

**DAVISON TOWNSHIP
ZONING BOARD OF APPEALS
July 14, 2020**

MEMBERS PRESENT: Chairman John Jelinek, Vice Chair Carol Hagler, Secretary Eric Hernandez, Paul Cooper, Richard Hill, Pat Miller

Planning/Zoning Admin. Jeremy Smith

Recording Secretary Rhonda Clark

MEMBERS ABSENT: Nancy Davis

OTHERS PRESENT: Karla Carpenter

CALL TO ORDER

The regular meeting of the Davison Township Zoning Board of Appeals was called to order at 7 pm at the Davison Township Municipal Center, 1280 N. Irish Road, Davison, MI 48423.

ADOPT THE AGENDA

MOTION BY HAGLER, SECOND BY MILLER to adopt the July 14, 2020 board agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY HAGLER, SECOND BY HERNANDEZ to approve the December 10, 2019 regular board meeting minutes as presented. Motion carried unanimously.

PUBLIC COMMENT

The public comment period was opened at 7:02 pm and there were no comments.

UNFINISHED BUSINESS

None

NEW BUSINESS

Case #16-V-2020-1 – Carpenter

Mr. Jelinek began by reading the case information and stated the applicant has the burden of proof to show by their affidavit through their testimony that a practical difficulty exists by an unnecessary hardship caused by the requirements of the Zoning Ordinance and the variance request will not confer special privileges or be contrary of the spirit or contents of the ordinance.

Karla Carpenter, the applicant, said that the house is far off the road, and the existing pole barn is in the front yard. The only options she has to build behind the house has her septic tank on one side of the yard and a pond with a hill on the other side. She is surrounded by corn

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fields and there is a line of trees to obscure the sight of the new outbuilding. The hardship is there is no where else to place the building on her property.

John asked what the purpose of the second building would be for and that it will not be used for commercial use. Karla responded that it would be a storage building for vehicles.

Mr. Smith gave the Administrative Review, stating that Ms. Carpenter explained that the practical difficulty was inherited from the previous owners. The house and original pole barn were constructed in 1980 and at that time the pole barn was allowed to be constructed in the front yard. The property sits now as legal non-conforming and the original pole barn in the front yard is grandfathered in and allowed to reside in the front yard. The new building must conform to today's standards and will be behind the row of trees. The Building Department recommends approval based on the parcel is already legal no-conforming and the practical difficulty was inherited from the previous owners.

There was discussion about the back of the parcel being wooded, the barn being behind a row of trees out of sight and no commercial use of the building.

MOTION BY HILL, SECOND BY COOPER to approve Case #16-V-2020-1-Carpenter based on the Building Department recommendations as presented.

INFORMATIONAL ITEMS

None

ADJOURNMENT

MOTION BY MILLER, SECOND BY HILL to adjourn at 7:12 pm. Motion carried unanimously.



Eric Hernandez, Secretary