

CITY OF PORTAGE ZONING BOARD OF APPEALS

Minutes of Meeting – March 13, 2023

The City of Portage Zoning Board of Appeals meeting was called to order by Chair Haddow at 7:00 p.m. two people were in the audience.

MEMBERS PRESENT: Lynn Haddow, Michael Reedy, Linda Fry, Ken Seybold

MEMBERS EXCUSED: Linda Finch, Jay Eichstaedt, Lena Jomaa

IN ATTENDANCE: Biqi Zhao, Deputy Director of Planning and Zoning; Catherine Kaufman, City Attorney.

APPROVAL OF THE MINUTES:

A motion was made by Haddow, and seconded by Seybold, to approve the January 9, 2023 minutes as submitted. Upon voice vote, motion passed 4-0.

NEW BUSINESS:

ZBA #22-08; 3620 East Shore Drive: Zhao summarized the request for a variance to construct a second story on an existing dwelling that is located: a) 15.7 feet from the front (north) property line where a minimum 27-foot front setback is required; b) 2.6 feet from the (east) side property line where a minimum five-foot side yard setback is required; c) 3.9 feet from the (west) side property line where a minimum five-foot side yard setback is required; and d) increase the degree of nonconformity (vertically) of a nonconforming structure. Mr. Westley stated the narrow lakefront lot limited any expansion to the dwelling, leaving only the option to construct a second story within the existing setbacks. Mr. Westley stated they will enclose the existing carport and convert the space into a garage which will remove items currently stored there from public view.

A public hearing was opened. A letter of support from Bill Hanson, 3616 East Shore Drive was entered into the record. Mr. Hanson stated he was in support of the variance but suggested the Board consider a condition whereby the variance be conditioned upon the area below the lake side balcony not be enclosed, as enclosing it would interfere with the view of the lake. A motion was made by Reedy, seconded by Seybold, to close the public hearing. Upon voice vote the motion passed 4-0.

After additional discussion, a motion was made by Reedy, seconded by Seybold, to grant a variance to construct a second story on an existing dwelling that is located: a) 15.7 feet from the front (north) property line where a minimum 27-foot front setback is required; b) 2.6 feet from the (east) side property line where a minimum five-foot side yard setback is required; c) 3.9 feet from the (west) side property line where a minimum five-foot side yard setback is required; and d) increase the degree of nonconformity (vertically) of a nonconforming structure, conditioned upon the area below the lake side balcony not be enclosed. Upon roll call vote: Fry-Yes, Haddow-Yes, Reedy-Yes, Seybold-Yes; the motion passed 4-0.

OTHER BUSINESS: None

STATEMENT OF CITIZENS: None.

ADJOURNMENT: The meeting was adjourned at 7:20 pm.

Respectfully submitted,

Biqi Zhao

Biqi Zhao
Deputy Director of Planning and Zoning