

ONEKAMA TOWNSHIP ZONING BOARD OF APPEAL  
OCTOBER 26, 2023 – 2 PM – ONEKAMA TWP. HALL

PUBLIC HEARING – Alameddine Variance Request

Present:– Dave Wallace - Chair; Kevin Kane - Vice-Chair; Judith Spohn – Secretary  
Jim Trout – Alternate; Jodie Lynch – Zoning Administrator

The meeting was called to order at 2 p.m. by Chair Dave Wallace.

REASON FOR PUBLIC HEARING:

*Ms. Alameddine is seeking a variance for the property parcel #51-11-530-059-00, addressed as 3553 Lakeshore Dr. Manistee, MI 496605. The property is located in Resort Residential 2 (RR-2) Zoning District. The variance request from Ms. Alameddine is for a 1,058 square foot addition on the lake front side of her existing dwelling and attached garage. Her new addition is not able to meet the front setback requirement off from Winnogene St. and align with the existing footprint of the nonconforming garage. The front setback requirement is 25 feet. Ms. Alameddine's property has two front setback requirements: on the lakefront side of her property and off from Winnogene Street. Granting the requested variance would allow for a 10'11" setback, a variance of 14'1" off from the east parcel line. All other construction will meet the Zoning Ordinance Requirements.*

PUBLIC COMMENT: All written correspondence was received after the Alameddine's made a presentation and several comments favoring the proposal were made from the audience. Public comment CLOSED by Chair D.Wallace.

DISCUSSION BY ZBA MEMBERS and REVIEW OF FACTORS (required)

- A1) That the parcel presented unusual and unique characteristics. Wallace, Kane vote YES  
Spohn votes NO
- A2) That literal application would deprive the applicant of rights commonly enjoyed by others similarly situated in the District. Wallace, Kane, Spohn YES
- A3) That the conditions are not from actions of the applicant. Wallace, Kane, Spohn YES
- A4) Will not alter character of area. Wallace, Kane, Spohn YES
- A5) No other non-conforming use or structure was considered in this decision. Wallace, Kane, Spohn YES
- B) Requirements of Ordinance met by Applicant. Wallace, Kane, Spohn YES
- C) The variance granted is the minimum required, and will not be injurious to the neighborhood. Wallace, Kane, Spohn YES
- D) In harmony with purpose of Ordinance. Wallace, Kane, Spohn YES
- E) Not Applicable
- F) Not Applicable