

Casco Township  
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Zoning Board of Appeals  
Special Meeting  
July 25, 2019  
7:00 PM

**Call to Order**

Chairman Pankiewicz calls the meeting to order at 7:00 PM with the Pledge of Allegiance.

**Present:** D. Allagreen S. Bishop, D. Goulston, H. Mancini, S. Pankiewicz

**Absent:** A. Inson

**Motion – To Approve Minutes**

D. Allagreen moves to approve the minutes of the Zoning Board of Appeals Administrative meeting held July 11, 2019. H. Mancini seconds the motion. M/C

**Abstention:** S. Bishop

**Motion - to Approve Agenda**

S. Bishop moves to approve the agenda as submitted. D. Goulston seconds the motion. M/C

**Communications:** none

**Discussions From the Floor:** none

**Unfinished Business:** none

**New Business**

Chairman Pankiewicz requests a motion to open the public hearing on Appeal 2019-4.

**Motion – Open Public Hearing for Appeal 2019-4** Alex Balhoff, 4720 Bethuy Rd, Casco, MI 48064

S. Bishop moves to open the public hearing for Appeal 2019-4. D. Allagreen seconds the motion. M/C

**Appeal 2019-4, Alex Balhoff, 4720 Bethuy Rd, Casco, MI 48064**

Alex Balhoff, 4720 Bethuy Rd, Casco, MI 48064 requests a variance from Casco Township Ordinance #30 Article XII, Section 12.02 to reduce the front yard setback requirement from

*Approved  
January 9, 2020  
Don Goulston  
Secretary*

140 to 107 feet on parcel ID # 74-12-019-2007-000 to permit the construction of a 30' x 40' accessory building 107 feet from the road rather than 140 feet required by the Zoning Ordinance.

D. Goulston notes that the existing garage is quite close to the residence.

Members Bishop, Goulston, and Mancini ask Mr. Balhoff to confirm that the garage will be torn down before construction of the new accessory building.

Mr. Balhoff confirms that the garage will be removed to make room for the new building.

H. Mancini notes that a demolition permit from the Township will be required.

H. Mancini asks Mr. Balhoff to explain why a longer setback, more in keeping with the ordinance requirements, is not possible. Noting that an additional 19 feet would still put the building within rear setback requirements.

Mr. Balhoff states that the property slopes to the rear and would present a drainage problem requiring fill to locate the building further back.

H. Mancini states that fill is often necessary in construction and not usually too costly. He asks if it would be possible to place the building somewhat further back to increase its overall conformance and suggests a 116 foot setback rather than the 107 feet requested in the appeal.

Mr. Balhoff states a 116 foot set back would be sufficient for the project.

D. Goulston notes that the proposed structure would be more conforming with respect to distance from the residence which is a plus.

S. Bishop asks about the appearance of the front of the building. Mr. Balhoff states it will not detract but will be in keeping with the overall appearance of the property.

Chairman Pankiewicz requests a motion to close the public hearing on Appeal 2019-4.

**Motion – Close Public Hearing for Appeal 2019-4** Alex Balhoff, 4720 Bethuy Rd, Casco, MI 48064

S. Bishop moves to close the public hearing for Appeal 2019-4. D. Allagreen seconds the motion. M/C

**Motion - Appeal 2019-4, Alex Balhoff, 4720 Bethuy Rd, Casco, MI 48064**

H. Mancini moves to grant a variance from Casco Township Ordinance #30 Article XII, Section 12.02 to reduce the front yard setback requirement from 140 to 116 feet on parcel ID # 74-12-019-2007-000 to permit the construction of a 30' x 40' accessory building 116 feet from the road rather than 140 feet required by the Zoning Ordinance.

D. Allagreen seconds the motion. M/C

### **Stipulations and Requirements:**

- 1) The accessory building shall be the size and in the location described in the documents submitted with the appeal.
- 2) The accessory building shall conform to all other applicable zoning and legal requirements.
- 3) A building permit for the new accessory building shall be obtained and work on the building begin within one year of date the variance is granted or the variance shall be null and void.

### **Reasons for Granting Variance 2019-4**

1. The variance permits a reasonable and permitted use of the property.
2. No useful purpose would be served in denying the variance.
3. Granting the variance will result in a building that better conforms to distance from residence requirements than the garage it replaces.
4. The property is relatively small and such a parcel would no longer be approved for this area of the township.
5. Locating the building further from the road presents drainage problems since the small parcel naturally slopes down in the back.
6. The appellate is able to build with a setback somewhat less than originally requested in the appeal.
7. The Zoning Board of Appeals consider granting a dimensional variance in other instances when a property smaller than would currently be allowed does not accommodate a reasonable and expected use without a dimensional variance.
9. No adverse impact of granting the variance is foreseen.

**Old Business:** None

### **Motion to Adjourn**

S. Bishop moves to adjourn. D. Allagreen seconds the motion. M/C

The meeting adjourned at 7:30.

**Appeal 2019-4, Alex Balhoff, 4720 Bethuy Rd, Casco, MI 48064**

**Granted -- Front Setback of 116 feet for Accessory Building**

A variance is granted to Casco Township Ordinance #30 Article XII, Section 12.02 to reduce the front yard setback requirement from 140 to 116 feet on parcel ID # 74-12-019-2007-000 to permit the construction of a 30' x 40' accessory building 116 feet from the road rather than 140 feet required by the Zoning Ordinance.

**Stipulations and Requirements:**

- 1) The accessory building shall be the size and in the location described in the documents submitted with the appeal.
- 2) The accessory building shall conform to all other zoning and legal requirements in Casco Township.
- 3) A building permit for the new accessory building shall be obtained and work on the building begin within one year of date the variance is granted or the variance shall be null and void.

**Reasons for Granting Variance 2019-4**

1. The variance permits a reasonable and permitted use of the property.
2. No useful purpose would be served in denying the variance.
3. Granting the variance will result in a building that better conforms to distance from residence requirements than the garage it replaces.
4. The property is relatively small and such a parcel would no longer be approved for this area of the township.
5. Locating the building further from the road presents drainage problems since the small parcel naturally slopes down in the back.
6. The appellate is able to build with a setback somewhat less than originally requested in the appeal.
7. The Zoning Board of Appeals consider granting a dimensional variance in other instances when a property smaller than would currently be allowed does not accommodate a reasonable and expected use without reasonable dimensional variance.
9. No adverse impact of granting the variance is foreseen.

Granted  
July 25, 2019  
Paul Gordon  
Secretary