

**PENINSULA TOWNSHIP
REGULAR MEETING
ZONING BOARD OF APPEALS AGENDA
13235 Center Rd., Traverse City, MI 49686**

June 15, 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 May 18, 2021**

1. Request No. 892, Zoning R-1C

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-1B

Owner: Dean & Michelle Kokkales, 2353 Weber Rd., Dexter, MI 48130

Applicant: Dean & Michelle Kokkales, 2353 Weber Rd., Dexter, MI 48130

Property Address: 9722 Center Rd., Traverse City, MI 49686

1. Requesting a variance from the required sixty (60) foot setback from the ordinary high water line and for a proposed addition of 400 square feet to be constructed within the ordinary high water line setback on

an existing legal non-conforming lot of record.
Parcel Code # 28-11-017-002-00

9. **Approval of Minutes from May 18, 2021 Regular Meeting**
10. **Citizen Comments**
11. **Board Comments**
12. **Adjournment**