



PRESQUE ISLE TOWNSHIP  
Zoning Board of Appeals Agenda  
January 9, @ 6:00 pm

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**Call to Order**

**6:00 p.m.**

**Pledge of Allegiance**

**Roll Call:**

**Approval of Agenda:**

**Approval of Minutes: (October 3, 2023)**

**Comments from the Audience:** 3 minutes per audience member.

**Correspondence:**

**New Business:**

1. Introduction of New ZBA Member
2. Election of Officers
3. Date and Time of Meetings

**Up Dates:**

- Classes
- General Comments from ZBA Members
- Planning Commission: R. Kurkechian

**Adjournment:**

**Meeting Reminder:** The next Zoning Board of Appeals committee will meet again on April 2, 2024 at 6:00 pm.



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**Call to Order:** D. Matuszak called to the meeting to order at 6:00 p.m.

**Pledge of Allegiance:** The Pledge was recited.

**Roll Call:** D. Larkin

**Approval of Agenda:** B. Fay motioned to approve the agenda as written. C. Smith seconded the motion. All ayes; motion carried.

**Approval of Minutes:** (July 11, 2023) C. Smith motioned to approve the minutes as written. D. Larkin seconded the motion. All ayes; motion carried.

**Audience Members:** two residents – 1 zoom

**Comments from the Audience:** 3 minutes per audience member. N/A

**Correspondence:**

**New Business:** D. Matuszak open the Public Hearing at 6:10 p.m.

- Mr. David Hendrickson has requested a variance to build an accessory structure 7.5 feet from the property line rather than the minimum of 10 feet.
- Zoning Administrator Narrative: Proposed garage is 760 square feet and is requesting a set back of 7.5 feet rather than 10 feet.

D. Matuszak read a letter from the Hendrickson's neighbor in support of the 7.5 setback variance.

- Mr. Hendrickson Justification and Comments: The setback variance is only on one side of the two-car garage he would like to build. The garage will match his newly renovated home. He requires the setback variance to get the car into the garage. He appreciates any consideration the committee can give him.
- ZBA Questions and Comments: Questions were reviewed about placement of the garage and other ideas were discussed where the garage could be moved plus the elevation of his property was discussed as to garage height being higher than the house. An option would be to build a narrow, longer garage.
- D. Matuszak closed Public Hearing for ZBA Deliberations and Decision at 6:25 pm.

D. Matuszak motioned to allow a dimensional side variance of R2 parcel 122-260-000-005-01 located at 19952 Evergreen Road on 7.5 feet on the west side of the property line for the construction of an accessory structure. B. Fay seconded the motion. After a lengthy discussion of granting variances due to problems with the land, the evaluation of the rules for the property - not for the neighbors that are living there now, as neighbors may change. There are other options the



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owner may consider. A practical difficulty for the property was not confirmed. Roll call vote. D. Larkin - Nay, B. Fay - Nay, D. Matuszak - Nay, C. Smith Nay. The motion was denied.

**Up Dates:**

- General Comments from ZBA Members D. Larkin - N/A, B. Fay indicated he hasn't had training lately. D. Matuszak reported his term ends 12/31/23. He will not renew his term limit and will move on to other activities. C. Smith thanked Drew for his service.
- Zoning Administrator Update: S. Lang reported he is involved in a lawsuit with a resident that stated their constitutional rights were violated by posting a stop-order on their building project.
- Planning Commission: R. Kurkechian-not present. Please see attached report.

**Adjournment:** D. Matuszak adjourned the meeting at 6:54 pm

**Meeting Reminder:** The next Zoning Board of Appeals committee will meet again on January 9, 2024 at 6:00 pm.