

VILLAGE OF LAKE ISABELLA

ZONING BOARD OF APPEALS ZBA 99-1

PUBLIC HEARING DATED FEBRUARY 8, 1999 AT 11:00 A.M.

Board Members Present: George Colby (Acting Chairman), Ray Coville (Acting Secretary), Howard Slasor

Board Members Absent: Gerald Bierschbach, Ken DeVerglio

Other Present: Ed Spayd (Village Manager), Wendell Baldwin (Neighbor), Chris Moose (Builder, representing Andy Gerdes, the applicant)

The hearing was called to order at 11:00 A.M. by chairman George Colby.

PARTICULARS: On lot #154 191 Clubhouse Drive, Andy Gerdes is requesting a set back variance of approximately 6.5ft. at the NE corner of his garage, and will meet the 8ft setback requirements about 10ft back from that corner due to the pie shape of the lot. He is also requesting a rear yard setback variance of 4ft to locate the front of the garage 31ft from the property line. The minimum setback distance is normally 35ft.

He is building a new garage and addition to the house along with a new roof, siding and windows.

Wendell Baldwin (neighbor to the North) advised that he had no objection to the requested variance.

Ed Spayd (Village Manager) advised that Janice Ossowski (adjoined lot owner to the North), correspondence and phone conversation with him and has no objection to the variance.

MOTION BY: Howard Slasor, 2nd BY Ray Coville that the variance be granted based on the reasons: (1) The variance would be substantial justice to the to the property owners in the neighborhood. Relaxation would give substantial relief and would be consistent with justice given to others. (2) The plight of the property owner is due to the unique circumstances of the property.

MOTION TO ADJURN by Ray Colville, 2nd BY Howard Slasor at 11:20 A.M.:
MOTION APPROVED.

Respectfully submitted,



Raymond Colville, Acting Secretary