

**PENINSULA TOWNSHIP
REGULAR MEETING
ZONING BOARD OF APPEALS
AGENDA**

13235 Center Road, Traverse City, MI 49686

January 19, 2021

7:00 p.m.

1. **Call to Order**
2. **Pledge**
3. **Roll Call of Attendance**
4. **Approval of Agenda**
5. **Conflict of Interest**
6. **Brief Citizen Comments – for items not on the Agenda**
7. **New Business:**

1. Request No. 885, Zoning R-1C

Applicant: Daniel J. Dingeman, 6559 Peninsula Drive, Traverse City, MI 49686

Owner: Daniel J. Dingeman, 6559 Peninsula Drive, Traverse City, MI 49686

Property Address: 6559 Peninsula Drive, Traverse City, MI 49686

1. Requesting a variance from the required sixty (60) foot setback from the ordinary high waterline to Fifty-four (54) feet in order to construct a 750 square foot addition to the existing non-conforming structure.

Parcel Code # 28-11-336-038-00

2. Request No. 886, Zoning R-1B

Applicant: Wayne M. Eaker, 12440 Bluff Rd., Traverse City, MI 49686

Owner: Wayne M. Eaker, 12440 Bluff Rd., Traverse City, MI 49686

Property: 12440 Bluff Rd., Traverse City, MI 49686

1. Requesting a variance from the required fifteen (15) foot side yard setback to ten (10) feet on the northerly property line in order to place a 160 square foot shed.
2. Requesting a variance from the required fifteen (15) foot side yard setback to ten (10) feet on the southerly property line in order to place a 160 square foot shed.
3. Requesting a variance from the Definition of Lot: The parcel of land having frontage along a street or right-of- way on which one principal building and its accessories are located or intended to be located together with any open spaces required by this Ordinance. Two (2) or more parcels, lots of legal record, or platted lots, when contiguous and when held in common ownership, may be treated together as a single lot for purposes of this Ordinance. Unless otherwise provided in this Ordinance; public and private streets and road rights-of- way, and easements for ingress and egress shall divided lots (including parcels and sites) for purposes of this Ordinance (REVISED BY AMDEDNMENT 158)

Parcel Code # 28-11-134-026-00

3. Request No. 887, Zoning R-1C

Applicant: Richard M. & Dianne L. Frank, 7215 Peninsula Drive, Traverse City, MI 49686

Owner: Richard M. & Dianne L. Frank, 7215 Peninsula Drive, Traverse City, MI 49686

Property: 7215 Peninsula Drive, Traverse City, MI 49686

1. Requesting a variance from the required sixty (60) foot setback from the ordinary high waterline to forty-six (46) feet in order to construct a 112 square foot addition to the existing non-conforming garage structure.
2. Requesting a variance from the required fifteen (15) foot side yard setback to thirteen (13) foot side yard setback on the southerly property line to construct an 84 square foot addition to the existing non-conforming garage structure.
3. Requesting a variance from the required twenty-five (25) foot front yard setback to a zero (0) front yard setback on the southerly line in order to construct an 84 square foot addition to the existing non-conforming garage structure.
4. Requesting a variance from the required twenty-five (25) foot front yard setback to a twelve (12) foot front yard setback on the northerly corner in order to construct a 112 square foot addition to the existing non-conforming garage structure.
5. Requesting a variance from the required 25 percent of lot coverage to 52 percent in order to construct a 639 square foot addition to existing non-conforming garage structure.

Parcel Code # 28-11-325-036-00

4. Request No. 888, Zoning R-1B

Applicant: Nathan & Karley Elkins, 13024 Peninsula Drive, Traverse City, MI 49686

Owner: Nathan & Karley Elkins, 13024 Peninsula Drive, Traverse City, MI 49686

Property: 13024 Peninsula Drive, Traverse City, MI 49686

1. Requesting a variance from the required fifteen (15) foot side yard setback to twelve (12) foot side setback on the southerly property line in order to construct a 60 square foot addition to the existing non-conforming structure.
2. Requesting a variance from the required thirty (30) foot rear setback to ten (10) foot rear setback in order to construct a 1248 square foot detached garage structure.
3. Requesting a variance from the required fifteen (15) foot side yard setback to thirteen (13) foot side yard setback on the southerly property line in order to construct a 1248 square foot detached garage.
4. Requesting a variance from the required fifteen (15) percent lot coverage to twenty-three (23) in order to construct a 1248 square foot detached garage structure.

Parcel Code # 28-11-128-037-00

5. Approval of Minutes from November 17, 2020 Regular Meeting

8. Citizen Comments

9. Board Comments

10. Adjournment

The zoning board of appeals and members of the public must wear a mask at all times in Peninsula Township Hall and must keep six feet between themselves and others.

Peninsula Township has several portable hearing devices available for audience members. If you would like to use one, please ask the clerk.