

CITY OF HARBOR SPRINGS

Zoning Board of Appeals

August 11, 2004

Vice Chairperson Nancy Kenyon called the August 11, 2004 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: Nancy Kenyon, Donna Neiderstadt,
Ann Burrows, Henry Pfeifer.

Absent: Stephen Dart, Charles Baldwin

Also Present: Tim Grimm, John Kenyon, Jim Dika, Larry & Debra Borrusch, Pamela Deuel, Sandy Bean, Karen Adams, Laura Kors.

2. Approval of Minutes and Decision from the July 14, 2004 Meeting.

Motion by Neiderstadt, second by Pfeifer, to approve the minutes and decision of the July 14, 2004 meeting as read.

Ayes – Kenyon, Burrows, Neiderstadt, Pfeifer.

Nays – None

Motion carried

3. Consideration of the Variance Request from Larry & Debra Borrusch 429 E. Main St.

Vice Chairperson Kenyon read the request.

Mr. & Mrs. Borrusch explained they were requesting the variance so they could restore the front porch to its original size and location. She also explained they needed the additional porch area to accommodate larger gatherings in the summer.

Pfeifer asked if they could make do with a seven-foot wide porch verses the ten-foot porch requested and therefore not need a variance.

Mrs. Borrusch stated that a seven-foot porch would not be cost effective.

Ann Burrows stated she did not want to see more green space disappear and she was concerned about the impact the porch would have on the health of the large trees in the front yard.

Mrs. Borrusch stated they would not harm the trees with this project.

ZBA

August 11, 2004

Page 2

Vice Chair Kenyon reminded the ZBA and Mr. & Mrs. Borrusch that it would take a yes vote from each of the four members present to approve the request. Kenyon also stated if the Borrusch's would like the hearing tabled until September's meeting of the ZBA so more members would be part of the decision they could make that request.

After discussing Kenyon's statement Mrs. Borrusch said she would like to continue with the meeting.

John Kenyon spoke from the audience and stated he was in support of the variance request.

Motion by Neiderstadt, second by Pfeifer, to approve the request as presented on the plan to the ZBA.

Ayes – Neiderstadt, Kenyon

Nays – Pfeiffer, Burrows

Motion denied.

Mrs. Borrusch asked if any letters were received in opposition to her request. Tim Grimm stated one letter in opposition was received from Todd Saalfrank.

Mr. & Mrs. Borrusch indicated they were very disappointed in the decision.

4. Consideration of the variance request by Jim and Mary Ann Dika.

Vice Chair Kenyon read the request.

Jim Dika stated they would like to build a front porch. The existing house was built before zoning and is very close to the front yard line, necessitating a variance. Dika also stated the proposed porch would be in line with the fronts of some of the other houses on the street.

Nancy Kenyon asked when the existing house would be sided. Dika stated the house would be sided as part of the entire project.

Tim Grimm stated three letters had been received from neighbors, Tom Ryan, Kay & Fred Geuder in support and David Fitzsimons against.

Ann Burrows asked if the pine tree in front would have to be removed.

ZBA
August 11, 2004
Page 3

Burrows also stated she had trouble with a one foot setback.

Dika stated the pine tree would not have to come down.

Four neighbors, attending the meeting, (Adams, Duel, Bean, and Kors) gave their support for the variance.

John Kenyon stated his support for the variance.

Vice Chair Kenyon reminded Mr. Dika he had the option of tabling the request until September so more ZBA members could be involved in the decision.

Mr. Dika requested his request be tabled until the September meeting of the ZBA.

Motion by Niederstadt, second by Pfeifer to table the Dika variance request until the September meeting of the ZBA.

Motion carried.

5. Adjournment

With no further business, Vice Chairperson Kenyon adjourned the meeting at 6:20 p.m.

Nancy Kenyon Vice Chairperson

Tim Grimm, Zoning Administrator