CITY OF LUDINGTON
BOARD OF ZONING APPEALS
Minutes – August 15, 2000

A regular meeting of the Ludington Board of Zoning Appeals was held on, August 15, 2000 at the Ludington Senior Center, 308 S. Rowe St., Ludington, MI, and was called to order by Tom Tyron, Chairperson at 5:30 p.m.

PRESENT: Tom Tyron, Kaye Holman, Brian Purtee, Bob Erickson, Gerry Ponko and Ken Vanderbilt

ABSENT: Greg Dykstra, Virginia Scott and Bev Gavigan

ALSO PRESENT: Building Inspector, John Healy and Recording Secretary Carol A Foote

ROLL CALL: The roll call gave the above results.

MINUTES: A motion was made by Ken Vanderbilt seconded by Bob Erikson, to approve the minutes of the meeting of July 18, 2000. Motion carried unanimously.

PUBLIC HEARING: Consideration of a request from Mr. Robert J. Evans for a side yard setback variance in order to construct an attached garage at the following address: Addition No. 4, Lot 13, Block 143, also known as 420 N. Gaylord.

Kevin Moytka, representative for Mr. Evans, explained to the board that they were asking for a 5' 10 ½" sideyard setback variance. This would bring the structure within 18 inches from the property line.

Kaye Holman asked if the only reason that the garage could not be put in the rear yard was because of no locking devices on the rear doors of the house. Mr. Moytka told her that neither of the doors on the back had access from the outside. Mrs. Holman stated that these locking devices could be obtained from a hardware store. She was having a hard time finding a difficulty.

Brian Purtee pointed out that the house at 418 N Gaylord had a porch that was at least 2 feet wide with an awning hanging on it.

Tom Tyron stated that he felt that with the deck going around the back, there would be considerable construction to build a garage in the back. He feels that in looking at the surrounding area, all the garages seem to be up to the line. He said that this one would not be unique.

Kaye Holman disagreed with Mr. Tyron. She stated that they were pretty specific in their request when they said that this would increase the resell of the house. The two-car garage may enhance the value of the surrounding property. She said that she did not consider that a practical difficulty. Mr. Tyron said that he did not consider the economics. He did not find it practical to have to tear off all the decking.

Ken Vanderbilt stated that he felt that they were getting too close to the property line. Gerry Ponko told the Board that there had been a variance granted that was very similar with the same scenario. Mr. Vanderbilt said that the one granted was seven feet from the property line.

Tom Tyron closed the public hearing.

The Recording Secretary reported that there were thirty-nine notices sent with no replies.

Tom Tyron read the Standards:

1) Practical Difficulty: Kaye Holman: No/ Tyron: Yes, I believe there is with the deck and the other building. The logical thing to do is add on to the garage where it is. Mrs. Holman explained that there was enough room to put a 24-ft garage in the back. Brian Purtee agreed with Kaye Holman. In the original application, they stated they did consider putting a garage in the back. The only obstacle was

practical difficulty.

2) Detrimental to adjacent property: Tom Tyron said that obviously it would be to the neighbor, in being very close. Bob Erikson said that he felt it would be detrimental.

3) In harmony with Ordinance: Kaye Holman: No

4) Difficulty more than personal inconvenience and financial hardship: Tyron: No

Kaye Holman made a motion to deny the request for a side yard setback variance, seconded by Ken Vanderbilt..Motion carried 4-2, (Yes, Holman, Vanderbilt, Purtee, Erikson) (No, Tyron, Ponko)

OLD BUSINESS:
None

NEW BUSINESS:
None

ADJOURNMENT: A motion was made by Ken Vanderbilt seconded by Kaye Holman, to adjourn the meeting. Motion carried unanimously and the meeting was adjourned at 5:45 p.m.

Respectfully submitted,
Carol Foote, Recording Secretary

Tom Tyron, Chairperson