

ZONING BOARD OF APPEALS

CHARTER TOWNSHIP OF MONITOR

TO: PROPERTY OWNERS AND RESIDENTS OF THE CHARTER TOWNSHIP OF MONITOR:

PLEASE TAKE NOTICE that the Monitor Charter Township Zoning Board of Appeals will conduct a public hearing on Thursday, July 17, 2025, at 6:30 p.m., in the meeting room of the Monitor Township Hall, located at 2483 W. Midland Road, Bay City, Michigan 48706. The Public Hearing is at the request of property owners of 2339 Laura Court, Bay City, Michigan, Rhonda and Kevin Olechowski, to obtain a 28 foot variance from the required rear yard setback of forty (40) feet which would allow them to construct a dining room and porch twelve (12) feet from the rear property line for property located at 2339 Laura Court, Bay City, Michigan 48706 with a parcel no. of 100-W11-000-040-00.

The homeowners and applicants have requested several variances to enable them to make an addition to their home by adding living space and demolishing an existing one (1) car garage attached to the east side of the home and replacing it with a three (3) car garage to the east of the home and cover a front porch. Their requested variances are:

1. Initially, the request is to add a 20x14 foot proposed dining room to the north side of the house, which would only be twelve (12) feet from the rear property line. The zoning ordinance requires homes withing the R-1 zone, which this is, to have a minimum 40-foot rear yard setback and therefore a variance of 28 feet from the minimum 40 foot is necessary.
2. That the home on Laura Court, per the zoning ordinance is required to have a 30-foot setback from the front property line. Based upon the diagrams and calculations of the applicant, the road right-of-way for Laura Court is only 28 feet from the center of the road to the property line resulting in a 32-foot setback for the principal foundation wall of the front of the home. However, the applicant is proposing covering an existing stoop which protrudes about four (4) feet into the front yard, resulting in a need for a four (4) foot front yard variance to cover the stoop or porch.
3. That the applicant is proposing to demolish the existing attached one (1) car garage and replace it with a two (2) car garage to the east of the house with a proposed third car bay to the east of the two (2) car garage. In order to replace the existing walls in line with the rear of the house, which are only 26 feet from the rear property line, it is necessary for the applicants to obtain a 14 foot variance from the rear property line for the setback for the new proposed two (2) car garage and attached third stall of their garage to the east.
4. That consistent with the zoning ordinance, a garage may be attached or unattached and a total maximum size of 1,400 square feet, as long as it does not exceed 80% of the floor area of the principal residence. In this circumstance, even with the addition of the 14x20 foot dining room to the rear of the house, the garage area would exceed the 80% portion of the principal home on the lot by 248 square feet and therefore, a variance of 248 square feet for this garage to be added would be necessary.
5. That in order to accomplish this project, the existing shed in the northeast corner of the property would need to be either relocated or granted a variance in the amount eleven (11) feet for the separation between the principal structure, being the garage attached to the home, which would in fact only be nine (9) feet from the newly constructed third car stall of the garage to the existing shed, which requires per the ordinance, a 20 foot separation so a variance of eleven (11) feet for that dimension is sought.

You are welcome to attend, have others attend on your behalf and express your views. You may also provide written comments to the Zoning Board of Appeals and inspect the application and the diagram and survey of said property at the offices of the Township Clerk at 2483 E. Midland Road, Bay City, Michigan 48706, between the hours of 9:00 a.m. and 11:30 a.m. and between 1:30 p.m. to 3:30 p.m., Monday through Thursday excluding holidays. Please be advised that the office is not open on Fridays and all written comments must be received prior to the close of business on July 17, 2025.

Pursuant to the ADA, individuals with disabilities may request aid/services within a reasonable time period to participate in the hearing. The Charter Township of Monitor will provide necessary reasonable auxiliary aids and services, such as, signers for the hearing impaired and readers for printed materials being considered at the hearing, to individuals with disabilities who are present at the hearing, upon ten days' notice. Individuals requiring auxiliary aids or services should contact the township by writing or calling: Linda Ferguson, Township Clerk, Charter Township of Monitor, Bay City, Michigan 48706, Telephone: (989) 684-7203, Fax: (989) 684-9234.

Jim Horen
Chairman, Zoning Board of Appeals