

Summit Township Zoning Board of Appeals
June 10, 2004

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

ABSENT: James Brunner, and Kevin Thomson, Chairman

Vice Chairman Dunn called the Meeting to order on Thursday June 10, 2004, at 6:55 pm, in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by S. Elliott, and supported by R. Erhardt to approve the minutes of March 11, 2004 as written. The motion carried unanimously.

CASE 04-06-0020 – 2270 Maple Drive – Variance south lot Line – Addition Connecting Garage and House - Chad Nowicki/Nowicki Contracting Applicant - Keith Bunker & Liberty Lumabang, Owners.

A public hearing was held on June 10, 2004, on the request of Chad Nowicki/Nowicki Contracting Inc. of 4137 West Michigan Avenue and on behalf of the owners, Keith Bunker & Liberty Lumabang of 2270 Maple Drive, to allow the construction of an addition for a handicap accessible chair lift, attaching the house and the garage. A variance of 12 feet is being requested from the required setback of 35 feet on corner lots in a Suburban Residential District (RS-2).

Chad Nowicki, applicant, addressed the board. He is a contractor who is proposing to attach the house and the garage and add a handicap accessibility chair lift onto the property. Currently the stairway, which will be the area used for the chair lift, is 5 feet and poses a severe danger for even those in perfect health. The applicant is requesting a variance of 12 feet from the south lot line to allow the proposed construction of the addition.

Keith Bunker, 2270 Maple Drive, addressed the board stating the addition would include a recreation room, enlarging the kitchen, extending the breezeway, and enlarging the upstairs. The only area of the proposed construction that requires a variance is the breezeway and stairs.

R. Erhardt asked C. Nowicki what the timing for this project was.

C. Nowicki stated he would like to see construction start within a week.

Public Comment: None

A motion was made by R. Erhardt, supported by S. Elliott, consistent with Section 7.3 A, 1- 4 and Subsection D to grant a south lot line variance of twelve (12) feet allowing for the construction of a breezeway and stairs connecting the house and garage. The motion carried unanimously.

A motion was made by S. Elliott, supported by J. Bogie, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:12 p.m.

Respectfully submitted,

Richard Erhardt
Acting Secretary