

**TOWNSHIP OF CHIKAMING
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Chikaming Township Zoning Board of Appeals will conduct a public hearing on **Tuesday, December 20, 2011** in ***the Chikaming Township Meeting Room, located in the Chikaming Township Center at 13535 Red Arrow Hwy., Harbert, Michigan 49115*** to hear the following variance requests:

CASE 1020: at 1:00 p.m. David Kozak & Gary Kozak, 9219 Shaffner, Lakeside, MI, Property Code No. 11-07-5620-0013-00-2. A variance is requested from Section 14.02 of Chikaming Township Zoning Ordinance No. 87, as amended, which requires 20,000 sq. ft. of lot area to be a buildable lot in an R-1 Single Family Residential District. If granted, the variance would allow a 90 ft. X 100 ft. lot of record to be declared a buildable lot. The existing dwelling unit would be removed and new construction will be at a later date.

CASE 1021: at 1:15 p.m. Fred & Erica Carli, 9096 Leo Lane, Lakeside, MI Property Code No. 11-07-7280-0006-00-8. A variance is requested from Section 4.03.2 of Chikaming Township Zoning Ordinance No. 87, as amended, which does not allow a non-conforming structure to be enlarged, expanded, or altered that would increase its non-conformity; and Section 4.06.D which requires a 30 ft. front yard setback for a NCR1-A lot. If granted, the variance would allow the existing new construction of a 19' X 12' screen porch (done without a building permit) to remain, with a front yard setback of 17 ft. off Roosevelt Ave. The original 14' X 12' room was damaged by a tree and the repair changed the use to a screen porch and extended it by 5 ft. The setback from Roosevelt Ave was 17 ft. and remains the same.

CASE 1022: at 1:30 p.m. Michael & Jeanne James, 123 Hillside Drive, Shorewood Hills, Sawyer, MI. Property Code No. 11-07-0820-0073-00-1. A variance is requested from Section 4.03.2 of Chikaming Township Zoning Ordinance No. 87, as amended, which does not allow a non-conforming structure to be enlarged, expanded, or altered that would increase its non-conformity; and Section 4.06.D which requires a 30 ft. rear yard setback for a NCR1-A lot and allows a maximum building height of 18 ft. and maximum lot coverage of 20%. If granted, the variance would allow the existing 19.1' X 25.2' one story rear addition to be removed and rebuilt as a two-story 19' X 25' addition that would have a 22.2' rear yard setback and have a building height of 22 ft. on an NCR1-A lot. The new construction would not increase the existing lot coverage, nor extend any further into the existing rear yard setback, and would also meet the required 10 ft. side yard setback.

Should you have any comments on this request, please appear at the public hearing at which time you may express your views on the matter in person, or by counsel. Written comments may be submitted to this office prior to the hearing and they will become part of the hearing record. The Chikaming Township Zoning Ordinance and application are available for public inspection in the office of the Zoning Administrator at the Chikaming Township Center, 13535 Red Arrow Highway, Harbert, Michigan during regular business hours.

Said public hearings are accessible. Persons requiring auxiliary aides and services or other accommodations should contact the Township in writing or by telephone one (1) week prior to the hearing at P O Box 40, Harbert, MI 49115. Telephone No. (269) 469-1676.

Betsy Bohac
Zoning Administrator