



**CITY OF SAUGATUCK
REGULAR MEETING ZONING BOARD OF APPEALS
THURSDAY SEPTEMBER 10, 2020 – 7:00 PM**

1. Call to Order
2. Roll Call
3. Agenda Changes
4. Approval of Minutes: April 30, 2020, August 13, 2020 and August 19, 2020
5. New Business
6. Unfinished Business:
7. Communications:
7. Public Comments:
8. ZBA Comments:
9. Adjourn

Public Hearing Procedure

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

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

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

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

Attendance:

Present: Kubasiak, Bouck, Zerfas, Bont, Ludlow

Absent: Riekse, Vlasity

Others Present: Zoning Administrator Osman, City Manager Harrier

2. **Approval of Agenda:** A motion was made by Bont, 2nd by Bouck, to approve agenda as presented. Upon roll call the motion carried unanimously.
3. **Approval of Minutes:** A motion was made by Bouck, 2nd by Zerfas, approve the December 17, 2019 meeting minutes as presented. Upon roll call the motion carried unanimously.
4. **New Business:**
 - A. **Election of Officers:** A motion was made by Bont, 2nd by Ludlow to nominate Kubasiak as Chairperson. Upon roll call the motion carried unanimously.

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

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

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

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

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

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

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

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

(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 as it is an odd shaped lot with very steep slope, with a portion of the lot in the flood plain. A single family home is a permitted use in this zone district.

(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 as the foot print area would be so small the stacking the floors would allow a floor area consistent with neighboring properties after accounting for stair ways hallways and elevator consuming a portion of each floor area. The new house would meet the setback requirements while the current house does not.

(3) That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions as it is an odd shaped lot with very steep slope, with a portion of the lot in the flood plain.

(4) That the problem is not self-created or based on personal financial circumstances. The Flint Plat was created in 1971 from what appears to be family compound where individual homes were built for family members, and when the family patriarchs passed, the property was platted to allow for the sale of individual sites.

5. Unfinished Business: None

6. Communications: None

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

8. ZBA Comments: None

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

Respectfully Submitted,

Monica Nagel, CMC
City Clerk

PROPOSED Minutes
Saugatuck Zoning Board of Appeals
Saugatuck, Michigan, August 13, 2020

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** by Bont 7:00 p.m.

Attendance:

Present:, Bouck, , Bont, Vlasity

Absent: Kubasiak, Zerfas, Ludlow

Others Present: Zoning Administrator Osman, City Manager Harrier

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

3. **Approval of Minutes:** A motion was made by Bont, 2nd by Vlasity, table the approval the April 30, 2020 meeting minutes to complete the height variance standards. Upon roll call the motion carried unanimously.

4. **New Business:**

A. Height variance for **295 Park Street/V200001**: A public hearing was scheduled on this date to hear comments regarding the raising of the existing house at 295 Park Street that encroaches into the rear yard and the side yard at the same location.

Vice Chairperson Bouck opened the hearing at 7:12 p.m.

Greg Plowe of 295 Park Street introduced himself.

Charles Carlson presented the application of behalf of property owner Greg Plowe.

Diagrams of the location of the location of the existing house were presented. Elevations and photos were presented. Photos showing the 350 sandbags holding back the flood waters were included. Four letters of support were submitted.

The deck is not included in this application. The application is to raise the house and not to determine the type of foundation. It depends on the condition of the existing foundation if it can be reused or not.

There being no further discussion, Vice Chairperson Bouck closed the public hearing at 7:36 p.m.

Bouck stated that since a new foundation is planned, the house could be moved out of the required side yard setback and get closer to the street and be removed from the rear yard setback, being a lesser relief. The Board should take the opportunity to improve the situation by making it more conforming.

The applicant stated that he was very reluctant to move the house any closer to dangerous Park Street.

A motion was made by Bouck, 2nd by Steffanie, to table Application V200002 to the application to raise the house for additional information, including an option to make the location more in conformance with the setbacks. Upon roll call the motion carried unanimously.

5. **Unfinished Business:** None

6. **Communications:** None

7. **Public Comments:** None

8. **ZBA Comments:** Open seats

11. **Adjournment:** A motion was made by Bont, 2nd by Bouck, to adjourn the meeting at 8:09 p.m. Upon roll call the motion carried unanimously.

Respectfully Submitted,

Cindy Osman
Interim City Clerk

PROPOSED Minutes
Saugatuck Zoning Board of Appeals
Saugatuck, Michigan, August 19, 2020, adjourned from August 13, 2020

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** by Bont 7:00 p.m.

Attendance:

Present: Bouck, Bont, Vlasity, Zervas

Absent: Kubasiak, Ludlow

Others Present: Zoning Administrator Osman, City Manager Harrier

2. **Old Business:**

A. Height variance for **295 Park Street/V200002**: A public hearing was tabled to this date to hear comments regarding the raising of the existing house at 295 Park Street that encroaches into the rear yard and the side yard at the same location.

A motion was made to remove the application to elevate 295 Park Street V200002 from the table by Bouck, supported by Zervas. Upon roll call the motion carried unanimously.

Vice Chairperson Bont opened the hearing at 7:18 p.m.

Greg Plowe of 295 Park Street introduced himself.

Diagrams of the location to make it compliant with the rear and side yard setbacks. This would place the house only 7.5 feet from busy park street. Applicant Plowe finds this location too dangerously close to Park Street at the beginning of a hill and on a curve for backing out a car. The applicant is still requesting the variance as described in the original application.

The high water conditions are what puts the building at risk. Photos are attached to the application.

There being no further discussion, Vice Chairperson Bouck opened the floor to public comment.

Three letters in support are attached to the application.

The public hearing was closed by Vice Chair Bont at 7:16.

A motion was made by Bouck, 2nd by Vlasity, to approve application V200002 to raise the house above the flood plain with the following conditions, that there will be no encroachments into the front yard, no encroachments into the side yard, and the encroachment into the rear yard be reduced by aligning the front of the house with the required front yard setback of 25 feet to make the location more in conformance with the setbacks. This will result in the south side of the house being approximately 21.5 feet from the property line to 18 feet from the property line at each corner, for a variance of 3.5 feet to 7 feet side to side. Finding that the house meets all the standards as follows, and all written materials are attached as part of the findings of fact. Upon roll call the motion carried unanimously.

- (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 to conforming to all setbacks, however, it could be made more

conforming to the side yard and still meet the front yard setback, a variance be for the rear yard would be required.

- (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 as there are other lots that are small, narrow and low. A lesser relaxation would give substantial relief to the owners and other property and eliminate the need for a variance on the side yard.
- (3) That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions as the entire river frontage is experiencing high water conditions.
- (4) That the problem is not self-created or based on personal financial circumstances. The house was built some time ago in the flood plain does not make it self-created or based on financial circumstances.

5. **Unfinished Business:** None

6. **Communications:** None

7. **Public Comments:** Plowe asked if the profile on Linked In influenced his decisions. He also asked some questions about widening Park Street.

Carlson commented

11. **Adjournment:** A motion was made by Bouck, 2nd by Vlasity, to adjourn the meeting at 7:58 p.m. Upon roll call the motion carried unanimously.

Respectfully Submitted,

Cindy Osman
Interim City Clerk

Parcel ID Number - 03-57-550-001-00

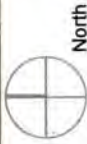
Legal Description

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

Commencing on the East side of the Lake Shore Road, Section 5, Town 2 North, Range 16 West, Ganges Township, Allegan County, Michigan, at the Northwest corner of Lot 148 of Pier Cove; thence East to the quarter line of said Section 5; thence North 8 rods; thence West to the East line of said road; thence South 8 rods to the place of beginning. Otherwise described as the South 132 feet of the North 1122 feet of that Lots 1 and 2 of Oak Knolls Subdivision to the city of Saugatuck, being in Town 3 North, Range 16 West, according to the Plat thereof recorded in Liber 5 of Plats, on Page 48, Allegan County Records.

Except for that portion of Lot 2 which lies south of a line referred to as the Southerly line of Lot 2 in an affidavit dated June 10, 1997 and its attached Ratekin survey dated September 20, 1988, and described in the Mitchell Surveys, Inc. survey, dated June 5, 1997, attached thereto, as beginning at a point found by commencing at the most northerly corner of Lot 1 in Oak Knolls, a subdivision of part of Government Lot 4, Section 9, Town 3 North, Range 16 West; thence South 52 degrees, 18 minutes, 36 seconds West along the westerly line of Lot 1 and 2, a distance of 69.00 feet to an existing concrete monument; thence continuing along the westerly line of said Lot 2, South 37 degrees, 14 minutes, 55 seconds West, 42.00 feet to a found 1-1/2 inch pipe at the most westerly corner of Lot 2, such being the beginning point of the aforementioned line; thence South 59 degrees, 21 minutes, 57 seconds East, a distance of 66.37 feet to the Kalamazoo River, being the ending point of the aforementioned line. And Except for seller conveying only an undivided one half interest in the following described property, That portion of Lot 2, Oak Knolls Subdivision described as beginning at a point found by commencing at the most northerly corner of Lot 1 in Oak Knolls, a subdivision of part of Government Lot 4, Section 9, Town 3 North, Range 16 West, thence South 52 degrees, 18 minutes, 36 seconds West along the westerly line of Lots 1 and 2, a distance of 69.00 feet to an existing concrete monument; thence continuing along the westerly line of said Lot 2, South 37 degrees, 14 minutes, 55 seconds West, 42.00 feet to a found 1-1/2 inch pipe at the most westerly corner of Lot 2, being the point of beginning of this described parcel; thence South 59 degrees, 21 minutes, 57 seconds East, a distance of 66.37 feet to the Kalamazoo River; thence North 16 degrees, 49 minutes, 00 seconds East 8.1 feet to the northeast corner of an existing concrete sea wall; thence approximately North 62 degrees, 50 minutes, 51 seconds West, 64.09 feet to a point on the Northwest boundary line of said Lot 2; thence South 37 degrees, 14 minutes, 55 seconds West, 4.00 feet to the point of beginning.

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



Site Location

City of Saugatuck Zoning

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

Charles K. Carlson
CKC Architect, LLC
1301035103

P.O. Box 111
Douglass, MI 49806
616-866-1688

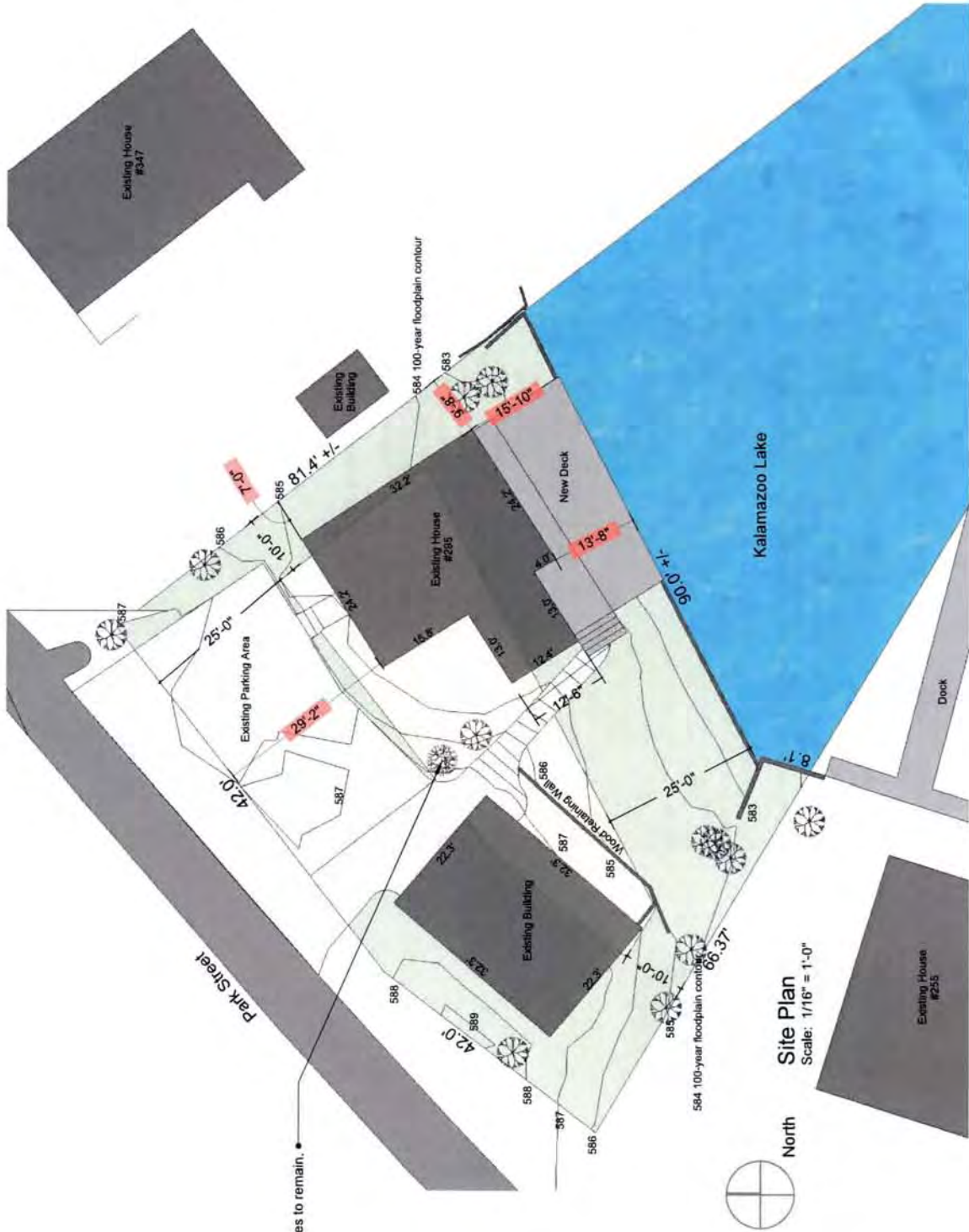


The Plowe / Debbink Residence
295 Park Street
Saugatuck, MI 49453

Preliminary
Not For Construction

Project Number: 1909_2
July 17, 2020

Original application



Color Key

- Buildable Area
- Property Boundary
- Existing Building Footprint

Existing Trees to remain.



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

P.O. Box 111
Douglas, MI, 49406
616-886-7688

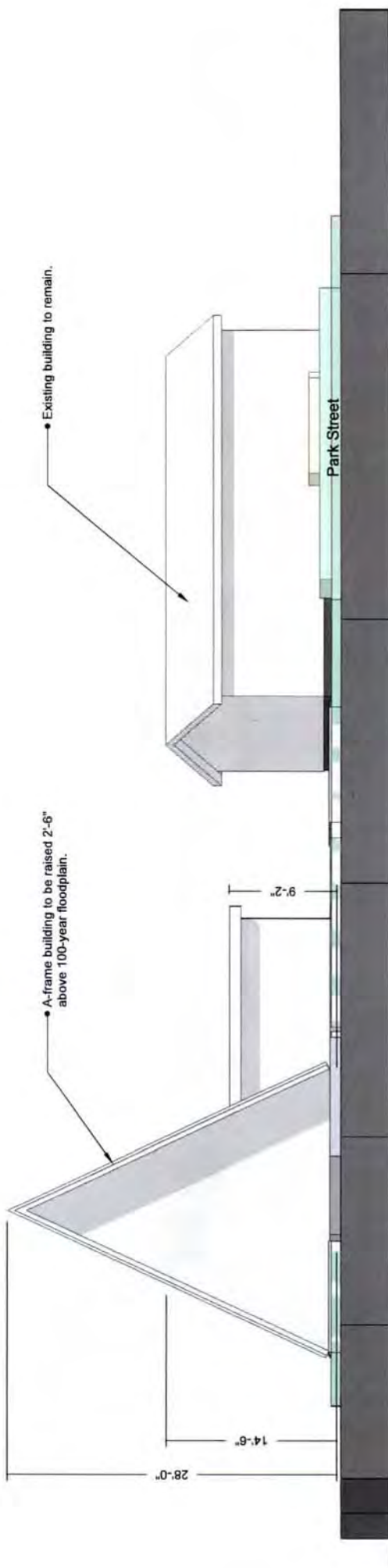
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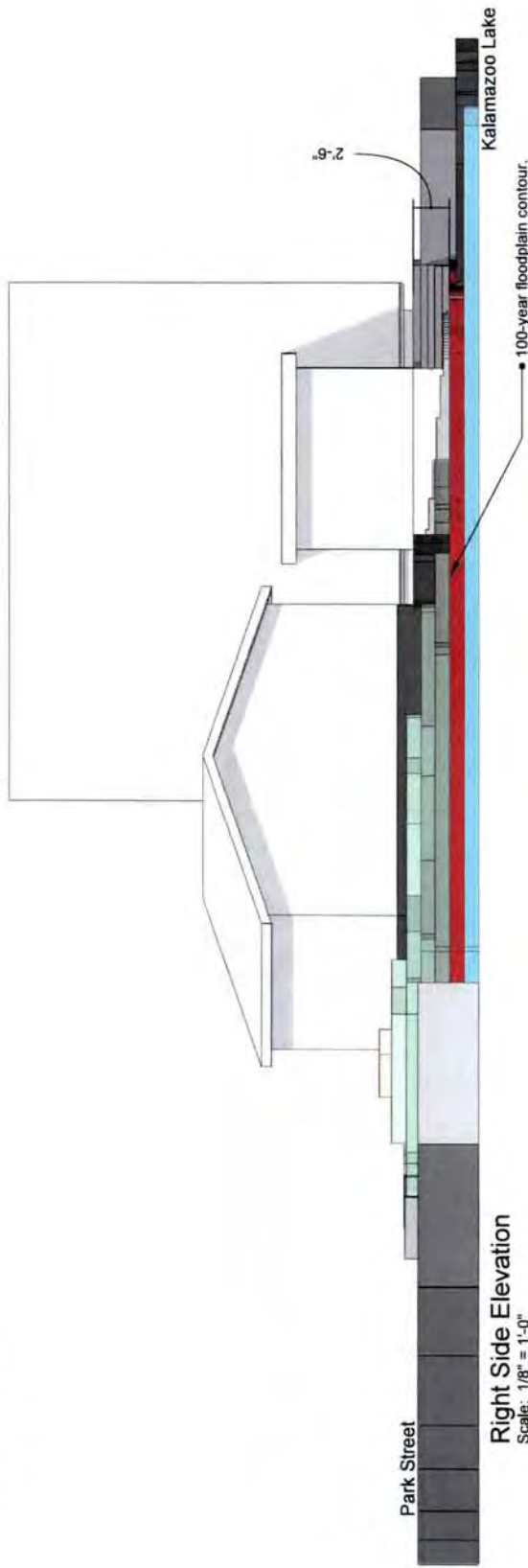
Project Number: 1909_2
July 17, 2020

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1301035103





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



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

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

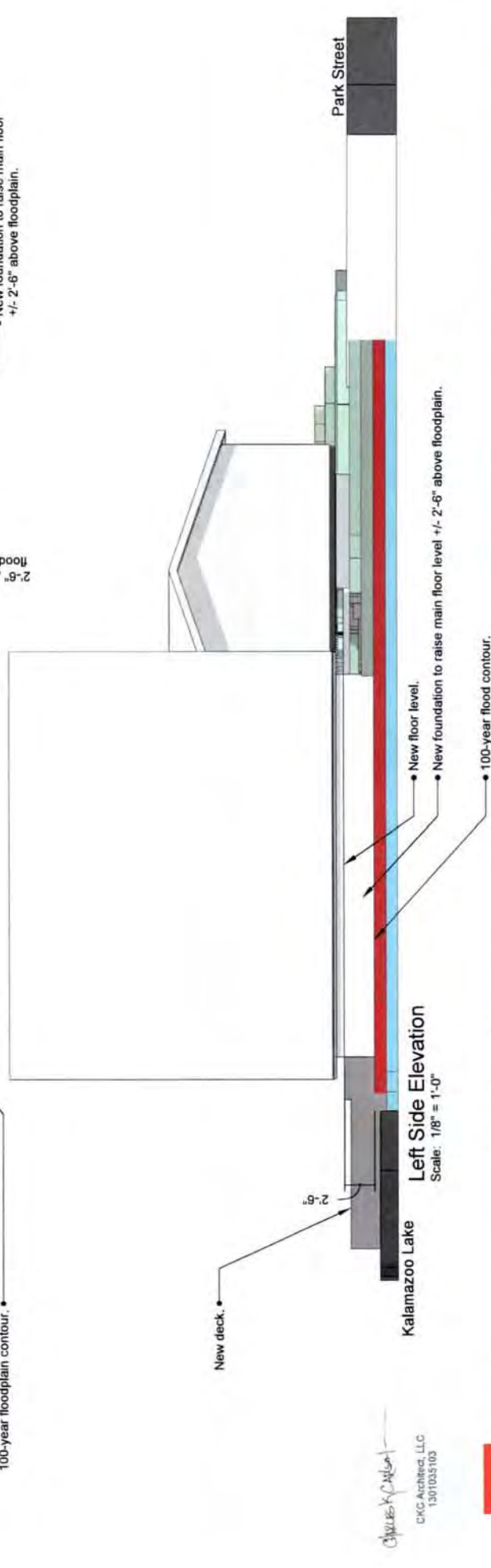
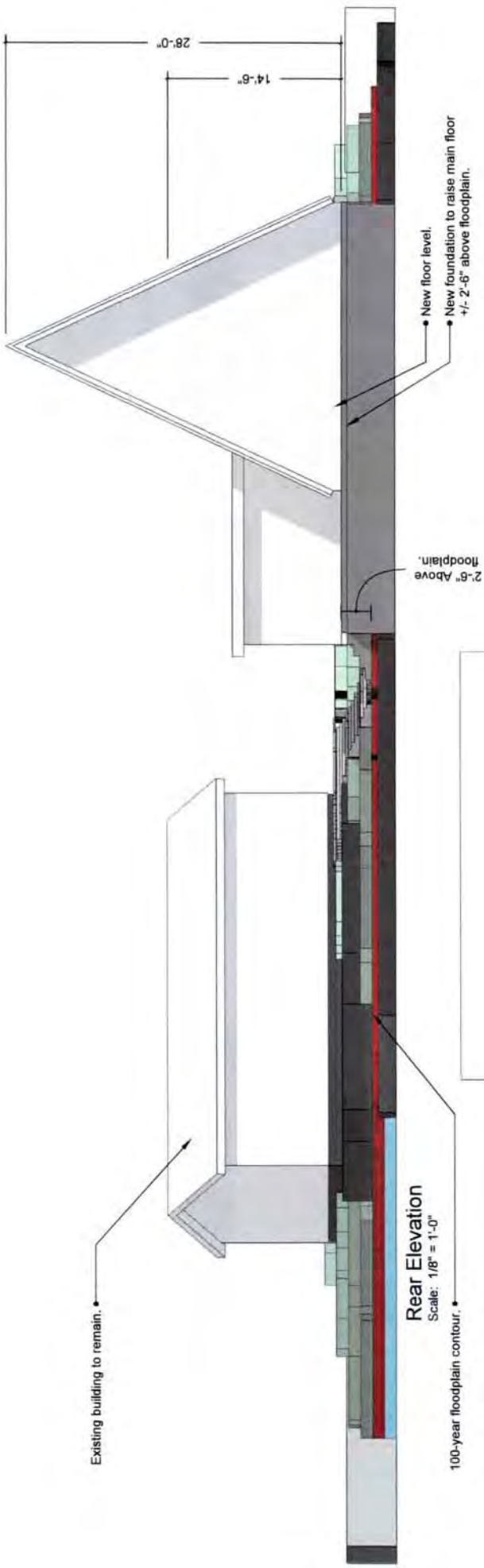


The Plowe / Debbink Residence
295 Park Street
Saugatuck, MI 49453

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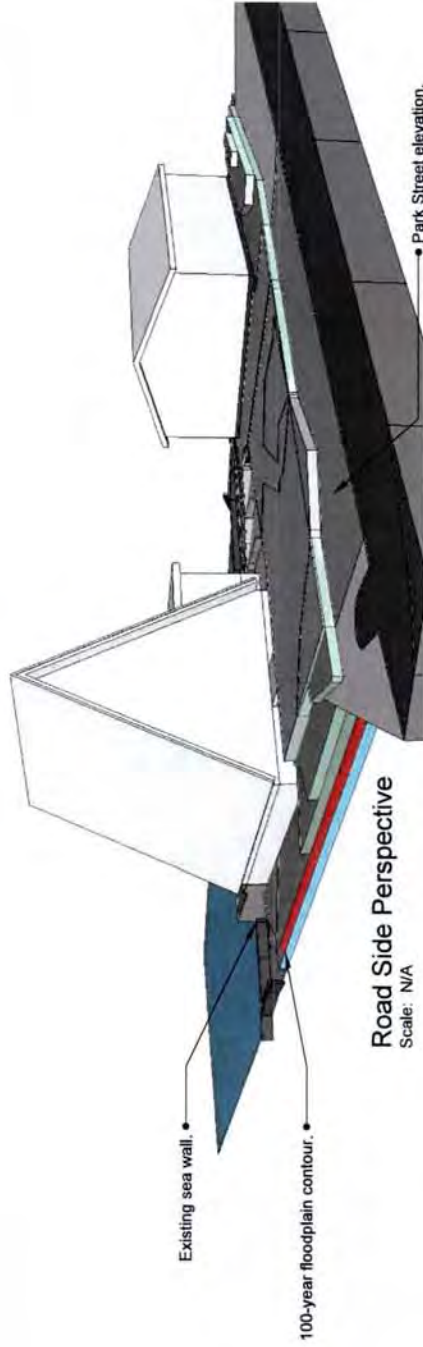
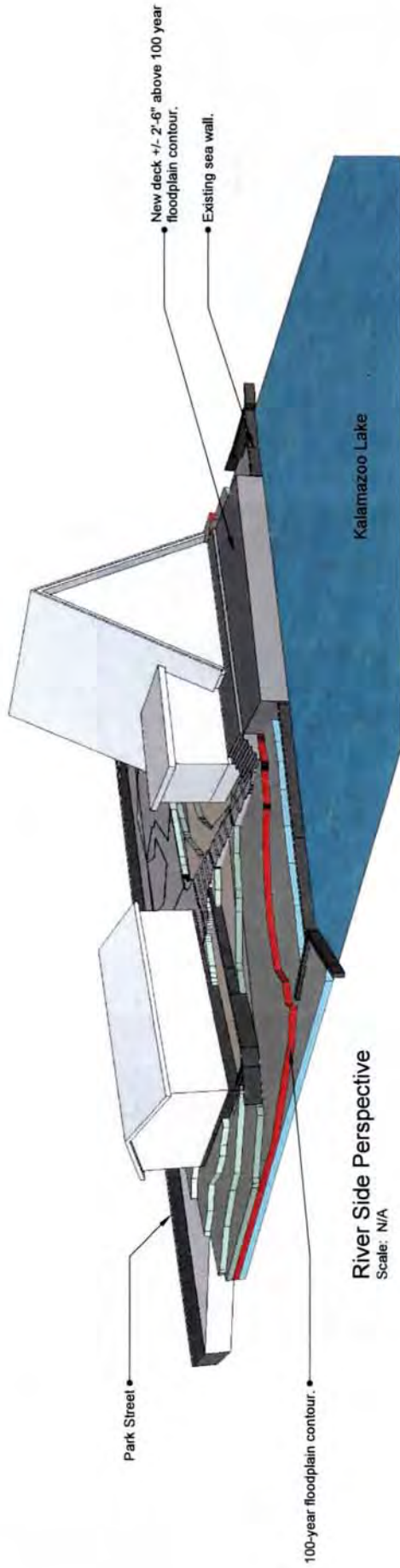
P.O. Box 111
Douglas, MI 49406
816-886-1688



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

Preliminary
Not For Construction

Project Number: 1909_2
July 17, 2020



Charles K. Carlson
CKC Architect, LLC
1301035103

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



The Plowe / Debbink Residence
285 Park Street
Saugatuck, MI 49453

Preliminary
Not For Construction

Project Number: 1909_2
July 17, 2020



Charles K. Carlson
CKC Architect, LLC
1301035103



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

The Plow / Debbink Residence
295 Park Street
Saugatuck, MI 49453

Preliminary
Not For Construction

Project Number: 1909_2
July 17, 2020



P.O. Box 111
Douglas, MI 49406
616-886-1688
charleskcarlson@aol.com

17 July 2020

Re: 295 Park Street
Saugatuck, MI

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

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

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

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

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

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

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

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

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

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

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



Zoning Board of Appeals Application

LOCATION INFORMATION	APPLICATION NUMBER _____ - _____
-----------------------------	---

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

APPLICANTS INFORMATION

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

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)
--

Name GREGORY PLEWIS Address / PO Box 295 PARK ST.
 City SAUGATUCK State MI Zip 49453 Phone 616-834-5646

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

Signature _____ Date _____

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

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

PROPERTY INFORMATION

Depth 85' Width 91' Size 7.167 ACRES Zoning District RS R-1 Current Use RESIDENTIAL
 Check all that apply: Waterfront Historic District Dunes Vacant
 Application Type: Interpretation Dimensional Variance Use Variance

REQUEST DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)
--

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



SITE PLAN REQUIREMENTS (SECTION 154.061)

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

- | Y | N | NA | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dimensions of property of the total site area, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Contours at 2-foot intervals |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Locations of all buildings |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other structures on adjacent properties within 100 feet of the property, including those located across the street from the property |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Parking areas |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveways |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Required and proposed building setbacks |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location of abutting streets and proposed alignment of streets, drives and easements serving the development, including existing rights-of-way and pavement widths; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location and dimensions of parking areas, including computations of parking requirements, typical parking space dimensions, including handicapped spaces, and aisle widths; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed water supply and wastewater systems locations and sizes; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Proposed finished grades and site drainage patterns, including necessary drainage structure. Where applicable, indicate the location and elevation of the 100-year floodplain; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed common open spaces and recreational facilities, if applicable; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed landscaping, including quantity, size at planting and botanical and common names of plant materials; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Signs, including type, locations and sizes; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location and dimensions of all access drives, including driveway dimensions, pavement markings, traffic-control signs or devices, and service drives; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior lighting showing area of illumination and indicating the type of fixture to be used. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Elevations of proposed buildings drawn to an appropriate scale shall include: <ol style="list-style-type: none"> 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location, if any, of any views from public places to public places across the property; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location, height and type of fencing; and |



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

DIMENSIONAL VARIANCE REQUEST STANDARDS PER SECTION 154.155(B)

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

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

History of our involvement with Waters Edge – 295 Park Street

Purchased the property in 2010

Replaced Seawall and Dock in 2012

Painted Exterior Walls/Door and added Metal Roof in 2018



07/10/2012





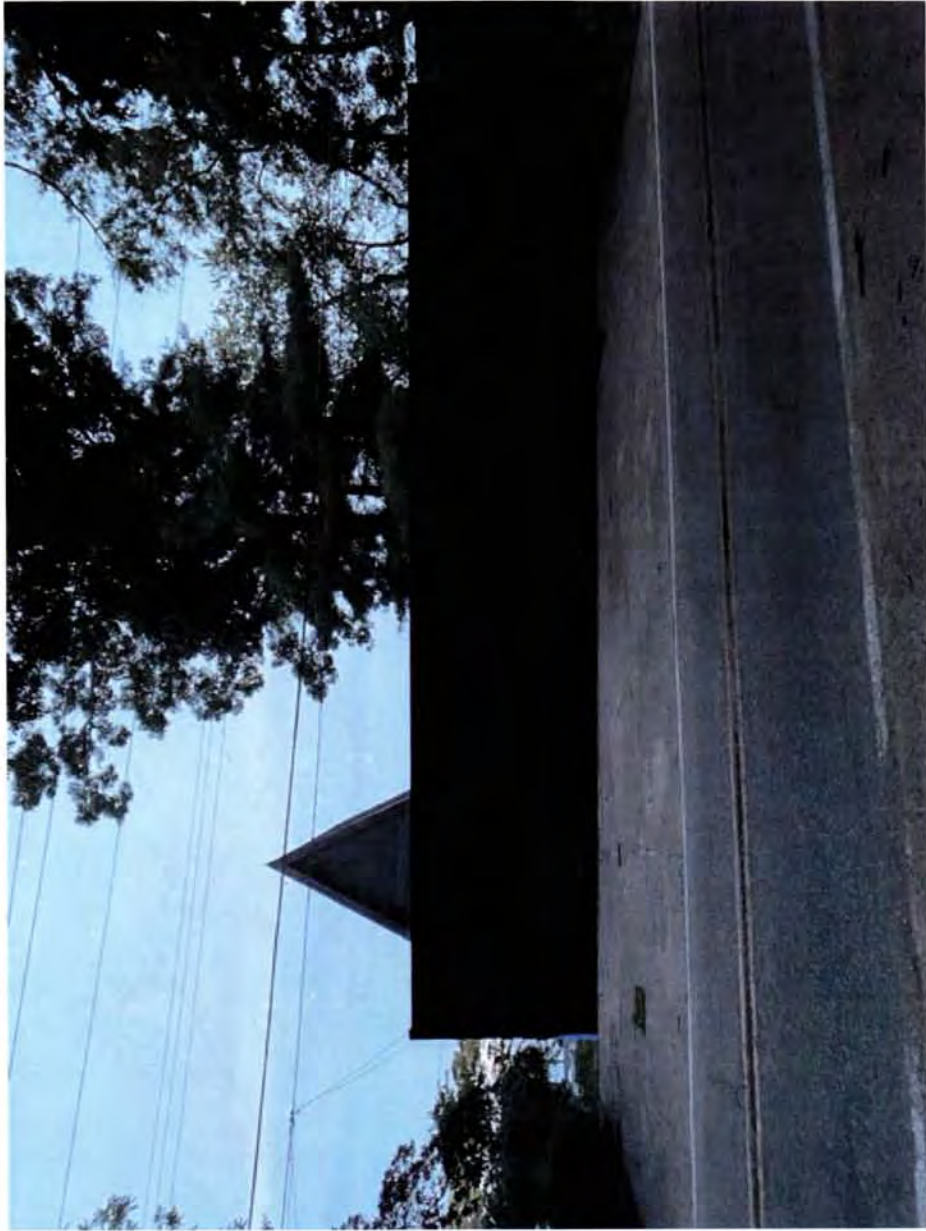












1664

PREPARED FOR: Greg Flowe
340 Park Street
Saugatuck, MI 49453

RE: 295 Park Street

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

(See Sheet 2 of 2 for complete descriptions.)

* Most of Garage non-conform
* Back of A-frame - conform

Note: Lightly shaded areas shown
hereon are from previous Nederveld
Survey 11200250 dated April 15, 2011



NOTE: UNDIVIDED
INTEREST PART. 3
?

Kalamazoo Lake Scale 1" = 20'

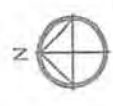
- Concrete
- D = Description Dimension
- M = Measured Dimension
- P = Platted Dimension
- = Set Iron Stake
- = Found Iron Stake
- x— = Fence Line

NOTE: Care has been taken to meet proper setback requirements. Municipal approval
of the proposed location should be obtained before beginning construction.
This sketch was made from the legal description shown above. The description should be
compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

09/15/14 12:31



By: Scott A. Hendiges
Scott A. Hendiges Licensed Professional Surveyor No. 47953



NEDERVELD
www.nederveld.com
800.222.1868
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ANN ARBOR 3023 Miller Road Ann Arbor, MI 48103 PHONE: 734.929.9963	COLUMBUS 6355 Old Avery Road, Suite A Dubuque, OH 43017 PHONE: 614.859.1127	HOLLAND 347 Hoover Boulevard Holland, MI 49423 PHONE: 616.393.0449
CHICAGO 196 National Parkway Schaumburg, IL 60173 PHONE: 312.878.3897	GRAND RAPIDS 217 Grandville Ave., S.W. 302 Grand Rapids, MI 49503 PHONE: 616.575.5190	INDIANAPOLIS 8459 Candlerwood Dr., Suite B Indianapolis, IN 46250 PHONE: 317.268.3762

rev: _____ date: _____
project no.: 14201279-1 date: 09-04-14 cb













Flooding near the A frame

Pictures taken this year showing height of the water.

Debris on the ground left over after water recedes















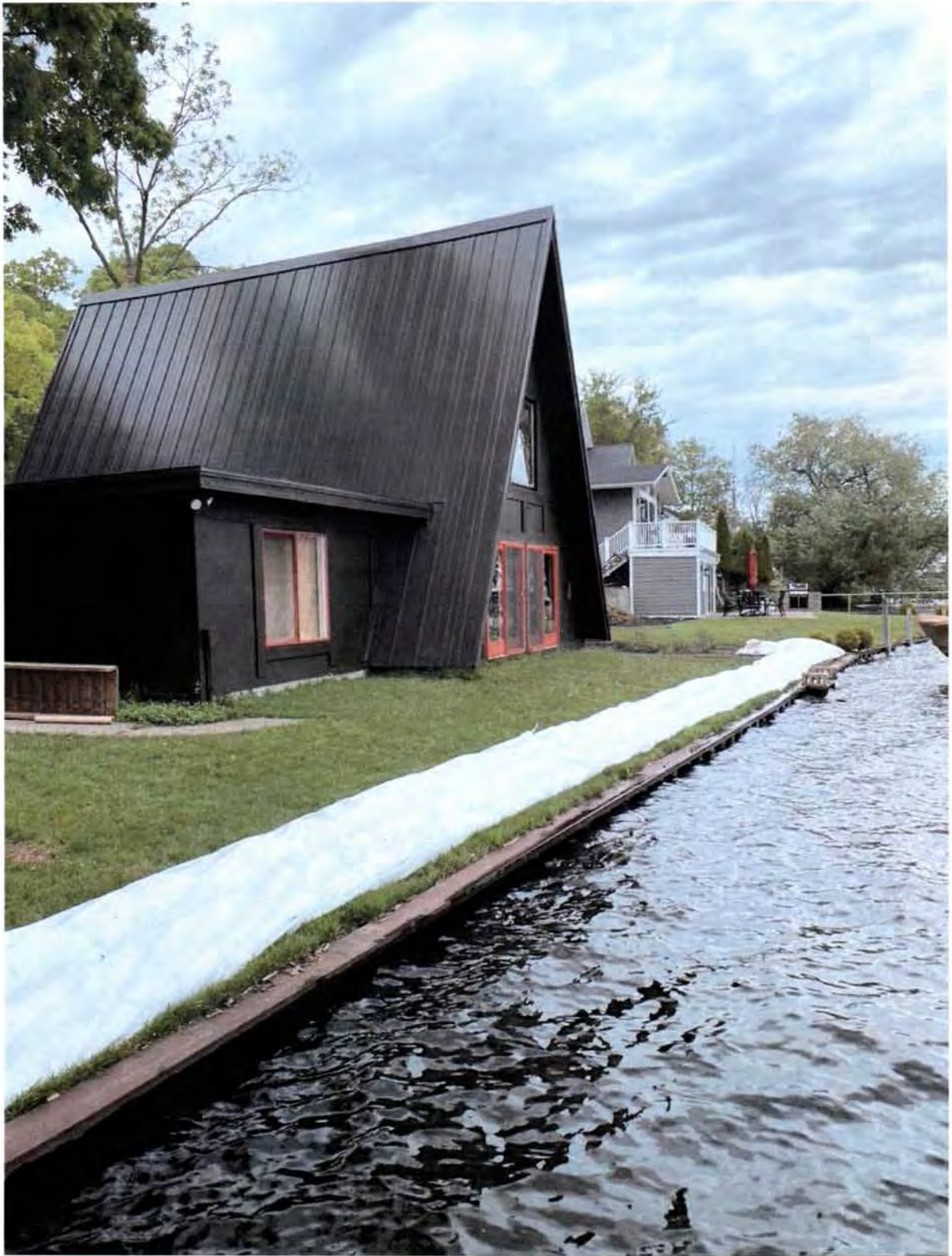














Nature at Waters Edge A frame











Received
8-18-20
Revised.

Zoning Board of Appeals Application

LOCATION INFORMATION **APPLICATION NUMBER** _____ - _____

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

APPLICANTS INFORMATION

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

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name GREGORY PLUMMER Address / PO Box 295 PARK ST.
City SAUGATUCK State MI Zip 49453 Phone 616-834-5646

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

Signature _____ Date _____

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

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

PROPERTY INFORMATION

Depth 85' Width 91' Size 0.167 Acre Zoning District RS R-1 Current Use RESIDENTIAL
Check all that apply: Waterfront Historic District _____ Dunes _____ Vacant _____
Application Type: Interpretation _____ Dimensional Variance Use Variance _____

REQUEST DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

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



SITE PLAN REQUIREMENTS (SECTION 154.061)

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

- | Y | N | NA | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dimensions of property of the total site area, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Contours at 2-foot intervals |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Locations of all buildings |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other structures on adjacent properties within 100 feet of the property, including those located across the street from the property |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Parking areas |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveways |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Required and proposed building setbacks |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location of abutting streets and proposed alignment of streets, drives and easements serving the development, including existing rights-of-way and pavement widths; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location and dimensions of parking areas, including computations of parking requirements, typical parking space dimensions, including handicapped spaces, and aisle widths; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed water supply and wastewater systems locations and sizes; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Proposed finished grades and site drainage patterns, including necessary drainage structure. Where applicable, indicate the location and elevation of the 100-year floodplain; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed common open spaces and recreational facilities, if applicable; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed landscaping, including quantity, size at planting and botanical and common names of plant materials; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Signs, including type, locations and sizes; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location and dimensions of all access drives, including driveway dimensions, pavement markings, traffic-control signs or devices, and service drives; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior lighting showing area of illumination and indicating the type of fixture to be used. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Elevations of proposed buildings drawn to an appropriate scale shall include: <ol style="list-style-type: none"> 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location, if any, of any views from public places to public places across the property; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location, height and type of fencing; and |



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

DIMENSIONAL VARIANCE REQUEST STANDARDS PER SECTION 154.155(B)

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

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED



17 July 2020

Re: 295 Park Street
Saugatuck, MI

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

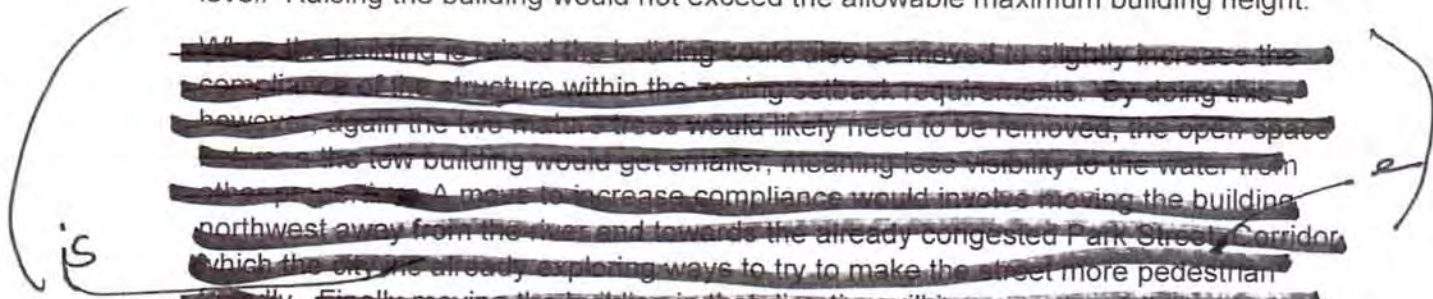
The structure is existing, and the main level is close to the 100-year floodplain contour. With rising water levels, the main level could flood putting the structure in danger of structural failure and render the building unusable. The current lot size and setback configuration does not allow a location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

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

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

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

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



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

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

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

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

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

To: Zoning Board of Appeals

From: Greg Plowe

Subject: 295 Park Street

Per your request, working with Architect Chuck Carlson, we examined the possibility of moving the existing building west towards Park Street to make it compliant with Front and side required setbacks.

Unfortunately doing so would make the building noncompliant by almost 7 ½ feet along the very busy Park Street. This would make it then necessary for vehicles to back directly onto Park Street for entry and exit from the property. To do this at the start of a hill and curve would create additional safety concerns.

This building has been in this spot for almost 80 years. There have been no concerns raised regarding lifting this building in its existing position from any of the surrounding neighbors. The building to the left is 9' from the front (water) set back and the building to the right is 26' from the front (water) set back. This building is 15' back from the front (water) set back. One could almost draw a straight line between the three buildings.

We are not moving a new building to one of the smallest (narrowest) lots on Park street. If that were the case I would agree 100% that all set back requirements front, back and side must be met.

We are requesting only to lift an existing building about the flood plan levels and dangerous water conditions that exist and are predicted to continue into the future. By raising the building in its existing spot, I believe the "spirit of the ordinance is observed, public safety secured and substantial justice done.

We are therefore submitting a slightly revised package which requests only that permission to raise the building in its existing position out of the flood zone.

Sincerely,

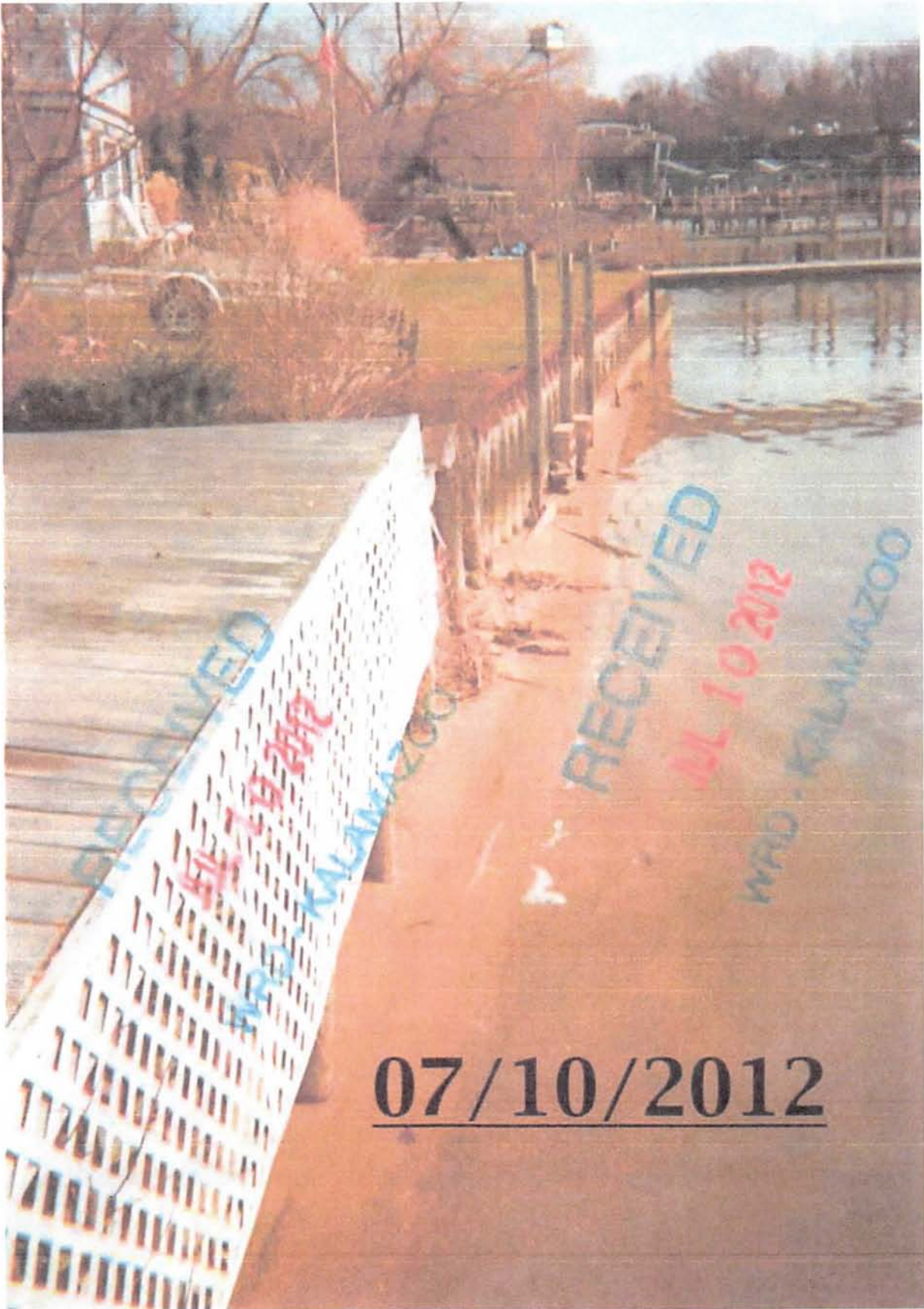
Greg

History of our involvement with Waters Edge – 295 Park Street

Purchased the property in 2010

Replaced Seawall and Dock in 2012

Painted Exterior Walls/Door and added Metal Roof in 2018



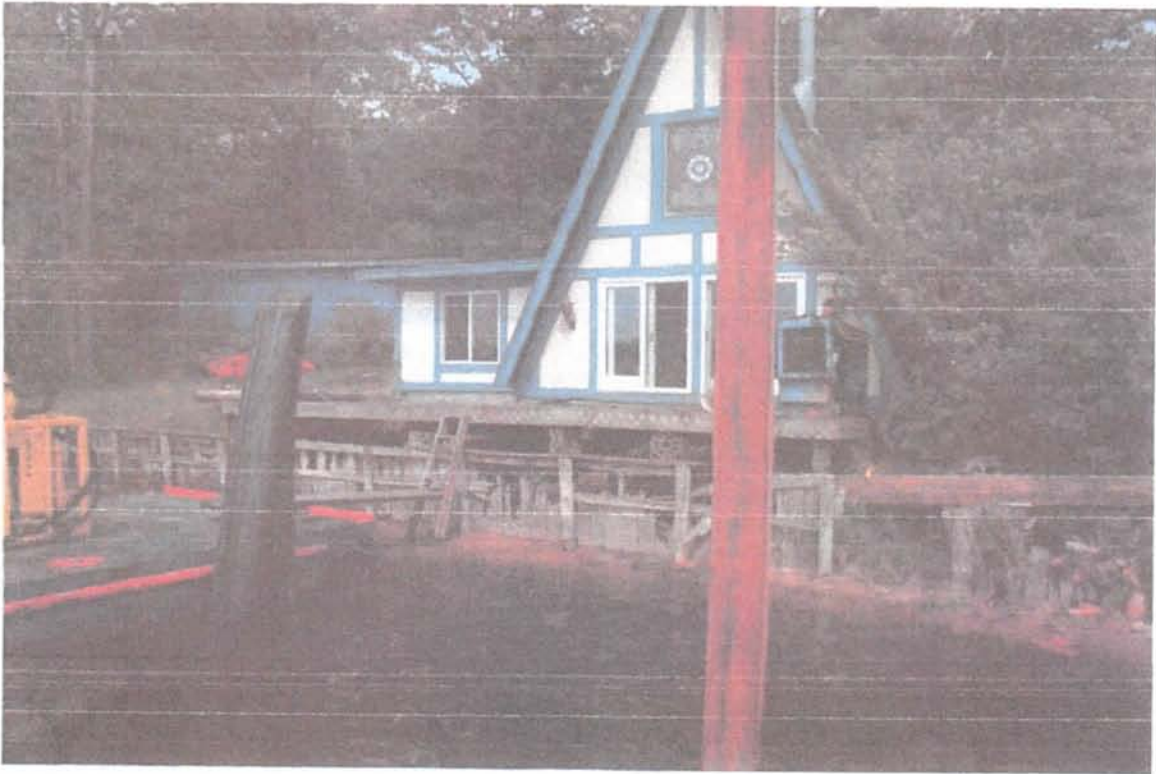
RECEIVED
JUL 19 2012
WRD - KALAMAZOO

RECEIVED

JUL 10 2012

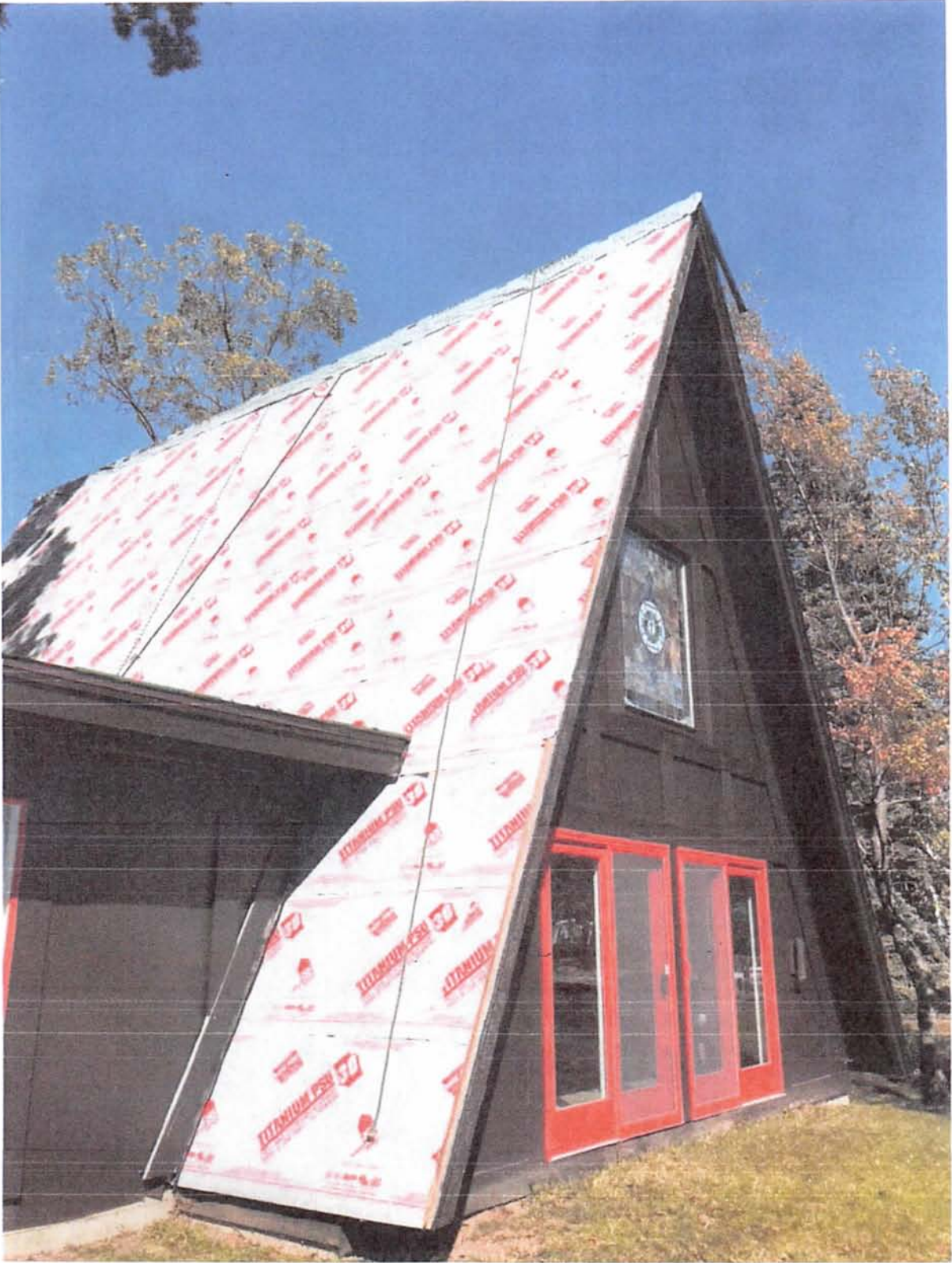
WRD - KALAMAZOO

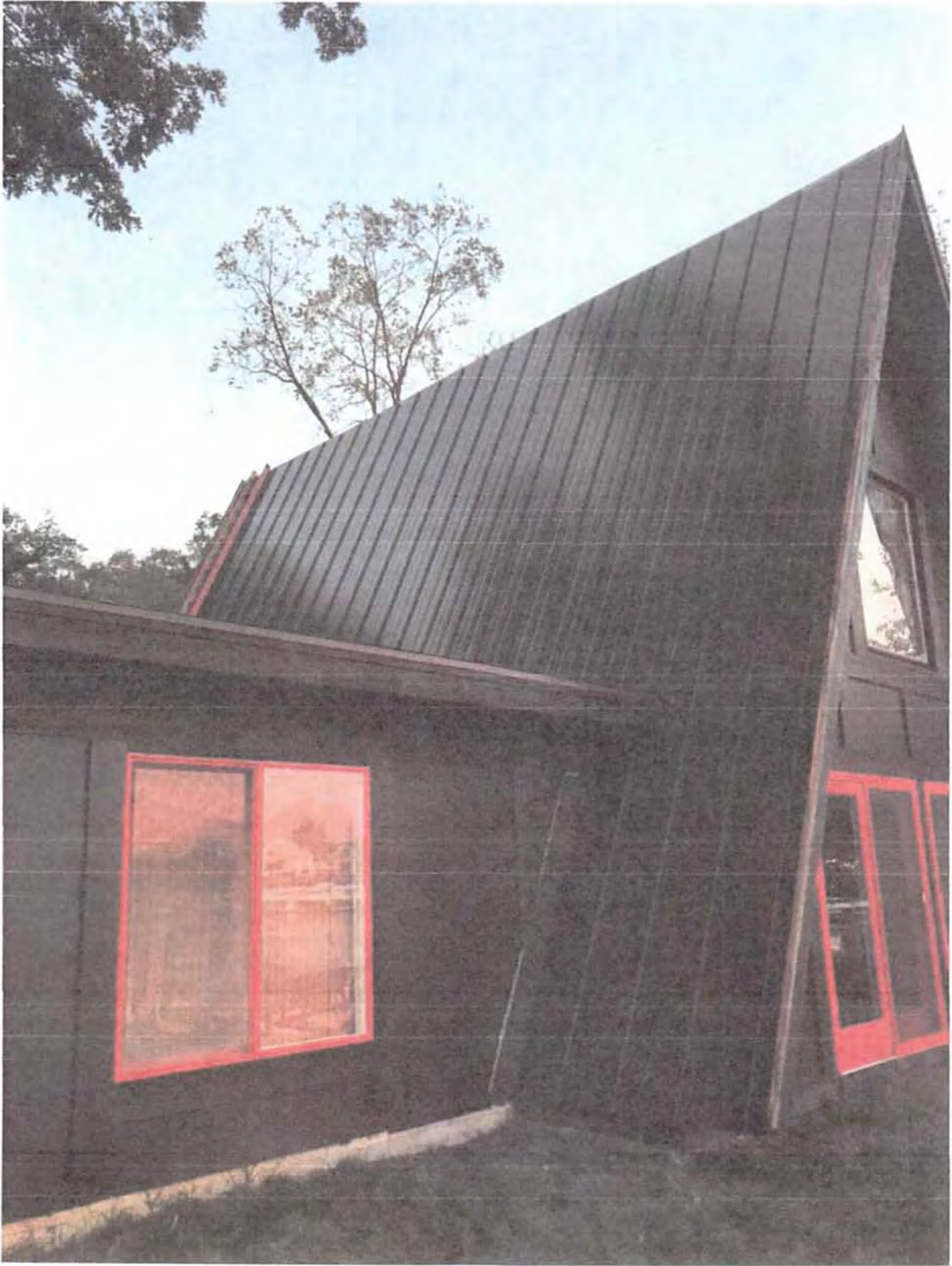
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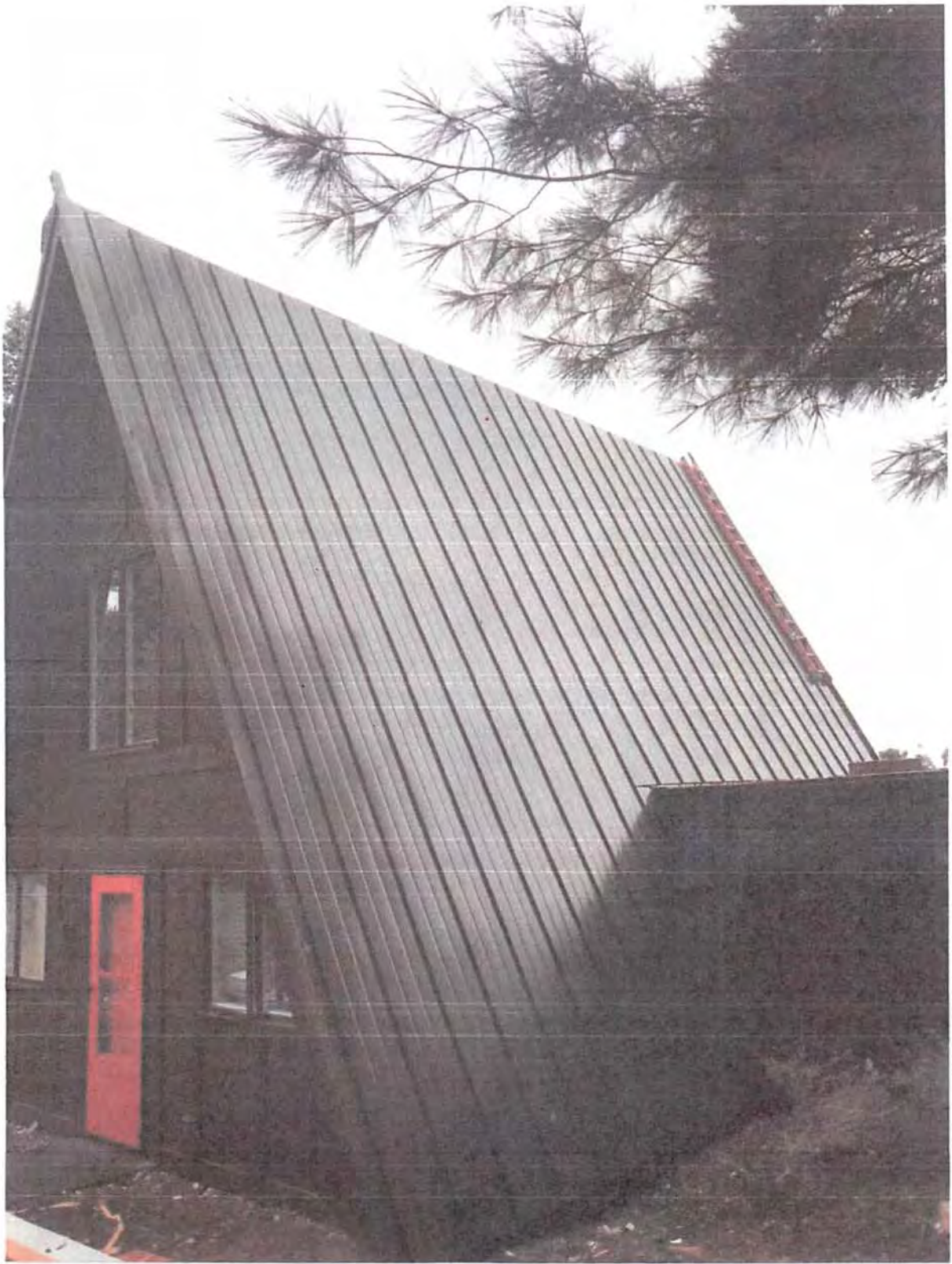


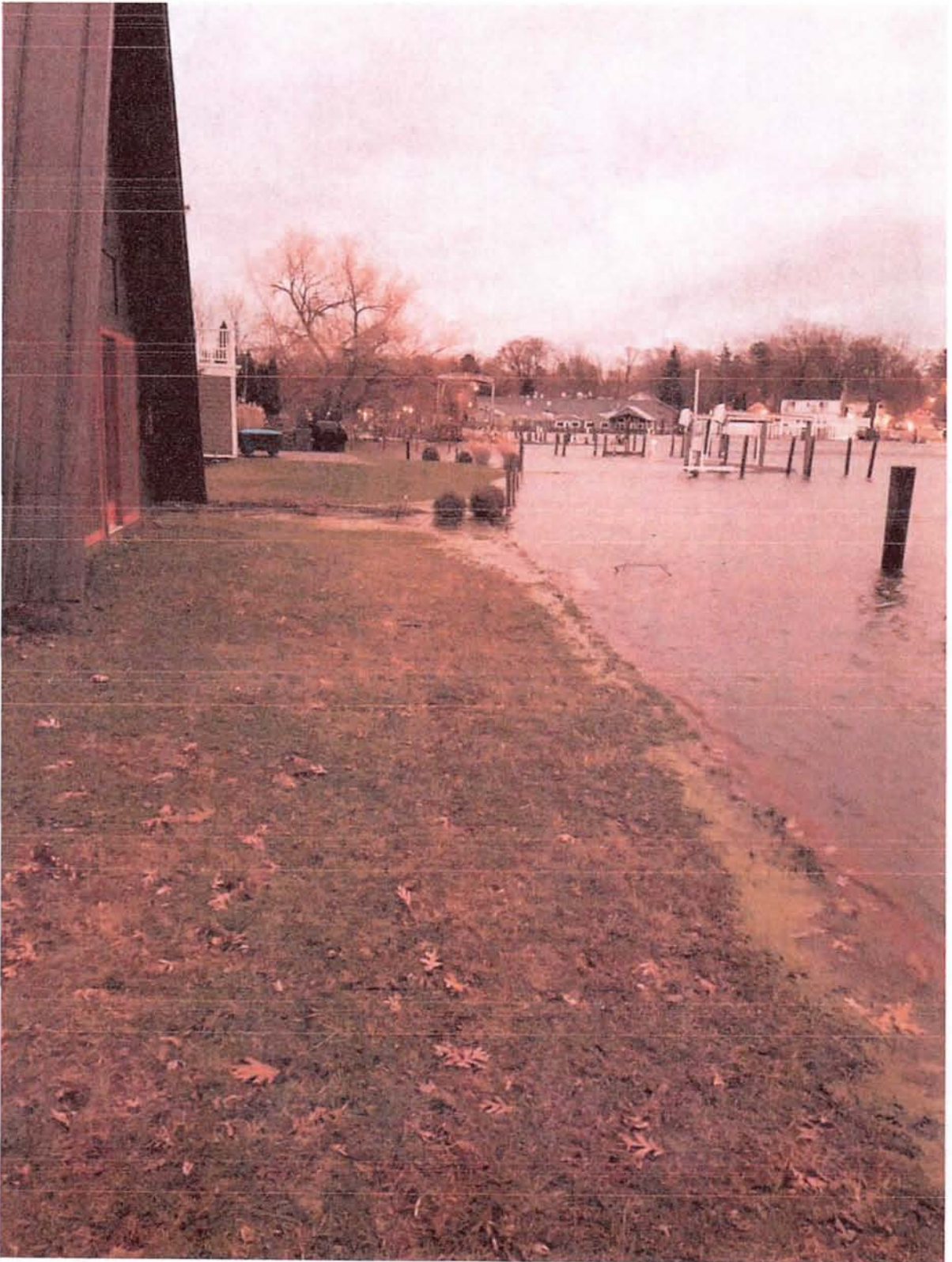




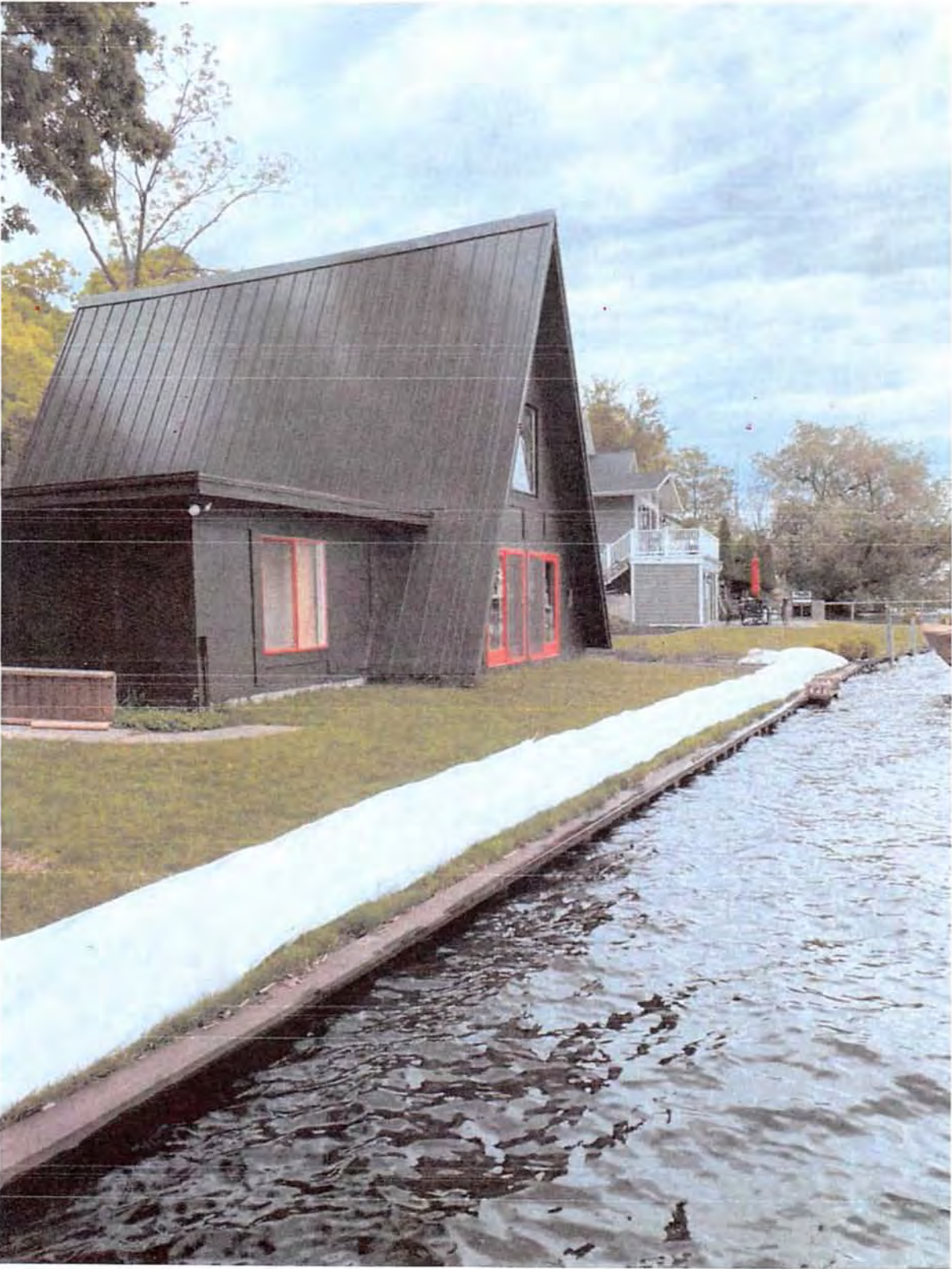










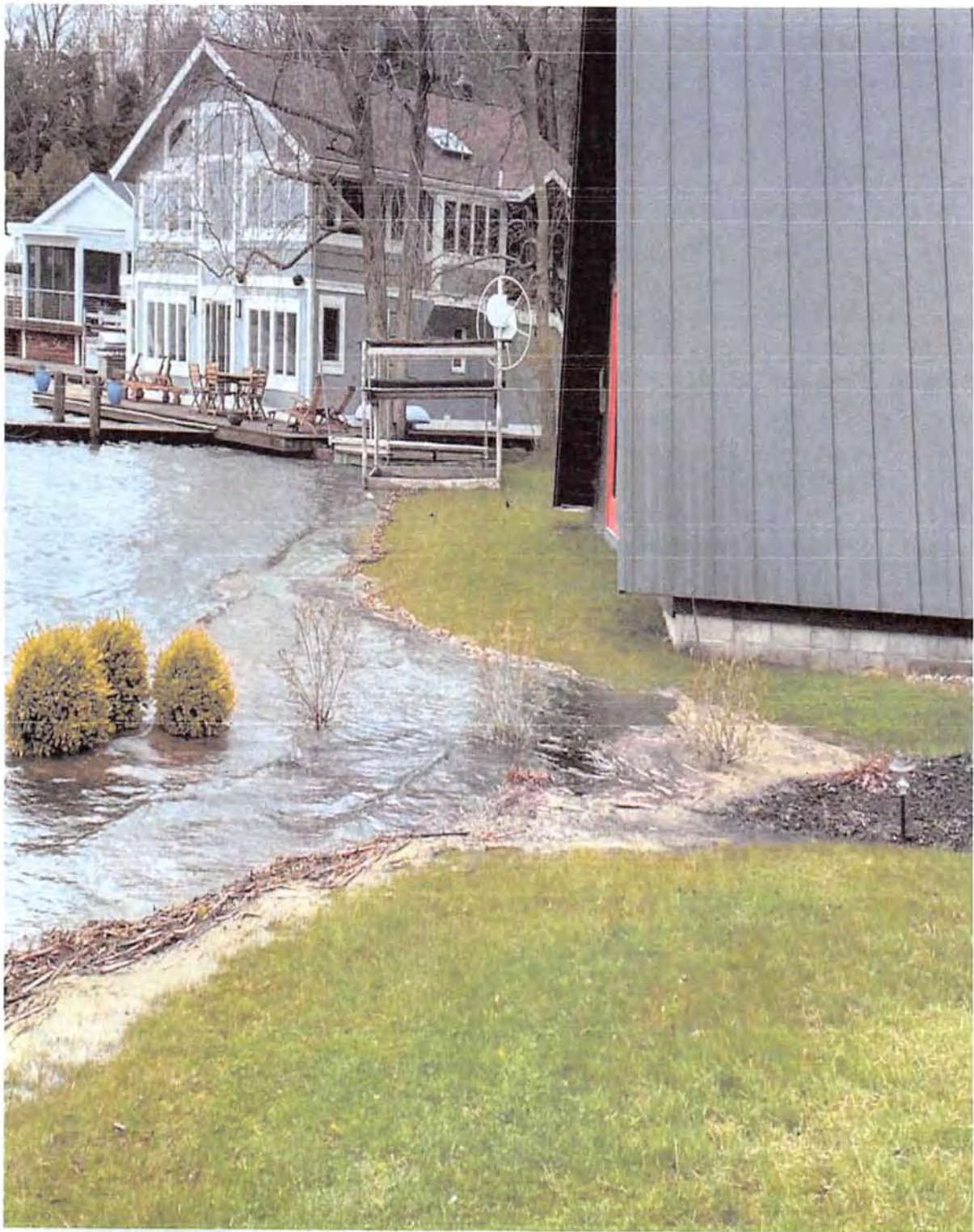




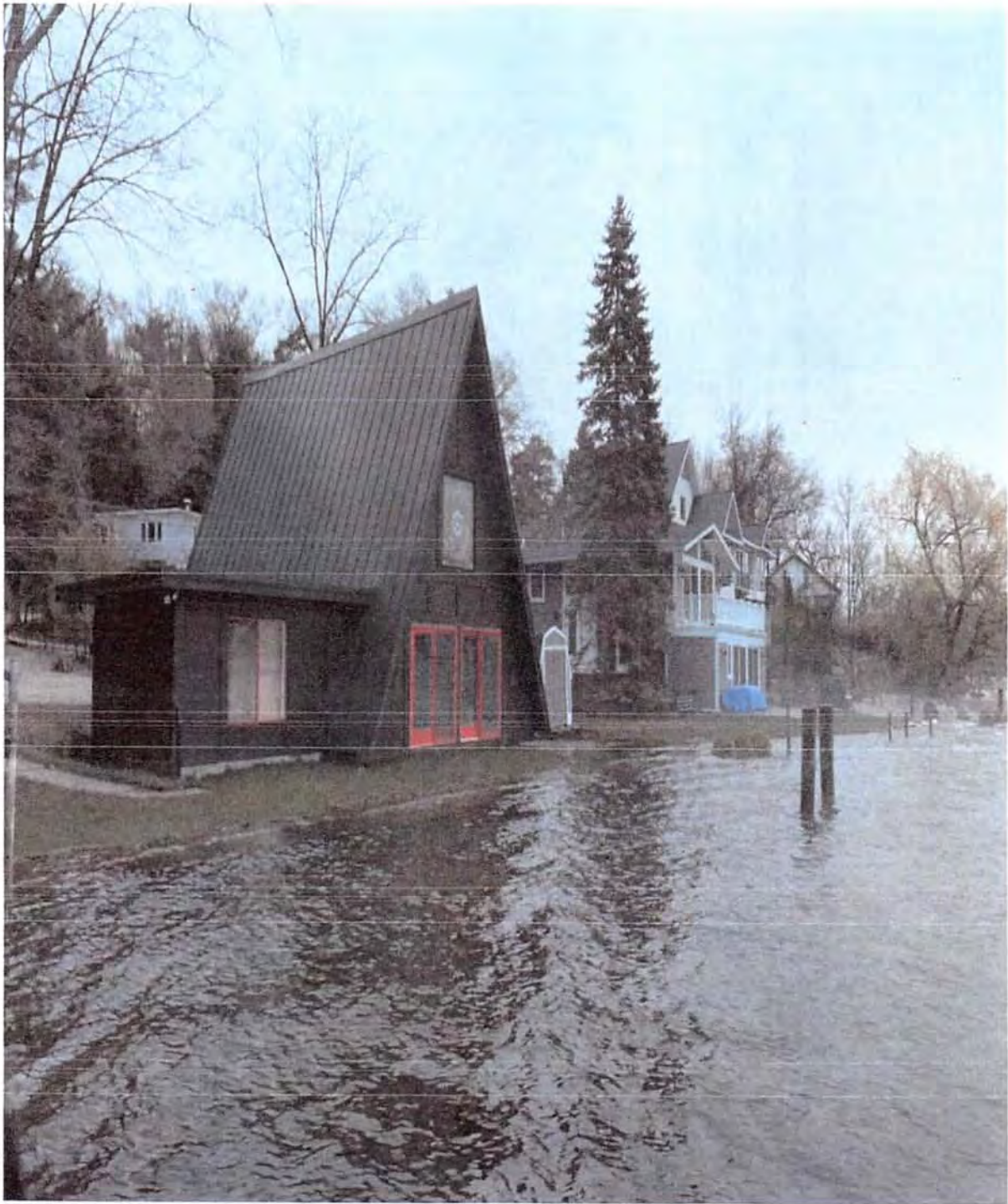














GENERAL NOTE:
 The information contained herein is for informational purposes only and does not constitute a contract. The user of this information is advised that they are the only parties to this work.

2. AS TO CONTRACTORS: (PLEASE) WORKING DAYS BEFORE YOU BEGIN CALL ME AT TEL: 781-762-4274 FOR UTILITY LOCATIONS ON THE SUBJECT

NOTE: BENCHMARKS:
 The benchmark used for this project is located at the intersection of the subject property and the adjacent property. The benchmark is a steel pipe with a diameter of 1.5 inches and a length of 12 inches. The benchmark is located at the northeast corner of the subject property.

BOUNDARY SURVEY:
 The boundary survey was conducted by a licensed professional surveyor. The survey was conducted in accordance with the Massachusetts Surveying Act of 1912. The survey was conducted on the subject property and the adjacent property. The survey was conducted on the subject property and the adjacent property.

DESCRIPTION:
 The subject property is located in the City of Braintree, State of Massachusetts. The subject property is bounded by the subject property to the north, the subject property to the south, the subject property to the east, and the subject property to the west. The subject property is bounded by the subject property to the north, the subject property to the south, the subject property to the east, and the subject property to the west.

PLANNING INFORMATION:
 The subject property is located in the City of Braintree, State of Massachusetts. The subject property is bounded by the subject property to the north, the subject property to the south, the subject property to the east, and the subject property to the west. The subject property is bounded by the subject property to the north, the subject property to the south, the subject property to the east, and the subject property to the west.

LEGEND:

- Water Main
- Sanitary Sewer
- Storm Drain
- Gas Main
- Utility Pole
- City Marker
- Electric Meter
- Air Conditioner
- Telephone Pole

LEGEND:

- Set and Stake
- Found Iron Stake
- Demographic Information
- Checkmate Tree
- Checkmate Tree
- Checkmate Tree
- Checkmate Tree
- Checkmate Tree
- Checkmate Tree
- Checkmate Tree

SCALE: 1" = 10'

SCALE: 1" = 10'

SCALE: 1" = 10'

SCALE: 1" = 10'

SCALE: 1" = 10'

SCALE: 1" = 10'

SCALE: 1" = 10'

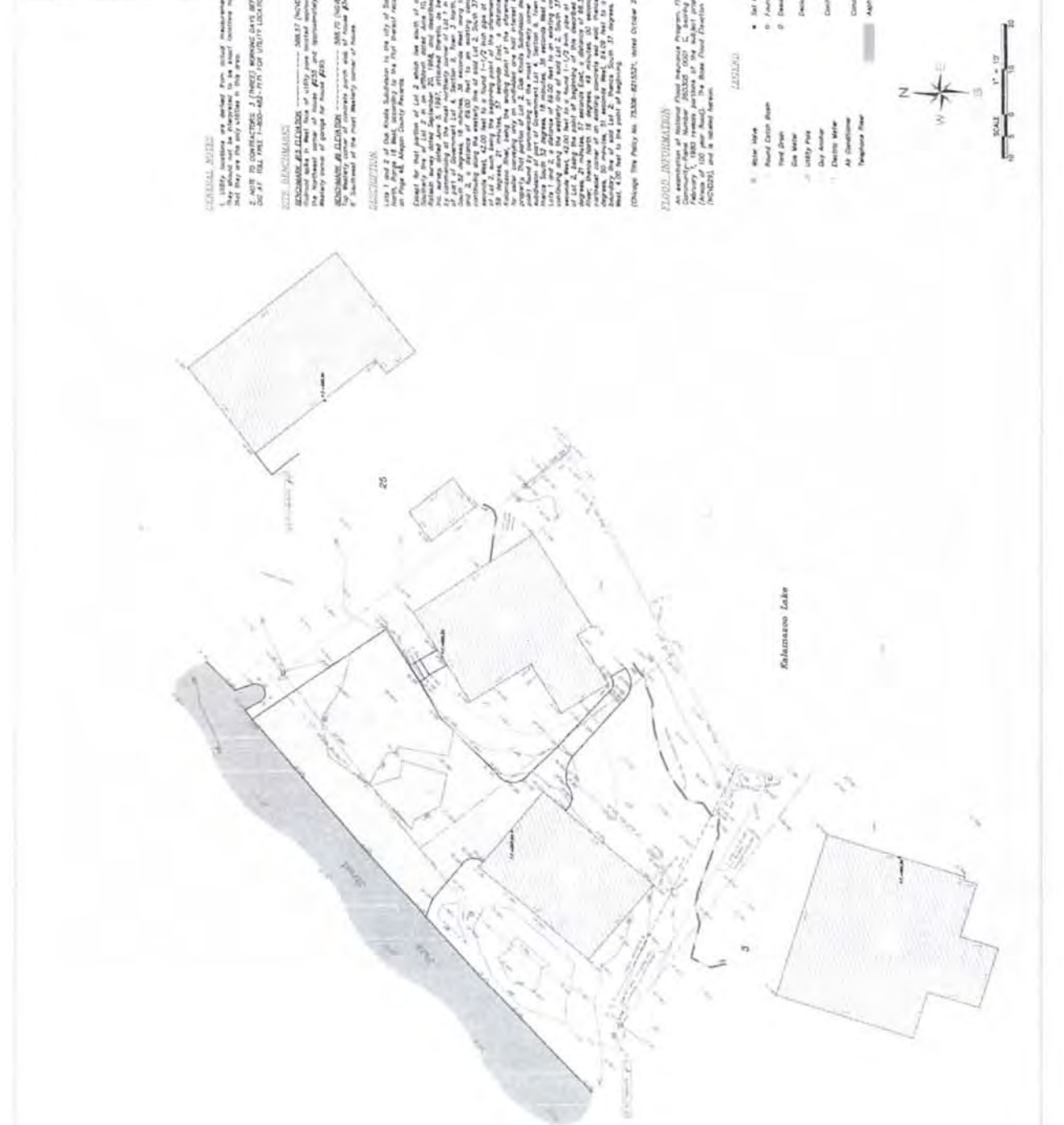
SCALE: 1" = 10'

SCALE: 1" = 10'

SCALE: 1" = 10'

SCALE: 1" = 10'

SCALE: 1" = 10'







Site Location

City of Saugatuck Zoning

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

Parcel ID Number - 03-57-550-001-00

Legal Description

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

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

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

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

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

Charles A. Debbink
 CKC Advisors, LLC
 131035153



P.O. Box 111
 Douglas, MI 49408
 616-686-1888

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

Preliminary
 Not For Construction

Project Number: 1900_2
 July 17, 2020

Color Key

- Buildable Area
- Property Boundary
- Existing Building Footprint

Existing Trees to remain

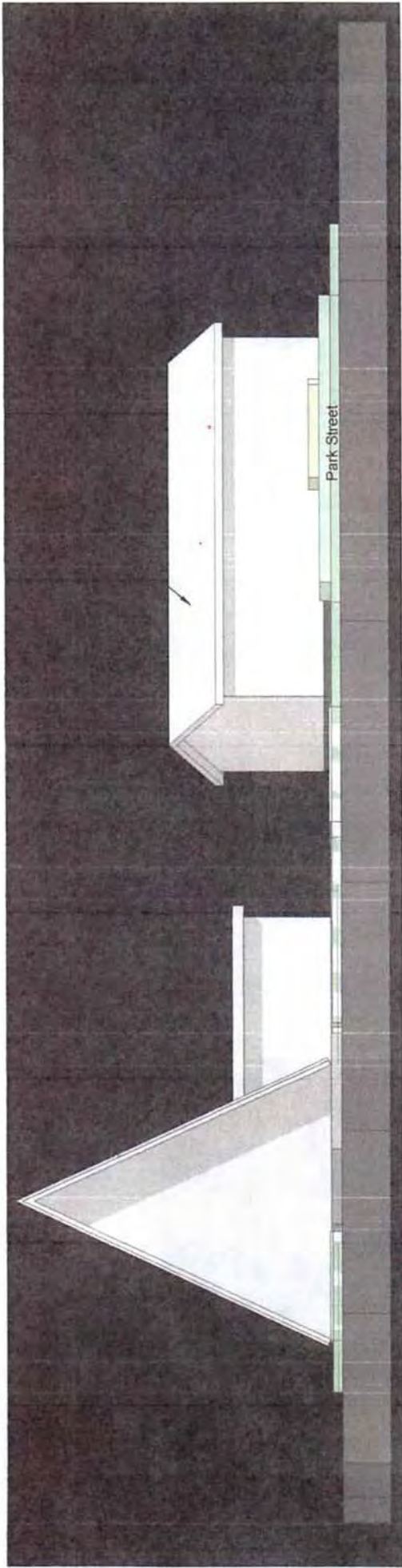


P.O. Box 111
Douglas, MI 49406
616-885-1688

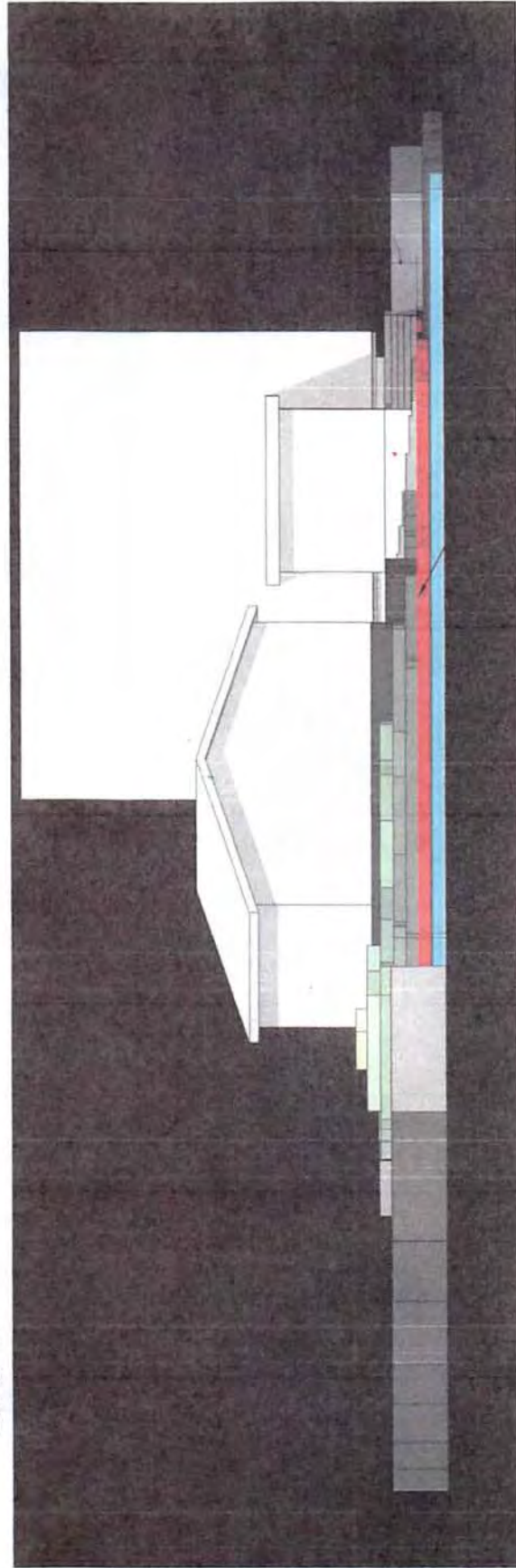
The Plow / Debbink Residence
295 Park Street
Saugatuck, MI 49453

Preliminary
Not For Construction

Project Number: 1909_2
July 17, 2020



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



P.O. Box 111
Douglas, MI 49406
616-866-1688

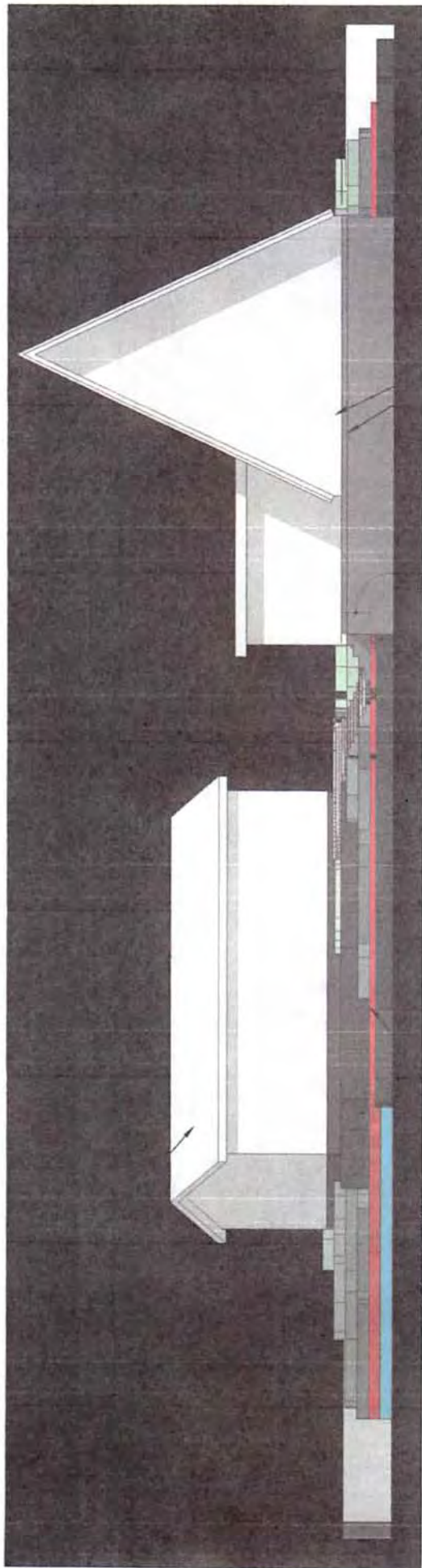
The Plowe / Debbink Residence
205 Park Street
Scappatauck, MI 49453

Preliminary
Not For Construction

Project Number: 1909_2
July 17, 2020

Charles A. Carlson
CKC Architect, L.L.C.
13010315103





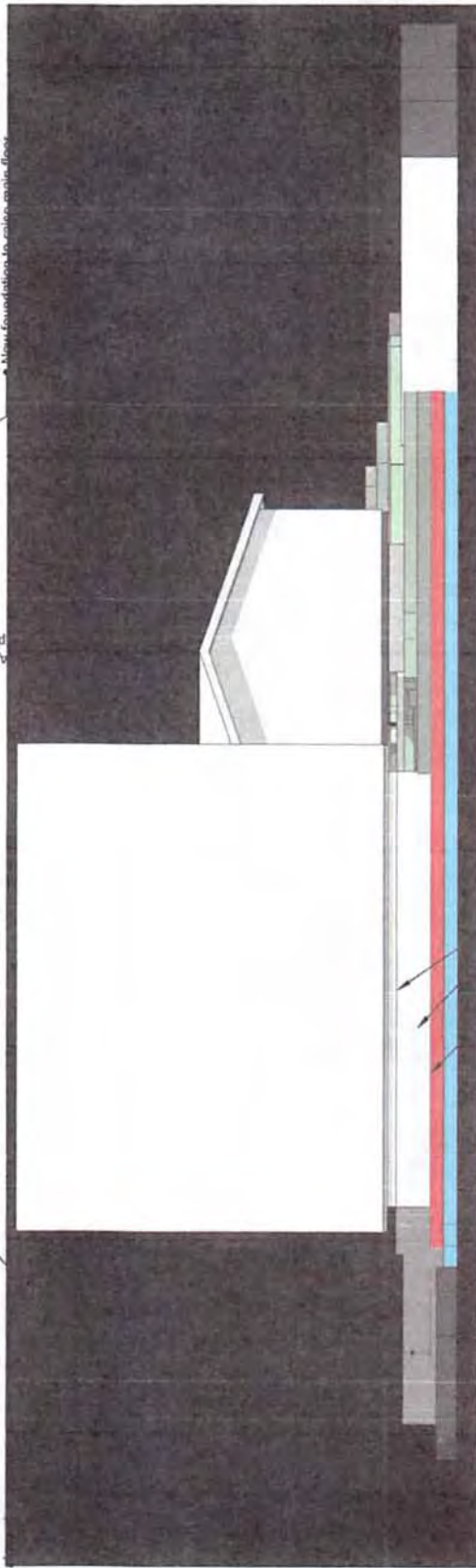
Scale: 1/8" = 1'-0"

100-year floodplain

Ado
plate

New floor level

New foundation to raise main floor



Scale: 1/8" = 1'-0"

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

100-year flood contour

CKC Architect, LLC
1301035103

P.O. Box 111
Douglass, MI 40408
616-885-1668

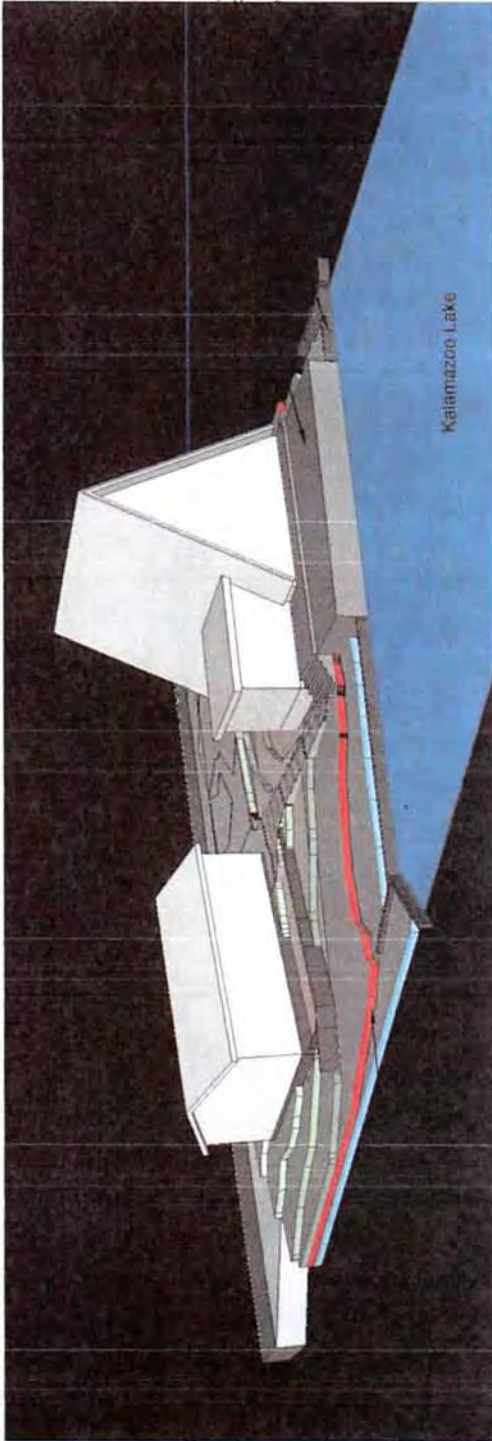


The Plowe / Debbink Residence
295 Park Street
Saugatuck, MI 49453

Preliminary
Not For Construction

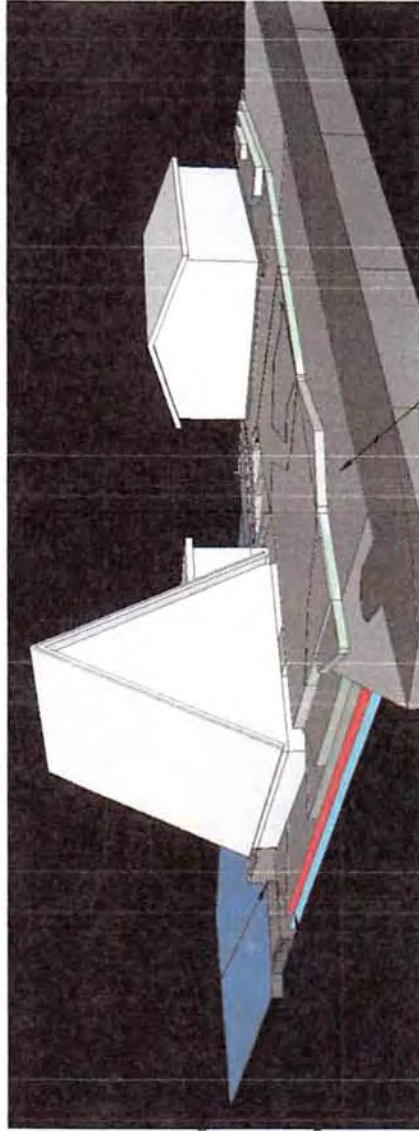
Project Number: 1909_2
July 17, 2020

04 of 06



Part
 +/- 2'-6" above 100 year
 contour.
 a wall.

100-year floodplain c



Existing ses

100-year floodplain co

Chris K. Carlson
 CKC Architects, LLC
 1301035103



P.O. Box 111
 Douglas, MI 49406
 616-866-1688

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

Preliminary
 Not For Construction

Project Number: 1808_2
 July 17, 2020



Preliminary
Not For Construction

The Plowe / Debbink Residence

295 Park Street
Saughtuck, MI 49453

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

Charles K. Carlson
CKC Architect, LLC
1301035103



Zoning Board of Appeals



David Blandford <daveb@padnos.com>

To: Monica Nagel



2:47 PM

To the Zoning Board of Appeals,

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

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

Sincerely,

David Blandford
Debra Blandford

Zoning Board of Appeals
Saugatuck City Hall
102 Butler Street
P.O. Box 86
Saugatuck, Mi 49453

To the Zoning Board of Appeals,

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

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

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

Sincerely,


Douglas Sandner

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

June 28, 2020

To the Zoning Board of Appeals,

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

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

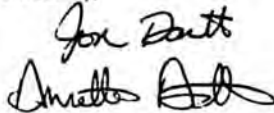
We own the home at 347 Park Street, right next door, directly north of their property. We have no issues with them raising their house and totally understand why this is needed to protect it from flooding, as they as well as us, had to put sandbags along our entire seawall this spring due to the water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

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

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

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

Sincerely,

The image shows two handwritten signatures in black ink. The top signature is 'Jon Dart' and the bottom signature is 'Annette Dart'. Both are written in a cursive, flowing style.

Jon and Annette Dart
347 Park Street
Saugatuck, Michigan 49453

Zoning Board of Appeals
Saugatuck City Hall
102 Butler Street
P.O. Box 86
Saugatuck, Mi 49453



To the Zoning Board of Appeals,

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

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

As residents of 506 Park Street and neighbors to their property at 295 Park street we would endorse these improvements in the neighborhood and encourage your approval of this project.

Sincerely,

David Blandford
Debra Blandford

City must address Park Street needs

To the editor,

In the Saugatuck City Council election Nov. 3, I will vote for the new candidates. I will ask that they review the "staff to need" contract for police services.

The current contract provides inadequate funding for public safety — especially on Park Street, where I live. Last season this road serviced 280,000 vehicles and walking or biking there is a nightmare.

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When considering both use and nonuse variances, the ZBA must ensure that the "spirit of the ordinance is observed, public safety secured and substantial justice done."

Additional Information Submitted by Pouck

I move:

Contingent upon the owner obtaining separate approvals as required to allow construction within the flood plain area for zoning dimensional variance request V 20002 requesting a setback variance for 295 Park Street that the following variance be approved

Front yard no variance allowed

Side yards no variance allowed

Rear yard variance, from the required 25 foot setback from the lake front, to be as follows:

The northeast corner of the existing building be allowed a variance of 3.5 feet for a setback of 21.5 feet

The southeast corner of the main building be allowed a variance of 7 feet for a setback of 18 feet

The southeast corner of the existing building addition be allowed a variance of 4 feet for a setback of 21 feet

The variance shall taper from each of the specified building corners to the next building corner

The intent of this variance allowance is to align the front yard portion of the existing building as relocated, with the required front yard setback as required in the zoning ordinance, and to align the north edge of the exiting building once relocated with the northern side yard setback as required in the zoning requirements for the lot under consideration.

