

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, April 11, 2007 at 7:30 P.M.** at the Lake Township Hall located at 4988 W. Kinde Road, Caseville, Michigan.

This hearing is to consider a variance request from Leonard Byarski, on behalf of Joseph & Shirley Fioritto, who own property at **4774 Port Austin Road**, Unit #5, Caseville, Michigan, Property Code No: 3213-016-322-54.

Said applicant is requesting a variance from the following sections of the Lake Township Zoning Ordinance of 2007:

Chapter 13, Nonconformities:

Section 1308 More than one (1) Residential Building on a Lot in the R-1 and R-2 Districts.

The intent of this section is to allow recognized nonconforming uses to exist and continue within the following parameters. Such uses may be enlarged, increased or extended not to exceed the following:

- A. Ground floor area shall not exceed seven hundred twenty (720) square feet;
- B. The floor area of a second story shall not exceed three hundred sixty (360) square feet;
- C. The total height shall not exceed twenty (20') feet to the ridge as measured from the average grade;
- D. Side yard setback shall be 6 feet or follow the requirements of Section 1310;
- E. Distance between buildings shall be no less than twelve (12') feet;
- H. Maximum lot coverage not to exceed twenty-five (25%) percent in ground floor area for all buildings and structures.

The variances requested are as follows:

- 1. To allow a 24 x 32 second story addition which exceeds the allowable 360 square feet allowable limit-** the existing structure is 958 square feet;
- 2. To allow a second story addition with a ridge height of 23' exceeding the allowable 20';**
- 3. To allow an addition to an existing structure which is currently nonconforming in that the structure exceeds the allowable lot coverage** - the existing structure occupies 40% of its lot.
- 4. To allow an extension of a nonconforming structure that is less than the required twelve feet from the building to the east;**
- 5. To allow an extension of a nonconforming structure that currently does not meet sideyard setbacks** – the overhand of the existing structure is on the north lot line.

All comments, written and oral, will be entered into the record if received prior to April 11, 2007.

Valerie McCallum, Clerk