

# TOWNSHIP OF FREMONT

COUNTY OF TUSCOLA

MAYVILLE, MICHIGAN 48744

Zoning Board of Appeals Meeting

December 22, 2016

**Board Present:** Ken Bragg, Jim Holmes, Frank Ellicott, Soleiman Seghatoleslami, Peter Mocerri

**Board Absent:** None

**Guest:** 3

Meeting opened at 7:00 p.m. by Bragg.

Bragg stated that the purpose of the meeting is due to a request from Patrick Barnum to allow him to have rear and side setbacks of 14 foot each. The requested variance is for the property located on Hunt Road and the property tax number is 011-003-000-2700-02.

Bragg explained that Patrick Barnum had recently purchased this property that was described as 1.19 acres, 326 feet of road frontage and 160 feet deep. It has been on the Fremont Township property tax roll since 1988 when it was split off from another parcel. Upon finding the rear survey stake on his property, Patrick measured 160 feet north towards the road and discovered that it included the whole width of Hunt Road. Normal property lines start and end at the center of the road, he wouldn't be able to build a 40 foot long house and be able to meet the 40 foot rear setback requirement. Patrick contacted Lyle Fryers who told him that he would have to go before the ZBA board to find out if he could build a house that only had a rear setback of 14 feet. On November 23, 2016, Patrick Barnum turned in a request for two setback reduction variances, 14 feet on both the east side and the rear.

**Public Comments:** None

## **Board Discussion:**

Bragg stated that Patrick Barnum had 326 feet of frontage and so he was wondering why he was requesting that the east side setback be reduced down to 14 feet when the township requirement was only 20 feet. Patrick stated that he thought the side setback requirement was 40 feet. Upon finding out that it was only 20 feet, he said he didn't need the variance for the east side.

**Motion:** Motion made by Mocerri, seconded by Holmes to grant the variance request from Patrick Barnum to allow only the 14 foot rear setback. Roll call vote: Mocerri-yes, Ellicott-no, Soleiman-no, Holmes-yes, Bragg-yes. Motion approved.

Meeting adjourned at 8:00 p.m.

Minutes taken by Ken Bragg and typed by Amy Holbrook