

Submitted by: S. Longstreet

Approved: _____

**MARION TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
JULY 6, 2020**

MEMBERS PRESENT: Larry Fillinger (remotely), Linda Manson-Dempsey, Larry Grunn, Dan Lowe, and Diane Bockhausen

MEMBERS ABSENT: None

OTHERS PRESENT: Dave Hamann, Zoning Administrator

CALL TO ORDER

Larry Fillinger called the meeting to order at 7:32 p.m.

MEMBERS PRESENT

The members of the Zoning Board of Appeals introduced themselves.

APPROVAL OF AGENDA

Linda Manson-Dempsey motioned to approve the agenda as presented. Larry Grunn seconded. **Motion carried.**

CALL TO THE PUBLIC

No response.

APPROVAL OF MINUTES

June 1, 2020 Regular Meeting: Linda Manson-Dempsey motioned to approve the minutes as presented. Diane Bockhausen seconded. **Motion carried.**

OLD BUSINESS: None

NEW BUSINESS

ZBA Case #03-20—David & Karen Alfanos, 4084 Southwoods Dr., Howell, MI, Tax Code #4710-25-101-017; Seeking variance for Section 8.04 E3 a 2—Side Yard Setback of 10 feet and Section 8.04 E3 a3—Rear Setback of 25 feet

Mr. and Mrs. Alfanos were present to ask for variances to build an attached garage to their existing home. In addition to the side yard setback request, they are requesting a rear yard setback variance because of a cul-de-sac that was created when the canal was put in.

Dan Lowe said that a variance giving them only a one-foot setback is a problem; he would be more comfortable if the setback was at least five feet. Larry Grunn asked if they would be willing to reduce the size of the garage. It was also suggested that if they could push the garage back, it would eliminate the need for the rear setback variance

and the side yard variance could be closer to five feet. The ZBA members also encouraged the applicants to locate the survey markers. Mr. and Mrs. Alfanos agreed, and said they would look at other options to move the proposed garage back.

Call to the Public

Letters of support were received from Dan & Mercedes LaFramboise, 4058 Southwoods Dr. (who own the vacant lot to the north); Dave & Mary Schultz, 4071 Southwoods Dr.; and Daryl & Christine Soneral, 4085 Southwoods Dr.

Motion

Linda Manson-Dempsey motioned to table ZBA Case #03-20 until the August 10, 2020 ZBA meeting, provided the applicants have located the survey markers and have a revised plan for the garage. Larry Grunn seconded. Roll call vote: Bockhausen, Lowe, Manson-Dempsey, Grunn, Fillinger—all yes. **Motion carried 5-0.**

ZBA Case #02-20—Richard Suhayda, 806 Hurley Dr., Howell, MI, Tax Code #4710-35-301-041; Seeking variance for Section 8.04 E1 a—Minimum Lot Area, Section 8.04 E3 a1—Front Setback of 50 feet, and Section 8.04 E3 a3—Rear Setback of 25 feet

The applicant, Richard Suhayda, was present to ask for variances to construct an attached garage on the north side of his property. The current structure does not meet the setback requirements. Mr. Suhayda said if the variances are granted, he will combine his two parcels to give him 12,000 square feet. The current zoning requires 18,000 square feet. Mr. Suhayda's lot has frontage on three roads: Pleasant Lake, Hurley, and Park. The applicant provided a statement supporting his request signed by David Bozek, 778 Hurley; Daniel Bozek, 778 Hurley; Hunter Robertson, 771 Hurley; Fabio & Staci Giske, 777 Hurley; and Roger Pashak, 825 Hurley.

Dan Lowe said the applicant needs to provide a drawing of what he intends to do before a decision can be made. Linda Manson-Dempsey agreed that more information is necessary. The ZBA members encouraged Mr. Suhayda to either locate the irons on the corners of his lot or get a survey.

Linda Manson-Dempsey motioned to table ZBA Case #02-20 until the next meeting so the owner can either locate the survey irons or obtain a survey, and to discuss combining the lots with the assessor. Diane Bockhausen seconded. Roll call vote: Bockhausen, Lowe, Manson-Dempsey, Grunn, Fillinger—all yes. **Motion carried 5-0.**

CALL TO THE PUBLIC

No response.

ADJOURNMENT

Linda Manson-Dempsey motioned to adjourn at 8:43 pm. Diane Bockhausen seconded. **Motion carried.**