

**Meeting Of
December 1, 2015**

Record of the proceedings of the regular Boyne City Zoning Board of Appeals meeting held at Boyne City Hall, 319 N. Lake Street, on Tuesday, December 1, 2015 at 5:00 p.m.

Call To Order

Chair Kubesh called the meeting to order at 5:00 p.m.

Roll Call

Present: Bob Carlile, Pat Kubesh, Lynn Murray and Roger Reynolds
Absent: John McClorey (arrived at 5:13 pm)

Meeting Attendance

City Officials/Staff: Assistant Planning Director Patrick Kilkenny and Recording Secretary Pat Haver
Public Present: Three

**Approval of the Minutes
MOTION**

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Murray moved, Reynolds seconded, PASSED UNANIMOUSLY, a motion to approve the November 3, 2015 minutes as presented.

**Hearing Citizen comments on
Non-Agenda Items**

None

Correspondence(s)

Received a support letter from Haggard's Plumbing and Heating for tonight's requested variance.

New Business

**Variance Request
1213 Nordic Dr.
John & Anita Clements**

Public hearing opened at 5:02 pm

Assistant Planning Director Patrick Kilkenny reviewed his staff report that was included in the agenda packet; the owners John & Anita Clements are requesting approximately 24 foot of relief from the required 30 foot setback from the east lot line of the property and approximately 24 foot of relief from the required 30 foot setback from the south lot line of the property, to construct an addition to the existing attached garage and relocate the existing driveway to the east side of the house.

Anita Clements: homeowner – As our current driveway is very steep, we desire a flat drive that will allow us to have a handicapped accessible entrance into the house, and a place to park cars. We plan to convert the old garage into a family room and remove the old driveway and install what ever additional drains are needed and install a walkway to get to the garage and street sidewalk.

Carlile – Can you put in a smaller addition for a smaller footprint?

Clements – A standard garage is 20 foot by 24 foot. We will have plenty of room for parking any additional cars without being over the sidewalk, and there will not be an obstruction of any views going around the corner. This is the only proposed location flat enough to have a garage, as the west and south sides of the house are very steep with no way to attach and enter into the house.

Kubesh – Will the existing garage door remain? **Clements** – Yes it is all glass.

Murray – Have you considered putting the garage door on the east side of the current garage? That would require some work on the roof, however, would require less of a variance if you choose to add on a smaller addition.

Kubesh – Doing that would be about 20 feet in depth, tight for the normal size car.

Reynolds – Are there any traffic ordinances that we need to address?

Public Hearing closed at 5:14

The board and applicant held further discussion about the possible placement of the garage door on the east side of the residence, redesigning the layout with a smaller addition and asking for a smaller variance and possible roof line changes. The board was concerned about obstructing the views going around the corner if the addition were added at the requested size. A suggestion was made to have the request tabled until a future meeting to give the applicant the opportunity to speak with their contractor to see if there were any other options available to them; with the understanding that it is no guarantee that any future plans or variance requests would be automatically approved by this board. The applicants agreed with this suggestion.

MOTION

With no further discussion, **motion by Kubesh, seconded by Murray** to table the variance request from John & Anita Clements until a future meeting.

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Roll Call

Ayes: Kubesh, McClorey, Murray and Reynolds

Nays: Carlile

Absent: None

Abstain: None

Motion carries

Old Business

At the last meeting, the board asked about the residence at 515 Lewis Ave. which had not followed through with upgrading the roof line to the required 5/12 pitch for this zoning district when the house was moved 3 years ago. Patrick spoke with the homeowner, as their zoning permit had also expired; the homeowner assured him that the roof pitch construction would begin in the spring, so the permit was re-issued.

Reports of Officers, Boards and Standing Committees, Good of the Order and Announcements

None

Next Meeting

The next meeting of the Boyne City Zoning Board of Appeals is scheduled for January 5, 2016 at 5:00 p.m.

**Adjournment
MOTION**

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Murray moved, McClorey seconded, PASSED UNANIMOUSLY a motion to adjourn the Tuesday, December 1, 2015 Boyne City Zoning Board of Appeals meeting at 5:47 p.m.

Patrick Kubesh, Chair

Pat Haver, Recording Secretary