

HAYES TOWNSHIP
ZONING BOARD OF APPEALS
HEARING
October 16, 1996

The Zoning Board of Appeals Hearing was called to order at 7:27 P.M. by Chair Jerry Simpson at the Hayes Township Hall, 09195 Old 31, Charlevoix.

Zoning Board of Appeals Members present were Doug Kuebler, Jerry Simpson, Roger Stoppel and Joe Rivard.

Also present were Zoning Administrator Ethel Knepp, Kevin J. Whitley, and Weldon Corky Price.

The purpose of this hearing is to hear a request by Corky Price for a 26 foot side yard variance so he can construct a 24 by 24 foot pole building. the property tax number is 15-07-109-020-00 located on Burgess Road in the A-1 Zone.

Corky Price explained that he purchased this property which is unique in shape. The property is a triangle with another triangle in the center owned by the neighbor. Corky's house is located on one side on his property 25.3 feet from the property line. This area proposed for the new pole building is the only location that is clear of trees close to his house.

There were no questions, comments, or letters from the public.

Roger Stoppel stated that the existing setback from the garage to the line is 25.3 feet so it would be reasonable to allow another building that would have at least the same setback.

Joe Rivard stated that he would prefer Corky trade or buy some land for the setback from the neighbor to the East.

Jerry Simpson stated that the reduced setback may be acceptable if the trees are left as a buffer in the setback.

Corky Price agreed to leave the trees that are in the setback.

MOTION MADE BY JERRY SIMPSON TO GRANT A 26 FOOT VARIANCE TO WELDON CORKY PRICE FOR PROPERTY TAX NUMBER 15-07-109-020-00 TO CONSTRUCT A 24 BY 24 FOOT BUILDING NO CLOSER THAN 24 FEET FROM THE EAST PROPERTY LINE BECAUSE A GARAGE IS EXISTING WITH A 25.3 FOOT SETBACK. THE TREES EXISTING ON THE EAST LOT LINE MUST REMAIN.
MOTION SECONDED BY JOE RIVARD.

ROLL CALL VOTE:

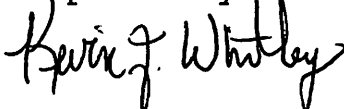
ROGER STOPPEL YES

DOUG KUEBLER YES

JOE RIVARD YES MOTION APPROVED UNANIMOUSLY.

HEARING ADJOURNED BY CHAIR JERRY SIMPSON.

Respectfully Submitted,


Kevin J. Whitley