

PENINSULA TOWNSHIP ZONING BOARD OF APPEALS
AUGUST 9, 2018

Request #866--Zoning R-1C. The lot was created prior to adoption of the Peninsula Township Zoning Ordinance, is approximately 6,995 square feet and is considered legal non-conforming. The dwelling unit was built in 1970 and is non-conforming as it does not meet required setbacks for front yard, OHWM, or side yard on the south side.

- 1) Requested a variance of 14 feet from the required fifteen foot south side yard setback to place a wall one foot from the property line. Variance to place a wall 1 foot from property line was denied. An open-weave fence would be allowed to replace a pre-existing non-conforming chain-link fence, if it traced the footprint of the existing concrete slab.
- 2) Requested a variance of twenty-four feet from the required twenty-five foot front yard setback to place bumpers for protection from traffic accidents. Variance was denied.
- 3) Requested a variance for a pre-existing legal non-conforming covered porch to be enclosed as a three season room. Variance was tabled to review additional information from the applicant.

Request #867--Zoning A-1. Requesting a variance from the required 330 feet parcel width to 180 feet for a proposed lot line adjustment to allow access to a landlocked parcel. Original property had an easement from Smokey Hollow Rd. When a garage was built on part of the easement, the property owners used property from Center Rd to access the property. The Center Rd property was later purchased by the property owner and became two lots under one Parcel ID number. The property owner would like to divide the property and needs a portion of the front property for access in the land division application. Variance was approved.

Request #868--Zoning R-1B. Lot was platted in 1955 and the dwelling unit was built in 1974. Due to steepness of driveway, property owners park in Road Right of Way sometimes during the winter. The lot coverage is now 27.36%. The property owner proposed building an elevated platform that would allow a car to be parked off the Road Right of Way and allow them to access the second floor of their house.

- 1) Requested a variance of an additional 2.21% lot coverage. Variance was denied.
- 2) Requested a variance from the required front yard setback of 30 feet for a structure to be used to access the property. Variance was denied.