



**Zoning Board of Appeals
Regular Meeting
November 9, 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. October 12, 2023 Regular Meeting**
- 4. Public Comments**
- 5. Unfinished Business: None**
- 6. New Business:**
 - A. 145 Grant St – Variance request to reduce front setbacks, reduce rear setback, increase lot coverage, and reconstruct within, or so as to encroach on, a public right-of-way or public easement.**
- 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 - *PROPOSED*
October 12, 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 Vice Chairman Bouck at 7:00 p.m.

Attendance:

Present: Vice Chairman Bouck, Board Members Barna, Crawford, Hundreiser, & McPolin.

Absent: Chairman Kubasiak, Board member Bont.

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 Hundreiser, second by McPolin to approve the agenda for October 12, 2023, meeting as presented. Upon voice vote, motion carried 5-0.

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

Motion by Crawford, second by Hundreiser, to approve the minutes from August 10, 2023, as submitted. Upon voice vote, motion carried 5-0.

4. **Public Comments:**

- Helen Baldwin (Saugatuck City Council Member, 787 Manchester) – Fully supports project at 750 Park Street and asks for the board’s approval.
- Ryan Heise (Saugatuck City Manager) – Thanked the ZBA Board for the work they do with the City. Explained history of AT&T project for Mount Baldhead Park at 750 Park Street.

5. **Unfinished Business:** None.

6. **New Business:**

- A. **750 Park Street – Extend a lawful nonconforming use to occupy additional land or air space outside the building:**

1. The Public Hearing was called to order by the Vice Chair at 7:07 p.m.

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

The applicant requests a dimensional variance to construct a new platform and additional equipment at 750 Park Street, which extends a lawful nonconforming use to occupy additional land or air space outside the building. The request relates to Section 154.174(D)(1) of the Zoning Ordinance.

Extending use within a structure. Any lawful nonconforming use may be extended throughout any internal parts of a building which were manifestly arranged or designed for such use at the effective date of this chapter, or amendment thereto, but no such use shall be extended to occupy any portion of a building which was not manifestly arranged or designed for the use at the effective date of this chapter, or amendment thereto, nor shall the use be extended to occupy any land or air space outside the building.

The property is located in the Conservation, Recreation, and Camp Zoning District. The City-owned lot is just under 14 acres in size and is part of a network of parcels making up Mount Baldhead Park. The telecommunications facility infrastructure and tower were constructed prior to zoning requirements that prohibited the use in the Conservation, Recreation, and Camp Zoning District.

3. Presentation by the Applicant:

Todd Wells, AT&T telecom attorney, presented the application for 750 Park Street. He thinks that this may be one of AT&T's best moments ever because of the number of issues that have unfortunately happened at Oval Beach and the inability to provide for anyone a wireless service signal that is necessary for the First Net responders such as the federal government, state government, county, city, and EMS people. He says it looks like an ideal proposal, it makes no visual changes to the RE dome, or to anything that is visual. The only thing it does do is it adds minimal equipment that they are going to put in a remote northwest corner, behind the existing building for their transmission equipment. Without being able to place the transmission equipment in that location, their equipment would not work. Everything that you would normally see would be hidden within the dome. Everything that is on the ground would be covered by arborvitae that would conceal the equipment, so the area is not easily visible by the public. He believes that they have presented a very aesthetically pleasing proposal. It is exactly as your administration suggested. It's about safety, saving lives, and FirstNet, and they are pleased to be part of the project and also provide funding to the city.

4. Public comment regarding the application:

a. Supporting comments: Russ Gardner (City Council Member, 245 Spear): Says that he is the one that kind of got this project started to preserve and also get this sit listed on the National Register of Historic Places. He thanked AT&T and said that they have been great to work with. Gardner leads the Friends of Baldhead group that works with AT&T to get this to work for everyone. They are in the process of figuring out how to move the

antenna inside of the radar in order to accommodate what has been said on the call. He is in full support of the project. He noted challenges with the site itself, as it is located on a dune which is receding to the east on a continuous basis, the building needs to be stabilized, and the tower structure will need some attention in the near future. He says that is something from a City Council standpoint as well as a protector of the site that needs to be discussed. He appreciates the ZBA Board looking at this and again says he is in support of the project. It is a priority for the City but must be done thoughtfully and respectfully to the site.

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 7:25 p.m.

6. Commission deliberation:

The board went into deliberation and discussed a dimensional variance to construct a new platform and additional equipment at 750 Park Street, which extends a lawful nonconforming use to occupy additional land or air space outside the building. The request relates to Section 154.174(D)(1) 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). Barna, Bouck, Crawford, McPolin, Hundreiser, & McPolin found this standard is met because:*

The Board may consider conformity unnecessarily burdensome based on the historic use of Mount Baldhead as a telecommunications facility. In this case, there are no options whatsoever to expand in a conforming manner.

The overall project scope is minor compared to the size of the subject parcel. It would be unreasonable to prohibit additional equipment within the immediate vicinity of the tower facility and cellular antennas within the radar dome itself.

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). Barna, Bouck, Crawford, Hundreiser, & McPolin found this standard is met because:*

The request is not extreme, as there will be no increase in tower size and a minimal increase in the ground equipment area. The variance will do substantial justice to the owner, the City of Saugatuck, and its constituents. The project will address the lack of cellular service and public safety concerns that result from these deficient conditions. Justice for nearby property owners will be ensured because the project and improvements will be unnoticeable, and countless residents and visitors will benefit from improved cellular services.

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). Barna, Bouck, Crawford, Hundreiser, & McPolin found this standard is met because:*

The site is unique as it is a high point in the area that has always been recognized as appropriate and feasible for telecommunication services. The site is unlike any other telecommunication facility location in the vicinity due to its size and elevation.

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

The problem is not self-created, as the use is considered a lawful nonconformity established prior to the current zoning restrictions. The priority of the project is not revenue-focused but for the purpose of public safety and general public benefit.

7. Commission action: ZBA Decision (Approve):

Motion by McPolin, second by Hundreiser, to approve a dimensional variance to construct a new platform and additional equipment at 750 Park Street, which extends a lawful nonconforming use to occupy land or air space outside the building based on the positive findings documented in the staff memo provided to the Board for its October 12, 2023, meeting. Upon roll call vote, motion carried 5-0.

7. Communications: None.

8. ZBA Comments:

Board members welcomed Nicholas Barna as a new alternate member to the Zoning Board of Appeals.

9. Public Comments:

- Helen Baldwin (Saugatuck City Council Member, 787 Manchester) – Thanked the board for their service and appreciates them for seeing this for the project that it is, she is very excited about it.

10. Adjournment: *Motion by McPolin, second by Crawford to adjourn. Motion carried 5-0. The meeting was adjourned at 7:34 pm by Vice-Chair Bouck.*

Respectfully Submitted,
Sara Williams
City Deputy Clerk



**BACKGROUND REPORT
ZONING BOARD OF APPEALS NOVEMBER 9, 2023**

145 GRANT STREET 03-57-052-008-50

JIM SMIT

REQUEST: The applicant requests several variances for a comprehensive building and renovation project at 145 Grant Street. This project includes a renovation of the existing dwelling, expansion of the dwelling, and a new detached garage building. The variance requests relate to Section 154.026(D) and Section 154.174(C)(4)(a) of the Zoning Ordinance and are the following:

- Reduce the front setback on Grant Street to ten feet (10') instead of the minimum 20-foot setback, a reduction of ten feet (10') for an addition and garage.
- Reduce the rear setback to seven feet (7') instead of the minimum 10-foot setback, a reduction of three feet (3') for a detached three-stall garage.
- Reduce the front setback on Elizabeth Street to fifteen feet (15') instead of the minimum 20-foot setback, a reduction of 5 feet (5') for a detached three-stall garage.
- Reduce the front setback on Elizabeth Street to zero feet (0') instead of the minimum 20-foot setback, a reduction of twenty feet (20'), for the reconstruction and enclosure of a porch.
- Reconstruct within, or so as to encroach on, a public right-of-way or public easement for the reconstruction and enclosure of a porch.
- An increase in lot coverage to 42.62% instead of the maximum of 30%, an increase of 12.62% for an addition, porch enclosure, and new garages.

BACKGROUND: The property is located in the R-1 Community Residential District (R-1 CR). The corner lot is 54 feet wide along Grant Street and 157 deep along Elizabeth Street (8,497 square feet in area). Dimensional requirements for the R-1 CR zoning district are shown below.

Front setback	20 feet
Side setback	7 feet
Rear setback	10 feet
Minimum lot area	8,712 square feet
Minimum lot width	66 feet
Maximum lot coverage	30%

The subject lot does not conform to the minimum lot area requirement (8,712 square feet) and the minimum lot width requirement (66 feet). While the property is a corner lot, Elizabeth Street, where abutting the property, has a dirt/gravel surface which eventually ends before the right-of-way reaches Simonson Street. There is no further development potential along Elizabeth Street, as the parcel across the street narrows considerably to its south boundary, and the rest of the property to the east is City-owned.

Due to its nonconforming nature and location along a terminating street, the lot is somewhat unique.

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 Zoning Board of Appeals (“Board”) 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 Board may consider full conformity unnecessarily burdensome based on the nonconforming nature of the lot, its corner-lot characteristics, and the current placement of the nonconforming principal building. As such, front setback variances from the public street rights-of-way for the principal dwelling seem reasonable, especially considering improvements to an aging structure and limited ability to expand and improve in a conforming manner.

However, there are no extraordinary conditions regarding compliance with the detached garage setbacks (front/rear) and the lot coverage maximum. The request for a 3-stall detached garage is excessive for a lot of this size, especially when reasonably sized and conforming garage space can be constructed in attached or detached designs.

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: Relaxation of the lot coverage and detached accessory garage would give the owner rights that are not available to other property owners in the area, and denial of these requests would not affect the justice to the owner. The significant increase in lot coverage and garage space is far beyond allowable, and there are no reasonable justifications for the large garage based on the conditions of the lot and land.

However, front setbacks and right-of-way construction for improvements to the existing principal building area are reasonable and would provide sufficient relief to the property owner to allow modest expansion to the dwelling.

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

Comment: While the lot is narrower than a conforming lot and subject to greater restrictions than an interior lot, the conditions are somewhat unique. The placement of the existing dwelling within the required setback area and right-of-way is certainly unique, though, so reasonable relief appears to be appropriate.

However, similar lots are evident throughout the City, and the conditions and circumstances are not so unique as to warrant relief, let alone relief to construct such significant garage space for a dwelling on a R-1 CR lot.

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

Comment: The problem regarding the expansion of the existing dwelling is not self-created, as the owner had no involvement with the construction of the original dwelling. Although the owner desires an expansion to the dwelling, improving the dwelling and even expanding the footprint is not unreasonable. Based on the placement of the building, the owner did not create the circumstances that warrant the front setback variances.

However, the detached garage, which requires a rear setback, front setback, and lot coverage variances, is certainly a self-created issue and, based on a personal desire, not relief necessary for reasonable use of the property.

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). Any motion supporting or against the variance request must specifically reference the Board's findings concerning all applicable standards.

Based on unique conditions and circumstances, it could be argued that the variances to allow expansion of the existing principal dwelling are reasonable and that the aforementioned findings can justify the request. The intent of the ordinance can be observed, public safety secured, and substantial justice done.

However, the variances necessary for the garage do not seem warranted, as we feel that the strict standards of variance review are not met.

Regardless of the decision, the minutes and written record of the decision must document the Board's findings and conclusions. As such, it is essential for the findings to be read aloud or referenced from this report during the meeting.

Possible motion:

I move to approve front setback relief and allowance for construction within the public right-of-way for renovations and expansion to the existing principal dwelling based on the positive findings documented in the staff memo provided to the Board for its November 9, 2023 meeting, as well as the following:

1. *All building within the Elizabeth Street right-of-way is approved by the City Council.*
2. _____.
3. _____.
4. _____.

This approval is contingent upon the renovation and expansion of the dwelling occurring in conformance with the plans submitted with the application materials.



Zoning Board of Appeals Application

LOCATION INFORMATION APPLICATION NUMBER _____ - _____

Address _____ Parcel Number _____

APPLICANTS INFORMATION

Name _____ Address / PO Box _____

City _____ State _____ Zip _____ Phone _____

Interest In Project _____ E-Mail _____

Signature _____ Date _____

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name _____ Address / PO Box _____

City _____ State _____ Zip _____ Phone _____

E-Mail _____

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

Signature _____ Date _____

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

Name _____ Contact Name _____

Address / PO Box _____ City _____

State _____ Zip _____ Phone _____ Fax _____

E-Mail _____

License Number _____ Expiration Date _____

PROPERTY INFORMATION

Depth ___ Width _____ Size _____ Zoning District _____ Current Use _____

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

Application Type: Interpretation ___ Dimensional Variance _____ Use Variance _____

REQUESTED VARIANCE AND DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Zoning Requirement _____ Proposed Variance _____

Zoning Requirement _____ Proposed Variance _____

Zoning Requirement _____ Proposed Variance _____



SITE PLAN REQUIREMENTS (SECTION 154.061)

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

Y N NA

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



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

DIMENSIONAL VARIANCE REQUEST STANDARDS PER SECTION 154.155(B)

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

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

- (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.



Page 4 is not Applicable

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;

Three horizontal lines for response to question 1.

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

Three horizontal lines for response to question 2.

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

Three horizontal lines for response to question 3.

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

Three horizontal lines for response to question 4.



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 _____

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;

I am writing to respectfully request a variance from the strict compliance requirements of the zoning ordinances for my property located at 145 Grant Street. The circumstances surrounding my property present unique challenges that both prevent permitted purposes and hinder its effective use under the current regulations.

The structures on my property were established prior to the implementation of the zoning ordinances. Given the historical context and the existing layout of the neighborhood, strict adherence to setbacks, frontage, and lot size requirements would unreasonably restrict my ability to use the property for its intended purposes.

Furthermore, my property's corner lot configuration, characterized by a narrow width dimension, sets it apart from the standard properties in the area. The lot width is 53.86', 12.14' less than the minimum lot width of 66'. The existing structures, along with the expansive lawn areas outside of my property lines of 7,493 square feet, contribute to the perception of a larger property than its actual size of 8,497 square feet. Another noteworthy fact is that my property does not meet the minimum lot size of 8,712 square feet. Shy 215 square feet. Combined area = 15,990 square feet

Considering these factors, I kindly request your consideration in granting the requested variances that consider the unique circumstances of my property. These variances would enable me to utilize the property in a manner that respects the character of the neighborhood while also aligning with the broader goals of the zoning ordinances.

- (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;

A variance would achieve substantial justice to the owner and neighboring property owners by recognizing the unique circumstances of the property while still upholding the intent of zoning regulations. It acknowledges that the presence of pre-existing structures, corner lot layout, and additional lawn space creates constraints that prevent strict compliance.

Granting a variance rather than a full relaxation aligns with justice for others as well. This approach acknowledges the need to balance the property owner's interests with those of the community. A lesser relaxation allows the property to be used effectively while preserving the overall character and objectives of the district.

In essence, a variance strikes a balance between the owner's rights and the community's welfare, providing relief without unduly compromising the broader goals of the zoning ordinances.

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

The "plight of the owner" in this case arises from specific factors intrinsic to the property, notably the pre-zoning ordinance structures that were established before the current regulations. While it's true that some of my neighbors share similar hardships, it is essential to recognize that these shared challenges stem from historical characteristics particular to our properties.

The historical context of the structures sets the situation apart from typical neighborhood conditions. The challenges I face, including setbacks and other compliance issues, are tied to the presence of these historical structures. Therefore, it can be established that the difficulties I encounter are rooted in the unique circumstances of my property, rather than reflecting commonplace conditions within the neighborhood.

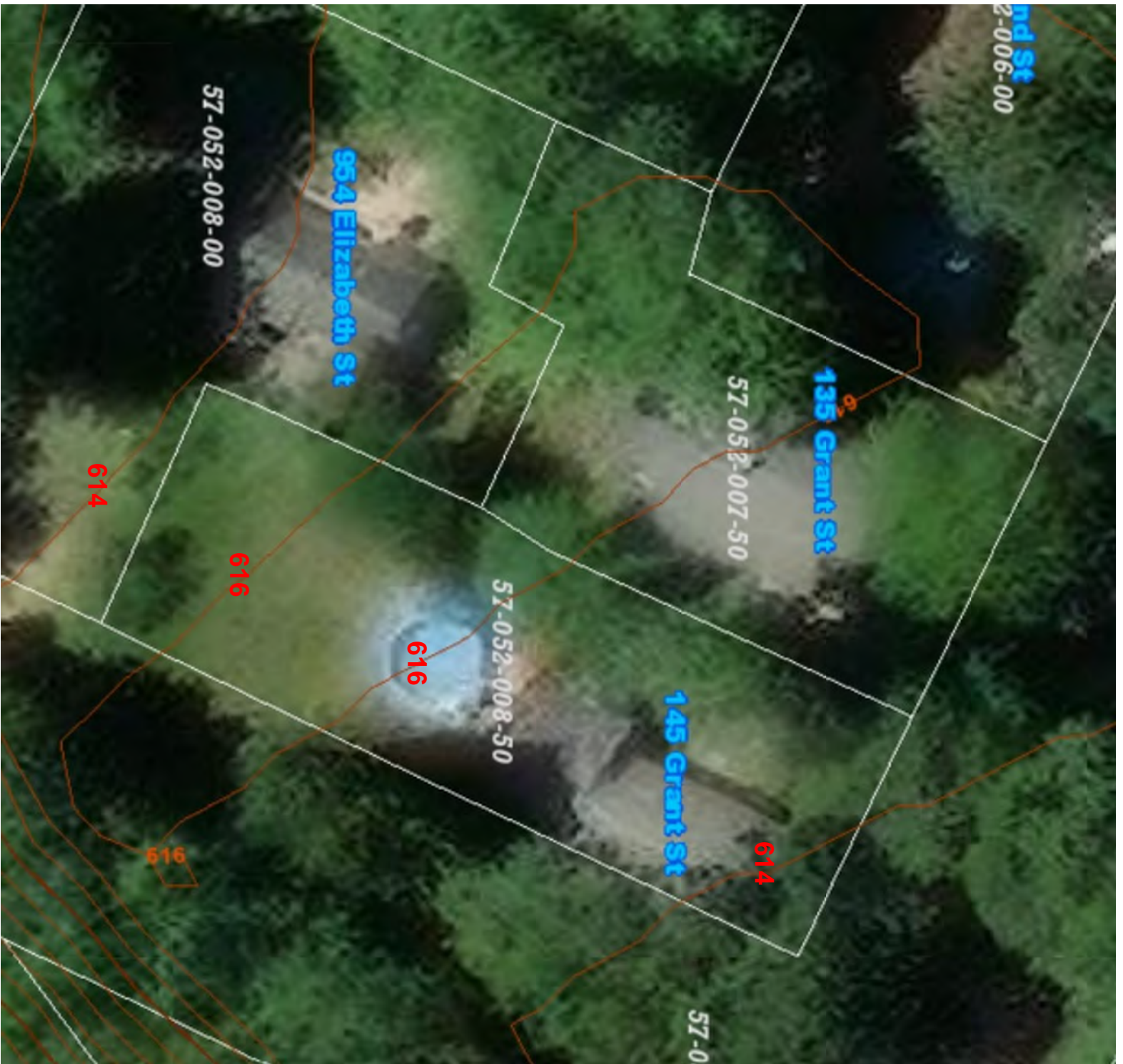
(4) Explain how the problem is not self-created or based on personal financial circumstances.

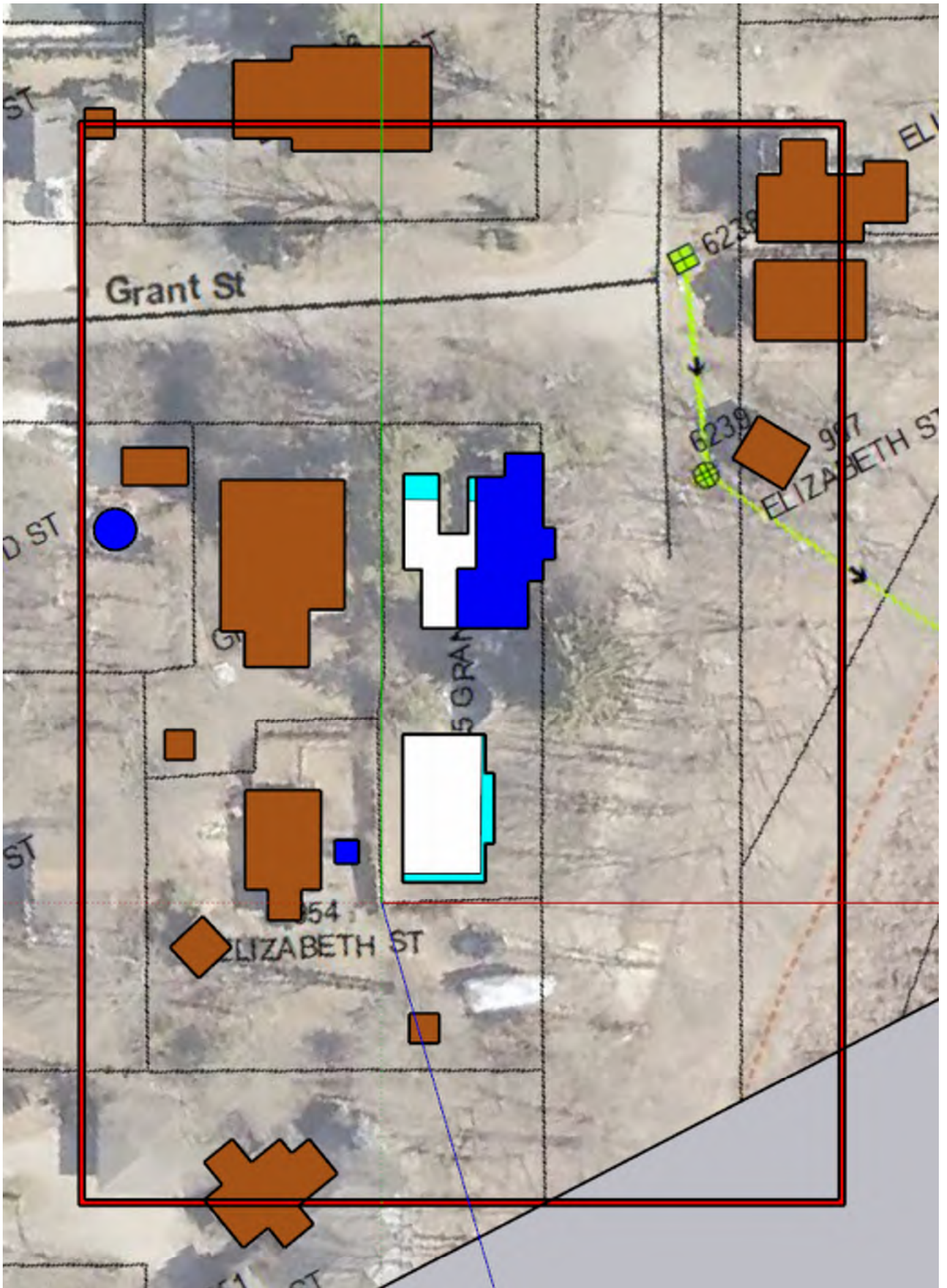
The issue at hand is not centered solely around personal interests or financial circumstances. Instead, it revolves around the broader context of property characteristics and their implications. The challenges and hardships being discussed are rooted in the historical nature of the property and its unique configuration.

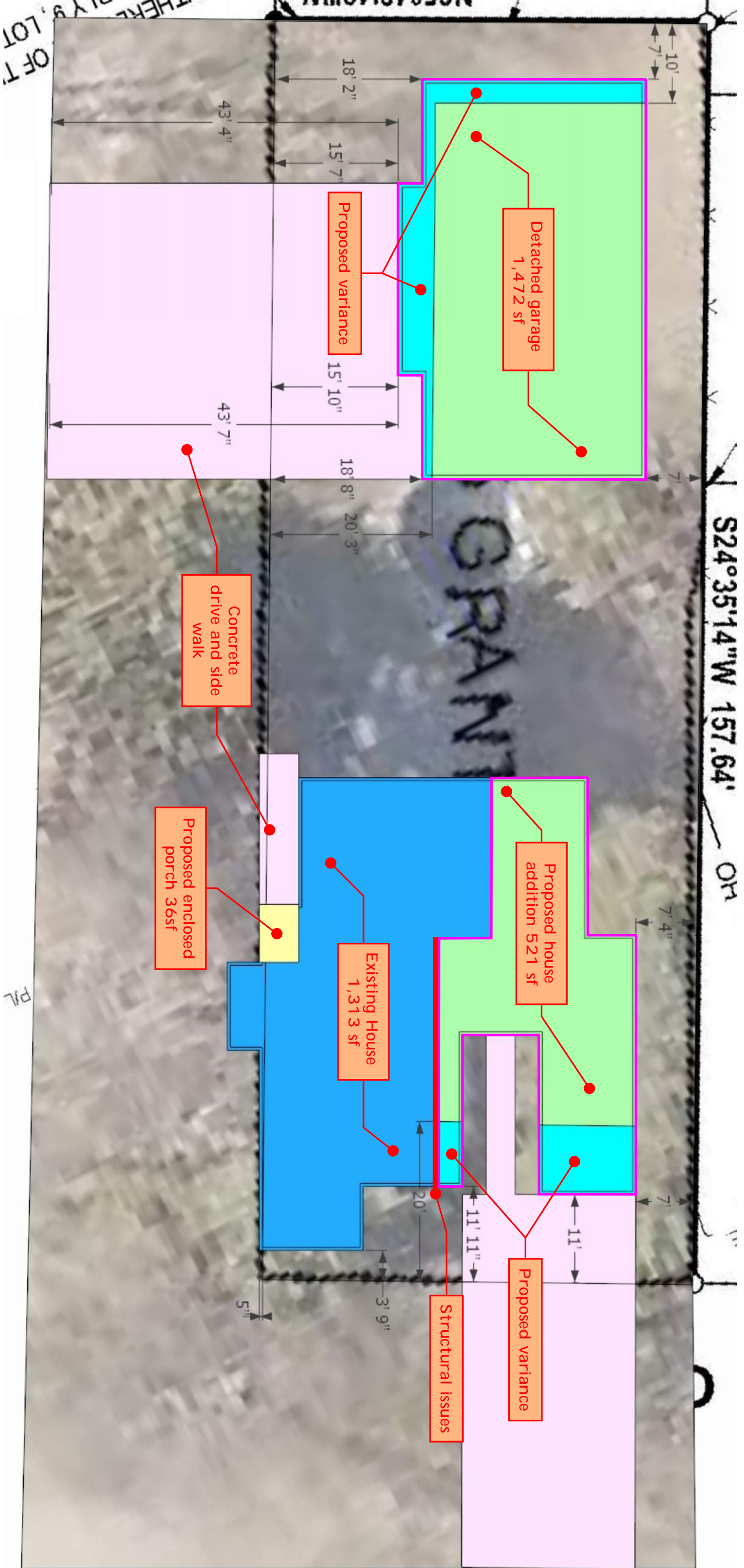
The intention here is not to prioritize personal financial gain, but to address the genuine constraints imposed by the property's layout, historical structures, and corner lot configuration. By seeking the variances, the goal is to find a balanced resolution that accommodates the property's specific circumstances while still aligning with the neighborhood's overall well-being and the intent of zoning regulations.

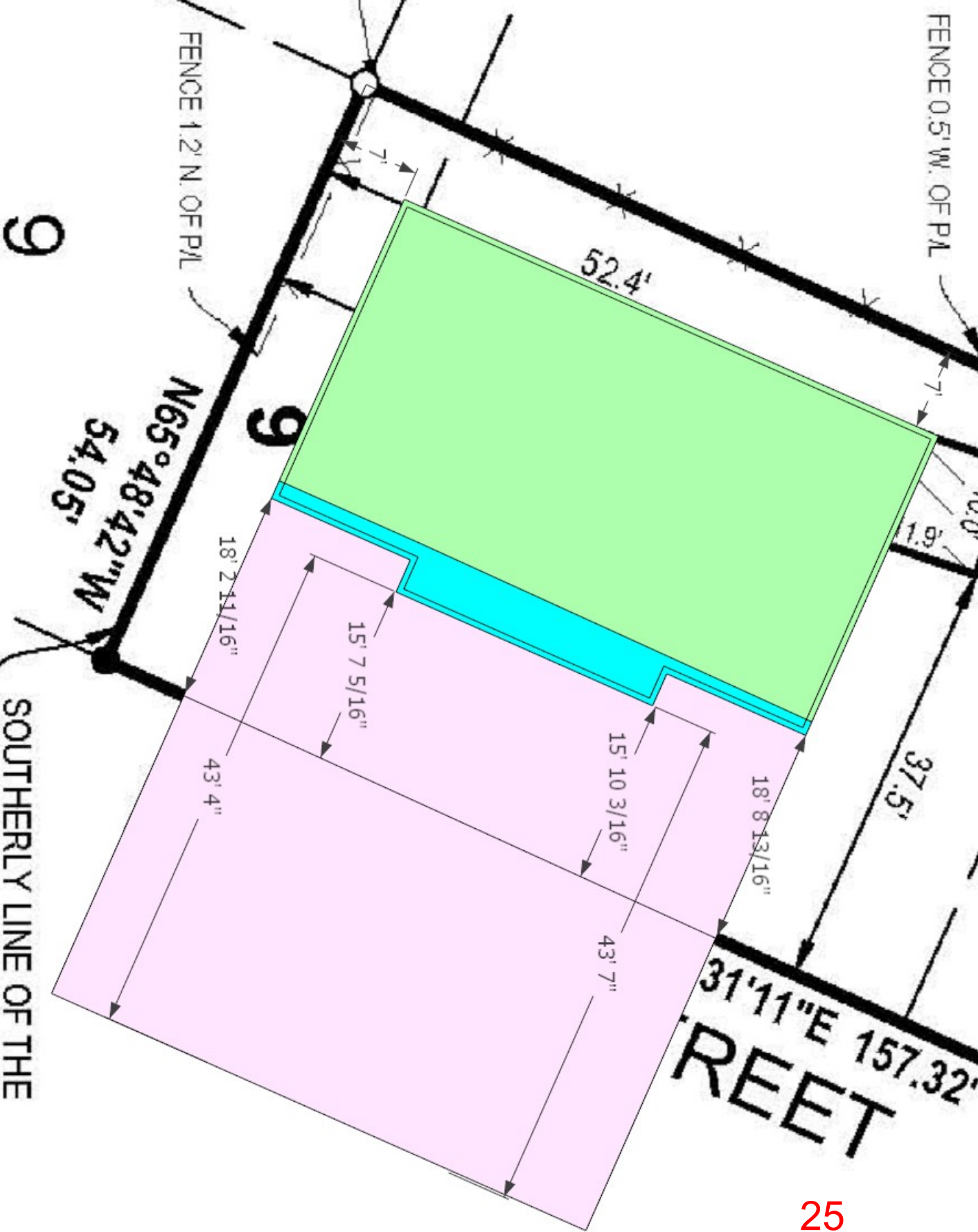
In essence, the issue extends beyond individual financial concerns and focuses on recognizing and working within the framework of the property's distinct attributes to ensure a fair and equitable outcome that serves both the owner's interests and the community's welfare.

I am committed to maintaining the integrity of the community while making reasonable use of my property. Your understanding and support in this matter would be greatly appreciated.

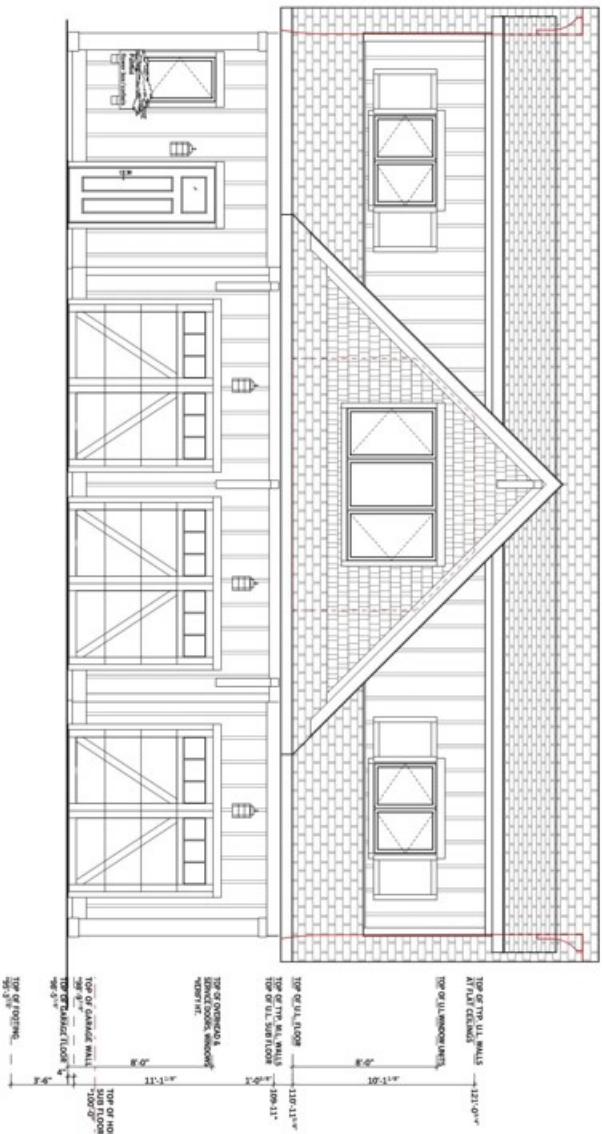








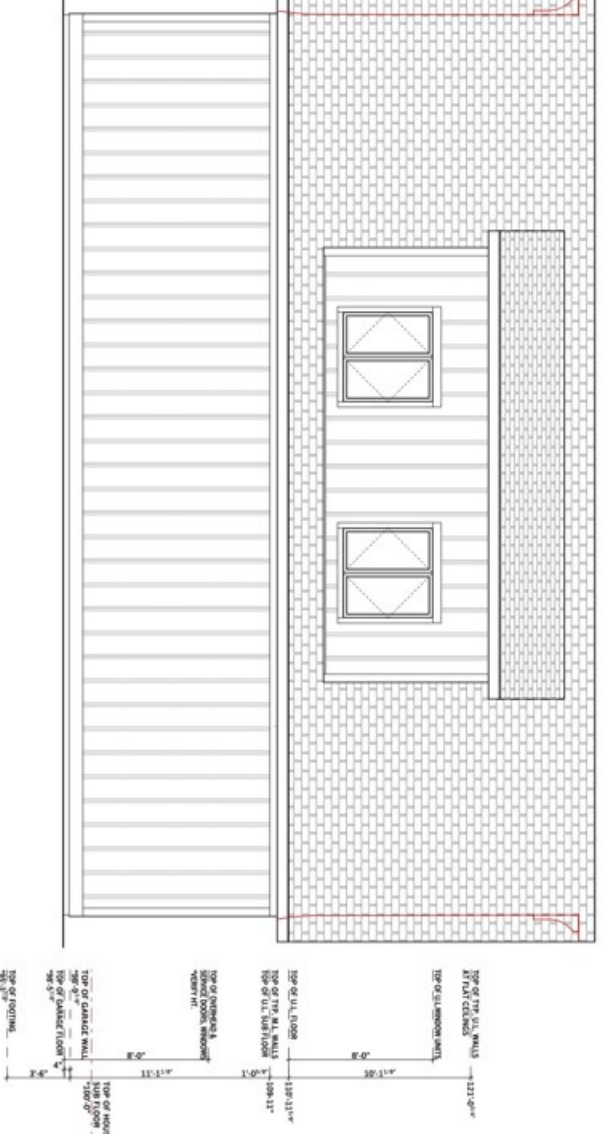




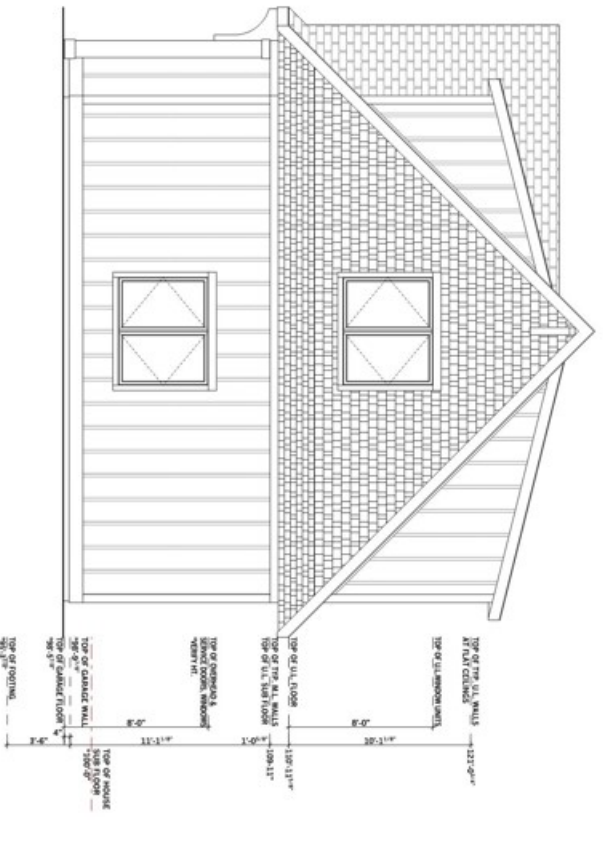
ENTRY ELEVATION



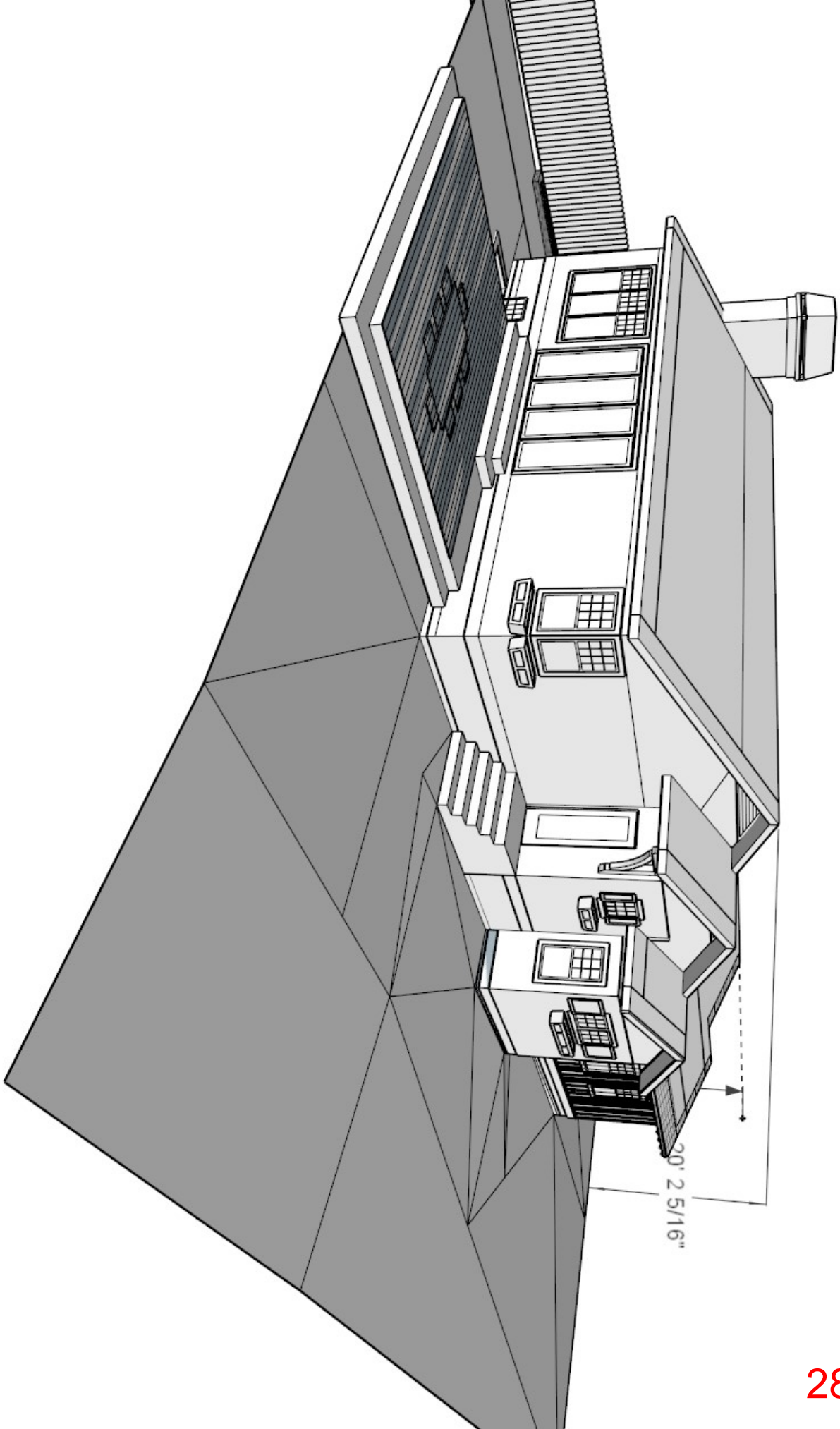
LEFT ELEVATION

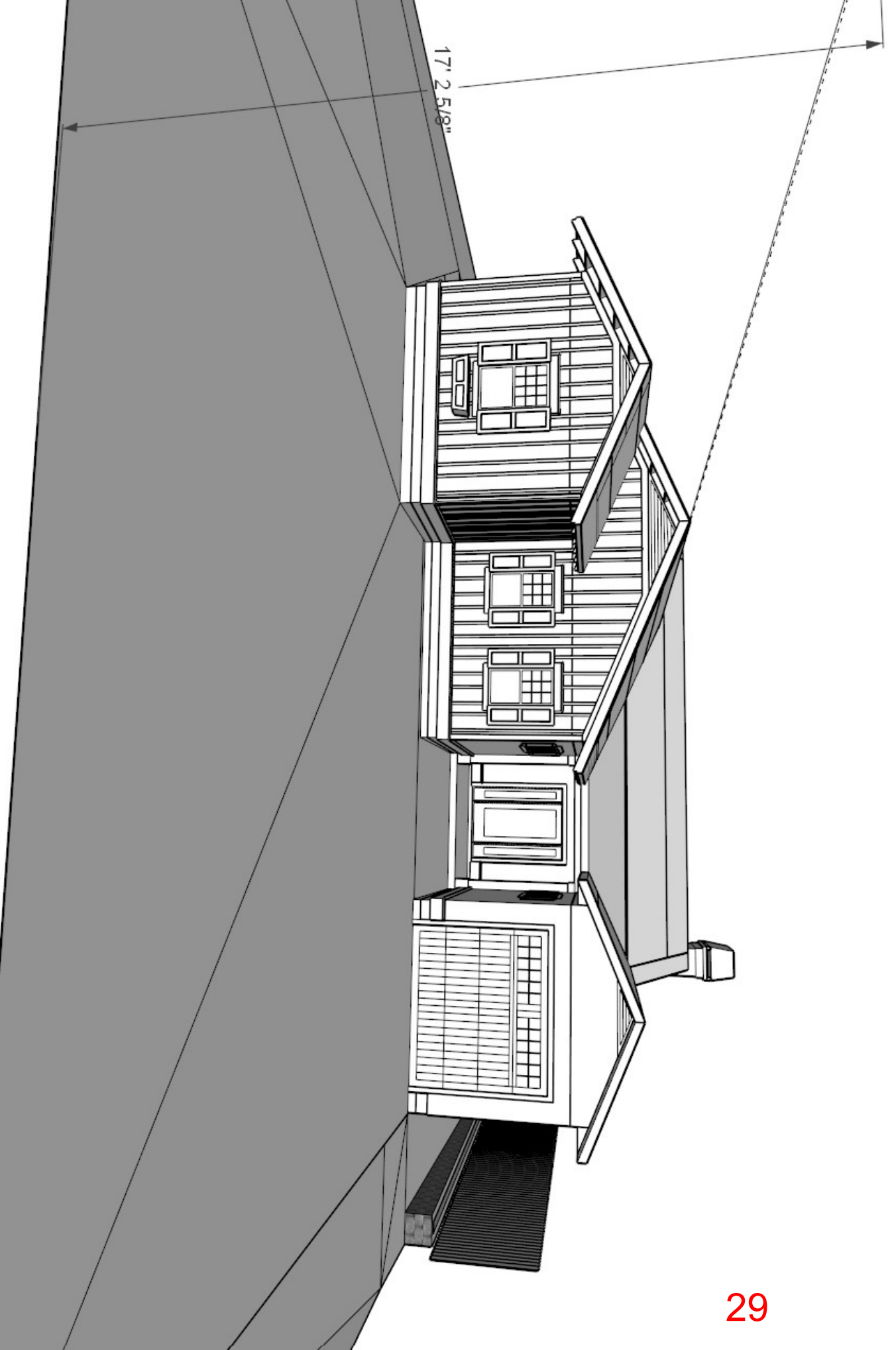


REAR ELEVATION

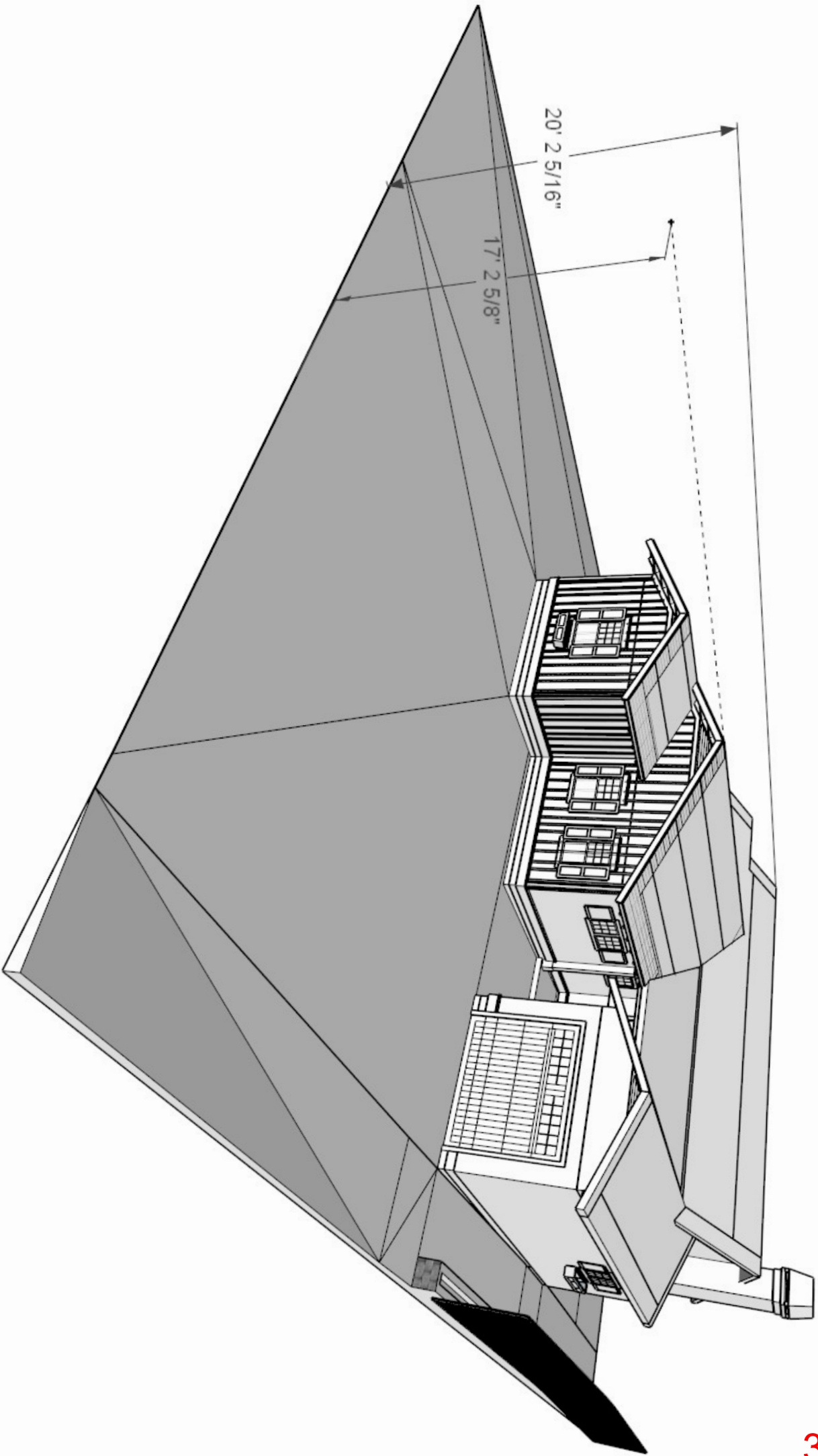


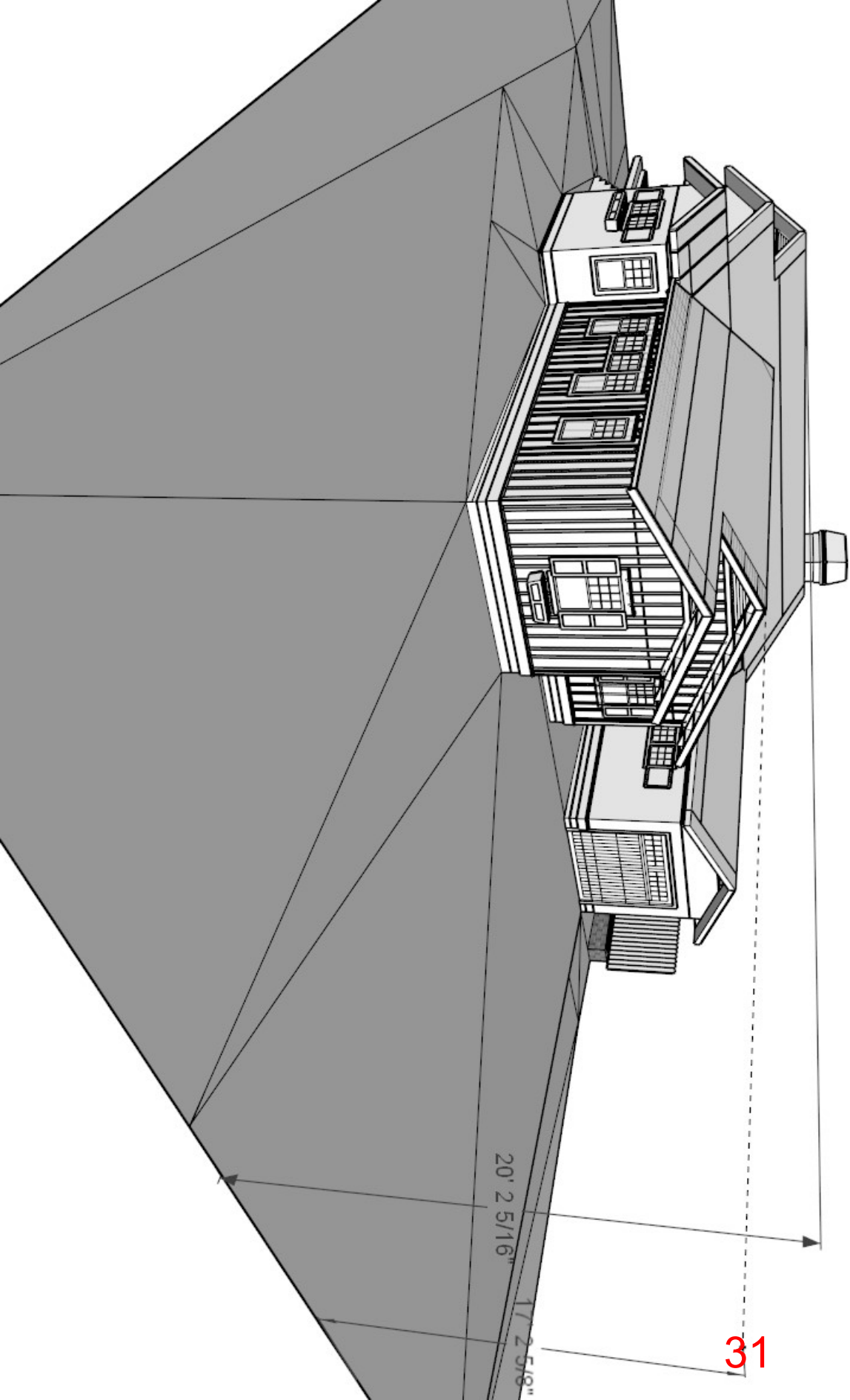
RIGHT ELEVATION





17' 2 5/8"

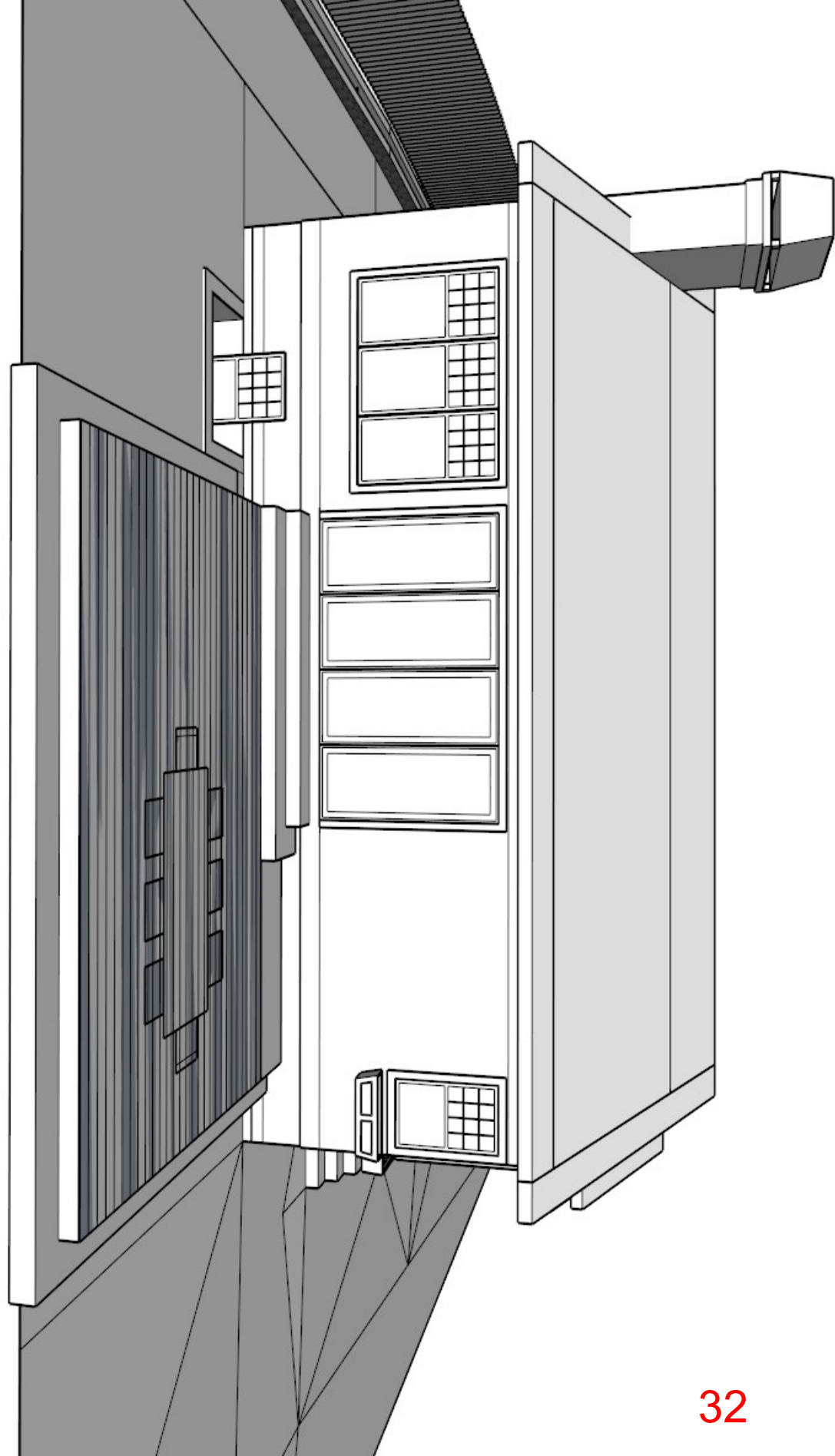


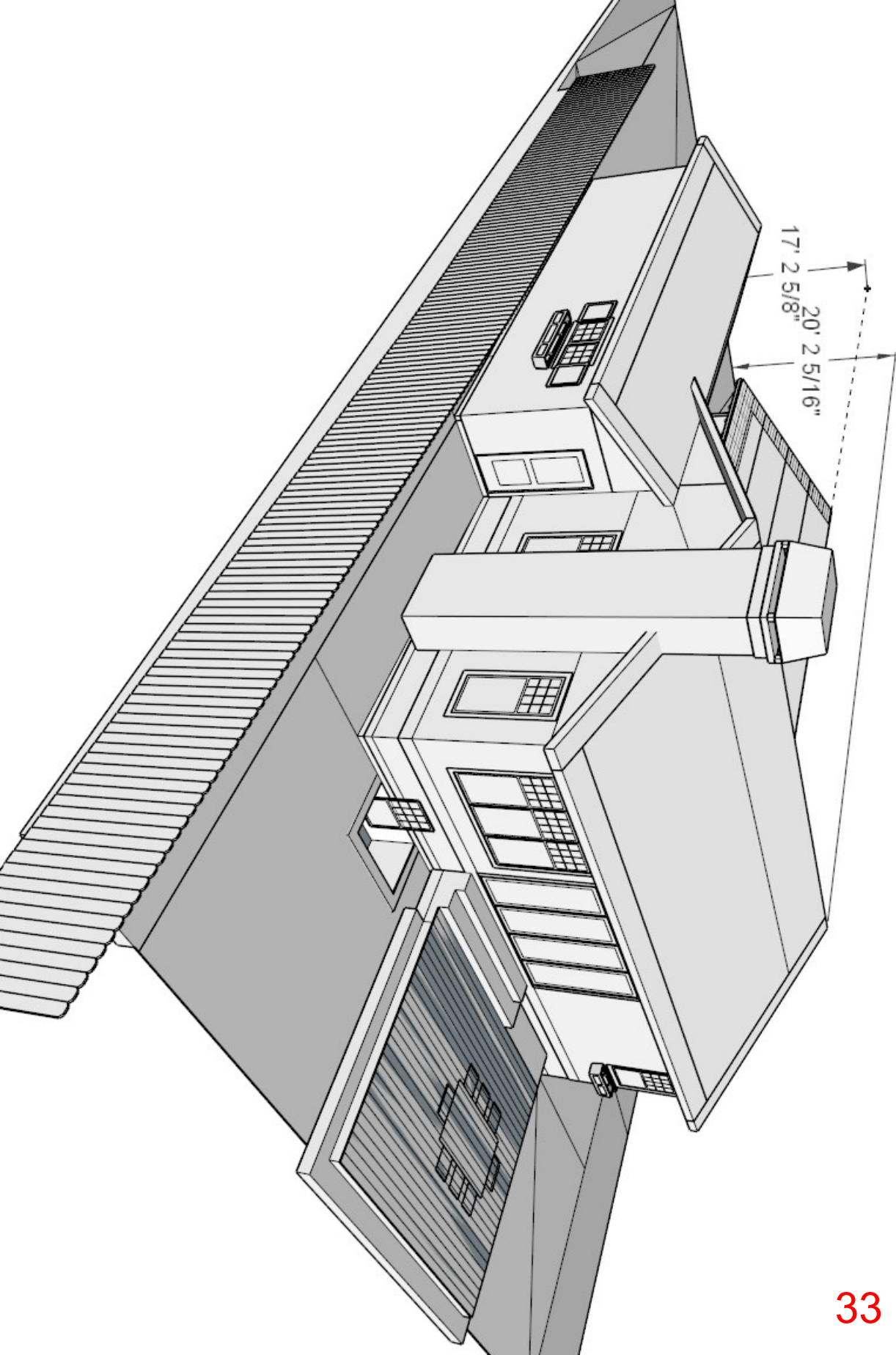


20' 2 5/16"

17' 2 5/8"

31





Proposed Exterior Lighting

145 Grant Street

The proposed plan for lighting is to maintain the existing down lighting where applicable and add lighting where necessary to meet current building codes at points of egress and ingress.

DANIEL W. FOX
1006 ELIZABETH STREET
SAUGATUCK, MICHIGAN 49453

danielwfox101@gmail.com

28 October 2023

City of Saugatuck
Attn: Zoning Board of Appeals
City Hall
102 Butler Street
Saugatuck, Michigan 49453

Subject: 145 Grant Street Pending Application

To the Board:

My property (identified as 014-00 on page 11) is located directly across Grant Street from the applicant's property. I am writing to offer some thoughts, facts, and considerations regarding the subject application as follows:

- The applicant's house occupies the easternmost portion of their property.
- To the east of the house, Elizabeth Street is a gravel road, beyond which lies unbuildable open property overlooking Peterson Preserve.
- As the applicant's house was built prior to area zoning, it is a unique situation.
- I believe the original construction was designed as a summer home.
- The applicant uses the house as a year-round home, although three adjacent houses are short-term rentals.
- The proposed variances shown on page 12 of the application are modest and reasonable, as are the hardscape improvements.
- Aesthetically, the addition will be a significant improvement to the neighborhood bringing the house from the appearance of a summer cottage to that of a permanent Saugatuck-appropriate home.

Also worth noting, the applicant is a professional construction manager employed by a respected builder engaged in other projects within Saugatuck.

Again, I wholeheartedly endorse the request and urge your approval of the application.

Sincerely,



Ryan Cummins

From: jocastill10@aol.com
Sent: Friday, October 27, 2023 8:50 PM
To: Ryan Cummins
Subject: Proposed construction/reconstruction at 145 Grant Street

To Whom It May concern,

I am the homeowner at 997 Elizabeth Street. I am against this proposed work at 145 Grant Street. Please include my objection to this proposal at the public hearing on November 9.

Thank you,
Carol L Nash

[Sent from AOL on Android](#)