

CITY OF HARBOR SPRINGS

Zoning Board of Appeals

August 13, 2008

Chairperson Henry Pfeifer called the August 13, 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, Bob Thoma, Donna Niederstadt, Alan Hegedus.

Absent: Cecelia Johnston

Also Present: Tim Grimm, Jerry and Lisa Fata, Thomas Smith.

2. Approval of minutes and decision from the July 9, 2008 meeting.

Motion by Thoma, second by Niederstadt, to approve the July 9, 2008 minutes as presented.

Motion approved.

3. Consideration of a request from Jerry and Lisa Fata, 290 Nelson St.

Chairperson Pfeifer read the request:

The purpose of the hearing is to hear a variance request from Lisa and Jerry Fata for property located at 290 Nelson St. Harbor Springs Michigan, an R-1-C Zoning District. Mr. & Mrs. Fata are requesting a variance to construct a residential deck and second story addition to their home. The proposed new deck would be Seventeen (17) feet from the rear yard line. The proposed second story addition would also be Seventeen (17) feet from the rear yard line.

The Zoning Administrator has determined that the required rear yard set back is thirty (30) feet , pursuant to Article 6, Section 50.600, 2, (d).

Tim Grimm noted four letters were received from the public and all where in favor of the request.

Grimm pointed out the specifics of the variance request noting the existing building location and the proposed building additions.

Pfeifer opened the meeting to public input.

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Mrs. Fata explained the need for a third bedroom in their two bedroom home and explained that because of the small yard and the shallow depth of the yard the only place to put the addition was above the existing open porch.

Niederstadt stated the only new additions were the bedroom above the existing porch and the deck on the side of the existing home.

Burrows asked if there would be a roof over the proposed deck? Mrs. Fata said there would be no roof.

Pfeifer asked if the existing porch would be enclosed as part of the project. Mrs. Fata said the porch would not be enclosed.

Thomas Smith noted that he was in favor of the variance and stated he had done something similar at his home on Third Street.

Pfeifer closed the public input portion of the meeting.

Thoma stated they can't do anything without a variance and he noted he had no problem with the proposed addition or the proposed deck.

Burrows stated she was troubled by the massive look of the proposal but noted they need a third bedroom.

Niederstadt she had no objections to the proposal.

Hegedus stated he supports the plan and thought the design was a good use of the space.

Motion by Thoma, second by Niederstadt, to approve the variance as presented on the plan with the condition the existing porch must be left open and the deck uncovered. The practical difficulty noted was the existing lot depth.

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

Nays – None

Motion approved.

5. ZBA work session.

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Chairperson Pfeifer reiterated his support of the practice of alternating the alternates from meeting to meeting and received support for continuing the practice.

The ZBA discussed its recent actions and noted they wanted to monitor the results of recent approvals.

6. Adjournment

Motion by Burrows, second by Thoma, to adjourn the August 13, 2008 ZBA meeting at 6:30 pm.

Motion approved.

Henry Pfeifer, Chairperson

Tim Grimm, Zoning Administrator