The regular meeting of the Groveland Township Board of Zoning Appeals was called to order by Chairwoman Que at 7:00 p.m. Members present were Branca, Coxon, Thompson and Que. Christopher was excused. See attached list of others in attendance.

The meeting began with the Pledge of Allegiance.

Chairwoman Que welcomed Liz Christopher. She will be presenting the BZA variance request as Jim, her husband, is recuperating from a recent accident.

**MINUTES:**

A motion was made by Que, seconded by Coxon to approve the minutes of the September 8, 2009 meeting as submitted. ALL YES. MOTION CARRIED.

**NEW BUSINESS:**

*BZA 2010-002, JAMES CHRISTOPHER, SEC. 02. 02-13-301-008, 901 BRANDT ROAD, ORTONVILLE. REQUEST TO BUILD AN ADDITION ONTO AN NON-CONFORMING GARAGE LOCATED IN FRONT OF THE PRINCIPAL RESIDENCE.*

Chairwoman Que briefly outlined the variance request and Board members Branca and Thompson have visited the premises.

Liz Christopher was asked to explain their reasons for this request.

Ms. Christopher stated that the building will be used to store construction equipment which is currently being stored at a facility costing $500 per month. She believes it will not be obtrusive, will match the existing garage, and will be hidden by arborvitaeas.

Chairwoman Que stated concerns with increasing an already non-conforming building and asked if the garage could be located behind the existing building. In addition, she questioned if the roof height could be made the same as the existing garage.
A telephone call was placed to Mr. Christopher to better ascertain answers to these questions.

Board members Branca and Thompson stated the property slopes behind the existing building and would take considerable fill in order to have the building erected behind the existing garage. They both believe the proposed location is most suitable and have no objections.

Mr. Christopher addressed the Boards' concerns as follows: the roof height could be made to match; however, he believes it would make the building look bigger and not be as aesthetically attractive. The proposed addition would match the existing garage, be sided with vertical logs and matching roof materials and have no additional doors. In addition, building behind the existing garage would make it very difficult to get to the second floor of the building as that is where the stairway is located. It would also make it difficult to get his construction equipment into the building. A very large oak tree would need to be cut down if this location was required. Mr. Christopher stated that if the building were placed behind the existing garage, their neighbors would be able to see it when the leaves were off the trees.

After discussion, a motion was made by Que, seconded by Branca to approve BZA 2010-002, JAMES CHRISTOPHER, SEC. O2_ 02-13-301-008, 901 BRANDT ROAD, ORTONVILLE. REQUEST TO BUILD AN ADDITION ONTO AN NON-CONFORMING GARAGE LOCATED IN FRONT OF THE PRINCIPAL RESIDENCE as presented in the Applicants' drawings, based on the fact that the location of the existing stairway would make access to the second floor of the garage very difficult; a large oak tree would need to be cut down; and provided that building materials (vertical logs and roof) will match the existing garage. ROLL CALL VOTE. YES - BRANCA, COXON, THOMPSON AND QUE. NO - 0. MOTION CARRIED.

There being no further business to come before the Board of Zoning Appeals, a motion was made by Que, seconded by Thompson to adjourn at 7:35 p.m. ALL YES. MOTION CARRIED.

RESPECTFULLY SUBMITTED,

JUDY SCHULTE
RECORDING SECRETARY