

HARRISON TOWNSHIP BOARD OF ZONING APPEALS

JANUARY 16

2008

The Harrison Township Board of Zoning Appeals met this date for a public hearing to consider an application submitted by John E. Cook requesting a variance to remove the forty (40) ft. rear set back to build a three (3) season room. Property being considered is located at 117 Brandon Drive.

Members present: Scott Van Den Berg, Valerie Hans, Eric Smith, Debbie Laughlin, Rory Utt and Chairperson, Jo Cain.

Others present: John E. Cook, Susan Demers and Bill Smith.

Meeting called to order at 6:30 p.m. by Chair, Jo Cain. Pledge of Allegiance and Court Recorder administered Oath the all wanting to speak. Secretary read application.

The purpose of this meeting was to re-consider the variance request as stated above. This was on the advice received from the Prosecutor's Office due to the tie vote on the first meeting on December 19, 2007.

Mr. Casto gave presentation stating twenty (20) ft. easement is in fact as recorded not to allow structure in area; zoning is to protect adjacent properties. Has not been able to find envelope foot print; not issued Occupancy Permit.

Discussion regarding moving room and matter of interpretation regarding another encroachment.

Mr. Van Den Berg asked if they would be willing to re-design.

Mr. Cook: Have to see design to see if they would like – not just to get variance.

Following lengthy discussion Mr. Van Den Berg made a motion to allow a seventeen (17) ft. minimum set back to the West property line of subject property with the following condition: No structure shall be built any further towards the Southern property line than the current structure as it exists today. Debbie Laughlin seconded. No further discussion a vote resulted as follows:

|                    |     |
|--------------------|-----|
| Scott Van Den Berg | Yes |
| Valerie Hans       | No  |
| Eric Smith         | No  |
| Debbie Laughlin    | Yes |
| Jo Cain            | Yes |

Motion carried. At this time a meeting was scheduled for February 13, 2008, 6:30 p.m. to read and approve minutes.

Mr. Cook thanked Board for efforts; not easy for us or them; hopes no bad feelings and will consider new drawings.

Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Nettie Salmons, Secretary

Jo Cain, Chair

The proceedings of this hearing professionally recorded by Anderson Reporting Service.

**APPROVED – FINAL**