

Gerrish Township Zoning Board of Appeals
Application for Variance

Applicants Statement to Zoning Board of Appeals

Applicants: John & Amy Gregorio (205 Grand Blvd, LLC)
(708) 494-9811
Location of Property: 205 Grand Blvd., Roscommon, MI 48653
Builder: Cornerstone Construction (Bud Mann)
Date of Hearing: November 9, 2020, 10:00am

John and Amy Gregorio are requesting a variance to make improvements to the property they purchased at 205 Grand Blvd., Roscommon, Gerrish Township, Michigan. The subject property is located at the end of a small road and is lakefront to Higgins Lake. The applicants are seeking a variance so they can make necessary improvements to the property so it can be used for its intended purpose as a family lake house.

Conditions for Variance

1. The subject property is a very unique property in terms of its size, shape and depth, creating practical difficulties for applicants to improve the home for its intended use as a family lake house. Attached as *Exhibit A* is a survey and drawing of the property.

The house is 1639 square feet with a very small kitchen and living area. The applicants seek to slightly expand the house (on the street side) to accommodate the needs of their family. The proposed plan would put the house 2.6 feet over the street side setback requirement of 20 feet. **The applicants do not seek to expand the structure on the lakeside of the property.**

The applicants also seek to replace an existing wood deck built above grade. The applicants plan to remove the wood deck and replace it with a patio in the same location but at grade level. Replacing the existing deck allows slightly more outdoor living space without adding any additional structure on the lake side of the property. Due to the limited square footage in the house, the outdoor living space is critical to accommodate the properties intended use.

2. The practical difficulties and circumstances with the property are not the result of the actions of the applicants. The applicants recently acquired the property and were not involved in the subdivision of the property or building the existing structure.

3. The variance requested relates only to the property described in the variance application.
4. The variance, if granted, will be in harmony with the purpose and intent of the ordinance and the intent of the district, and has no negative impact on public health or safety, or vehicular or pedestrian circulation. The property is located at the end of a small road and the variance requested is consistent with the character and integrity of the neighborhood.
5. The variance will not cause any adverse effects on the neighboring properties, including property values, sight lines or the use and enjoyment of neighboring properties. The variance will allow applicants to significantly improve the property which will enhance the neighborhood and increase property values of the surrounding properties. Attached as *Exhibits B* is a letter from the property owner next to the subject property supporting the proposed improvements and requested variance.
6. Strict compliance with the site development requirement would unreasonably prevent the owners from using the property for a permitted purpose and strict conformity would be unnecessarily burdensome on applicants.
7. The variance requested is the absolute minimum amount necessary to mitigate the practical difficulties applicants have with the property.

Summary

The relief requested is minimal and will have no adverse effect on the neighboring properties. The variance is consistent with the intent of the district and the character and integrity of the neighborhood. The small expansion on the street side is minimal and the replacement of the existing outdoor living space does not involve any above ground structure and have no adverse impact on neighboring properties. The neighbors on both sides of the property support the requested variance. The proposed improvements will add to the ambience of the neighborhood and enhance property values.

For the reasons set forth, applicants John and Amy Gregorio, respectfully request that the Board grant the requested variance.

Thank you for your time and consideration.



John Gregorio



Amy Gregorio

Date: 10/23/20

EXHIBIT D
Connie Price
207 Grand Boulevard
Roscommon, Michigan 48653

October 10, 2020

Zoning Board of Appeals
Gerrish Township
2997 E. Higgins Lake Drive
Roscommon, MI 48653

Re: 205 Grand Blvd., Roscommon, MI

Dear Zoning Board,

My name is Connie Price and I am the owner of the property at 207 Grand Blvd., Roscommon, immediately adjacent to the Gregorio Property at 205 Grand Blvd. We have owned our property on Higgins Lake for over 50 years.

Mr. and Mrs. Gregorio reviewed their plans with us and we are very impressed with their renovation plan. The home on their site was built in 1967 and needs to be remodeled. The Gregorio's plan is in very good taste and not only improves their home but will add to the ambience of the neighborhood. The plan does not negatively affect us or any other neighbor in terms of set back or sight lines and the improvements will only benefit the neighborhood.

We fully support the requested variance.

Sincerely,

Connie Price

Connie Price