

# **CITY OF HARBOR SPRINGS**

## **Zoning Board of Appeals**

**March 10, 2004**

Chairperson Stephen Dart called the March 10, 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, Stephen Dart, Donna Neiderstadt, Charles Baldwin, Ann Burrows, Bob Thoma, Henry Pfeifer.

Absent: None

Also Present: Tim Grimm, Ted & Cilinda Stroud

### 2. Approval of Minutes and Decision from the February 11, 2004 Meeting.

Motion by Kenyon, second by Baldwin, to approve the minutes and decision of the February 11, 2004 meeting as read.

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

Nays – None

Motion carried

### 3. Consideration of the Variance Request from Ted & Cilinda Stroud 291 Pine St.

Chairperson Dart read the request.

Tim Grimm noted there were no letters or statements in opposition to the request. A letter was received from Hans Brieden, 535 Elm St. in support of the request.

Mr. Stroud explained the request noting the old garage needs extensive repair and it is more practical to remove the old building and construct a new garage. Mr. Stroud stated the new building would be located on the same footprint as the old building and would be somewhat smaller to enable the construction of a patio area between the existing house and the rebuilt garage.

Nancy Kenyon asked if there would be living quarters in the upper level of the new garage.

Mr. Stroud stated it would be used as an exercise room with no overnight sleeping.

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Motion by Kenyon, second by Dart, to approve the request as presented on the plan to the ZBA. The practical difficulty noted was the poor condition of the existing garage.

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

Nays – None

Motion carried.

#### 4. Adjournment

With no further business, Chairman Dart adjourned the meeting at 5:45 p.m.

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Stephen Dart, Chairman

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Tim Grimm, Zoning Administrator