

CITY OF HARBOR SPRINGS

Zoning Board of Appeals

July 14, 2004

Vice Chairperson Nancy Kenyon called the July 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, Henry Pfeifer, Donna Neiderstadt,
Ann Burrows, Bob Thoma

Absent: Stephen Dart, Charles Baldwin

Also Present: Tim Grimm, Win Schrader, Madge Heinz, Tom and Mary Skinner

2. Approval of Minutes and Decision from the June 9, 2004 Meeting.

Motion by Burrows, second by Kenyon, to approve the minutes and decision of the June 9, 2004 meeting as read.

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

Nays – None

Motion carried

3. Consideration of the variance request by Win Schrader, 138 W. Bay St.

Vice Chairperson Kenyon read the request.

Mr. Schrader noted his practical difficulty is the size of the lot and the need to replace the existing flat roof with a gable roof.

Mr. Schrader stated he would not begin construction until after Labor Day 2004.

Madge Heinz stated she would like to be assured that any water runoff would not collect between the proposed garage and the retaining wall on the north lot line.

Mr. Schrader assured the ZBA that he had discussed the water runoff plan with DPW Supervisor Rick Ward and that all water runoff would be properly taken care of.

Motion by Thoma, second by Burrows to approve the plan as submitted to the ZBA with the provision that all water runoff be taken care of and not allowed to accumulate on the north, east or west sides of the proposed garage.

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Ayes – Burrows, Thoma, Kenyon, Pfeifer, Neiderstadt

Nays – None

Motion carried.

4. Consideration of a variance proposal by Tom Skinner, 545 Arbor St.

Vice Chairperson Kenyon read the request.

Burrows questioned the need for a variance if the house was going to be sold soon the new owner may not want to build the deck as shown on the plan.

Mr. Skinner stated he wanted to connect the new deck with the old deck and he thought any new owner would want it that way.

Mr. Skinner noted the ZBA received a letter from the Nolan's, the next-door neighbors, agreeing to the amended variance request.

Kenyon noted that Mr. Skinner had reduced the requested setback from 2.4 feet to 3.4 feet.

Motion by Neiderstadt, second by Pfeifer to approve the variance as amended on the plan presented to the ZBA.

Ayes – Thoma, Kenyon Pfeifer, Neiderstadt

Nays – Burrows

Motion carried.

5. Adjournment

With no further business, Vice chairperson Kenyon adjourned the meeting at 6:00 p.m.

Nancy Kenyon, Vice Chairperson

Tim Grimm, Zoning Administrator