

**ZONING BOARD OF APPEALS**  
**Approved Minutes of April 1, 2014**  
**Variance request of Dennis and Deborah Weidman**  
**3770 Shady Lane #3213-014-354-00**

The meeting was called to order by Chairman Jeanne Henry at 7:00.

Pledge of Allegiance was recited.

Roll Call: Mike Manenti, Rich Ehrlich, Jeanne Henry, Jerry Pobanz and Lou Colletta present. Kim Simpson recording secretary. Approximately four guests.

Minutes of March 25 with two corrections. The ZBA members wanted the March 25 minutes to state that they had discussed having the Planning Commission look into possibly changing the wording of Section 1310. Extensions of Nonconforming Buildings and Structures. Jeanne Henry also wanted the minutes to state that when they agreed to the Ashlock variance they stressed the builder and owner must make every effort to comply with the Health Department limit of one bedroom only. Henry stated she said no closet also. Pobanz agreed to this circumstance. Pobanz made a motion to accept March 25 minutes with corrections. Seconded by Manenti. All ayes, motion carried.

Agenda approved with two additions. Henry wanted to insert appointing a vice chairman in the event she wasn't able to attend meeting.

The addition of reading of notice and reading of correspondence to be added to the agenda under Chairman's Explanation. Pobanz made a motion to accept the agenda with additions, seconded by Ehrlich. All ayes, motion passed.

Election of Vice Chairman- Lou Colletta recommended Mike Manenti for Vice Chairman. Mike Manenti accepted. Pobanz made the motion for Mike Manenti to be Vice Chairman, seconded by Colletta. All ayes, motion passed.

**Public comments:**

Dennis Weidman addressed the ZBA members; he wanted them to see his blue prints. Tory Geilhart (Lake Township Building Inspector) gave the ZBA members the prints to look over. Weidman explained how he had been a life long resident of Huron County. He and his wife bought this house in October of 2013 as a retirement home. The house has two stories but has everything he and his wife need on the main floor. Something they were looking for due to his wife's arthritis. The only thing they wanted was an attached garage. They talked about the garage with the real estate agent, contractor, a former zoning administrator; nothing ever came up about the 10 ft. setback from existing structure. He went onto say that he wasn't intruding on anyone else's property. If the concern is for emergency vehicles getting into his backyard there is enough room on the west side of his home. Weidman went on showing pictures of his home, existing garage and where he wants to put the new attached garage.

Weidman also stated that his wife's arthritis continues to worsen; the garage being attached to the north side of the house will keep them from the elements of weather, especially in the winter as they get older. He also mentioned the location is the most feasible, economical and attractive location for the attached garage. He concluded by

saying they would not have bought this house if he would have known he could not attach the garage to the north side of home. He said there has been enough time and money wasted already. Please allow us to build our garage. If the variance is not approved we will most likely put home up for sale.

Manenti questioned what the 10 ft. setback from existing structure was for? Colletta replied emergency vehicles. Manenti asked Tory Geilhart if it was a building or fire code. Geilhart replied no. Ehrlich asked if he could set garage back any further to the west. Weidman said no due to the septic tank. There was discussion between members and guests.

Meeting closed to public comments.

The ZBA members discussed some options. The members asked Weidman if he would be ok with a 14 x 22 ft. garage instead of 14x24 ft. Weidman replied yes, thought he could make it work. Members agreed to allow 14 x 22 ft. garage instead of proposed 14x24 ft. garage to bring closer to compliance with ordinance.

Colletta made a motion to grant the variance on a condition that the exterior of proposed garage cannot protrude more than 5 ft. from east dimensions of home. Seconded by Ehrlich.

Roll Call Vote:

Manenti: Aye # 1 Practical Difficulty

Ehrlich: Aye # 1 Practical Difficulty

Henry: Aye # 1 Practical Difficulty

Colletta: Aye # 1 Practical Difficulty and we brought it closer to compliance with ordinance.

Motion granted all ayes.

Colletta also mentioned to talk about 10 ft. setbacks with Planning Commission

Next meeting: TBA

Motion by Colletta to adjourn meeting, seconded by Ehrlich. All ayes, motion carried.

Meeting adjourned at 8:55 p.m.