

LARKIN TOWNSHIP
ZONING BOARD OF APPEALS

Chairman Greg Hermans called the meeting to order at 6:00 p.m. February 8, 2011.

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

Board members absent: Dave Schneider

Also in attendance: Sally Smith, Jerry (Gerald) Putnam and Carl Crewes

Variance requested: Sally Jean Smith has requested a variance to construct a garage in front of an existing house with a proposed location 78-feet from the centerline of the public road. Therefore two variances would be required as requested; less than the required 83-setback and in front of the existing home. The property is located at 4142 N. Sturgeon Road.

Persons speaking in favor of variance: Sally Smith provided an updated drawing showing revised dimensions for the proposed structure of 24-feet by 32-feet. She also provided a letter from her neighbors Craig and Patricia Campbell in support of the variance. Sally and Jerry explained the requested location for the proposed structure would; require minimal additional drive construction, have good visibility from the house and easy access.

Persons speaking against the variance: none

Motion by Duane Bremer, seconded by Jerry Schultz to deny the variance based on the following;

- 1) The property can be used in conformance with the ordinance without the requested variance.
- 2) That granting a variance could alter the essential character of the area.
- 3) Much of the hardship presented is based on the economic consideration of not wanting to construct additional driveway.
- 4) There are several other options available for locating the proposed garage on the property.

Members in support of the motion: Duane Bremer, Greg Hermans, Kay Rinas, Jerry Schultz and Dan Wolf

The motion was approved with unanimous support therefore the variance is denied.

Public hearing was closed at 6:21 P.M.

Next meeting will be scheduled around the first week of April to approve the minutes of this meeting.

Meeting adjourned at 6:33 P.M.

Respectfully submitted,

Daniel Wolf
Secretary
Larkin Township Zoning Board of Appeals