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**SPRING LAKE TOWNSHIP  
ZONING BOARD OF APPEALS MINUTES  
MARCH 26, 2015 – REGULAR MEETING**

Present: Larry Mierle, Doug Noren and George Postmus.

Absent: Jack Ketchum, Dean Vanderstelt.

Participants: Lukas Hill, Community Development Director.

**I. Call to Order**

The meeting was called to order by Noren at 7:00 p.m.

**II. Approval of Minutes**

Noren moved to approve the minutes of the November 6, 2014 meeting. Mierle seconded the motion, which passed unanimously.

**III. Adopt Agenda**

Mierle moved to adopt the agenda as written. Noren seconded the motion, which passed unanimously.

**IV. Brown Waterfront Setback Determination, 15488 Howard St.**

Richard Brown presented the proposed location for a new home on his lot. The lot is wedge-shaped, so moving the house further forward means that the house can be wider. The stakes which were installed represent the edge of the overhangs, which are proposed to be two feet wide. The wide overhangs are part of the LEED design for the house. The garage is 24 feet wide, which gives room for storage.

Hill stated that for lots with unusual shoreline configurations, the Zoning Ordinance directs the Community Development Director to bring the review to the ZBA.

Mierle asked about the access door. Brown stated that was to get to the crawl space under the house. There will be a slab built, and the house will be raised four feet for mechanicals underneath. Mierle asked if this meets DEQ requirements. Brown stated that they can't go below grade, and his architect stated the slab doesn't require deep footings if it is frost protected.

Mierle and Postmus noted that the side yard setbacks are required to be ten feet, and there are several that are less, including one that is only five feet three inches at the back of the garage. Postmus pointed out that there would be an additional four inches of gutters attached to the eaves, bringing the edge even closer to the lot line.

DRAFT

Postmus asked whether the row of trees was on the applicant's property. Brown indicated they were his trees, but most of them would be removed.

Postmus noted that the latest prints show steps to a flat patio. An umbrella could be placed there, which could be an obstruction for a neighbor's view. Brown agreed the prints show steps to a flat patio.

Postmus asked about the quantity of fill required. Brown stated it would be 55 cubic yards in the flood plain, none for the house.

The public hearing was opened at 7:21pm.

Doris Ducy, 15844 Howard, read a letter she previously sent to the ZBA. She is opposed to all modifications for setbacks. She stated that views from 15484 Howard and 15486 Howard would be significantly affected. She also presented pictures of the view which could be affected.

Dee Iurcovich, 15486 Howard, which is an adjacent parcel, stated that a house forward from the Lamancusa house will degrade her view. The position of the house will cut the view from the side windows. The house will be very close to her house and will shade it. She is also concerned about drainage.

Bernard Lamancusa, 15490 Howard, doesn't believe the house will affect the view. Because of the curved shoreline, the houses to the east have a view of the bayou. The garage being close to the property line doesn't bother him. The new house will be an improvement to the neighborhood. Postmus asked Mr. Lamancusa about the moving of his house to make an additional buildable lot. Mr. Lamancusa stated that he had split his original lot and the new lot was sold to Richard Brown.

Jim Verlinde, 15418 Howard, stated his view is not affected by the house because he is further down the road. He is interested in keeping values of homes in the neighborhood increasing and doesn't want a very small house built.

John Nash, 15643 View, stated he is chairman of the Spring Lake Lake Board. He is opposed to the placement of the house, because it gives the new resident a good view and old residents get a decreased view. He asked the ZBA to follow the guidelines.

Several letters on this issue were received and given to Commissioners. Doris Ducy sent a letter, which she read at the meeting. Dee Iurcovich sent several letters and included pictures to support her position. James Kuczma, 15474 Howard, sent a letter requesting a denial of the setback variance.

Brown stated the lot is narrow and any house will go from side to side. It will be a two-story house and the offset won't be as noticeable. He stood at the corner and doesn't feel the

DRAFT

views will be affected. He is trying to balance his wishes with the rights of the neighbors. He will install gutters to collect the rainwater to discharge it forward of all houses.

Motion by Noren, support by Mierle, to close the public hearing at 7:45pm. The motion passed unanimously.

Brown asked that his request be tabled until next month when a full board would be available.

Motion by Mierle, support by Noren, to table the request until the April meeting. The motion passed unanimously.

**V. Adjournment**

Mierle moved to adjourn the meeting at 7:47 pm with support from Noren. The motion passed unanimously.

Respectfully submitted,

Doug Noren, Chair  
Zoning Board of Appeals