

HAYES TOWNSHIP
ZONING BOARD OF APPEALS
MINUTES
September 09, 1992

The meeting was called to order by Chairman Parsons at 7:30 p.m..

Zoning Board of Appeals members present were Robert Alexander, Robyn Clink, Lloyd Kuebler, and Fred Parsons. Timothy Bovko and Zoning Administrator Hess were absent. Others present were Secretary Knepp, Greg Whitley, Jason Whitley, and Linda Whitley.

The purpose of the hearing was to hear a request for a four (4) foot variance from Section 4.13B (rear) and ten (10) foot variance from Section 5.13 (front/lakeside), of the Hayes Township Zoning Ordinance, for property tax number 15-007-550-025-00.

Jason Whitley, property owner, presented the plat layout, well and septic tank permit layout, site plan, and an explanation of the reason a variance was being requested. He explained that when they were going through the process of selecting house plans they tried to find one that would fit on the lot and in the neighborhood and still be pleasing to the eye. The one selected did all the above, however, when they physically squared the house on the lot they discovered that they would be lacking four (4) feet on one corner (roadside) and ten (10) feet on one corner of the deck. The well and septic tank is located on lot 31.

Greg Whitley is a neighbor and has no objection to the house being built as presented. He added that neighbors two lots down are approximately 50 feet from Susan Lake.

Bob Alexander and Robyn Clink went to the property, prior to the meeting, and talked to the neighbors. None of the neighbors objected to the house being built as presented. Both of them also stated that they felt the house plan was the best they could do with the lot size and layout.

Lloyd Kuebler stated that the house runs with the side lot lines.

Robert Alexander made a motion to grant the variance because; (1) granting the variance will not be contrary to the public interest or to the spirit and intent of the Zoning Ordinance, (2) The zone district is R-2 (residential) so it will not permit the establishment within a zoning district of any use which is not permitted by right within that district, (3) it will not cause any adverse effect to property in the vicinity or in the zoning district or the township and neighbors support the construction of this home, (4) Relates only to property that is under control of the applicant, and (5) the house size is reasonable, the lot size is small, there is other homes in the vicinity that are closer than 70' from Susan Lake, and the lot size has not resulted from any act of the applicant. Robyn Clink seconded the motion.

Roll call vote.

Aves:

Lloyd Kuebler
Robyn Clink
Robert Alexander

Nays:

None

Motion carried.

Without objection Lloyd Kuebler moved, and Robyn Clink seconded that the meeting adjourn at 7:55 p.m.

Respectfully Submitted,

Ethel R Knepp
Ethel R. Knepp, Clerk