

MINUTES
HAYES TOWNSHIP
ZONING BOARD OF APPEALS
February 25, 1987

The meeting of the Hayes Township Zoning Board of Appeals was called to order at 7:34 P.M. by Chairman Dan Berg. Board members present were Dan Berg, Jim Waier, Bill Henne, Lloyd Kuebler, Richard Rathke. Also present were Ron Graybiel, Township Clerk, Ethel Knepp, Zoning Administrator, and Clara Martin.

The purpose of the hearing was to hear a request for a Variance from Section 5.19, Non-conforming Buildings or Uses.

The applicant, Clara Martin intends to build a structure on a lot which has an existing partial foundation. The partial foundation will be used and added to, for the purpose of building the new home. The lot was determined to be a lot of record which pre-dates zoning in Hayes Township. The property is currently zoned A-1, which requires 50 (fifty) foot side yard setbacks.

Since the lot width is 107 feet, the space left to build is only 7 feet.

The properties in the immediate vicinity are also used as residential and there are many small lots with homes on them which pre-date zoning with similar circumstances. A variance would not cause a change in character in the neighborhood.

The Board determined that the applicant would need a Variance from section 4.13 B, Side Yard setbacks, not 5.19.

Jim Waier moved that the Board grant a 29 foot variance on the west side yard, and a 20 foot variance on the east side yard, in accordance with the site plan presented with application (attached), because the lot is a lot of record pre-dating zoning in Hayes Township, and without these variances it would be impossible to build a conventional home. Seconded by Lloyd Kuebler. Roll call vote: Ayes; Lloyd Kuebler, Richard Rathke, Bill Henne, Jim Waier, Nays; none. Motion carried.

Hearing was adjourned at 8:35 P.M.

Respectfully Submitted,



Ronald I. Graybiel,
Hayes Township Clerk