

**CITY OF MASON
ZONING BOARD OF APPEALS MEETING
MINUTES OF JUNE 10, 2015**

Crips called the meeting to order at 5:30 p.m. in the second floor training room at 201 W. Ash Street, Mason, Michigan.

Board Member(s) Present: Ackerson, Crips, McCormick, Sabbadin, Schaffer, Spenny (alternate)

Board Member(s) Absent: Curtis, Maddix (excused), Richards

Also present: David Haywood, Zoning and Development Director

APPROVAL OF MINUTES

The minutes of the May 13, 2015 were approved as presented.

PEOPLE FROM THE FLOOR

None.

REGULAR BUSINESS

Variance – 221 N. Rogers St.

Crips opened the public hearing at 5:35pm.

Crips invited comments from the applicant and asked to present information relative to the request.

Jim Brock and Scott Palmer of Phoneix Brothers Properties, LLC, 5102 Nichols Rd, Mason, MI, introduced themselves to the Board. Together and with the Board, the following issues were identified and discussed:

- Having a garage will increase value of home
- There is currently an existing footing
- They intend to flip home
- Homes in vicinity are closer that subject house
- Subject house is on slab
- Neighbor's home is four feet from the sidewalk
- There is seven feet between the subject house and the proposed garage
- The photo provided is from vantage of standing in the driveway
- The garage is four feet from the driveway
- There is one other property in the vicinity
- There is not enough room to park between the house and the right of way
- Mud room can be omitted
- Driveway is currently gravel
- The garage is wide enough for two cars

Loren Bidle, 140 N. Rogers, expressed concerns that there would not be enough room to park a vehicle if garage were built.

Being there were no other questions for the applicant or public in attendance to provide additional comments the public hearing was closed at 5:51 p.m.

MOTION by Curtis, second by McCormick,
to introduce the resolution and consider it read.

MOTION APPROVED UNANIMOUSLY

The Board discussed the issue briefly and discussed a lesser variance. A lengthy discussion ensued regarding options for a lesser variance.

MOTION by Sabbadin, second by Schaffer,
to amend the resolution to eliminate breezeway and allow an 18 foot deep garage
for a variance of seven feet.

MOTION FAILED

The Board continued their discussion on possible options for a lesser variance. A lengthy discussion ensued.

VARIANCE DENIED

UNFINISHED BUSINESS

Board members expressed interest in a workshop in May for training purposes.

NEW BUSINESS

None.

CORRESPONDENCE

None.

ADMINISTRATOR'S REPORT

Haywood gave a brief report of Zoning and Development business.

ADJOURNMENT

By consensus, the meeting adjourned at 6:30 p.m.

Deborah J. Cwierniewicz, City Clerk