

# CITY OF HARBOR SPRINGS

## Zoning Board of Appeals

November 12, 2003

Vice Chairperson Nancy Kenyon called the November 12, 2003 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, Charles Baldwin,  
Henry Pfeifer, Ann Burrows, Bob Thoma.

Absent: Donna Neiderstadt, Stephen Dart

Also Present: Tim Grimm, Robert Gokee, Robert W. Saalfrank, Debra Borrusch, Andrew Bowman, Lisa & Jerry Fata

### 2. Approval of Minutes and Decision from the October 8, 2003 Meeting.

Motion by Burrows, second by Thoma to approve the minutes and decision of the October 8, 2003 meeting as read.

Ayes – Kenyon, Pfeifer, Burrows, Baldwin, Thoma.

Nays – None

Motion carried

### 3. Consideration of the Variance Request from Web Friedly 780 Washington St.

Vice chairperson Kenyon read the request.

Tim Grimm noted that Michael Smelt the southerly neighbor was in support of the request.

Andrew Bowman, representing the owner of the property, explained the proposed improvements.

Motion by Baldwin, second by Thoma to approve the request as presented on the plan. The practical difficulty noted was the location of the existing home.

Ayes – Pfeifer, Baldwin, Burrows, Thoma, Kenyon.

Nays – None.

Motion carried.

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4. Consideration of a Variance Request from Lisa and Jerry Fata, 290 Nelson St.

Vice chairperson Kenyon read the request.

Mr. and Mrs. Fata explained their reasons for the request noting the small size of the yard and lack of storage space.

Tim Grimm noted letters in support of the variance from Sandra Logan, Magdalin Kosequat and a letter of non-support from James Gitre.

John Kenyon, neighbor to the south stated his support of the request

Motion by Thoma, second by Baldwin, to approve the request as presented on the plan. The practical difficulty noted was the size of the lot.

Ayes – Kenyon, Thoma, Baldwin, Pfeiffer.

Nays – Burrows

Motion carried.

5. Consideration of a Variance Request from Todd and Karla Saalfrank, 423 E Main St.

Vice Chairperson Kenyon read the request.

Robert Saalfrank and Robert Gokee explained the reasons why they were seeking the variance, which included the need for more storage space and the need to fix the drainage problem in the rear yard.

Tim Grimm noted letters against the variance were received from Pringle Pfeifer, Lawrence and Debra Borrusch and Julie and Steve Ryckman. A letter in support was received from Tom Graham.

After some discussion ZBA member Thoma asked if there could be a compromise. Thoma suggested that the proposed building be moved five feet to the south to create a greater setback from Third Street and more visibility for the neighboring driveways.

Mr. Saalfrank, Mr. Gokee and Mrs. Borrusch stated that the compromise setback would be acceptable to them.

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Motion by Thoma, second by Baldwin, to approve the side yard variance as depicted on the plan and to approve a rear yard setback of eight and one half (8.5) feet with the approval of the driveway drain plan by the City Manager.

Ayes – Kenyon, Baldwin, Thoma, Burrows, Pfeifer

Nays – None

Motion carried.

6. Adjournment

With no further business, Vice Chairperson Kenyon adjourned the meeting at 7:55 p.m.

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Nancy Kenyon, Vice Chairperson

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Tim Grimm, Zoning Administrator