

MANISTEE CITY ZONING BOARD OF APPEALS

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

MEETING MINUTES

November 26, 2002

A meeting of the Manistee City Zoning Board of Appeals was held on Tuesday, November 26, 2002 at 5:30 p.m. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

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

MEMBER ABSENT: Marlene McBride

ALTERNATE PRESENT: Tom Bramble and Bill Kracht

OTHERS PRESENT: Sharon Anderson (604 Pine Street), Ray Fortier and Mark Niesen (Building and Zoning)

The meeting was called to order at 5:36 p.m. by Chair John Perschbacher.

PUBLIC HEARING:

Sharon Anderson, 604 Pine Street

Sharon Anderson lives at 604 Pine street and would like to construct a sunroom on the back of her home. Her home encroaches six inches into the side-yard set-back. Ms. Anderson is requesting a *variance to reduce the side-yard set-back from 10 feet to 9 feet 6 inches to construct a sunroom in line with the existing residence.*

John Serocki asked if there was any correspondence in opposition to the request. Mr. Niesen said that there was not. Ed Grabowski asked if Ms. Anderson if she had spoke with any of the neighbors. Ms. Anderson said that she spoke with the Nelson's who live next door and they were o-k with the project.

There being no further discussion the public hearing closed at 5:44 p.m.

BUSINESS SESSION:

Minutes

MOTION by John Serocki, supported by Mark Wittlief that the minutes from the November 20, 2002 Zoning Board of Appeals Meeting be approved with the correction. Under Miscellaneous - Tom Bramble noted that he is the neighbor of Sharon Anderson, the petitioner for the November 26, 2002 meeting.

MOTION PASSED UNANIMOUSLY

Sharon Anderson, 604 Pine Street

A Public Hearing was held earlier in response to a request from Sharon Anderson, 604 Pine Street. Ms. Anderson is requesting a variance to reduce the side-yard set-back from 10 feet to 9 feet 6 inches to construct a sunroom in line with the existing residence.

MOTION by Ed Grabowski, seconded by John Serocki that the request from Sharon Anderson, 604 Pine Street to reduce the side-yard set-back from 10 feet to 9 feet 6 inches to construct a sunroom in line with the existing residence 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:

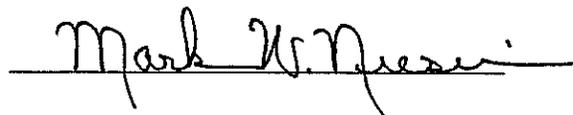
By-Law Update

Members of the Zoning Board of Appeals were given an updated copy of the By-Laws. Members will continue the By-Law discussion at their next meeting.

ADJOURNMENT:

There being no further business meeting motion by John Serocki, seconded by Bill Kracht that the meeting be adjourned. Meeting adjourned at 6:17 p.m.

Respectfully Submitted



Mark W. Niesen, Acting as Secretary