

**Village of Goodrich
Zoning Board of Appeals
February 16, 2016
7:00pm
Minutes**

Meeting was called to order by Chairman Walworth at 7:00pm

Present: Norman Bass, Mark Baldwin, Terry Christner, Gary Hogness, Keith Walworth,
Deputy Clerk Pat Schierup, Administrator/Clerk Jakki Sidge

Absent: None

Public Hearing

A variance request from Wendy and Jon Ciaramitaro, 7281 Hawthorne Circle,
Goodrich, MI 48438 to allow a variance from Article III Zoning District
Regulations, Table 4.6 Dimensional Standards Residential Districts

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Hearing opened at 7:00 p.m.

Applicants explained their reasons for variance request.

Hearing closed at 7:10 p.m.

Approval of Agenda

MOTION: To approve the agenda as written.

Moved by Christner, seconded by Bass

All members present voting in the affirmative. Carried.

Approval of Minutes of October 19, 2015

MOTION: To approve the minutes as presented.

Moved by Christner, seconded by Baldwin

All members present voting in the affirmative. Carried.

NEW BUSINESS

A variance request from Wendy and Jon Ciaramitaro, 7281 Hawthorne Circle, Goodrich, MI 48438 to allow a variance from Article III Zoning District Regulations, Table 4.6 Dimensional Standards Residential Districts for parcel 02-15-576-25 10495 Grandview Drive, Goodrich, MI 48438 to allow a 25 foot front yard setback on the southwest corner from the required 35 foot set back.

MOTION: FOR A NON-USE VARIANCE, WENDY AND JON CIARAMITARO, 7281 HAWTHORNE CIRCLE, GOODRICH, MI 48438 TO ALLOW A VARIANCE FROM ARTICLE III ZONING DISTRICT REGULATIONS, TABLE 4.6 DIMENSIONAL STANDARDS RESIDENTIAL DISTRICTS FOR PARCEL 02-15-576-25 10495 GRANDVIEW DRIVE, GOODRICH, MI 48438 TO ALLOW A 25 FOOT FRONT YARD SETBACK ON THE SOUTHWEST CORNER FROM THE REQUIRED 35 FOOT SET BACK. BE GRANTED BECAUSE THE PETITIONER DID DEMONSTRATE PRACTICAL DIFFICULTIES EXIST IN THIS CASE IN THAT HE SET FORTH FACTS WHICH SHOW THAT:

- 1. COMPLIANCE WITH THE STRICT LETTER OF THE ORDINANCE WOULD UNREASONABLY PREVENT THE PETITIONER FROM USING THE PROPERTY FOR A PERMITTED PURPOSE OR WOULD RENDER CONFORMITY WITH THE ORDINANCE UNNECESSARILY BURDENSOME.**
 - 2. THAT GRANTING THE VARIANCE REQUESTED WOULD DO SUBSTANTIAL JUSTICE TO THE PETITIONER AS WELL AS TO THE OTHER PROPERTY OWNERS IN THE DISTRICT OR THAT A LESSER RELAXATION THAN THAT RELIEF APPLIED FOR WOULD GIVE SUBSTANTIAL RELIEF TO THE OWNER OF THE PROPERTY INVOLVED AND BE MORE CONSISTENT WITH JUSTICE TO OTHER PROPERTY OWNERS.**
 - 3. THAT THE PETITIONER'S PLIGHT IS DUE TO THE UNIQUE CIRCUMSTANCES OF THE PROPERTY**
 - 4. THAT THE PROBLEM IS NOT SELF-CREATED**
- Moved by Bass, seconded by Hogness
Bass yes, Baldwin yes, Christner yes, Hogness yes, Walworth yes.
Motion carried.

MOTION: FOR A NON-USE VARIANCE, WENDY AND JON CIARAMITARO, 7281 HAWTHORNE CIRCLE, GOODRICH, MI 48438 TO ALLOW A VARIANCE FROM ARTICLE III ZONING DISTRICT REGULATIONS, TABLE 4.6 DIMENSIONAL STANDARDS RESIDENTIAL DISTRICTS FOR PARCEL 02-15-576-25 10495 GRANDVIEW DRIVE, GOODRICH, MI 48438 TO ALLOW A 5 FOOT EAST SIDE YARD SETBACK BE DENIED BECAUSE THE PETITIONER DID NOT DEMONSTRATE PRACTICAL DIFFICULTIES EXIST IN THIS CASE IN THAT HE DID NOT SET FORTH FACTS WHICH SHOW THAT:

- 5. COMPLIANCE WITH THE STRICT LETTER OF THE ORDINANCE WOULD UNREASONABLY PREVENT THE PETITIONER FROM USING THE PROPERTY FOR A PERMITTED PURPOSE OR WOULD RENDER CONFORMITY WITH THE ORDINANCE UNNECESSARILY BURDENSOME.**
- 6. THAT GRANTING THE VARIANCE REQUESTED WOULD DO SUBSTANTIAL JUSTICE TO THE PETITIONER AS WELL AS TO THE OTHER PROPERTY OWNERS IN THE DISTRICT OR THAT A LESSER RELAXATION THAN THAT RELIEF APPLIED FOR WOULD GIVE SUBSTANTIAL RELIEF TO THE OWNER OF THE PROPERTY INVOLVED AND BE MORE CONSISTENT WITH JUSTICE TO OTHER PROPERTY OWNERS.**
- 7. THAT THE PETITIONER'S PLIGHT IS DUE TO THE UNIQUE CIRCUMSTANCES OF THE PROPERTY**
- 8. THAT THE PROBLEM IS NOT SELF-CREATED**

Moved by Bass, seconded by Hogness

Bass yes, Baldwin no, Christner no, Hogness yes, Walworth no.

Motion denied.

MOTION: To adjourn.

Moved by Christner, seconded by Baldwin

All members present voting in the affirmative. Carried.

Meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Pat Schierup, Deputy Clerk

Presented:

Approved: