



VILLAGE OF SUTTONS BAY
ZONING BOARD OF APPEALS
MEETING MINUTES OF JUNE 21, 2023

The meeting was called to order by Chairperson Popke at 5:30 p.m.

Present: Bahle, Hassevoort, Perkins, Popke and Smith
Staff present: Fay and Patmore

Approval of agenda

Bahle moved, Smith seconded, CARRIED, to approve the agenda as presented.
Ayes: 5, No: 0.

Approval of meeting minutes

Bahle moved, Smith seconded, CARRIED, to approve the ZBA meeting minutes of May 17, 2023. Ayes: 5, No: 0.

Variance Request: Public Hearing

Applicants William and Kristin Crackel are seeking a variance for property located at 418 N. St. Mary's, Parcel ID #043-777-383-00, located in the Central Residential District, specifically for an 8-foot variance of the primary street front setback for construction of a covered porch.

Applicant Bill Crackel stated large site plan drawings are available as well as pictures of and what is on the street now. Crackel stated no negative comments have been received; a positive comment can be found in the packet. The request will help protect the cobblestone foundation from the water running down from St. Mary's and will provide more protection from weather. The home was built around the 1930's. The request should not affect neighbors negatively as there are already homes with front porches, and would make the neighborhood look good and like the rest of the rest of the homes. Crackle's will not be putting screens up.

Popke asked how a porch will keep water coming from coming off of the street and Crackel responded by saying the porch will have an additional foundation. The architect made the recommendation to put on a front porch to protect the old cobblestone foundation from water off of the street.

Zoning Administrator Patmore reviewed with the ZBA board the General Findings of Facts found in the packet.

The public hearing opened at 5:47 p.m.

Public comment received from Richard Hylwa stating he believes the front porch would fit in with the rest of the neighboring houses.

A written public comment received from Tom Klinefelter in support of the variance request.

The public hearing closed at 5:49 p.m.

Smith moved, Bahle seconded, CARRIED, to approve the General Findings of Fact found on pages 1-3 contained in the Zoning Administrators staff report dated June 21, 2023 as presented at this meeting, and the scaled drawings dated 11-21-22.

Ayes: 5, No: 0.

Following review of the Findings of Fact contained in the Zoning Administrator's Report dated June 21, 2023 and on pages 4-6,

The Village of Suttons Bay ZBA finds the following:

- The need for the variance is primarily due to the existing house being constructed prior to Village zoning, and being sited towards the front of the lot, and;
- A front porch is a reasonable request, and would add character of the neighborhood.

The Village of Suttons Bay ZBA finds the Application meets this standard.

The Village of Suttons Bay ZBA finds the following:

- There is no evidence that the owner or previous owners created this hardship, as this house was constructed prior to Village zoning.

The Village of Suttons Bay ZBA finds the Application meets this standard.

The Village of Suttons Bay ZBA finds the following:

- A front porch could not be constructed on the existing dwelling without a variance, and;
- A front porch is a reasonable request, and would add to the character of the neighborhood.

The Village of Suttons Bay ZBA finds the Application meets this standard.

The Village of Suttons Bay ZBA finds the following:

- Most of the houses on St. Mary's Street have front porches. A front porch is a reasonable request, and would add to the character of the neighborhood, and;
- The request is in line with other houses on the same block, and;
- The request does not negatively impact other property owners.

The Village of Suttons Bay ZBA finds the Application meets this standard.

The Village of Suttons Bay ZBA finds the following:

- There is no evidence presented that the request would cause an adverse impact on surrounding property, the area, or property values.

The Village of Suttons Bay ZBA finds that the Application meets this standard.

Smith moved, Bahle seconded, CARRIED, to approve the Findings of Fact contained in the Zoning Administrators Report dated June 21, 2023, and as stated above; and

To approve, with conditions, the request from William & Kristin Crackel, for the dimensional variance of the Front Setback as shown on the plans dated November 21, 2022, pertaining to 418 N. St. Mary's Street, Suttons Bay. This decision is based upon the Application, Architectural Plans dated 11/21/22, General Finds of Fact, Public Hearing, and the Standards for Dimensional Variances, subject to the following conditions:

- The front porch may not, in the future, be fully enclosed and converted to living space, however a screened-in enclosure is permitted.
- The Zoning Administrator shall sign and file a copy of the approved site plan dated November 21, 2022 with this variance.

Ayes: 5, No: 0.

Public Comment/Written Communications

Crackel thanked the ZBA board for the approval of the variance.

The meeting adjourned at 5:58 p.m.

Meeting minutes submitted by Shar Fay, Village Clerk.