

# CITY OF HARBOR SPRINGS

## Zoning Board of Appeals

May 14, 2008

Chairperson Henry Pfeifer called the May 14, 2008 meeting of the Harbor Springs Zoning Board of Appeals (ZBA) to order at 5:30 p.m., at the City Council Chambers, 160 Zoll Street, Harbor Springs, MI.

### 1. Roll Call and Verification of Quorum

Present: Ann Burrows, Henry Pfeifer, Bob Thoma, Donna Niederstadt, Alan Hegedus, Dennis Wiggins.

Absent: Cecelia Johnston

Also Present: Tim Grimm, Mike Smelt, Susan Staffan.

### 2. Approval of minutes and decision from the March 12, 2008 meeting.

Burrows stated that her motion to approve the Fife variance should include at the end the words, *and the angle of the rear lot line.*

Motion by Thoma, second by Burrows, to approve the March 12, 2008 meeting minutes as amended.

Motion carried.

### 3. Consideration of a variance request for a front and corner side yard setback for Susan Staffan, 687 Pine St. ( R-1-C Zoning District.)

Pfeifer read the request for a 5 foot front yard setback and a 15 foot corner side yard setback, noting the required set back is 20ft and also noting the placement of the existing home is non-conforming.

Grimm noted two letters, one from Jeff Granger in support of the variance and a letter from Frederick Simons stating he thought the visibility of drivers may be blocked by the construction of the proposed front porch.

Susan Staffan explained a variance is needed to allow the interior stairway to be built to the building code when she remodels the house. Ms Staffan also stated that many of her neighbors have porches and a covered front porch would be a logical and desirable addition to the home.

Hegedus asked if the porch would inhibit the view of cars at the corner as they turn on Hoyt.

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Grimm noted that as a result of the letter from Simons, he and Dan Branson, Chief of Police, visited the site and Chief Branson stated he saw no visibility problems that would result if the porch was constructed as drawn on the plan.

Chairman Pfeifer asked if there was any further public comment, and hearing none, he closed the public input and asked the ZBA for their comments.

Burrows stated that there were no other large porches in the vicinity like the one proposed noting five feet to the front yard line is really close.

Niederstadt stated she liked the porch design and supported the variance request.

Thoma noted that although the porch would be built close to the property line there was additional area between the line and the sidewalk.

Pfeifer stated he thought the proposed porch would add a lot of bulk to the building and the proposed addition was too close to the front yard line.

Wiggins noted there was about eight or nine feet from the proposed addition to the walk. Wiggins also stated he supported the variance noting the home was built before the zoning code was established and he thought the porch would be a beautiful addition and was in keeping with the rest of Harbor Springs.

Hegedus stated he thought porches were customary and the request met the ZBA's standards.

Motion by Hegedus, second by Niederstadt, to approve the variance request for a 5 ft front yard setback and 15 ft corner side yard setback as presented on the plan, noting the variance granted was based on the existing non-conformity and that similar structures are customarily found in the zoning district.

Ayes – Thoma, Hegedus, Niederstadt, Wiggins.

Nays – Burrows, Pfeifer.

Motion approved.

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5 Adjournment

Motion by Burrows, second by Wiggins, to adjourn the May 14, 2008 ZBA meeting at 6 pm.

Motion approved.

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Henry Pfeifer, Chairperson

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Tim Grimm, Zoning Administrator