

**MINUTES
REGULAR MEETING OF THE OWOSSO ZONING BOARD OF APPEALS
CITY OF OWOSSO
AUGUST 19, 2008**

The meeting was called to order by Chairman Michael Dvorak at 9:30 a.m.

Roll call was taken by Recording Secretary, Marty Stinson.

MEMBERS PRESENT:, Michael Dvorak, Elizabeth Frasier, Randy Horton, and John C.M. Davis .

MEMBERS ABSENT: Dan Jozwiak

ELECTION OF OFFICERS: Motion by Board Member Frasier and supported by Board Member Davis to elect Michael Dvorak as Chairperson, Randy Horton as Vice-Chairperson and Dan Jozwiak as Secretary.

AYES: All. Motion carried.

NAYS: None.

MINUTES:

It was moved by Board Member Frasier and supported by Board Member Davis to approve the minutes of the meeting of May 20, 2008, as presented.

AYES: All. Motion carried.

NAYS: None.

PUBLIC HEARINGS:

**VARIANCE 2008-02
212 N. LANSING STREET
REQUESTED BY LEON & JANICE BUCHHOLZ
LOT SIZE OF DUPLEX IN R-2 ZONING**

A public hearing was conducted for a variance at 212 N. Lansing for a duplex on an undersize lot. John Archer, Building Official, reviewed the history of this house; that it was a duplex on a split lot. This was abandoned and went back to the mortgage holder. Mr. Archer sent a Notice and Order to repair the building. This was not accomplished, so a demolition hearing was set with Mr. Bob Hardy, the Hearing Officer. The day before the hearing, Leon Buchholz, the new owner, happened to call Mr. Archer. The owner would like to remodel the house. Today's issue is the lot size for the duplex. Once abandoned, property has to be in conformance with current zoning. A variance is required to allow the duplex. This would be a Class B, nonconforming lot. If they wanted to expand in the future, they would have to change to Class A nonconforming lot.

The owner, Leon Buchholz, and his wife bought this property and will be seeking a permit for window replacement, roofing, siding and the interior remodel. They plan for two units beside each other rather than one on top of the other.

Mr. Archer presented the affidavit of mailing and the affidavit from the newspaper of publication to the board members.

Mr. Buchholz has removed the excess foliage around the property.

Chairperson Dvorak closed the public hearing. Board Member Davis commented that it looked like a good fit for the neighborhood as there are several other duplexes in the area.

Board Member Horton commented that it was a Class B which is status quo. It should be allowed to continue. Will the side-by-side apartments create problems?

Mr. Archer commented that it was not a problem with the foot print unless they were adding a garage.

Board Member Frasier commented that because it was historically a duplex, the building looks fine.

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Motion by Board Member Davis with support by Board Member Frasier to grant the variance because it conforms with the neighborhood and the intent of the R-2 zoning.

AYES: All. Motion carried.

NAYS: None

Chairman Dvorak thanked Mr. Buchholz for working on this particular property.

ADJOURNMENT:

It was moved by Board Member Davis, supported by Board Member Horton to adjourn the meeting.

AYES: All. Motion carried.

NAYS: None

The meeting was adjourned at 9:50 a.m.

Dan Jozwiak, Secretary