

**CHARTER TOWNSHIP OF HAMPTON
BOARD OF APPEALS
NOVEMBER 17, 2011**

The regular meeting of the Charter Township of Hampton Board of Appeals was called to order at 7:05 p.m. by Vice Chairperson Goetz in the Boardroom of the Hampton Township Administrative Offices.

PRESENT: Goetz, Woods, Noble, Wisniewski

ABSENT: Klass

ALSO PRESENT: Sheppard, Hebner, 1 person in audience

Motion by Woods seconded by Noble, that the minutes of the December 16, 2010, regular 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.

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

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

Motion by Noble seconded by Wisniewski that Devere Woods be nominated for the position of Vice Chairperson.

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

Motion by Woods seconded by Goetz that Ruth Noble be nominated for the position of Secretary.

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

Gerald Letson, owner of 1722 N Jones Rd. appeared before the board to request a variance of 4'7" from the side yard setback for an addition to an accessory building.

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Discussion was held on the following: addition already constructed. Current addition is built of aluminum and has one open end. This accessory building was existing on the property (built by the previous farmer) before applicant built his house. Mr. Letson's lot is unique because his side yard is the back yard of the neighbor on Hampton Rd. Owner has to maintain proper drainage and the variance, if approved; variance is only for the life of the building.

Motion by Noble seconded by Wisniewski, that the Board of Appeals of the Charter Township of Hampton, hereby reverses the denial of a building permit to Gerald Letson, owner of 1722 N Jones Rd. under Notice of Appeal No. 11-01, 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, Table 1 thereof. The reasons being that this is a unique lot as the applicants side yard is also a backyard to other residents and the building was already constructed prior to the zoning ordinance being adopted. The conditions set forth are as follows: applicant must maintain proper drainage, and that the variance is only good for the life of the building.

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

AYES: Noble, Wisniewski, Goetz, Woods
NAYS: None
ABSENT: Klass
Motioned carried

OPEN TO THE PUBLIC:

Rich Sheppard, attorney, welcomed Mr. Wisniewski to the board and advised him of seminars that he can attend to gain more knowledge of what the ZBA's responsibilities are. Sheppard also gave some background on what the board has done in the past.

Motion by Goetz seconded by Woods that the meeting adjourn. Motion carried. Meeting adjourned at 7:25 p.m..

Respectfully submitted:

William Goetz, Chairperson

Jodie Hebner, Recording Secretary