CITY OF LUDINGTON
BOARD OF ZONING APPEALS
Minutes – March 21, 2000

A regular meeting of the Ludington Board of Zoning Appeals was held on, March 21, 2000 at the Ludington Senior Center, 308 S. Rowe St., Ludington, MI, and was called to order by Chairperson Greg Dykstra at 5:35 p.m.

PRESENT: Brian Purtee, Greg Dykstra, Tom Tyron, and Virginia Scott

ABSENT: Kaye Holman, Bob Erickson, Gerry Ponko, Bev Gavigan, and Ken Vanderbilt

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 Tom Tyron, seconded by Brian Purtee, to approve the minutes of the meeting of December 21, 1999. Motion carried unanimously.

PUBLIC HEARING: Consideration of a request from Roger and Gayle Anderson for a rear yard setback variance from 25 feet to 20 feet and a side yard variance to allow construction above the existing building and with 6 ½ feet from the east lot line at the following described property: L-1249 C.E. RESSEGUIE'S SECOND ADDITION LOT 3 BLOCK 2, also known as 405 E Ludington Ave.

Roger Anderson explained to the Board that they would like to use half of the existing house and an addition as his residence and still use the front of the house as offices. There would be no more than two attorneys. They would use the front for the primary entrance and still have the back entrance as the barrier free entrance. He explained that this house had been moved from the courthouse block in 1893 and was set within one foot of the east property line. In keeping with the architecture of the house, they would like to keep the line going back instead of spreading out. He also explained the parking situation. They would also like to keep the open space to the west. They would also like to trim out the dormers to tie into the others on the house including the large dormer on the east side which would have an overhang of 4 ½ from the property line.

Tom Tyron wanted to know it there would be enough space between their house and Carriage House for firefighting, etc. Mr. Anderson told him that there would be at least ten feet. Mr. Tyron commented that there would not be much green space.

Greg Dykstra asked if there had been any notices sent. The recording secretary reported that there were thirty-one notices sent with no response.

Brian Purtee asked if there would be enough room on the west side for a drive. Mr. Anderson said that there would not be room because there would have to be a barrier free ramp put in.

Chairman Dykstra closed the public hearing.

Tom Tyron made a motion to grant a rear yard setback variance from 25 feet to 20 feet and a side yard variance to allow construction of a dormer above the existing building and within 6 ½ feet from the east lot line seconded by Virginia Scott. Motion carried unanimously.

NEW BUSINESS:

Election of Officers:
Set Day, Time and Place:

Brian Purtee made a motion to postpone the election of officers until there was a larger table and to keep the meetings on the third Tuesday of the month at 5:30 p.m. at the Ludington Senior Center, seconded by Tom Tyron. Motion carried unanimously.

ADJOURNMENT: A motion was made by Virginia Scott, seconded by Tom Tyron, to adjourn the meeting. Motion carried unanimously and the meeting was adjourned at 6:00 p.m.

Respectfully submitted,
Carol Foote, Recording Secretary

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Greg Dykstra, Chairman