

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
October 20, 2016

The meeting was called to order by Chairman J. Horen at 7:00 p.m.

The Pledge of Allegiance was recited by those present.

Members present: J. Horen, J. Gwizdala, W. Sinke, T. Miller
Members absent: D. Darland
Also present: J. Krueger, Alternate Member

Also in Attendance Were: Mark Scott, applicant

Motion by W. Sinke, seconded by T. Miller to adopt the agenda as presented.

Motion carried.

Motion by W. Sinke seconded by J. Horen to approve the minutes of August 18, 2016 as presented.

Motion carried.

Public Input

Public input was closed at 7:02 p.m. with no one in attendance wishing to speak.

New Business

Mark Scott, 09-100-H10-000-012-00, 5558 Christopher Ct. Side Yard Setback

Mr. Scott is requesting a two (2) foot side yard setback on the south side of his existing home, which has an eight (8) foot setback, in order to build an addition. The addition would be in line with the present setback of the home.

Chairman Horen read the letter of notice sent to adjacent properties.

Mr. Scott explained his situation and responded to questions and comments from ZBA members. There were no issues raised by neighboring properties.

Motion by J. Krueger to approve a two (2) foot side yard variance from the ten (10) foot minimum setback for the proposed additions on the south side of 5558 Christopher Court, parcel #09-100-H10-000-012-00. Ordinance #52 Sec. 18.10(a) has been met since the existing structure does not meet current side yard setback requirements and the proposed additions do not intrude into the current eight (8) foot setback and not allowing this variance would cause undue hardship. The spirit of Sec. 18.10 (b) is met. Section 18.10(c) is met in that the condition does not appear to be so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation for such a condition. Supported by W. Sinke.

Roll call vote:

Yes: Horen, Gwizdala, Sinke, Krueger

No: Miller

Absent: Darland

Motion carried to approve a two (2) foot side yard variance.

Reports

Communications

T. Miller moved with J. Krueger support to receive Communications. Motion carried.

Motion by J. Gwizdala to adjourn supported by J. Horen. Motion carried.

The meeting was adjourned at 7:32 p.m.

Respectfully,

Terry Miller
Secretary

TM/jw