

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

**In person Meeting: 13235 Center Rd., Traverse City, MI 49686**

May 18, 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 April 20, 2021**

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

**Applicant:** 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**

**8. New Business:**

1. Request No. 894, Zoning R-1C

**Applicant:** Walter F. Bell, 2117 Alta Ave., Louisville, KY 410205

**Owner:** Walter F. Bell, 2117 Alta Ave., Louisville, KY 410205

**Property Address:** 1444 Linwood Ave., Traverse city, MI 49686

1. Requesting a variance from the required fifteen (15) foot side yard setback on the southerly property line to a ten (10) side yard setback to construct a 144 square foot deck and a 195 square foot screened enclosed porch.
2. Requesting a variance from the required fifteen (15) percentage of lot coverage to 15.88%

lot coverage.

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

- 9. Approval of Minutes from April 20, 2021 Regular Meeting**
- 10. Citizen Comments**
- 11. Board Comments**
- 12. Adjournment**