

CITY OF HARBOR SPRINGS

Zoning Board of Appeals

January 14, 2004

Vice Chairperson Nancy Kenyon called the January 14, 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, Charles Baldwin, Stephen Dart, Donna Neiderstadt, Henry Pfeifer, Ann Burrows, Bob Thoma.

Absent: None

Also Present: Tim Grimm, Orland Thayer, Brenda and Arthur Barnes, Mark Buday.

2. Approval of Minutes and Decision from the November 12, 2003 Meeting.

Motion by Baldwin, second by Thoma to approve the minutes and decision of the November 12, 2003 meeting as read.

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

Nays – None

Motion carried

3. Consideration of the Variance Request from Brenda Barnes, 105 Fairview St.

Vice chairperson Kenyon read the request.

Tim Grimm noted a letter received from Joanne Hartnett in opposition to the request.

Mrs. Barnes explained that the request was for a ramp and platform that are required in order to have a hair salon at that location.

Nancy Kenyon asked if the Barnes' were living there. Mrs. Barnes stated that they are buying the property with the intention of living there.

Kenyon noted that another recently closed home occupation (hair salon) had been in the neighborhood with no known problems.

Motion by Kenyon, second by Baldwin to approve the request as presented on the plan pending Planning Commission approval and that the Barnes' live at that location. The practical difficulty noted was the barrier free requirement needed for the requested home occupation.

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

Nays – None.

Motion carried.

4. Consideration of a Variance Request from Robert Walker, 305 Traverse St.

Chairperson Dart read the request.

Mark Buday, architect for Mr. Walker explained that the home was originally constructed four feet from the west property line. The owners would like to increase the ceiling height to create a more livable area and increase the window opening sizes to allow emergency egress.

Tim Grimm noted that the neighbors to the west support the variance request and there were no letters in opposition.

Motion by Dart, second by Kenyon, to approve the request as presented on the plan. The practical difficulty noted was the location of the existing building on the lot.

Ayes – Kenyon, Thoma, Baldwin, Pfeiffer, Dart, Neiderstadt, Burrows.

Nays – None

Motion carried.

6. Adjournment

With no further business, Chairman Dart adjourned the meeting at 6:00 p.m.

Stephen Dart, Chairman

Tim Grimm, Zoning Administrator