

**TYRONE TOWNSHIP ZONING BOARD OF APPEALS MEETING
APPROVED MINUTES – MAY 9, 2005**

CALL TO ORDER

Chairman Carroll Strange called the Zoning Board of Appeals Meeting to order on May 9, 2005, at 7:30 p.m., at the Tyrone Township Hall.

ROLL CALL

Present: Commissioners Carroll Strange, Greg Carnes, David Cypher, Claudette Moyski, and Richard Hartigan

Other: Tyrone Township Zoning Administrator George Van Hecke

Guests: David Hense and James Maloney

MINUTES OF APRIL 4, 2005, ZONING BOARD OF APPEALS MEETING

Hartigan moved that the minutes of the April 4, 2005, Zoning Board of Appeals Meeting be approved as presented. (Carnes seconded). The motion carried.

READING OF THE PUBLIC NOTICE

The Zoning Board of Appeals Recording Secretary read aloud the public notice for tonight's meeting, which was published in the May 1, 2005, edition of the **TRI-COUNTY TIMES** and was posted at the Tyrone Township Hall on May 6, 2005, at 9:00 A.M.

VARIANCE REQUEST

#1 James L. Maloney, RE: Request for a 9-Foot South Side Yard Setback Variance in Order to Build an Addition to the Existing Pole Barn, Located at 6099 Linden Road, (TAX CODE # 4704-31-400-014)

James Maloney requested a 9-foot south side yard setback variance in order to build an addition to the existing pole barn. He stated that the existing shed would be removed.

COMMENTS AND QUESTIONS BY ZONING BOARD OF APPEALS MEMBERS

In response to Hartigan's question, Mr. Maloney answered that the proposed addition to the pole barn would be used for storage of outdoor equipment. Hartigan stated that the pole barn would be 1,500-square feet in size. Strange stated that the property is RE-zoned and that there are no restrictions on the size of the building, except for the lot size. Strange stated the lot was platted before the adoption of the current Zoning Ordinance. Hartigan stated that this is an existing non-conforming building because the site is not 60,000 square feet, the site does not have a 200 foot frontage, and the building is not set back 100 feet from the road. Hartigan continued that if the existing shed is removed the applicant could have an accessory building, but the current Zoning Ordinance only allows for one accessory structure if the lot size is less than 2 acres. Strange stated the building has an existing history prior to the new Zoning Ordinance. Carnes stated that the proposed addition would not encroach further into the setback. Carnes continued that the proposed addition would not make the existing non-conformity worse and that removing the existing shed would improve the situation by eliminating a second accessory building.

**TYRONE TOWNSHIP ZONING BOARD OF APPEALS MEETING
APPROVED MINUTES - PAGE 2 – MAY 9, 2005**

PUBLIC COMMENT

Dave Hense, 6223 Linden Road, stated his support for the variance request by James Maloney. The Board reviewed the letter of support from Rollin and Mildred Roe, 6123 Linden Road, which was received on May 3, 2005.

MOTION

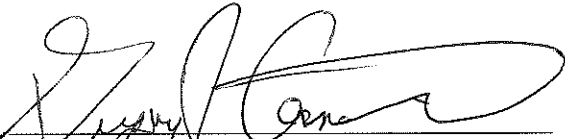
Carnes moved to grant the request by for a 9-foot south side yard setback variance in order to build an addition to the existing pole barn, located at 6099 Linden Road, based on the fact that this is already a non-conforming situation and the proposed addition would not increase the non-conformity. Removing the existing 10 by 10-foot shed in the back would bring the situation more into conformity with the current Zoning Ordinance by eliminating a second accessory structure. [Ref. Tyrone Township Zoning Ordinance No. 36 – Section 20.01 (Schedule of Regulations)]. (Moyski seconded.) Roll call vote: Carnes, yes; Moyski, yes, Hartigan, no; Cypher, yes; Strange, yes. The motion carried.

MISCELLANEOUS BUSINESS

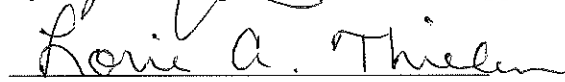
The next regular meeting of the Tyrone Township Zoning Board of Appeals is scheduled for Monday, June 6, 2005 at 7:30 p.m.

ADJOURNMENT

The meeting ended at 8:12 p.m.



Greg Carnes, Temporary Chairman
Tyrone Township Zoning Board of Appeals



Lorie A. Thielen, Recording Secretary
Tyrone Township Zoning Board of Appeals

c File

Tyrone Township Clerk

Tyrone Township Zoning Administrator

Tyrone Township Zoning Board of Appeals Commissioners