

**MINUTES
REGULAR MEETING OF THE OWOSSO ZONING BOARD OF APPEALS
CITY OF OWOSSO
SEPTEMBER 16, 2008**

The meeting was called to order by Chairman Michael Dvorak at 9:33 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 (excused).

MINUTES:

It was moved by Board Member Davis and supported by Board Member Frasier to approve the minutes of the meeting of August 19, 2008, as presented.

AYES: All. Motion carried.

NAYS: None.

PUBLIC HEARINGS:

**VARIANCE 2008-03
1603 W. STEWART STREET
REQUESTED BY LINDA SCHONBERG
SHIAWASSEE COUNTY HOUSING REHAB PROGRAM
FRONT YARD SETBACK**

A public hearing was conducted for a variance at 1603 W. Stewart Street for a variance for a front yard setback on Isham Street. John Archer, Building Official, presented the application information. The homeowner is confined to a wheelchair. The logical addition would be placed in the front yard area to the east of the house. They are requesting the setback be changed from 25 feet to 15 feet. There is still plenty of room for clear vision at the intersection. Linda Schonberg, Director of the Shiawassee County Housing Rehab Program, stated that this is the most cost effective addition. She thanked John Archer for his input and Glen Gale for his drawing.

Board Member Horton asked where the funding was coming from. He wanted to check if the bank he is employed by would be involved and whether he should abstain from voting on this project.

Ms. Schonberg stated that the bank is not involved on this project.

Board Member Frasier stated the back yard looked as though it had more room.

Ms. Schonberg stated that the interior layout of the house doesn't allow for an easy layout with an addition into the back yard. This requested addition will be about \$30,000. An addition into the back yard would cost about \$50,000 to \$60,000 to accomplish.

Mr. Archer presented three phone messages that were received by his office. None were opposed to this project. He also offered the affidavit of mailing and the affidavit of publication in the local newspaper.

Motion by Board Member Davis, supported by Board Member Frasier to grant the requested variance.

AYES: All. Motion carried.

NAYS: None.

VARIANCE 2008-04
634 SEVENTH STREET
REQUESTED BY CHARLES & MARIAN MATIYOW
SIDE YARD SETBACK

A public hearing was conducted for a variance at 634 Seventh Street for a variance for the side yard setback for a carport. John Archer, Building Official, presented the application information. The lot is standard size. It formerly was a portion of 1111 W. King. There was a land split with a pool in the back yard. Due to the size of the home and pool, they are not able to drive around the house for a detached garage. Therefore, they are looking for a carport. It would be 12 feet leaving 1.6 feet off the property line. A neighbor asked if some property could be purchased from a neighbor. If that was done, the second property would then be non-conforming. Our code does not allow making a property non-conforming.

Mr. Matiyow, the homeowner, stated that his home has a Mansard style roof, and he would like to make the carport with a Mansard roof also.

Mr. Archer presented communications that were received by his office. Mr. Dan Kirkland was opposed, Mr. Lewis Benson questioned if there were other options. He opposed the general concept, but not the specific request.

The public hearing was closed.

Board Member Horton stated that we have always given people car storage and protection.

Motion by Board Member Horton, supported by Board Member Davis to grant the requested variance with a note that at no time can the carport be enclosed as a garage due to the proximity of neighboring property. They could have lattice or vegetation, but no permanent structure.

AYES: All. Motion carried.

NAYS: None.

ADJOURNMENT:

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

AYES: All. Motion carried.

NAYS: None

The meeting was adjourned at 9:52 a.m.

Dan Jozwiak, Secretary