

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

**MINUTES OF MARCH 18, 2014 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 18<sup>th</sup> day of March, 2014 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT:           Corrion, LaPlant, Schisler

MEMBER (S) ABSENT:                Phelps and Banaszak

ALTERNATE MEMBERS PRESENT:     Castaneda

Ms. Corrion called the meeting to order at 6:03 p.m.

The Pledge of Allegiance was recited.

**The first item on the agenda was approval of the minutes of a regular meeting held February 18, 2014. Mr. Schisler moved to approve the minutes as presented. Mr. LaPlant seconded the motion. Four (4) ayes, no (0) nays. The motion passed.**

**The next item on the agenda was a petition filed by James Thompson for property at 3610 Old Kawkawlin Road which is on the Southwest side of Old Kawkawlin between Euclid and Schumann for the purpose of a variance of 3' to be 5' for the minimum side yard on two sides (8' is required) and a variance of 10' to be 10' minimum combined side yards (20' is required) to construct a second floor addition maintaining existing side yard setbacks. Parcel is zoned Residential-3.**

The fire department takes no exception to the petition.

Bay County DWS wrote they take no exception to the proposed variance.

Jim Lillo from the Bay County Road Commission wrote with regard to the petition filed by James Thompson, they have no objection to the petition. Based on the information received, the variance is for a second story addition where the "footprint" of the home is not changing, just the vertical elevation. Therefore, the relationship between the home with the proposed addition and the road/road-right-of-way should remain the same.

Andrea Leser represented the request. She stated they purchased the home 9 years ago. Now they have two children. The house is 600 square feet and very tiny. They are unable to sell it because they owe more than it's worth. Right now, the kids share an 8'x8' room. Bay Area Housing is helping them with building a second story addition. The house won't be any wider than it is. The house next door is two stories.

Cathy Holm of 3612 Old Kawkawlin stated she was in favor of the request.

There was no one in the audience against the request.

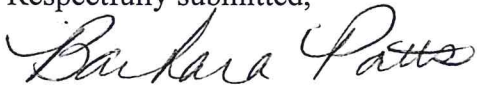
Mr. Schisler stated there is no room on the property to build anywhere but up. Mr. LaPlant added the

setbacks are existing.

*Mr. Schisler moved to approve the petition filed by James Thompson for property at 3610 Old Kawkawlin Road which is on the Southwest side of Old Kawkawlin between Euclid and Schumann for the purpose of a variance of 3' to be 5' for the minimum side yard on two sides (8' is required) and a variance of 10' to be 10' minimum combined side yards (20' is required) to construct a second floor addition maintaining existing side yard setbacks. The addition would be over the existing foundation. The home was grandfathered in but since changes are proposed, variances are needed. The lot itself is no longer considered a buildable lot under the current zoning ordinance. Mr. Castaneda seconded the motion. Four (4) ayes, no (0) nays. The motion passed. The applicant has six (6) months to pull a building permit or the variance would be null and void.*

*Having no other business before the Board, Mr. Schisler moved to adjourn. Mr. LaPlant seconded the motion. Four (4) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:13 p.m.*

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator