

**CHARTER TOWNSHIP OF BANGOR
ZONING BOARD OF APPEALS**

MINUTES OF SEPTEMBER 17, 2019 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 17th day of September, 2019 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Corrion, Phelps

MEMBER (S) ABSENT: Covaleski, DeShano

ALTERNATE MEMBER PRESENT: Dore

Mr. Banaszak called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

The first item on the agenda was approval of minutes of the July 16, 2019 regular meeting. *Ms. Corrion moved to approve the minutes of the July 16, 2019 regular meeting. Mr. Phelps supported the motion. Four (4) ayes, no (0) nays. The motion passed.*

The next item was a petition filed by Michael Paul Barber for property at 244 Lagoon Beach Drive ((09010L1000030100) which is on the East side of Lagoon Beach Drive and on the corner of Lincoln and Lagoon Beach for the purpose of 4' side yard variance to be 4' (8' is required) for a 4 seasons room. Property is zoned Residential.

The Bay County Road Commission wrote they have no objection to the petition. Based on review of the Bay County GIS aerials and the information submitted, the proposed construction will not be located in close proximity to the road right-of-way and will not affect the maintenance activities of the BCRC.

Mr. Barber explained his lot was 63' wide on Lagoon Beach and 52' at the rear with 113' of depth. He has two front yards and is limited where he could put any additions on to his home. Mr. Barber added he would like to be 3.5" from the side yard instead of 4'. He would like a 20'x30' garage. The property would not drain onto his neighbors.

Mr. Phelps asked what the height of the garage would be. Mr. Barber stated it would be the same as the house. Mr. Dore asked how far the carport was from the property line. Mr. Barber stated it was currently 8' from the property line.

Ms. Corrion explained to Mr. Barber that the ZBA could not entertain a change to the variance unless it was for a lesser variance. Mr. Barber was requesting a greater variance. The ZBA would only act on the original request.

Mr. Phelps asked what size the garage would be being 4' from the property line. Mr. Barber stated the garage would be 19'x30'.

There was no one in the audience for or against the request.

Mr. Dore asked what the hardship was. The carport is currently 8' off the property line. He did not see a hardship.

Mr. Phelps commented the property had two front yards but the garage was not on the road side. A garage would improve the property.

Ms. Corrion stated the Barber's are limited to where a garage could be located due to having two front yards. Mr. Banaszak commented a garage could be built without a variance.

Mr. Barber stated they would like to add a bathroom and the garage would allow them to do that. The proposed changes would improve the home.

Ms. Corrion asked what size the home was. Mr. Barber stated it was 1,204 square feet.

A discussion took place on the size of the proposed garage and the variance.

Ms. Corrion moved to approve the petition filed by Michael Paul Barber for property at 244 Lagoon Beach Drive (09010L1000030100) which is on the East side of Lagoon Beach Drive and on the corner of Lincoln and Lagoon Beach for the purpose of 4' side yard variance to be 4' (8' is required) for a 4 seasons room. The house is small. The property has two front yards with a small lot. The garage cannot be located anywhere else. Mr. Phelps supported the motion. A roll call vote was taken. Corrion-aye, Banaszak-aye, Dore-nay, Phelps-aye. Three (3) ayes, one (1) nay. The motion passed and the applicant has six (6) months to pull a building permit or the variance is deemed null and void.

Having no other business before the Board, Mr. Banaszak adjourned the meeting. The meeting was adjourned at 6:15 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator