



**CITY OF SAUGATUCK  
CONTINUED FROM AUGUST 13, 2020 MEETING ZONING BOARD OF  
APPEALS  
WEDNESDAY AUGUST 19, 2020 – 7:00 PM**

1. Call to Order/Roll Call
2. Agenda Changes
3. Unfinished Business:
  - A. Motion to remove from the table application # V200002 setback variance for 295 Park Street.
4. Public Comments:
5. ZBA Comments:
6. Adjourn

**Public Hearing Procedure**

- A. Hearing is called to order by the Chair
- B. Summary by the Zoning Administrator
- C. Presentation by the Applicant
- D. Public comment regarding the application
  - Participants shall identify themselves by name and address
  - Comments/Questions shall be addressed to the Chair
  - Comments/Questions shall be limited to **five** minutes
  - 1. Supporting comments (audience and letters)
  - 2. Opposing comments (audience and letters)
  - 3. General comments (audience and letters)
  - 4. Repeat comment opportunity (Supporting, Opposing, General)
- E. Public comment portion closed by the Chair
- F. Commission deliberation
- G. Commission action

<https://us02web.zoom.us/j/2698572603>  
Phone Access: (312) 626-6799 -or- (646) 518-9805 then  
enter "Meeting ID": 269 857 2603



**CITY OF SAUGATUCK  
MEETING ZONING BOARD OF APPEALS  
THURSDAY AUGUST 13, 2020 – 7:00 PM**

1. Call to Order/Roll Call
2. Agenda Changes
3. Approval of Minutes: April 30, 2020
4. New Business
  - A. 295 Park Street lift house out of flood plain
5. Unfinished Business:
6. Communications:
7. Public Comments:
8. ZBA Comments:
9. Adjourn

**Public Hearing Procedure**

- A. Hearing is called to order by the Chair
- B. Summary by the Zoning Administrator
- C. Presentation by the Applicant
- D. Public comment regarding the application
  - Participants shall identify themselves by name and address
  - Comments/Questions shall be addressed to the Chair
  - Comments/Questions shall be limited to five minutes
  1. Supporting comments (audience and letters)
  2. Opposing comments (audience and letters)
  3. General comments (audience and letters)
  4. Repeat comment opportunity (Supporting, Opposing, General)
- E. Public comment portion closed by the Chair
- F. Commission deliberation
- G. Commission action

**NOTICE:**

This public meeting will be held using Zoom video/audio conference technology due to the COVID-19 restrictions currently in place.

Join online by visiting:

<https://us02web.zoom.us/j/2698572603>

Join by phone by dialing:

**(312) 626-6799**

**-or-**

**(646) 518-9805**

Then enter "Meeting ID":

**269 857 2603**

Please send questions or comments regarding meeting agenda items prior to meeting to:

[cindy@saugatuckcity.com](mailto:cindy@saugatuckcity.com)

**PROPOSED Minutes**  
**Saugatuck Zoning Board of Appeals Special Meeting**  
**Saugatuck, Michigan, April 30, 2020**

The Saugatuck Zoning Board of Appeals met in special session at 7:00 p.m. via Zoom video/conference technology due to COVID-19 restrictions currently in place.

1. **Call to Order** by Chairperson Kubasiak at 7:00 p.m.

**Attendance:**

Present: Kubasiak, Bouck, Zervas, Bont, Ludlow

Absent: Riekse, Vlasy

Others Present: Zoning Administrator Osman, City Manager Harrier

2. **Approval of Agenda:** A motion was made by Bont, 2<sup>nd</sup> by Bouck, to approve agenda as presented. Upon roll call the motion carried unanimously.

3. **Approval of Minutes:** A motion was made by Bouck, 2<sup>nd</sup> by Zervas, approve the December 17, 2019 meeting minutes as presented. Upon roll call the motion carried unanimously.

4. **New Business:**

**A. Election of Officers:** A motion was made by Bont, 2<sup>nd</sup> by Ludlow to nominate Kubasiak as Chairperson. Upon roll call the motion carried unanimously.

A motion was made by Kubasiak, 2<sup>nd</sup> by Bouck, to nominate Bont as Vice-Chairperson. Upon roll call the motion carried unanimously.

**B. Height Variance for 1034 Holland Street / Application V200001:** A public hearing was scheduled on this date to hear comments regarding the demolition of existing house at 1034 Holland Street and construct a new house at approximately 30 feet in height, where a maximum of 28 feet is allowed.

Chairperson Kubasiak opened the hearing at 7:08 p.m.

Ed Zwyghuizen, Gen 1 Architectural Group, on behalf of the Applicant Steven Laughner, presented aspects of project.

Gary Kemp (*resident*) expressed concerns regarding with foundations being dug that it could cause damage to their historic home and hopes the applicant will fancy up the aesthetics.

Written communications were received from Jan and Gary Kemp, J'nelle Young, and Ellie and Andrew Caruthers.

There being no further discussion, Chairperson Kubasiak closed the public hearing at 7:57 p.m.

A motion was made by Bont, 2<sup>nd</sup> by Bouck, to approve Application V200001 to grant a two foot, six inch variance to the standard of 28 feet from grade level to allow this house to be built as designed as it meets the following core standards. Upon roll call the motion carried unanimously.

\*  
\*  
\*

5. **Unfinished Business:** None

6. **Communications:** None

7. **Public Comments:** Gary Kemp (*resident*) inquired how he would obtain proper insurance that no damage would be done to his home when foundation is dug.

8. **ZBA Comments:** None

11. **Adjournment:** A motion was made by Bont, 2<sup>nd</sup> by Ludlow, to adjourn the meeting at 8:45 p.m. Upon roll call the motion carried unanimously.

Respectfully Submitted,

Monica Nagel, CMC  
City Clerk



**BACKGROUND REPORT  
ZONING BOARD OF APPEALS**

**APPLICATION: V200002**

**295 PARK ST 57-550-001-00**

**PLOWE GREGORY R**

**REQUEST:** CKC Architect, on behalf of Gregory Plowe, owner of property located at **295 PARK ST** has submitted an application to the Zoning Board of Appeals for a variance. The purpose of this report is to provide a review of the application, standards for consideration, and any available history of zoning activity for this parcel.

**BACKGROUND:** The property is approximately 7,409 square feet and is located in the **PS R -1**.

**DESCRIPTION:** The applicant proposes to lift the existing home above the flood plain and retain the existing footprint. The lot is non-conforming in size, as the minimum lot area in this zone district is 8,712 square feet. The existing house encroaches 3 feet into the required 10 foot side yard setback, and 11.4 feet into the required waterfront set of 25 feet. The lifted house will be approximately three feet higher than the existing.

Section 154.155 (B) provides the standards that must be met in order for the Board to grant a dimensional (non-use) variance:

1. That strict compliance with area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome.
2. That a variance would do substantial justice to the owner as well as to other property owners in the district, or whether a lesser relaxation would give substantial relief and be more consistent with justice to others.
3. That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions.

4. That the problem is not self-created or based on personal financial circumstances.

RECOMMENDATION: We bring to your attention that pursuant to section 154.156 that if the applicant is not able to meet all the required standards noted above, the Board shall deny the request. If the Board finds that the hardship or practical difficulty is not unique, but common to several properties in the area, the finding shall be transmitted by the Board to the Planning Commission who will determine whether to initiate an amendment to the Zoning Code.

**Possible Motion:**

**Motion to approve/approve with modifications/deny the variance request to lift the house at 295 Park Street above the flood plain not more than three feet above the existing elevation. The existing house and raised portions will result in a variance of three feet into the required side yard, and 11.6 feet into the required waterfront setback.**



# Zoning Board of Appeals Application

## LOCATION INFORMATION APPLICATION NUMBER \_\_\_\_\_ - \_\_\_\_\_

Address 295 PARK ST. Parcel Number 03-57-550-001-00

## APPLICANTS INFORMATION

Name CKC ARCHITECT Address / PO Box PO Box 111  
City DOUGLAS State MI Zip 49406 Phone 616-886-1698  
Interest In Project ARCHITECT E-Mail charleskearlson@aol.com  
Signature [Signature] Date 07/17/2020

## OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name GREGORY PLOWE Address / PO Box 295 PARK ST.  
City SAUGATUCK State MI Zip 49453 Phone 616-934-5646

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed or to gather further information related to this request.

Signature \_\_\_\_\_ Date \_\_\_\_\_

## CONTRACTORS/ DEVELOPERS INFORMATION (UNLESS PROPOSED WORK IS TO BE DONE BY THE PROPERTY OWNER)

Name TBD Contact Name \_\_\_\_\_  
Address / PO Box \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
License Number \_\_\_\_\_ Expiration Date \_\_\_\_\_

## PROPERTY INFORMATION

Depth 80' Width 91' Size 0.167 Acre Zoning District RS R-1 Current Use RESIDENTIAL  
Check all that apply: Waterfront  Historic District  Dunes  Vacant   
Application Type: Interpretation  Dimensional Variance  Use Variance

## REQUEST DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

RAISE AN EXISTING RESIDENTIAL BUILDING 2'-6" ABOVE THE  
100-YEAR FLOODPLAIN CONTOUR. THE BUILDING FOOTPRINT  
SHALL REMAIN IN THE SAME LOCATION TO PRESERVE MATURE  
TREES AND PUBLIC VIEWS OF THE WATER.



**SITE PLAN REQUIREMENTS (SECTION 154.061)**

A site plan and survey showing the following information shall be submitted with the coverage of this application and other required information as outlined below. (Please note that not all will apply for minor waterfront construction)

Y  N  NA

- Dimensions of property of the total site area,
- Contours at 2-foot intervals
- Locations of all buildings
- Other structures on adjacent properties within 100 feet of the property, including those located across the street from the property
- Parking areas
- Driveways
- Required and proposed building setbacks
- Location of abutting streets and proposed alignment of streets, drives and easements serving the development, including existing rights-of-way and pavement widths;
- Location, screening, dimensions and heights of proposed buildings and structures, such as trash receptacles, utility pads and the like, including accessory buildings and uses, and the intended uses thereof. Rooftop or outdoor appurtenances should also be indicated, including proposed methods of screening the equipment, where appropriate;
- Location and dimensions of parking areas, including computations of parking requirements, typical parking space dimensions, including handicapped spaces, and aisle widths;
- Proposed water supply and wastewater systems locations and sizes;
- Proposed finished grades and site drainage patterns, including necessary drainage structure. Where applicable, indicate the location and elevation of the 100-year floodplain;
- Proposed common open spaces and recreational facilities, if applicable;
- Proposed landscaping, including quantity, size at planting and botanical and common names of plant materials;
- Signs, including type, locations and sizes;
- Location and dimensions of all access drives, including driveway dimensions, pavement markings, traffic-control signs or devices, and service drives;
- Exterior lighting showing area of illumination and indicating the type of fixture to be used.
- Elevations of proposed buildings drawn to an appropriate scale shall include:
  1. Front, side and rear views;
  2. Heights at street level, basement floor level, top of main floor, top of building, and if applicable, height above water level; and
  3. Exterior materials and colors to be used.
- Location, if any, of any views from public places to public places across the property;
- Location, height and type of fencing; and





- The name and address of the person and firm who drafted the plan, the seal of the professional responsible for the accuracy of the plan (licensed in the state) and the date on which the plan was prepared.
- Other information as requested by the Zoning Administrator

**DIMENSIONAL VARIANCE REQUEST STANDARDS PER SECTION 154.155(B)**

Please respond to each of the following questions. As part of your request to obtain a dimensional or non-use variance, the owner must show a practical difficulty by demonstrating that all of the following standards are met:

- (1) Explain how strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome;

SEE ATTACHED

- (2) Explain how a variance would do substantial justice to the owner as well as to other property owners in the district, or whether a lesser relaxation would give substantial relief and be more consistent with justice to others;

SEE ATTACHED

- (3) Explain how the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions; and

SEE ATTACHED

- (4) Explain how the problem is not self-created or based on personal financial circumstances.

SEE ATTACHED

17 July 2020

Re: 295 Park Street  
Saugatuck, MI

1. Explain how strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome:

The structure is existing, and the main level is close to the 100-year floodplain contour. With rising water levels, the main level could flood putting the structure in danger of structural failure and render the building unusable. The current lot size and setback configuration does not allow a location within the site where the existing footprint would comply with all front, side, and waterfront setback requirements.

Alternatively, a new house could be built within the required parameters of the zoning. It would be a long, almost rectangular box that could span the length of the property except for the 10' setbacks on either side. Two mature trees would need to be removed. The open space between the current two buildings would be eliminated making a view to the water from any properties directly across from 295 Park Street or any traffic on Park Street only viewable on the end sides of the lot. Finally, it would eliminate an interesting building and be replaced with a box.

2. Explain how a variance would do a substantial justice to the owner as well as to other property owner in the district, or whether a lesser relaxation would give substantial relief and be more consistent with justice to others:

The current main level is approximately 2'-0" below the existing street (and site parking area). A variance to raise the building up approximately 3'-0" would raise the main level three feet above the 100-year floodplain contour and one foot above the existing street level. Raising the building would not exceed the allowable maximum building height.

When the building is raised the building could also be moved to slightly increase the compliance of the structure within the zoning setback requirements. By doing this however, again the two mature trees would likely need to be removed, the open space between the two buildings would get smaller, meaning less visibility to the water from other properties. A move to increase compliance would involve moving the building northwest away from the river and towards the already congested Park Street. Corridor which the city is already exploring ways to try to make the street more pedestrian friendly. Finally moving the building in that direction will increase the visibility blockage of other properties across the street. Important to note that the building to the right of

the property (255 Park) is 9' from the water edge and the building to the left of this property (347 Park) is 26' from the water edge. This building is 15' from the water edge.

3. Explain how the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions:

The existing site has two nonconforming structures. Both structures exceed the required setbacks (front, side, and waterfront) at some point. Because of the size and configuration of the site there is not a single location where either structure could entirely meet all the required setbacks. One structure (the residence) is in danger of flooding due to continuing rising water levels. Flooding of the residential structure would render the building unusable and could damage the structural integrity.

4. Explain how the problem is not self-created or based on personal financial circumstances:

The residential structure was built in 1930 when zoning requirements were not enforced. Up until this point the building was not in danger of flooding due to continuing rising water levels. The owner wishes to invest in raising the existing residential structure in order to keep the structure safe from any possible flooding.



**Site Location**



**City of Saugatuck Zoning**

- Zone R-1 Peninsula South District (PS)
- Front Setback - 25'-0"
- Waterfront Setback - 25'-0"
- Side Setbacks - 10'-0"
- Minimum Lot Area - 8,712 Square Feet
- Minimum Lot Width - 66'-0"
- Maximum Lot Coverage - 25%
- Maximum Building Height - 28'-0"

**Parcle ID Number - 03-57-550-001-00**

**Legal Discription**

The land referred to in the Commitment, situated in the County of Allegan, Township of Ganges, State of Michigan, is described as follows:

Commencing on the East side of the Lake Shore Road, Section 5, Town 2 NOrth, Range 16 West, Ganges Township, Allegan County, Michigan, at the Northwest corner of Lot 148 of Pier Cove; thence East to the quarter line of said Section 5; thence North 8 rods; thence West to the East line of said road; thence South 8 rods to the place of beginning. Otherwise described as the South 132 feet of the North 1122 feet of that

Lots 1 and 2 of Oak Knolls Subdivision to the city of Saugatuck, being in Town 3 North, Range 16 West, according to the Plat thereof recorded in Liber 5 of Plats, on Page 48, Allegan County Records.

Except for that portion of Lot 2 which lies south of a line referred to as the Southerly line of Lot 2 in an affidavit dated June 10, 1997 and its attached Ratekin survey dated September 20, 1968, and described in the Mitchell Surveys, Inc. survey, dated June 5, 1997, attached thereto, as beginning at a point found by commencing at the most northerly corner of Lot 1 in Oak Knolls, a subdivision of part of Government Lot 4, Section 9, Town 3 North, Range 16 West; thence South 52 degrees, 18 minutes, 36 seconds West along the westerly line of Lot 1 and 2, a distance of 69.00 feet to an existing concrete monument; thence continuing along the westerly line of said Lot 2, South 37 degrees, 14 minutes, 55 seconds West, 42.00 feet to a found 1-1/2 inch pipe at the most westerly corner of Lot 2, such being the beginning point of the aforementioned line; thence South 59 degrees, 21 minutes, 57 seconds East, a distance of 66.37 feet to the Kalamazoo River, being the ending point of the aforementioned line. And Except for seller conveying only an undivided one half interest in the following described property, That portion of Lot 2, Oak Knolls Subdivision described as beginning at a point found by commencing at the most northerly corner of Lot 1 in Oak Knolls, a subdivision of part of Government Lot 4, Section 9, Town 3 North, Range 16 West, thence South 52 degrees, 18 minutes, 36 seconds West along the westerly line of Lots 1 and 2, a distance of 69.00 feet to an existing concrete monument; thence continuing along the westerly line of said Lot 2, South 37 degrees, 14 minutes, 55 seconds West, 42.00 feet to a found 1-1/2 inch pipe at the most westerly corner of Lot 2, being the point of beginning of this described parcel; thence South 59 degrees, 21 minutes, 57 seconds East, a distance of 66.37 feet to the Kalamazoo River; thence North 16 degrees, 49 minutes, 00 seconds East 8.1 feet to the northeast corner of an existing concrete sea wall; thence approximately North 62 degrees, 50 minutes, 51 seconds West, 64.09 feet to a point on the Northwest boundary line of said Lot 2; thence South 37 degrees, 14 minutes, 55 seconds West, 4.00 feet to the point of beginning.

(Chicago Title Policy No. 75306-8215521, dated October 26, 2010)



CKC Architect, LLC  
1301035103

**CKC**  
Architect

P.O. Box 111  
Douglas, MI 49406  
616-886-1688

**The Plowe / Debbink Residence**  
295 Park Street  
Saugatuck, MI 49453

**Preliminary**  
Not For Construction

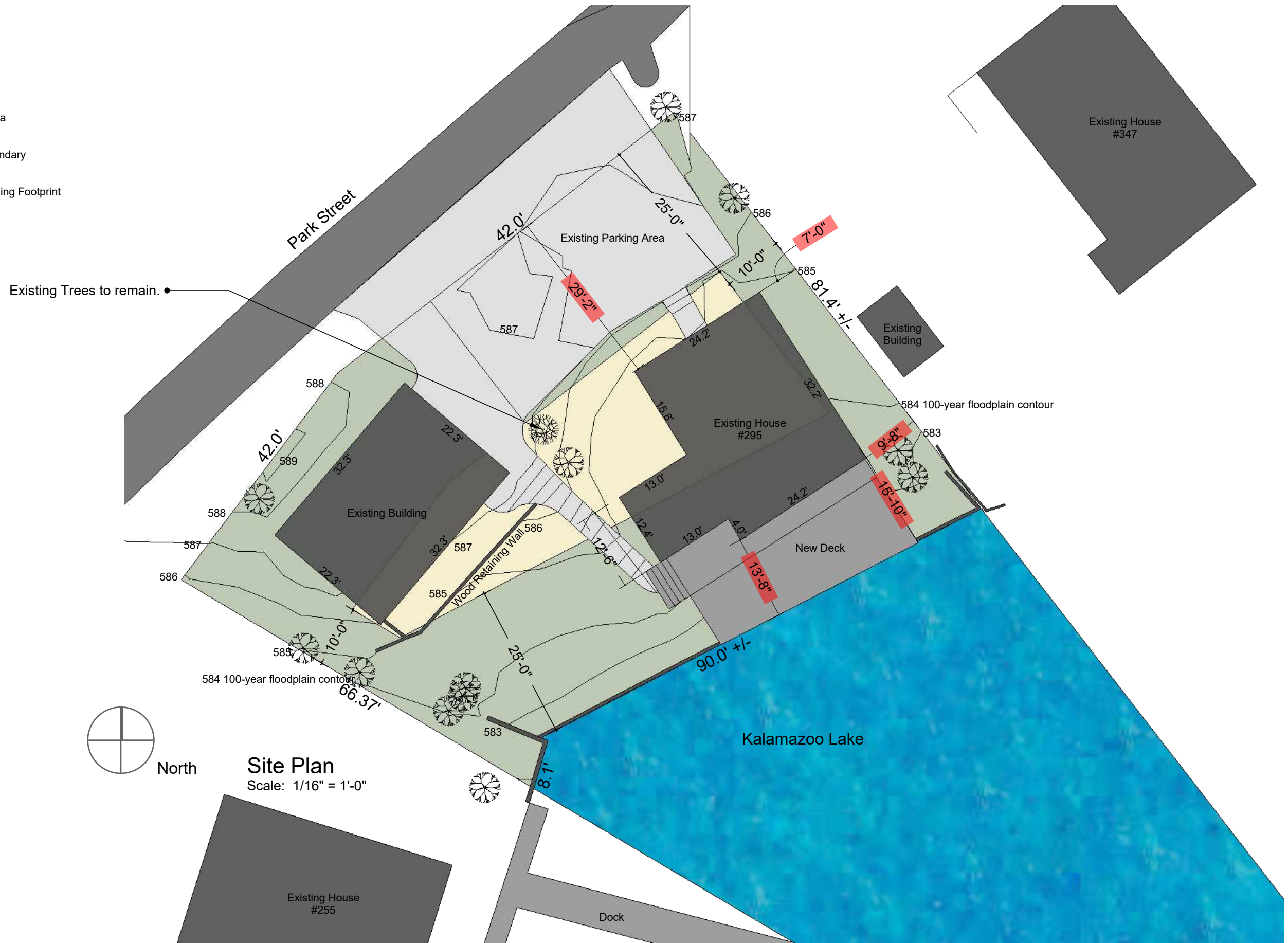
Project Number: 1909\_2  
July 17, 2020

**01 of 06**

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Color Key

- Buildable Area
- Property Boundary
- Existing Building Footprint



North

Site Plan

Scale: 1/16" = 1'-0"



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1301035103

**CKC**  
Architect

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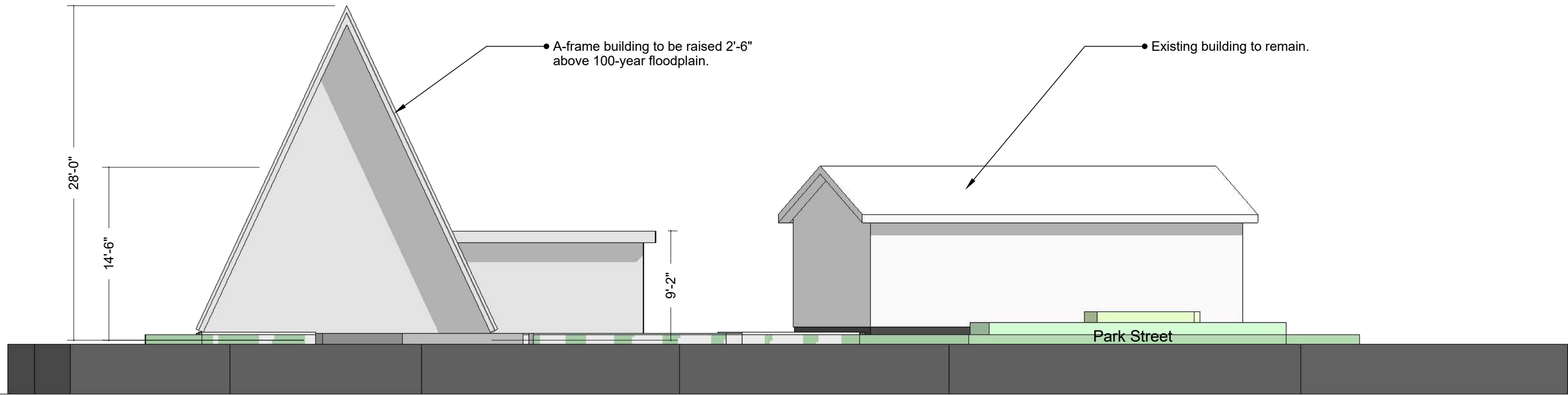
The Plowe / Debbink Residence  
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Saugatuck, MI 49453

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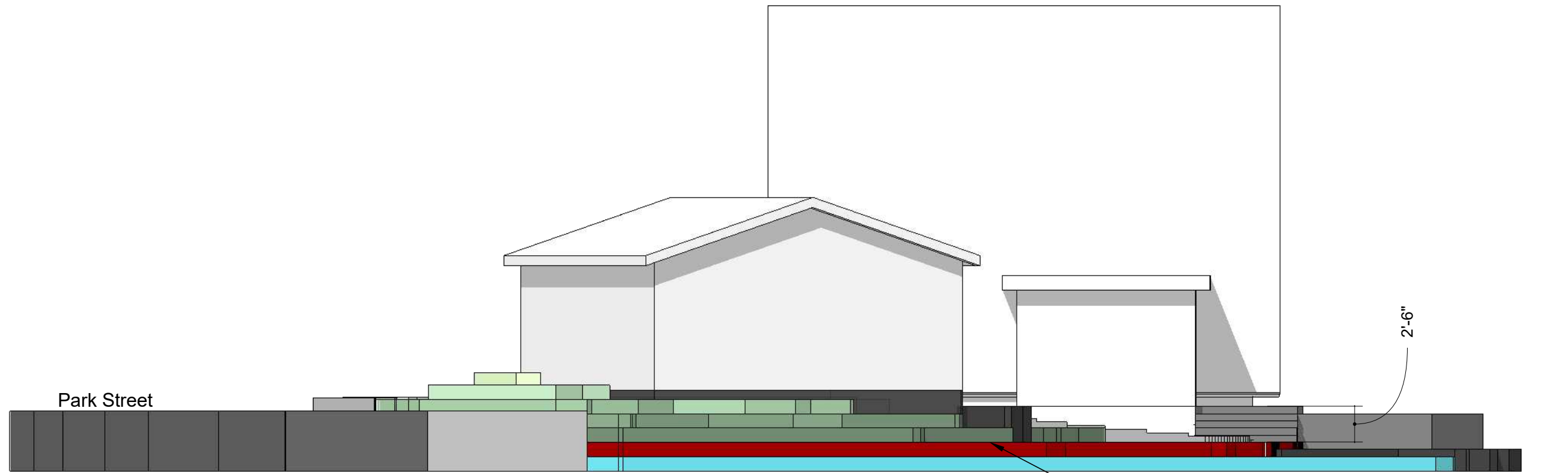
Project Number: 1909\_2  
July 17, 2020

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**Front Elevation**  
Scale: 1/8" = 1'-0"



**Right Side Elevation**  
Scale: 1/8" = 1'-0"



CKC Architect, LLC  
1301035103

**CKC**  
Architect

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**The Plowe / Debbink Residence**  
295 Park Street  
Saugatuck, MI 49453

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**Rear Elevation**  
Scale: 1/8" = 1'-0"

100-year floodplain contour.

New deck.

2'-6"

Kalamazoo Lake

**Left Side Elevation**  
Scale: 1/8" = 1'-0"

- New floor level.
- New foundation to raise main floor level +/- 2'-6" above floodplain.
- 100-year flood contour.

Park Street



P.O. Box 111  
Douglas, MI 49406  
616-886-1688

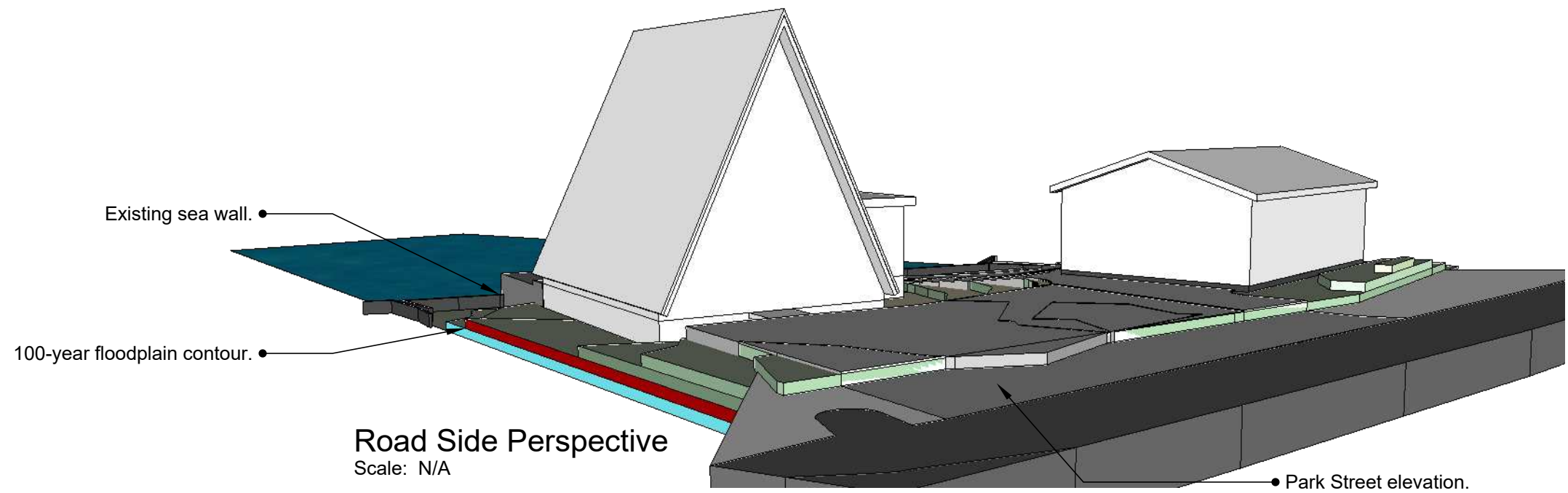
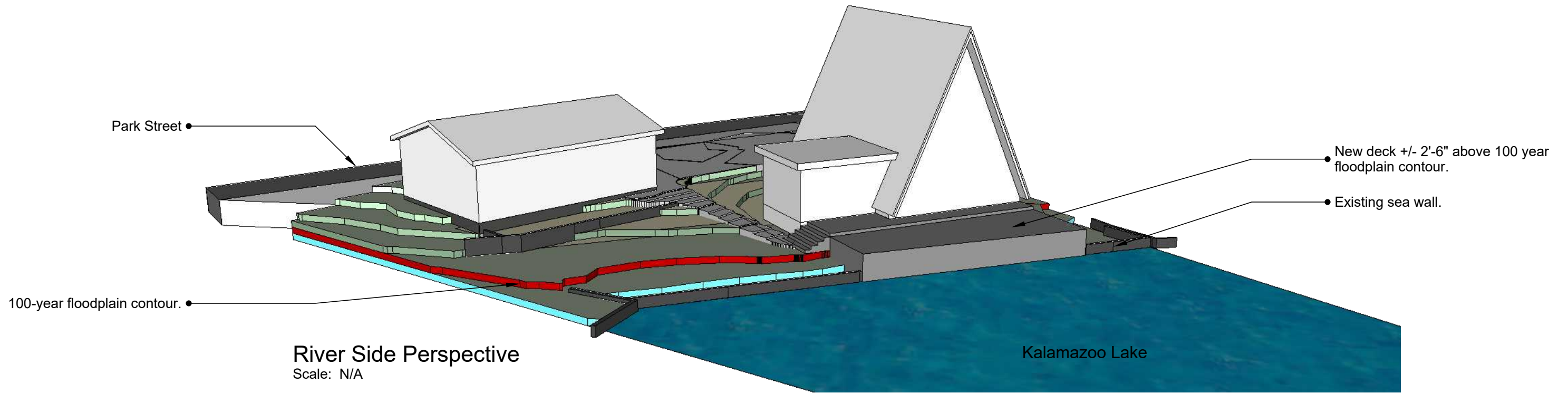
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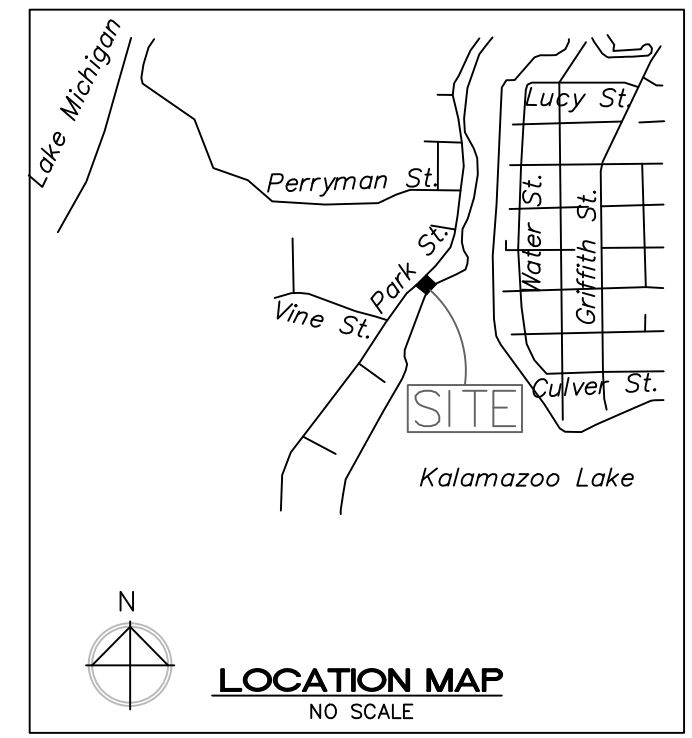
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 347 Hoover Boulevard  
 Holland, MI 49423  
 PHONE: 616.393.0449

**GENERAL NOTES**

- Utility locations are derived from actual measurements or available records. They should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.

**SITE BENCHMARKS**

**BENCHMARK #15 ELEVATION** ----- 588.57 (NGVD29)  
 Railroad spike in West face of utility pole located approximately 43' Northwest of the Northwest corner of house #255 and approximately 19' West of the most Westerly corner of garage for house #295.

**BENCHMARK #9 ELEVATION** ----- 588.70 (NGVD29)  
 Top Westerly corner of concrete porch slab of house #347, located approximately 6' Southwest of the most Westerly corner of house.

**DESCRIPTION:**

Lots 1 and 2 of Oak Knolls Subdivision to the city of Saugatuck, being in Town 3 North, Range 16 West, according to the Plat thereof recorded in Liber 5 of Plats, on Page 48, Allegan County Records.

Except for that portion of Lot 2 which lies south of a line referred to as the Southerly line of Lot 2 in an affidavit dated June 10, 1997 and its attached Ratekin survey dated September 20, 1968, and described in the Mitchell Surveys, Inc. survey, dated June 5, 1997, attached thereto, as beginning at a point found by commencing at the most northerly corner of Lot 1 in Oak Knolls, a subdivision of part of Government Lot 4, Section 9, Town 3 North, Range 16 West; thence South 52 degrees, 18 minutes, 36 seconds West along the westerly line of Lot 1 and 2, a distance of 69.00 feet to an existing concrete monument; thence continuing along the westerly line of said Lot 2, South 37 degrees, 14 minutes, 55 seconds West, 42.00 feet to a found 1-1/2 inch pipe at the most westerly corner of Lot 2, such being the beginning point of the aforementioned line; thence South 59 degrees, 21 minutes, 57 seconds East, a distance of 66.37 feet to the Kalamazoo River, being the ending point of the aforementioned line. And Except for seller conveying only an undivided one half interest in the following described property, That portion of Lot 2, Oak Knolls Subdivision described as beginning at a point found by commencing at the most northerly corner of Lot 1 in Oak Knolls, a subdivision of part of Government Lot 4, Section 9, Town 3 North, Range 16 West, thence South 52 degrees, 18 minutes, 36 seconds West along the westerly line of Lots 1 and 2, a distance of 69.00 feet to an existing concrete monument; thence continuing along the westerly line of said Lot 2, South 37 degrees, 14 minutes, 55 seconds West, 42.00 feet to a found 1-1/2 inch pipe at the most westerly corner of Lot 2, being the point of beginning of this described parcel; thence South 59 degrees, 21 minutes, 57 seconds East, a distance of 66.37 feet to the Kalamazoo River; thence North 16 degrees, 49 minutes, 00 seconds East 8.1 feet to the northeast corner of an existing concrete sea wall; thence approximately North 62 degrees, 50 minutes, 51 seconds West, 64.09 feet to a point on the Northwest boundary line of said Lot 2; thence South 37 degrees, 14 minutes, 55 seconds West, 4.00 feet to the point of beginning.

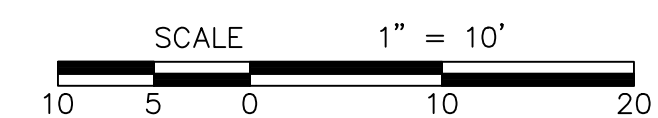
(Chicago Title Policy No. 75306-8215521, dated October 26, 2010)

**FLOOD INFORMATION**

An examination of National Flood Insurance Program, Flood Insurance Rate Map, Community-Panel Number 260305 0001 C, bearing an effective date of February 1, 1980 reveals portions of the subject property to be in Zone A2 (Areas of 100 year flood). The Base Flood Elevation per said map is 584.0' (NGVD29), and is labeled hereon.

**LEGEND**

- ⊗ Water Valve
- ⊙ Round Catch Basin
- ⊠ Yard Drain
- ⊕ Gas Meter
- ⊗ Utility Pole
- ⊖ Guy Anchor
- ⊠ Electric Meter
- ⊠ Air Conditioner
- ⊠ Telephone Riser
- Set Iron Stake
- Found Iron Stake
- D Description Dimension
- ⊗ Deciduous Tree
- ⊗ Coniferous Tree
- ▨ Concrete
- ▨ Asphalt



**811** Know what's below. Call before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

Topographic Survey of:  
**295 PARK STREET**  
 LOT 1 AND PART OF LOT 2, OAK KNOLLS, PART OF THE SW 1/4 OF SECTION 9, T3N, R16W, CITY OF SAUGATUCK, ALLEGAN COUNTY, MICHIGAN

**JOHN CANNARSA**  
 P.O. Box 910  
 Saugatuck, MI 49453

date	no.	comment	date	no.	comment
	1			1	
	2			2	
	3			3	
	4			4	
	5			5	
	6			6	
	7			7	
	8			8	

project no.:  
**11200250**

**TO**

sheet no.:  
**1 OF 1**

Zoning Board of Appeals  
Saugatuck City Hall  
102 Butler Street  
PO Box 86  
Saugatuck, MI 49453

June 28, 2020

To the Zoning Board of Appeals,

We are writing in regard to the request by Greg Plowe and Steve Debbink to raise and remodel their A frame house at 295 Park Street, Saugatuck, Michigan.

It is our understanding that their proposal is to raise and remodel the existing house approximately 2.5' to the street level to prevent the building from future flooding from the Kalamazoo River.

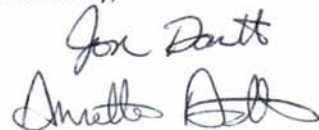
We own the home at 347 Park Street, right next door, directly north of their property. We have no issues with them raising their house and totally understand why this is needed to protect it from flooding, as they as well as us, had to put sandbags along our entire seawall this spring due to the water levels.

The only requirement we have, and have talked to Greg about, is that only the house is raised and not the ground, which needs to remain at the same elevation as it is today. We do not want water shed into our yard by having the elevation changed.

As long as our requirement is met, we would endorse these improvements in the neighborhood and welcome and encourage your approval of this project.

Should you have any questions, feel free to reach us at 317-697-2916.

Sincerely,

Handwritten signatures of Jon and Annette Dartt. The signature for Jon is written above the signature for Annette.

Jon and Annette Dartt  
347 Park Street  
Saugatuck, Michigan 49453

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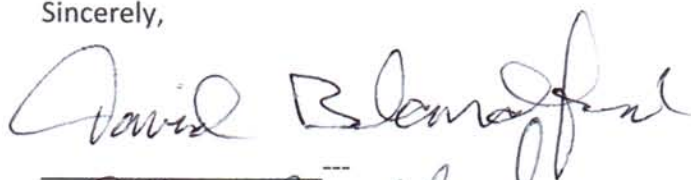
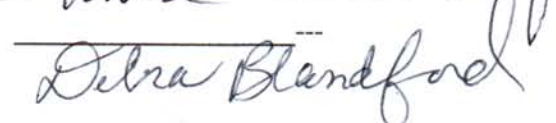
To the Zoning Board of Appeals,

We are writing to offer support of the effort by Greg Plowe and Steve Debbink to raise and remodel the A frame structure at 295 Park Street.

In is our understanding that their proposal is to raise and remodel the existing building approximately 2.5' to street level to prevent the building from future flooding from the Kalamazoo river.

As residents of 306 Park Street and neighbors to their property at 295 Park street we would endorse these improvements in the neighborhood and encourage your approval of this project.

Sincerely,

David Blandford  
Debra Blandford

## Zoning Board of Appeals



David Blandford <daveb@padnos.com>  
To Monica Nagel



2:47 PM

To the Zoning Board of Appeals,

We are writing in support of Greg Plowe and Steve Debbink who are seeking approval to raise their residence at 295 Park St, on the Kalamazoo River, due to the high water level and continued threat of flooding.

We encourage the Board to approve their request and we fully support the owner's efforts to protect their property. We live directly across the street from 295 Park St (at 306 Park St) and have no issues with the roof line increasing in height to protect the property from more flooding.

Sincerely,

David Blandford  
Debra Blandford

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To the Zoning Board of Appeals,

We are writing to offer support of the effort by Greg Plowe and Steve Debbink to raise and remodel the A frame structure at 295 Park Street.

It is our understanding that their proposal is to raise and remodel the existing building approximately 2.5' to street level to prevent the building from future flooding from the Kalamazoo river.

As residents of 255 Park Street and neighbors to their property at 295 Park street we would endorse these improvements in the neighborhood and encourage your approval of this project.

Sincerely,

  
\_\_\_\_\_  
Douglas Sandner