

Charter Township of Filer
Zoning Board of Appeals Public Hearing
Filer Township Hall
2505 Filer City Rd., Manistee, MI 49660
October 29, 2019

Present: Jennifer Williams, Elizabeth Allen, Lynn Kooyers

Also Present: Larry Thompson, Zoning Administrator and Andrew Masty,
Applicant

Meeting called to order and Pledge of Allegiance at 4:00 p.m.

Motion by Kooyers, seconded by Allen to approve the minutes of the meeting held on October 7, 2019 as presented. All in favor. M/C

Case #360-19 Andrew Masty
1335 28th St.
Manistee, MI, 49660
Filer Township, Manistee County
Parcel #51-06-019-225-03

Zoning Administrator Thompson reviewed the previous appeal on this parcel which granted permission to build on a lot less than 100 ft. wide. He explained that the applicant is requesting a second variance today increasing the ridge board height of the proposed accessory building. If approved, the ridge board height would be increased from the permitted height of 16 ft. to 22 ft.

Allen requested clarification on the correct address and parcel number for the subject vacant lot. Mr. Masty stated the parcel number on his application is correct, #51-06-019-225-03. The address for the vacant parcel will be 1335 28th St. It has recently been assigned by Manistee County. The address on the application is the applicant's current home address, which is also located on 28th Street.

It was noted that the applicant submitted a revised site plan today with new dimensions for his proposed home and accessory building. This site plan illustrates that each structure will be 50' X 24' = 1,200 sq/ft, with a total building footprint of 2,400 sq/ft on this lot.

Applicant Masty explained that the accessory building will be used for storage only. He has submitted a site plan showing a 150 ft. front yard setback while only 35 ft. is required. It will be located behind his residence, as far back on his lot as possible. He does not wish to not block his neighbor's views from their homes.

Kooyers commented that Article 45 High Density Residential permits a single-family dwelling and accessory structure to be built on each lot in this district, providing the accessory building does not exceed 1,200 sq/ft. The Masty appeal is a request for a dimensional height variance only.

Allen commented that an additional variance should not be granted on this substandard lot.

Chairman Williams reviewed the aerial street view showing the locations of neighboring homes and yards. She noted the large vacant parcel of land behind the Masty lot owned by Packaging Corporation of America. She commented that this parcel will most likely remain vacant.

Zoning Administrator Thompson stated he received only one phone call requesting information about the application.

Chairman Williams called for public comment. None was received.

Motion by Williams to approve the request, seconded by Kooyers with the stipulation that the residence must be built before the accessory building. Roll call vote: Allen-no, Williams-yes, Kooyers-yes. 2 yeas, 1 nay. M/C

Motion by Kooyers, seconded by Williams to adjourn. All in favor. M/C
Hearing adjourned at 4:42 p.m.

Respectfully submitted,

Lynn Kooyers, Acting Secretary
Zoning Board of Appeals