

REGULAR MEETING            The Norway Area Zoning Board of Appeals of Norway and Norway Township met in regular session at 6:30pm, September 6, 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; Trisha Plante, City Clerk; and three (3) citizens present

APPROVE AGENDA           A motion was made by Member T. Baciak, supported by Member S. Marks and unanimously approved agenda for September 6, 2018.

APPROVE MINUTES         A motion was made by Member S. Marks, supported by Member L. Bietila and unanimously approved minutes of July 30, 2018.

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

PETITIONER COMMENT     Petitioner Michael Deyaert addressed the board and explained his need for obtaining a variation. Mr. Deyaert would like the garage height to be extended to allow for storage.

BOARD COMMENT           The Zoning Board of Appeals reviewed with Mr. Deyaert plans for the garage and the reason for the additional height.

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

BOARD DISCUSSION         An application for a variation has been applied for by Michael Deyaert. The property is located at 210 Belgium Town Road, Norway, Michigan. The petitioner is seeking relief from Article IV Section 413, paragraph A9 of the Norway Area Zoning Ordinance governing the maximum height of an accessory structure. The property in question is located within an (R1) Residential Zoning District. The petitioner is requesting a variance to construct a garage with a 15.5 foot height which is above the maximum 14 foot required height.

   The petitioner has a small house with no basement and needs to have both a garage and extra storage. Due to the size of the property the request is to construct a garage with a higher roof line so that the upstairs of the garage can be used for the storage.

ZONING ADMINISTRATOR COMMENT Mr. Anderson addressed the board concerning the amount of height variations recently and suggested having the Norway Area Planning Commission re-evaluate this zoning regulation.

The Norway Area Zoning Board of Appeals directed the City Manager to discuss with the Norway Area Planning Commission whether to increase the current height restriction of 14 feet in an R1 district to 16 feet. This request is due to the number of variations received this past year for accessory building height requests between 14 feet and 16 feet.

APPROVE VARIATION A motion was made by Member S. Marks, supported by Member L. Bietila and unanimously approved variation petition filed by Michael Deyaert for relief from Article IV Section 413, paragraph A9 of the Norway Area Zoning Ordinance governing the maximum height of an accessory structure. The petitioner is approved a variance to allow a garage to be constructed at 15.5 feet in height.

CITIZEN COMMENT None.

APPROVE TO ENTER INTO PUBLIC HEARING A motion was made by Member L. Bietila, supported by Member S. Marks, and unanimously approved to enter into public hearing to discuss a variation petition filed by Sandra Georgeff.

PETITIONER COMMENT On behalf of the petitioner Sandra Georgeff, Mr. Peter Dibouski addressed the board and explained the need for obtaining a variation. Mr. Dibouski explained the house has no basement, was built on a narrow lot, and the need for storage space.

BOARD COMMENT The Zoning Board of Appeals reviewed with Ms. Georgeff and Mr. Peter Dibouski plans for the garage/shed and the reason for placement within the minimum setback requirement.

APPROVE TO ENTER INTO REGULAR SESSION A motion was made by Member S. Marks, supported by Member J. Temrowski, and unanimously approved to close public hearing and enter into regular session.

BOARD DISCUSSION An application for a variation has been applied for by Sandra Georgeff. The property is located at 1714 E. 7<sup>th</sup> Avenue, Norway, Michigan. The petitioner is seeking relief from Article IV Section 413, paragraph A8 of the Norway Area Zoning Ordinance governing the maximum distance for an accessory building from the rear property line. The property in question is located within an (R1) Residential Zoning District. The petitioner is requesting a variance to allow a 12 foot by 26 foot accessory building to be constructed within the minimum 10 foot setback requirement from the property line.

The petitioner has a narrow lot with roadways or streets on the north, south and west side of the property. That would mean that 3 of 4 sides of the property are all considered front yards. The house is also 6 feet above 7<sup>th</sup> Avenue and 8 feet above Eighth Avenue. The lot also is not consistent in depth as it narrows significantly from east to west. The house has no basement and the petitioner would like to construct a garage/shed for storage space.

ZONING  
ADMINISTRATOR  
COMMENT

Mr. Anderson addressed comments from the board.

APPROVE  
VARIATION

A motion was made by Member L. Meneghini, supported by Member T. Baciak and unanimously approved variation petition filed by Sandra Georgeff for relief from Article IV Section 413, paragraph A8 of the Norway Area Zoning Ordinance governing the maximum distance for an accessory building from the rear property line. The petitioner is approved a variance to allow a 12 foot by 26 foot accessory building to be constructed within the minimum 10 foot setback requirement from the property line.

CITIZEN  
COMMENT

None.

ADJOURN

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



Leonard Bietila III, Secretary



Attest: Trisha Plante, City Clerk