

tyhCHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
NOVEMBER 16, 2023

The meeting was called to order by Vice-Chairman Lyday at 7:00 p.m.

Members present: J. Kruger, A. Lyday, C. Schweitzer, D. Zube

Members absent: J.Horen, G. Brandt

Also present: C. Hewitt-Attorney, B. LaMere, S. LaMere, J. Nelson, D. Eurich

The Pledge of Allegiance of the United States of America was recited by all.

**Motion by Schweitzer, seconded by Zube to adopt the agenda as presented.
Motion unanimously carried.**

**Motion by Schweitzer, seconded by Krueger to approve the minutes of the
September 21, 2023, meeting.
Motion carried.**

Public Input

Public input was opened and closed at 7:02 p.m. with no one present from the public wishing to speak.

Items for Consideration

09-100-W05-000-012-00
2722 S. Westgate Dr
Side yard variance

Lyday read the letter sent out to surrounding property owners for the LaMere's ordinance variance request a side yard variance to the property at 2722 S. Westgate Drive. Three letters from neighbors within the immediate vicinity were read. All three letters were in support of the request for the variance approval.

D. Eurich from Eurich Home Improvement addressed the board on the LaMere's request to build a 16 by 22-foot addition to be attached to the south side of their home and line up with the existing side wall of their home which is only approximately 10 feet – 6 inches from their property line.

Krueger reviewed section 6.05(b) of Ordinance 67, requiring a total side yard of 25 feet. However, no side yard shall be less than 10 feet.

Zube asked if most of the neighboring houses have a similar 10-15 feet side yard?

The LaMere's replied, "Yes."

Hewitt addressed the board regarding section 18.10 (a) (b) and (c) of Ordinance 67:

18.10(a) The home was built in the early 1950's and it was following the ordinance at the time. It is grandfathered in currently as non-conforming only because of the change of the ordinance.

18.10(b) Granting the variance will not violate the spirit of the ordinance. Not granting the ordinance would cause unnecessary hardship on the homeowners.

18.10(c) The request is not so general or recurrent in nature.

Motion by Zube, supported by Schweitzer to approve the side yard variance for 2722 S. Westgate Drive . The conditions of 18.10 a, b, c as discussed, have met.

Roll call vote:

Yes: Zube, Schweitzer, Lyday, Krueger

No: None

Absent: Brandt, Horen

Motion approved.

Krueger accepted communications.

Motion by Schweitzer supported by Lyday to adjourn.

Motion carried.

The meeting was adjourned at 7:32 p.m.

Respectfully,

Joy Krueger

Secretary

Jk/djp