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

MINUTES:

After discussion, a motion was made by Cason, seconded by Branca to approve the minutes of the February 12, 2013 meeting as submitted. ALL YES. MOTION CARRIED.

NEW BUSINESS:

BZA 2013-002, ROB FREEMAN, SEC. 03 02-03-200-024, 3572 CHILDERS, ORTONVILLE. VARIANCE REQUEST TO BUILD ACCESSORY BUILDING IN FRONT OF PRINCIPAL RESIDENCE.

Vice Chairman Thompson asked the Applicant Rob Freeman to explain why he is requesting this variance.

Mr. Freeman provided an aerial view of his property to the Commissioners showing the topography of the land and the location of his existing home and the proposed accessory building.

Commissioner Branca has visited the property and agrees it would be difficult to locate the proposed building in any other location. The septic field is located in front of the residence, there is not enough room for building to the east (behind the house) and the topography to the northwest is very steep.

Mr. Freeman stated that the proposed building will be 32' x 48', sided with vertical steel that matches the color of the house. The roof will be a gray steel, also matching the house. He is proposing electrical service, however, there is no plumbing planned at this time. The floor will be poured concrete and the height of the building will not exceed the ordinance requirement of 15'. Mr. Freeman stated there will be stone wainscoating on the front of the building and the doors will match the existing garage doors on the principal residence.
Commissioner Cason asked the intended use for the building. Mr. Freeman stated it will be for storage; lawn mowers, trailer, etc.

After discussion, a motion was made by Branca, seconded by Coxon to approve BZA 2013-002, ROB FREEMAN, SEC. 03, 02-03-200-024, 3572 CHILDERS, ORTONVILLE. VARIANCE REQUEST TO BUILD ACCESSORY BUILDING IN FRONT OF PRINCIPAL RESIDENCE as due to topography, there is no other location for the proposed building creating a practical hardship for the Applicant. In addition, the septic is located in the front yard; the well in the rear yard; there are numerous trees to the south; and, the proposed location blocks the view from adjacent neighbors. ROLL CALL VOTE. YES – BRANCA, CASON, COXON AND THOMPSON. NO -0. MOTION CARRIED.

Commissioners were asked to pick up ordinance supplements.

There being no further business to come before the Board of Zoning Appeals, a motion was made by Coxon, seconded by Branca to adjourn at 7:20 p.m. ALL YES. MOTION CARRIED.

RESPECTFULLY SUBMITTED,

JUDY SCHULTE
RECORDING SECRETARY