

REGULAR MEETING The Norway Area Zoning Board of Appeals of Norway and Norway Township met in regular session at 6:30pm, September 25, 2018 in the Norway City Hall, Curtis J. Bracket Council Chambers.

ROLL CALL Members present were: J. Temrowski, L. Bietila, L. Meneghini, T. Baciak, and S. Marks

ABSENT None

OTHERS PRESENT Others present were: Ray Anderson, Norway City Manager; Mary Pollard, City Treasurer; and three (3) citizens present

APPROVE AGENDA A motion was made by Member S. Marks, supported by Member T. Baciak and unanimously approved agenda for September 25, 2018.

APPROVE MINUTES A motion was made by Member S. Marks, supported by Member T. Baciak and unanimously approved minutes of September 5, 2018.

APPROVE TO ENTER INTO PUBLIC HEARING A motion was made by Member J. Temrowski, supported by Member S. Marks, and unanimously approved to enter into public hearing to discuss a variation petition filed by Carl Kalcek.

PETITIONER COMMENT Petitioner Carl Kalcek addressed the board and explained his need for obtaining a variation. Mr. Kalcekt would like the 10 x 18 foot addition due to elderly age and need for washer/dryer and bathroom on the main floor. Petitioner explained that property is located on a corner lot, which is considered as two front yards. Also, there is a staircase going to their basement on the east side of the house. Making the addition smaller in width would not be practical for the type of use that the addition is needed for.

BOARD COMMENT The Zoning Board of Appeals reviewed with Mr. Kalcek plans for the addition and the reason for the placement and size.

APPROVE TO ENTER INTO REGULAR SESSION A motion was made by Member T. Baciak, supported by Member L. Meneghini, and unanimously approved to close public hearing and enter into regular session.

BOARD DISCUSSION An application for a variation has been applied for by Carl Kalcek. The property is located at 800 Norway Street, Norway, Michigan. The petitioner is seeking relief from Article IV Section 401 of the Norway Area Zoning Ordinance governing the minimum setback from the side yard property line. The property in question is located within an (R1) Residential Zoning District. The petitioner is requesting a variance to allow a 10 foot by 18 foot addition to be constructed within the minimum 5 foot setback requirement from the side property line.

The petitioner(s) are an elderly couple that need to have a bathroom and washer/dryer on their main floor. Due to the corner lot they have 2 front yards. Also, there is a stairway going to their basement on the east side of the house which means that the addition will have to be constructed on the north side of the house. Making the addition smaller in width would not be practical for the type of use that the addition is needed for.

ZONING
ADMINISTRATOR
COMMENT

Mr. Anderson addressed board comments.

APPROVE
VARIATION

A motion was made by Member L. Meneghini, supported by Member S. Marks and unanimously approved variation petition filed by Carl Kalcek for relief from Article IV Section 401 of the Norway Area Zoning Ordinance governing the minimum setback from the side yard property line. The property in question is located within an (R1) Residential Zoning District. The petitioner is approved a variance to allow a 10 foot by 18 foot addition to be constructed within the minimum 5 foot setback requirement from the side property line.

CITIZEN
COMMENT

None.

APPROVE
TO ENTER INTO
PUBLIC HEARING

A motion was made by Member S. Marks, supported by Member T. Baciak, and unanimously approved to enter into public hearing to discuss a variation petition filed by Adam Gunville.

PETITIONER
COMMENT

Petitioner Adam Gunville addressed the board and explained the need for obtaining a variation. Mr. Gunville explained the elevations on the property and property topography limit building to the rear yard or to the north of the current house and garage. This issue also affects the placement of the current house which is only 12 feet from the front property line.

BOARD
COMMENT

The Zoning Board of Appeals reviewed with Ms. Gunville plans for the garage and deck and the reason for placement within the minimum setback requirement.

APPROVE
TO ENTER
INTO REGULAR
SESSION

A motion was made by Member T. Baciak, supported by Member L. Meneghini, and unanimously approved to close public hearing and enter into regular session.

BOARD
DISCUSSION

An application for a variation has been applied for by Adam Gunville. The property is located at 542 14th Avenue, Norway, Michigan. The petitioner is seeking relief from Article IV Section 401 of the Norway Area Zoning Ordinance governing the minimum distance for an accessory

building from the side property line and front property line. The property in question is located within an (R1) Residential Zoning District. The petitioner is requesting a variance to allow a 28 foot by 30 foot accessory building (garage) to be constructed within the minimum 5 foot setback requirement from the side property line and a 10 foot by 23 foot deck to be constructed within the front yard setback.

The layout of the structures of the petitioners property are affected by the topography of the lot which has extended elevation in the rear yard, which limit building to the rear yard or to the north of the current house and garage. This issue also affected the placement of the current house which is only 12 feet from the front property line. The house is also due east of the existing city owned park which is not going to be impacted by the setback request to the west.

ZONING
ADMINISTRATOR
COMMENT

Mr. Anderson addressed comments from the board.

APPROVE
VARIATION


A motion was made by Member L. Bietila, supported by Member L. Meneghini and unanimously approved variation petition filed by Adam Gunville. Relief from Article IV Section 401 of the Norway Area Zoning Ordinance governing the minimum distance for an accessory building from the side property line and front property line. The property in question is located within an (R1) Residential Zoning District. The petitioner is approved a variance to allow a 28 foot by 30 foot accessory building (garage) to be constructed within the minimum 5 foot setback requirement from the side property line and a 10 foot by 23 foot deck to be constructed within the front yard setback.


CITIZEN
COMMENT

None.

ADJOURN

A motion was made by Member S. Marks, supported by Member J. Temrowski and unanimously approved to adjourn the meeting.


Leonard Bietila III, Secretary


Attest: Trisha Plante, City Clerk