

SPRING ARBOR TOWNSHIP
ZONING BOARD OF APPEALS
SEPTEMBER 19, 2013

The September 19, 2013 meeting of the Zoning Board of Appeals was called to order at 7:04 p.m. by Todd Zeller.

Members Present: William Jaquays (alternate), Beth Kuntzleman (arrived approximately 7:25 p.m.), Earl Miller, Todd Zeller and Larry Atkins.

Members absent: David Herlein,

Guests: Harvey and Judith Reynolds

Staff: Jan Gardner

Citizen Inquiries - none

Minutes - Motion was made by Atkins and seconded by Jaquays to approve the minutes of the January 17, 2013 meeting. Approved

Application for Variance – V13-01 – Harvey and Judith Reynolds - Jan Gardner distributed a copy of a survey (dated August 16, 2013 by Feller, Finch and Associates, Inc.) that detailed the proposed land division and the proposed set backs. The required minimum lot width/road frontage is 120 feet and the proposed lot width (for both new parcels) is 97.3 feet. Jan explained that the existing parcel is not in compliance with Section 4.6.8 of the Township Zoning Ordinance because there are two dwellings on one parcel. The Reynolds explained their desire to divide this parcel so that each house would have its own parcel. They explained that the two homes existed when they purchased the property in 1988. (At his point Beth Kuntzleman joined the meeting). The Reynolds answered several questions from the ZBA members. There were no public comments received regarding the variance application. A motion was made by Jaquays and seconded by Miller to grant the variance with the new lot lines as indicated on the survey. Roll Call: Yes- Jaquays, Kuntzleman, Miller, Atkins and Zeller. Motion Carried.

Rationale for granting variance was as follows:

- Will bring parcel into compliance with Section 4.6.8 of the Zoning Ordinance
- The special condition that exists (two homes on one parcel) is generally not applicable to other properties in the same district and did not result from the actions of the applicants
- The granting of the variance will be in harmony with the general purpose and intent of the zoning ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,
Earl Miller for
Beth Kuntzleman, Secretary