

MANISTEE CITY ZONING BOARD OF APPEALS

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

MEETING MINUTES

June 29, 2000

A meeting of the Manistee City Zoning Board of Appeals was held on Thursday, June 29, 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: Marlene McBride

ALTERNATES ABSENT: Brenda Alfred - Birks

OTHERS PRESENT: Pat Marquardt, Rick Marquardt, Jon Rose (Community Development) and Mark Niesen (Building and Zoning)

PUBLIC HEARING:

Pat Marquardt

Pat Marquardt owns the house at 719 Engelmann Street. Mrs. Marquardt would like to enlarge and cover an existing front porch. The proposed enlarged porch will be 3 feet from the front-yard set-back instead of the required 25 feet.

John Perschbacher asked Pat Marquardt to explain her request. Ms. Marquardt is asking for a variance to the front-yard set-back to put a front porch 8 feet wide (6 feet from the sidewalk) to enhance the front of her house and make the front more functional.

John Perschbacher asked how many houses on the block were closer to the sidewalk. Ms. Marquardt said that two houses were closer and two were the same.

Ed Grabowski asked if a roof was going to be constructed. Rick Marquardt said yes that it would provide shade and make it look better.

Ed Grabowski asked what impact the overhang would have. Mark Niesen explained the roof could come another foot into the set-back without being in violation.

Pat Marquardt said that she talked to approximately five neighbors on her street with no one objecting. John Serocki asked if our office had heard from any neighbors. Mark Niesen said there has been no response from anyone either way.

John Serocki pointed out that if the variance was granted then the other two houses that were not close to the sidewalk could come in and be granted variances without coming to the Zoning Board of Appeals.

There being no further discussion the public hearing closed at 5:40 p.m.

BUSINESS SESSION:

Minutes

MOTION by Ed Grabowski, supported by John Perschbacher that the minutes from the June 22, 2000 meeting be approved.

MOTION PASSED UNANIMOUSLY.

Pat Marquardt

Pat Marquardt owns the house at 719 Engelmann Street. Mrs. Marquardt would like to enlarge and cover an existing front porch. This requires a variance to the front-yard set-back from 25 feet to 3 feet.

MOTION by Marlene McBride, seconded by Mary Ann Johnson that a variance to the front-yard set-back from 25 feet to 3 feet to enlarge and cover an existing front porch 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:

None

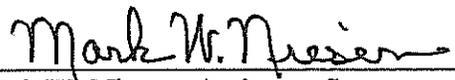
ADJOURNMENT:

MOTION by Ed Grabowski, seconded by Mary Ann Johnson that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY.

There being no further business meeting adjourned at 5:49 p.m.

Respectfully Submitted


Mark W. Niesen, Acting as Secretary