

## CHIKAMING TOWNSHIP ZONING BOARD OF APPEALS

Minutes of the April 19, 2011 Regular Meeting

APPROVED

The April 19, 2011, meeting was called to order at 1:02 p.m. by Chairman Lee Strohl with members Jeanne Dudeck, Carol Sizer and Mario Zarantenello present.

Kathy Sellers was not present.

Zoning Administrator Betsey Bohac was also present.

1<sup>st</sup> Order of Business:

Election of officers for the new fiscal year that began 4/01/2011 thru 3/31/2012.

Dudeck moved, Sizer supported, to reappoint Lee Strohl as Chairman and Mario Zarantenello as Vice-Chairman.

Motion carried.

Sizer moved, Zarantenello supported to reappoint Jean Dudeck as Secretary.

Motion carried.

Chairman Strohl appointed Theresa Priest as Recording Secretary for Zoning Board of Appeals.

2<sup>nd</sup> Order of Business:

Dudeck moved, Sizer supported to approve the minutes, as proposed, for the March 15th, 2011 meeting.

Motion carried.

3<sup>rd</sup> Order of Business:

Amend typographical error in Approved February 2011 minutes in regards to ZBA Case #997 Should read "allow construction of an 8" x 10" screen porch" not "7' x 10' screen porch".

Chairman Lee Strohl recommended, Sizer moved and Zarantenello supported.

Motion carried.

4<sup>th</sup> Order of Business:

### **Case No. 1002 Property Code No 11-07-7300-0041-00-3 7297 Orchard Road, Harbert, MI. 49115**

Neringa Peseckas R.A., agent for property owners Ausra and Vytas Butikas who were also in attendance, presented their request for a variance from Section 14.02 of Chikaming Township Zoning Ordinance No. 87, as amended, which does not allow for a structure to have less than a 30' rear yard setback in an R-1 Single Family Residential District.

If granted, the variance would allow a new one (1) story addition and attached garage that would have a rear yard setback of 16' 6".

There was no correspondence received or neighboring property owners in attendance in regards to this variance request.

Ms. Peseckas presented the board with computer drawings of the proposed project. She explained that if the variance was not passed, the addition would make the home look more like a train car than a home. It was also understood that if the property in question had the Prairie Road address instead of Orchard Road this variance would not be needed.

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Dudeck stated that the practical difficulty was the corner lot requires two (2) 30' front yard setbacks, one (1) 30' rear yard setback and one (1) 10' side yard setback. She also stated that it is a reasonable and minimal request that posed no safety issues and so moved to allow for a new 1 story addition and attached garage that would have a rear yard setback of 16' 6".

Sizer supported.

Motion carried.

With no further business on the agenda, Dudeck motioned for the meeting to be adjourned, Zarantenello supported.

Motion carried.

Meeting was adjourned at 1:15 p.m.

Theresa Priest  
Zoning Board of Appeals  
Recording Secretary  
April 19<sup>th</sup>, 2011