

**MANISTEE CITY ZONING BOARD OF APPEALS**  
70 Maple Street, P.O. Box 358  
Manistee, MI 49660

**MEETING MINUTES**  
June 22, 2000

A meeting of the Manistee City Zoning Board of Appeals was held on Thursday, June 22, 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 5:32 p.m. by Chairman John Serocki.

**MEMBERS PRESENT:** Ed Grabowski, John Perschbacher, John Serocki, Mark Wittlief

**MEMBERS ABSENT:** Mary Ann Johnson

**ALTERNATES ABSENT:** Brenda Alfred-Birks, Marlene McBride

**OTHERS PRESENT:** Jack Rutherford and Mark Niesen (Building and Zoning)

**PUBLIC HEARING:**

Jack Rutherford

Jack & Vera Rutherford own the house at 303 Seventh Street. Mr. & Mrs. Rutherford would like to build a sunroom onto of rear of their home. The east wall of the house is currently 5 feet from the property line. Mr. & Mrs. Rutherford area asking for a reduction to the side-yard set-back from 10 feet to 5 feet to allow the construction of a sunroom.

Ed Grabowski asked how far the house to the east was. Mr Rutherford said the house was 9 feet 10 inches away. No letters of opposition were received. Mr. Rutherford brought in twelve letters of support for the project. Mr. Rutherford described the style of the proposed sunroom.

There being no further discussion the public hearing closed at 5:33 p.m.

**BUSINESS SESSION:**

Minutes

MOTION by Ed Grabowski, supported by John Perschbacher that the minutes from the May 31, 2000 meeting be approved.

MOTION PASSED UNANIMOUSLY

Jack Rutherford

Jack and Vera Rutherford own the house at 303 Seventh Street. Mr. & Mrs. Rutherford would like to build a sunroom onto the rear of the home. This requires a variance to the side-yard set-back from 10 feet to 5 feet to continue extension of east wall of house southward to accommodate the proposed sunroom.

MOTION by Ed Grabowski, seconded by Mark Wittlief that a variance to the side-yard set-back from 10 feet to 5 feet to construct a sunroom to the existing home be granted. 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:

Jack Rutherford described the updating of his home, the planting of new trees, sod and future landscaping.

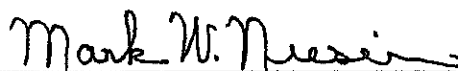
ADJOURNMENT:

MOTION by John Perschbacher, seconded by Ed Grabowski that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY.

There being no further business meeting adjourned at 5:53 p.m.

Respectfully Submitted

  
Mark W. Niesen, Acting as Secretary