

MANISTEE CITY ZONING BOARD OF APPEALS

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

MEETING MINUTES

April 14, 1997

A special meeting of the Manistee City Zoning Board of Appeals was held on Monday, April 14, 1997 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 Ed Grabowski, Chairman

MEMBERS PRESENT: M. Johnson, E. Budnik, E. Grabowski, R. Tetsworth

MEMBERS ABSENT: E. Gutowski, D. Jones

ALTERNATE ABSENT: R. Johnson

OTHERS PRESENT: Lori Donnan (Zoning Administrator), Ray Fortier (City Council), Fred Fauble, Sharon Schultz

A public hearing was held on a request for a variance to a 14 foot accessory building height limitation to allow construction of a 15 foot high roof over the proposed accessory building for use as a garage by Fred Fauble and Sharon Shultz, 811 High Street. Chairman Grabowski asked for comments from Fred Fauble and Sharon Shultz, applicants had no further comments for the Board. It was noted by Donnan that five letters were received by surrounding neighbors in favor of the variance. An unidentified neighbor was also present and noted that he was not opposed to the variance request. Budnik noted that construction of the building would be an asset to the aesthetics of the neighborhood. No further comments were noted.

Findings of Fact were conducted and included:

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 provision 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 the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

After the Findings of Fact were concluded, a motion was made by Budnik with support from Johnson to approve a variance to a 14 foot accessory building height limitation to allow construction of a 15 foot high roof over the proposed accessory building for use as a garage by Fred Fauble and Sharon Shultz, 811 High Street.

MOTION PASSED UNANIMOUSLY.

Motion by M. Johnson with support from E. Budnik that the minutes of the February 26, 1997, meeting be approved.

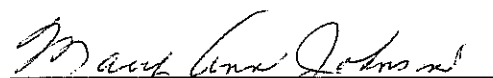
APPROVED UNANIMOUSLY.

There being no further business a motion by M. Johnson was made with support by E. Budnik that the meeting be adjourned.

APPROVED UNANIMOUSLY.

Meeting adjourned.

Respectfully Submitted,


Mary Ann Johnson, Secretary