

**Summit Township Zoning Board of Appeals**  
**October 14, 2004**

**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 October 14, 2004, at 7:00 pm, in the Township Hall meeting room at 2121 Ferguson Road.

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Chairman K. Thomson reviewed the September 9, 2004 meeting minutes and asked for any changes.

D. Weatherwax, Secretary, pointed out an error in the second page stating the minutes should read: Catherine Kutchins.

A motion was made by Chairman K. Thomson, and supported by James Brunner to approve the minutes of September 9, 2004 being corrected as noted by Secretary D. Weatherwax. The motion carried unanimously.

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**CASE 04-10-0031** – 1113 East South Street - Vern M & Robyn Steffen - East & West Lot Lines Variance - Addition South Side of Building

A public hearing was held on October 14, 2004, on the request of the applicants, Vern M & Robyn Steffen, who own the building located at 1113 East South Street, to allow eight (8) by thirty (30) feet addition to be constructed on the south side of the home to be closer to the east and west lot lines and have a total side yard less than is allowed by the ordinance.

Zoning Administrator, J. Worden, stated that a variance was required for at least two reasons: 1) the lot size was less than the 80 feet in width and the 10,000 square feet of lot size required by the Ordinance and 2) the building is on a corner lot requiring 35 feet setbacks off both E. South St. and Vinning St. The lot is an average of 47 by 80 feet.

Vern Steffen, owner of 1113 East South Street, spoke on behalf of the applicants stating that his wife and he wish to put an addition on the south end of the house. Also, an addition will box in the front corner of the home facing South Street. He feels that the addition will create more livable space in the existing small home.

Robyn Steffen, owner of 1113 East South Street, stated that the addition will enclose the overhanging of the front porch. Currently, new siding and some new windows have been added. She added that their intent was to make the house nicer not only on the outside but, inside also.

J Bogie stated he had visited the property and questioned the applicants about what looked like the construction of a garage on the property.

Applicant, Robyn Steffen answered stating the structure J. Bogie observed was the remains of a garage that was recently demolished. She also added that the proposed addition does not include the former garage site.

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A motion was made by J. Brunner, supported by L. Dunn, consistent with Section 7.3 A, 1- 4 and Subsection B., C, and D, to grant an east lot line variance 25.74 feet, a west lot line variance of 2.02 feet, and a total side yard variance of 8.76 feet allowing for the construction of an addition on the south side of the building. The motion carried unanimously.

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Chairman, K. Thomson adjourned the meeting at 7:20 pm.

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Respectfully submitted,

Diane Weatherwax  
Zoning Board of Appeals Secretary