

**South Haven Charter Township
09761 Blue Star Hwy, South Haven
Zoning Board of Appeals
Thursday, October 23, 2025 at 6:30PM
Agenda**

Call to Order

Role Call

Approval of the Agenda

Approval of the Minutes December 5, 2024

Public Comments on Non-Agenda Items

Election of Officers

Public Hearing

1. Natalie Thompson has petitioned for dimensional variances to construct a detached garage at 75746 14th Ave (80-17-022-049-00). Required side setback is 15ft; request is for 8ft of relief (7ft from property line). Also required 10ft from the house; request is for 5ft of relief (to be 5ft from house).

Open public hearing

Applicant/owner present request

Audience comments

Correspondence

Any further discussion

Close public hearing

2. Scott and Karine Whiteford have petitioned for a dimensional variance to construct a roofed over porch at 74764 24th Ave (80-17-084-075-00). Required side setback is 10ft; request is for 5ft of relief (to be 5ft from property line).

Open public hearing

Applicant/owner present request

Audience comments

Correspondence

Any further discussion

Close public hearing

New Business

- a. Discuss/decision, Fact of Finding; Thompson 75746 14th Ave
- b. Discuss/decide, Fact of Finding; Whiteford 74764 24th Ave

Old Business

- a. Any other business that may come before the commission

Public/Board members Comments

Adjournment

**SOUTH HAVEN CHARTER TOWNSHIP
VAN BUREN COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING**

The Zoning Board of Appeals of South Haven Charter Township will hold a public hearing and regular meeting at the South Haven Township Hall 09761 Blue Star Hwy on Thursday October 23, 2025, 6:30pm for the following variance applications:

Natalie Thompson has petitioned for dimensional variances to construct a detached garage at 75746 14th Ave (80-17-022-049-00). Required side setback is 15ft; request is for 8ft of relief (7ft from property line). Also required 10ft from the house; request is for 5ft of relief (to be 5ft from house).

Scott and Karine Whiteford have petitioned for a dimensional variance to construct a roofed over porch at 74764 24th Ave (80-17-084-075-00). Required side setback is 10ft; request is for 5ft of relief (to be 5ft from property line).

PLEASE TAKE FURTHER NOTICE that the application can be reviewed at the Township Hall during the zoning administrator hours Tues's 9-12p and Thurs's 1:30-4p or call 269-637-3305 / 1-800-626-5964 or request by email shtwp.zoninga@gmail.com. Written comment may also be submitted to the zoning administrator.

PLEASE TAKE FURTHER NOTICE that written comments may be submitted to the Township Clerk at the address set forth below, during regular business hours of regular business days or by mail at the address set forth below, up to the date of the hearing and will also be accepted by the Planning Commission at the hearing.

South Haven Charter Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days' notice to the South Haven Charter Township Clerk.

South Haven Charter Township Hall
Brenda Bertorelli, Clerk
09761 Blue Star Highway
South Haven, MI 49090
269-637-3305

Meeting Minutes – December 5th, 2024 6:30 p.m.
SOUTH HAVEN CHARTER TOWNSHIP

Meeting called to order @ 06:30 by Lowell Tippman

Members present: Eric Leatherberry, Mark Monacelli and Lowell Tippman.

After reviewing the agenda, it was moved by Leatherberry & supported by Monacelli to approve the agenda. All voted yes, Agenda approved.

Let the records show that no letters were received for or against the variance request for James and Ann Lewis.

After the minutes of the September 23rd 2024 meeting for Drew and Amanda Heisel and Caroline Sommers-Vallo Trust were read, it was moved by Leatherberry and supported by Monacelli to approve the minutes as read. All voted yes, minutes accepted.

Public Hearing Item #1:

It was moved by Monacelli and supported by Leatherberry to open the public meeting for James and Ann Lewis who own the home at 15883 77th Street South Haven Mi. parcel 80-17-021-038-10 and 80-17-0280068-00.

All voted yes, meeting open.

Brian Peterson, Architect spoke about taking existing garage and making it into living space and then constructing a new proposed garage on back of existing home. We could not move the garage further north because of the ravine in back of home. Ann Lewis spoke on the need for more living space for when her family visits as the existing home with garage is very small. Because this is a corner lot there is 2 front yard setbacks where the proposed garage would need 11.4 foot setback variance from 16th ave.

It was moved by Monacelli and supported by Leatherberry to close the public meeting for James and Ann Lewis who own the home @ 15883 77th Street. All voted yes, meeting closed.

The board reviewed the fact findings and found the standards were met because of the ravine adjacent to 16th ave., it was moved by Leatherberry and supported by Monacelli to grant an 11.4 front yard setback variance from 16th Ave to allow James and Ann Lewis to construct a new garage in back of existing home at 15883 77th Street "Parcels 80-17-021-038-10 and 80-17-028-068-00" per section 6.04 of the Zoning Ordinance. All voted yes, motion carried.

There is no old business to discuss.

There is no public comment.

There are no board member comments.

It was moved by Leatherberry & supported by Monacelli to adjourn. All voted yes meeting adjourned.

Respectfully yours, Mark Monacelli, Secretary

MEMORANDUM: October 7, 2025

TO: South Haven Charter Township Zoning Board of Appeals

FROM: Tasha Smalley, Zoning Administrator

RE: Variances – side yard and distance between buildings

Hearing on **Thursday October 23, 2025 6:30pm**

Applicant Name: Natalie Thompson

Applicant Address: 75746 14th Ave, South Haven MI 49090

Property address: 75746 14th Ave, South Haven Township

Parcel number: 80-17-022-049-00

Zoning: Art. VI – Medium Density Residential

Sec. 6.04 – Dimensional Requirements

Minimum lot area without sewer & water – 1 acre

Minimum lot width without sewer & water – 150 feet

Front setback – 35 ft from street right-of-way

Side setbacks – 10 ft

Rear setback – 50 feet

Waterfront – 50 ft established shoreline

Applicant is requesting a variance from:

Section 6.04, Medium Density Residential, Dimensional Requirements, side yard setback 15ft to construct a detached garage. The request is for 8ft of relief, to be 7ft from property line.

And,

Section 18.06D, shall be located no closer than 10ft to house. The request is for 5ft of relief; to be 5ft from the house.

South Haven Charter Township
09761 Blue Star Hwy South Haven Michigan 49090
Phone (269) 637-3305 shtwp.zoninga@gmail.com
Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 mtsallegran@frontier.com

Zoning Board of Appeals
Variance Application

Date Received: Oct 7 7:43 @ 250
Payment: \$750.00

Property Owner:
Name NATALIE THOMPSON
Address 75746 14TH AVENUE
SOUTH HAVEN, MI
49090

Telephone: 269-208-6614
Email: _____

Applicant (if different than owner) _____
Address _____ Telephone: _____

Email: _____

Address 75746 14TH AVENUE
Parcel Number 80-17-_____

SECTION OF THE ZONING ORDINANCE WHICH APPLIES OR WHICH IS CONTESTED:

Article _____, Section(s): _____
Zoning District: _____
Describe variance request: SETBACK ADJUSTMENT TO ALLOW
FOR NEW GARAGE BUILD. NEW BUILD WILL ENCRATCH
THE 15' SETBACK.

A. DIMENSIONAL VARIANCES

Describe the unique or unusual conditions not pertaining to other properties within the Zoning District: NO PROPERTY OR ADJACENT PROPERTY DISTURBANCES
TO OCCUR FROM SAID SETBACK REQUEST.

The applicant/owner hereby grants permission for the members of the Zoning Board of Appeals, Zoning Administrator or other Township official to enter in and view the property subject to this appeal during regular business hours.

Signature of the Owner: Natalie Thompson Date: 9-11-25
(required even if not applicant)

Signature of the applicant (if different): _____ Date: _____

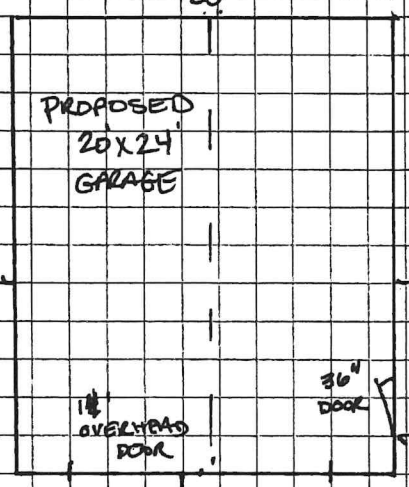
N
W E

7574 1/2 14TH AVENUE
SOUTH HAVEN, CT
06488

CHAIN
FENCE
LINE

■ = 2'

PROPERTY LINE



FENCE
RETURN
TO HOUSE

EXISTING
HOUSE

(NOT TO
SCALE ON
DRAWING)
DIMENSION TO
CENTER IS MEASURED

128' TO STREET
CENTER LINE

MEMORANDUM: October 7, 2025

TO: South Haven Charter Township Zoning Board of Appeals

FROM: Tasha Smalley, Zoning Administrator

RE: Variances – side yard and distance between buildings

Hearing on **Thursday October 23, 2025 6:30pm**

Applicant Name: Scott and Kary Whiteford

Applicant Address: 74764 24th Ave, South Haven MI 49090

Property address: 74764, South Haven Township

Parcel number: 80-17-084-075-00

Zoning: Art. VI – Medium Density Residential

Sec. 6.04 – Dimensional Requirements

Minimum lot area without sewer & water – 1 acre

Minimum lot width without sewer & water – 150 feet

Front setback – 35 ft from street right-of-way

Side setbacks – 10 ft

Rear setback – 50 feet

Waterfront – 50 ft established shoreline

Applicant is requesting a variance from:

Section 6.04, Medium Density Residential, Dimensional Requirements, side yard setback 10ft to construct a sunroom addition. The request is for 5ft of relief, to be 5ft from property line.

South Haven Charter Township
09761 Blue Star Hwy South Haven Michigan 49090
Phone (269) 637-3305 shwp.zoning@gmail.com
Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 mtsallagan@frontier.com

Zoning Board of Appeals
Variance Application

Date Received: _____
Payment: \$750.00 _____

Property Owner:

Name Mary + Scott Whiteford
Address 74764 24th Ave.
South Haven, MI 49090

Telephone: 815-545-1775

Email: Scott@whitefordweather.com

Applicant (if different than owner) Mike Schaad

Address 5395 Cypress Bay Dr.
Kalamazoo MI 49009

Telephone: 269-217-6442

Email: SWMICHIGAN@ARCHADECK.NET

Address 74764 24th Ave., South Haven, MI 49090
Parcel Number 80-17- 084-075-00

SECTION OF THE ZONING ORDINANCE WHICH APPLIES OR WHICH IS CONTESTED:

Article VI, Section(s): 6.04
Zoning District: MAR
Describe variance request: See Attached Letter

A. DIMENSIONAL VARIANCES

Describe the unique or unusual conditions not pertaining to other properties within the Zoning District: See Attached Letter

The applicant/owner hereby grants permission for the members of the Zoning Board of Appeals, Zoning Administrator or other Township official to enter in and view the property subject to this appeal during regular business hours.

Signature of the Owner: [Signature]
(required even if not applicant)

Date: 9-22-2025

Signature of the applicant (if different): [Signature]

Date: 9/22/25

Scott Whiteford
74764 24th Av
South Haven, MI 49090
(815) 545-1775
Scott@WhitefordWealth.com

Date: September 22, 2025

South Haven Township Zoning Board of Appeals
South Haven Township Hall
09761 Blue Star Memorial Highway
South Haven, MI 49090

Re: Variance Request – Side Yard Setback – Med Den Res

Property Address: 74764 24th Ave., South Haven, MI 49090 – Parcel 80-17-084-075-00

Dear Members of the Zoning Board of Appeals,

I am writing to respectfully request a variance from the South Haven Township Zoning Ordinance regarding the side yard setback for the above-referenced property. The ordinance requires a 10-foot side yard setback; however, due to unique conditions associated with this property, we are requesting a variance to allow a 5-foot encroachment into the setback, resulting in a 5-foot side yard setback.

Hardship and Practical Difficulty

The strict application of the ordinance creates a practical difficulty for the reasonable use of this property. The lot's configuration and size limit the placement of improvements within the buildable area, making full compliance with the 15-foot setback requirement burdensome. There is no other practical area on the property to place the improvement other than the side yard. This hardship is not self-created but arises from the physical characteristics of the parcel.

Good-Faith Efforts to Comply

We have made three documented attempts to purchase a portion of the adjoining parcel to achieve compliance. The neighboring lot, which is vacant, is owned by an out-of-state individual who has not responded to our written inquiries. Despite our good-faith efforts, acquiring additional land is not feasible.

Impact on Surrounding Properties

The requested variance will not be detrimental to surrounding properties or alter the essential character of the neighborhood. The adjacent parcel is currently vacant, and the reduced setback will not interfere with light, air, privacy, or access. Additionally, any future use of the adjoining property will not be negatively impacted by this modest encroachment.

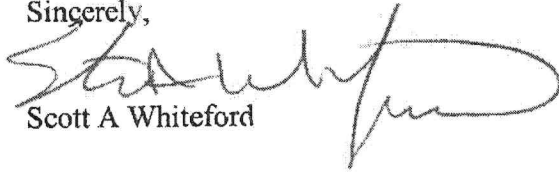
Consistency with the Ordinance's Intent

Granting this variance will uphold the intent of the zoning ordinance by allowing for safe, orderly, and compatible development of the property. The proposed improvement will be

consistent in scale and character with neighboring homes, maintaining the overall quality and appearance of the area.

For these reasons, I respectfully request approval of this variance. I appreciate your consideration and look forward to the opportunity to present this request at the public hearing.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Scott A. Whiteford', written over the printed name.

Scott A Whiteford



PARCEL MAP
Van Buren County MI

132 feet from North

WHITEFORD
SCOTT &
KARINEIE

South
Haven
Township

117 feet from West

85 feet from South

85ft

85ft

10 m
30 ft

A

STATE AVE
SUNDOWN