CITY OF LUDINGTON
BOARD OF ZONING APPEALS
Minutes – May 16, 2000

A regular meeting of the Ludington Board of Zoning Appeals was held on, May 16, 2000 at the Ludington Senior Center, 308 S. Rowe St., Ludington, MI, and was called to order by Tom Tyron, Chairperson at 5:30 p.m.

PRESENT: Tom Tyron, Kaye Holman, Gerry Ponko, and Ken Vanderbilt

ABSENT: Greg Dykstra, Brian Purtee, Bob Erickson, Virginia Scott and Bev Gavigan

ALSO PRESENT: Building Inspector, John Healy and Recording Secretary Carol A Foote

ROLL CALL: The roll call gave the above results.

MINUTES: A motion was made by Ken Vanderbilt, seconded by Kaye Holman, to approve the minutes of the meeting of April 18, 2000 with corrections. Motion carried unanimously.

PUBLIC HEARING: Consideration of a request from Floyd & Viola Lange for a rear yard set back variance of 9 ft. to construct a deck at the following described property: FIFTH ADDITION W 1/2 OF LOT 24 BLOCK 139, also known as 620 E Dowland St.

The Recording Secretary reported that there were 22 notices sent out with no response.

Floyd Lange, 602 E Dowland St., explained to the Board that because of the way his property runs, there is an eight foot area that is useless to them. They would like to utilize that area by building a deck.

Ken Vanderbilt wanted to know if there was any chance of a house being built on the property in the back. Mr. Lange said that no house could be built, maybe an accessory building. Kaye Holman asked about the fence that would run along the side of the deck. Mr. Lange said that it was his fence and it was sitting on his property line. Tom Tyron wanted to know if the deck could be built in the side yard. John Healy explained that there was an existing stoop and door. They could not build anything there and meet the required setbacks.

Tom Tyron closed the public hearing.

Tom Tyron read the standards of the variance. The Board members all agreed that all the standards had been met to grant the variance.

Gerry Ponko made a motion to grant a variance for a rear yard setback variance of 9 ft. for the purpose of constructing a deck seconded by Ken Vanderbilt Motion carried unanimously.

OLD BUSINESS:
None

NEW BUSINESS:
None

ADJOURNMENT: A motion was made by Ken Vanderbilt seconded by Kaye Holman, to adjourn the meeting. Motion carried unanimously and the meeting was adjourned at 5:50 p.m.

Respectfully submitted,
Carol Foote, Recording Secretary

Tom Tyron, Chairperson