

MANISTEE CITY ZONING BOARD OF APPEALS

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

MEETING MINUTES

October 30, 1997

A special meeting of the Manistee City Zoning Board of Appeals was held on Thursday, October 30, 1997 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 Grabowski.

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

MEMBERS ABSENT: E. Gutowski,

ALTERNATE PRESENT: R. Johnson, R. Tetsworth

OTHERS PRESENT: Jon Rose (Community Development Officer), John Rengo, Edward Pizana,

Chair Grabowski opened the public hearings at 5:30 p.m.

PUBLIC HEARINGS:

John R. Rengo Jr.

Public hearing was opened for a request made by John Rengo for a variance to be granted to 200 Washington Street to reduce the rear-yard from six feet to five inches. Mr. Rengo explained that the building on his property encroached on the adjoining properties. This variance would allow him to purchase property to clear up the encroachment. There being no further public input the hearing was closed.

Edward Pizana

Public hearing was opened for Edward Pizana of 127 Hancock Street. Mr. Pizana requested a reduction in the side-yard set-back to two feet to allow the construction of a stairway for access to the second floor apartment. There being no public input the public hearing was closed.

Chair Grabowski closed the Public Hearings.

BUSINESS SESSION:

John Rengo

Chair Grabowski opened the floor to discussion on the matter of John Rengo's request for a variance at 200 Washington Street. After discussion MOTION by Budnik support from Tetsworth that a variance to reduce the rear-yard set-back from the required six feet to five inches be granted to the property at 200 Washington Street. Said variance to be granted 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 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.

Edward Pizana

Chair Grabowski opened discussion to the matter of Edward Pizana of 126 Hancock Street. After discussion MOTION made by B. Johnson with support by M. Johnson that a variance be granted to the property located at 126 Hancock Street for a reduction in the side-yard set-back to two feet on the North side-yard. 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 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.

MINUTES

MOTION by E. Budnik, support by M. Johnson that the minutes of the September 22, 1997 Zoning Board of Appeals Meeting be approved. Minutes were approved unanimously

Brief discussion of the resignation of Duane Jones and the vacancy created by that resignation. A consensus was reached to postpone the election of a Secretary/Vice Chair until such time as more members were present.

ADJOURNMENT

There being no further business a motion to adjourn was made by M. Johnson supported by B. Johnson.

APPROVED UNANIMOUSLY.

Meeting adjourned at 5:45 p.m.

Respectfully Submitted



Jon R. Rose, Acting as Secretary