

**PENINSULA TOWNSHIP  
REGULAR MEETING  
ZONING BOARD OF APPEALS AGENDA  
In person Meeting: 13235 Center Rd., Traverse City, MI 49686  
Virtual Meeting Via Zoom-Link Provided Below  
(If in person meeting is unable to be held):**

April 20, 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. **Old Business Tabled from March 16, 2021**

**1. Request No. 890, R-1B**

**Applicant:** Jessica Bachmann-Perez, 910 Sheridan Rd., Traverse City, MI 49686

**Owner:** Jessica Bachmann-Perez, 910 Sheridan Rd., Traverse City, MI 49686

**Property:** 910 Sheridan Rd., Traverse City, MI 49686

1. Requesting a variance from the required thirty (30) foot rear setback to seven (7) feet for a 1620 square foot deck, a 214 square foot shed and 693 square feet of six (6) foot tall walled fence that has been constructed & placed without the proper permits.
2. Requesting a variance from the required fifteen (15) foot side yard setback to four (4) foot side yard setback on the westerly property line for a 1620 square foot deck, a 214 square foot shed and 693 square feet of six (6) foot tall walled fence that has been constructed & placed without the proper permits.
3. Requesting a variance from the required 25 percent of lot coverage to 43.89percent for a 1620 square foot deck, a 214 square foot shed and 693 square feet of six (6) foot tall walled fence that has been constructed & placed without the proper permits.

**Parcel Code # 28-11-595-038-00**

**8. New Business:**

1. Request No. 891, Zoning R-1C

**Applicant:** Michael & Dania Cannon & Carol Sibia, 6410 Peninsula Dr., Traverse City, MI 49686

**Owner:** Michael & Dania Cannon & Carol Sibia, 6410 Peninsula Dr., Traverse City, MI 49686

**Property Address:** 6410 Peninsula Drive, Traverse City, MI 49686

1. Requesting a variance from the required fifteen (15) foot side yard setback on the northerly property line to a zero (0) side yard setback for a walled fence over six feet in height that has been constructed and placed without the proper permits.

**Parcel Code # 28-11-485-001-00**

## **2. Request No. 892, Zoning R-1C**

**Applicant:** CF Campbell, JML Design Group Ltd., 225 E. 16<sup>th</sup> St., Ste. B, Traverse City, MI 49684

**Owner:** ACMEPEN One LLC, 5168 US 31 N. Mailbox 8, Williamsburg, MI 49690

**Property Address:** 10602 Bluff Rd., Traverse City, MI 49686

1. Requesting a variance from the required twenty-five (25) foot front setback to nineteen (19) feet from the road right-of-way in order to construct a 1290 square foot structure on an existing legal non-conforming lot of record.
2. Requesting a variance from the required fifteen (15) foot side yard setback to a zero (0) foot side yard setback on the southerly property line in order to construct a 1290 square foot structure on an existing legal non-conforming lot of record.
3. Requesting a variance from the required sixty (60) foot setback from the ordinary high water line and for the entire 1290 square foot proposed structure to be constructed within the ordinary high water line setback on an existing legal non-conforming lot of record.
4. Requesting a variance from the required twenty-five (25) percent lot coverage to thirty-one (31) percent lot coverage in order to construct a 1290 square foot structure on an existing legal non-conforming lot of record.
5. Requesting a variance under Section 7.5.6 Moving or Replacing a Non-conforming structure items 1-5.
6. Requesting a variance under Section 7.5 Non-Conforming Uses and Structures (REVISED BY AMENDMENT 171B); Non-Conforming Structures.

**Parcel Code #** 28-11-625-009-50

## **9. Approval of Minutes from March 20, 2021 Regular Meeting**

### **10. Citizen Comments**

### **11. Board Comments**

### **12. Adjournment**

**To join using the Zoom App on a computer, tablet, or smartphone click the following link:** <https://us02web.zoom.us/j/82302494942>

**To join by dialing in, call: (312) 626-6799** followed by the **Webinar ID: 823 0249 4942**, followed by the # key.