

**MANISTEE CITY ZONING BOARD OF APPEALS**

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

**MEETING MINUTES**

July 9, 2001

A meeting of the Manistee City Zoning Board of Appeals was held on Monday, July 9, 2001 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 Ed Grabowski

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

**MEMBERS ABSENT:** John Serocki

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

**OTHERS PRESENT:** Kyle Mosher, Delores Daul and Mark Niesen (Building and Zoning)

**PUBLIC HEARING:**

**Kyle & Carrie Mosher**

Kyle & Carrie Mosher own the house at 505 Seventh Street. Mr. & Mrs. Mosher would like a variance to the front-yard set-back from 25 feet to 15 feet to construct a covered porch onto the front of their home.

Mr. Mosher explained the design of the proposed porch and the need for a variance. Mr. Mosher has spoken to his neighbors and they have expressed their support.

There being no further discussion the public hearing closed at 5:32 p.m.

**Delores Daul**

Delores Daul owns the house at 378 Eleventh Street. Ms. Daul would like to extend the existing garage. She is requesting a variance to the front-yard set-back from 25 feet to 12 feet for this garage addition.

Ms. Daul explained the proposed extension of the existing garage. Chair Grabowski asked if the stakes on the property showed the proposed location. Ms. Daul said that they did. Marlene McBride asked if there had been any comments from neighbors. Ms. Daul said that she had not received any comments, Mark Niesen said that no comments were received at his office.

There being no further discussion the public hearing closed at 5:35 p.m.

**BUSINESS SESSION:**

Minutes

MOTION by Mary Ann Johnson, supported by Marlene McBride that the minutes from the April 5, 2001 meeting be approved.

MOTION APPROVED UNANIMOUSLY

Kyle & Carrie Mosher

Mr. & Mrs. Mosher, 505 Seventh Street would like a variance to the front-yard set-back from 25 feet to 15 feet to construct a covered porch. A public hearing was heard earlier in response to these requests.

MOTION by Mark Wittleif, seconded by Mary Ann Johnson that a variance be granted to Kyle & Carrie Mosher, 505 Seventh street to reduce the front-yard set-back from 25 feet to 15 feet to construct a covered porch. 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

Delores Daul

Delores Daul owns the house at 378 Eleventh Street. A public hearing was held earlier in response to Ms. Daul's request for a variance to the front-yard set-back from 25 feet to 12 feet for a garage addition.

MOTION by John Perschbacher, seconded by Marlene McBride that a variance be granted to Delores Daul, 378 Eleventh Street to reduce the front-yard set-back from 25 feet to 12 feet for a garage addition. 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

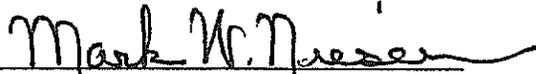
**ADJOURNMENT:**

There being no further business MOTION by John Perschbacher, seconded by Mary Ann Johnson that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY.

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

Respectfully Submitted

  
Mark W. Niesen, Acting as Secretary