

# CITY OF HARBOR SPRINGS

## Zoning Board of Appeals

March 12, 2008

Vice Chairperson Bob Thoma called the March 12, 2008 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, Alan Hegedus.

Absent: None

Also Present: Tim Grimm, Dennis Wiggins, Jean Jardine, Mike Smelt, Steve Shuman  
Brian Fife, Sheri Grandy, Abby Dart

### 2. Election of Chairperson.

Vice Chairperson Bob Thoma called for the nomination of a new Chairperson. Motion by Burrows, second by Johnston, to nominate Henry Pfeifer as Chairperson. Hearing no other nominations Thoma closed the nominations and called the question. Motion passed unanimously.

Chairperson Pfeifer and the rest of the ZBA welcomed new member Alan Hegedus.

### 3. Approval of minutes and decision from the October 10, 2007 meeting.

Motion by Thoma, second by Niederstadt, to approve the October 10, 2007 meeting minutes as presented.

Motion carried.

### 3. Consideration of a variance request for a rear yard setback for Brian Fife, 212 Fourth St. (R-1-C Zoning District.)

Pfeifer read the request for a 9 foot rear yard setback, noting the required set back is 30ft.

Tim Grimm reviewed the Site Plan and variance request with the ZBA. Noting the plan presented and illustrating the proposed setback lines and the incursion of the M-119 Right of Way on the parcel. Grimm noted that no letters were received for or against the request.

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Steve Shuman noted that the proposed building location matched similar homes in the neighborhood.

Dennis Wiggins pointed out the new setbacks in Southard & Crandall Zoning District may have an impact on the front yard setback.

Chairperson Pfeifer asked for any further public input, hearing none he closed the hearing to public input and asked for comments from the ZBA members.

Niederstadt stated she had no objection.

Johnston stated a variance was needed to build a reasonable home on the lot.

Burrows stated she agreed and noted that the proposed variance would be better than a variance in the front yard. Burrows also noted no other variances were requested.

Hegedus stated he agreed with Johnston and the request was reasonable.

Pfeifer stated he had no problem with the request.

Motion by Burrows, second by Niederstadt, to approve the variance request for a 9 ft rear yard setback as presented on the plan, noting the Practical Difficulty was the intrusion of the M-119 Right of Way on the rear yard of the lot.

Ayes – Burrows, Pfeifer, Thoma, Hegedus, Niederstadt, Johnston.

Nays – None.

Motion approved.

## 5 Adjournment

Motion by Niederstadt, second by Thoma, to adjourn the March 10, 2008 ZBA meeting.

Motion approved.

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Henry Pfeifer, Chairperson

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Tim Grimm, Zoning Administrator

