

CITY OF HARBOR SPRINGS
Zoning Board of Appeals
October 11, 2006

Vice Chairperson Nancy Kenyon called the October 11, 2006 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, Dennis Wiggins (alternate), Henry Pfeifer, Donna Niederstadt, Jim Grogan, Nancy Kenyon.

Absent: Bob Thoma.

Also Present: Tim Grimm, Cecelia Johnston, Rob Winters, Jerry and Nancy Suberlak.

2. Approval of minutes and decision from the August 9, 2006 meeting.

Motion by Pfeifer, second by Neiderstadt, to approve the minutes of the August 9, 2006 as presented.

Motion carried

3. Request for consideration of a variance from Jerry and Nancy Suberlak, 234 Third St.

Tim Grimm read the hearing rules and then presented an overview of the request and Site plan. Grimm explained the neighboring properties were willing to deed portions of their parcels to the Suberlaks, the deeds from the City, Swiss and Corbin would be needed before construction could begin on the new additions to the Suberlak home if variances were approved. Grimm noted letters supporting a variance from Tom Swiss and Greg and Nancy Mautz.

Rob Winters, agent and architect for the Suberlaks, explained the building plan noting the narrowness and shallowness of the existing lot. Winters also noted the existing house is small and there was a need to add a stairway to the second floor that meets the building codes.

Kenyon stated the house looked like it might be three stories in height.

Winters stated the windows on the second floor made it appear to be three stories but the building would be the allowed two stories.

Pfeifer ask if the height of the building would change.

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Winters stated that the proposed height would be 28 feet, under the allowed 35 feet per zoning.

Grogan stated the drawing of the rear of the proposed addition was unclear.

Pfeifer noted the owner was adding 8 feet to the rear for the stairwell and porch.

Winters pointed out on the floor plan how the stairwell and rear porch would be constructed.

Wiggins asked if there was adequate space for the proposed driveway on the east side of the lot and asked if the tree there would have to be trimmed or removed.

Winters stated the tree may need to be trimmed but he thought there was room for the proposed driveway.

Vice chairperson Kenyon closed the public hearing at this time and asked for comments from the members of the ZBA.

Grogan stated he had no difficulty in granting the proposal, stating the front yard setback would not need a variance and he had no problem with the proposed variance for the side yard and rear yard.

Niederstadt stated she agreed with Grogan and had no problem with the request.

Wiggins stated the house pre-existed zoning, the proposed addition was reasonable and renovation would be a benefit to the neighborhood.

Pfeifer stated he thought the request was reasonable and that the acquisition of the additional lot area made sense, noting the physical problem was the property size.

Burrows stated she agreed with the previous statements from the ZBA and that the request met the criteria for granting a variance.

Kenyon stated she was impressed with the architecture of the proposed building, noting this may be the smallest lot that the ZBA has had to deal with.

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Motion by Grogan, second by Wiggins to approve the variance requests as proposed on the plan, the practical difficulty being the pre-existing size of the house and the shape and size of the lot and the request is reasonable and common to the neighborhood and there are no reasonable alternatives to the proposed plan, with the condition that before construction is allowed the necessary deeds are recorded as proposed.

Ayes – Burrows, Pfeifer, Wiggins, Kenyon, Neiderstadt, Grogan.

Nays – None.

4. Adjournment

With no further business, Vice Chairperson Kenyon adjourned the meeting at 6:30 p.m.

Nancy Kenyon, Vice chair

Tim Grimm, Zoning Administrator