

Summit Township Zoning Board of Appeals

March 10, 2005

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

ABSENT: James Bogie

Chairman K. Thomson called the Meeting to order on Thursday March 10, 2005, at 7:00 pm in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by J. Brunner and supported by L. Dunn to approve the minutes of the November 11, 2004 Zoning Board of Appeals meeting as written. The motion carried unanimously.

CASE 05-03-0001– 501 Hudson Ave. – Patricia Woodruff Applicant – Addition to Front of Home

A public hearing was held on March 10, 2005, at the request of the applicant Patricia Woodruff of 501 Hudson Ave. to allow an addition of twelve (12) feet to the front of the home. The addition would be closer to the front and side lot lines and have a total side yard less than is allowed by the ordinance. The request is for a front yard set back of eighteen (18) feet, south side yard of seven (7) feet, north side yard of nine (9) feet and a total side yard of sixteen (16) feet.

Patricia Woodruff applicant, stated that the home is very small and when family visits crowding becomes a problem. The addition to the front of the home would fill in the "L" shaped area in the front of the home and would add much needed space.

Chairman K. Thomson noted that the home is on a corner lot that is forty (40) feet in width and is smaller than the current requirements of sixty (60) feet required in an Urban Residential District. He also noted that the pictures supplied appear to show the home sets back further than the house next door and others in the area.

Patricia Woodruff answered stating the addition would not be closer to the front lot line than the house next door.

J. Worden noted that the home has 733 square feet of living area and the minimum requirement is for 750 square feet for a two bedroom home. The addition would make this requirement compliant.

Chairman K. Thomson asked if anyone had comments or if there was correspondence for or against the request.

J. Worden stated that no correspondence had been received, also no additional comments were made.

A motion was made by Chairman K. Thomson, supported by S. Elliott, consistent with Section 7.3 A, 1- 4 and Subsection C, and D, to grant a variance of seven (7) feet from the required twenty five (25) feet front yard (west), north side yard of one (1) foot, south side yard of three (3) feet from the required ten (10) feet minimum set backs and a total side yard of nine (9) feet from the required twenty five (25) feet allowing for an addition to the home. The motion carried unanimously.

Annual election of officers: Upon suggestion and motion by R. Erhardt; supported by J. Brunner and carried unanimously, the current officers were re-elected for the 2005 year.

Kevin Thomson, Chairman: Larry Dunn, Vice-Chairman: and Diane Weatherwax, Secretary.

A motion was made by Chairman K. Thomson 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