

**CITY OF MASON  
ZONING BOARD OF APPEALS SPECIAL MEETING  
MINUTES OF AUGUST 8, 2012**

Jenkins called the meeting to order at 5:35 p.m. in the 2<sup>nd</sup> Floor Training Room at 201 W. Ash Street, Mason, Michigan.

Board Member(s) Present: Crips, Curtis, Jenkins, Maddix, McCormick, Richards, Sabbadin (alternate)  
Board Member(s) Absent: Jakeway (excused)  
Also present: David Haywood, Zoning and Development Director

**APPROVAL OF MINUTES: April 25, 2012**

The minutes of the April 25, 2012 meeting were approved as presented.

**PEOPLE FROM THE FLOOR**

None.

**REGULAR BUSINESS**

**Variance – 235 E. Maple St. – Front Yard Setback**

Jenkins opened the public hearing at 5:36 p.m. Jenkins invited comments from the applicant and asked that he present information relative to the request and to address the standards of approval. Richard Tibbals, owner of 235 E. Maple St., introduced himself to the Board and provided the following comments:

- He will demo the stoop and rebuild it three feet closer to the sidewalk
- He stated that his practical difficulty is the following:
  - The stoop fills with ice during the winter
  - The elderly have difficulty with the ice
  - People stumble on the stoop, his parents did when they were alive
  - The original porch was converted to living space years ago
- The existing porch is a safety hazard and ugly
- He gave a brief overview of each option included in his application
- A new set of stairs will be installed for the new deck
- The porch will be constructed of composite materials
- The structure/building will be used for residential purposes
- The Victorian house next door (229 E. Maple) is as close to the sidewalk as the proposed porch

Raymond Smick, builder, 3005 Meech Rd., Williamston, introduced himself and provided the following comments:

- The stairs will be replaced with a combination concrete and wood
- Elevation drawings provided in the application show option one
- First few concrete steps will remain
- In option two, the slab between stairs will be addressed for slope

Being there were no other public present to give comments, the public hearing was closed at 5:58 p.m.

MOTION by Crips, second by Sabbadin,  
to introduce and consider Resolution 2012-02 as read.  
MOTION APPROVED UNANIMOUSLY

The Board discussed the issue and made the following points:

- No variance is required for the steps in either option
- The current location is as close to the sidewalk as any other structure on the lot
- The new porch would be different/closer than any other structure on the block
- Resolution 2012-02 was written for option one
- The porch will be a great improvement in either option
- The porch will increase the value in the neighborhood
- Additional encroachment does not appear to detract from the neighborhood
- No negative responses from neighborhood
- Findings

RESOLUTION APPROVED UNANIMOUSLY

### **PRESENTATIONS**

None.

### **REGULAR BUSINESS**

None.

### **UNFINISHED BUSINESS**

None.

### **NEW BUSINESS**

Jenkins suggested the Board consider creating bylaws. No member made a motion to pursue the issue.

### **CORRESPONDENCE**

Distributed.

### **ADMINISTRATOR'S REPORT**

Haywood gave a brief report of Zoning and Development business.

### **ADJOURNMENT**

By consensus, the meeting adjourned at 6:22 p.m.

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Deborah J. Cwierniewicz, City Clerk