



**VILLAGE OF SUTTONS BAY  
ZONING BOARD OF APPEALS**  
Wednesday, June 11, 2025, 5:30 PM  
Suttons Bay Village Hall  
420 N. Front Street  
Suttons Bay, MI 49682

**AGENDA**

1. Call to Order
2. Roll Call and Notation of Quorum
3. Conflict of Interest
4. Approval of the Agenda
5. Approval of Meeting Minutes – June 21, 2023
6. Public Hearing  
**Variance Request:** The applicants, Michael Sanocki, is seeking a variance for property located at 379 S. Shore, Parcel ID# 043-828-036-00, located in the Single Family Waterfront District to construct an addition. Specifically, the request is for an 8.33' variance from the 13.33 required front yard setback and a 7' variance from the 33.33 required Lake Michigan Setback.
7. Public Comment/Written Communications (concerning items not on the agenda)
8. Adjournment

If you are planning on attending this meeting and are disabled requiring any special assistance, please notify the Village Clerk by calling 231.271.3051 or by email [suttonsbay@suttonsbayvillage.org](mailto:suttonsbay@suttonsbayvillage.org) as soon as possible.



VILLAGE OF SUTTONS BAY  
ZONING BOARD OF APPEALS  
MEETING MINUTES OF JUNE 21, 2023

The meeting was called to order by Chairperson Popke at 5:30 p.m.

Present: Bahle, Hassevoort, Perkins, Popke and Smith

Staff present: Fay and Patmore

Approval of agenda

Bahle moved, Smith seconded, CARRIED, to approve the agenda as presented.

Ayes: 5, No: 0.

Approval of meeting minutes

Bahle moved, Smith seconded, CARRIED, to approve the ZBA meeting minutes of May 17, 2023. Ayes: 5, No: 0.

Variance Request: Public Hearing

Applicants William and Kristin Crackel are seeking a variance for property located at 418 N. St. Mary's, Parcel ID #043-777-383-00, located in the Central Residential District, specifically for an 8-foot variance of the primary street front setback for construction of a covered porch.

Applicant Bill Crackel stated large site plan drawings are available as well as pictures of and what is on the street now. Crackel stated no negative comments have been received; a positive comment can be found in the packet. The request will help protect the cobblestone foundation from the water running down from St. Mary's and will provide more protection from weather. The home was built around the 1930's. The request should not affect neighbors negatively as there are already homes with front porches, and would make the neighborhood look good and like the rest of the rest of the homes. Crackle's will not be putting screens up.

Popke asked how a porch will keep water coming from coming off of the street and Crackel responded by saying the porch will have an additional foundation. The architect made the recommendation to put on a front porch to protect the old cobblestone foundation from water off of the street.

Zoning Administrator Patmore reviewed with the ZBA board the General Findings of Facts found in the packet.

The public hearing opened at 5:47 p.m.

Public comment received from Richard Hylwa stating he believes the front porch would fit in with the rest of the neighboring houses.

A written public comment received from Tom Klinefelter in support of the variance request.

The public hearing closed at 5:49 p.m.

Smith moved, Bahle seconded, CARRIED, to approve the General Findings of Fact found on pages 1-3 contained in the Zoning Administrators staff report dated June 21, 2023 as presented at this meeting, and the scaled drawings dated 11-21-22.

Ayes: 5, No: 0.

Following review of the Findings of Fact contained in the Zoning Administrator's Report dated June 21, 2023 and on pages 4-6,

**The Village of Suttons Bay ZBA finds the following:**

- The need for the variance is primarily due to the existing house being constructed prior to Village zoning, and being sited towards the front of the lot, and;
- A front porch is a reasonable request, and would add character of the neighborhood.

*The Village of Suttons Bay ZBA finds the Application meets this standard.*

**The Village of Suttons Bay ZBA finds the following:**

- There is no evidence that the owner or previous owners created this hardship, as this house was constructed prior to Village zoning.

*The Village of Suttons Bay ZBA finds the Application meets this standard.*

**The Village of Suttons Bay ZBA finds the following:**

- A front porch could not be constructed on the existing dwelling without a variance, and;
- A front porch is a reasonable request, and would add to the character of the neighborhood.

*The Village of Suttons Bay ZBA finds the Application meets this standard.*

**The Village of Suttons Bay ZBA finds the following:**

- Most of the houses on St. Mary's Street have front porches. A front porch is a reasonable request, and would add to the character of the neighborhood, and;
- The request is in line with other houses on the same block, and;
- The request does not negatively impact other property owners.

*The Village of Suttons Bay ZBA finds the Application meets this standard.*



**The Village of Suttons Bay ZBA finds the following:**

- There is no evidence presented that the request would cause an adverse impact on surrounding property, the area, or property values.

*The Village of Suttons Bay ZBA finds that the Application meets this standard.*

Smith moved, Bahle seconded, CARRIED, to approve the Findings of Fact contained in the Zoning Administrators Report dated June 21, 2023, and as stated above; and

To approve, with conditions, the request from William & Kristin Crackel, for the dimensional variance of the Front Setback as shown on the plans dated November 21, 2022, pertaining to 418 N. St. Mary's Street, Suttons Bay. This decision is based upon the Application, Architectural Plans dated 11/21/22, General Finds of Fact, Public Hearing, and the Standards for Dimensional Variances, subject to the following conditions:

- The front porch may not, in the future, be fully enclosed and converted to living space, however a screened-in enclosure is permitted.
- The Zoning Administrator shall sign and file a copy of the approved site plan dated November 21, 2022 with this variance.

Ayes: 5, No: 0.

**Public Comment/Written Communications**

Crackel thanked the ZBA board for the approval of the variance.

The meeting adjourned at 5:58 p.m.

Meeting minutes submitted by Shar Fay, Village Clerk.

**VILLAGE OF SUTTONS BAY  
ZONING BOARD OF APPEALS**

**ZONING STAFF SUMMARY  
ON  
A REQUEST FOR DIMENSIONAL VARIANCE  
MICHAEL SANOCKI  
379 S. SHORE DRIVE, SUTTONS BAY**

**Prepared by Steve Patmore  
For Public Hearing on June 11, 2025**

**I. REQUEST**

Request by Michael Sanocki, 379 S. Shore Drive, for a dimensional variance of the Front, and Lake Michigan Setbacks to construct an addition to the existing single-family residence on the parcel.

The specific request is as follows:

1. A 8.33' variance from the 13.33' required Front Yard Setback.
2. A 7' variance from the 33.33' required Lake Michigan Setback.

**II. PROCESS**

The Zoning Board of Appeals has the authority to authorize specific dimensional variances from the requirements of the zoning ordinance if it finds, based upon competent material and substantial evidence following a public hearing, that all of the applicable standards of Section 17.6 have been met.

A request for a dimensional variance may be made by the owner of the property on which the variance would apply, or by a person authorized in writing by the owner to request the variance. The person requesting the variance shall file with the Administrator a completed application form furnished by the Village specifying the zoning ordinance provision from which the variance is being requested. The Administrator shall then transmit to the Zoning Board of Appeals the completed application concerning the variance request.

This Public Hearing has been noticed for the June 11, 2025 ZBA meeting.

**III. GENERAL FINDINGS OF FACT**

1. The subject property is located at 379 S. Shore Drive, Suttons Bay, MI 49682  
Property No. 45-043-828-036-00.
2. According to village and county records, the subject property is owned by Michael Sanocki,  
1259 Stanley Blvd, Birmingham, MI 48009

3. The subject parcel currently contains a single-family home, and a detached shed.
4. The subject property is currently zoned Single Family Waterfront (SFWR).
5. The subject property contains 0.27 acres (approx. 11,760 square feet) according to the Leelanau County Equalization Parcel Viewer.
6. The current setbacks for the Single Family Waterfront (SFWR) District are:
  - Front Yard: 20 feet
  - Side Yard: 15 feet
  - Lake Michigan Setback: 50 feet from the Historic High Water Mark as defined.

However, Article 18 of the Zoning Ordinance – Nonconformities, provides for the following:

*Setbacks. A nonconforming building or structure may be expanded within the existing setback area, provided it meets the following:*

- a. The expansion is located no closer to the applicable lot line than two-thirds (2/3) of the setback area, as measured from the lot line, and no closer to the lot line than the current building line.*
- b. Structures, after any enlargement or alteration, shall meet the lot coverage standards for the zoning area.*

So the required setbacks in this case would be:

Front Yard:  $\frac{2}{3}$  of 20' = 13.33 feet from the South Shore Drive right-of-way.  
Shoreline;  $\frac{2}{3}$  of 50' = 33.33 feet from the Historic High-Water Mark

7. According to the Site Plan, the existing single-family dwelling is non-conforming with the Front Yard and Waterfront Setbacks.
8. The Site Plan shows a proposed 15' x 26' addition to the existing dwelling.
9. The application shows a second story above the proposed garage, and indicates that this space will be accessed by the existing second floor area.
10. The subject property is approved as a short-term rental by the Village of Suttons Bay. It is approved for 9 occupants, with 5 bedrooms. The approval includes occupant parking in the area where the garage addition is proposed.

#### **IV. FINDINGS OF FACT RELATED TO STANDARDS FOR DIMENSIONAL VARIANCES:**

##### **SECTION 17-6.A.1. Standards for Dimensional Variances**

To obtain a variance from the dimensional requirements of this ordinance (area, setback, frontage, height, bulk, density or other dimensional requirements) the applicant must demonstrate that a practical difficulty exists by showing all of the following:

*Staff Note: All of these standards must be met in order to grant the variance. The ZBA can establish reasonable conditions and/or grant a lesser variance in order to meet these standards.*

*In general, these Standards require the ZBA to consider:*

- *Is there a unique circumstance associated with the property?*
- *Is the request reasonable? Is the request primarily for economic reasons/*
- *Are there other alternatives available to the owner?*
- *Did the property owner create the difficulty by prior actions?*
- *Does the request affect properties in the area and district?*

- 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 VSBZBA finds that the Application (meets/does not meet) this standard.*

- b. That the need for the requested variance is not the result of actions of the property owner.

*The VSBZBA finds that the Application (meets/does not meet) this standard*

- 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 VSBZBA finds that the Application (meets/does not meet) this standard.*

- 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 VSBZBA finds that the Application (meets/does not meet) this standard*

- 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.

*The VSBZBA finds that the Application (meets/does not meet) this standard*

## **VII. POSSIBLE ACTION:**

Motion to approve the General Findings of Fact (as presented / as revised)

Motion to approve the Findings of Fact on Standards for Dimensional Variances as discussed tonight.

Motion to (approve / approve with conditions / deny) the Application submitted by Michael Sanocki for dimensional variances of the Front Yard, and Lake Michigan Setbacks for 379 S. Shore Drive, Suttons Bay, (Property No. 45-043-828-036-00) as shown on the Site Plan. This decision is based upon the Application, Site Plan, General Findings of Fact, Findings of fact on Standards for Dimensional Variances, and Public Comment.

**Subject to the following conditions: (if applicable)**



May 8, 2025

Zoning Administrator

Village of Suttons Bay

[zoning@suttonsbayvillage.org](mailto:zoning@suttonsbayvillage.org)

Re: 379 S Shore Drive, Suttons Bay, MI 49682

Dear Steve,

In an effort to answer the variance criteria or requests within the variance application and previous applications.

Please see below for information related to the variance application at the above address. In an effort to answer the variance criteria or requests within the variance application and previous applications

This is not a request due to the applicant's personal or economic hardship.

The need and requested variance is due to unique shape and shallowness of the property and proximity to Lake Michigan, along with previous intentional placement of existing structure within property lot lines. Note current setbacks allow for 51 square feet of buildable space.

Note this request is not due to my personal actions or alterations during the ownership of property since September 2020. In previous forum there was concern or dialogue around what was an existing garage being finished into living space, in essence creating my own hardship. Based on that dialogue I was able to understand that the house I purchased in September of 2020, there had in fact been a two car garage that was finished into living space approximately 1994-1996.

As most of you are also probably aware the garage (living area) was not only built below grade, but the house had flooded two times since my ownership. Gratefully the city has recently addressed that situation with appropriate ditching, and I have also in conjunction did some water mitigation to protect the living space from further water damage. Along with the road work and ditch work I have done grade work to enable effective ditching for drainage, along with impervious surfaces, drainage, landscaping, and elimination of egress door on front of house to eliminate the risk of flood.

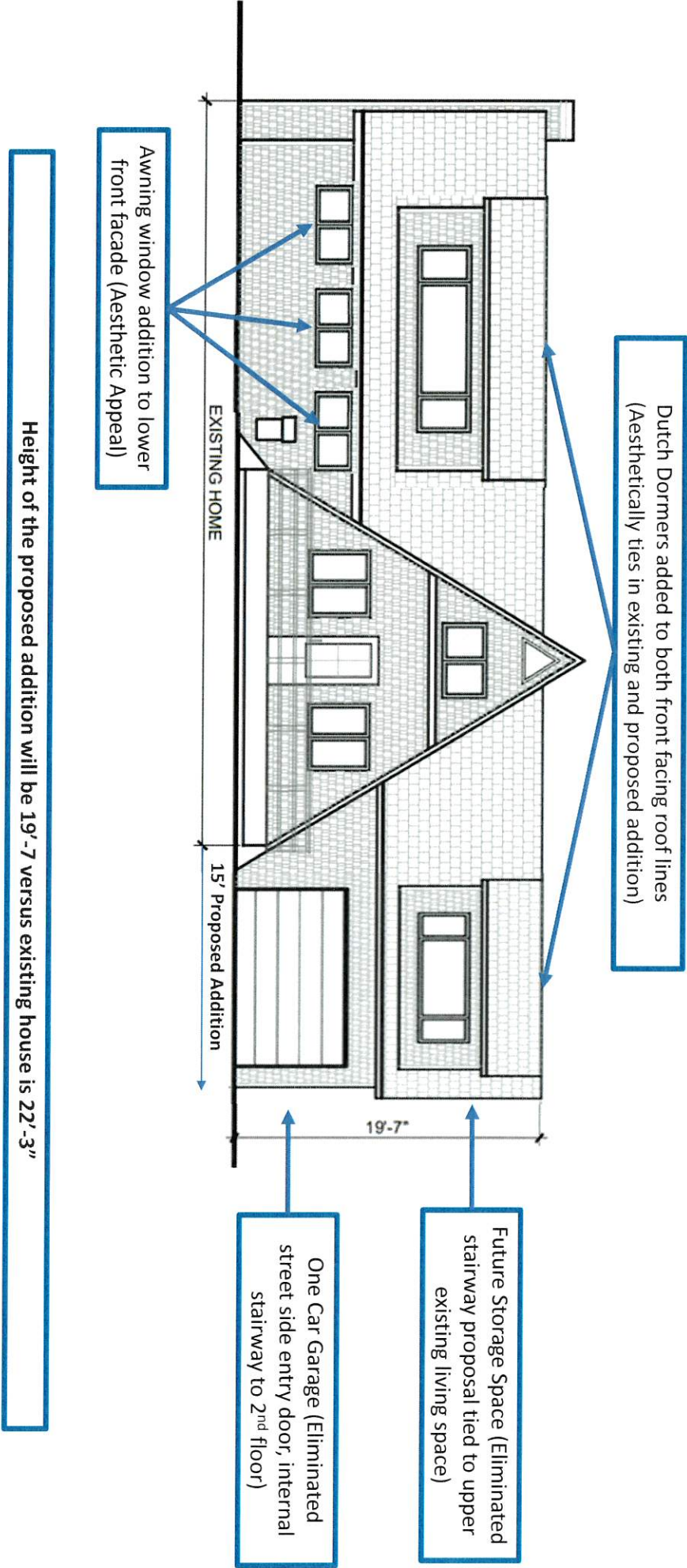
The requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood. As illustrated in the attached site plan and front elevation there has been intentional design elements to ensure the proposed addition ties in aesthetically in a manner that would mimic existing structure. Along with the aesthetic appeal, if the proposal is approved exterior improvements including new roof, soffit, and fascia would be installed on existing structure.

Garage and storage space are aligned with neighboring buildings, and accommodate my long term plans of full time residence. If granted this also enables my ability to eliminate anything that may be outside on site during the summer and winter months, further harmonizing the neighborhood.

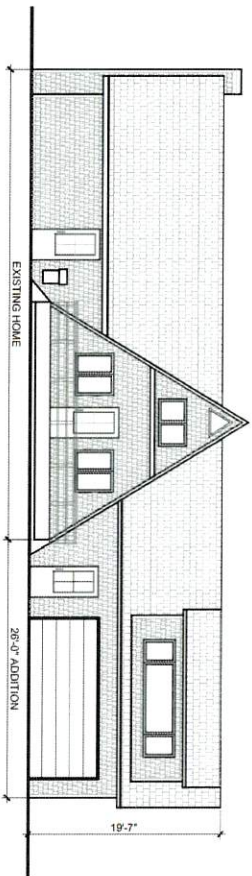
Best Regards, if anything further is needed please let me know.

Michael Sanocki

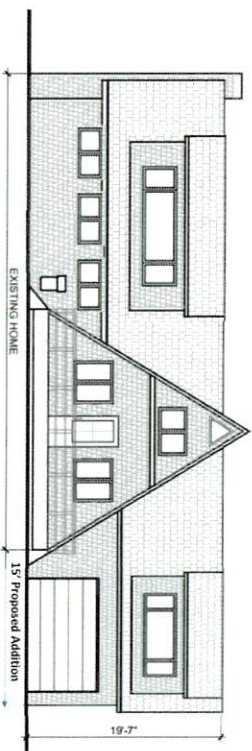
# 379 South Shore Drive Architectural and Front Façade Dimensions and Notes



379 South Shore Drive Proposal  
(12.5.22)



379 South Shore Drive Proposal  
(5.8.25)



4/16/2025

Mr. Patmore and Zoning Board,

In an effort to provide more detail to this application i wanted to convey some of the background and intention of the addition. During the first hearing there was dialogue regarding a previous garage and the conversion that space into living space. I assumed ownership of the property in September 2020, as far as I can determine the conversion of that space was done in June 1991.

I have also made considerable effort over the past 5 years to mitigate ground water runoff and ultimately worked with the city to eliminate one of my driveways to allow for ditching and runoff drainage in the event of future watershed concerns.

In an effort to improve the visual appearance of the property i moved an existing shed out of the right away and off of the property line. Removed unsightly fencing and replaced with natural shrubbery to create buffer between neighbors. The intent of this addition is to allow further beautification of the property, with continuation architectural adjacency and finishes. We have intentionally delayed roofing, fascia, soffit, and eaves trough to allow for continuity of this addition. This added space will also allow for exterior items such as firewood, outdoor furniture, water toys and long term vehicle stored inside.

In terms of designs I have made considerable reductions in size of building as well as projection of building into or across existing building and setbacks. The initial request was for a two car garage, whereas this request is for a one car garage due to lot size and setbacks. The front of the proposed addition is 18" aft of current structure and 8' from that back of current structure.

Approval of this request will allow finalization of grading, architectural upgrades and long term residency for my wife and I as we reach retirement.

Thank you for your consideration,



Michael Sanocki

[Michael.sanocki@gmail.com](mailto:Michael.sanocki@gmail.com)

(231) 590-3644



RECEIVED  
4-16-2025





#### ***Section 4. Site Plan Check List***

Attach to this application ten (10) copies of the proposed site plan. Use this section to check that your site plan includes all required elements. At a minimum, the site plan shall include:

- ☒ A scaled drawing of the site and the proposed development including the date prepared and the date of the latest revision (if any) and the name and address of the preparer.
- ☒ Property parcel number(s) (from the Assessment Roll of the Village).
- ☒ Topography of the site and its relationship to adjoining land. Show existing and proposed contours at not more than two (2) foot intervals and show all adjoining structures within 100' of the property line.
- ☒ Itemization of existing man-made features.
- ☒ Dimensions of setbacks.
- ☒ Locations, heights and sizes of structures and other important features. Provide exterior elevations of major buildings or "typical" buildings in multiple building projects. Indicate exterior finish materials.
- ☒ Percentage of land covered by buildings and percentage reserved for open space.
- ☒ Dwelling unit density, where pertinent.
- ☒ Location of public and private rights-of-way and easements contiguous to and within the proposed development which are planned to be continued, created, relocated or abandoned, including grades and types of construction of those upon the site.
- ☒ Curb-cuts, driving lanes, parking and loading areas. For mixed-use, commercial, institutional or industrial developments, provide your parking detail and calculations.
- ☒ Location and type of drainage, sanitary sewers, storm sewers, watermain or wells, and all underground or overhead utility lines.
- ☒ Location and nature of fences, landscaping and screening.
- ☒ Proposed earth changes.
- ☒ Signs and on-site illumination. Provide lighting detail and include elevations of proposed signs.
- ☒ Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be requested by the Planner or the Planning Commission.
- ☒ The site plan shall include a written landscape plan prepared in accord with Section 11 of the Zoning Ordinance.

### ***Section 5. Additional Information***

If applicable, provide the following further information:

|  | <u>Yes</u>                          | <u>No</u>                           | <u>Not<br/>Applicable</u>           |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| <b><i>A. Sanitary Sewer Service</i></b>  |                                     |                                     |                                     |
| 1. Does project require extension of public sewer line?                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, has a Utility Agreement been prepared?                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 2. Will a community wastewater system be installed?                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, has a Utility Agreement been prepared?                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| If yes, provide construction plans and specifications.                         |                                     |                                     |                                     |
| 3. Will on-site disposal be used?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| If yes, is it depicted on plan?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b><i>B. Water Service</i></b>   |                                     |                                     |                                     |
| 1. Does project require extension of public water main?                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, has a Utility Agreement been prepared?                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 2. Will a community water supply be installed?                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, has a Utility Agreement been prepared?                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| If yes, provide construction plans and specifications.                         |                                     |                                     |                                     |
| <b><i>C. Public utility easements required?</i></b>                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, show on plan.  |                                     |                                     |                                     |
| <b><i>D. Site Drainage</i></b>   |                                     |                                     |                                     |
| 1. County drain usage approved by County Drain Commissioner?                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| If so, attach approval letter.   |                                     |                                     |                                     |
| If no, are alternate measures shown?   |                                     |                                     |                                     |
| Note: Alternate measures must be designed and sealed by a registered Engineer. |                                     |                                     |                                     |
| <b><i>E. Roads and Circulation</i></b>   |                                     |                                     |                                     |
| 1. Are interior public streets proposed?                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, has Village and MDOT approved (attach letter)?                         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 2. Will public streets connect to adjoining properties or future streets?      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. Are private roads or interior drives proposed?                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Will private drives connect to adjoining properties service roads?          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Has the Village or MDOT approved curb cuts?                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| If yes, attach approved permit.  |                                     |                                     |                                     |

### ***Section 6. Special Land Use Review Standards***

Indicate how your proposed special land use will respond to each of the following Special Use Permit Conditions as outlined in Section 13 of the Village of Suttons Bay Zoning Ordinance. Note that the Planning Commission must review each special land use condition in light of these standards and any specific review standards provided in Section 14 of the Zoning Ordinance. Your responses to the following items will help the Planning Commission to reach a decision. Attach additional sheets, if necessary.

**A Special Land Use shall...**

1. Be in accordance with the general objectives, intent and proposed of the zoning ordinance.  
In accordance if variance of setback approved.
2. Be in accordance with goals and objectives of the Master Plan.  
Addition allows clean up and storage of outdoor furniture, water toys and long term vehicle.
3. Be designed, constructed, operated and in harmony with the existing or intended character of the general vicinity and will not change the essential character of the area in which it is proposed.  
Addition will have same theme architecturally and have matching exterior interior finishes. Entire house will receive facelift to complete renovations. (Black shingle/steel roof, new soffits and fascia)
4. Be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.  
No hazards.
5. Be adequately served by essential infrastructure, such as highways, roads, stormwater drainage, refuse disposal, water and sewage facilities.  
No additional support needed.
6. Not create excessive additional requirements at public cost for infrastructure and will not be detrimental to the economic welfare of the community.  
No additional cost or additional burden on public cost or economic welfare.
7. Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to persons, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, glare or odors.  
None.
8. Ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and by topographic modifications that result in maximum harmony with adjacent areas.  
No tree removal or impact on natural state or current state.
9. Not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.  
No impact to adjacent or surrounding properties.
10. Complies with the general and specific standards of this ordinance, the respective area, and general provisions of this ordinance.

*Approval. If the Planning commission finds that all standards have been met, the permit shall be issued.*



|           | EXISTING | PROPOSED      |
|-----------|----------|---------------|
| PREVIOUS  | 3,954 SF | 3555 SF       |
| IMPEVIOUS | 3,003 SF | 3905F/3393 SF |

1/8 Corner

REVISIONS:

Part of Gov't Lot 4, Sec. 28, T30N, R11W, Suttons Bay Twp., Leelanau Co, Michigan.

LEELANAU LAND SURVEYING  
P.O. BOX 701  
LELAND, MI. 49654  
(231) 256-7352

CLIENT:  
**Michael Sanocki**

DRAWN: VAB DATE: 7/15/22 SHEET: 1 OF 1 JOB No: 2206

# SITE PLAN



SCALE: 1"=10'



## LEGEND

- = IRON (SET)
- = IRON (FND)
- ⊙ = MONUMENT (FND)
- R = RECORD
- M = MEASURED
- C = COMPUTED

## NOTES:

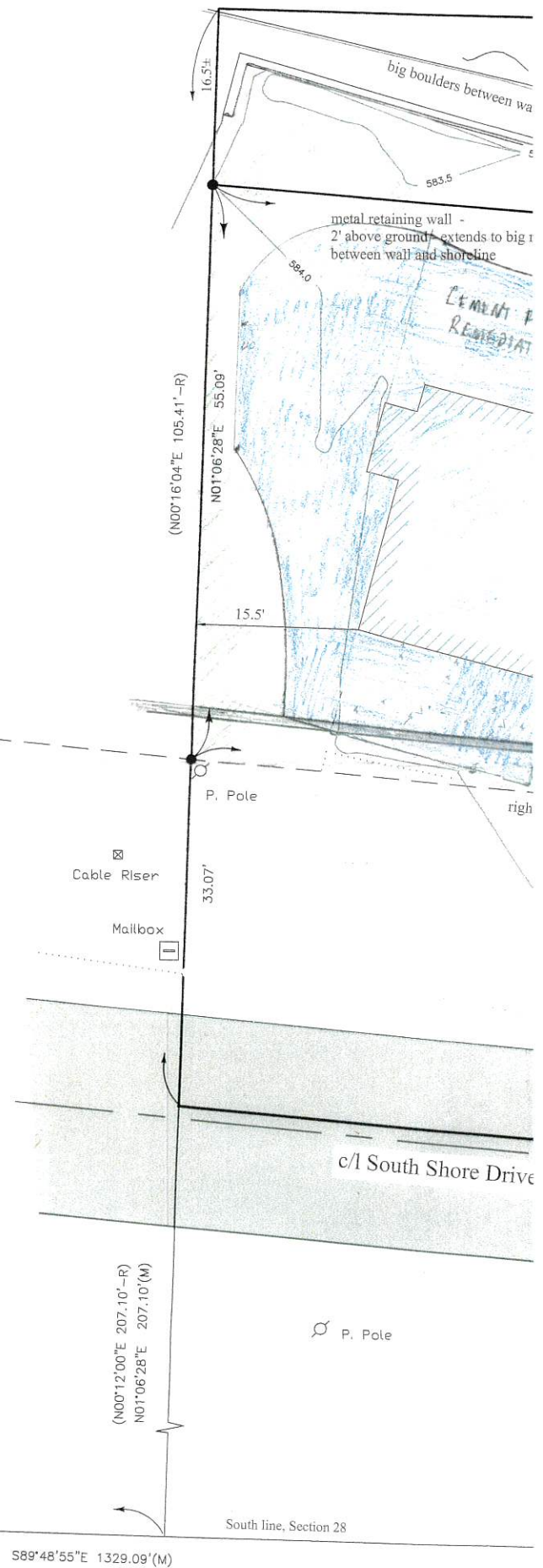
- Contours are in feet.
- Datum is NAVD88
- Bearing base is MSPC #2112 Central Zone

South 1/4 corner,  
Section 28, T30N, R11W  
Fd. Leelanau Co. Remon.  
L.2, Pg. 181

S89°48'55"E 569.79'(M) (N89°48'00"E 569.59'-R)

S89°48'55"E 1329.09'(M)

South line, Section 28



## Note(s):

- All setbacks and zoning information subject to final township approval.

**From:** Deniau, Jean Christophe <jean.christophe.deniau@conti-engineering.com>  
**Sent:** Sunday, June 1, 2025 8:15 PM  
**To:** suttonsbay@suttonsbayvillage.org  
**Subject:** Public Hearing Notice - June 11, 2025

**To Whom It May Concern,**

We are the owners of the property located at 372 South Shore Drive in Suttons Bay.

We are writing to express our support for the proposed improvements by our neighbor across the street, Michael Sanocki, 379 South Shore Drive.

We believe that the proposed changes will greatly enhance the symmetry of their home, which in turn will contribute positively to the overall aesthetic and beauty of the street.

As fellow homeowners, we appreciate efforts that improve the visual harmony of the neighborhood and are confident that this project will be a valuable addition to our community.

Thank you.

Sincerely

Sincerely,  
Jean-Christophe Deniau  
Cynthia Deniau  
Owners, 372 South Shore Drive  
Suttons Bay, MI

Internal



**From:** Alan Harris <alanharris@comcast.net>  
**Sent:** Monday, June 2, 2025 6:38 PM  
**To:** suttonsbay@suttonsbayvillage.org  
**Subject:** Sanocki

To whom it may concern:

We reside at 387 South Shore Drive (adjacent to 379) and write in support of the dimensional variance/setback request for 379 S. Shore Drive.

Mr. Sanocki seeks to add a garage to enhance the utility of his home (which has no garage), allowing his family to utilize it more functionally as a home. My understanding is that if he is able to add a garage and utilize the property as a home he intends to abandon the short term rental permit currently in place, which the Village has stated it seeks to reduce generally.

The drawings present a balanced structure that will enhance the collection of homes on the street and we support the proposal.

Thank you

Alan and Angela Harris=