

SAUGATUCK TOWNSHIP BOARD OF APPEALS

August 3, 2006

The Saugatuck Township Zoning Board of Appeals met on August 3, 2006, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Marczuk, Oyler and VanOss.

Absent: None

Also present: Z. A. Ellingsen & Wester.

Chairman Oyler called the meeting to order at 4:05 p.m.

One hearing was scheduled: A request from Dan Batchelor, 2030 Timberview, Okemos, Michigan 48864 for a variance from Section 40-1012 which does not allow for the expansion of a non-conforming building unless the expansion is compliant with all current setbacks. The applicant wishes to erect an addition to a single family residence located at 3035 Lakeshore Drive (Parcel# 0320-017-001-10) in the R-3 Zone. The applicant wishes to place the addition approximately 5 feet from the sideline contrary to the provisions of Section 40-322 the Zoning Ordinance, which requires a 10-foot setback.

Z. A. Ellingsen stated that the issue is that the house is a certain width in the front and that the lot narrows as it goes back. Originally it was non-conforming; the architect just wants to change the roofline. Ellingsen stated if the lot didn't narrow there would not be a problem.

Charles Carlson, Architect, representing Dan Batchelor, explains that the house is very flat in the front and the owners want to give it a new look. He is proposing that they are stepping back into the house with a new porch in the front and then adding a higher pitch roof in front of the house along the length and then adding to the back and that all is in compliance with the zoning ordinance. In the back wing (Southeast corner) they want to change the roof pitch so it matches the main portion of the house, which would go beyond the setbacks.

Chairman Oyler asked Carlson if the roof in the southeast corner is already extended in the footprints. Carlson stated that this modification would make it less going in to the setback area. There will be square footage added but would be in the setbacks.

Marczuk asked Carlson why not stay within the footprint. Carlson stated that the front is flat and so by adding a porch and stepping back gives it depth and an interesting look. Marczuk wanted to know how close the neighbors are from each side. Carlson stated about 10 to 15 feet away.

Chairman Oyler read the 2 letters sent to the Township opposing the variance. First letter sent by Jack & Betty Schmidt, 3021 Lakeshore Dr. A second letter sent by Nicholas A. French, 3031 LakeShore Dr. Oyler stated that these letters are assuming that the variance

is for building out. Z. A. Ellingsen stated that he should of put in the notice that it was going to be an upward expansion.

Chairman Oyler closed the hearing and went through the 4 required conditions for Variance, Sec. 40-76.

1. Yes
2. Yes
3. No
4. Yes

Conditions that the variance is granted with the understanding that the only modification allowed in the setback is alteration to the roofline reducing intrusion into the setback.

Motion to approve the variance. Motioned by Marczuk, VanOss seconded. Unanimously approved. Variance is granted.

Approval of April 27, 2006 ZBA minutes, motioned by Marczuk, Oyler seconded.

Motion adjourned at 4:28 p.m.

Lori Babinski, Recording Secretary