

VERGENNES TOWNSHIP ZONING BOARD OF APPEALS

MINUTES
AUGUST 7, 1996

Present: M. Wilcox, J. Cook, Jr., T. Howard, A. Baird, P. Gustafson

Applicant: Jeffrey Lende, 10321 Hillcrest Drive, Lowell, MI 49331

Discussion of the background of this situation indicated that on or about July 6, 1996, Mr. Lende came to the Township Hall to apply for a building permit and called later to ask about how permit costs are calculated. The Zoning Inspector attempted to call Mr. Lende concerning absence of a site plan for proposed building. On or about July 26, Mr. Lende appeared to pick up the permit and found the permit was held up. The Zoning Inspector explained to him that as the accessory building was proposed to go between the house and the road it was not in conformity with the Zoning Ordinance. On July 27, Mr. Lende wrote the Township a letter explaining the situation as he saw it, also indicating he had started the building prior to actually receiving the permit, on his understanding that the permit would be issued.

During the discussion of the ordinance requirements (Sections 201.402B and 201.202PP) Mr. Lende stated that wetlands behind his house prohibited building there. He also pointed out that the building will not be visible from the road, that the construction will be wood and stone and will be compatible with his house. A neighbor, W. Stevens, also present, stated he had no complaint as the building would not be visible from the road.

P. Gustafson moved, seconded by A. Baird, to grant a variance to construct an accessory building/garage 16' x 28' between the house and the road at the location generally shown on the site plan, on the condition that it is constructed using stone work and wood siding compatible with the existing residence, noting that the building cannot be constructed to the rear of the residence because of wetlands in that area.

The motion was carried 5 to 0.

Meeting adjourned at 7:45 P.M.

Next meeting, to consider the application of Kenneth Ewing, 11895 Alden Pines, NE (1/4 Sec 28) scheduled September 17, 1996.

Gil Wise
Recorder