

CITY OF HARBOR SPRINGS
Zoning Board of Appeals
October 10, 2007

Chairperson Jim Grogan called the October 10, 2007 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, Cecelia Johnston, Bob Thoma, Donna Niederstadt, Jim Grogan

Absent: None

Also Present: Tim Grimm, Alan Hegedus, Jean Jardine, Steve Dilley, Joanne Dilley.

2. Approval of minutes and decision from the September 12, 2007 meeting

Motion by Burrows, second by Thoma, to approve the September 12, 2007 meeting minutes as presented.

Motion carried.

3. Consideration of a variance request for a front, side and rear yard setback by Steve and Joanne Dilley, 282 Judd St.

Chairperson Grogan discussed the roll of the ZBA and the rules for the meeting and read the variance request.

Tim Grimm noted that no letters were received for or against the request.

Grimm explained the site plan and the variance requests.

Mr. Dilley presented his request noting the existing home is small and narrow. Dilley explained the variances were necessary to be able to accommodate larger family gatherings and the current lay out of the home is cumbersome with small rooms and restricted closet space. Mr. Dilley explained the second story addition requested would be over an existing one story non conforming area. Dilley also noted the front porch would be extended to match the requested one story addition on the south side of the home.

Pfeifer asked if the existing parking would be affected by the proposed changes.

Mr. Dilley stated the through drive would not be changed.

Johnston asked if there were plans to correct the encroachment of the deck stairs onto the neighboring property.

Mr. Dilley stated there were no plans to change the stairs.

Thoma asked what the practical difficulty is in this request.

Mr. Dilley stated the house is “tight” and too small.

Chairperson Grogan closes the public input portion of the hearing and asks for comments from the ZBA members.

Niederstadt stated she was disappointed the proposed addition was not staked on the lot timely but had no objection although the proposal uses up much of the side yard area.

Johnston stated she could not see a practical difficulty in the request. Johnston stated she thought the south side addition could be built within the required setback.

Burrows stated she agreed with Johnston and noted the house already takes up much of the lot. Burrows stated she would like to see the plan scaled down.

Pfeifer stated there were three variances requested. Pfeifer noted that the current square footage of the building is not too small and the lot size does not support a larger house.

Grogan stated he agreed with Johnston and Burrows, the current non conformity has no bearing, there is no undo hardship and it is a small house on a small lot.

Motion by Pfeifer, second by Burrows, to approve the variance request as presented on the plan.

Ayes – None

Nays – Burrows, Pfeifer, Thoma, Grogan, Niederstadt, Johnston.

Motion denied.

Chairperson Grogan noted ZBA decisions can be appealed to Circuit Court.

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4. Old business.

Chairperson Grogan noted two chapters of the Master Plan were included in the October ZBA packet. Grogan asked the ZBA to go over the enclosed pages.

Chairperson Grogan asked Grimm to mail the meeting minutes to the ZBA members as soon as they have been completed so members of the Board can read the minutes while the meeting is fresh in their memory.

Grogan also asked that the packets for the meetings be delivered as soon after the deadline for submitting a variance has passed.

5 Adjournment

Motion by Niederstadt, second by Thoma to adjourn the October 10, 2007 ZBA meeting.

Motion approved.

James Grogan, Chairperson

Tim Grimm, Zoning Administrator

