

ZONING BOARD OF APPEALS
CITY OF GRAND HAVEN
MINUTES



December 21, 2011

The regular meeting of the Grand Haven Zoning Board of Appeals was called to order at 7:00 p.m. in Grand Haven City Hall Council Chambers, 519 Washington, Grand Haven, Michigan. On a call of the roll, the following persons were:

Present: Eric Brenberger, Josh Brugger, Tom Hanson, Jim Mathews, Vice Chair Mike Ciofu.

Absent: Chairman Mel Eddy.

Also present were Bruce Dodge, Building Inspector, and MaryAnn Zaverl, Administrative Assistant.

Motion by Hanson, seconded by Brenberger to approve the minutes from the June 15, 2011 regular meeting was unanimously approved by voice vote.

Motion by Brenberger, seconded by Brugger, to approve the minutes from the November 16, 2011 regular meeting was unanimously approved by voice vote.

It was noted that the public hearing for this case had been at the last meeting and then the case had been postponed for additional information.

Case 11-03: A request by Mr. & Mrs. Robert Minnema, 84 Indian Trail, Grand Haven, MI 49417 to re-approve the October 2010 approval of ZBA Case 10-03: A dimensional variance from Section 40-402.02 to construct a 23 foot x 8 foot addition to the south elevation of the home at 84 Indian Trail. The addition will be constructed 9 feet 2 inches from the front (south) lot line and 23 feet from the east side of the existing house, therefore the new addition to the residential structure will be allowed to project 10 feet 10 inches into the required front yard.

Denny Dryer, 220 ½ Washington representing the Minnema's, stated this was the same proposal as requested and approved in October of 2010 and clarified that they had not turned the original project into a smaller project. He stated the back portion of the property was not buildable per the DEQ limitations and the area of the current septic system would not be buildable either.

Bruce Dodge, Building Inspector, confirmed that per his contact with the DEQ they would not be allowed to build in the back yard. He pointed out that since the City had recently agreed to run a septic line up to the 5 houses on this street, the back-up septic system that would have been required by the DEQ was now a moot point.

Mathews asked if all the City approvals were in place and Dodge replied the job had been sent out to bids and the contractor had already been selected.

Brenberger clarified that the reason for the addition was to make the summer cottage a year round home and Dryer stated that was correct.

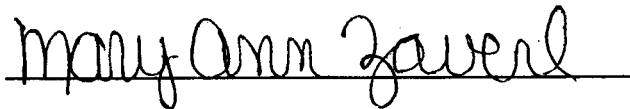
Motion by Brugger, seconded by Mathews, to reapprove the request by Mr. & Mrs. Minnema, for a dimensional variance from Section 40-402.02 to construct a 23 foot by 8 foot addition to the south elevation of the home at 84 Indian Trail . The addition will be constructed 9 feet 2 inches from the front (south) lot line, therefore the new addition to the residential structure will be allowed to project 10 feet 10 inches into the required front yard. This is to specifically prevent building out the southeast corner where there is an existing deck. This approval is based on paragraph three of the intent statement under 40-406.01 which states *"protecting dunes and views of Lake Michigan without sacrificing the integrity of the neighborhood will be more important than rigid site design standards, such as deep setbacks, building height or style requirements. Nevertheless, new development and improvements shall be generally consistent with and in keeping with the current character of the community"* and based on the drawings dated December 15, 2011 submitted for review and with the stipulation that no deck may extend further forward than 10 feet back from the front lot line. The motion passed on the following roll call vote: Ayes: Brugger, Hanson, Mathews, Brenberger, Vice Chair Ciofu. Nays: none.

General Business

Dodge advised the Board that the City would soon start the process of replacing and/or repairing several City retaining walls in this area.

Adjournment:

Motion by Brenberger, seconded by Brugger, to adjourn was unanimously approved. The meeting was adjourned at 7:20 p.m.



Administrative Assistant
Planning Department