



VILLAGE OF SUTTONS BAY  
ZONING BOARD OF APPEALS  
MEETING MINUTES OF APRIL 1 2026,

The meeting was called to order at 4:30 p.m. by Chairperson Popke.

Present: Bahle, Hassevoort, Popke & Cheadle. Quorum present.  
Absent: Smith & Cheadle  
Staff present: Petroskey and Patmore  
Guests: Rose Hollander, Applicant, 2 guests

Conflict of Interest: None

Approval of Agenda

Bahle moved, Hassevoort seconded, CARRIED, to approve the agenda as presented.  
Ayes: 3, No: 0. Absent: 2

Approval of Meeting minutes

Bahle moved, Hassevoort seconded, CARRIED, to approve the ZBA meeting minutes of January 14, 2026, as presented. Ayes: 3, No: 0. Absent: 2

**Rosemary Hollander-211/215 Broadway-**

Request from Rosemary Hollander for Dimensional Variances of 6 feet and 23 feet from the 80' minimum Lot Width requirements along First Street for a proposed property transfer between 211 W. Broadway (Parcel # 043-825-017-00) and 215 W. Broadway (Parcel# 043-825-016-00). Also, a verification and possible variance of the 4:1 maximum Depth to Width ratio for the resulting 215 W. Broadway parcel.

Patmore stated the applicant had originally filed a land division request to make two compatible lots from 211 and 215. The property is located in the Newer Village Residential district and could not meet the lot width on the through lots to 1<sup>st</sup> Street. The applicant is seeking a variance from the 80 feet lot width on First street for both parcels from 80 to 74 and 80 to 57. In addition, the applicant could not meet the 4:1 ratio on the survey dated September 3, 2025.

The applicant Rosemary Hollander added that her wish is to expand her existing home (property) so they can add a garden.

Bahle moved, Hassevoort seconded, CARRIED, to approve the General Findings of Fact presented, the application, survey (September 3, 2025) and drawings submitted, along with the zoning administrator report dated April 1, 2026 meeting.

Ayes: 3, No: 0. Absent: 2

Following review of the Findings of Fact the Village of Suttons Bay Zoning Board of Appeals finds the following:

- a. The need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and not due to applicant's personal or economic hardship:
  - The existing properties were created prior to the current zoning ordinance and are existing legal non-conforming properties and the need for the variance is not due to economic hardship

**After discussion, the VSBZBA finds that the application meets this standard. Consensus 3-Yes.**

- b. That the need for the requested variance is not the result of actions of the property owner.
  - The lots were created prior to the existing Ordinance so the need for a variance is not the result of actions by the current or former property owner.

**After discussion, the VSBZBA finds that the application meets this standard. Consensus 3-Yes.**

- c. That strict compliance with regulations governing area, setback, frontage, height, bulk, density, or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

The applicants are proposing to make the existing lot configurations better align with the other lots in the neighborhood. Strict compliance would prevent them from using the property for a permitted purpose.

**After discussion, the VSBZBA finds that the application does not meet this standard Consensus 3-Yes.**

- d. Whether granting the requested variance would do substantial justice to the applicant as well as to other property owners in the district, or whether granting a lesser variance than requested would give substantial relief to the property owner and be more consistent with justice to the other property owners

The proposed lot configuration would align better with the neighborhood, and would give Parcel B additional backyard space whereby doing substantial justice.

**After discussion, the VSBZBA finds that the application meets this standard. Consensus 3-Yes.**

- e. That the requested variance will not cause adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

No evidence has been submitted to imply that a granting of the variance would cause any adverse effect to the property in the neighborhood.

**After discussion, the VSBZBA finds that the application meets this standard. Consensus 3-Yes.**

Hassevoort moved, Bahle seconded, to approve the application for dimensional variances as follows:

- Variance from the minimum Lot Width requirement on First Street from 80' to 74' for Parcel A.
- Variance from the minimum Lot Width requirement on First Street from 80' to 57.89' for Parcel B.
- Variance approve the depth to width ratios for Parcel B as shown on the survey dated September 3, 2025.

Ayes: 3. No: 0. Absent: 2

The meeting adjourned at 4:55 p.m.

Meeting minutes submitted by Dorothy Petroskey, Village Clerk.