Zoning Board of Appeals
Regular Meeting
June 8, 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.** April 13, 2023 Regular Meeting
   - **B.** May 18, 2023 Special Meeting

4. **Public Comments**

5. **Unfinished Business:** None

6. **New Business:**
   - **A.** 184 Park – Front Setback

7. **Communications:**

8. **ZBA Member Comments**

9. **Public Comments**

10. **Adjourn** (Voice Vote)

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
April 13, 2023, Minutes

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: Chairman Kubasiak, Board Members Bont, Bouck, Crawford, & McPolin.
   Absent: None.
   Others Present: Director of Planning, Zoning, & Project Management Ryan Cummins, & Deputy Clerk and DPW Administrative Assistant Sara Williams, City Attorney Jacob Witte

2. **Agenda Changes/Approval of Agenda:** Approved.
   Motion by McPolin, second by Bont to approve the agenda for April 13, 2023, meeting as presented. Upon voice vote, motion carried unanimously.

3. **Approval of Minutes:** Approved.
   Motion by Crawford, second by Bouck, to approve the minutes from March 9, 2023, as submitted. Upon voice vote, motion carried unanimously.

4. **Public Comments:** None.

5. **Unfinished Business:** None**.**

6. **New Business:**
   A. 350 Mason St – Screening and Parking Space Length: Case # V230003
   1. <u>The Public Hearing was called to order by the Chair at 7:06 p.m.</u>

   2. <u>Summary by Director of Planning, Zoning & Project Management Ryan Cummins:</u>
   The applicant requests a dimensional variance for the construction of a new bed and breakfast parking area at 350 Mason Street after the demolition of existing structures. The proposal requires dimensional variances to eliminate the screening requirement instead of the required landscape separation strip at least five feet in width along all property lines and streets on which the off-street parking is located and parking spaces with a length of 18 feet instead of the minimum of 20 feet.
   The property is located in the R-4 City Center Transitional Residential District. The lot is approximately 66 feet wide and 132 feet deep (approximately 8,712 square feet). The vacated St. Joseph Street right-of-way is located along the eastern lot line, with 33 feet on

each side. The existing curb cut is bisected by the shared property line, and access to both properties occurs from this location.

The property was recently approved for a two-story, 3,232-square-foot bed & breakfast establishment with three on-site parking spaces. The site plan was developed in accordance with all applicable zoning requirements. The approved plan includes a row of three parking spaces. The row is parallel to the street to the east of the building.

The proposed plan shows a row of eight spaces along the east side of the building perpendicular to the street. Based on the perpendicular arrangement with the need for a 22-foot drive lane behind the spaces, there is insufficient room for the five-foot landscape strip along the east property line to comply with the ordinance.

3. Presentation by the Applicant:

Matt Cole from Rosina & Associates presented on behalf of the applicant. The applicant already has a plan that is approved for three parking spaces. They have eight units in this bed and breakfast and there is a premium need for parking in the City especially as the weather gets warmer. They are proposing eight parking spaces so there is a parking space for each unit. He provided background information regarding the East side of the property line and explained that there used to be a street there that's been vacated. Each owner got half the street, and right now the pavement is still there. The neighbor mentioned that he preferred this layout, instead of having the shrubs in between them because he has more asphalt and more room to turn into his driveway and garage better. Otherwise, if they put shrubs there, he would have to drive into the grass in his yard. The neighbor is in support of the variance because it provides better access to his driveway. He stated that even though the property owner knows it will cost more money to construct it this way, he is in favor as it will get some of the parking for the tenants off the public street. Mr. Cole thinks that they meet the requirements of the variance because they have that existing street which is unique to the property, and they have the adjacent neighbor's support.

4. Public comment regarding the application:
    a. Supporting comments (No public comment. Email from neighbor listed below):
        1. Tom Sidlauskas – 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 7:11 p.m.

6. Commission deliberation:

The board went into deliberation and discussed the dimensional variance for the construction of a new bed and breakfast parking area at 350 Mason Street after the demolition of existing structures. The proposal requires dimensional variances to eliminate the screening requirement instead of the required landscape separation strip at least five feet in width along all property lines and streets on which the off-street parking is located and parking spaces with a length of 18 feet instead of the minimum of 20 feet. The request relates to Sections 154.134 (G)(1) and 154.134 (B) of the Zoning Ordinance.

ZBA Findings of Fact: ***Note: Applicant must show 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). Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is not met because:

The property owner has the right to build on the property, they have already given him approval for three parking spaces. If the building was turned 90 degrees, they could get the rest of the requested parking spaces in there. Under this situation here, that is the only thing that I see that you would have the right to put the screening up. According to standard, right now it's not unrealistic, or unreasonably burdensome. It is not unreasonable to prevent them from using that and meets the zoning city ordinance standard the way it is.

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). Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is not met because:

There was a screening in accordance with the ordinance and in the original plan, which was approved administratively after evaluation. They did not find that any further relaxation of the ordinance would be in order there. The purpose of the screening is for the benefit of the general community and the neighbors. There is no public purpose for removing it.

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). Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is not met because:

The property clearly allows for them to build their bed and breakfast and to have the three required parking spaces. The property is not creating problems. The condition has not been met as demonstrated by the previous approval.

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

They agree that it is not based on personal financial circumstances, they believe the problem is self-created by the owners' desire to have more parking spaces, and to eliminate the buffering to save the size of their building.

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). Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is not met because:

All four standards were not met, they had three strong no votes on the standards. The applicant made a nice presentation, which is what we needed to be able to apply the standards.

7. Commission action: ZBA Decision (Approve):
Motion by McPolin, second by Bouck, to deny the variance request for 350 Mason Street based on the negative findings documented in the staff memo and our discussion provided to the ZBA for its April 13, 2023, meeting. Upon roll call vote, motion carried unanimously.

B. 329-339/ Culver St – Lot Coverage: Case # V230004

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

2. Summary by Director of Planning, Zoning & Project Management Ryan Cummins:

The applicant requests a dimensional variance for the construction of new decks at 329-339 Culver Street after the demolition of the east and west decks, which requires a dimensional variance to increase lot coverage to 29% instead of the minimum 25% lot coverage, an increase of 4%. The request relates to Section 154.030 (D) of the Zoning Ordinance.

The property is located in the R-2 Lake Street District. The lot is approximately 132 feet wide and ranges from 140 to 164 feet deep. The Windjammer of Saugatuck Condominium building exists on the site, and several improvements have been approved in recent months.

The applicant requests the variance because they will lose the nonconforming rights of their current 29% lot coverage as they remove two 60-square-foot decks to replace them. To build back a portion of the building after demolition, even if in the same footprint, is considered an increase in nonconforming lot coverage. There will be no net increase of square footage involved with this project, only the replacement of two 6-foot by 10-foot decks.

3. Presentation by the Applicant:

The applicant, Tim Straker, who is a member of the association, and a resident of 333 Culver, presented the application. He said that the building was built in 1983 and no changes have taken place to anything since the building was built. This is why they are replacing every surface. They are basically resurfacing the structure, and there are two decks that are the only things sort of in question in terms of the last bit of resurfacing to do.

4. Public comment regarding the application:
   a. Supporting comments: None.
   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 7:37 p.m.

6. Commission deliberation:

The board went into deliberation and discussed the dimensional variance for the construction of new decks at 329-339 Culver Street after the demolition of the east and west decks, which requires a dimensional variance to increase lot coverage to 29% instead of the minimum 25% lot coverage, an increase of 4%. The request relates to Section 154.030 (D) of the Zoning Ordinance.

ZBA Findings of Fact: ***Note: Applicant must show 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). Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is met because:

Strict compliance would not prevent the applicant from using the property, as the requirement will only impact the replacement of the decks. However, the proposal is a reasonable request as future conditions will be no more nonconforming than the present. The applicant simply desires to replace the decks within their existing footprint. As relates to this case, strict conformance with the ordinance would be unnecessarily burdensome to prevent a rebuilding and renovation project for a contributing resource.

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). Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is met because:

The project would not increase any nonconforming square footage, and the project is minor in nature. Those factors seem to be fair to their neighbors and any surrounding properties that would probably have this similar situation again.

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). Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is met because:

The plight is unique based on the existing nonconforming square footage of the condominium building.

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

The site conditions likely became nonconforming when the Zoning Ordinance or subsequent amendments were adopted. Additionally, the variance request has no relationship to project cost but is necessary to improve the condominium building.

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). Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is met because:

All four standards were met.

7. <u>Commission action: ZBA Decision</u> (Approve):
Motion by Bont, second by McPolin, to approve the variance allowed, the maximum lot coverage is 29% total construction now the replacement decks at 329 Culver street approval of lot coverage variances conditioned upon the actual demolition and

reconstruction occurring within the same dimension as included in the applicant's materials. Upon roll call vote, motion carried unanimously.

C. 865 Holland – Use: Case # V230005

1. The Public Hearing was called to order by the Chair at 7:47 p.m.

2. Summary by Director of Planning, Zoning & Project Management Ryan Cummins:

The applicant requests a use variance to construct an addition to an existing two-family dwelling at 865 Holland Street. Because two-family dwellings are not permitted subject zoning district, the nonconforming use cannot be expanded. A use variance would allow the two-family dwelling to be considered a conforming use.

The property is located in the R-1 Community Residential District. The lot is 114 feet wide and 88 feet deep, and it is approximately 10,032 square feet in size. The applicant plans to construct a 200 +/- square foot addition onto the side of the building.

3. Presentation by the Applicant:

The applicant, Timothy Woodby, was in person to present his application for 865 Holland Street. They purchased the property in 2019. It was in an estate in which half of the residence was occupied by estate members, the other half was a long-term rental for years. One of the renters moved out and they thought this would be a great opportunity to make some improvements to the internal structure. Prior to this, they built a garage. It was approved by the ZBA but when they came to the HDC for approval they were told that they could not do it as it was a nonconforming structure and that they could not proceed. They were told they needed a variance. The dwelling needs adaptations for a senior adult. Some of the door openings are 27 inches and the hallways are narrow. They are seeking a variance as this could possibly become their own residence as they age.

4. Public comment regarding the application:
   a. Supporting comments: None.
   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 7:52 p.m.

6. Commission deliberation:

The board went into deliberation and discussed a use variance to construct an addition to an existing two-family dwelling at 865 Holland Street. Because two-family dwellings are not permitted in the subject zoning district, the nonconforming use cannot be expanded. A use variance would allow the two-family dwelling to be considered a conforming use. The request relates to Section 154.026 (B) of the Zoning Ordinance.

ZBA Findings of Fact: ***Note: Applicant must show unnecessary hardship by demonstrating that all four standards are met.***

Standard 1: "That the property in question cannot be used for any of the uses permitted in the district in which it is located." Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is not met because:

The property in question can indeed be used for single family residence, which is permitted in the district, or it could continue as a two family without the addition.

Standard 2: "That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions". Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is not met because:

The plight is unique, as it is likely one of a limited number of nonconforming uses in the subject zoning district and the vicinity.

Standard 3: "That by granting the variance, the essential character of the neighborhood would not be altered; and" Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is not met because:

Granting the variance itself will have no impact on the essential character of the neighborhood. However, it will allow for the building to be expanded in accordance with all other dimensional requirements. The character of the neighborhood is single family detached homes. It wouldn't alter that because it's there now, but it would grant it in perpetuity. It does change the character of the neighborhood by granting that forever.

Standard 4: "That the problem is not self-created or based on personal financial circumstances." Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is met because:

The building was likely constructed in a compliant manner prior to the two-family residential building limitation. As far as the financial circumstances are concerned, it could make it easier to rent the property. It could be functional for personal use as well.

7. Commission action: ZBA Decision (Approve):
Motion by Bouck, second by McPolin, to deny a use variance to allow a two-family dwelling as a permitted at 865 Holland Street based on the findings after a review of the standards and the findings. Standard one is not met. Standard two is not met. Standard three is not met. Standard four is met. Based on the ordinance, paragraph 154.174 for non-conforming uses, lots, and structures. Upon roll call vote, motion carried unanimously.

D. 181 Park St: Front Setback - Case # V230006

1. The Public Hearing was called to order by the Chair at 8:12 p.m.

2. Summary by Director of Planning, Zoning & Project Management Ryan Cummins:

The applicant requests a dimensional variance to construct a garage at 181 Park Street, which requires a dimensional variance to reduce the front setback to 15 feet instead of the minimum 25-foot setback for lots fronting on Park Street, a reduction of 10 feet.

The property is located in the R-1 Peninsula South District. The lot is approximately 40 feet wide at the right-of-way and ranges from 163 to 181 feet deep. The existing home is approximately 55 feet from the right-of-way.

3. Presentation by the Applicant:

The applicant, Stephen Scheller, was there to present his application. They were there in December 2019, were not well coached and went for a square footage variance. They were over 1.9% or 2% and that was granted. At that time, they were unaware there was another setback variance needed and the plans showed the garage in the same place it is today. At that point, they thought everything was fine and started on phase 2 which was building the garage. Then Covid happened and during that time their Zoning Permit expired. They came back last May and asked for an extension. At that point, they could have asked for this last setback variance but because they were not coached well, they wasted some time there. After finding someone interested in building a one-car garage, he goes through the motions of getting a building permit. Ryan Cummins then informed him that they needed a variance and that they don't fall into the legal definition. He called his surveyor and verified that the right of way is in fact the property boundary. It reveals a 15-foot setback that needs a variance. He referenced photos that were included in the packet. The survey shows that the garage is farther back than the shed and the shed was there for years, and they had no complaints. He also included several photographs and a chart that he prepared that reveal that there are plenty of other people upstream and downstream of Park Street that don't meet that standard or inside the right-of-way the way that he measured it.

Mr. Scheller says that his current right away is 10 feet three inches back from the edge of the pavement which can wash away. He also put the center of the road, which is more consistent, and it doesn't wash away, regardless if ten foot three is the setback. The property right of way and the property boundary are one in the same as ten foot three from the right edge of the road. A lot of people ask, "What happens if we want to put a sidewalk in the future?". Ten foot three is the what the city right of way is. What the ordinance asked for was 25 feet back from that. He said he has a non-conforming lot, and it is 30 when he is 37 feet at the lake and 39 feet at the road. The reason they had to build the house long and vertical in shotgun format, was the entry door in many of the shotgun houses are on the side. He used the graphic to point out where the back corner of the southeast corner of the proposed garage is and said that there is a sidewalk at that entrance that comes pretty close to the house. If they were going to move the garage 10 feet further back, 25 feet versus 15, it would be basically four to five feet away from the edge wall of the house. It would funnel all the guests into a situation where they must turn sharply left and squeeze between the garage and house. He thinks that is unnecessarily burdensome because all the other neighbors upstream and downstream seem to not have the 25-foot setback and the City built the walkway.

4. Public comment regarding the application:

   a. Supporting comments: None.
   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 8:29 p.m.

6. Commission deliberation:

The board went into deliberation and discussed a dimensional variance to construct a garage at 181 Park Street, which requires a dimensional variance to reduce the front setback to 15 feet instead of the minimum 25-foot setback for lots fronting on Park Street, a reduction of 10 feet. The request relates to Section 154.035 (D) of the Zoning Ordinance

ZBA Findings of Fact: ***Note:*** ***Applicant must show 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. Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is met because:

The dwelling is approximately 55 feet from the right-of-way. With a 25-foot front setback requirement, only 10 feet would remain between the garage and the dwelling if placed in a compliant manner. In this case, requiring such a tight placement of buildings on the narrow property may be considered unreasonably burdensome.

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. Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is met because:

The applicant has indicated that several existing buildings have similar or lesser setbacks than the proposed 15-foot setback for the proposed garage. A 15-foot setback would still allow for sufficient space between the building and the right-of-way so that it would not have a cramped or cluttered appearance along the street frontage. As such, a variance may give substantial relief to the applicant and allow for justice for neighboring property owners.

Standard 3: "That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions." Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is met because:

The site is unique based on its width and area, as well as the placement of the existing home.

Standard 4: "That the problem is not self-created or based on personal financial circumstances." Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is met because:

The problem is not self-created as the conditions are unique and compliant. Additionally, the variance request has no relationship to the project cost.

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). Bont, Bouck, Crawford, Kubasiak, and McPolin found this standard is met because:

All four standards were met.

7. Commission action: ZBA Decision (Approve):
   Motion by McPolin, second by Bont, to approve a front yard setback variance reduction from 25 feet to 15 feet, by 80, by 20-foot garage at 181 Park Street based on the positive findings documented in the staff memo proved to the ZBA in its April 13, 2023, meeting. This approval is contingent upon the construction being compliant with the garage location design and size as proposed and included in the ZBA variance applicant materials.

7. Communications:

A. Reminder - ZBA Member Training – May 18 at 3:30 PM: This will be joint meeting held at City Hall and presented by City Attorney Chris Patterson. The Planning Commission and ZBA members from Douglas and Saugatuck Township have been invited to attend.

8. ZBA Comments: None.

9. Public Comments: None.

10. Adjournment: *Motion by McPolin, second by Bouck to adjourn. Motion carried unanimously. The meeting was adjourned at 8:45 pm by Chair Kubasiak.*

Respectfully Submitted,
Sara Williams
City Deputy Clerk

Saugatuck Zoning Board of Appeals Meeting – Informational Session
May 18, 2023, Minutes

The Saugatuck Zoning Board of Appeals
Met for Informational Session at 3:30 p.m.
City Hall, 102 Butler Street, Saugatuck, Michigan.

1. **Call to Order** by Chairman Kubasiak at 3:36 p.m.
   Attendance:
   Present: Chairman Kubasiak, Board Members Bouck, Crawford, Hundreiser & McPolin.
   Absent: Bont.
   Others Present: Director of Planning, Zoning, & Project Management Ryan Cummins, & Deputy Clerk and DPW Administrative Assistant Sara Williams, City Attorney Chris Patterson, City Associate Attorney Anna Stocker, Planning Commission members Holly Anderson, Bobbie Gaunt, and Chair Steve Manns.

2. **Agenda Changes/Approval of Agenda:** None.

3. **Approval of Minutes:** None.

4. **Public Comments:** None.

5. **Unfinished Business:** None**.**

6. **New Business:** Informational Session presented by City Attorney Chris Patterson.

7. **Communications:** None.

8. **ZBA Comments:** None.

9. **Public Comments:** None.

10. **Adjournment:** The meeting was adjourned at 6:07 pm by Chair Kubasiak.

Respectfully Submitted,
Sara Williams
City Deputy Clerk

BACKGROUND REPORT
ZONING BOARD OF APPEALS JUNE 8, 2023

184 PARK STREET 03-57-009-073-10

DAMSTRA CONSULTING LLC./PATRICIA GALIEN

REQUEST: The applicant requests a dimensional variance to construct a new dwelling at 184 Park Street, which requires a reduced front setback of 15 feet instead of the minimum 25-foot setback from the Vine Street right-of-way, a reduction of 10 feet.

The request relates to Section 154.036 (D) of the Zoning Ordinance, and the purpose of this report is to provide a review of the application and standards of approval.

BACKGROUND: The property is located in the Peninsula West R-1 zoning district. The corner lot is approximately 100 feet wide and 294 feet deep, and the property is just over one half (1/2) acre in size. The property is narrower toward the Park Street frontage due to a jog in the south side property line.

The ZBA previously granted variances, and all have expired. Most recently, in 2021, a front setback variance from the Vine Street right-of-way was granted for a 15-foot setback, a reduction of 10 feet. Similar variance requests were considered and approved in 2016 and 2018.

It should be noted that the site plan incorrectly applies a 25-foot setback to the southeast of the proposed dwelling. Although there is a jog in the south property boundary, it does not result in a 25-foot front setback anywhere that does not abut road right-of-way. A 25-foot front setback will only apply along the road right-of-ways (Park and Vine), and a 25-foot rear setback will apply from the western rear property line. The entire southern boundary is subject to a 10-foot side setback.

The setback determination is important as it increases the size of the building envelope beyond what was understood by the applicant at the time of plan development. When this issue was presented to the applicant, Mr. Damstra provided the following supplemental information in an email to Ryan Cummins (June 1, 2023):

> *EGLE has approved the existing site plan as the only solution for the parcel due to slope. While previous variances were approved by the ZBA, none had EGLE approval. It would seem reasonable that a site plan that is more conforming than previously approved plans and that is also EGLE-approved would meet the ZBA's expectations for variance approval.*

It should also be noted that the 10-foot setback reduction is the same as previously approved on three occasions, although the plans indicate an 18-foot and five (5) inch setback. The previously referenced email correspondence also stated that an 18-foot and six (6) inch setback should be sufficient, but they still requested the 10-foot reduction for a 15-foot setback to cover contingencies.

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: The footprint of the home is 1,208 square feet, which is reasonable for a half (1/2) acre lot. Although there is extra room to shift the home to the southeast and comply with the 10-foot south side setback, the location would be very close to a barbed wire fence and a City pump station. Because of the slope constricting the building envelope, proximity to the City pump station, and the limitations of the EGLE permit, requiring a compliant home with a significantly reduced footprint could be considered unreasonably 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.*

   Comment: Only a small corner of the home would fall within the required 25-foot setback from the Vine Street right-of-way. However, the applicant cannot simply remove a small triangular portion of the proposed home without significantly altering the home design and overall footprint. Compliance with current City requirements and the EGLE-approved location would require a greater footprint reduction than the small area shown within the setback.

   The request is not extreme and is only enough to construct a reasonable-sized home on the property. As such, a variance may give substantial relief to the applicant and allow for justice for neighboring property owners.

While the ZBA could consider less relaxation, such as a reduction of six (6) feet and six (6) inches, the 10-foot reduction would allow for contingencies and unanticipated field adjustments due to the unique nature of the site.

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

   Comment: The site is unique based on a combination of factors: the corner lot requires two (2) front setbacks; the buildable area is constricted by steeper slopes to the southwest and northeast of the site; a pump station and barbed wire fence exist to the southeast; and the southern boundary of the lot jogs inward for a narrower width for approximately one-third (1/3) of the site.

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

   Comment: The problem is not self-created as the conditions are unique, as stated in standard #3, and compliant placement and size of a home could be considered unnecessarily burdensome. Additionally, the variance request has no relationship to the project cost.

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 findings to be read aloud or referenced from this report 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).

Based on a strict review of the City's variance standards, the requested variance appears to be justified.

Possible motion:

I move to approve a variance to reduce the northern front setback from the Vine Street right-of-way from 25 feet to 15 feet for the construction of a new dwelling at 184 Park Street based on the positive findings documented in the staff memo provided to the ZBA for its June 8, 2023 meeting, as well as the following:

1. _____.
2. _____.
3. _____.
4. _____.

This approval is contingent upon the construction of the dwelling being in substantial conformance with the location, design, and size as proposed and included in the ZBA variance applicant materials.

Zoning Board of Appeals Application

LOCATION INFORMATION **APPLICATION NUMBER____-_____**

Address 184 Park Street Parcel Number 03-57-009-073-10

APPLICANTS INFORMATION

Name Damstra Consulting LLC Address / PO Box 430 E 8th St #214

City Holland State MI Zip 49423 Phone (616) 405-8950

Interest In Project Consultant E-Mail ddamstra@msn.com

Signature *Douglas Damstra* Date 5/4/2023

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name Patricia Galien Address / PO Box 226 N Clinton St Apt 620

City Chicago State IL Zip 60661 Phone (312)399-9734

E-Mail pgalien@hotmail.com

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 5/4/2023

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

Name Schippers Construction Contact Name Eric Schippers

Address / PO Box 850 Maple Ave City Holland

State MI Zip 49423 Phone (616)298-4360 Fax _____

E-Mail office@schippersconstruction.com

License Number 2102201491 Expiration Date 5/31/2023

PROPERTY INFORMATION

Depth 294 Width 77 Size 1.0 acre Zoning District PWR 1 Current Use Vacant

Check all that apply: Waterfront____ Historic District _____ Dunes X Vacant X

Application Type: Interpretation____ Dimensional Variance X Use Variance _____

REQUESTED VARIANCE AND DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Zoning Requirement 25' front setback Proposed Variance 10' variance - 15' setback

Zoning Requirement _____ Proposed Variance _____

Zoning Requirement _____ Proposed Variance _____

Proposed building footprint encroaches on 25' front setback (Vine Street). Site had prior dimensional variances approved in 2016, 2018, and 2021. Building footprint in current variance application is more conforming than 2021 approved variance. Environmental engineer expects EGLE approval in May 2023.

SITE PLAN REQUIREMENTS (SECTION 154.061)

A site plan and survey showing the followng information shall be submitted with the coverpage 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 document

(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;

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

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

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;

_____

_____

_____

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

_____

_____

_____

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

_____

_____

_____

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

_____

_____

_____

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 ___

Damstra Consulting LLC
430 E 8th St #214, Holland, MI 49423
Main: (616)405-8950
Email: ddamstra@msn.com

Agent Authorization Form

Date: March 27, 2023

Job Address: 184 Park St, Saugatuck, MI 49453

City or Township: City of Saugatuck

This is to inform you that as an authorized representative of Schippers Construction, I (member's name), Heather Potts, authorize **Damstra Consulting LLC** to act as my agent in seeking/obtaining various permits and approvals on my behalf.

These include:

Various Township/City Zoning and Building approvals

Other County or State permit approvals

Utilities

Others as required

616-834-8447

Authorized Member and Phone Number

Damstra Consulting, LLC
430 E 8th Street #214
Holland, MI 49423
May 8, 2023

Standards for Variance

Re: 184 Park Street
Saugatuck, MI 49453
Parcel Number: 03-57-009-073-10

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 of a permitted purpose, or would render conformity unnecessarily burdensome.

Over 50% of the property has a 1 on 3 slope or greater rendering it an unbuildable area as determined by the Michigan Environment, Great Lakes, and Energy (EGLE). In addition, the unique lot shape, 8600 square feet of the front yard (along Park Street) is not buildable because of the extremely narrow (77'-9") street front.

(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 variance will allow a residence of comparable size to other residences in the neighborhood. The parcel has received previous variances and the current variance application is more conforming than previous approved variances while also meeting EGLE requirements.

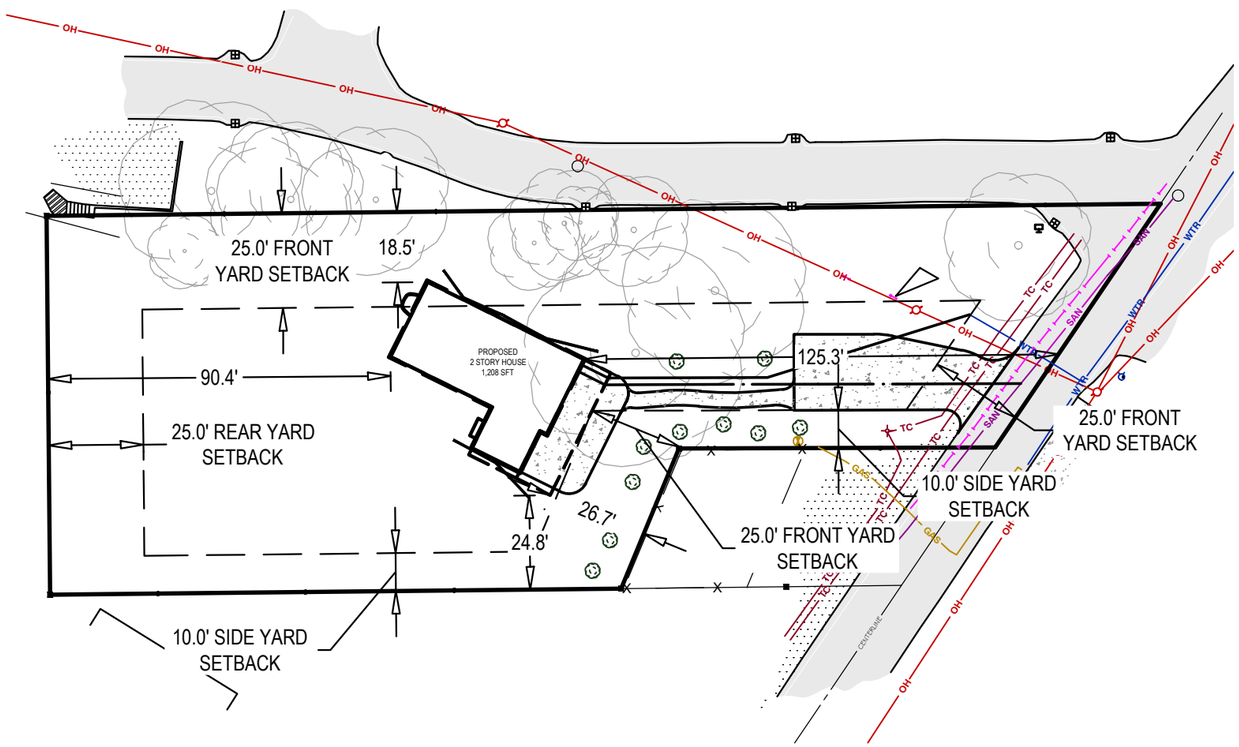
(3) Explain how the plight of the owner is due to unique circumstances of the property and not to general neighborhood condition.

Due to the unusual lot shape, the required building setbacks required by zoning, and the restrictions placed by the EGLE, the allowable buildable area remaining is an odd shape

providing limited space for a small building footprint/foundation. A setback variance along Vine Street (the least used street) would allow a more suitable building foundation/footprint.

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

The hardships placed on the property are defined by the EGLE, the uniquely shaped property lines, and the building setback lines required for a corner lot.



N

0' 15' 30' 60'

SCALE 1" = 30'

*THERE IS NO PROPOSED IMPACTS TO THE STEEP SLOPE AREAS OF THE SITE

HOLLAND ENGINEERING

220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, gross misconduct, warranties or misrepresentations shall be deemed limited to an amount no greater than the service fee.

PATRICIA GALIEN RESIDENCE

184 PARK STREET
SAUGATUCK, MI 49453

PT. OF THE SW 1/4 SECT. 9 T3N, R16W
CITY OF SAUGATUCK, ALLEGAN COUNTY, MI

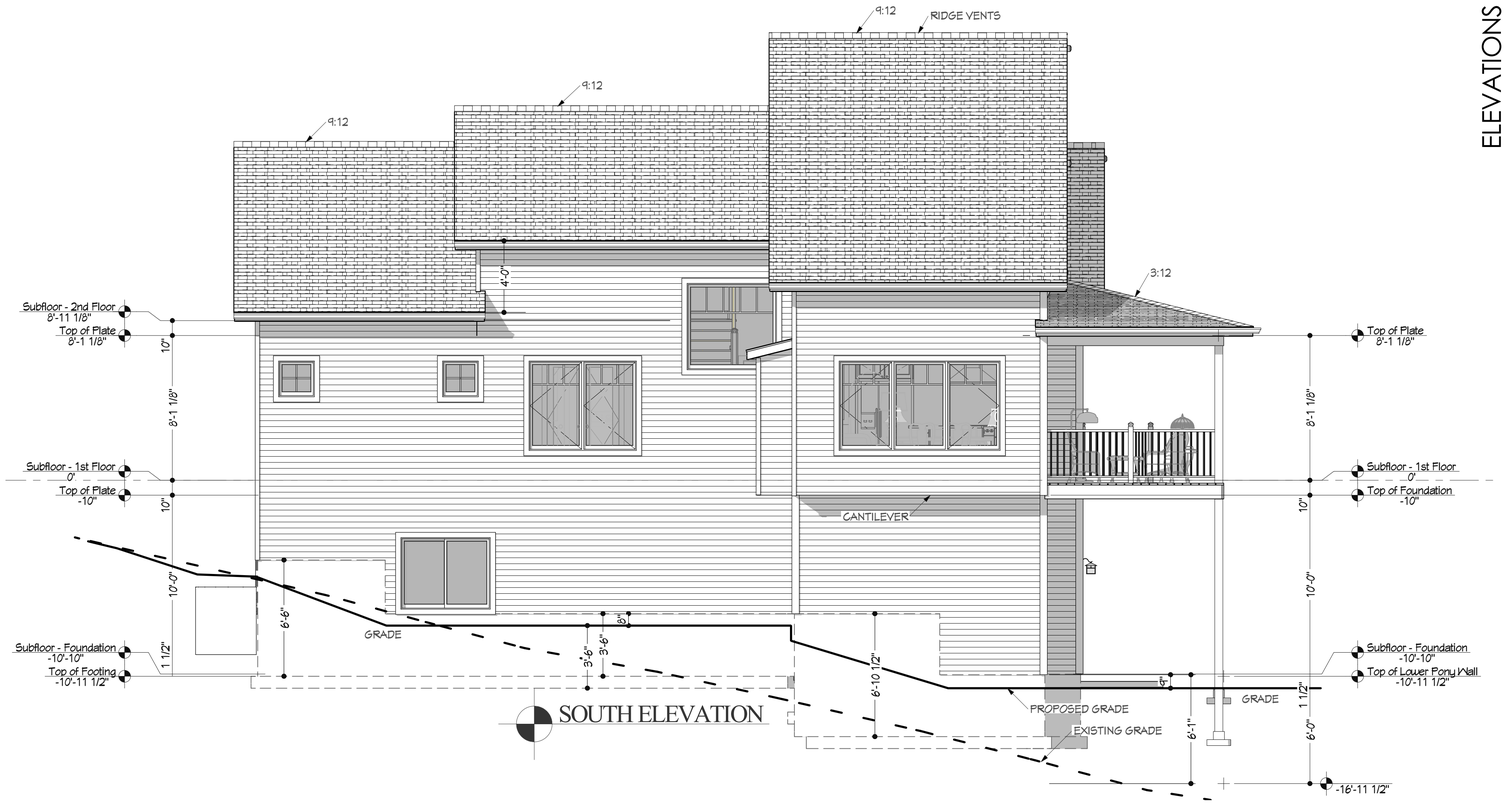
Project Manager
RYAN T. YSSELDYKE, P.E.

Vertical Datum	Horz. Datum
NAVD 88	LOCAL

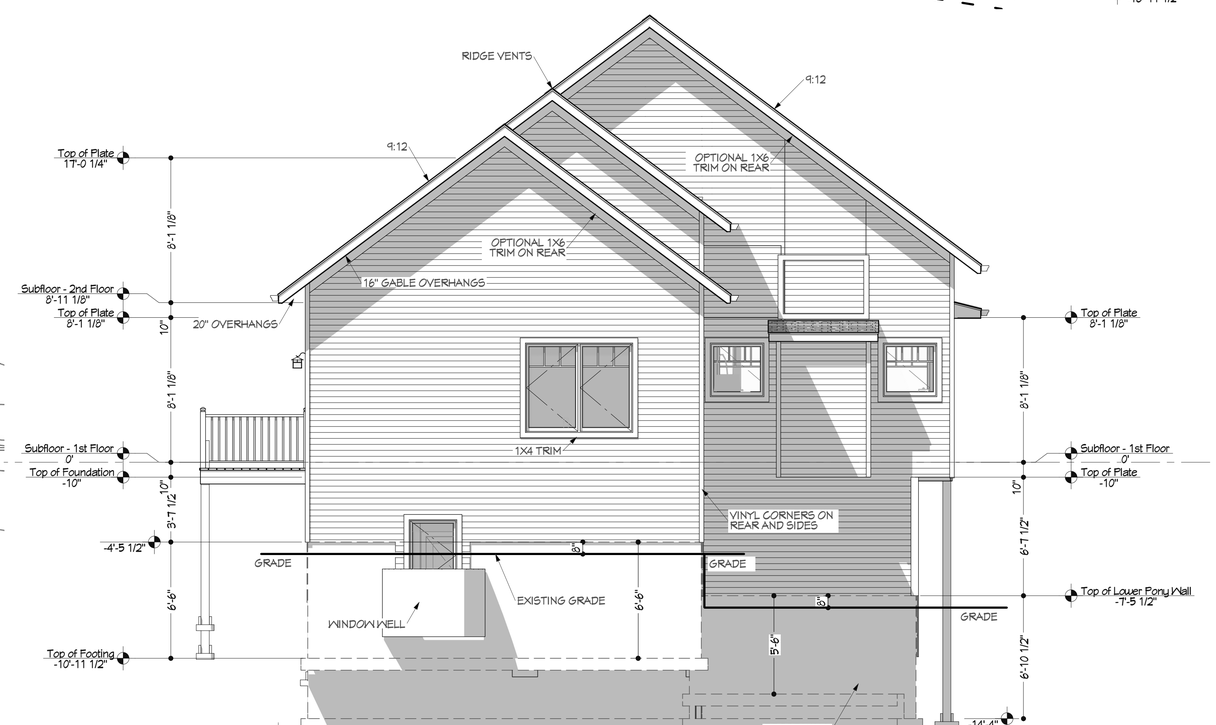
Drawn by
COLLIN DEPREKEL

HEI Project Number
22-06-023

Sheet No.
8



SOUTH ELEVATION



WEST ELEVATION

Patricia Galien Residence

Drawings produced by Steve Nyhof Designs are copyrighted material and are licensed only for the client/contractor for which they are designed to build a single structure for a period of one year from the plot date. This plan is not to be used to construct additional structures. Contact Steve Nyhof or the builder/contractor for more information.

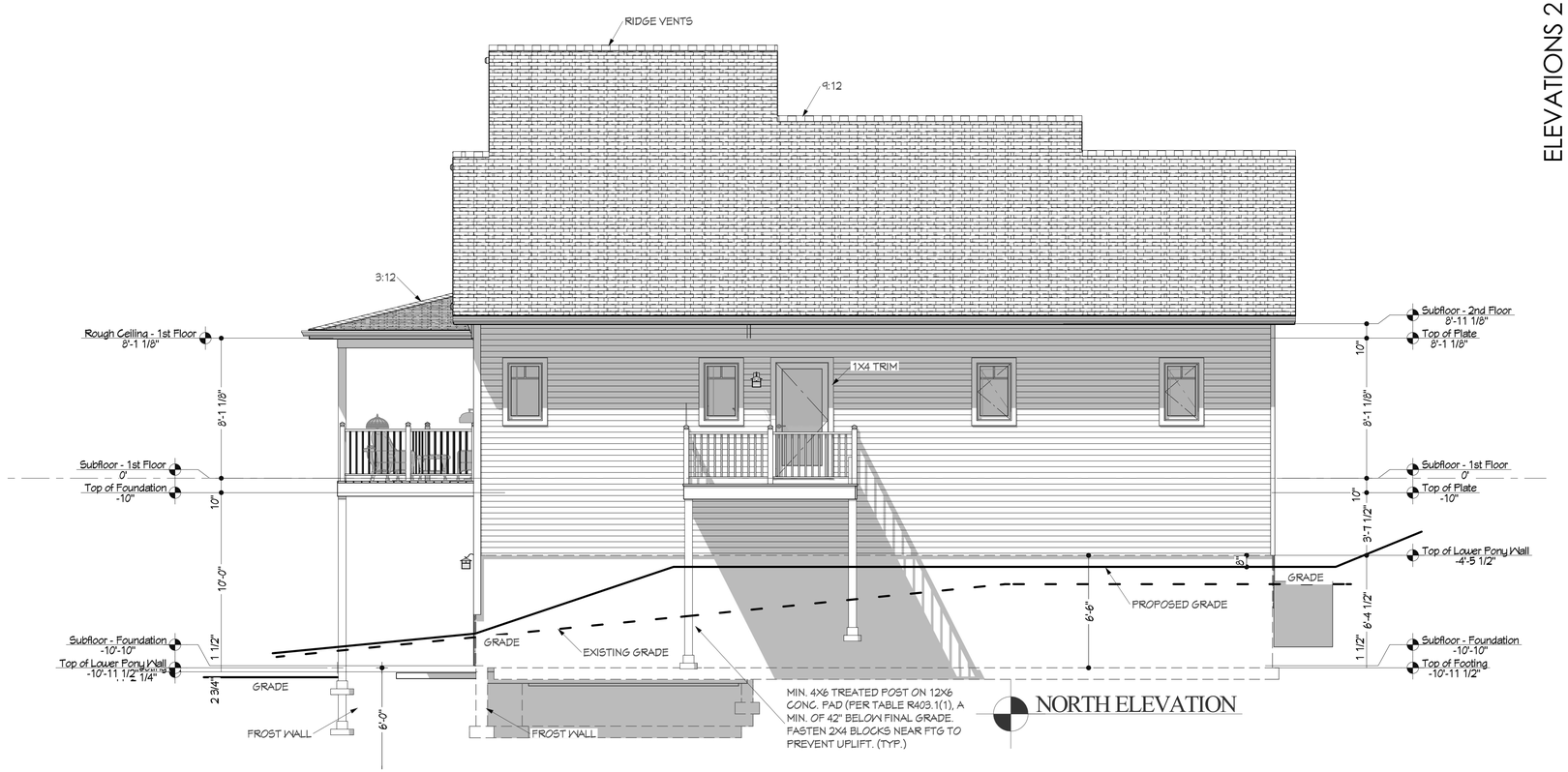
ELEVATIONS 1

STEVE NYHOF DESIGNS LLC
280 W. 17TH ST.
Holland, MI 49423
Ph: 616-886-1405
steve@stevenyhofdesigns.com
SteveNyhofDesigns.com

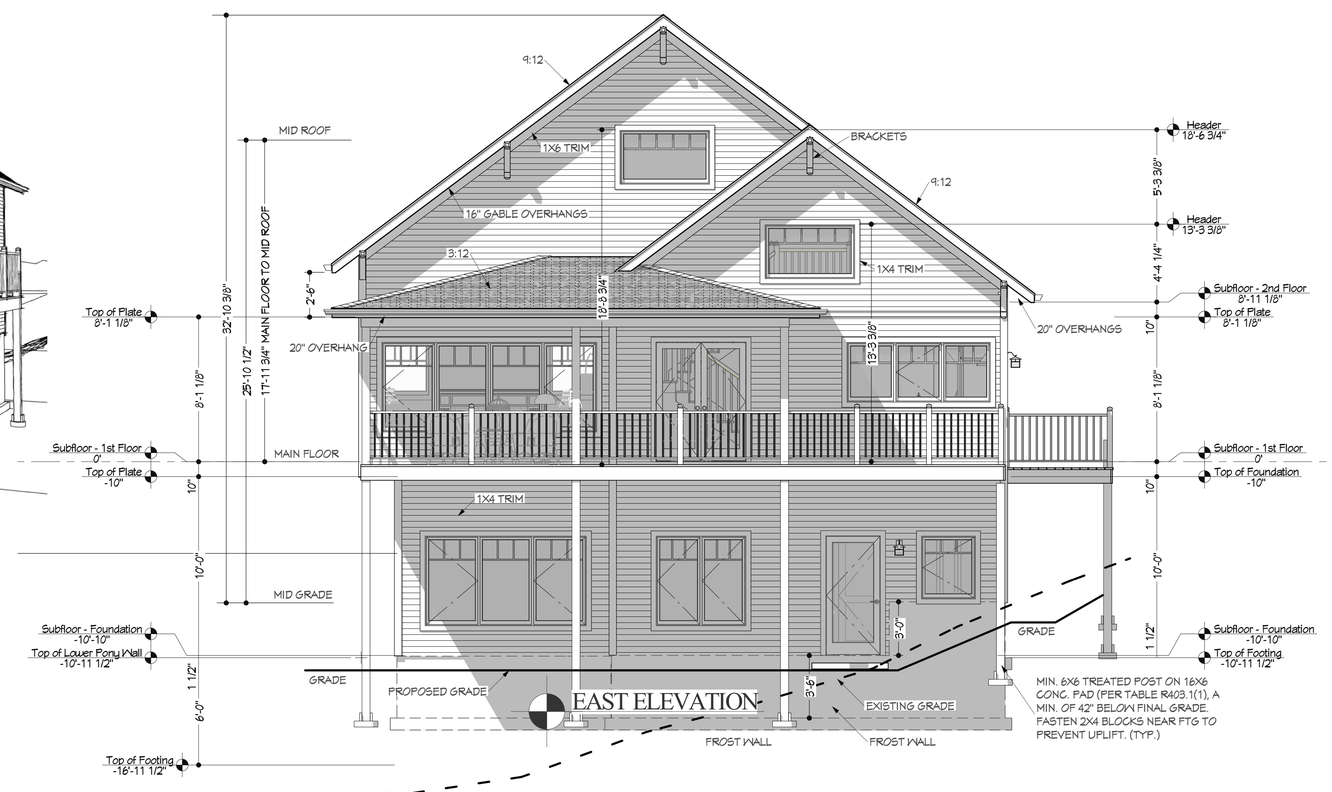
616.298.4360
Schippers Construction LLC
6187 147th Avenue
Holland, Michigan 49423
Visit us on the Web at:
www.SchippersConstruction.com
office@schipperscnstruction.com
SCHIPPERS CONSTRUCTION
DESIGN. BUILD. RENOVATE

Patricia Galien Residence

FILE NUMBER	SCP1994
PLOT DATE	11/3/2022
SQUARE FEET	SEE FLR DET
SCALE	1/4" = 1'0"
SHEET	P - 1



NORTH ELEVATION



EAST ELEVATION

Patricia Galien Residence

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ELEVATIONS 2

STEVE NYHOF DESIGNS LLC
280 W. 17TH ST.
Holland, MI 49423
Ph: 616-886-1405
steve@stevenyhofdesigns.com
SteveNyhofDesigns.com

616.298.4360
Schippers Construction LLC
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Visit us on the Web at:
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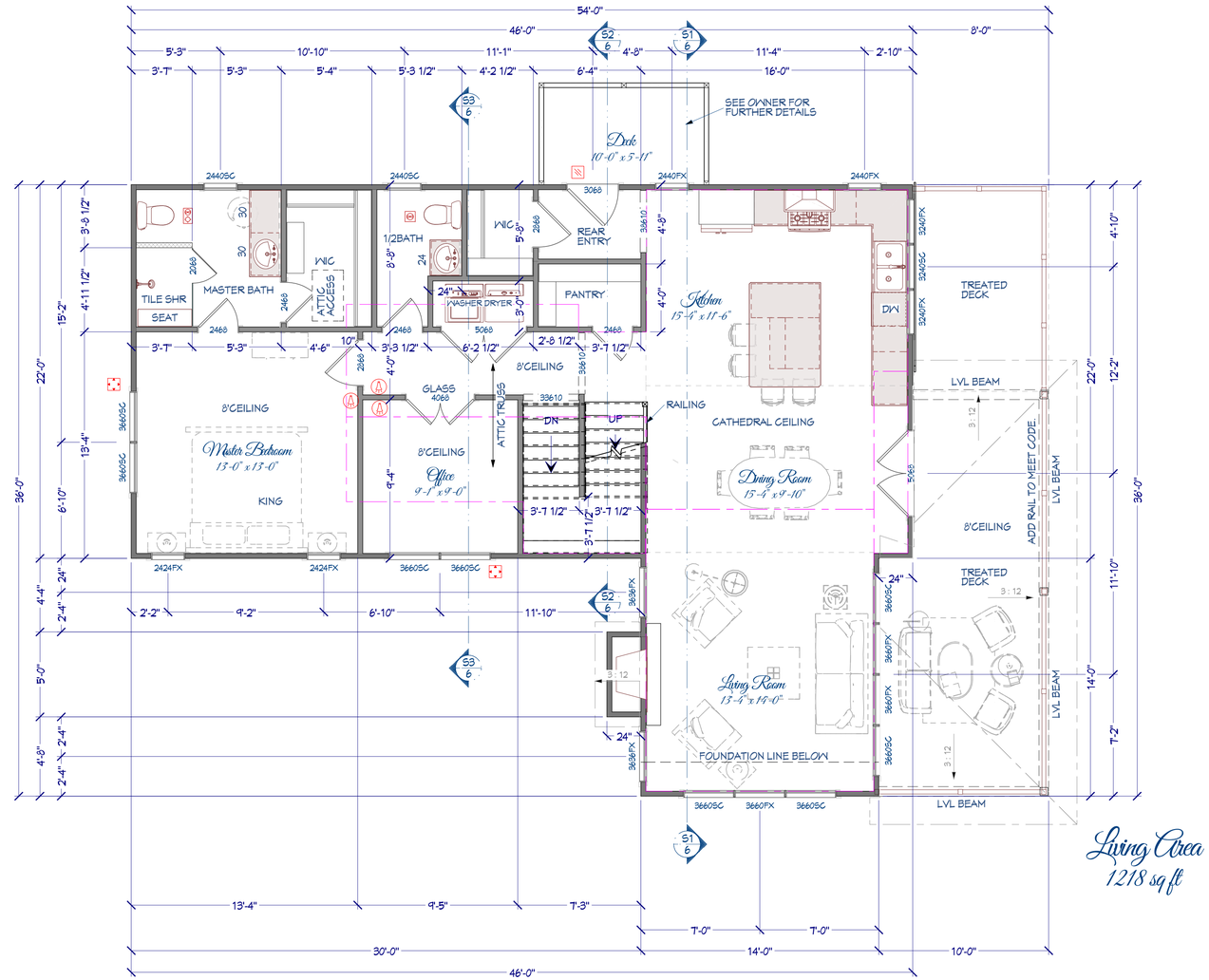
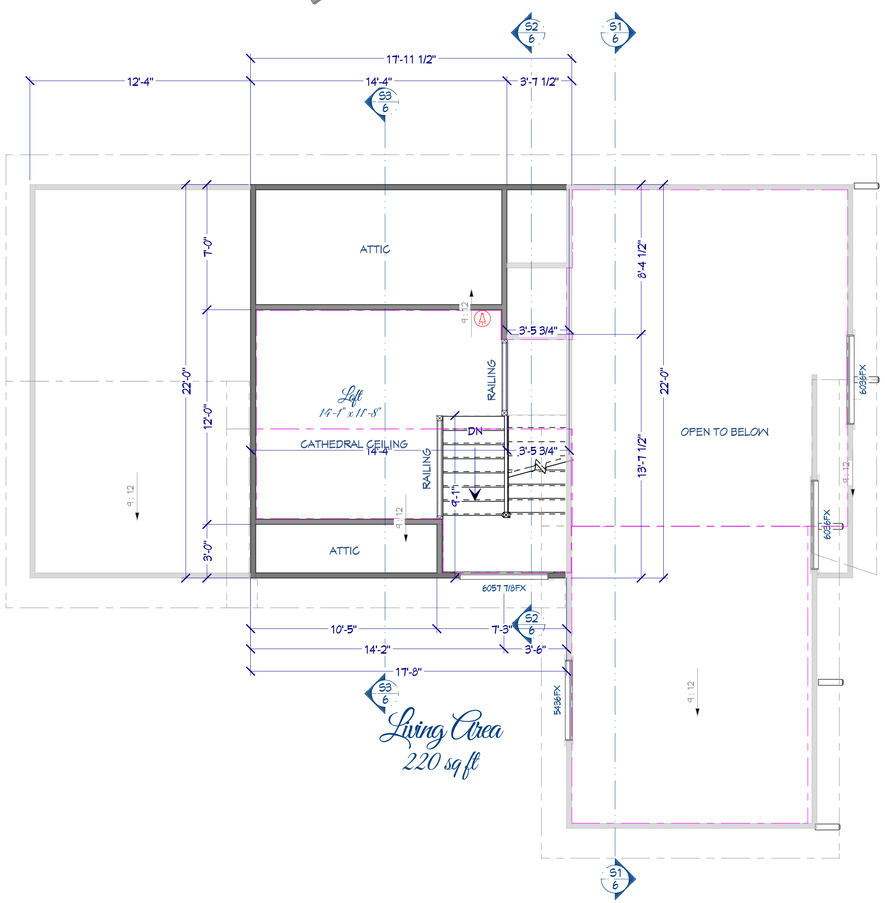
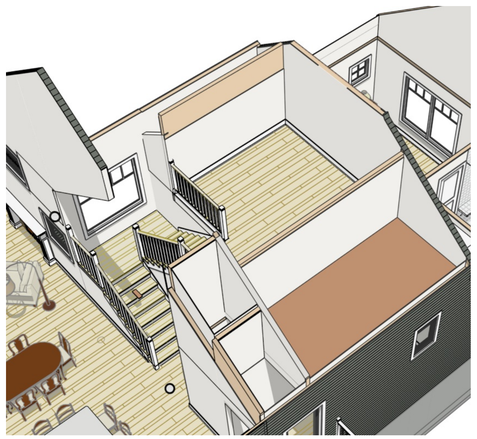
SCHIPPERS CONSTRUCTION
DESIGN. BUILD. RENOVATE

Patricia Galien Residence

FILE NUMBER	SCP1994
PLOT DATE	11/3/2022
SQUARE FEET	SEE FLR DET
SCALE	1/4" = 1'0"
SHEET	P - 2







Patricia Galien Residence

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MAIN AND SECOND FLOOR

STEVE NYHOF DESIGNS LLC
280 W. 17TH ST.
Holland, MI 49423
Ph: 616-886-1405
steve@stevenyhofdesigns.com
SteveNyhofDesigns.com

616.298.4360
Schippers Construction LLC
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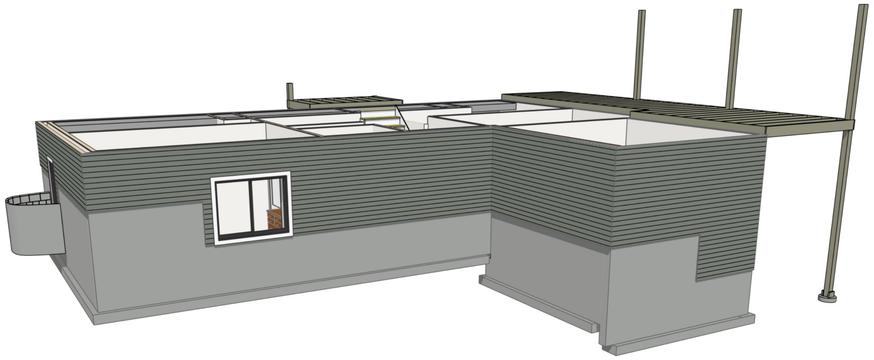
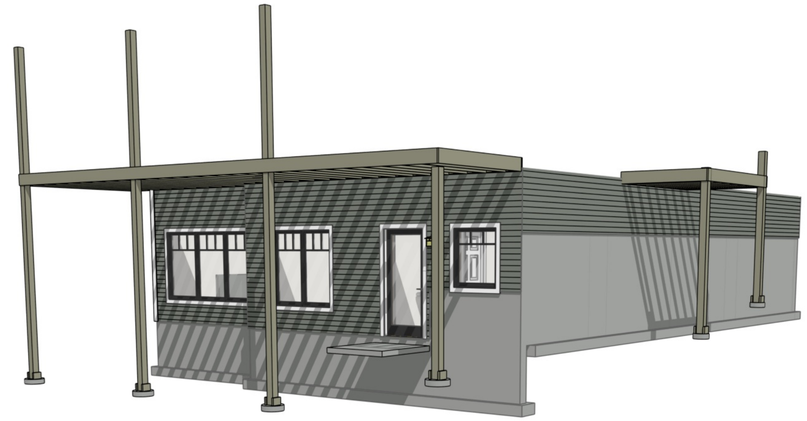
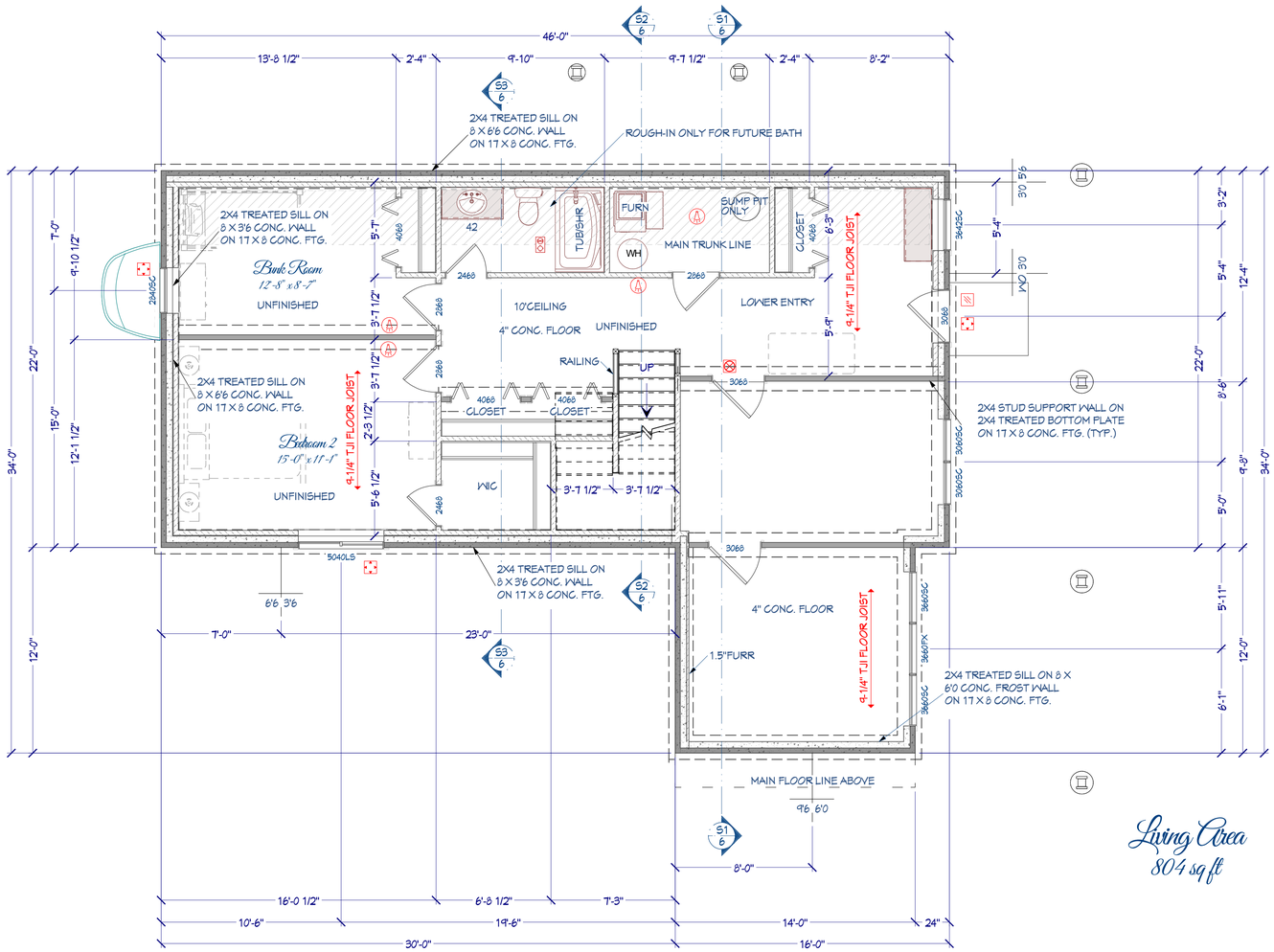
SCHIPPERS CONSTRUCTION
DESIGN. BUILD. RENOVATE

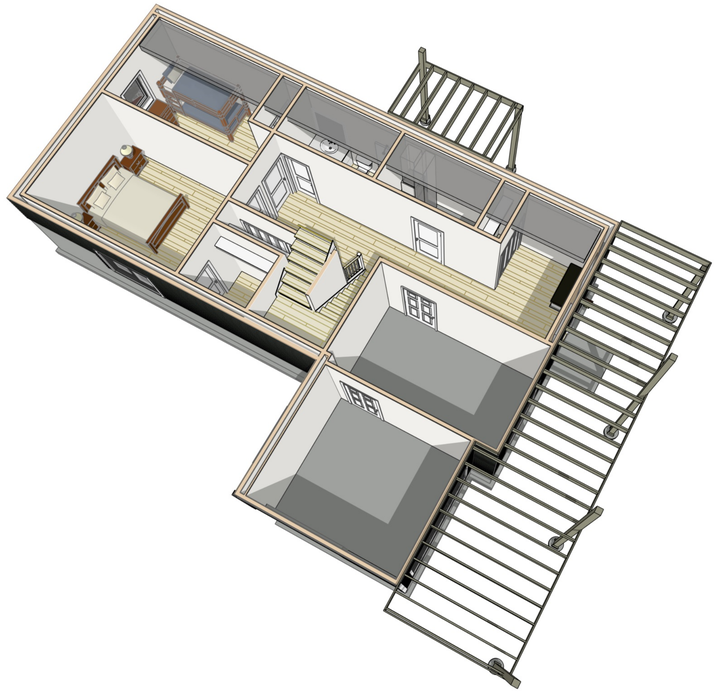
Patricia Galien Residence

FILE NUMBER	SCP1994
PLOT DATE	11/3/2022
SQUARE FEET	SEE FLR DET
SCALE	1/4" = 1'0"
SHEET	P - 3









Living Area
804 sq ft

Patricia Galien Residence

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LOWER LEVEL

STEVE NYHOF DESIGNS LLC
280 W. 17TH ST.
Holland, MI 49423
Ph: 616-886-1405
steve@stevenyhofdesigns.com
SteveNyhofDesigns.com

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SCHIPPERS CONSTRUCTION
DESIGN. BUILD. RENOVATE

Patricia Galien Residence

FILE NUMBER	SCP1994
PLOT DATE	11/3/2022
SQUARE FEET	SEE FLR DET
SCALE	1/4" = 1'0"
SHEET	P - 4

BUILDER/CONTRACTOR AND/OR CUSTOMER AGREES BY THE PURCHASE AND COMPLETED ORDER OF THESE PLANS TO THE STRUCTURAL, FOUNDATIONAL AND CONTRACTORAL STATEMENTS BELOW.

STRUCTURAL NOTES:
ROOF PITCH TO BE DETERMINED BY BUILDER/CONTRACTOR. ROOF LAYOUT NEEDS VERIFICATION BY ENGINEER. ROOF TRUSS AND/OR RAFTERS, GIRDER TRUSS, LAMINATED, MICRO LAM, AND/OR STEEL BEAMS, FLOOR JOIST, 2X4 WALL AND/OR 2X6 WALL CONSTRUCTION OR ANY OTHER SUPPORTING STRUCTURE MUST BE APPROVED BY THE CONTRACTOR AND/OR ENGINEER OR LUMBER COMPANY.

FOUNDATION WALL NOTES:
ALL CONC. FOOTINGS, CONC. WALLS, STEPPED WALLS BECAUSE OF DROPPED FLOORS, SERVICE DOORS AND BRICK LEDGE SIZES TO BE DETERMINED AND APPROVED BY CONCRETE CONTRACTOR AND BUILDER/CONTRACTOR. DAYLIGHT, WALKOUT AND FROST WALL LOCATION AND SIZES TO BE DETERMINED AND APPROVED ON SITE BY CONCRETE CONTRACTOR AND BUILDER/CONTRACTOR.

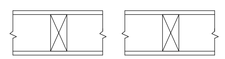
CONTRACTOR NOTES:
ALL CONTRACTORS SHALL VERIFY & COORDINATE ALL DIMENSIONS ON DRAWING, AS WELL AS REVIEW & COORDINATE PLANS WITH EXTERIOR BLDG. ELEVATIONS, SECTIONS AND DETAILS BEFORE COMMENCING WITH CONSTRUCTION. IF DIMENSIONAL ERRORS OR STRUCTURAL CONFLICTS OCCUR BETWEEN FLOOR PLANS, ELEVATIONS, SECTIONS & DETAILS IT SHALL BE BROUGHT TO THE ATTENTION OF STEVE NYHOF DESIGNS BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTORS WHO FAIL TO VERIFY, REVIEW & COORDINATE THE WORK SHALL TAKE FULL RESPONSIBILITY OF THE WORK SHOULD THAT PORTION OF THE WORK BE IMPROPERLY LOCATED OR CONSTRUCTED.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	SMOKE DETECTOR
	SMOKE DETECTOR
	ARCHED DOOR OR OPENING
	SAFETY (TEMPERED) GLASS
	20 MIN FIRE DOOR
	EGRESS
	CS-PF CONTINUOUS PORTAL FRAME
	TRANSOM OVER DOOR OR WINDOW
	FLOOR DRAIN
	LOAD POINT
	ZERO-STEP

COMMON GARAGE TO HOUSE WALL

GA FILE NO. WP 3514
GYPSUM WALLBOARD, WOOD STUDS
ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS SPACED 16" O.C. WITH 1 1/4" TYPE W DRYWALL SCREWS 12" O.C. STAGGER JOINTS EACH SIDE. (LOAD BEARING)



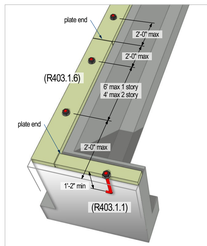
FIRE WALL CONSTRUCTION

Thickness: 4 7/8"
Approx. Weight: 7 psf
Fire Test: SWRI01-4511-619,8-19-92
Sound Test: See WP 3520

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	CEILING FAN
	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED
	CEILING FIXTURES: SURFACE/PENDANT, RECESSED
	WALL MOUNTED LIGHT FIXTURES: FLUSH MOUNTED, WALL SCONCE
	CHANDELIER LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
	240V RECEPTACLE
WP GFCI	110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI
$ WP $ $ $	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
DIM $	SWITCHES: DIMMER, TIMER
AV Control $	AUDIO VIDEO: CONTROL PANEL, SWITCH
SP SP	SPEAKERS: CEILING MOUNTED, WALL MOUNTED
CL CSTV TV	WALL JACKS: CAT5, CAT5 + TV, TV/CABLE
	TELEPHONE JACK
	INTERCOM
T	THERMOSTAT
	DOOR CHIME, DOOR BELL BUTTON
SD SD	SMOKE DETECTORS: CEILING MOUNTED, WALL MOUNTED
EP	ELECTRICAL BREAKER PANEL

PLATE ANCHORS



DOOR SIZING

THE FIRST 2 NUMBERS IN THE DOOR SIZE REPRESENTS THE WIDTH IN FEET AND INCHES, AND THE LAST 2 NUMBERS REPRESENTS THE HEIGHT IN FEET AND INCHES.
EXAMPLE : 6068 = 6 FEET 0 INCHES WIDE BY 6 FEET 8 INCHES HIGH.

WINDOW SIZING

THE FIRST 2 NUMBERS IN THE WINDOW SIZE REPRESENTS THE WIDTH IN INCHES, AND THE LAST 2 NUMBERS REPRESENTS THE HEIGHT IN INCHES.
EXAMPLE WINDOW : 3660 = 36 INCHES WIDE BY 60 INCHES HIGH.
TYPE CODE:
SH = SINGLE HUNG | DH = DOUBLE HUNG | FX = FIXED GLASS
SC = SINGLE CASEMENT | DC = DOUBLE CASEMENT | TC = TRIPLE CASEMENT
LS AND RS = LEFT OR RIGHT SLIDE-BY | TS = TRIPLE SLIDE-BY
AN = SINGLE AWNING
PT = PASS THRU - TYPICALLY USED FOR AN INTERIOR OPENING

DOOR AND WINDOW HEADERS

STANDARD PLAN HEADER HEIGHTS ARE DRAWN AT 80" FROM THE SUBFLOOR. MOST COMMONLY USED FOR 8' PLATE HEIGHT WALLS. OTHER COMMON HEADER HEIGHTS ARE 90" AND 96", COMMONLY USED FOR 9' PLATE HEIGHT WALLS AND HIGHER.
DOOR HEADER HEIGHTS ARE TYPICALLY NOTED BY THE DOOR SIZE. FOR WINDOWS OTHER THAN 80", THE PLAN WILL NOTE THIS NEAR THE WINDOW, ON THE CROSS SECTION(S) OR ELEVATION DETAILS.

*BASED ON MATERIALS USED AND CONTRACTOR PREFERENCE, ACTUAL MEASUREMENTS MAY BE DIFFERENT.

ROOM DIMENSIONS

ROOM DIMENSIONS ARE ROUNDED DOWN TO THE NEAREST INCH.
THE FIRST DIMENSION IS THE FEET AND INCHES IN THE "X" (LEFT TO RIGHT) DIRECTION (WIDTH). THE SECOND DIMENSION IS THE FEET AND INCHES IN THE "Y" (TOP TO BOTTOM) DIRECTION (DEPTH).
EXAMPLE: 12'-4" X 13'-7" -> 12'-4" (THE WIDTH) X 13'-7" (THE DEPTH) - "X" = BY

WINDOW/DOOR ABBREVIATIONS

EACH WINDOW AND DOOR UNIT SIZE AND ABBREVIATION WILL BE DISPLAYED BY THE UNIT IN PLAN AND/OR ELEVATION VIEWS. IF THE WINDOW OR DOOR IS MULLED TO OTHER UNITS, SUCH AS A TRANSOM OVER A DOOR, THE UNIT WILL SHOW BOTH THE DOOR AND WINDOW SIZES BY THAT UNIT.

A 3 UNIT SINGLE HUNG WINDOW MULLED TOGETHER INTO ONE UNIT WILL HAVE NO SPACE BETWEEN THE WINDOWS AND DISPLAY AS... 3050SH 3050SH 3050SH FOR EXAMPLE.

WINDOWS THAT SHOW A SPACE BETWEEN THE UNITS FOR EXAMPLE, WILL ALSO SHOW 3", 4.5" OR 6" BETWEEN THEM. THESE ARE SINGLE WINDOW UNITS SEPARATED BY STUDS AND ARE NOT MULLED.

FIXED GLASS: FX - SINGLE HUNG: SH - DOUBLE HUNG: DH - SINGLE CASEMENT: CS - DOUBLE CASEMENT: DC - TRIPLE CASEMENT: TC - SINGLE AWNING: AN - DOUBLE AWNING: FA - TRIPLE AWNING: TA - PASS-THROUGH (NO GLASS): PT

SLIDING WINDOWS, ALSO KNOWN AS GLIDING OR GLIDERS:
LEFT SLIDING: SL - RIGHT SLIDING: RS - TRIPLE SLIDING: TS

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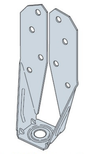
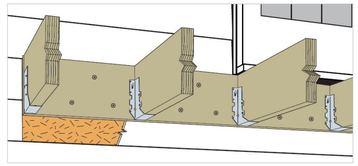
DECK FASTENING DETAIL

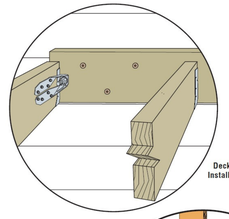
For decks that are partially supported by an adjacent structure, the connection between the deck and that structure is vital. A bolted or screwed ledger-to-rim board connection is suitable to support gravity loads, however in some cases the building codes require a connection that is able to resist higher lateral loads. In these situations tension ties are typically called out to tie the joists of the deck directly to the joists of the structure.

The Simpson Strong-Tie® DTT2 Deck Tension Tie complies with IRC provisions for laterally tying the deck to the house. The DTT2 fastens easily to the joist using Simpson Strong-Tie® Strong Drive® screws (included).

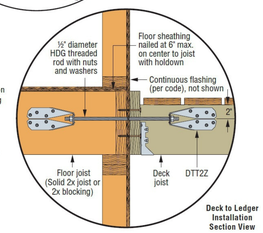


The DTT2Z Deck Tension Tie is a multi-purpose connector ideal for lateral load and deck-post connections. It features a ZMAX® coating for added corrosion resistance. For stainless steel model use the DTT2SS.





Deck to Ledger Installation Detail

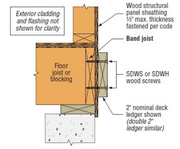


For more information on common framing conditions not addressed by the 2009/2012 IRC detail, refer to Simpson Strong-Tie technical bulletin T-DECKLATLOAD.

Deck to Ledger Installation Section View

One of the most common causes for deck failure is ledgers that pull away from the primary structure, resulting in complete collapse.

The Simpson Strong-Tie Strong-Drive SDWS and SDWH structural wood screws provide an easy-to-install, high-strength alternative to lag screws and through-bolts. They are ideal for securely attaching ledgers to structural wood members, are easier to drive than comparable fasteners, and are coated for many exterior and preservative-treated wood applications.



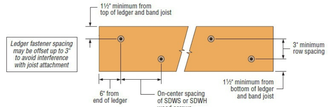
Ledger-to-Band Joist Assembly

Strong-Drive® Structural Wood Screw

- 4CUT™ tip, serrated thread, and knurled shank reduce installation torque
- Identification on all screw heads
- Low-profile washer head provides excellent bearing area and a clean look

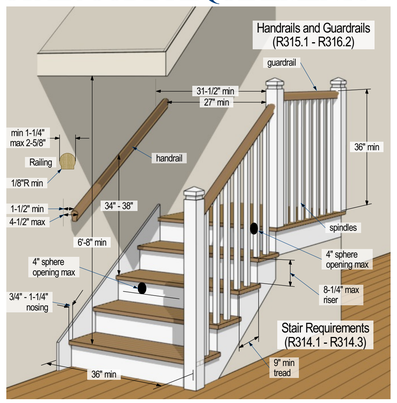
Code listed per IAPMO UES ER-192.

For stainless-steel ledger fastening, use the Strong-Drive SDS structural wood screw *(page 21)*.

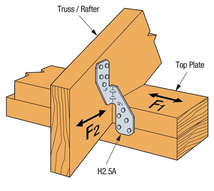


SDWS/SDWH Screw Spacing Detail

STAIR CODE REQUIREMENTS

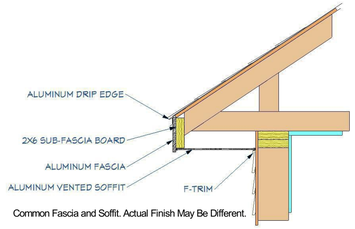


TRUSS TIE-DOWN



SIMPSON Strong-Tie®
H2.5A Truss/Rafter-to-Top Plate Tie Down

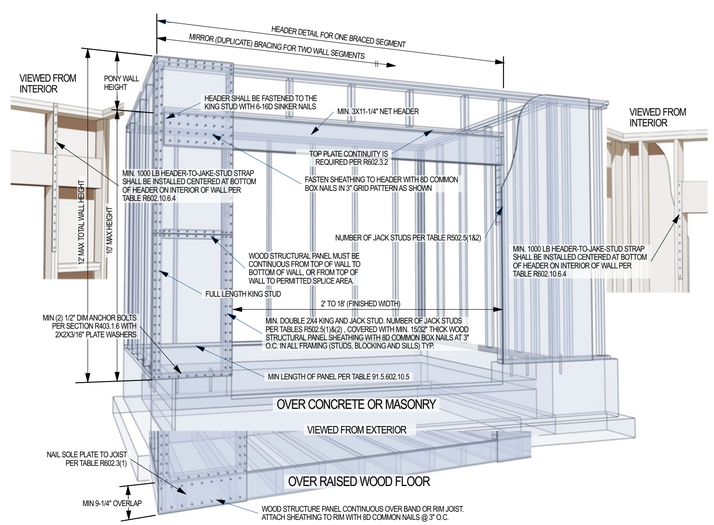
FASCIA DETAIL

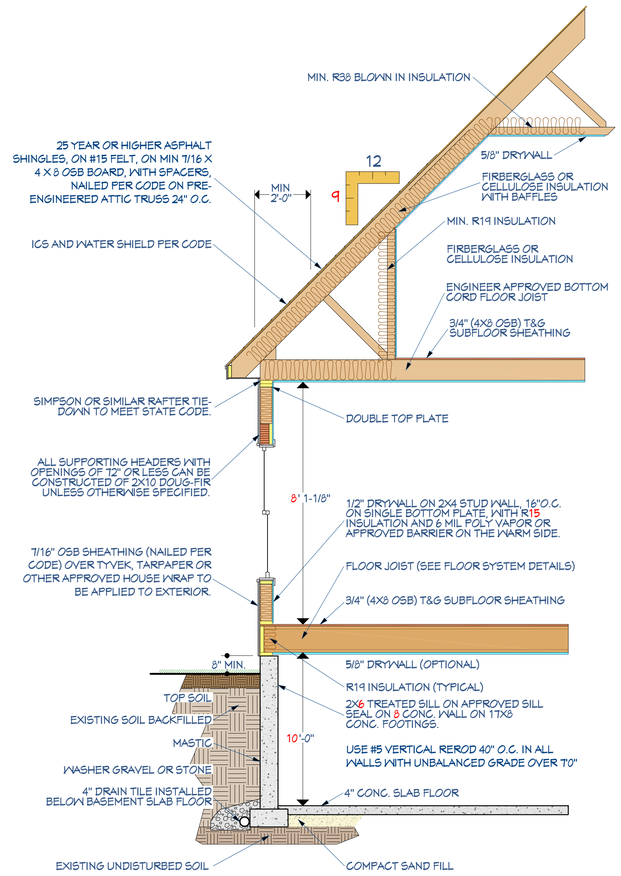


Common Fascia and Soffit. Actual Finish May Be Different.

METHOD CS-PF CONTINUOUS PORTAL FRAME

METHOD CS-PH IS THE CODE USED FOR ALL GARAGE AND OTHER CORNERS WHERE THE CORNER TO THE OPENING IS LESS THAN 30" BUT NOT LESS THAN 20". WHERE CORNERS ARE GREATER THAN 30", USE METHOD CS6*. WHERE CORNERS ARE LESS THAN 20" BUT NOT LESS THAN 16", USE METHOD PFH*. (BASED ON 10' MAX HEADER HEIGHT). WHERE CORNERS ARE LESS THAN 16" AND/OR GREATER THAN 10' HIGH REQUIRE AN ENGINEER. *SEE YOUR STATE RESIDENTIAL CODE BOOK.





COMMON SECTION

NOT TO SCALE

Patricia Galien Residence

COMMON SECTIONS AND DETAILS

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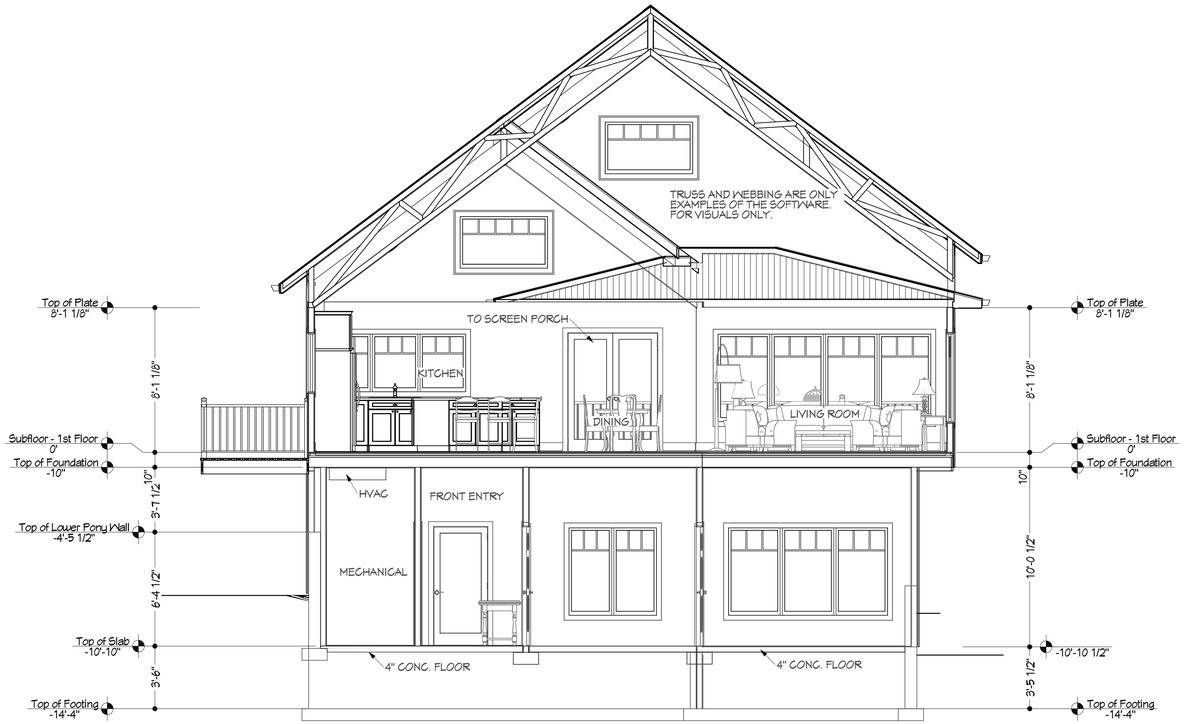
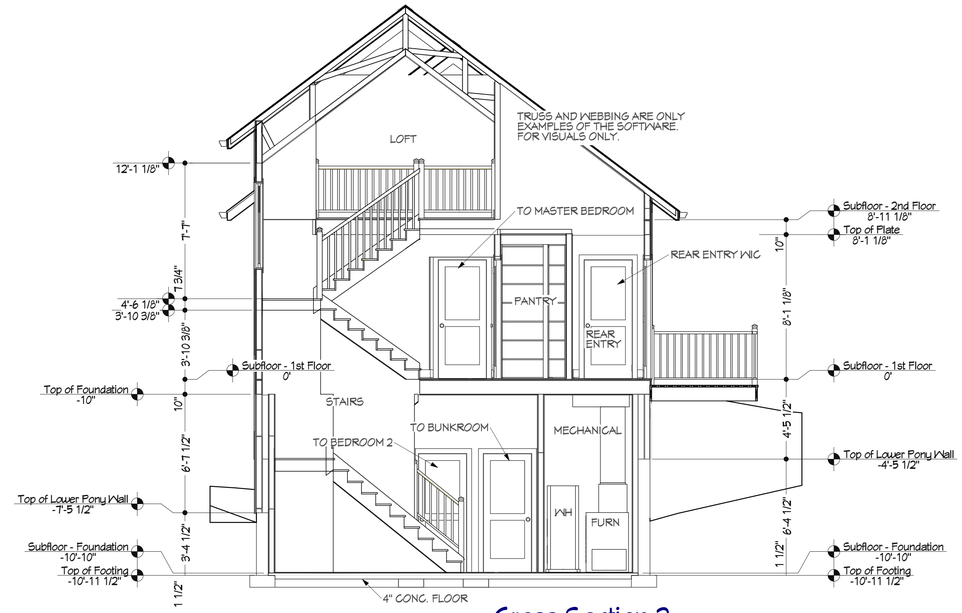
SCHIPPERS CONSTRUCTION
DESIGN. BUILD. RENOVATE

FILE NUMBER	SCP1994
PLOT DATE	11/3/2022
SQUARE FEET	SEE FLR DET
SCALE	1/4" = 1'0"
SHEET	P - 5

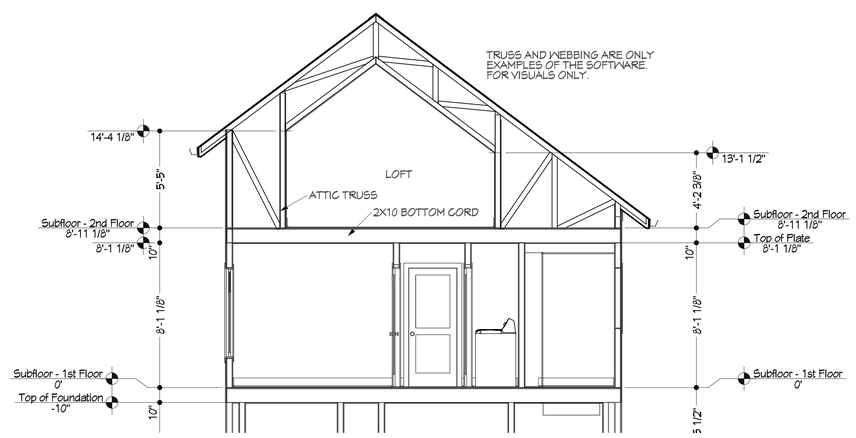
Patricia Galien Residence



Cross Section 1



Cross Section 2



Cross Section 3

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Patricia Galien Residence

SECTIONS

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Patricia Galien Residence

FILE NUMBER	SCP1994
PLOT DATE	11/3/2022
SQUARE FEET	SEE FLR DET
SCALE	1/4" = 1'0"
SHEET	P - 6

PARK STREET

184 PARK STREET
SAUGATUCK, MICHIGAN 49453

LEGEND

- SECTION CORNER
- SITE BENCHMARK
- SOIL BORING
- MANHOLE
- CATCHBASIN
- HYDRANT
- WATER VALVE
- UTILITY POLE
- LIGHT POLE
- CLEANOUT
- IRRIGATION WELL
- ASPHALT
- CONCRETE
- WETLAND
- FENCE
- UNDERGROUND GAS
- WATERMAIN
- MISC. UTILITY
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- SANITARY SEWER
- MINOR CONTOUR
- INDEX CONTOUR

TABLE OF CONTENTS

SHEET 1 - COVER SHEET
SHEET 2 - SURROUNDING PROPERTIES
SHEET 3 - EXISTING CONDITIONS
SHEET 4 - SITE LAYOUT PLAN
SHEET 5 - CROSS SECTIONS A-A & B-B
SHEET 6 - CROSS SECTION C-C
SHEET 7 - SESC NOTES & DETAILS

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

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PATRICIA GALIEN RESIDENCE

184 PARK STREET
SAUGATUCK, MI 49453

PT. OF THE SW 1/4 SECT. 9 T3N, R16W
CITY OF SAUGATUCK, ALLEGAN COUNTY, MI

Project Manager
RYAN T. YSSELDYKE, P.E.

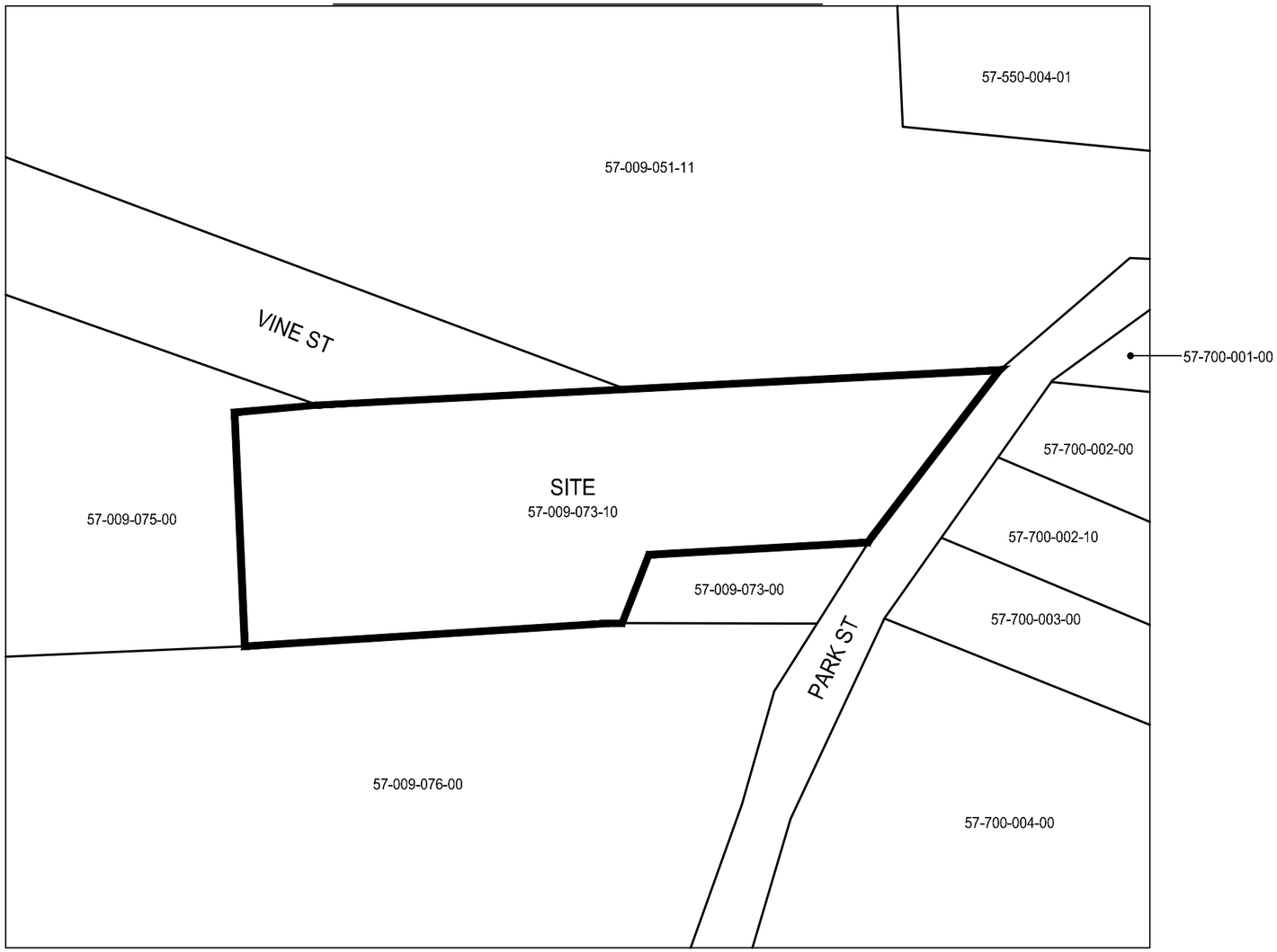
Vertical Datum	Horz. Datum
NAVD 88	LOCAL

Drawn by
COLLIN DEPREKEL

HEI Project Number
22-06-023

Sheet No.
1

SURROUNDING PROPERTIES



SUBJECT PROPERTY INFORMATION

57-009-073-10	PATRICIA GALIEN 184 PARK STEET, SAUGATUCK, MI 49453

SURROUNDING PARCEL INFORMATION

57-009-051-11	DUNE RIDGE SA LP BLISS (SW OF) ST
57-009-075-00	RONALD L FORD 371 VINE ST
57-009-076-00	WILLIAM L III & ANN 156 PARK ST
57-009-073-00	LEONARD & CARYN CHINNICI 184 PARK ST
57-700-004-00	CAROL A KING (TRUST) 153 PARK ST
57-700-003-00	STEPHEN V & MAUREEN M SCHELLER 181 PARK ST

SURROUNDING PARCEL INFORMATION CONT.

57-700-002-10	DAVID C BRADLEY 183 PARK ST
57-700-002-00	DANIEL E & JILL L 185 PARK ST
57-700-001-00	PAUL CARES 241 PARK ST
57-550-004-01	ATKINSON FAMILY TRUST 242 PARK ST

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Project Manager
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Vertical Datum	Horz. Datum
NAVD 88	LOCAL

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22-06-023

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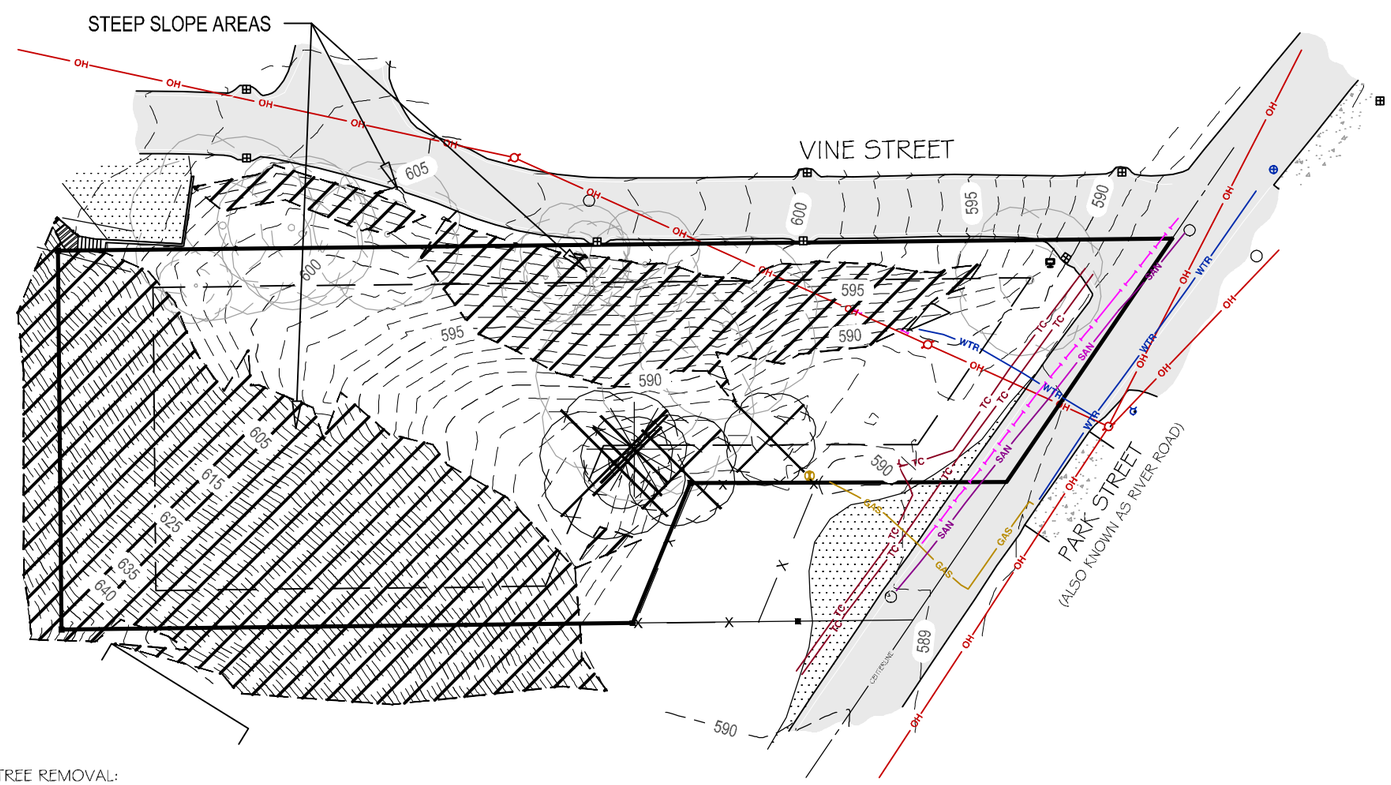
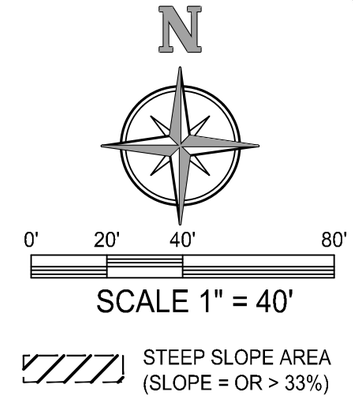
2

EXISTING CONDITIONS





TREE REMOVAL:

(1) 10" DECIDUOUS TREE
(2) 12" DECIDUOUS TREES
(1) 15" DECIDUOUS TREE
(1) 24" EVERGREEN TREE

*DATE OF SURVEY: SEPTEMBER 15, 2022

DESCRIPTION:

PER HOLLAND ENGINEERING, INC. JOB NUMBER 81-05-031

PART OF GOVERNMENT LOT 4 OF SECTION 9, TOWN 3 NORTH, RANGE 16 WEST, VILLAGE OF SAUGATUCK, ALLEGAN COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT WHICH IS DUE SOUTH 658.23 FEET ALONG THE WEST LINE OF SECTION 9 AND NORTH 89 DEGREES 22 MINUTES 27 SECONDS EAST 605.77 FEET ALONG THE SOUTH LINE OF UPHAM'S ADDITION TO THE VILLAGE OF SAUGATUCK (AS RECORDED IN LIBER 3 OF PLATS ON PAGE 23), AND THE EXTENSION THEREOF FROM THE WEST 1/4 CORNER OF SECTION 9 AND PROCEEDING THENCE NORTH 89 DEGREES 22 MINUTES 27 SECONDS EAST 294.04 FEET; THENCE SOUTH 34 DEGREES 10 MINUTES 00 SECONDS WEST 77.77 FEET ALONG THE CENTERLINE OF RIVER ROAD; THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS WEST 83.00 FEET; THENCE SOUTH 23 DEGREES 07 MINUTES 24 SECONDS WEST 40.00 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 27 SECONDS WEST 150.77 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 08 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.53 ACRES EXCEPT ANY PARK TAKEN, USED OR DEEDED FOR ROAD PURPOSES.

GENERAL NOTES:

THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TITLE WORK. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.

ALL UTILITIES SERVING THE SUBJECT PROPERTY AND BELOW GROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 9, TOWN 3 NORTH, RANGE 16 WEST AS BEING: SOUTH 00°00'00" EAST (ASSUMED).

SOURCE BENCHMARK - OTTAWA COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) - HOLLAND.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

REFERENCE HOLLAND ENGINEERING, INC. SURVEY (JOB NUMBER 81-05-031) RECORDED JUNE 9, 1982 PER LIBER 1015, PAGE 738, PUBLIC RECORDS OF ALLEGAN COUNTY, MICHIGAN.

REFERENCE HOLLAND ENGINEERING, INC. SURVEY DATED DECEMBER 29, 2014 AND HAVING A JOB NUMBER OF 14-11-027.

DATE OF FIELD SURVEY: AUGUST 15, 2022.

LEGEND:

- FOUND 1/2" DIAMETER STEEL ROD WITH CAP #45500
- FOUND CONCRETE MONUMENT
- FOUND MAG NAIL
- LOCATION OF PREVIOUSLY FOUND MONUMENTATION PER HOLLAND ENGINEERING, INC. JOB NUMBER 81-05-031
- UTILITY POLE
- GUY ANCHOR
- CATCH BASIN
- MANHOLE
- GAS METER
- CLEAN OUT
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- SIGN
- WATER VALVE
- OH — OVERHEAD UTILITY LINES
- UNDERGROUND WATER LINE AS FLAGGED PER MISS DIG REQUEST
- G — UNDERGROUND GAS LINE AS FLAGGED PER MISS DIG REQUEST
- UNDERGROUND FORCED MAIN AS FLAGGED PER MISS DIG REQUEST
- T — UNDERGROUND TELEPHONE LINE AS FLAGGED PER MISS DIG REQUEST
- UNDERGROUND SANITARY LINE AS FLAGGED PER MISS DIG REQUEST
- X — CHAIN LINK FENCE
- 640 — CONTOUR
- WOOD DECK
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- DECIDUOUS TREE
- CONIFEROUS TREE

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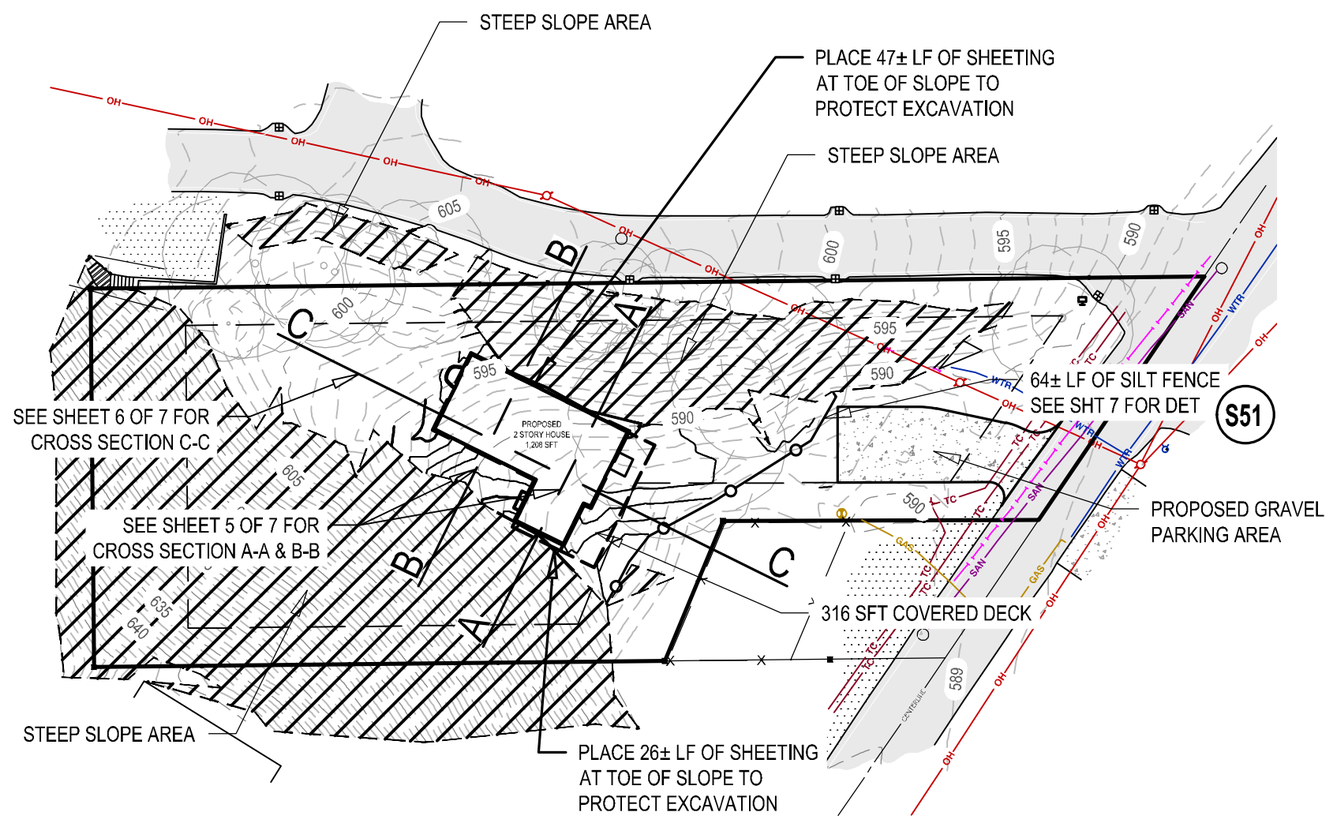
PATRICIA GALIEN RESIDENCE

184 PARK STREET
SAUGATUCK, MI 49453

PT. OF THE SW 1/4 SECT. 9 T3N, R16W
CITY OF SAUGATUCK, ALLEGAN COUNTY, MI

Project Manager	RYAN T. YSSELDYKE, P.E.
Vertical Datum	NAVD 88
Horz. Datum	LOCAL
Drawn by	COLLIN DEPREKEL
HEI Project Number	22-06-023
Sheet No.	3



N

0' 15' 30' 60'

SCALE 1" = 30'

STREEP SLOPE AREA (SLOPE = OR > 33%)

*THERE IS NO PROPOSED IMPACTS TO THE STEEP SLOPE AREAS OF THE SITE

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22-06-023

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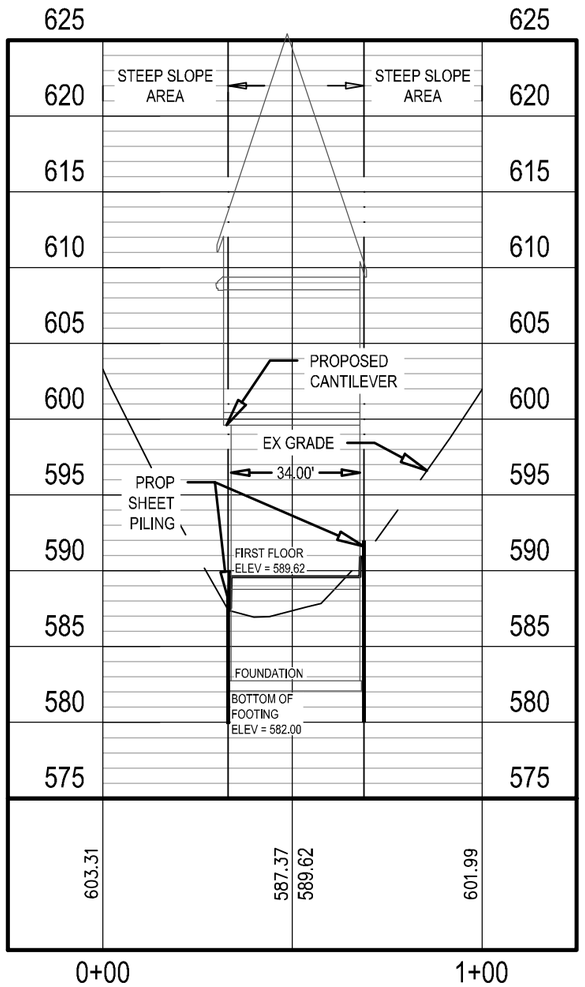
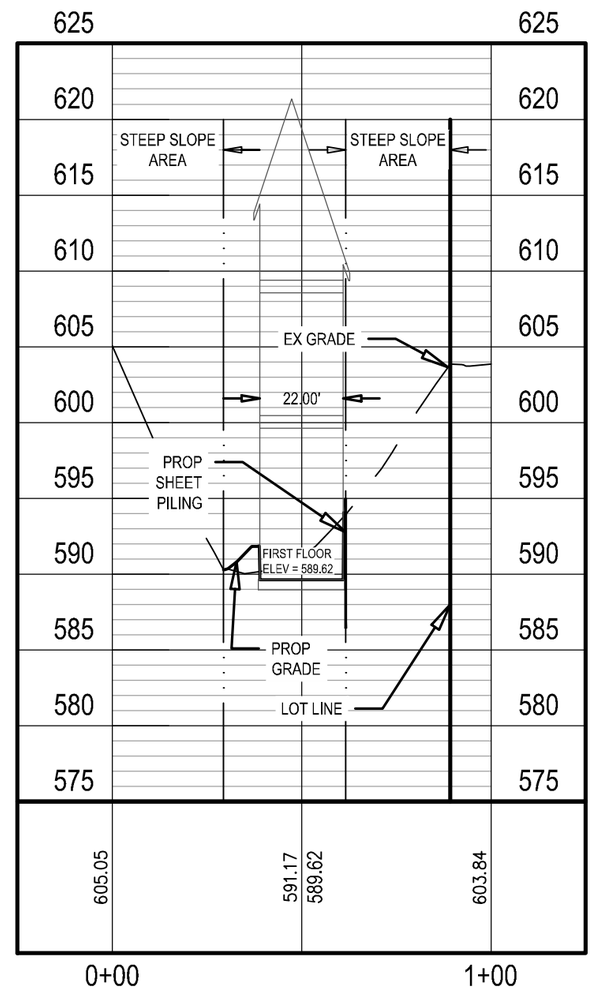


PROFILE
A-A

FACING WESTERLY
SCALES:
HORZ. = 1" = 40'
VER. = 1" = 10'



PROFILE
B-B

FACING WESTERLY
SCALES:
HORZ. = 1" = 40'
VER. = 1" = 10'

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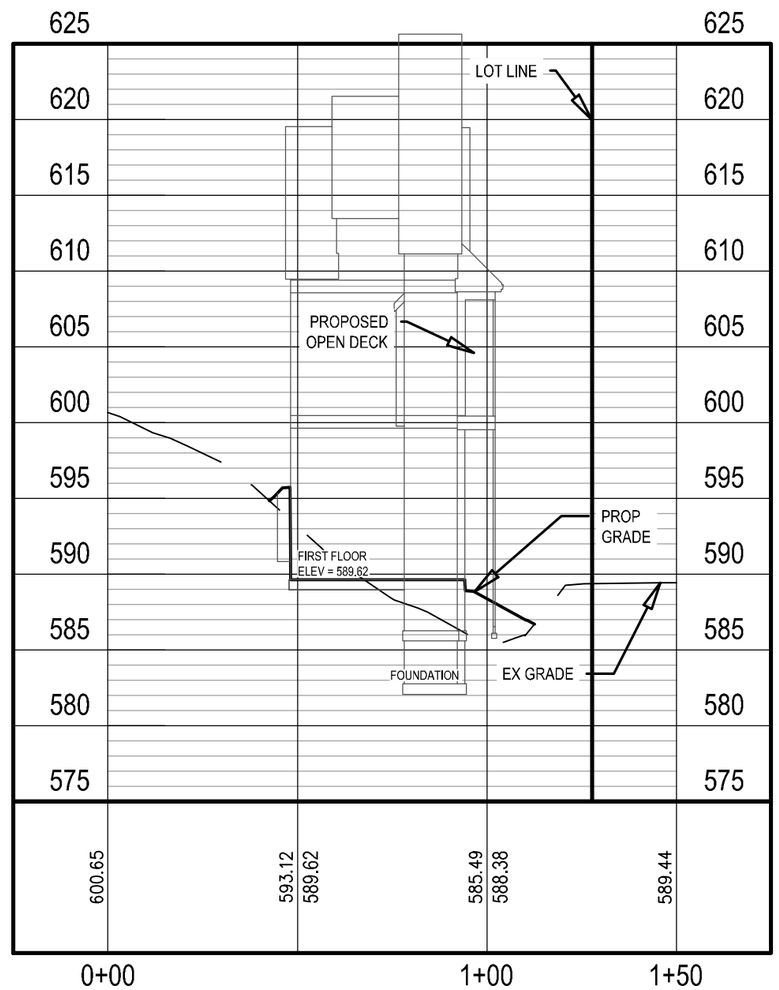
Sheet No.
5



PROFILE
C-C

FACING WESTERLY
SCALES:
HORZ. = 1" = 40'
VER. = 1" = 10'

HOLLAND ENGINEERING
220 Hoover Boulevard
Holland, Michigan 49423-3766
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The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, gross misconduct, warranties or misrepresentations shall be deemed limited to an amount no greater than the service fee.

PATRICIA GALIEN RESIDENCE
184 PARK STREET
SAUGATUCK, MI 49453
PT. OF THE SW 1/4 SECT. 9 T3N, R16W
CITY OF SAUGATUCK, ALLEGAN COUNTY, MI

Project Manager
RYAN T. YSSELDYKE, P.E.

Vertical Datum	Horz. Datum
NAVD 88	LOCAL

Drawn by
COLLIN DEPREKEL

HEI Project Number
22-06-023

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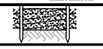
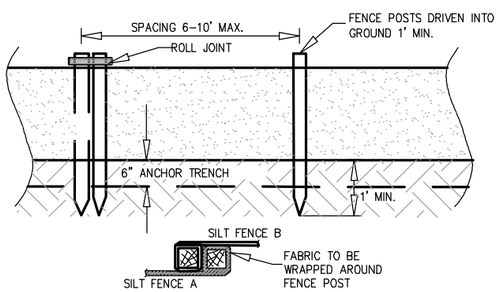
S.E.S.C. LEGEND
MICHIGAN UNIFIED KEYING SYSTEM

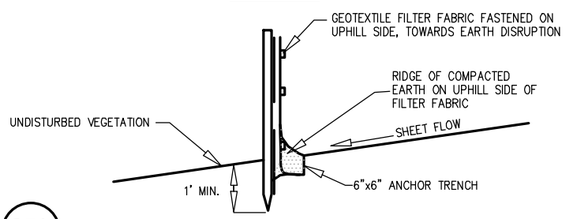
E1	SELECTIVE GRADING AND SHAPING		To reduce steep slopes and erosive velocities.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.

SESC NOTES:

1. PROPOSED SILT FENCE SHALL BE INSTALLED AS SHOWN IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS.
2. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED BY SILT FENCE AND PROTECTED FROM EROSION BY WIND & RAIN.
3. HOME SHALL HAVE GUTTERS AND DOWNSPOUTS INSTALLED AT THE TIME OF CONSTRUCTION. ALL DOWNSPOUTS SHALL BE DIRECTED TO LANDSCAPE STONE BEDS OR PERFORATED DRAIN TILES TO PREVENT EROSION FROM ROOF RUNOFF.
4. THE SITE PLAN HAS BEEN DESIGNED TO DISPOSE OF STORMWATER RUNOFF WITHOUT SERIOUS SOIL EROSION AND WITHOUT SEDIMENTATION OF ANY STREAM OR OTHER BODY OF WATER.



ROLL JOINTS



S51

SILT FENCE

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HEI Project Number
22-06-023

Sheet No.
7

Minutes
Saugatuck Zoning Board of Appeals
Saugatuck, Michigan, July ~~15~~14, 2021

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

1. **Call to Order**
   Chairperson Kubasiak called the meeting to order at 7:00 p.m.

2. **Attendance:**
   Present: Bont, Bouck, Kubasiak, Ludlow, Muir, Hundrieser, Zerfas
   Absent:
   Others Present: Zoning Administrator Osman, City Manager Heise

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

4. **Approval of Minutes:**
   A suggestion was made by Kubasiak to continue the minutes of the June 14th and June 22nd so all the minutes of actions at 443 Park could be done at one time.

5. **New Business:**

   184 Park Street – Front Yard Setback from Vine Street Public Hearing.
   Kubasiak opened the public hearing at 7:12 PM. Charles Carlson presented the application. Gary Medler on Vine Street stated there was a change to the ordinance allowing for smaller homes since the last application. There was no written correspondence. The public hearing was closed at 7:15.

   The lot is very hilly. The topography is unique. The elevations will be less than the previous approvals. In all other aspects, the structure meets the requirements of the zoning ordinance. There were questions about the driveway, and confirmation that the driveway will be reviewed by the Fire Department.

   A motion was made by Bont, 2nd by Muir to approve the requested front yard setback at 15 feet for a variance of 10 feet at 184 Park Street as presented adopting the following findings of fact.

   1. The topography of the site will make strict compliance difficult. 50% of the lot is unbuildable the property is truly unique. A tiny home is not livable, a house of any size would need a variance of the zoning or EGLE. The proposed houses on the new street will be at least 1200 square feet.
   2. Justice for the owner and others, it will be complementary to other houses. Not a cookie cutter lot. Lot sizes in the area vary.
   3. Very unique area, and keep the critical dune protected.
   4. The constraints are defined by EGLE and the topography of the lot not the owner, and the owner is not sparing any expense to build on this property.

   Upon roll call, the motion carried unanimously.

6. **Unfinished Business:**

443 Park Street – Various Variance requests – Public Hearing closed on June 22, 2021. Since the public hearing was closed at the June 22, the board proceeded directly into deliberation after an update from Heise on legal counsel and zoning consultant. A list of questions was provided to the Manager and the Mayor to ask of legal counsel. Zerfas reviewed the list of questions. A motion was made by Bont, second by Bouck, to adjourn to July 28 at 7:00 pm to review answers to questions with the answers to be provided. Upon roll call the motion carried unanimously.

7. **Communications:** None

8. Public Comments:

Kyle Konwinski, representing Dune Ridge interested to hear how the reasoning applied to park street does not apply than to Dune ridge. 50 % is unbuildable, where 100% is unbuildable for Dune Ridge.

Jane Underwood is concerned about the fence and the safety. The fence is a danger.

8. **ZBA Comments:**
   a. Bont – thank you to Ryan
   b. Bouck – did not intend to indicate that Mr. Sluggett is not competent and apologizes if it came across that way.

10. Adjournment: A motion was made by Bont, 2nd by Kubasiak, to adjourn the meeting at 8:17 p.m. Upon roll call the motion carried unanimously.

Respectfully Submitted,

Padley Gallagher
City Clerk