

# Zoning Board of Appeals

## Regular Meeting Minutes

Monday, February 27, 2012  
7:00 p.m., Council Chambers



City of South Haven

### 1. Call to Order by Ingersoll at 7:12 p.m.

### 2. Roll Call

Present: Manley, Paull, Wheeler, Wittkop, Ingersoll  
Absent: Henry, Apotheker

### 3. Approval of Agenda

Motion by Manley, second by Wittkop to approve the agenda as written. All in favor. Motion carried.

### 4. Approval of Minutes – December 19, 2011

Motion by Wittkop, second by Manley to approve the December 19, 2011 Regular Meeting Minutes. All in favor. Motion carried.

### 5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

None at this time.

### **NEW BUSINESS**

- #5 Oak Court – Helen Keen-Thoesen is requesting dimensional variances for front and rear setback requirements for an existing residence at the above address. The proposed encroachments into the front and rear yards involve additional roof overhang (soffit) of twelve (12) inches in the second floor rear (south) and extending the first floor 30 inch soffit completely across the front of the house (north). The parcel number for the subject property is 80-53-701-006-00.

Helen Keen-Thoesen, 5 Oak Court. Keen-Thoesen stated that they wanted to extend the roof and were told that there was an issue bringing the roof out even with the porch that is next to it. The variance request would allow the overhang on the second story to be extended 12” and allow the overhang to match all the way around. She

would like to have a variance to extend the first floor 30 inch soffit completely across the front of the house.

Ingersoll asked for clarification that the 30" is on the upper floor and consists of an additional 12" to what exists to which Keen-Thoesen responded yes.

Motion by Manley, second by Wittkop to close the public hearing.

Motion by Manley, second by Wittkop to approve the variance based on the following findings of fact:

1. The variance will not encroach on neighboring properties;
2. All properties and houses on Oak Court are nonconforming to the RM-1 zone;
3. The difficulty was not created by the owner but by the limited lot size;
4. The request is very similar to other variances granted on Oak Court, and
5. No negative comments have been received from neighbors indicating the variance would not be in character with the neighborhood.

A roll call vote was taken:

Yeas: Manley, Paull, Wheeler, Wittkop, Ingersoll.

Nays: None

Motion carried.

## **6. Adjourn**

Motion by Paull, second by Wheeler to adjourn at 7:20 p.m. All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom  
Recording Secretary