

MANISTEE CITY ZONING BOARD OF APPEALS

70 Maple Street
P.O. Box 358
Manistee, MI 49660

MEETING MINUTES

September 13, 1999

A meeting of the Manistee City Zoning Board of Appeals was held on Monday, September 13, 1999 at 5:30 p.m. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 5:40 p.m. by Chairman Ed Grabowski.

MEMBERS PRESENT: Ed Grabowski, Mary Ann Johnson

MEMBER LATE: Ed Perschbacher

MEMBERS ABSENT: John Serocki, Mark Wittlief

OTHERS PRESENT: Mark Niesen (Building and Zoning)

PUBLIC HEARING:

James L. Kott

James L. Kott, 534 Ninth Street is requesting a variance to the front-yard set-back from 30 feet to 17 feet 6 inches to construct a foyer.

There being no further discussion the public hearing closed at 5:43 p.m.

BUSINESS SESSION:

Minutes

MOTION by Mary Ann Johnson, seconded by John Perschbacher that the minutes of the August 23, 1999 Zoning Board of Appeals be approved. Minutes were approved unanimously.

James L. Kott

A Public Hearing was held earlier regarding the request from James L. Kott, 534 Ninth Street for

variance to the front-yard set-back from 30 feet to 17 feet 6 inches to construct a foyer.

MOTION by Mary Ann Johnson, seconded by John Perschbacher that a variance to the front-yard set-back from 30 feet to 17 feet 6 inches to construct a foyer be approved. Motion was made with the following findings of fact:

Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands structures, or buildings in the same Land Use District.

The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the Land Use District under the terms of this Ordinance.

The special conditions and/or circumstances are NOT the result of actions taken by the applicant or the previous property owner since adoption of the current Ordinance.

Granting of the variance would be in harmony with the general purpose and intent of the Ordinance and would NOT be injurious to the neighborhood, or otherwise detrimental to the public welfare.

MOTION APPROVED UNANIMOUSLY

ADJOURNMENT:

There being no further business a motion to adjourn was made by Mary Ann Johnson, seconded by John Perschbacher.

MOTION APPROVED UNANIMOUSLY.

Meeting adjourned at 5:50 p.m.

Respectfully Submitted


Mark W. Niesen, Acting as Secretary