

**TYRONE TOWNSHIP ZONING BOARD OF APPEALS**  
**APPROVED MEETING MINUTES**  
**September 13, 2021**

**CALL TO ORDER**

Chairman Greg Carnes called the Zoning Board of Appeals Meeting to order on September 13, 2021, at 6:58 PM at the Tyrone Township Hall.

**ROLL CALL**

*Present:* Chairman Greg Carnes, Vice-Chairman Joe Trollman, Commissioners Richard Erickson, Tim Scarberry and Don Bunka

*Also Present:* Tyrone Township Planning & Zoning Assistant Karie Carter

**APPROVAL OF THE JUNE 14, 2021 MINUTES**

*Motioned by Trollman, supported by Bunka. Motion Carried.*

Karie Carter read aloud the appeal for tonight's meeting.

**APPEAL NO. 1:** A request by James Dombrowski for a 3-foot, 3-inch front yard setback variance and a 1-foot east side yard extension of an existing nonconforming setback in order to extend his existing garage as permitted in Section 26.04.A.3.a-e, located at 7607 Ledgewood Drive, Fenton, Michigan 48430, Parcel ID: 4704-30-102-006. The property is zoned R-1, Single-Family Residential. Reference Tyrone Township Zoning Ordinance No. 36, Section 20.01, Schedule of Regulations and Section 26.04.A, Enlargement, Extension or Alteration of a Nonconforming Structure.

**COMMENTS BY APPLICANT**

The applicant, James Dombrowski, explained that he currently had a small one-car garage, and wanted to enlarge it to have more room for storage. He said it would update his home and would match the neighborhood.

**BOARD QUESTIONS AND COMMENTS**

The board discussed the request. Commissioner Scarberry said he drove by the property and said that the increase in size would blend in with the neighborhood. The garage will not be encroaching any closer to the lot line than it is. Chairman Carnes said he also drove by and noted that the existing garage sits several feet back from the house. Enlarging and extending the garage will balance out that side of the house. The neighbor to the west of Mr. Dombrowski has a tree line that will block their view of the new addition. Mr. Dombrowski noted that the neighbor will still be closer to the road than he will be even after he adds the addition.

**CONSIDERATION OF ACTION**

Commissioner Scarberry moved to approve the request for a 3-foot, 3-inch front yard setback variance and a 1-foot east side yard extension of an existing nonconforming setback in order to extend the existing garage. Commissioner Erickson seconded. The motion carried.

**UNFINISHED BUSINESS**


None

**MISCELLANEOUS BUSINESS**

None

**ADJOURNMENT**

The meeting was adjourned at 7:15 PM by Carnes.



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Greg Carnes, ZBA Chairman  
Tyrone Township Zoning Board of Appeals

cc File

Tyrone Township Clerk  
Tyrone Township Zoning Administrator  
Tyrone Township Zoning Board of Appeals Commissioners