

NOTICE

GERRISH TOWNSHIP ZONING BOARD OF APPEALS

The Gerrish Township Zoning Board of Appeals will meet on Monday, MARCH 3, 2025, at 10:00 a.m. at the Gerrish Township Municipal Building, 2997 E. Higgins Lake Drive, Roscommon, MI to hear the following appeal case.

APPEAL #25.01

An appeal filed by: DSW Builders, on behalf of Lori Woods, homeowner
Property address: 102 Columbine Lane
Property code no.: 72-004-242-013-0000

An appeal has been filed by DSW Builders on behalf of Lori Woods, who is proposing to enclose an existing covered porch and raise the roof of the house for more room upstairs.

DSW Builders is requesting a variance of the Gerrish Township Zoning Ordinance: Section 6.4 “Nonconforming Structures A1. “Where a lawful structure exists...” “No nonconforming structure may be enlarged or altered so as to increase its nonconformity such as in the case of a building’s height or the cubic content of the building encroaching into a setback...” The proposed is to enclose an existing covered porch and raise the roof of the house for more room upstairs. The dwelling is nonconforming due to insufficient front setback from the high-water mark. Minimum is 50 feet, existing is 36 feet; deficient 14 feet front high-water setback.

APPEAL 25.02

An appeal filed by: Szach Builders, LLC, on behalf of Diane Gutekunst and Steve Kamin, homeowners
Property address: 2762 W. Higgins Lake Drive
Property code no.: 72-004-445-006-0040

An appeal has been filed by Szach Builders LLC on behalf of Diane Gutekunst and Steve Kamin, homeowner(s), who are proposing to construct a second story addition on the rear of their dwelling.

Szach Builders LLC is requesting a variance of the Gerrish Township Zoning Ordinance: Section 6.4 “Nonconforming Structures A1. “Where a lawful structure exists...” “No nonconforming structure may be enlarged or altered so as to increase its nonconformity such as in the case of a building’s height or the cubic content of the building encroaching into a setback...” The proposed is to construct a second story rear addition to their existing dwelling. The minimum rear setback per ordinance is 20 feet; existing rear setback is 10 feet; deficient rear setback is 10 feet.