

CHARTER TOWNSHIP OF PENNFIELD

ZONING BOARD OF APPEALS

MEETING MINUTES SEPTEMBER 3, 2008

Chairman Ken Davis called the meeting to order at 6:30 PM.

Members Present: Ken Davis, Frank Schumacher, Julia Newman, Lindsay Draime, and Jerry Robinson. A quorum was met.

Others Present: Sandra Cummings, Recording Secretary; Ms. Terry Bruno, Mr. Abraham Cuita, and one resident.

The meeting opened with the Pledge of Allegiance.

Public Comment: There was no public comment at this time.

Approval of July 30, 2008 Meeting Minutes:

A motion was made by Julia Newman, seconded by Lindsay Draime to approve the minutes from the previous Zoning Board of Appeals meeting on July 30, 2008. Motion carried.

Unfinished Business:

No unfinished business.

New Business:

A) A public hearing was held to consider a request from Terry Bruno, of 141 Wanondoger Trail. The parcel I.D. is 13-18-981-036-00, and the property is zoned R-2, Medium Density Residential. The request is to gain relief from the side yard principal building setback in order to attach a carport structure to an existing concrete pad adjoining the existing attached garage, located on the north side of her house. The existing side yard setback from the concrete pad to the adjoining property line is estimated at 9 feet, rather than the minimum 15 feet required by the current zoning ordinance.

Mr. Abraham Cuita was present at the meeting along with his fiancée, the applicant, Terry Bruno. He indicated that Ms. Bruno's closest neighbor, Mr. Charles Miknis of 135 Wanondoger Trail, did not have a problem with the proposed carport structure. A letter signed by Mr. Miknis was received in the township

office on August 11, 2008, and stated it was "okay" with him for Ms. Bruno to install a carport on the north side of her garage. Mr. Miknis's home is located 10 feet from the property line, and would be 19 feet from the existing concrete pad.

Mr. Cuita indicated that there is not an alternative location on the property to construct an additional storage facility, which creates a practical difficulty to the enjoyment of the

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property. He indicated the carport will be a temporary unit, which will be anchored to the existing cement slab and used as a third stall for vehicle storage. To make it more attractive, it will be painted to match the brick of the home. Mr. Cuita presented a brochure with photos of the carport unit to show the board members. A site plan drawing had been provided to the board, showing the proposed placement of the carport on the existing cement slab.

Public comment was opened. There were no public comments. No phone calls or other letters of comment had been received in the office prior to this meeting, other than the letter from Mr. Miknis. Public comment was closed, and board comments were opened. Lindsay Draime indicated that when the Wanondoger Subdivision was constructed during the 1960's, the setbacks were 10 feet, and this carport structure would not have needed a variance. It was also pointed out that the development of oddly-shaped lots became common during this period, making later additions to structures more challenging and more likely to require variances.

A motion was made by Julia Newman, seconded by Lindsay Draime, to grant the variance request as practical difficulty had been shown to exist, and that all six requirements for granting of a non-use variance had been met, per Chapter 18, Section 18.06(B) Variance Procedures. Motion carried. Roll call vote follows:

Ken Davis yes Jerry Robinson yes

Lindsay Draime yes Julia Newman yes

Frank Schumacher yes

Public Comment

Mr. Cuita enquired about the need to resurface Wanondoger Trail.

Board Members Comments – no comments were made.

A motion was made by Frank Schumacher, seconded by Jerry Robinson, to adjourn the meeting at 6:47 pm.
Motion carried.

Sandra Cummings

Recording Secretary