

# ALBERT TOWNSHIP

## ZONING BOARD OF APPEALS

989-786-2513  
P.O. Box 153  
Lewiston, Michigan 49756

### Minutes

May 13, 2024

4:30 p.m.

Vice-chair Marc Dombrowski called the meeting to order at 4:30 p.m. ZBA members Sandy Winkelman, Shirley Alexander, Denise Heyser were present. Also attending meeting were Zoning Administrator, Jeff McDonald, Recording Secretary, Julie Marcotte and 5 members of the public.

Dombrowski led the Pledge of Allegiance.

Heyser made a **motion** to approve the minutes April 8, 2024, Alexander seconded the motion. Motion carried with 4 yeas votes.

#### New Business-

Dombrowski explained the reason for today's hearing was for a Variance on Parcel #001-460-000-022-00 also known as 1561 Oakwood St., Lewiston, MI, lot #22 and lot # 23 for Paul and Cindy Bellomo.

Letters from surrounding homeowners were received and filed.

Dombrowski opened the meeting to any public comments.

Tom Norton of 2976 Marion, Lewiston, MI asked if any of the concerns raised in the letters of opposition would be addressed and secondly, if there was a trade off between a building height and total footprint and how it relates to the habitable structure. The Homeowner's Association has done a count which revealed that over ½ of the lots are currently dual ownership. There is concern that dual ownership makes it much easier to build these types of structures than it would be on a single lot. Mr. Norton wondered if the board would offer up any mitigating guidelines such as materials used, color, tree replacement etc....Dombrowski explained that the Zoning Board would only review the request as submitted and approve or deny. Dombrowski explained that there are a set of standards that are applied to the Variance request and it is determined whether they apply or not and a determination is reached.

Zoning Administrator, Jeff McDonald asked if the Zoning Board would provide any alternative to the height variance being sought. Dombrowski stated that the Board would only provide a determination based upon the standards, not to include any recommendations. The homeowner could make any changes and come back to the Board again.

Standards to be met:

- 1) The need for requested variance is due to unique circumstances such as narrowness, shallowness, shape, water, or topography and is not due to the applicants personal or economic difficulty: **NOT MET**

- 2) The standard for the requested variance is not the result of actions of the property owner or previous property owners (self-created): **NOT MET**
- 3) That strict compliance with regulations governing area, setback, frontage, height, bult density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulation unnecessarily burdensome: **NOT MET**
- 4) That the requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district: **NOT MET**
- 5) That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district: **NOT MET**

Dombrowski stated that based upon finding of facts there is no basis for approval. Heyser made a **motion** to deny the variance as requested, seconded by Alexander. Motion carried with 4 yea votes.

Meeting adjourned at 4:44 p.m.

Respectfully Submitted,

Julie Marcotte  
Recording Secretary