

**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, May 15, 2012** 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 1027: at 1:00 p.m. Karen Neal, 12616 Hillside Dr., Sawyer, MI 49125 Property Code No.: 11-07-0003-0017-04-5. The applicant is requesting that the above referenced parcel be declared "unbuildable". The 0.16 acre parcel (6,824 sq. ft.) is surrounded by roads on all sides and is located in a Michigan Department of Natural MIDNRE regulated Critical Dune Area. A garage and carport are currently located on the parcel.

CASE 1028: at 1:15 p.m. Thomas & Betty Switzer, 203 Forest Ave., Shorewood Hills, Sawyer, MI 49125, Property Code No.: 11-07-0820-0165-00-2. 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 and 100 ft. of road frontage for a buildable lot in an R-1 Single Family District. If granted, the variance would allow a 120' X 126.5' lot (15,120 sq. ft.) with 120 ft. of road frontage to be declared a buildable lot. The existing home would be demolished and replaced with a new home and detached garage that would meet all the requirements for building on a NCR1-C lot. The lot is a lot of record since 1927, and is served by municipal water and sanitary sewer.

CASE 1029: at 1:30 p.m. Jean & Arnfinn Ostvoll, potential property owners, 15741 Locke Rd., Union Pier, MI 49129, Property Code No.: 11-07-0030-0036-01-2. A variance is requested from Section 15.03.A of Chikaming Township Zoning Ordinance No. 87, as amended, which allows a maximum total of 1,500 sq. ft. of all accessory structures on parcel that is no less than 1 acre or more than 2 acres in an R-1 Single Family Residential District. If granted, the variance would allow a 22 ft. by 40 ft. 1 ½ story attached addition to the existing garage which would increase its current size of 880 sq. ft. to 1,760 sq. ft., that would exceed the allowed maximum footprint by 260 sq. ft. The proposed use would be an art room and woodworking room with storage above.

CASE 1030: at 1:45 p.m. Brian Lipner, Bud & Elsie's, 9905 Townline Rd., Union Pier, MI 49129, Property Code No.: 11-07-0125-0023-01-8. A variance is requested from Section 14.02 of Chikaming Township Zoning Ordinance No. 87, as amended, which requires 10 ft. side yard setbacks and allows maximum lot coverage of 40% in a Commercial District. If granted, the variance would allow a 37' X 36' new storage room addition to the rear of the existing building with zero (0) side yard setbacks and increase the lot coverage from 2,484 sq. ft. (41%) to 3,845 sq. ft. (60%).

CASE 1031: at 2:00 p.m. Tom Gold, contractor for property owners, Andrew & Ann Marzal and Susan Woodrow, 7172 Horseshoe Dr., Harbert, MI 49115, Property Code No.: 11-07-2290-0020-01-6. 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 and maximum lot coverage of 20% on a NCR1-B lot. If granted, the variance would allow removal of an encroaching attached shed that has a zero rear yard setback and replace it with new construction that would have a 9' rear yard setback; and a new 12'4" X 21'6" addition that would increase the existing lot coverage from 2702 sq. ft. (22.08%) to a net lot coverage of 2826 sq. ft. (23.68%).

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