

CITY OF HARBOR SPRINGS

Zoning Board of Appeals

October 12, 2005

Vice-Chairperson Nancy Kenyon called the October 12, 2005 meeting of the Harbor Springs Zoning Board of Appeals (ZBA) to order at 5:30 p.m., at the City Council Chambers, 170 Zoll Street, Harbor Springs, MI.

1. Roll Call and Verification of Quorum

Present: Nancy Kenyon, Ann Burrows, James Grogan, Henry Pfeifer, Cecelia Johnston (Alternate), Laura Kors (Alternate).

Absent: Donna Neiderstadt, Bob Thoma

Also Present: Tim Grimm, Jean Jardine, Ray Juneau, Dick Crawford

2. Approval of Minutes and Decision from the August 10, 2005 Meeting.

Pfeifer pointed out a spelling error on page one item 3, paragraph 3. The spelling was corrected from there to their.

Kors pointed out a spelling error on page one item 3, paragraph 4. The spelling of yare was corrected to yard.

Motion by Grogan, second by Burrows, to approve the August 10, 2005 minutes as amended.

Motion carried.

3. Consideration of a variance request from Larry Haras, 145 W. Summit St.

Vice-Chairperson Kenyon read the request.

Correspondence was received from Robert and Margaret Burch, John Livingston, Evelyn Kinnunen, Tom and Nancy Holka, Mike Barnes, Frank and Pat Liebert, and Eliza Seltzer, Steve Johnston & Family stating they thought the variance should be allowed.

Mr. Ray Juneau, 149 Summit St. represented Mr. Haras who could not attend the meeting.

Mr. Juneau stated Mr. Haras was applying for a variance because the only deck/walkway that could be constructed without a variance would be three feet wide and a three foot deck/walkway would not be adequate for access to the rear door of the home.

Kenyon asked if the proposed deck/walkway would have a railing, Mr. Juneau stated it would.

Kors asked if the thirty eight feet on the drawing was the measurement to the rear of house, Mr. Juneau said it was.

Grogan stated there was a need for a deck/walkway at the rear of the house and the elevation at the rear of the house prevented construction of a deck at ground level.

Pfeifer stated there was a need for a deck/ walkway but that a four-foot wide deck/walkway would only need a one-foot variance and four feet would be adequate for a deck/walkway.

Grogan asked Dick Crawford, County Building Inspector, if there was a minimum for deck/walkways like this. Crawford Stated the minimum width for a walk/walkway like this is three feet and the minimum wheel chair access width is five feet. Crawford also stated a three foot width assumes one-way traffic only.

Burrows stated she thought three feet would be too narrow for a deck/walkway like this.

Motion by Kors, second by Pfeifer, to approve the requested variance as presented on the plan.

Ayes – Kenyon, Kors, Grogan.

Nays – Burrows, Pfeifer, Johnston.

Motion denied. (Four affirmative votes are needed for adoption of a variance.)

5. Adjournment

With no further business, Vice-Chairperson Kenyon adjourned the meeting at 5:55 p.m.

Nancy Kenyon, Vice-Chairperson

Tim Grimm, Zoning Administrator