

NOTICE

GERRISH TOWNSHIP ZONING BOARD OF APPEALS

The Gerrish Township Zoning Board of Appeals will meet on Monday, February 28, 2022, at 10:00 a.m. at the Gerrish Township Municipal Building, 2997 E. Higgins Lake Drive, Roscommon, MI to hear the following appeal cases.

Appeal #22.01

An appeal filed by: Alan Spencer
Property address: 1857 W. Higgins Lake Drive
Property code no.: 72-004-032-005-0300

An appeal has been filed by Mr. Spencer, who is requesting a variance to demolish and rebuild a portion of an existing non-conforming structure located at 1857 W. Higgins Lake Drive. The structure will be rebuilt on the existing footprint minus the storage area which extends into the road right of way of West Pine Road. Square footage will be added to the side of the building to create a rectangular structure.

A variance is required since the location of the foundation does not meet the setback requirements of the C-1 District as illustrated in Article 3, Table 3-4 "Site Development Requirements" of the Gerrish Township Zoning Ordinance. The required front yard setback is forty-five (45) feet, proposed is fourteen (14) feet; deficient front yard setback is thirty-one (31) feet. The required side yard setback (West Pine Drive) is forty-five (45) feet due to the fact that this is a corner lot. The proposed side yard setback is zero feet since the building abuts the property line; deficient side yard setback is forty-five (45) feet.

Appeal #22.02

An appeal filed by: Dennis & Pauline Reinert
Property address: 108 Frostie Lane
Property code no.: 72-004-611-044-0000

An appeal has been filed by Mr. and Mrs. Reinert, who propose to extend the roof line of the existing deck, demolish and rebuild a 24' x 24' detached garage.

Mr. and Mrs. Reinert, are requesting a variance to extend the roof line of their existing deck by eleven (11) feet and rebuild a 24' x 24' detached garage on the existing footprint.

A variance is required due to the fact of the property being in an R-1 Zoning District which allows lot coverage of 25% as illustrated in Article 3, Table 3-4 of the Gerrish Township Zoning Ordinance. The current lot coverage is 31% being 6% over lot coverage; with the garage being a nonconforming structure, as stated in Article 6, Section 6.4(2). "Should a nonconforming structure be destroyed by any means to an extent of more than fifty (50%) of its replacement value, exclusive of foundations, it shall not be reconstructed except in conformity with the provisions of this Ordinance..."

The homeowners are requesting a variance (Article 3, Table 3-4) to demolish and rebuild their existing detached garage due to its foundation failing.

Extending a roof over the existing deck on the cabin will add cubic content to a nonconforming structure due to more than 25% lot coverage, Article 6, Section 6.4(2).