

LAKE TOWNSHIP

Huron County, Michigan

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LAKE TOWNSHIP NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the **Lake Township Zoning Board of Appeals** will hold a public hearing on **Wednesday, November 9, 2005** at the Lake Township Hall located at 4988 W. Kinde Road, Caseville, Michigan at **7:30 P.M.**

This hearing is to consider a variance request from Tom Hedger, Art Hedger and Yvonne Wensing who own property at **4344 Port Austin Road**, Caseville, Michigan, Property Code No: 3213-015-136-00.

Said applicant is requesting a variance from the following sections of the Lake Township Interim Zoning Ordinance of 2005:

Chapter 7, R-1 Single Family Residential Waterfront, Section 705.2 Minimum Yard Requirement, Subsection A. "Each front yard shall be a minimum of twenty-five (25') feet from road right-of-way."

Chapter 7, R-1 Single Family Residential Waterfront, Section 705.2 Minimum Yard Requirement, Subsection B. "Each side yard shall be a minimum of at least six (6') feet..."

Chapter 7, R-1, Single Family Residential Waterfront, Section 705.4 Maximum Building Height. "Residential structures in the waterfront district shall not exceed one and one-half (1 ½) stories or twenty-seven (27') feet in height above the average grade of adjacent properties...."

Chapter 13, Non-Conformities, Section 1310. Extensions of Nonconforming Buildings and Structures. "No nonconforming building or structure may be enlarged or altered in a way that increases its nonconformity..."

The variance requested is to allow the following:

1. A 23'4" x 11'4" two (2) story addition on the west side of the existing dwelling to extend into the required 6' side yard setback and into the required 25' front yard setback.
2. A second floor addition over the existing non-conforming dwelling. The existing dwelling is less than 9' from the M-25 right-of-way, the required setback being twenty-five (25') feet.

All comments written and oral will be entered into the record if received prior to November 9, 2005.

Valerie McCallum
Clerk