



**Zoning Board of Appeals
Regular Meeting
January 12, 2023 – 7:00PM
102 Butler St, Saugatuck, MI**

In person meeting

- 1. Call to Order/Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Minutes:**
 - A. November 10, 2022 Regular Meeting**
- 4. Public Comments**
- 5. Unfinished Business: None**
- 6. New Business:**
 - A. Election of Officers**
 - B. 233 Lucy – Front Yard Setback**
 - C. 2023 Meeting Schedule and Discussion of Start Time**
- 7. Communications:**
 - a. Report of 2022 ZBA Activity**
- 8. ZBA Comments**
- 9. Public Comments**
- 10. Adjourn**

This public meeting will be held in person at Saugatuck City Hall. Interested parties may attend in person or participate by using Zoom video/audio conference technology.

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":
2698572603

Please send questions or comments regarding meeting agenda items prior to meeting to:
rcummins@saugatuckcity.com

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

Saugatuck Zoning Board of Appeals Meeting
Saugatuck, Michigan, November 10, 2022, Minutes- Proposed

The Saugatuck Zoning Board of Appeals
Met in regular session at 7:00 p.m.
City Hall, 102 Butler Street, Saugatuck, Michigan.

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

Attendance:

Present: Bont, Bouck, Crawford & Kubasiak.

Absent: Hundrieser & McPolin.

Others Present: City Manager Heise, City Attorney Witte, Deputy Clerk & DPW Admin. Assistant Sara Williams,

2. **Agenda Changes/Approval of Agenda: Approved.**

Motion by Bouck, second by Bont to approve the agenda for the November 10 meeting as written. Upon voice vote, the motion carried 4-0.

3. **Approval of Minutes: Approved.**

Motion by Crawford, second by Bouck, the approval of the minutes as amended. Upon voice vote, the motion carried 4-0.

4. **New Business:**

A. 525 Butler St – Side Yard Setback and Lot Coverage Variance:

1. Hearing was called to order by the Chair at 7:04 p.m.

2. Summary by City Manager:

The property is located in the R-4 City Center Transitional Residential District (CER) zoning district. The lot is approximately 60 feet wide and 131 feet deep (7,889 square feet), and a single-family detached home exists on the site. The application states that variance was previously approved for a rear addition in 2009. Prior to that variance, the existing building was determined to be legally nonconforming to the north side setback. The lot size is also nonconforming. This application is also subject to Historic District Commission (HDC) review. Please note that architectural design is reviewed by the HDC and should not be a consideration during the review of the proposed variances.

3. Presentation by the Applicant:

Mr. Minster was not present. Jeffrey Bianchi, the project designer, presented. Home was built prior to the current setback requirements. There were two approvals, one in 2007 & one in 2009. The 2007 approval was for an addition that was never completed. It is pretty much the same size as this in terms of how far along the four-foot setback that we're asking for would be. The new design conforms to the 20-foot front setback. It's 27.5 feet for the non-conforming lot. Technically, it comes out to 29.77 with the new edition, which is short of 2% over. The benefit is the house would go from a 2 bedroom, two bath house to a three bedroom, three bath with would have an attractive front and would maintain the size of the yard and back.

4. Public comment regarding the application:

- a. Supporting comments (No public comment. Letters from neighbors listed below):
 - 1. John & Vicki Mayer – Saugatuck City resident
 - 2. Maureen Hayes & Annette Berard – Saugatuck City resident
 - 3. Judi & Howard Vanderbeck – Saugatuck City resident
 - 4. Kevin, Stephanie, & George Burt – Saugatuck City resident
 - 5. Ken Trester – Saugatuck City resident
 - 6. Greg & Krissy Newman – Saugatuck City resident
- b. Opposing comments (audience and letters): **None**
- c. General comments (audience and letters): **None**
- d. Repeat comment opportunity (Supporting, Opposing, General): **None**

5. Public comment portion closed by the Chair at 7:14 p.m.

6. Commission deliberation:

The board went into deliberation and the Board discussed the standards for the requested dimensional variance to reduce the north side setback to four feet (4') instead of the minimum seven-foot (7') setback, a reduction of three feet (3'). Request relates to Section 154.025 (D) of the Zoning Ordinance.

ZBA Findings of Fact: Note: Applicant must show a practical difficulty by demonstrating that all four standards are met.

Standard 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.” § 154.155(B)(1). Crawford, Bont, Bouck and Kubasiak found this standard is met because:

A variance was granted in 2009, showing that the ZBA had previously applied similar standards to reach a conclusion that the standard was satisfied. Moreover, denial of the variance would be unnecessarily burdensome, as it would prevent the applicant from constructing an additional bedroom (only comprising a total of three bedrooms with the variance being granted) on the property.

Standard 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.” § 154.155(B)(2). Crawford, Bont, Bouck, and Kubasiak found this standard is met because:

Considering the input from neighbors and the precedent previously allowing the variance, granting the variance would not be a particular unjust for others. The prior use was a legal non-conforming use. This also maintains the front yard which does provide substantial justice to the owners and neighboring properties. The applicant is requesting the smallest variance that would allow the addition of a third bedroom, and the ZBA considers this to be a modest addition that preserves the characteristics of the community.

Standard 3: “That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions.” § 154.155(B)(3). Crawford, Bont, Bouck, and Kubasiak found this standard is met because:

The lot is uniquely narrow (the narrowest on the block) compared to the surrounding properties and the home on the property was constructed prior to the applicable setback regulations. Moreover, while the applicant is asking to extend the current building line, it does not change the setback from that which currently exists.

Standard 4: “That the problem is not self-created or based on personal financial circumstances.” § 154.155(B)(4). Crawford, Bont, Bouck and Kubasiak found this standard is met because:

The problem is not self-created or based on personal financial circumstances, rather it stems from the unique characteristics mentioned above, particularly regarding lot size. The desire for a third bedroom is not financially motivated, and is common place in the community.

Practical Difficulty: A request for a dimensional variance shall be denied if the ZBA finds “that the requirements of this chapter, as written, can be met or that there is no practical difficulty preventing a reasonable use of the land.” § 154.156(A). Crawford, Bont, Bouck and Kubasiak found this standard was met because:

All four standards were met.

7. Commission action: ZBA Decision (Approve):

Motion by Bont, second by Bouck, to approve application V220009, for a dimensional variance to reduce the north side setback to four feet (4') instead of the minimum seven-foot (7') setback, a reduction of three feet (3'). This motion is approved for the side setback variances conditioned upon consistency with the building footprint shown within the application material. Upon roll call vote, motion carried 4-0.

Reasons for Decision: In accordance with § 154.155

Strict compliance with the setback requirement would unreasonably prevent the applicant from using his property for the permitted use of a three-bedroom home. Granting the variance would be just and would grant the applicant substantial relief. The need for the variance stems from the unique characteristics of the lot, particularly its narrowness compared to the surrounding properties. Finally, the applicant did not create the problem himself and the problem is not based on financial circumstances; it is based on the desire for an additional bedroom.

The board went into deliberation regarding the applicants request for a higher maximum lot coverage on his nonconforming lot.

Motion by Bont, second by Bouck, to approve application V220009, of an increase of maximum lot coverage to 30 percent instead of the 27.5 percent maximum lot coverage required for the nonconforming lot. Request relates to Section 154.025 (D) of the Zoning Ordinance. Upon roll call vote, motion carried 4-0.

4. New Business:

B. 640/650 Water St: – Height, Waterfront Setback and Use (Dwelling on First Floor)

1. Hearing was called to order by the Chair at 7:35 p.m.

2. Summary by City Manager:

The properties are approximately 7,000 square feet (650 Water) and 10,500 square feet (640 Water) and are located in the C-1 Water Street North District (WSN) Zoning District. The existing buildings encroach into the required setbacks and the City right-of-way and are proposed to be removed and replaced with a single new building. If redeveloped, these parcels will need to be combined as one development site.

The applicant proposes a 20,237-square-foot, three-story, mixed-use building. The first floor is proposed to include commercial tenants, a single dwelling unit, and dock support. The commercial end-users are not known at this time, but this is not uncommon during preliminary planning efforts. The second and third floors are proposed for residential dwelling units.

This application is also subject to Historic District Commission (HDC) review and site plan review by the Planning Commission. If a future commercial use is classified as a special land use, a public hearing will occur as part of a future review. Condominium approval will be necessary if individual units are intended to be sold. Please note that architectural design is reviewed by the HDC and should not be a consideration during the review of the proposed variances.

The first request is a dimensional variance related to maximum building height. Section 154.022 (D) of the Zoning Ordinance outlines the height requirement:

(D) Height limit. In the case of a principal building, the vertical distance measured from the average grade to the highest point of flat roofs, to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip and gambrel roofs, shall not exceed 28 feet unless otherwise specified in this chapter. In no case shall the overall peak building height be greater than 32 feet when measured from the natural average grade.

In this case, the applicant requests the highest point of the proposed flat roof to be 32 feet, which is four (4) feet over the maximum requirement. It should be noted that mechanical equipment and the elevator overrun exceed 32 feet but are exempt from the height requirement per Section 154.022 (E)(2).

The second request is a dimensional variance related to the minimum waterfront setback. Section 154.022 (F)(4) of the Zoning Ordinance outlines the waterfront setback requirement:

(4) Waterfront lots. Notwithstanding any other provisions of this chapter, all structures on a waterfront lot shall have a setback of 25 feet from the waterfront. The lot line which abuts the street shall be deemed to be the front lot line, and the two remaining yards shall both be required side yards.

The waterline is not parallel to the street. For the southern component of the building, proposed setbacks range from 4'11" to 20'6" for balconies and 6'2" to 25'4 for the rear wall. As the lot deepens to the north, the northern component of the building jogs westward toward the waterline. In this area proposed setbacks range from 4'10" to 5'7" for balconies and 7'10" to 9'9" for the rear wall. However, the variance request considers the minimum balcony and rear wall setbacks proposed at 4'10" and 6'2", respectively.

If this application were to be approved, the minimum setbacks would be referenced. The other dimensions on the plan would be approved by way of referencing all other measurements as shown on the October 14, 2022, site plan. Please note that the setbacks of

the existing buildings have no relationship to the proposed building, as all nonconforming rights are lost as soon as the buildings are demolished.

The third request is a land use variance to allow a residential dwelling unit on the first floor of the building. In the subject zoning district, only “second- and third-floor apartments” are permitted, which means first-floor residential units are prohibited by Section 154.040

3. Presentation by the Applicant:

DJ Vanderslik, owner and operator of the development, and Mike Corby of Integrated Architecture presented the application for 640-650 Butler Street. They had three requests which were all different in many respects and the reason that they are presenting is the fact that not all lots are created equal. The application for some of these things just doesn't fit with the previous application that was just presented. There are many dimensional heights and the circumstances that were submitted a few months ago for a couple of ZBA variances. They presented some exterior imagery that they felt was compliant. The feedback that they received was that it tried to look too historic and with most historic districts, they feel that they want the layering of time to be present in historic communities in that you want the old buildings to look old and not to be competed with newer buildings that tried to look old. They went back to the drawing board with the understanding that the height dimension is limited to 32 feet with a flat roof building. They stated that you won't notice any difference from the street front. If you look at it from an elevation perspective, it will be 32 feet at the peak, and they feel that they are staying in the spirit of the ordinance and able to use more creative freedom on the architecture. They thought it was important to include and look at the visuals of some of the images of elevations and renderings showing that the buildings to the north and south are three story buildings. The renderings that they have included in the application show that the height of their proposed structure in terms of just the scale are similar to existing structures. They were trying to meet the spirit of the ordinance language and to do something that they felt fit within the context.

On the second dimensional request, they felt that their site is especially unique and presented imagery of the structures that are on the waterfront to point out that even with the setback variance that they were requesting they would still be further east than any building within 400 yards either north or south of their site. Because of that waterfront edge that's architecturally and physically structure wise even with the variances that they are requesting, they would be the furthest east property of any of the properties that are developed along that area. The other properties to the north and south are further out. Per conversation with city staff, we can't alter the Water Street edge and it's difficult to alter the Kalamazoo River Street edge but that edge they must live with. If they set the east edge back to where the street front is, which right now is in the public right-of-way by six feet on the east edge. If they try to comply with the waterfront edge, because of the irregular shape, it leaves them with less than 18 feet to build a building on which isn't even a reasonable depth for a commercial type of structure. The new building that they are proposing is where the existing building edges are. They reiterated that they will still be further east than any other building edge along the river with a neighboring property. They feel what they are doing is not creating a building that's pushing itself unreasonably, to the west. They are trying to deal with a reasonable building footprint on our site with the external circumstances that they had with the lot shape.

Regarding their third dimensional request, they point out that they are on the north edge of the commercial district and surrounded by the north into the east where they have a lot of residences at grade. They felt that it was a reasonable request because they are trying to maintain the spirit of the ordinance by keeping the commercial uses on Water Street, so their

intention is not to disrupt that. They were looking to put it towards the west side so that it would allow them to provide another apartment to address the housing issues. It also keeps it out of the public way since it is a smaller apartment. They thought it would be better to try to maintain the retail strip but also understand that that is the riskier of the uses on the site in terms of making sure that they can find somebody because they are on the edge of the commercial district. It's not as easy as if they were a few 100 yards south of where this is. They thought it was a reasonable request. They stated that if this were not a mixed-use development multistore that they think that residence is allowed at grade. They are not allowed at grade under the current ordinance because they are multi-multi-family. Images of the current building were shown with the only deviation being the addition of the balconies. The applicants felt that since it was a residential development, it should have some outdoor space for the units. What they were proposing was that they would be pulling the building back southward slightly as the current north edge of the building is in the right of way as is the east edge of the building. More images of surrounding properties were mentioned that were similar in height to what they have proposed for their structure. They explained that what they were requesting is keeping with what is there and what contributes to the character in a way that works.

4. Public comment regarding the application:

- a. Supporting comments: **None**
- b. Opposing comments (audience and letters):
 - 1. Jennifer Rees – Saugatuck City resident
 - 2. Chris Cox – Saugatuck City resident
 - 3. Jane Verplank – Saugatuck City resident
 - 4. Logan White – Saugatuck City resident
 - 5. Jeff Scott – Saugatuck City resident
 - 6. Felicia Fairchild (letter) - Saugatuck City resident
- c. General comments (audience and letters): **None**
- d. Repeat comment opportunity (Supporting, Opposing, General): **None**

5. Public comment portion closed by the Chair at 8:13 p.m.

6. Commission action: ZBA Decision (Deny):

The board went into deliberation and the Board discussed the standards for the requested dimensional variance to reduce the waterfront setback to six feet and two inches (6'2") for the rear building wall and four feet and ten inches (4'10") for balconies instead of the minimum 25-foot setback, a reduction of 18 feet and ten inches (18'10") and 20 feet and two inches (20'2"), respectively. Request relates to Section 154.022 (F)(4) of the Zoning Ordinance.

ZBA Findings of Fact: Note: Applicant must show a practical difficulty by demonstrating that all four standards are met.

Standard 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." § 154.155(B)(1). Crawford, Bont, Bouck and Kubasiak found this standard has not been met because:

Applicant is able to use the property for a permitted use without a variance. A 40-foot-deep building could be constructed over a majority of the property and still meet the 25-foot setback requirement. Alternatively, a conforming building, or buildings, could be constructed to support an allowed or special use.

Standard 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.” § 154.155(B)(2). Crawford, Bont, Bouck, and Kubasiak found this standard has not been met because:

Granting a variance would not do substantial justice to other property owners in the district as similar waterfront setback requests have previously been denied. Furthermore, the grandfathered legally non-conforming structures on adjoining properties will be subject to the same set back requirements in the event they are redeveloped.

Standard 3: “That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions.” § 154.155(B)(3). Crawford, Bont, Bouck, and Kubasiak found this standard has not been met because:

There is a variety of construction along the waterfront. According to the Master Plan, the waterfront setback ordinance was added to the code to bring non-conforming properties into conformance upon redevelopment. The ordinance is consistent with the Master Plan. Rivers do not typically run in straight lines, rather they are characterized by depths and curves. The property’s irregular waterfront is therefore not unique. The applicant’s plight is not created by the characteristics of the property but rather by the applicant’s desire to construct a non-conforming building spanning the entire width of the property.

Standard 4: “That the problem is not self-created or based on personal financial circumstances.” § 154.155(B)(4). Crawford, Bont, Bouck and Kubasiak found this standard has not been met because:

Applicant stated that the proposed variance to the waterfront setback would provide “a viable commercial lease depth,” indicating that the requested variance is motivated by personal financial circumstances. Applicant is able to use the property for a permitted use under the code while observing all the setback requirements by constructing a conforming building or buildings.

Practical Difficulty: A request for a dimensional variance shall be denied if the ZBA finds “that the requirements of this chapter, as written, can be met or that there is no practical difficulty preventing a reasonable use of the land.” § 154.156(A). Crawford, Bont, Bouck and Kubasiak found this standard was not met because:

None of the standards have been met.

7. Commission action – ZBA Decision (Deny):

Motion by Bouck, second by Bont, to deny the variance for application V220007 for waterfront setbacks of four foot, ten inches (4’10”) or greater, a variance of twenty feet, two inches (20’2”) from the required 25-foot setback for balconies, and six foot, two inches (6’2”) or greater for the rear building wall for the properties at 640-650 Water

Street based upon findings of fact established by this board as detailed in the meeting minutes and summarized as follows:

1. Standard one is not met. A conforming building could be constructed to support an allowed or special use.
2. Standard two is not met. Granting the variance request would not do substantial justice to others. Similar waterfront setback variance requests have been previously denied.
3. Standard three is not met. Applicant's plight is not created by the unique characteristics of the property but rather by Applicant's desire to construct a non-conforming building spanning the entire width of the property.
4. Standard four is not met. Applicant stated a setback would provide "a viable commercial lease depth," indicating the problem is based on personal financial circumstances.

Upon roll call vote, motion carried 4-0.

Reasons for Decision: In accordance with § 154.155:

Strict compliance with the required setback would not unreasonably prevent Applicant from a permitted purpose, nor would it be unreasonably burdensome because Applicant could construct a conforming building on the property. Because other similar requests have previously been denied, granting the variance would not do substantial justice to other property owners in the district. Applicant's plight is not due to unique characteristics of the property. Finally, the problem is based on personal financial circumstances.

The board went into deliberation and the Board discussed the standards for the requested dimensional variance to increase the maximum height requirement to 32 feet instead of a maximum height of 28 feet, an increase of four feet (4'). Request relates to Section 154.022 (D) of the Zoning Ordinance.

ZBA Findings of Fact: Note: Applicant must show a practical difficulty by demonstrating that all four standards are met.

Standard 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." § 154.155(B)(1). Crawford, Bont, Bouck and Kubasiak found this standard was not met.

The height and dimensions of the proposed building would be scaled differently than other waterfront buildings. A conforming building could be constructed to support an allowed or special use. Furthermore, Applicant can use the property for a permitted purpose under the current ordinance.

Standard 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." § 154.155(B)(2). Crawford, Bont, Bouck, and Kubasiak found this standard has not been met because:

As proposed, the building would not be consistent with the Master Plan. The bulk and height of the proposed structure would be greater than others on the waterfront and a height increase over the maximum requirement of a community may cause visual impacts and degrade existing neighborhood character. For these reasons, the variance would not do substantial justice to other property owners in the district.

Standard 3: “That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions.” § 154.155(B)(3). Crawford, Bont, Bouck, and Kubasiak found this standard was not met.

Applicant is able to use the property in a conforming manner with a conforming building or buildings. The circumstances are shared with the general neighborhood and neighboring properties have viable uses under similar conditions.

Standard 4: “That the problem is not self-created or based on personal financial circumstances.” § 154.155(B)(4). Crawford, Bont, Bouck and Kubasiak found this standard was not met.

Applicant stated that the proposed variance to the waterfront setback would provide “a viable commercial lease depth”, indicating the problem is based upon financial circumstances. While a smaller building that does not cover the entire lot may not maximize the full financial benefit of the property, it is possible on the property while being consistent with the Zoning Ordinance. The problem is self-created by the Applicants’ desire to construct a building covering the entire lot.

Practical Difficulty: A request for a dimensional variance shall be denied if the ZBA finds “that the requirements of this chapter, as written, can be met or that there is no practical difficulty preventing a reasonable use of the land.” § 154.156(A). Crawford, Bont, Bouck, and Kubasiak found this standard was not met.

None of the standards were met.

8. Commission action – ZBA Decision (Deny):

Motion by Bont, second by Kubasiak, to deny the application V220007 for height variance of 32 feet, which is set at 28 feet based upon findings of fact established by this board as detailed in the meeting minutes and summarized as follows:

1. Standard one is not met. A conforming building could be constructed to support an allowed or special use.
2. Standard two is not met. The height and dimension of the proposed building are different in scale compared to other waterfront buildings in the area.
3. Standard three is not met. Applicant is able to use the property in a conforming manner with a conforming building or buildings. The conditions are not different from others in the general neighborhood.
4. Standard four is not met. The problem is self-created, and Applicant stated the setback would provide “a viable commercial lease depth,” indicating the problem is based on personal financial circumstances.

Upon voice vote, motion carried 4-0.

Reasons for Decision: In accordance with § 154.155:

Based upon findings of fact established by the board as detailed in the meeting minutes and summarized in the approved motion.

The applicants then withdrew the request for the use variance of section 154.155-C for 640-650 Butler Street and said there was no point in deliberating for the third request for the land use variance to allow a residential dwelling unit on the first floor of the building since the first two requests were denied by the Board.

5. Unfinished Business: None

6. Communications: None

7. Public comment:

Jane Verplank thanked the committee for referencing the Master Plan. She said there is a need to protect the waterfront. She also stressed the need to address parking issues in the city.

8. ZBA Comments:

Kubasiak thought that they did a nice job of preparing for tonight and there were a couple of applications in front of them that had a lot of different concerns. Based on both, one was easier than the other. This one took some research and some time. He knows that this applicant came in once and then came back so appreciates all the work that the board put into this to prep for the meeting and City Hall also because I know this was a time consuming one for our changing zoning administration's and everything. He appreciates that.

Bouck stated that the committee didn't get to address the applicants because they left but wanted to state that they did a very nice job with their presentation. They showed us exactly what they were looking for and what they were asking for. It was a very well-prepared package and he wanted to compliment them on that.

9. Adjournment: Meeting adjourned at 9:01 pm by Kubasiak.

Respectfully Submitted,
Sara Williams
City Deputy Clerk



**BACKGROUND REPORT
ZONING BOARD OF APPEALS JANUARY 12, 2022**

233 Lucy Street 03-57-300-002-00

JOHN MAYER

REQUEST: The applicant requests a dimensional variance to demolish and reconstruct a front porch on the existing dwelling within the required front setback. The dimensional variance would reduce the front setback to five feet and three inches (5'3") instead of the minimum 20-foot setback, a reduction of 14 feet and nine inches (14'9"). The request relates to Section 154.026 (D) of the Zoning Ordinance.

The purpose of this report is to provide a review of the application and standards of approval.

BACKGROUND: The property is located in the R-1 Community Residential District. The lot is approximately 66 feet wide and 132 feet deep (8,712 square feet), and a single-family detached dwelling exists on the site. The structure includes a 140-square-foot porch which currently has a two-foot front setback. The façade of the dwelling is 10 feet from the front property line. The porch and the front portion of the dwelling do not conform to the applicable 20-foot front setback.

ZBA AUTHORITY: According to Section 154.155 (A), where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of this chapter, the Board of Appeals may, in passing on appeals, vary or modify any of the rules or provisions of the Zoning Ordinance relating to the construction, or structural changes in, equipment, or alteration of buildings or structures, or the use of land, buildings or structures, so that the intent of the ordinance is observed, public safety secured, and substantial justice done. Variances should only be approved in limited cases with unique circumstances and extraordinary conditions.

DIMENSIONAL VARIANCE: 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.*

Comment: Strict compliance would not prevent the applicant from using the property, as it can be maintained as a nonconforming structure and expanded in different directions in compliance with the Zoning Ordinance. However, the existing front porch is nonconforming,

and the reconstruction project will result in the structure becoming less nonconforming with the front setback requirement. Based on the historic building placement, compliance could be considered unnecessarily burdensome. A compliant front porch improvement project is impossible.

- 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*

Comment: As stated earlier, the project would result in a lesser nonconformity and an overall improvement to the dwelling that has already been approved by the Historic District Commission. Further, the addition is minor in nature, which could be considered when assessing justice and fairness to neighboring property owners.

- 3. That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions.*

Comment: The home was built in 1864, as indicated in the City's contributing structure list, and its placement on the property is unique. While it appears there are other nonconforming homes in the area, the majority of homes were not placed as close to the street as the subject dwelling.

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

Comment: The applicant did not build the original structure in its current location. Additionally, the variance request has no relationship to project cost but to lessen a nonconforming situation and improve the historic structure.

FINDINGS OF FACT: Please note that any motion supporting or against the variance requests must specifically reference the ZBA's findings concerning all applicable standards. The ZBA must provide its own findings on why the request meets or does not meet the applicable standards. The comments in this report may be used as a basis for the ZBA's positive findings and referenced in their entirety. Regardless of the decision, the minutes and written record of the decision must document the ZBA's findings and conclusions. As such, it is essential for the findings to be read aloud or referenced during the meeting.

RECOMMENDATION: Pursuant to Section 154.155 (B), if the applicant is not able to meet all the required standards noted above, the Board must deny the request. If the Board finds that the 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, per Section 154.156 (C).

It appears as though a setback variance could be justified, as it is not an extreme request and allows for a reasonable front porch that is less nonconforming than the existing front porch.

Possible motion:

I move to approve the application to reduce the front setback to five feet and three inches (5'3") instead of the minimum 20-foot setback, a reduction of 14 feet and nine inches (14'9") for a replacement porch at 233 Lucy Street. Approval of the front setback variance is conditioned upon consistency with the porch building footprint shown within the application materials.



Zoning Board of Appeals Application

LOCATION INFORMATION APPLICATION NUMBER _____ - _____

Address 233 LUCY ST

Parcel Number 03-57-300-002-00

APPLICANTS INFORMATION

Name JOHN MAYER Address / PO Box 233 LUCY ST.

City SAUGATUCK State MI Zip 49453 Phone 847-815-3923

Interest In Project HOMEOWNER E-Mail DUNDEEMAYER@CONCAST.NET

Signature *John B Mayer* Date 12-15-22

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name _____ Address / PO Box _____

City _____ State _____ Zip _____ Phone _____

E-Mail _____

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 _____ Contact Name _____

Address / PO Box _____ City _____

State _____ Zip _____ Phone _____ Fax _____

E-Mail _____

License Number _____ Expiration Date _____

PROPERTY INFORMATION

Depth 132 Width 66.0 Size _____ Zoning District R Current Use _____

Check all that apply: Waterfront _____ Historic District Dunes _____ Vacant _____

Application Type: Interpretation _____ Dimensional Variance _____ Use Variance

REQUESTED VARIANCE AND DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Zoning Requirement FRONT SETBACK Proposed Variance FRONT SETBACK

Zoning Requirement _____ Proposed Variance _____

Zoning Requirement _____ Proposed Variance _____

THIS PROJECT CALLS FOR THE REMOVAL OF AN EXISTING FRONT ROOM AND CURRENT PORCH AND RESTORING THE ORIGINAL FRONT ELEVATION OF THE STRUCTURE, AND REBUILDING A FRONT PORCH THAT WILL CONTINUE TO BE NON-CONFORMING HOWEVER WILL BE LESS NON-CONFORMING THAN THE CURRENT STRUCTURE



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;

IT IS CURRENTLY IMPOSSIBLE TO ADHERE TO COMPLIANCE FOR
FRONT & SIDE YARD SETBACKS AS THE BUILDABLE LOT LINES
RUN THROUGH THE LIVING SPACES INSIDE THE RESIDENCE

- (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;

THE MODIFICATIONS TO THE STRUCTURE WHICH WAS BUILT IN 1888
HAVE BEEN APPROVED AT THE HISTORIC COMMISSION. THE PORCH
FEATURE IS ESSENTIAL TO THE HOME

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

WHEN CONSTRUCTED THE EXISTING HOME WAS PLACED IN NON CONFORMANCE
WITH THE FRONT AND SIDE YARD SETBACKS, THEREFORE IT IS CURRENTLY
A NON COMPLIANT STRUCTURE

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

SEE ABOVE #3



USE VARIANCE REQUEST STANDARDS PER SECTION 154.155(C)

Please respond to each of the following questions. As part of your request to obtain a use variance, the applicant must show an unnecessary hardship by demonstrating that all of the following standards are met:

- (1) Please explain how the property in question cannot be used for any of the uses permitted in the district in which it is located;

SEE PREVIOUS ANSWERS

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

SEE PREVIOUS ANSWERS

- (3) Please explain how by granting the variance, the essential character of the neighborhood would not be altered; and

SEE PREVIOUS ANSWERS

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

SEE PREVIOUS ANSWERS



OFFICE USE ONLY:

Application Complete _____ Date _____ Fee Paid _____ Date Paid _____

Date Notice Sent _____ Date Resident Notification _____ Hearing Date _____

Notes: _____

Motion to Approve _____ Deny _____

Findings of Fact:

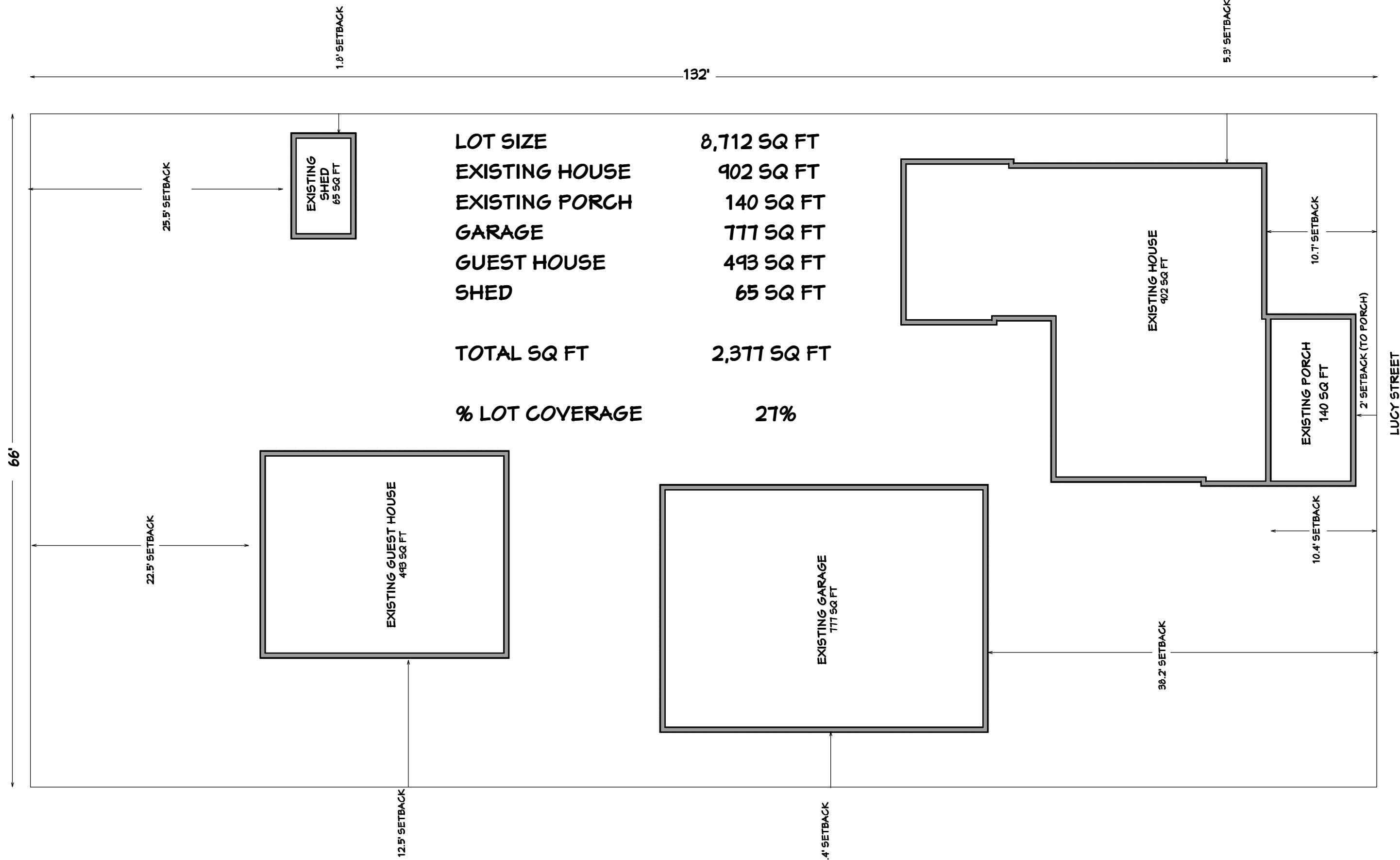
Chair Signature _____ Vote _____

Member Signature _____ Vote _____

Member Signature _____ Vote _____

Member Signature _____ Vote _____

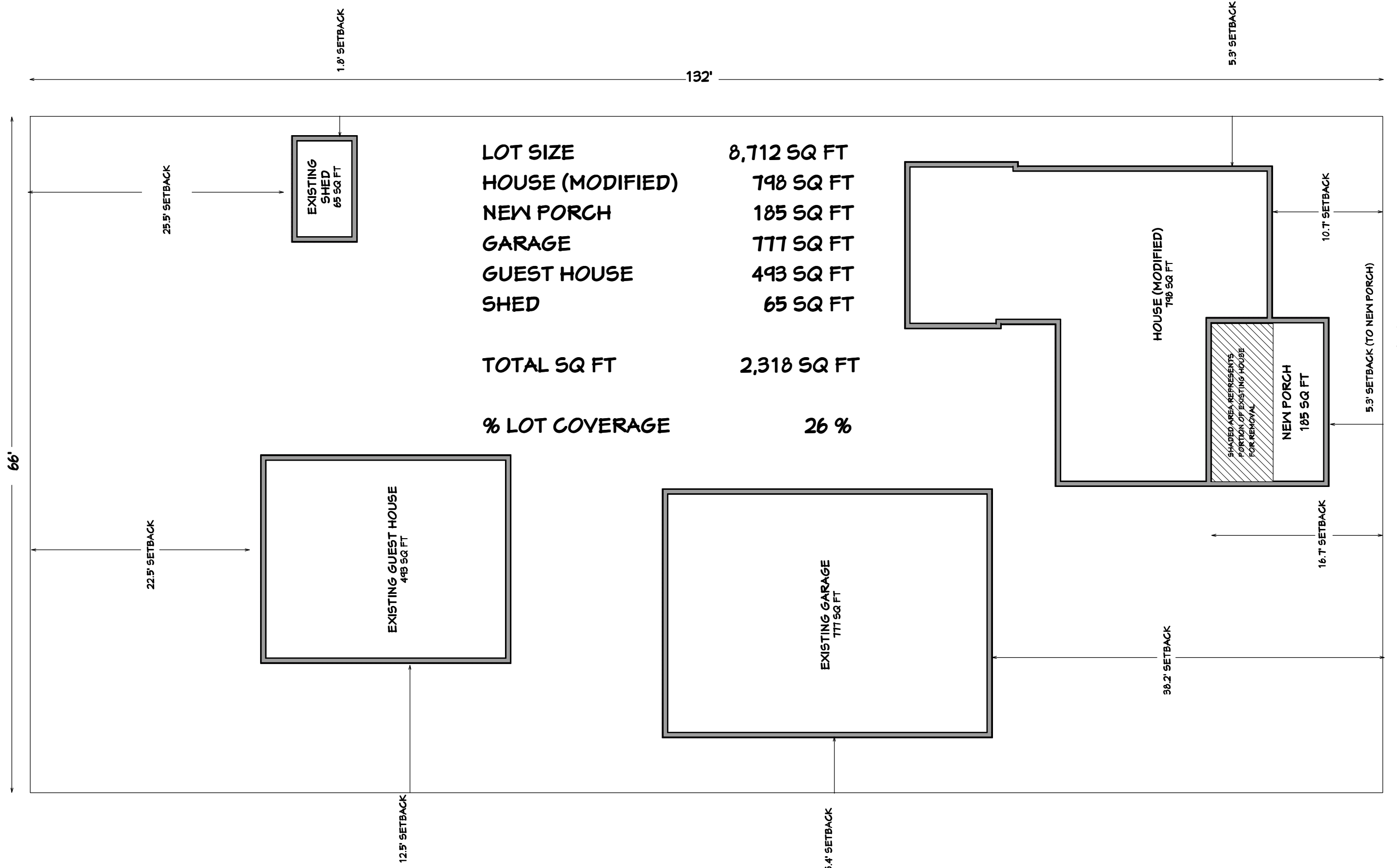
Member Signature _____ Vote _____



| | |
|-----------------------|--------------------|
| LOT SIZE | 8,712 SQ FT |
| EXISTING HOUSE | 902 SQ FT |
| EXISTING PORCH | 140 SQ FT |
| GARAGE | 777 SQ FT |
| GUEST HOUSE | 493 SQ FT |
| SHED | 65 SQ FT |
| TOTAL SQ FT | 2,377 SQ FT |
| % LOT COVERAGE | 27% |

EXISTING SITE PLAN COVERAGE

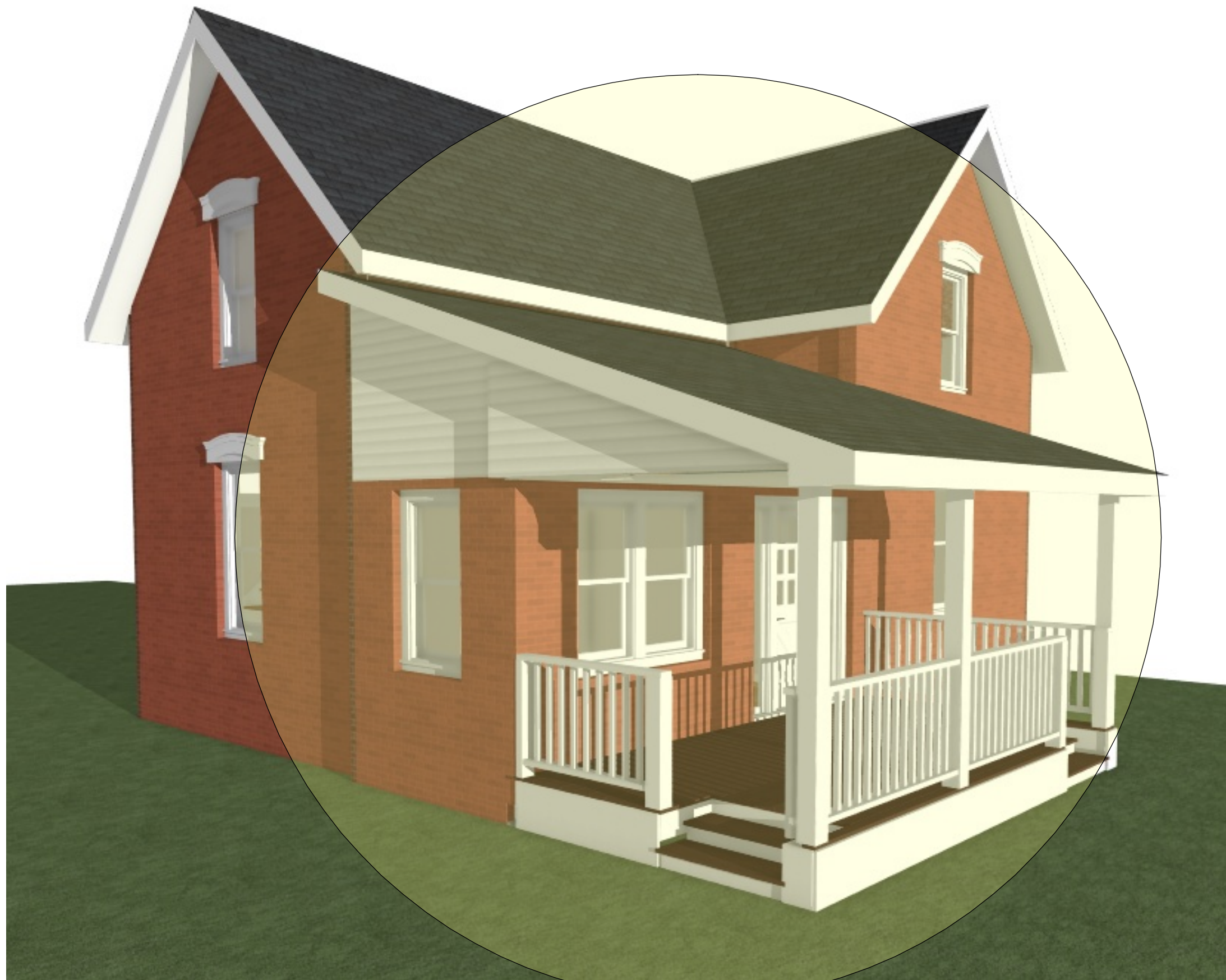
| | |
|------------------|--|
| CONSTRUCTION: | DESIGN: NORTH MAIN DESIGN (312) 636-3970 |
| DATE: 12/16/2022 | SHEET TITLE: EXISTING SITE PLAN COVERAGE |
| SCALE: 1/2" = 1' | PROJECT DESCRIPTION: MAYER RESIDENCE 233 LUCY STREET SAUGATUCK, MI 49453 |
| SHEET: A-1 | |



| | |
|-----------------------|--------------------|
| LOT SIZE | 8,712 SQ FT |
| HOUSE (MODIFIED) | 798 SQ FT |
| NEW PORCH | 185 SQ FT |
| GARAGE | 771 SQ FT |
| GUEST HOUSE | 493 SQ FT |
| SHED | 65 SQ FT |
| TOTAL SQ FT | 2,318 SQ FT |
| % LOT COVERAGE | 26 % |

PROPOSED SITE PLAN COVERAGE

| | | |
|----------------------------|--|--|
| CONSTRUCTION: | PROJECT DESCRIPTION: MAYER RESIDENCE 233 LUCY STREET SAUGATUCK, MI 49453 | DESIGN: NORTH MAIN DESIGN (312) 636-3970 |
| DATE: 12/16/2022 | SCALE: 1/2" = 1' | SHEET TITLE: PROPOSED SITE PLAN COVERAGE |
| SHEET: A-2 | | |



PROPOSED DEMOLITION

DESIGN:
**NORTH MAIN
DESIGN
(312) 636-3970**

SHEET TITLE:
DEMOLITION

PROJECT DESCRIPTION:
**MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453**

CONSTRUCTION:

DATE:
12/16/2022

SCALE:
1/2" = 1'

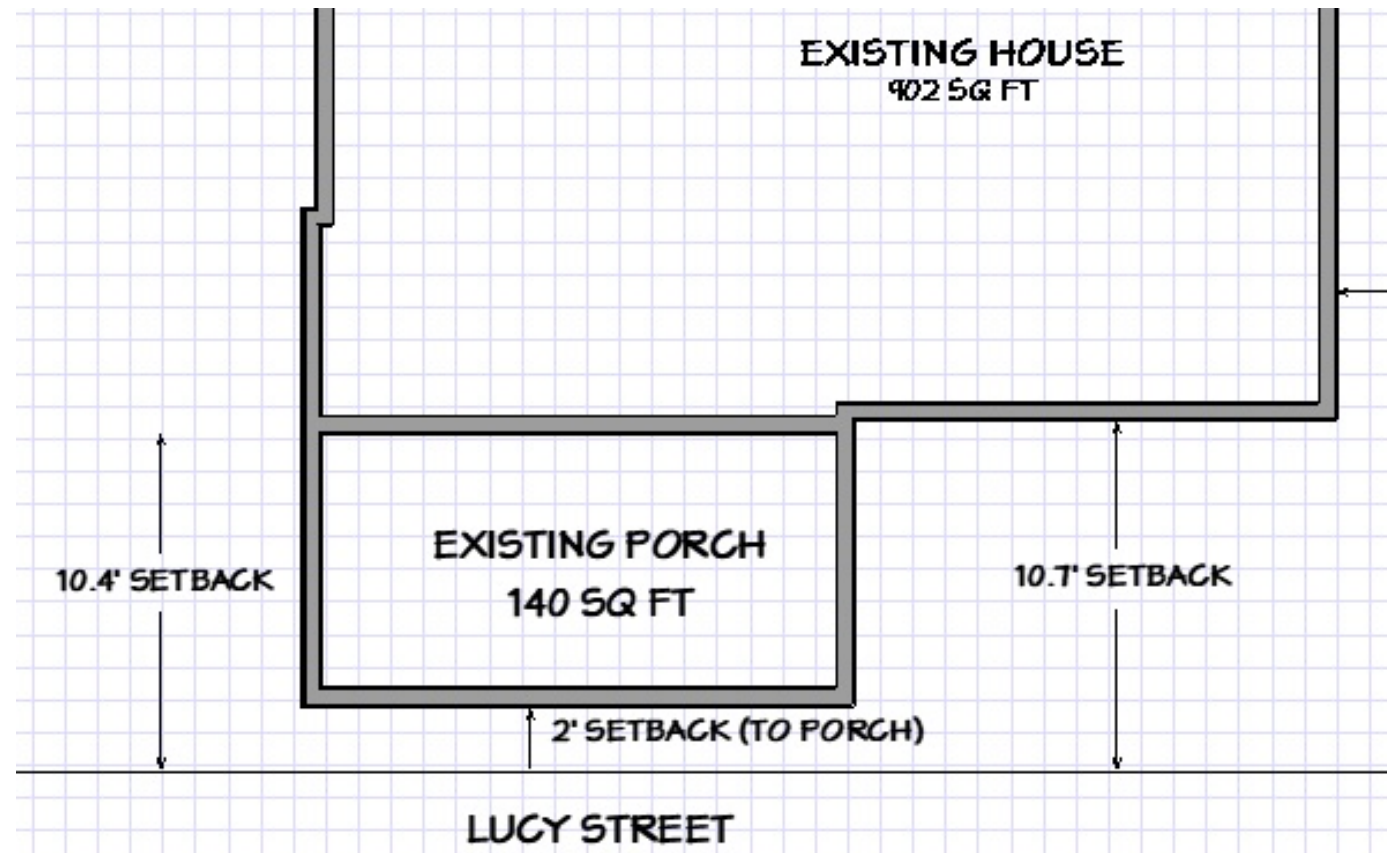
SHEET:
A-3

PROPOSED VARIANCE REQUEST

R-1 COMMUNITY RESIDENTIAL DISTRICT

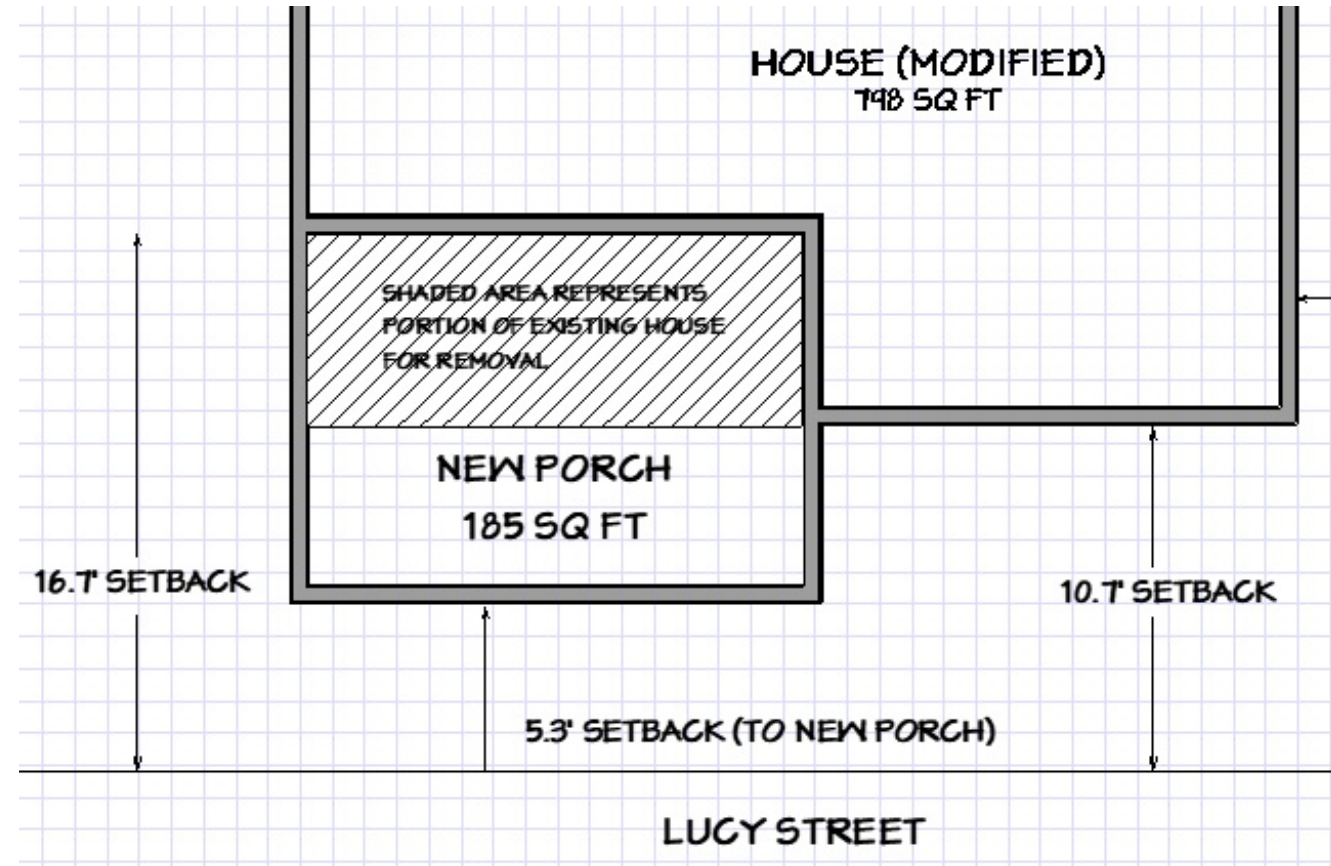
MINIMUM FRONT SETBACK 20'

LOT COVERAGE 30%



CURRENT SETBACK CONFIGURATION

- 10.7' TO FRONT OF HOUSE
 - 2.0' TO FRONT OF PORCH
- 27% TOTAL LOT COVERAGE



NEW SETBACK CONFIGURATION

- 10.7' TO FRONT OF HOUSE
 - 5.3' TO FRONT OF PORCH
- 26% TOTAL LOT COVERAGE

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO DECREASE THE FRONT (NORTH SIDE) SETBACK TO 5.3' INSTEAD OF THE MINIMUM 20' SETBACK, A REDUCTION OF 14.7'

IT SHOULD BE NOTED, HOWEVER, THAT NEITHER THE EXISTING PORCH NOR THE EXISTING HOUSE FALL WITHIN THE MOST RECENT SETBACK GUIDELINES, AND THE PROPOSED RENOVATION ACTUALLY INCREASES THE SETBACK BY 3.3'

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
VARIANCE
REQUEST

PROJECT DESCRIPTION:
MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
12/16/2022

SCALE:
1/2" = 1'

SHEET:
A-4

Ryan Cummins

From: Daniel Printz's <printz879@aol.com>
Sent: Thursday, December 22, 2022 1:54 PM
To: Ryan Cummins
Subject: 233 Lucy

I recommend against the 5ft 3in setback. This variance would Interfere with their neighbors view and why would anyone want to sit on a porch that is almost in the street. It would also possibly preclude a future sidewalk.

Judith Printz

Sent from my iPhone

From: Janet Schmidt <jbschmidt@wmol.com>

Sent: Friday, January 6, 2023 8:41:08 AM

To: Ryan Cummins <rcummins@saugatuckcity.com>

Cc: John & Vicki Mayer <dundeemayer@comcast.net>; Jamie Wolters <jamie@saugatuckcity.com>; Dick Bont <Richard.bont@yahoo.com>

Subject: 233 lucy street

Good morning. In reference to construction of a new porch at 233 Lucy Street, we are in full support of the demolition of the existing porch and portion of existing dwelling requiring a dimensional variance reducing the front setback. We reside at 240 Lucy Street and have been residents for 25 years. We were friends of the long time former residents, the Smutney family and now are delighted with the current improvements made by our friends, the John Mayer family. We are in full support of this project and request the Zoning Board of Appeals approve it promptly. We are in Florida but are happy to add any further comments as needed at 616-405-5266. Please confirm your receipt of this letter. Thank you. Janet and Fred Schmidt

Sent from my iPhone



ZBA Agenda Item Report

FROM: Ryan Cummins

MEETING DATE: 1/12/23

SUBJECT: 2023 Meeting Dates and Discussion of Start Time

DESCRIPTION:

The 2023 meeting dates for the ZBA are attached.

The City Council is currently reviewing whether to change their start time to 6pm or 6:30pm instead of 7pm. An electronic poll of the community is underway to gather feedback. The start time for the ZBA does not appear to be established in your bylaws (attached) or by ordinance. I am seeking feedback on whether the ZBA wishes to continue with a 7pm start time or wishes to meet at some other time.



Saugatuck Zoning Board of Appeals Schedule of Meetings 2023

Saugatuck Zoning Board of Appeals meetings are held at Saugatuck City Hall, 102 Butler Street, Saugatuck, MI 49453 at 7:00 p.m. on the 2nd Thursday of each month unless otherwise noted.

January 12, 2023
February 9, 2023
March 9, 2023
April 13, 2023
May 11, 2023
June 8, 2023
July 13, 2023
August 10, 2023
September 14, 2023
October 12, 2023
November 9, 2023
December 14, 2023

BYLAWS FOR SAUGATUCK CITY ZONING BOARD OF APPEALS

PURPOSES:

1. To protect and promote the public health, safety and welfare of the City.
2. To hear and act upon questions referred to it that may arise from the administration of the Zoning Ordinance(s), including ordinance interpretation, review of standards, and the zoning map.
3. To hear and act upon requests for variances.

ARTICLE 1: NAME: The name of this organization shall be the Saugatuck City Zoning Board of Appeals, hereafter referred to as the “Board”.

ARTICLE 2: AUTHORIZATION:

- Section 1. The authorization for the establishment of this Board is set forth under Article VI of Public Act 110 of 2006, the Michigan Zoning Enabling Act, as amended and includes all duties and responsibilities incurred therein.
- Section 2. Power and duties of the Board of Appeals are delegated to the Saugatuck City Zoning Board of Appeals by the Saugatuck City Council in accordance with Section 154.150 of the Saugatuck City Code.

ARTICLE 3: MEMBERSHIP

- Section 1. Membership shall consist of not less than five members, each to be appointed by the City Council. One member of the Board shall be a member of the Saugatuck City Planning Commission who holds no other municipal office. The term of each member shall be three years, or until a successor takes office.
- Section 2. The City Council shall appoint two alternate members. An alternate member may sit as a regular member of the Board in the absence of a regular member, or in a case which a regular member has abstained for reasons of conflict of interest. An alternate member, having been called, shall serve in the case until a final decision has been made. The alternate member has the same voting rights and the same term of office as a regular member.

ARTICLE 4: OFFICERS:

- Section 1. The officers of the Board shall consist of a Chair and a Vice-Chair.
- Section 2. The Chair shall preside at all meetings of the Board and shall have the duties normally conferred by parliamentary usage on such officers.

Section 3. The Vice-Chair shall act for the Chair in the Chair's absence.

Section 4. The City Clerk shall act as the Secretary of the Board, and all records of the Board's actions shall be taken and recorded under the City Clerk's direction.

Section 5. No Planning Commissioner may hold the office of Chair of The Zoning Board of Appeals.

ARTICLE 5: ELECTIONS:

Section 1. The annual organization meeting will be held on the first regularly scheduled meeting of the calendar year.

Section 2. Nominations shall be made from the floor at the annual organization meeting and election of the offices specified in Section 1 of Article 4 shall follow immediately thereafter.

Section 3. A candidate receiving a majority vote of the entire regular membership of the Board shall be declared elected, and shall serve for one year, or until a successor shall take office.

Section 4. Vacancies in office shall be filled immediately by regular election procedure.

ARTICLE 6: MEETINGS:

Section 1. For purposes of this Article, alternate members sitting in place of regular members shall be considered regular members.

Section 2. Except as provided in Article 5, Section 1, of these bylaws, meetings shall be held at the call of the Chair, at such time as the Board may determine.

Section 3. A quorum shall consist of three members. The number of votes necessary to transact business shall be three. A concurring vote of a majority of the regular members of the Board shall be necessary to decide a matter on which they are required to pass, provided, however, that a concurring vote of 2/3 of the regular members shall be necessary to grant a variance from uses of land permitted in Chapter 154 of the Saugatuck City Code.

Section 4. Unless otherwise specified, voting shall be by roll-call vote. All members present shall vote on every question unless they disqualify themselves or are excused from voting by a majority of the members present. No member shall participate in a hearing or decision of the Board upon any matter in which that member is directly or indirectly interested in a financial sense, which fact shall be entered in the records of the Board.

Section 5. Special meetings may be called by the Chair. It shall be the duty of the Chair to call a special meeting when requested to do so by a majority of the sitting members of the Board. The Secretary shall notify all members of the Board in writing no less than five days in advance of such special meeting, unless said meeting is to

continue deliberation regarding an issue raised at a meeting within the previous 48 hours.

Section 6. All meetings or portions of meetings shall be open to the general public. All meetings will be conducted in accordance with Public Act 267 of 1976, known as the “Open Meeting Act”.

Section 7. The Board may declare any meeting, or part of any meeting, a study meeting to pursue matters of business without comment or interruption from the public in attendance.

Section 8. Unless otherwise specified, Robert’s Rules of Order shall govern the proceedings at the meetings of the Board.

ARTICLE 7: ORDER OF BUSINESS:

Section 1. The order of business at regular meetings shall be:

1. Call To Order
2. Approval of Agenda
3. Approval of Minutes
4. Public Comment
5. Old Business
6. New Business
7. Communication
8. Commission Comments
9. Public Comment
10. Adjournment

Section 2. A motion from the floor must be made and passed in order to dispense with any item on the agenda. This motion may be decided by voice vote.

ARTICLE 8: EMPLOYEES AND CONTRACTS:

Section 1. Within the limits imposed by the funds available for its use, the Board may employ such staff personnel and/or consultants as it sees fit to aid in its work. Appointments shall be made by a majority vote of the regular members of the Board.

Section 2. The Board may make contracts for special or temporary services and for professional counsel.

Section 3. An attorney for the City shall act as legal counsel for the Board and shall be present at all meetings upon request by the Board as approved by the City Council.

ARTICLE 9: HEARINGS:

- Section 1. In addition to those required by law, the Board may hold public hearings when it decides that such hearings will be in the public interest.
- Section 2. At a public hearing before the Board, the petitioner shall first present the facts and arguments in support of the case, and those who oppose the petitioner shall follow. The petitioner shall be given time for rebuttal. There shall be no rebuttal of the rebuttal. To maintain orderly procedure, each side shall proceed without interruption by the other. No record or statement shall be recorded or sworn to as evidence for any court of law without notice to the parties.
- Section 3. In the presentation of a case, the burden shall be upon the petitioner to supply all information, including charts, diagrams, and other exhibits necessary for a clear understanding of the problem. The Board may continue the hearing when in its judgment the petitioner has not provided sufficient evidence on which to make a determination.
- Section 4. Every person appearing before the Board shall abide by the order and direction of the Chair. Discourtesy, disorderly, or contemptuous conduct shall be regarded as a breach of the privilege of the Board, and shall be dealt with as the Board directs. Every person shall state his or her name, address and interest in the case at the start of the presentation.
- Section 5. The Board may continue or postpone the hearing of any case on an affirmative vote of a majority of the members present, and such vote may be a voice vote.

ARTICLE 10: FINAL DISPOSITION OF CASES:

- Section 1. The final disposition of any case shall be in the form of an order setting forth the findings and determinations of the Board, together with any modification, specification, or limitation which it makes.
- Section 2. A petitioner may not withdraw a case after a roll call vote has been ordered by the Chair.

ARTICLE 11: AMENDMENTS:

- Section 1. Amendments to these Bylaws may be made by the Board at any regular or special meeting upon the affirmative vote of 4/5 of the regular membership of the Board. Amended 8-12-1992.

Chairperson

Date

Vice-Chairperson

Date

ZBA Activity - 2022

| Variance # | Application Date | Zoning District | Property Address | Parcel # | Description | ZBA Decision |
|------------|------------------|-----------------|---------------------------------------|---------------|--|--|
| V220001 | 1/10/2022 | P S R -1 | 143 PARK ST SAUGATUCK, MI 49453 | 57-700-005-00 | Add second dock | Denied |
| V220002 | 2/17/2022 | CR-COMM RES R-1 | 336 HOFFMAN ST SAUGATUCK, MI 49453 | 57-300-116-00 | Eight foot high privacy fence | Denied |
| V220003 | 3/2/2022 | CR-COMM RES R-1 | 569 HOFFMAN ST SAUGATUCK, MI 49453 | 57-501-008-00 | Side yard setback for addition. Setback of approximately 1.8 feet to the west property line for a variance of 5.2 feet as submitted. | Approved |
| V220004 | 3/18/2022 | P S R -1 | 135 VAN DALSON ST SAUGATUCK, MI 49453 | 57-650-010-00 | Expand existing deck in the side and front yard on Van Dalson by approximately 2 feet, add roof cover over existing front door, add outdoor shower in Houtkamp front yard total lot coverage will be 38.99% | Approved |
| V220005 | 5/3/2022 | P S R -1 | 181 PARK ST SAUGATUCK, MI 49453 | 57-700-003-00 | 2.7 percent of lot coverage for the construction of a single car garage at 181 Park Street for a coverage of 27.7 percent where a maximum of 25 percent is permitted. | Approved |
| V220006 | 7/19/2022 | CR-COMM RES R-1 | 1034 HOLLAND ST SAUGATUCK, MI 49453 | 57-100-005-00 | A new house at 1034 Holland Street with an average height of not more than 32.5 feet resulting in a variance of 4.5 feet and a maximum peak height of 34.75 for a variance of 2.75 feet. | Approved |
| V220007 | 7/20/2022 | WSN-WATER N C1 | 640 WATER ST SAUGATUCK, MI 49453 | 57-300-030-00 | Construction of a new mixed-use building at 640 and 650 Water Street (C-1 Water Street North District) after the demolition of existing structures, which requires:1. A dimensional variance to increase the maximum height requirement to 32 feet instead of a maximum height of 28 feet, an increase of four feet (4'). Request relates to Section 154.022 (D) of the Zoning Ordinance; and 2. A dimensional variance to reduce the waterfront setback to six feet and two inches (6'2") for the rear building wall and four feet and ten inches (4'10") for balconies instead of the minimum 25-foot setback, a reduction of 18 feet and ten inches (18'10") and 20 feet and two inches (20'2"), respectively. Request relates to Section 154.022 (F)(4) of the Zoning Ordinance; and3. A use variance to allow a dwelling unit ("apartment") on the first floor of the proposed building in a zoning district where dwelling units are only allowed on upper floors. Request relates to Section 154.040 (B) of the Zoning Ordinance. | Dimensional Variances Denied, Use Variance Withdrawn |
| V220008 | 8/10/2022 | WSE-WATER E C2 | 221 WATER ST SAUGATUCK, MI 49453 | 57-300-143-00 | A 10-foot by 12-foot shed with zero-foot (0') side and rear setbacks instead of the minimum 10-foot setback requirements; a deck with a zero-foot (0') side setback instead of the minimum seven-foot (7') setback; and a hot tub with a zero-foot (0') side setback instead of the minimum seven-foot (7') setback, with placement and construction consistent with the photo and materials submitted with the variance application, conditioned upon the applicant meeting all other zoning requirements. | Approved |

| | | | | | | |
|---------|------------|-----------------|-----------------------------------|---------------|---|----------|
| V220009 | 10/11/2022 | CER-CENT RES R4 | 525 BUTLER ST SAUGATUCK, MI 49453 | 57-300-044-00 | An addition to the existing dwelling at 525 Butler Street (R-4 City Center Transitional Residential District), which requires:1. A dimensional variance to reduce the north side setback to four feet (4') instead of the minimum seven-foot (7') setback, a reduction of three feet (3'). Request relates to Section 154.025 D of the Zoning Ordinance; and2. Approval of an increase of maximum lot coverage to 30 percent instead of the 27.5 percent maximum lot coverage required for the nonconforming 7,920 lot. Request relates to Section 154.025 D of the Zoning Ordinance. | Approved |
| V220010 | 12/16/2022 | CR-COMM RES R-1 | 233 LUCY ST SAUGATUCK, MI 49453 | 57-300-002-00 | A dimensional variance to reduce the front setback to five feet and three inches (5'3") instead of the minimum 20-foot setback, a reduction of 14 feet and nine inches (14'9"). Request relates to Section 154.026 (D) of the Zoning Ordinance. | TBD |

| | |
|----------------|----|
| Total Records: | 10 |
|----------------|----|