

LAKE TOWNSHIP

Huron County, Michigan

www.laketownship.net

P.O. Box 429
Caseville, Michigan 48725-0429

989-856-4867
Fax: 989-856-9710

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the **Lake Township Zoning Board of Appeals** will hold a public hearing on Wednesday, April 18, 2012 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 Dennis Mohritz on behalf of Kelly and Patricia Mohritz who own property at 6649 Van Road, Caseville, Michigan, Property Code No: 3213-016-098-00. Said applicant is requesting a variance from the following sections of the Lake Township Zoning Ordinance of 2007:

Chapter 8, Single Family Residential - Section 805.2 Minimum Yard Requirement.

A. *“Each front yard shall be a minimum of twenty-five (25’) feet from the road right-of-way.”*

Chapter 13, Non-Conformities - Section 1303. Nonconforming Lots of Record

“Where a lot of record in existence at the time of the adoption or amendment of this Ordinance does not meet the minimum requirements for lot width or lot area, such lot of record may be used for any purposes permitted by the district in which the lot is located, provided that any building or structure meets at least eight percent (80%) of the applicable required setbacks for that district.”

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, except where the nonconforming setback of a building or structure is not less than one-half (1/2) of the distance required by this Ordinance. In such case, the nonconforming setback may be extended along the same plane up to fifteen (15’) feet in length. In no case shall the setback be further reduced. Only one nonconforming extension of up to fifteen (15’) feet is permitted.”

The variance requested is to allow construction of a second story addition onto a nonconforming structure. Said structure currently has a front yard setback of six (6’) feet from Van Road. Applicant is also requesting a variance to build a deck extending into the Port Austin Road front yard setback thereby reducing said setback to seventeen (17’) feet and a covered porch extending into the Van Road setback five (5’) feet thereby reducing said setback to one (1’) foot.

All comments, written and oral, will be entered into the record if received prior to April 18, 2012.

Valerie McCallum, Clerk