

Summit Township Zoning Board of Appeals
July 8, 2004

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

ABSENT: None

Chairman K. Thomson called the Meeting to order on Thursday July 8, 2004, at 7:00 pm, in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by R. Erhardt, and supported by L. Dunn to approve the minutes of June 10, 2004 as written. The motion carried unanimously.

Chairman K. Thomson discussed the secretary vacancy and suggested Diane Weatherwax. Diane Weatherwax did not decline. A motion was made by Chairman K. Thomson, and supported by R. Erhardt to appoint Diane Weatherwax as the Zoning Board of Appeals Secretary. The motion carried unanimously.

CASE 04-07-0021 – 1525 Strathmoor Lane – Variance east lot Line – Addition to attached Garage – Craig & Lori Vaira Applicant and Owners.

A public hearing was held on July 8, 2004, on the request of Craig & Lori Vaira of 1525 Strathmoor Lane, to allow the construction of an addition to attached garage. The applicants are proposing to extend the existing attached garage eight (8) feet to the east requiring a variance of 22 ½ feet from the required 35 feet. The current structure holds the applicants vehicles with no extra room. The addition will allow for larger vehicles and give them the extra room for their growing family needs.

J. Worden explained that the variance was necessary because the property is on a corner lot requiring a front yard set back of 35 feet off Strathmoor and Devonshire. The garage is off of Devonshire which is a dead end street and seldom maintained by the Jackson County Road Commission. Also the applicants own the property at the end of Devonshire making extension of the road unlikely. A pole barn constructed several years ago was also built closer to the east lot line than is allowed by the Ordinance. The homes in the area were constructed prior to the change in setback requirements.

J. Worden stated that a neighbor to the west of the applicants' had phoned and inquired about the request. After an explanation of the request the neighbor supported the applicants request.

A motion was made by Chairman K. Thomson, supported by J. Brunner, consistent with Section 7.3 A, 1- 4 and Subsection D, to grant a east lot line variance of twenty-two (22) feet six (6) inches allowing for the construction of an addition to the existing attached garage and, in addition, grant a thirty-one (31) feet six (6) inch east lot line variance retroactively for the previously constructed pole barn consistent with Section 7.3 A, 1- 4 and Subsection D. The motion carried unanimously.

A motion was made by Chairman K. Thomson, supported by L. Dunn, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Diane Weatherwax
Zoning Board of Appeals Secretary