

**Cannon Township Zoning Board of Appeals
Regular Meeting Held Tuesday, October 20, 2015 at 6:00 PM**

Business Agenda Items:

Don Storteboom
7160 Wilkinson Dr NE
Rockford MI 49341

Members Present: Betten, Birn, Eslinger, Hanna, Levan

Members Absent: None.

Staff Present: Zoning Administrator Lovelace

The invocation was offered by Commissioner Birn

Move to accept minutes dated May 19, 2015 as written. MOTION: Eslinger. SECOND: Birn. Voice vote: Yes – 5, No – 0. Motion carried.

Public Comments: None.

Public Hearing:

Don Storteboom
7160 Wilkinson Dr NE
Rockford MI 49341

The Stortebooms bought their home in 1987. It was a cottage. They now live there full time and need storage. The garage had a level floor, which does not shed rainwater/snow melt well. The land slopes toward the garage. The floor is at grade. They would like to tear this garage down and build in the same rear setback. The neighbors that he spoke with do not have a problem with this. Their signatures were provided. The current garage is 12.9' from the road and the requirement is 20'. There are other properties that do not meet the current setback requirement. He would like to go 24' wide, which is the width of the house (23' x 24'). The Stortebooms have a purchase agreement drawn up to buy 2.5' from the neighbor on the west side. This would accommodate the 8' side setback necessary. Therefore, the only nonconformity would be the rear setback to the road.

Move to approve the dimensional variance request as written for a 21'-wide garage with the condition that if he purchases the additional 2.5' of neighboring property to the west, the garage can be extended to 24' width, understanding that this will increase the nonconformity with respect to the rear setback.

1. **Exceptional circumstance – The narrowness of the lot.**
2. **Unique – If they tear it down, they will need to replace it in the same spot.**
3. **Not self-created – The footprint of the house has been there for years.**
4. **Substantial justice – Many homes and garages are close to the road.**
5. **Minimum variance necessary – 24' width garage is an industry standard.**

MOTION: Eslinger. SECOND: Levan. Roll call: Betten – Yes, Birn – Yes, Eslinger – Yes, Hanna – Yes, Levan – Yes. Motion carried 5-0.

Pending Business: None.

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Adjournment: 6:45 p.m.

Next Meeting: TBA – no applications received.

Julie Lovelace
Zoning Administrator

Mike Hanna
Chair, Zoning Board of Appeals