

# Argentine Township Zoning Board of Appeals

Roger Kelley, Chairman

## Board Members

*Kimberlee Brost*

*Tom Hallman*

*Mark Ruhlig*

*Josef Rzepecki*

**Board meets the first  
Monday of each month.**

**7:00 p.m.**

Office number (810)-735-5050

Fax number (810)-735-9514

## Minutes

September 5th, 2017

### Call to Order:

Meeting was called to order at 7:00 p.m.

### Members present:

Chairman R. Kelley, Member M. Ruhlig and Member T. Hallman.

### Members absent:

Member J. Rzepecki and Member K. Brost.

### Pledge to the flag

Chairman R. Kelley.

### Approval of the Minutes: July 10, 2017

Motion by Member M. Ruhlig, seconded by Member T. Hallman

Discussion: None

Approved 3-0.

### Old Business: None.

### New Business:

**Mr. Anthony Wyzga, 15014 Longfield Dr.** is requesting a variance for water setback and size of his deck. Described as 01-27-200-012.

**Chairman R. Kelley** asked Mr. Wyzga if he would stand and address the Board and the audience in attendance.

**Mr. Wyzga** told the Board that he and his wife are replacing an existing deck that was in the same location as the previous one. It's the same size as the neighboring decks on either side.

**Chairman R. Kelley** asked if Board Members they had any questions?

**Member T. Hallman:** What's the size of this deck? A 15 by 15 foot?

**Mr. Wyzga:** No, it's 16 by 16 foot.

**Chairman R. Kelley:** Why is this one larger than the old one?

**Mr. Wyzga:** Cut it back into the land so that it would be easier for me with my disability to access it.

**Chairman R. Kelley:** The square footage of the deck exceeds the square footage of the house. We may have to look at an additional variance for size. Additionally, why didn't you pull a permit for the deck?

**Mr. Wyzga:** We didn't realize we had to have one to replace the old deck.

**Member T. Hallman:** The steps lead down to where? The long side or the short side?

**Mr. Wyzga:** The long side.

**Chairman R. Kelley:** Where does the deck set from the property line?

**Mr. Wyzga:** Approximately 1 foot.

**There being no further discussion by the Board, the Chair asked the audience if they had any comments or questions.**

**Comments and Questions from the Audience:**

Ms. Carol Lewis, 15012 Longfield Dr., spoke in opposition to the deck.

**Chairman R. Kelley asked if there was any correspondence relative to the request. There was one letter signed by two property owners in opposition to the variance request read into the record.**

**Board Comments:**

**Member M. Ruhlig** stated that asking for permission would have been better than asking for forgiveness.

**Member T. Hallman** was concerned that no lot lines were on the request which made it that much harder to make a determination.

**Chairman R. Kelley** was concerned with the property line issue the most. "Side yard setback bothers me the most. I see the hardship, being handicapped and the other decks around you are about the same size".

**Member T. Hallman:** What kind of railing are you putting on it?

**Mr. Wyzga:** Wood spindles.

**Motion Member T. Hallman, seconded by Member M. Ruhlig** to approve the request for the variance with the following:

- Must reduce the size of the deck to meet the 5 foot side yard setback.
- Hardship has been established.
- Grant a variance for the front yard accessory structure.
- Grant square footage variance of 778 feet.

**Discussion:** None

**Motion approved 3-0.**

**There being no other discussion and/or business before the Board, the Chair adjourned the meeting at 7:33 p.m.**

Respectfully submitted,

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Thomas Brooks, Secretary  
Argentine Twp. Zoning Board of Appeals