

LARKIN TOWNSHIP
ZONING BOARD OF APPEALS

Chairman Greg Hermans called the meeting to order at 6:00 p.m. April 21, 2009.

Board members in attendance: Duane Bremer, Greg Hermans, Kay Rinas, Jerry Schultz and Dan Wolf

Board members absent: Dave Schneider

Also in attendance: Gary Soper, Diane Soper, Carl Crewes, and Gerald Vance.

The hearing was requested by Gary Soper to consider his request for a variance to construct a garage without the necessary setback from Dublin which is contrary to the TABLE OF REQUIREMENTS in the Larkin Township Zoning Ordinance. The variance is requested for property located at 2120 Dublin Road, Midland, MI.

Property Description: tax parcel number 090-030-300-105-00, T15N, R2E.

Persons speaking in favor of variance: Gary Soper explained his requested addition of an attached garage to the west end of his existing house. The distance from the proposed south corner of the garage will be 83 feet to the centerline of existing Dublin Road, which does comply with the side setback requirement. However, the distance of the proposed north garage corner to the center of Dublin as it currently exists is approximately 79 feet, four feet shorter than required in the TABLE OF REQUIREMENTS. Dublin Road is gravel to the north and deflects noticeably to the east.

Persons speaking against the variance: none

Meeting closed to public comment.

Moved by Jerry Schultz, to grant the variance with understanding that construction will match the existing house based on the following;

- 1) Problems the owner or requesting party(ies) face were created by circumstances unique to the property and not to surrounding parcels.
- 2) That granting a variance would not alter the essential character of the area.

- 3) A variance would not injure or damage neighboring properties, resulting in hazards from fire, flood, lights, traffic congestion, etc. It would not impede accessibility of fire and other emergency vehicles.
- 4) The variance constitutes the minimum action necessary to permit reasonable use of the land and buildings?

Motion was seconded by Duane Bremer.

Vote:

Duane Bremer	Y
Greg Hermans	Y
Kay Rinas	Y
Dan Wolf	Y
Jerry Schultz	Y

Request approved: 5-yes, 0-no

Public hearing closed at 6:15 PM

Other business: Discussed minutes of March 5, 2009 variance request. Kay Rinas requested a revision noting that James Owen acknowledged the accessory garage could have been built behind the front of his house. With that revision Duane Bremer moved the minutes be accepted, seconded by Greg Hermans and approved unanimously.

Meeting adjourned 6:40 PM.

Respectfully submitted,

Daniel Wolf
Secretary
Larkin Township Zoning Board of Appeals