

LARKIN TOWNSHIP  
ZONING BOARD OF APPEALS

Chairman Greg Hermans called the meeting to order at 6:00 p.m. April 27, 2011

ZBA members in attendance:

Duane Bremer  
Greg Hermans  
Kay Rinas  
Dan Wolf  
Jerry Schultz

Members absent:

Dave Schneider

Also in attendance:

Cathie Martelli of Martelli Homes and 12 others, see sign-in sheet.

Variance requested: Shawn Pnacek is requesting a variance to construct a home on parcel 090-027-300-140-00 which only has 99-feet of frontage on E. Letts Road. Table 3 requires a minimum 110-feet of lot width along a public road.

Persons speaking in favor of variance:

Shawn Pnacek and his father Charles Pnacek explained that the property was purchased in 1990 and was originally split up with the 99-foot of road frontage. They explained that a variance had been granted in 1990, but construction never commenced. Therefore the variance expired when the ordinance was amended in 1994. Without the variance the property is basically unusable.

Carl Crewes stated he is in support of the variance so the property can be utilized.

Other discussion:

A couple neighbors asked where the house would be constructed. Cathie Martelli presented a preliminary site plan showing how the house would be constructed on a diagonal so that it would not look directly into the back windows of the existing home in front of this parcel.

Chuck Thornton wanted assurance that only one house would be built on the parcel. Chairman Hermans explained that the variance requested is only for the non-conforming frontage. The parcel would not support multiple homes under the ordinance.

Persons speaking against the variance:

No one spoke against the variance.

Moved by Duane Bremer, seconded by Kay Rinas to grant the variance based on the following;

- 1) The property cannot be used in conformance with the ordinance without the requested variance.
- 2) The variance does constitute the minimum action necessary to permit reasonable use of the land?
- 3) No one spoke against the variance.
- 4) An all weather turn around must be provided for the use of fire trucks if ever needed.
- 5) Tree screening must be maintained for the privacy of existing neighbors along Letts.

Members in support of the motion:

Duane Bremer  
Greg Hermans  
Kay Rinas  
Dan Wolf  
Jerry Schultz

The variance was granted with unanimous support.

Public hearing closed at 6:27 PM

Other business:

Motion was made by Kay Rinas and seconded by Duane Bremer to approve the February 8, 2011 minutes as written. Motion passed with unanimous support.

Meeting adjourned at 6:40 PM

Respectfully submitted,

Daniel Wolf  
Secretary  
Larkin Township Zoning Board of Appeals