

CHIKAMING TOWNSHIP ZONING BOARD OF APPEALS

Minutes of the March 15, 2011 Regular Meeting

APPROVED

The March 15, 2011 meeting was called to order at 1:05 p.m. by Chairman Lee Strohl with members Jeanne Dudeck, Kathy Sellers and Mario Zarantenello present. Carol Sizer was not present. Zoning Administrator Betsey Bohac was also present.

Zarantenello moved, Sellers supported to approve the minutes, as proposed, for the February 15, 2011 meeting. Motion carried.

Case No. 1000 Property Code No 11-07-7200-0007-01-1 Vacant Lot #7 Shoreacres Lakeshore Road, Union Pier, Michigan

Thaddeus & Lisa Wong, Yan Yan Properties LLC requested a variance 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 R-1 Single Family Residential District. If granted, the variance would allow construction of a 16 ft.x64 ft. in ground swimming pool to be located on the Lake Michigan side of the property. The property is considered a “through lot” having two front yards, Lakeshore Road and Lake Michigan. Currently the property is vacant and the pool would be part of the proposed development of the parcel which would include a new 2 ½ story dwelling with an attached garage.

Dudeck moved, Sellers supported to approve the variance as requested; allowing the construction of the 16 ft. x 64 ft. pool on the finding of fact; that the request was reasonable and poised no public safety concerns as long as the footprint of the submitted plans would not be altered, per plan #11.008.03, dated 02/01/2011, as prepared by Jean Dufresne, licensed architect, with the practical difficulty that the property has 2 front yards

Motion approved

Case No. 1001 Property Code No 11-07-4730-0029-00-4 9610 Franklin Road, Union Pier, Michigan

Darrell Albright Construction Inc, agent for Property owner Burke Villas Homeowners Association Inc. request a variance from Section 4.03 of Chikaming Township Zoning Ordinance No. 87, as amended, which does not allow a non-conforming structure to be enlarged or expanded in such a way that would increase its non-conformity; and Section 4.06.D which requires a 30ft. rear yard setback and allows a 20% maximum lot coverage on a NCR1-A lot. If granted, the variance would allow the partial demolition of the existing deck that would be rebuilt as a 12 ft. x 12 ft. screen porch and extend the existing rear deck an additional 4 ft. x 14 ft. with a rear yard setback of 18.4 ft. The existing lot coverage including decks is 2842 sq. ft. or 36%. The proposed expansion would increase the lot coverage to 2898 sq. ft. or 37% on an NCR1-A lot with an area of 7995 sq. ft.

The agent for the property owner, Darryl Albright, who was present, explained that these improvements will not only improve the look of the property, but alleviate some ice dam

problems from the various roof lines. The screen porch will not extend beyond the existing home, but be tucked into a corner and be tied into the existing roof.

The review included the 02-14-2011 note from John Burke, part owner and Burke Villas President, stating he had no objection to the proposed project.

Zarantello moved, Dudeck supported, to approve the variance as requested on the finding of facts that the structure was in need of repair, the roof lines will alleviate the ice and water damage, the screen porch will not extend beyond the existing home; there is more green space in the rear so there will be no additional safety issues with the condition that it will remain a screen porch only, not to be heated or turned into living space.

Motion Carried.

With no further business on the agenda, meeting was adjourned by Chairman Strohl at 1:27 p.m.

Theresa Priest
Zoning Board of Appeals
Acting Recording Secretary