

Little Traverse Township Zoning Board of Appeals  
January 10, 2019 5:30 PM  
Township Hall  
Minutes

FILE COPY

Chairman Duran called the meeting to order at 5:30 PM.

**Roll Call:** Present: Matt Duran, Joe Leach & Joe Chattaway

Absent: None

Also present: Bill Dohm, Randy Frykberg & three guests (*attachment page 4*)

**Agenda:** Upon a motion by Mr. Chattaway and support by Mr. Leach, the agenda was unanimously approved by voice vote (*attachment page 5*).

**Minutes:** Following review of the minutes of September 6, 2018 a motion to approve the minutes as presented was offered by Mr. Duran and supported by Mr. Chattaway. The motion was approved by unanimous voice vote.

**Case #A-1-2019**

Conduct a Public Hearing on an application by K.P. Neuman, for Bill and Gina Keough for a rear yard set-back variance, to add an attached garage to an existing Cottage at 3121 Forest Ave, in the Plat of Menonaqua Beach. The property is zoned R-R, is a non-conforming lot, and is more particularly described in tax parcel #24-08-16-22-102-063.

**5:35 pm** - Chairman Duran opened the meeting to a **Public Hearing**.

Mr. Dohm advised that the meeting had been published, posted, and notices sent to all surrounding property owners within 300' of the subject property. He entered into the record a letter of support from Haggard's Plumbing and Heating. (*see attachment page 6*).

Mr. Frykberg presented his Findings of Fact Memorandum dated 12-18-18 and explained the facts as stated therein, (*see attachment page 7-8*).

Chairman Duran asked for public comment.

Mr. Perry Neuman, builder, explained there was a need to expand the existing structure as barrier free. Due to the configuration of the existing house, the only alternative to facilitate this need as a customary garage is to extend to the North & East. The configuration was decided upon in order to maintain as much setback conformance as possible and still be able to easily access the garage.

Mr. Dohm explained that due to the layout of driveways and entrances to the Keough lot, he rendered a Zoning Administrator's opinion that the front yard definition is the northwest side of the property, simply because there is no lot line abutting a public or private road, but rather the driveway easement entrance comes in there. Therefore, the opposite side where the variance is requested would be the rear yard.

Chairman Duran asked if there were any more public comments. There were none.

**5:40pm.** Chairman Duran then closed the public hearing.

Discussion followed among Board members. Mr. Leach asked about remodeling of the house. He also commented about the poor road access to the property.

It was the consensus that the variance request is in order.

Following discussion, Mr. Leach made the following motion:

**Due to the findings of fact as stated (in the proposed final decision), I, Joe Leach move to approve Case # A-1-2019, the Bill & Gina Keough variance application, dated December 5 and 6, 2018, for a rear yard setback of 12' in order to build a 25' x 26' attached barrier free garage at 3121 Forest Ave. in the Plat of Menonaqua Beach (ID #24-08-16-22-102-063).**

Mr. Chattaway supported the motion.

A Roll Call Vote carried the motion as follows:

Mr. Chattaway - Yea  
Mr. Duran - Yea  
Mr. Leach - Yea

**5:48 pm.** Chairman Duran recessed the meeting to type up the final decision.

**5:55 pm.** Chairman Duran reconvened the meeting to approve and sign a final decision. *(see attachment page 9-11).*

**Open Discussion for items not on the agenda:**

**Public Comment:** Chairman Duran opened the meeting to public comment  
There were no public comments

**Report by Planning Commission Representative:** There was none.

**Report by Twp. Board Members:** Mr. Dohm advised the Board that there were no pending ZBA applications at this time.

**Adjourn:** There being no further business to be brought before the Board, Chairman Duran adjourned the meeting at 6:00 P.M.

Respectfully Submitted,



William P. Dohm  
Recording Secretary

Secretary

  
Joe Chattaway, Secretary

6-30-18  
Date Approved