

**COLUMBIA TOWNSHIP**

**ZONING BOARD OF APPEALS**

Wednesday, March <sup>25</sup> 2020 7:00PM

**Columbia Township Hall**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of agenda
5. Approval of previous minutes
6. Elect officers
7. Public comment
8. New Business
  - a. Variance request Sharon McCastland, 08663 Hill Dr, 80-06-016-015-01 side yard setback; request is for 4 feet of relief; to ~~add to an existing detached garage~~ - 4.03B1 *Construct new*
    1. open public hearing
    2. Applicant explain request; ZA staff report
    3. correspondence
    4. audience for / against comments
    5. any further discussion
    6. close public hearing
  - b. Discussion / decision of variance request
9. Old Business
  - a. anything that may come before the commission
10. Public comment
11. Adjournment

Memorandum: Columbia Township Zoning Board of Appeals  
Date: February 10, 2020  
From: Tasha Smalley, Zoning Administrator  
RE: STAFF REPORT - Variance request – side yard variance

**Meeting date: Wednesday, March 4, 2020 7:00pm**

Applicant: Jeffery and Sharon McCastland  
Applicant Address: P.O. Box 169, Grand Junction MI

Subject Property: 08663 Hill Dr  
Parcel #: 80-06-016-015-01

R2 – Residential – Resort

3.02B Area and Dimensional Regulations

Minimum lot area – 12,000 sq ft

Minimum lot width – 100 feet

4.03A5b Front setback – 10 feet

4.03B1 Side setback – 10 feet

4.03D2 Lakefront yard – 25 feet

Maximum building height 25 feet (3.02D1)

Analysis

Property 80-06-016-015-01 is a legal pre-existing conforming lot of record  
Lot area: 110x185 approx .5 acres

The applicant is requesting a side yard setback variance. The applicant wishes to add 460 sq ft to the existing 440 sq ft detached garage (900 sq ft). Required side setback is 10 feet. Request is for 4 feet of relief. (proposed to be 6 feet from side property line).

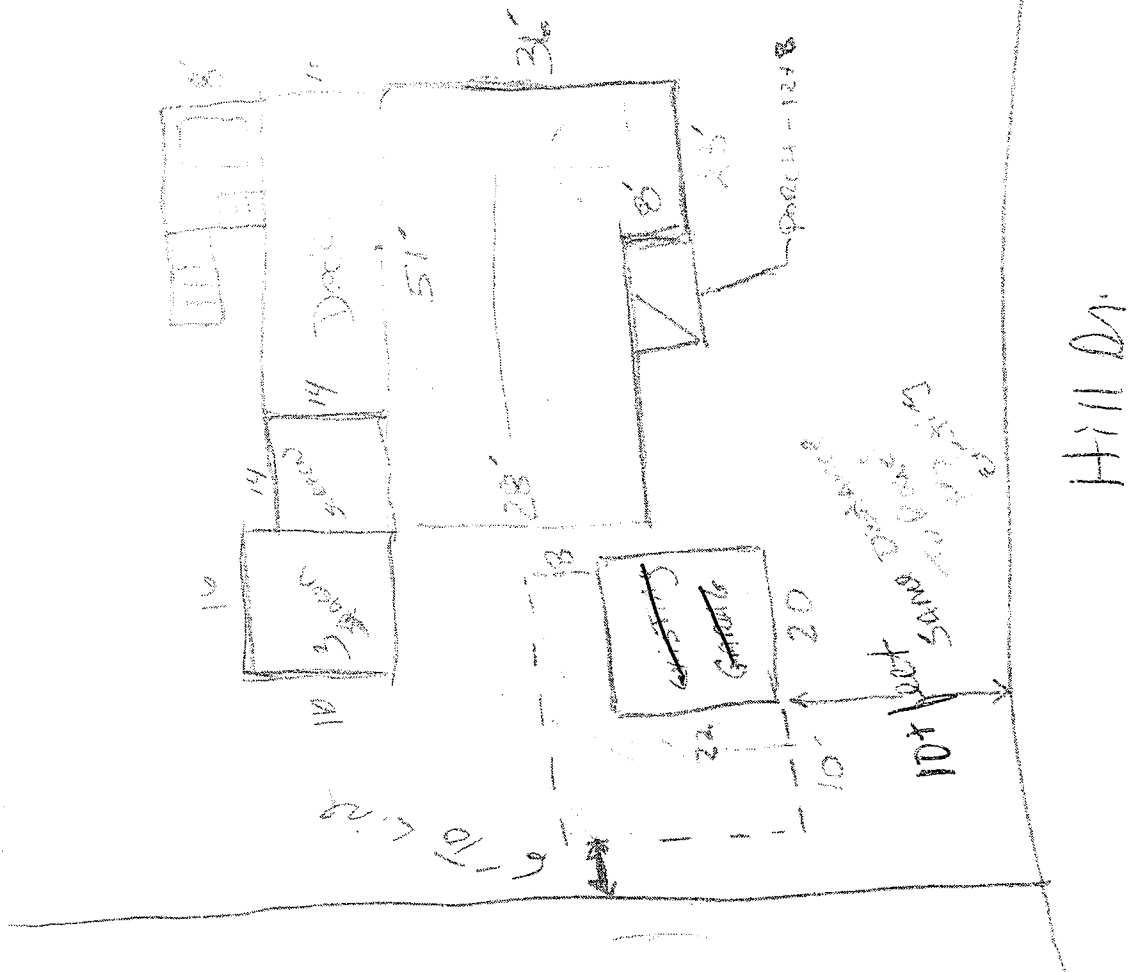
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3.02B3, 35% lot coverage; approx 7,623 sq ft; does not exceed  
3.02D1 does not exceed 1280 sq ft maximum accessory building

Label

THE EXISTING GARAGE IS  
 $20 \times 22 = 440 \text{ sq ft}$   
NEW PROPOSED GARAGE IS  
 $30 \times 30 = 900 \text{ sq ft}$

Requesting variance to  
allow for the extra  
property line -



Hill Dr.