

**TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
March 5, 2024**

7:00pm Marv Bennink called the meeting to order.

MEMBERS PRESENT: Marv Bennink- Chairman, Mary Gavin, Shirley Bruin, Tip Bronkema, Timothy Smith. Also Present: Alexis Gulker, Zoning Administrator, Greg Ransford, Planner.

APPROVAL OF THE AGENDA: Mary Gavin motioned to approve the agenda. Tim Smith supported and it carried unanimously.

APPROVAL OF THE MINUTES FROM December 21, 2023 REGULAR MEETING: Tim Smith motioned to approved the minutes with change to reflect it labeled as a special meeting. Shirley Bruin supported and it carried unanimously.

NON-AGENDA ITEM INQUIRIES – NONE

NEW BUSINESS

- Public Hearing
 - o Adrian Smith – 1810 Leonard Street – 70-10-15-400-008
 - o Seeking relief from:
 - Section 7.04(c) – Single Family Residential Area Regulations (Side yard)
 - Section 3.27(b)1 – Substandard Lots (Side yard)

Marv Bennink opened the floor to applicant, Adrian Smith and he explained to the board the nature of the request. Hopes to be able to add a two-stall garage as is similar to the neighboring properties. He will need to be within a couple feet of the side yard property line in order to make this possible. States that he intends to use the existing foundation and rebuild the remaining of the house to a single-story home. House was purchased in June 2023.

Chairperson Bennink noted that Section 7.04(c) – Single Family Residential Area Regulations (Side yard) will be handled first.

Mary Gavin motions to open to public hearing and Shirley Bruins seconds and it carries unanimously.

John Czerney. 1825 Leonard, neighbor to the west, comments about the application, questions about well and septic and concern about lack of space within the lot size, especially if adding more building size. Applicant feels the septic was installed in 2005 and the well was more recently installed. Neighbor is not happy about the idea of building closer to the property line, especially given this is not an urban area, but will respect the ruling of the board. Discussion among ZBA members and applicant.

Tim Smith motion to close the public hearing. Mary Gavin seconded and the motion carried unanimously.

Discussion about fencing expectations. The neighbor prefers a fence to reduce the impact.

Marv Bennink states that the applicant meets the standards for review.

Tim Smith moved to approve a variance for relief from Section 7.04(c) – Single Family Residential Area Regulations (Side yard) noting that the lot was likely created prior to 1900, and it meets the standards for a variance because of the age of the lot, with the following conditions:

1. 6ft tall privacy fence is to be constructed from the front of the garage cornering at the side property line, running to the rear property line along the west property line.

Shirley Bruins supported and the motion carried unanimously.

Chairperson Bennink noted that Section 3.27(b)1 – Substandard Lots (Side yard) will be handled next.

Discussion about building height and side yard lines.

Mary Gavin motions to open to public hearing and Shirley Bruins seconds and it carries unanimously.

Public Comment: None

Mary Gavin motion to close the public hearing. Tip Bronkema seconded and the motion carried unanimously.

Marv Bennink states that the applicant meets the standards for review.

Tim Smith moved to approve a variance for relief from Section 3.27(b)1 – Substandard Lots (Side yard) noting that the irregular substandard shape of the lot supports the standards for a variance. Mary Gavin seconds and the motion carries unanimously.

OLD BUSINESSS

- None

ZONING BOARD OF APPEALS MEMBER COMMENT – NONE

Tim Smith motioned ADJORNMENT. Shirley Bruins seconded and it carried unanimously.

Adjournment – 7:40pm

Respectfully submitted,
Jennifer Bosch