

Little Traverse Township Zoning Board of Appeals

January 6, 2022

5:30 PM

Minutes

FILE COPY

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

Roll Call: Present: Joe Leach & Joe Chattaway.

Absent: Mat Duran (deceased).

Staff present: Bill Dohm, Supervisor
Jake Myers (*via Zoom*)

Also present: Kevin Hart, Applicant and Sarah Krupa, Administrative Assistant

Agenda: Mr. Dohm presented the agenda. Vice Chairman Leach asked if there were any additions or changes. There were none, and the agenda was approved by unanimous voice vote, (*attachment page 4*).

Minutes: Following review of the minutes of December 16, 2021, a **motion** to approve the minutes as presented was made by Mr. Chattaway and seconded by Mr. Leach. The motion was approved by unanimous voice vote.

Case #A-1-2022:

Conduct a Public Hearing on an application by Kevin D. Hart, AIA, for Cathy and James Weissenborn for a east side yard and rear yard setback variance to construct an extended porch and rebuild an existing failing screened porch on an existing one-family dwelling at 1993 Fairview Ave., Lot 1, Plat of Roaring Brook Resort. The property is zoned RR, and is a non-conforming zoning lot. The property is more particularly described in tax parcel #24-08-16-17-176-012.

Mr. Dohm advised that the public hearing notice had been published, posted, and sent to all surrounding property owners within 300' of the subject property, (*attachment page 5*) and that no correspondence has been received.

Mr. Myers presented his Memorandum dated 1.06.2021, (*on file*), via zoom, explaining the request, outlining the findings of fact, and listing of possible considerations for the Board,

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5:50 PM. – Vice Chairman Leach opened the meeting to a Public Hearing.

Vice Chairman Leach asked for public comment.

Applicant, Kevin Hart explained the subject cottage was built around 1913 to 1917, and that it had been updated in 2015. He stated that the addition will dress up the character of the old cottage, and offer the residents a more comfortable living arrangement, consistent with other cottages in the neighborhood.

Vice Chairman Leach asked for final comments. There were none.

5:55 PM: Vice Chairman Leach closed the public hearing.

Vice Chairman Leach requested comments or questions from Board members.

Following Board discussion, Mr. Chattaway **motioned** that: Due to the findings of fact as stated above, *(in the final decision page 6-8)*, I, Joe Chattaway, move to approve Case A-1-2022, Weissenborn ZBA variance application dated November 29, 2021 and signed by Cathy & James Weissenborn, owner, and Kevin D. Hart, applicant, for a side setback variance of up to 4'-11" and a rear yard setback variance of up to 17'-6" in order to construct a single-family home addition and partial reconstruction, Parcel ID 24-08-16-17-176-012.

Upon a second by Mr. Leach, the motion carried by the following roll call vote:

Joe Chattaway Yea

Joe Leach Yea

6:00 PM. - Vice Chairman Leach called a recess to have the Final Decision for Case #A-1-2022 typed and printed for review and signature.

6:10 PM. - Vice Chairman Leach called the meeting back to order.

Case #A-1-2022 Final Decision was displayed and approved as follows: (see signed copies attached pages 7-9)

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A motion to approve the final decision was made by Mr. Chattaway and seconded by Mr. Leach.

The motion carried by the following roll call vote:

Joe Chattaway Yea

Joe Leach Yea

Open Discussion for items not on the agenda:

Public Comment or Correspondence received. There was none.

Report by Planning Commission Representative: There was none.

Report by Twp. Board Members: There was none.

Adjourn: There being no further business to be brought before the Board, upon a motion by Mr. Chattaway, with support from Mr. Leach, the meeting was adjourned at 6:20P.M.

Respectfully Submitted,



William P. Dohm
Recording Secretary



Joe Chattaway, Secretary



Date Approved