

CHKAMING TOWNSHIP ZONING BOARD OF APPEALS  
Minutes of the January 18, 2011 Regular Meeting

The January 18, 2011 meeting was called to order at 1:00 p.m. by Chairman Lee Strohl with members Jeanne Dudeck, Carol Sizer, Kathy Sellers and Mario Zarantenello present.

Zarantenello moved, Sizer supported to approve the minutes, as proposed, for the December 21, 2010 meeting. Motion carried.

**Case No. 996 Property Code No 11-07-0020-0083-01-3 14592 Lakeshore Road, Lakeside, Michigan**

Ben Schwartz, attorney, Rob Andrew, Merritt Engineering and James Fraerman and Aaron McLean, architects, Fraerman Associates, agents for property owners Eric and Elizabeth Lefkofsky were present to provide information and request a variance from Section 15.03 B of Chikaming Township Zoning Ordinance No. 87 as amended, which does not allow an accessory building or structure in any portion of a front yard in an R-1 District. The variance would allow the construction of a one story 2080 sq. ft. detached additional living space with no kitchen, a one-story 637 sq. ft. detached garage and a 6,160 sq. ft. tennis court to be placed in the front yard on the roadside of the property.

Schwartz explained that the proposed structures were replacing two dwellings on the parcel with one dwelling unit. The DNRE does not allow buildings with more than 3,500 square feet of footprint, although detached the structures would be allowed as long as they were easily movable. The tennis court was sited in the proposed location due to neighboring homes were located nearer the lakefront. The owner had indicated that there would be no lights on the tennis court site. This would be a family complex and all setbacks and height requirements were in compliance with the requirements in an R-1 District. The lot coverage allowed is 30% and the proposed construction would be an estimated 16%.

Andrew explained that the drainage and grading were being planned with proper piping and sizing to address the new construction as well as not to create any problems for the neighboring properties.

Sizer moved, Dudeck supported to approve the variance as requested on the finding of fact that this was a reasonable request being the property had two front yards, one on Lake Michigan and the other on a sixty six foot private easement from Lakeshore Road, there were no safety concerns, all structures would meet the required setbacks and not exceed the lot coverage in a R-1 District and a permit would be obtained from the DNRE before construction. Motion carried.

Being there was no further business to come before the Board, Dudeck moved, Sellers supported to adjourn the meeting at 1:35 P. M. Motion carried.

Jeanne Dudeck, Zoning Board of Appeals Secretary