

**MANISTEE CITY ZONING BOARD OF APPEALS**

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

**MEETING MINUTES**

April 3, 2000

A meeting of the Manistee City Zoning Board of Appeals was held on Monday, April 3, 2000 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 5:30 p.m. by Chairman John Serocki.

**MEMBERS PRESENT:** Ed Grabowski, Mary Ann Johnson, John Perschbacher, John Serocki

**MEMBERS ABSENT:** Mark Wittlief

**ALTERNATE PRESENT:** Brenda Alfred- Birks, Marlene McBride

**OTHERS PRESENT:** Kenneth Cabot (1002 Manistee Street), Mark Niesen (Building and Zoning)

**PUBLIC HEARING:**

Kenneth Cabot

Kenneth Cabot owns the house at 1002 Manistee Street and combined the vacant lot on the corner of Manistee Street and Tenth Street with his residence. Mr. Cabot would like to build a detached garage on the vacant property. A sewer easement runs through the property and the City is requiring that Mr. Cabot maintain a 17 foot 9 inch distance between buildings for service of the sewer line. This results in the request for a variance to the front-yard set-back from 10 feet to 3 feet on Tenth Street.

Mr. Cabot has receive approval from the Historic Overlay Review Committee under Section 1070. Location of Accessory Buildings and Structures for the necessary increase in height for the proposed garage.

Mr. Cabot explained about the neighbors sewer line and its problems. John Serocki asked Mr. Cabot why he wanted such a large garage. Mr. Cabot explained that he has four cars and three boats. Mr. Cabot said that the new garage would line up with the common front-yard set-back of the houses on Tenth Street.

A letter was received from Peter and Karol Kerr, 915 Vine Street supporting Mr. Cabots request.

There being no further discussion the public hearing closed at 5:38 p.m.

**BUSINESS SESSION:**

Minutes

MOTION by John Perschbacher, supported by Mary Ann Johnson that the minutes from the January 6, 2000 meeting be approved.

MOTION PASSED UNANIMOUSLY.

Kenneth Cabot

A Public Hearing was held earlier regarding the request from Kenneth Cabot, 1002 Manistee Street. The request is for a variance to the front-yard set-back on Tenth Street from 10 feet to 3 feet to construct a detached garage.

MOTION by John Perschbacher, seconded by Mary Ann Johnson that a variance to the front-yard set-back from 10 feet to 3 feet on Tenth Street to allow the construction of a detached garage 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 PASSED UNANIMOUSLY

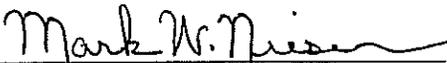
**OTHER BUSINESS:**

Welcome new alternate member Marlene McBride.

**ADJOURNMENT:**

There being no further business meeting adjourned at 5:48 p.m.

Respectfully Submitted

  
Mark W. Niesen, Acting as Secretary