

MINUTES: GOLDEN TOWNSHIP ZONING BOARD OF APPEALS
16 MARCH 2004

CALL TO ORDER: 7:00 p.m., March 16, 2004

PRESENT: Veltman, Marciniak, Beattie

PUBLIC HEARING: 04-02 Rudy Dubis of 721 Blain St. Batavia, Il 60510 is seeking a variance at parcel # 006-150-065-00 because of neighs well and septic systems. Applicant must place his in middle of yard to keep 50' from neighbors well. Needs variance to setback on three sides to place mobile home and garage and to be able to locate his well at a safe distance from septic systems.

PUBLIC COMMENTS: Keith Adams stated that because of the well and septic location setback needed.

CORRESPONDENCE: NONE

ZONING ADMINISTRATOR SUMMARY/OPINION
The zoning administrator noted section 4.15.

DELIBERATION AND DECISION:

Concern by Veltman not the 6' setback but the 25' setback from the property line.

Motion by Marciniak, support by Veltman, to grant section 4.15 to grant variance sw and North side of Lot 65 of Alexander subdivision setback left from south for 16X 76 mobile home that restrict NW setback 6' for the 24X24 garage. Because of placement of septic, wells and adjacent property.

Veltman yes, Marciniak yes, Beattie yes.
Request approved, Motion approved.

PUBLIC HEARING: 04-03 Jerry/Nanette Mosher of 9690 W. Silver Lake Rd, Mears Mi. 006-640-010-00 seek a variance to change existing garage to living space and would like to add a 6'x10' front porch at new main entrance on roadside of house.

PUBLIC COMMENT: Mr. Mosher put up a sight line to keep everything straight, porch will protrude, 2' from sight line and will end up 9' from property line. A little of 30' from road.

CORRESPONDENCE: NONE

ZONING ADMINISTRATOR SUMMARY/OPINION

Lots are not very deep. Says best to keep them away from the water. Garage under 17.7 as other garages on road.

DELIBERATION AND DECISION: Veltman says no doing anything that hasn't been done on the road already. Mosher will make the roof of the house match the garage. Veltman says what he is doing is an improvement, variance is only for front porch 6x10. Ted buildings are normally square in our area. Veltman 1 1/2 lots.

MOTION by Beattie, support Marciniak under 17.7 to grant variance request from 25' to 9' on non conforming lot at 9690 W. Silver Lake Rd. for the purpose of adding a 6x10 porch on southside of existing cottage.

Veltman yes, Beattie yes, Marciniak yes.

REQUEST APPROVED, MOTION APPROVED.

PUBLIC HEARING 04-04 Calvin Ackley of 5813 W. Harrison rd. Mears is seeking a variance on parcel #006-410-001-00 lot 1 block 10 of Lake Michigan shores for a front yard variance on the west side from 25' down to 16' and a east side-yard variance from 10' down to 4' for the placement of a dwelling. Property is a corner lot with two front sides.

PUBLIC COMMENT:

Ackley stated he only has one lot and not three lots are not available to add to his lot. He wants to build something decent without the variance this is not possible.

CORRESPONDENCE: NONE

ZONING ADMINISTRATOR SUMMARY/OPINION

Whepley stated that the 4' from the east would be 10' in the front setback.

DELIBERATION AND DECISION:

Veltman's concerns were the deck because then neighbors would think they could stay in line with it, it was then stated they could pour concrete instead of a deck.

Veltman 17.7 Standards reviewed. Meets all 5 standards.

MOTION by Marciniak, support by Veltman to grant under section 17.7 the request for a front yard variance on the west side from 25' down to 16' and a east side-yard variance from 10' down to 4' for the placement of a dwelling. The non-conforming property is located at lot 1, block 10, of Lake Michigan Shores Subdivision variance is needed because property is a corner lot with two front sides.

Marciniak yes, Veltman yes, Beattie unable to vote absent from 1st hearing.

REQUEST APPROVED, MOTION APPROVED.

Motion to adjourn by Veltman support Marciniak, Motion approved.

Meeting adjourned 7:57 p.m.