

**MANISTEE CITY ZONING BOARD OF APPEALS**

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

**MEETING MINUTES**

**October 7, 1996**

A special meeting of the Manistee City Zoning Board of Appeals was held on Monday, October 7, 1996 at 7:00 p.m. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 p.m. by Chairman, Denis Johnson.

**MEMBERS PRESENT:** D. Johnson, E. Budnik, M. Johnson

**ALTERNATE PRESENT:** R. Johnson

**MEMBERS ABSENT:** E. Grabowski, E. Gutowski

**OTHERS PRESENT:** Jon Rose (Code Administrator)

A public hearing was held on a request from Thomas H. & Micheal M. Amor, 432 Fourth Street. Thomas Amor made a presentation for a variance to 14 foot height limitation to 20 feet 6 inches to construct a garage.

There was a motion by Budnik with support from M. Johnson to approve a variance to 14 foot height limitation to 20 feet 6 inches to construct a garage. The roof pitch for the garage will match the roof pitch of the Amor's home. Motion also included 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 NOT deprive the applicant of rights commonly enjoyed by other properties in the same 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.

The reasons set forth in the application justify the variance and is the requested variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

**MOTION PASSED UNANIMOUSLY.**

Motion by R. Johnson with support from M. Johnson that the minutes of the September 23, 1996 meeting be approved.

APPROVED UNANIMOUSLY.

Chair Denis Johnson informed the Zoning Board of Appeals that he does not intend to reapply for his position on the Planning Commission which expires in October 1996. Since Mr. Johnson is the Planning Commission Representative on the Zoning Board of Appeals his position on the Board will be filled by a Planning Commission Member. At that time the Board will need to elect an acting Chair.

There being no further business a motion by R. Johnson with support by M. Johnson that the meeting be adjourned.

APPROVED UNANIMOUSLY.

Meeting adjourned at 7:30 p.m.

Respectfully Submitted



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Jon R. Rose  
Code Administrator