

**MANISTEE CITY ZONING BOARD OF APPEALS**

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

**MEETING MINUTES**

**June 11, 1998**

A special meeting of the Manistee City Zoning Board of Appeals was held on Thursday, June 11, 1998 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 Chair Ed Grabowski

**MEMBERS PRESENT:** E. Grabowski, R. Johnson, J. Serocki, R. Tetsworth

**MEMBERS ABSENT:** M. Johnson

**OTHERS PRESENT:** Cristinel & Daniel Dima (129 Ford Street), Luke Guzikowski (316 Fourth Street) John Kiefer (Building Inspector), Eric Gerstner (50 Filer Street), and Jon Rose (Community Development Officer)

**PUBLIC HEARING:**

Cristinel & Daniel Dima

Cristinel Dima introduced her request for a variance to the height limitation from 14 feet to 14 feet 6 inches to build an addition on existing garage at 129 Ford Street. Mrs. Dima said they would need the variance to allow entrance into the garage with a standard size van.

Luke Guzikowski

Chairman Grabowski introduced a request from Luke Guzikowski for a variance to reduce the front-yard set-back (established at 9 feet by the most common set-back on the block) to 3 feet, variance to the west side-yard set-back from 10 feet to 6 feet 7 inches and a variance to the east side-yard set-back from 10 feet to 5 feet 6 inches to construct a porch and deck. Luke Guzikowski explained his request to the members.

There being no further public input Chairman Grabowski ~~Serocki~~ closed the Public Hearing at 5:42 p.m.

**BUSINESS SESSION:**

Minutes

MOTION by Serocki, seconded by R. Johnson that the minutes of the May 20, 1998 Zoning Board of Appeals Meeting be approved. Minutes were approved unanimously.

Cristinel & Daniel Dima

MOTION made by R. Johnson seconded by R. Tetsworth that a variance be granted to Cristinel & Daniel Dima, 129 Ford Street for a variance to the height limitation from 14 feet to 14 feet 6 inches to build an addition on existing garage. This 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 WAS APPROVED UNANIMOUSLY

Luke Guzikowski

Mr. Guzkowski's request will be divided into three sections for clarity.

MOTION made by J. Serocki seconded by R. Johnson that a variance be granted to Luke Guzikowski, 316 Fourth Street for a variance to reduce the front-yard set-back (established at 9 feet by the most common set-back on the block) to 3 feet to construct a porch and a deck. This 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 WAS APPROVED UNANIMOUSLY.

MOTION made by R. Johnson seconded by R. Tetsworth that a variance be granted to Luke Guzikowski, 316 Fourth Street for a variance to the west side-yard set-back from 10 feet to 6 feet 7 inches to construct a porch and a deck. This 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 WAS APPROVED UNANIMOUSLY.**

MOTION made by J. Serocki seconded by R. Johnson that a variance be granted to Luke Guzikowski, 316 Fourth Street for a variance to the east side-yard set-back from 10 feet to 5 feet 6 inches to construct a porch and a deck. This 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 WAS APPROVED UNANIMOUSLY.**

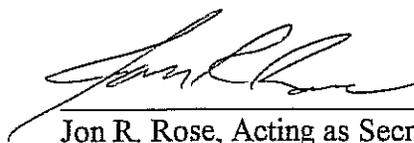
**ADJOURNMENT**

There being no further business a motion to adjourn was made by R. Johnson.

**APPROVED UNANIMOUSLY.**

Meeting adjourned at 6:20 p.m.

Respectfully Submitted

  
Jon R. Rose, Acting as Secretary