

**TOWNSHIP OF SOLON**  
**COUNTY OF KENT, MICHIGAN**

At a meeting of the Zoning Board of Appeals of the Township of Solon, held at the Township Hall, 15185 Algoma Avenue, Cedar Springs, Michigan, on the 18th day of March 2026, at 7 p.m.

PRESENT: Members: Blair, Skelonc, Anielski, Perrin (Alternate), and Crofoot (Alternate)

ABSENT: Members: Powell and Tilburt

The following preamble and resolution were offered by Member Anielski and supported by Member Blair:

**RESOLUTION NO. 26-07**

**RESOLUTION GRANTING VARIANCE**

**[Aaron Wilcome – 14661 Algoma Ave NE and 14681 Algoma Ave NE]**

WHEREAS, Aaron Wilcome (the “Applicant”), has submitted an application to the Zoning Board of Appeals (the “ZBA”) dated January 20, 2026, for a variance from the minimum lot width requirements of Section 5.04 of the Solon Township Zoning Ordinance (the “Zoning Ordinance”), and for any other applicable provisions of the Zoning Ordinance, to permit a boundary adjustment to combine property located at 14681 Algoma Avenue NE with the North 30 feet of the adjacent parcel located at 14661 Algoma Avenue NE for the future construction of a single-family dwelling on the 14681 Algoma;

WHEREAS, the variance sought by the Applicant would reduce the lot width of the 14661 Algoma parcel, which is presently a lawfully nonconforming lot that has less than the minimum lot width required under Section 5.04 of the Zoning Ordinance;

WHEREAS, Section 17.06 of the Zoning Ordinance permits the ZBA to approve dimensional variances and include such terms and conditions as the ZBA deems reasonably

necessary to carry out the intent and purpose of the Zoning Ordinance and for the protection and advancement of the public interest; and

WHEREAS, the ZBA has held a public hearing on the application for the variance described above, after the giving of notice as required by the Michigan Zoning Enabling Act, and has reviewed the application and supporting materials and has considered the comments and information provided by the Applicant and at the public hearing.

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. **Findings of Fact.** Upon consideration of the application, the supporting materials and testimony at the public hearing, the ZBA makes the following findings of fact:

(a) Both properties are located in the Agricultural Residential (the "AR") District;

(b) Under Section 5.04 of the Zoning Ordinance, the required minimum lot width for parcels within the AR District is 200 feet;

(c) The 14661 Algoma Parcel has a current lot width of approximately 148.5 feet and is a lawfully nonconforming lot with a lot width of approximately 148.5 feet.

(d) Removal of the North 30 feet of the 14661 Algoma parcel will reduce the parcel's lot width to approximately 118.5 feet. Under Section 3.01 of the Zoning Ordinance, if a parcel is already less than the minimum lot width required under the Zoning Ordinance, the parcel's lot width shall not be further reduced; and

(e) The Applicant has submitted an application form for a dimensional variance with an attached aerial photograph and narrative.

2. **Grant of Requested Variance.** Subject to the terms and conditions listed below, the ZBA hereby grants the requested minimum lot width variance to facilitate construction of a

single-family dwelling as described in the Application because the described variance complies with the standards for a dimensional variance in Section 17.06 of the Zoning Ordinance:

(a) Enforcement of the literal requirements of this Ordinance would involve practical difficulties because:

i. The topography and wetlands on 14681 Algoma make the parcel practically unbuildable, and the owner of 14661 Algoma and 14681 are willing to make 14661 the unbuildable parcel instead.

(b) That special conditions or circumstances exist which are peculiar to the land, structures or buildings involved and which are not applicable to other lands, structures or buildings in the same zoning district because:

i. The 14661 Algoma Parcel is owned by the owner of the adjacent parcel at 14641 so it has value as vacant land even if rendered unbuildable.

(c) That literal interpretation of the provisions of this Ordinance would deprive the applicant of property rights commonly enjoyed by other properties in the same zoning district because:

i. There are similarly sized parcels in the area and all of the parcels involved are adjoining parcels.

(d) That the authorizing of such variance will not be of substantial detriment to the adjacent and nearby properties and will not be contrary to the spirit and purpose of this Ordinance because:

i. The boundary adjustment will not result in an additional house being built on a small lot.

3. **Conditions on Variance.** The granting of the requested variance is subject to the Applicant's compliance with the following terms and conditions:

(a) The 14661 Algoma Parcel will become a nonconforming parcel which may not have a home constructed on it without an additional variance.

(b) The owner of 14661 Algoma Parcel must provide written consent to the Township before the variance becomes effective.

(c) The Applicant must provide proof that he bought the 30-foot strip of Property from the owner of the 14661 Algoma Parcel.

AYES: Blair, Skelonc, Anielski, Perrin, and Crofoot

NAYS: None

RESOLUTION DECLARED ADOPTED.

  
Gerald Skelonc, Acting ZBA Chair