

**CHARTER TOWNSHIP OF HAMPTON
BOARD OF APPEALS MEETING
SEPTEMBER 15, 2022**

The regular meeting of the Charter Township of Hampton Board of Appeals was called to order at 7:00 p.m. by Chairperson Noble in the Boardroom of the Hampton Township Administrative Offices.

PRESENT: Spyhalski, Wisniewski, Noble, Howell

ABSENT: Brey

ALSO PRESENT: Hewitt, Dewyse, Hebner, Franz, and 4 people in the audience

Motion by Wisniewski seconded by Howell that the minutes of the August 18, 2022, meeting be approved as printed and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

Richard & Joni Thomson, Nebobish St, appeared before the board to request a variance of 25' from the rear yard setback for the construction of a new home.

Discussion was held on the following: The current owners of the lot would like to split the lot and the applicant wants to build a ranch style house. The house would only have a 24' depth without the variance. The applicant noted that a similar variance request was granted in 2005.

Chairperson Noble read two anonymous letters opposing the variance. Another letter was read from Justin & Kate Dinsmore, 1421 Harding Rd. also opposing the variance.

Discussion was held on the anonymity of the letters and whether they should be on record or not.

At this time the public hearing was open to the public. No one addressed the board.

Discussion continued on the variance request and the anonymity of the letters. The request is a valid request, the lot can be split, and a dwelling is allowed by right. There is not a hardship but there is practical difficulty. Open space is allowed to be developed.

Motion by Wisniewski seconded by Spyhalski that the Board of Appeals of the Charter Township of Hampton, hereby reverses the denial of a building permit to Tony & Joni Thomson, Nebobish St, under Notice of Appeal No. 22-03, for the reason that there is either unnecessary hardship (or) there is practical difficulty in carrying out the strict letter of Ordinance No. 36A, and said applicant has demonstrated the existence of the conditions set forth in Chapter 7, Table 3 thereof. The reasons being the unique shape of the lot.

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AYES: Wisniewski, Spyhalski, Howell Noble
NAYS: None
ABSENT: Brey
Motion carried

The applicant for appeal 22-04 was not in attendance. The zoning administrator stated that the applicant is changing the variance request and will request the variance at the next meeting.

Motion by Wisniewski seconded by Howell to table the variance request of appeal notice 22-04.

AYES: Wisniewski, Howell, Spyhalski, Noble
NAYS: None
ABSENT: Brey
Motion carried

OPEN TO THE PUBLIC:
No one addressed the board.

ANNOUNCEMENTS:
There were no announcements.

Motion by Wisniewski seconded by Howell that the meeting adjourn. Motion carried. Meeting adjourned at 7:20 p.m.

Respectfully submitted:

Ruth Noble, Chairperson
Jodie Hebner, Recording Secretary