

Submitted by: S. Longstreet

Approved: \_\_\_\_\_

**MARION TOWNSHIP  
2877 W. Coon Lake Rd., Howell MI 48843  
ZONING BOARD OF APPEALS  
AUGUST 7, 2017**

**MEMBERS PRESENT:** Larry Fillinger, Larry Grunn, Dan Lowe, and Linda Manson-Dempsey

**MEMBERS ABSENT:** Dan Rossbach

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**CALL TO ORDER**

Larry Fillinger called the meeting to order at 7:30 p.m.

**APPROVAL OF AGENDA**

Linda Manson-Dempsey motioned to approve the agenda as presented. Larry Grunn seconded. **Motion carried.**

**MEMBERS PRESENT**

The members of the Zoning Board of Appeals introduced themselves.

**CALL TO THE PUBLIC**

No response.

**APPROVAL OF MINUTES**

**July 10, 2017 Regular Meeting:** Larry Grunn motioned to approve the minutes as presented. Linda Manson-Dempsey seconded. **Motion carried.**

**OLD BUSINESS**

None.

**NEW BUSINESS**

**ZBA Case #05-17—Kimberly A. DeBottis, 2880 W. Coon Lake Rd., Tax ID #4710-22-300-007**

Ms. DeBottis was present to request a variance to allow a garage in the front yard that would be closer to the front property line than the principal building on an adjacent parcel; no setback variance is being requested. The property owner would like to use the existing driveway to access the garage; it will have a 6:12 roof pitch, will have siding that matches the house, and will have windows.

The ZBA members discussed other locations for the garage, and felt there are none.

### Call to the Public

No response.

### Motion

Larry Grunn motioned for ZBA Case #05-17—Kimberly A. DeBottis, 2880 W. Coon Lake Rd., Tax ID #4710-22-300-007, to grant a variance to Section 6.07 #3, with the condition that the applicant have two windows facing the road side, and will plant four to six evergreen trees (six foot) between the garage and the road, considering the following criteria:

1. That the restrictions of the township zoning ordinance would unreasonably prevent the owner from using the property for a permitted use. *The board members agreed that it would be unreasonable to not grant the variance.*
2. That the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give a substantial relief to the owner of the property. *Granting the variance would give relief to the property owner.*
3. That the request is due to the unique circumstances of the property. *The location of the septic and well, as well as wetlands, and the narrow lot are unique circumstances of the property.*
4. That the alleged hardship has not been created by a property owner. *The hardship was not created by the property owner.*
5. That the difficulty shall not be deemed solely economic. *The request is not economic.*

Linda Manson-Dempsey seconded. Roll call vote: Lowe—yes; Grunn—yes; Fillinger—yes; Manson-Dempsey—yes. **Motion carried 4-0.**

### Call to the Public

No response.

### ADJOURNMENT

Larry Grunn motioned to adjourn at 7:54 pm. Linda Manson-Dempsey seconded. **Motion carried.**