

**MINUTES OF THE COOPER CHARTER TOWNSHIP**  
**ZONING BOARD OF APPEALS HELD ON THURSDAY, MAY 3, 2018**

A meeting of the Zoning Board of Appeals for Cooper Charter Township was held on Thursday, May 3, 2018, at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo, Michigan.

Members Present: Gluchowski, Urban, Magura, Flowers and Reynolds

Members Absent: None.

Also Present: Russ Wicklund, Township Planning Consultant; Applicant, Timothy Thomas, and one other interested person.

Chairperson Gluchowski called the meeting to order at 4:30 p.m.

Review and Approval of Minutes

Members of the Zoning Board of Appeals indicated that they had not received copies of the last meeting minutes and would defer action to a future meeting date.

Variance Request for Timothy Thomas, 8447 N. 24<sup>th</sup> Street, Kalamazoo, Michigan, for a variance from the 50' front yard setback requirements.

Chairperson Gluchowski opened the public hearing and asked the applicant to provide background on their request. Mr. Thomas explained that his existing residence was built in the 1940's and is very small. He is asking for the variance in order to allow for an addition to the north side of the residence at the current front building line (roughly 40 feet from the right-of-way line). In addition, he would like to raise the roof line on the current front porch/entrance without increasing the square footage.

Russ Wicklund, Township Planning Consultant, indicated that nonconforming structure provisions in the Zoning Ordinance do not allow for alterations or expansions and that raising the roof and a small portion of the addition are occurring within the front yard setback area, resulting in this request for variance. He added that this addition request is consistent with maintaining the appearance of the existing roof line and meets required side yard setbacks.

Mr. Urban stated that he was comfortable with the request as it would not increase the front building line from its current distance from the road and would not require any variances from the side yard setback. He then moved, supported by Mr. Reynolds, to approve the variance as requested (10' variance from the required 50-foot front yard setback for the addition). In supporting the motion, Mr. Reynolds stated that the request complies with the standards for approval of the variance (a-f), and is generally in keeping with the spirit and intent of the ordinance.

Chairperson Gluchowski added that the alteration to the front entrance is really a safety issue and the request supports the desire for maintaining the aesthetic look of the residence. Mr. Wicklund

noted that they had not received any letters in opposition nor any public attending the hearing. She then asked for a vote and the Board unanimously approved the variance as requested.

Being no other business, she adjourned the meeting at approximately 4:50 p.m.

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