

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING
WEDNESDAY, JANUARY 22, 2014
ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

Members Present: Charles Freese, Ralph Hemmer, John Moore, Chris Brown, Mary Street

Members Absent: None

Others Present: Scott McNeil, Tony Matelski, Russell Crawford, Cheryl Crawford

The meeting was called to order by Chairperson Freese at 7:00pm.

PLEDGE OF ALLEGIANCE

Chairperson Freese led the Pledge of Allegiance.

APPROVAL OF AGENDA

The agenda was presented. Mr. Moore asked that Election of Officers be added to the agenda. **Motion** by Mr. Moore, seconded by Mr. Brown, to accept the agenda as amended. Motion carried unanimously.

APPROVAL OF MINUTES

Minutes from the December 26, 2013 Board of Appeals meeting were presented. **Motion** by Ms. Street, seconded by Mr. Hemmer, to approve the minutes as presented. Motion carried unanimously.

PUBLIC HEARING & ACTION ON REQUESTS

Laszlo and Nancy Somogyi - Requests a 6ft. side setback variance for an addition to a single family residence in a Residential Development (D-RS) zoning district. The property is located at 6520 Mack Ave, Tuscarora Township, Section 24, parcel #161-M57-000-031-01. An 8 ft. side setback is required in this zoning district.

Mr. McNeil stated the applicant is requesting a 6ft. variance and the parcel is located in a Residential Development zoning district where an 8ft. setback is required. Mr. McNeil stated an updated drawing was provided indicating a proposed 20ft. x 16ft. addition extending from the wall of the existing cottage which sits 2ft. from the lot line. Mr. McNeil stated Mr. Somogyi is not able to attend the meeting but feels his application is self-explanatory.

Mr. Freese stated this is the same situation that occurs often in the Mullett Lake Village where the property owner has already built within 2ft. of the lot line and is merely extending the line of construction. Mr. Brown stated the past history has been to approve these types of requests as long as there is no further encroachment. Mr. Freese stated the adjacent property owner (closest to the construction site) has a garage that is built along the property line and will not be able to see the construction.

The Zoning Board of Appeals added the following to the General Findings:

5. The neighboring property to the west which is the size of the proposed addition has a garage already constructed which screens the proposed construction from view from the neighboring home.
6. The proposed addition will be merely an extension of the side house already having a 2ft side variance and will not cause any further setback encroachment.

Mr. Freese asked for public comments. There were no public comments. Public comment closed. There was no correspondence to be read.

The Zoning Board of Appeals reviewed and approved the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Brown, seconded by Mr. Hemmer, to approve the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried unanimously.

Election of Officers

Motion by Mr. Brown, seconded by Mr. Hemmer, to nominate Mr. Freese for President, Mr. Moore for Vice-President and Ms. Street for Secretary. Motion carried unanimously.

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

No comments.

ZBA COMMENTS

No comments.

PUBLIC COMMENTS

No comments.

ADJOURN

Motion by Mr. Hemmer, to adjourn. Motion carried. Meeting adjourned at 7:11pm.

Mary Street

Mary Street, Secretary