

PENTWATER TOWNSHIP

327 South Hancock Street – P.O. Box 512
Pentwater, Michigan 49449
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Zoning Board of Appeals Meeting Community Room – 327 S. Hancock St. Tuesday, May 24, 2016 7:00 P.M.

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Roll Call.**
4. **Approval of the agenda.**
5. **Approval of the minutes of the March 1, 2016 meeting.**
6. **Old Business:** Review of Draft 2 of the ZBA By-Laws.
7. **New Business:**
 - 7a. Property ID# 64-001-550-002-00, Pentwater Heights Subdivision, a.k.a 5387 W. Lakeview Drive. The purpose of the hearing is to hear a request from Douglas Taylor for variances to locate a detached accessory building with the front yard (Lakeview St.). The applicant is requesting the following variances from the Pentwater Community Zoning Ordinance:
 1. A seven (7) foot variance for a lot depth less than 250 feet per Section 3.08.E.2.a.
 2. A twenty-five (25) foot variance for locating the accessory building closer than 1/2 distance between the front lot line and the main building, per Section 3.08.E.2.b where 31 feet is required.
 3. A twenty-four (24) foot variance to the front setback (NE corner lot on Lakeview and Monroe) per Section 3.08.E.2.c., where 30 feet is required.

7b. Property ID# 64-001-280-007-00, Hebblewhite Subdivision of Singing Sands, a.k.a 9335 N. Montgomery. The purpose of the hearing is to hear a request from Robert Russell for variances to expand a deck, locate two detached accessory buildings, extend an existing fence and construct a new fence. Thus, the applicant is requesting the following variances from the Pentwater Community Zoning Ordinance:

1. An eleven foot (11') variance to extend a covered deck into the required rear (street side) setback area, per section 3.07.B.2.d.
2. A two foot, two and one half inch (2' 2 1/2") variance for the height of a privacy fence to be extended next to the deck in the rear (street side) setback area which cannot be more than 50% solid, per section 3.11.B.2.b.
3. A ten foot (10') variance for locating a detached accessory building of 4'x15.5' (62 sq. ft.) adjacent to the main building in the rear yard (street side), per section 3.08.E.1.
4. A ten foot (10') variance for locating another detached accessory building of 3' x 12.8' (37.98 sq. ft.) adjacent to the main building in the rear yard (Lake Michigan side) per section 3.08.E.1.
5. A sixty-five foot (65') variance for locating a detached accessory building of 3' x 12.8' (37.98 sq. ft.) in the front yard (Lake Michigan side) for a lot depth less than 250 feet, per Section 3.08.E.2.a.
6. A one foot (1') variance for locating a detached accessory building within the required side yard, per Section 2.24 Definition Of Yard, Paragraph C.

7c. Review of ZBA Non-Use or Dimensional Variance Resolution Template

8. Public Comment.

9. Adjourn.