

MANISTEE CITY ZONING BOARD OF APPEALS

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

MEETING MINUTES

September 29, 1998

A meeting of the Manistee City Zoning Board of Appeals was held on Tuesday, September 29, 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 Vice-Chair John Serocki.

Jon Rose introduced new member John Perschbacher and alternate member Mark Wittlief.

MEMBERS PRESENT: Mary Ann Johnson, John Perschbacher, Ray Rutkowski and John Serocki

MEMBER ABSENT: Ed Grabowski

ALTERNATE PRESENT: Mark Wittlief

ALTERNATE ABSENT: Robert Johnson

OTHERS PRESENT: Richard Pepera, Ray Fortier, Jon Rose (Community Development Officer) and others.

PUBLIC HEARING:

Richard Pepera

Richard Pepera who resides at 160 Quincy Street is requesting a variance to the side-yard set-back from the existing 3 feet to 2 feet 2 inches to install a bow window on the west side of his home.

Public hearing closed at 5:35 p.m.

BUSINESS SESSION:

Minutes

MOTION by Mary Ann Johnson, seconded by Ray Rutkowski that the minutes of the September 15, 1998 Zoning Board of Appeals Meeting be approved. Minutes were approved unanimously.

Richard Pepera

A public hearing was held earlier regarding the request from Richard Pepera for a variance to the side-yard set-back from the existing 3 feet to 2 feet 2 inches to install a bow window.

MOTION by Ray Rutkowski, seconded by Mark Wittlief that a variance be granted to reduce the side-yard set-back from the existing 3 feet to 2 feet 2 inches to install a bow window on the west side of the home. 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 PASSED UNANIMOUSLY


ADJOURNMENT

There being no further business a motion to adjourn was made by Ray Rutkowski, seconded by John Perschbacher.

APPROVED UNANIMOUSLY.

Meeting adjourned at 5:42 p.m.

Respectfully Submitted



Jon R. Rose, Acting as Secretary