

**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, October 18, 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 1014: at 1:00 p.m. Gregory Zrazik, 13660 S Easy Lane, Harbert, MI. Property Code No. 11-07-0009-0004-53-8 A variance is requested from Section 15.03 B of Chikaming Township Zoning Ordinance No. 87, as amended, which does not allow an accessory structure or building to be located in any portion of a front yard in an R-1 Single Family Residential District and Section 14.02 which requires a 30 ft. front yard setback. If granted, the variance would allow construction of an 18 ft. X 22 ft. 1-½ story garage to be located off the S. Easy Lane side of the property with the southeast corner of the garage having a front yard setback of 23 ft. 8 inches. The northeast corner of the garage will meet the 30 ft. front yard setback. The property has three front yards, one on Harbert Rd., one on S. Easy Lane, and one on Timber Lane; it is also encumbered by regulated wetlands.

CASE 1015: at 1:15 p.m. Stan Erickson, 31 First Street, Bethany Beach, Sawyer, MI Property Code No. 11-07-0770-0159-00-2. A variance is requested from Sec.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 in such a way that would increase its non-conformity; and Section 4.06.D which requires a 30 ft. rear yard setback and allows a maximum lot coverage of 20% ft. on a NCR1-A lot. If granted, the variance would allow construction of a 26'8" X 11'8" one story addition that would have a 10 ft. rear yard setback and increase the existing lot coverage from 24% (1652 sq ft) to 28% (1966 sq ft). This lot is a corner lot which requires two 30 ft front yard setbacks and one 30 ft. rear yard setback.

CASE 1016: at 1:30 p.m. Robert & Rebecca Lindquist, 304 Woodlawn, Bethany Beach, Sawyer, MI Property Code No. 11-07-0770-0091-00-9. A variance is requested from Sec.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 in such a way that would increase its non-conformity; and Section 4.06.D which requires a 30 ft. front yard setback and allows a maximum lot coverage of 20% ft. on a NCR1-A lot. If granted, the variance would allow construction of a 19'5" X 22' one story addition that would have an 18 ft. front yard setback on Woodlawn and increase the existing lot coverage from 26% (1785 sq ft) to 33% (2214 sq ft). This lot is a corner lot which requires two 30 ft front yard setbacks and one 30 ft. rear yard setback.

CASE 1017: at 1:45 p.m. Jim Vickers, representing the Doralee Vickers Trust, 14832 Park Lane, Lakeside MI Property Code No. 11-07-0020-0072-01-1. A variance is requested from Sec.4.02.B of Chikaming Township Zoning Ordinance No. 87, as amended, which does not allow a division of any parcel that would create a lot with an area or frontage less than the requirements of this Ordinance, for the zoning district in which it is situated; and Section 14.02 which requires 100 ft. of public or private road frontage for a parcel in an R-1 Single Family Residential District. If granted, the variance would allow a division of a 1.68 acre parcel that would create one conforming parcel on Lakeside Road, and a second parcel containing 0.97 acres with 49.5 feet of road frontage on Park Lane.

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