

Charter Township of Huron
Zoning Board of Appeals
July 6, 2010

The regular meeting of the Charter Township of Huron Zoning Board of Appeals was called to order by Chairperson Reynolds at 6:30 p.m. Chairperson Reynolds led the Pledge of Allegiance.

Roll Call: Glaab, Weisman, Wroblewski and Reynolds, - Present
LaBeau-Excused

Also present: Andrea Bibby, Carlisle/Wortman Associates, Inc., Tom Sandum, Applicant and Cathy Laurain, Recording Secretary

1. **Motion by Glaab** **Supported by Weisman**
To approve the agenda for the regular meeting of July 6, 2010.
Motion Carried Unanimously.
2. **Motion by Glaab** **Supported by Weisman**
To approve the minutes of the February 1, 2010 regular meeting as presented.
Motion Carried Unanimously.
3. Correspondence: None
4. Public Participation: None
5. Public Hearings:
ZBA 20010-001, Tom & Laurie Sandum 21138 Middlebelt, New Boston, MI 48146.
The applicant proposes to remove the current two sheds and construct a detached garage at the same location. The property is zoned R-1 (Single Family Residential).
The applicant is requesting a variance to Ordinance 30, Section 5.3 to allow a decrease on the south side yard set back from 20 feet to 4 feet (16 foot variance) on a forty (40) foot wide nonconforming lot. Tax ID# 75-053-99-0006-000

Ms Andrea Bibby, Representative for CWA reviewed the variance analysis from Carlisle/Wortman Associates, Inc. She stated the applicant is requesting a dimensional variance for the side yard setback of sixteen feet (16') to construct a 384 square foot pole barn that will be four (4') foot from the side yard property line. The R-1 Zoning District requires a minimum twenty (20') foot side yard setback. The variance would allow the applicant to remove two (2) existing poorly maintained sheds that are also within four (4') foot of the side yard property line. The subject property contains a single-family residence, two sheds, and an aboveground pool on a narrow forty (40') lot. This is not a self created situation and with the typical width of an R-1 parcel the applicant could easily meet required side yard setbacks. Ms. Bibby reviewed the

variance considerations. CWA's conclusion is that the location as proposed is appropriate and compatible based on the surrounding area and the configuration of the parcel due to the following issues: 1. The applicant has a legally non-conforming parcel through no fault of their own. 2. The proposed pole barn size is typical and reasonable for the area. 3. The parcel has a number of constraints limiting and/or meeting the required side yard setbacks in order to build the proposed pole barn such as existing lot width, septic field, pool, home and existing sheds. 4. The location should not impact or impair the existing or future use of adjacent parcels.

The applicant, Tom Sandum stated that the proposed building will look more like a garage than a pole barn and will be 16X24 (not 24X32 as stated in the review) but has the same square footage of 384 square feet.

Chairperson Reynolds opened the Public Hearing at 6:39pm seeing none closed it at 6:39pm.

Thirteen (13) letters were mailed out for the Public Hearing and no replies.

Applicant explained that his neighbor is located 200 feet behind his house.

5. **Motion by Glaab** **Supported by Weisman**
To grant the variance for ZBA 20010-001, Tom & Laurie Sandum 21138 Middlebelt, New Boston, MI 48146 as stated in the application for the following reasons: A. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved and to the intended use of the property that do not apply generally to other properties or class of uses in the same district or zone. B. That such variances are necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. And C. That the granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.
Ayes: Glaab, Weisman, Wroblewski and Reynolds
Nays: None
Motion Carried Unanimously.

6. Old Business: None

7. New Business: None

8. Members to be Heard:

Glaab stated the last variance granted on Pennsylvania for a pole barn turned out very nice.

Weisman asked if there were any cases coming up. Laurain advised that one case came into the office for an August 2, 2010 meeting. Reynolds stated that since the two meeting minimum has been met there is no need for the December meeting.

Wroblewski inquired about visiting the case site. Reynolds explained that the Board had the right but shouldn't discuss with the applicant.

9. **Motion by Glaab**

Supported by Weisman

To adjourn the regular meeting of the Huron Township Zoning Board of Appeals at 6:45 p.m.

Motion Carried Unanimously.

Respectfully Submitted by
Doris LaBeau, Secretary

Prepared by,
Cathy Laurain, Recording Secretary