The motion carried unanimously.

CASE # 04-09-0029 – 2711 Horton Road – East Side Yard Variance - Addition of Master Bedroom and Bath – Steve & Kim Csage.

A public hearing was held on September 9, 2004, on the request of the applicants Steve & Kim Csage of 2711 Horton Road, to allow the construction of an additional bedroom and main floor bathroom. A variance of three (3) feet is being requested from the required minimum side yard set back of ten (10) feet.

Kim Csage spoke on behalf of her family. She addressed the board stating that the family would like to put an addition on their home adding a master bedroom and bathroom. Currently the home, a multi-level, contains no main floor bathroom. Because of this many elderly family members and friends are unable to visit. Kim also expresses her family's love of the location of their home.

Chairman, Thomson questioned if this project had been considered when they were landscaping the house

Applicant, Csage addressed the question-stating no

Chairman, Thomson asked if the applicants could move the location of the proposed addition to the back of the house

Applicant, Csage explained the house has sliding doors off the kitchen which opens into the proposed location. By moving the location as the Chairman suggested it would close off the back of the house and the hot tub.

Chairman, Thomson explained the Summit Township Zoning Ordinance which requires the Zoning Board of Appeals to grant only justified variances and ascertain the minimum variance that will make possible the reasonable use of the building.

Chairman, Thomson questioned why the applicants could not move the hot tub.

Applicant, Csage replied explaining the large backyard is a sanctuary for the family against the busy street. The family wishes to preserve this privacy and not close off the house.

Member, Erhardt question if the house next store is vacant and if it will stay vacant

Applicant, Csage explained that the owner died last winter. She has explained the project to the son of the deceased and was told that the house will eventually be put on the market.

Chairman, Thomson stated that a vacant house is not the issue. He again pointed out the extensive backyard that allows enough space for the proposed addition.

Written Comments:

A written statement was handed to Chairman, Thomson which read:

Neighbors Jim & Anita Mure, 2800 Horton Road, support the construction of the addition explaining that the Csages have done many improvements to increase the value of their home and that they are great neighbors.

Public Comment:

Support of the Variance:

Catherine Kutchins - 2760 Horton Road felt the Csages' are good neighbors that have worked very hard to improve on the house.

Shelly Snow, 2791 Horton Road supports of construction and felt the Csage's are excellent neighbors.

Opposition of the Variance:

Lana Dunlap, 2707 Horton Road, is the Executor of her mother's estate including the vacant home. Lana and her husband may be moving into the property in the future. Lana is concerned that the variance will not allow enough room to pass between the two houses and questioned if it would be a fire hazard and felt there was not enough room for emergency vehicles to pass between the houses if it became necessary. Lana also expressed concerns over the property lines.

R. Erhardt reassured L. Dunlap that the available 17 feet between the Csages' addition and the garage on her property is enough room for emergency vehicles to pass through.

A motion was made by R. Erhardt, supported by J. Bogie consistent with Section 7.3 A,1- 4, and Subsections B, C, D, to grant an east side yard variance of three (3)' feet allowing the addition to be within seven (7)' feet of the east property line.

J. Brunner requested consideration be given to the people who this affects the most and opposed the application.

J. Bogie stated he believes no feasible alternate can be found for this addition, and that the minimum variance of three (3) feet is reasonable.

The motion carried five (5) to two (2) with J. Brunner and Chairman, Thomson voting in opposition.

A motion was made by L. Dunn, supported by Chairman, Thomson, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Diane Weatherwax
Zoning Board of Appeals Secretary