

ZONING BOARD OF APPEALS
Unapproved Minutes of September 1, 2010
Variance Request by Antoinette Lojek
3995 Port Austin Road, Caseville, Michigan
Property Code: 3213-014-235-00

The meeting was called to order at 7:30pm p.m. by Louis Bushey, Chairman. Present were; Gordon Krueger, Ric Geilhart, Jeannie Henry, Rich Ehrlich and Lisa Konke as recording secretary.

Also present were; R.T Smith, Antoinette Lojek, and Frank Konke.

Pledge of Allegiance was recited.

Motion by Bushey, **to accept the minutes from September 9, 2009 meeting**, seconded by Henry. All ayes. Motion carried.

Bushey stated that due to the fact that Gordon Krueger, also a Lake Township Planning Commission member, has already voted regarding this matter, he must abstain from voting, but he can participate and add input on this variance request. Krueger along with other members of the Planning Commission voted to refer this matter to the Zoning Board of Appeals for a variance request.

Notice of hearing for a variance request by Antoinette Lojek was read by Konke.

Antoinette and Mitchell Lojek are said applicants requesting a variance from the following sections of the Lake Township Zoning Ordinance of 2007:

805.2 MINIMUM YARD REQUIREMENT.

- A. Each front yard shall be a minimum of twenty-five (25') feet from the property line.

Correspondence

Letter received August 30, 2010 from August Caringi, 6718 Osbourne Dr. in favor of granting variance request by Antoinette Lojek was read by Konke.

Antoinette Lojek presented the Board members with pictures of the water damaged basement area of the home as well as letters from neighbors in favor of the variance request. Numerous attempts have been made to find and stop the water leak. She is asking that they be allowed to enclose this front porch area to prevent any further water damage from occurring.

Letters entered into record from neighboring properties in favor of variance request from: Shirley Krueger, Anthony Lena, Mary Caughlin, and Caroline Kambitz.

Jeannie Henry asked where the leak is occurring.

Lojek answered that they are not sure but it seems to be leaking in the area of the front door.

Henry asked if it were possible to build the addition to the front porch and hold it back so that the overhang would be even with the front of the cement slab.

Lojek answered that this was brought up also, but there is no guarantee that it will not continue to leak. The only solution her builder, Al Bumhoffer can suggest is building right up to the edges of the slab so that water does not have any place to lay or puddle into and that the siding will go over the edge of the slab.

Krueger commented that he does not have a problem with granting this variance.

Geilhart also commented that he does not have a problem with this.

Henry commented that she noticed that other properties in that area are fairly close and in line with the Lojek's, and she as well does not have a problem with granting this variance request.

Geilhart commented that the whole house does not meet the 25' setback requirement sees no problem with granting permission to allow this addition.

Motion by Henry, **to approve variance request to allow enclosure of an existing front porch which is seven (7') feet from the front property line**, seconded by Geilhart.

Roll Call: Bushey, aye. Reason: Practical Difficulty.
Geilhart, aye. Reason: Practical difficulty.
Henry, aye. Reason: Practical difficulty.
Ehrlich, aye. Reason: Practical Difficulty.
Krueger, abstained.

Motion Carried.

Motion by Bushey, to **approve the variance request for reason No. 1, practical difficulty**, seconded by Henry. All ayes. Motion carried.

Motion by Ehrlich, **to adjourn**, seconded by Krueger. All ayes. Motion carried.
Meeting adjourned at 7:55p.m.

Submitted by Lisa Konke, Recording Secretary