

**CHARTER TOWNSHIP OF HAMPTON
BOARD OF APPEALS
DECEMBER 20, 2012**

The regular meeting of the Charter Township of Hampton Board of Appeals was called to order at 7:03 p.m. by Vice Chairperson Goetz in the Boardroom of the Hampton Township Administrative Offices.

PRESENT: Goetz, Woods, Noble, Wisniewski, Klass

ABSENT:

ALSO PRESENT: Sheppard, Hebner, Hugo, 2 people in audience

Motion by Woods seconded by Noble, that the minutes of the October 25, 2012, special meeting be approved as printed and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

No communications

UNFINISHED BUSINESS:

No unfinished business

NEW BUSINESS:

Meeting was turned over to the Attorney for election of officers for 2013

Motion by Wisniewski seconded by Klass that Ruth Noble be nominated for the position of Chairperson.

Motion by Wisniewski seconded by Goetz that nominations be closed and a unanimous ballot cast for Noble for Chairperson. Motion carried.

Motion by Noble seconded by Woods that William Goetz be nominated for the position of Vice Chairperson.

Motion by Wisniewski seconded by Klass that nominations be closed and a unanimous ballot cast for Goetz for Vice Chairperson. Motion Carried

Motion by Noble seconded by Klass that Steve Wisniewski be nominated for the position of Secretary.

Motion by Klass seconded by Woods that nominations be closed and a unanimous ballot cast for Wisniewski for Secretary. Motion Carried

Wesley Fritz, owner of 431 W Hampton Rd., appeared before the board to request a variance of 21' from the side yard set back for a proposed addition of 704 sq ft to the east side of the home. And also to request a variance of an oversized garage/accessory building of 512 sq ft.

Discussion was held on the following: Variance is not needed for the house addition. Covered porch already exists. Need to determine if the existing garage is a “garage” or an “accessory building”. Being a corner lot and shape of the lot there is no other place to put an accessory building. Total size of proposed accessory building would be within the size limit allowed. Need variance for the rear/side yard setback and a variance for the distance from primary residence to the accessory building.

At this time the meeting was open to the public for questions or comments. There were none.

Motion by Wisniewski seconded by Noble, that the Board of Appeals of the Charter Township of Hampton, hereby reverses the denial of a building permit to Wesley & Trisha Fritz, owner of 431 W Hampton Rd. under Notice of Appeal No. 12-04, for a variance from 20’ to 14’ from accessory building to primary residence and rear yard setback from 30’ to 12’ for the reason that there is either unnecessary hardship (or) there is practical difficulty in carrying out the strict letter of Ordinance No 36A, and said applicant has demonstrated the existence of the conditions set forth in Chapter III, Table1 thereof. The reasons being that this is a corner lot and the applicant’s side yard is also a backyard to other residents. There is no other place on the lot to construct an accessory building. The conditions set forth are as follows: applicant must maintain proper drainage, no other accessory buildings are allowed and the current accessory building is taken down within 30 days after the finalization.

At this time the meeting was open to the public for questions or comments. There were none.

AYES: Wisniewski, Noble, Goetz, Woods, Klass

NAYS: None

ABSENT: None

Motioned carried

OPEN TO THE PUBLIC:

Hugo stated that Dr. Ashes dr. office is in the works on Pine next to the old Dollar Daze, he had inquiries about the old Hampton Mall, the tanning business next to Subway on Center Rd. is now a salon, and Mr. Crete is in the process of completing Natures Ridge condominiums, he wants to make the rest of the lots single family homes instead of duplexes.

Motion by Wisniewski seconded by Klass that the meeting adjourn. Motion carried. Meeting adjourned at 7:35 p.m..

Respectfully submitted:

William Goetz, Chairperson

Jodie Hebner, Recording Secretary