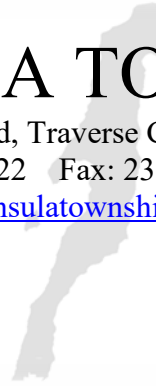


PENINSULA TOWNSHIP

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PENINSULA TOWNSHIP ZONING BOARD OF APPEALS AGENDA

February 20, 2024

7:00 p.m.

1. **Call to Order**

2. **Pledge**

3. **Roll Call**

4. **Approval of Agenda**

5. **Conflict of Interest**

6. **Brief Citizen Comments – (for items not on the Agenda)**

7. **Business:**

1. Public Hearing for Request No. 915, Zoning = R-1B – Coastal Zone

Applicant/Owner: William T and Janice J Beckett, 671 Hidden Ridge Drive, Traverse City, MI 49686

Property Address: Birch Drive, Traverse City, MI 49686

1. Requesting a variance from Section 6.8 of the Zoning Ordinance to construct a new two (2) story single-family residence with attached garage 12 feet from the front property line/edge of right-of-way, where 30 feet is required.
2. Requesting a variance from Section 6.8 of the Zoning Ordinance to exceed the maximum lot coverage of 15% up to 17%.
3. Requesting a variance from Section 7.4.7(A)(1) to construct a new two (2) story single-family residence with attached garage within a delineated wetland, or zero feet from the edge of a delineated wetland, where 25 feet is required.

Parcel Code # 28-11-560-017-00

2. Public Hearing for Request No. 916, Zoning = R-1B – Coastal Zone

Applicant/Owner: Kenneth Pratt, Pratt Family Revocable Joint Trust, 12155 Bluff Road, Traverse City, MI 49686

Property Address: 12155 Bluff Road, Traverse City, MI 49686

1. Requesting a variance from Section 6.8 of the Zoning Ordinance to construct a two (2) story addition to an existing single-family residence 21 feet from the front property line/edge of right-of-way, where 30 feet is required.

Parcel Code # 28-11-445-009-00

8. **Approval of Minutes from the January 16, 2024, Meeting**

9. **Citizen Comments**

10. **Board Comments**

11. **Adjournment**