

# Peninsula Township Variance Application

## General Information

A fully completed application form, fee, and all related documents must be submitted to the Planning & Zoning Department at least four (4) weeks prior to the Zoning Board of Appeals meeting. **12 copies are required.**

### Applicant Information

Applicant: Name ANNMARIE & PAUL ERICKSON  
Address Line 1 12014 PENINSULA DR.  
Address Line 2 \_\_\_\_\_  
Phone 313-447-6587 ← Cell \_\_\_\_\_  
E-mail paulerickson666@gmail.com

Owner: Name \_\_\_\_\_  
Address Line 1 \_\_\_\_\_  
Address Line 2 \_\_\_\_\_  
Phone \_\_\_\_\_ Cell 313-657-1423  
E-mail aerickson025@gmail.com

*(If the applicant is not the property owner, a letter signed by the owner agreeing to the variance must be included with the application.)*

### Property Information

Parcel ID 28-11-440-017-00 Zoning RESIDENTIAL  
Address Line 1 \_\_\_\_\_  
Address Line 2 \_\_\_\_\_

### Type of Request

Indicate which Ordinance requirement(s) are the subject of the variance request:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Front Yard Setback                                | <input type="checkbox"/> Side Yard Setback | <input type="checkbox"/> Rear Yard Setback        |
| <input type="checkbox"/> Width to Depth Ratio                              | <input type="checkbox"/> Lot Coverage      | <input type="checkbox"/> Off-Street Parking       |
| <input type="checkbox"/> Signage   | <input type="checkbox"/> Height/Width      | <input type="checkbox"/> Non-Conformity Expansion |
| <input type="checkbox"/> Other: Please Describe: <u>WATERFRONT SETBACK</u> |  |   |

### Attachments

- \$1,200.00 application fee
- Basic Conditions Worksheet
- Site plan drawn to scale showing the following:
- Property boundaries; Shoreline properties must show the Ordinary High Water Mark on a certified survey, and the Flood Elevation Line (3 feet above OHWM) if any;
  - All existing and proposed structures including decks and roof overhangs;
  - Setbacks for existing and proposed structures (varies by zoning district).
- Front elevation diagram drawn to scale. N/A

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## Basic Conditions Worksheet

In order for a variance to be justified, the Applicant must meet **all of the Basic Conditions**, as defined in Section 5.7.3(1) of the Peninsula Township Zoning Ordinance. The Applicant must answer the following questions pertaining to the Basic Conditions in detail. Please attach a separate sheet if necessary and label comments on the attached sheet with corresponding number/letter on application.

**Section 5.7.3(1) Basic Conditions:** The Board shall have the power to authorize, upon an appeal specific variances from such requirements as lot area and width regulations, building height and bulk regulations, yard and depth regulations, and off-street parking and loading space requirements, **provided all of the Basic Conditions listed herein can be satisfied.**

**(1) BASIC CONDITIONS:** The applicant must meet ALL of the following Basic Conditions. That any variance from this Ordinance:

- a) **That the need for the variance is due to unique circumstances or physical conditions, such as narrowness, shallowness, shape, water or topography, of the property involved and that the practical difficulty is not due to the applicant's personal or economic hardship.**

Is this condition met? Please explain: \_\_\_\_\_

In order to relocate and rebuild an existing waterfront deck, we seek a variance from the 35' setback requirement. Following code and measuring from the Ordinary High Water Mark would place the deck in Peninsula Drive due to the nature of our property. Our waterfront is narrow, rocky and somewhat steep. Our intent is to build upon the rock revetment without excavating. In addition, this variance will allow us to correct a preexisting, nonconforming condition; the existing stairs cross over the NE property line and impinge on our neighbors' property as indicated on a survey in early May, 2026

- b) **The need for the variance is not the result of actions of the property owner (self-created) or previous property owners.**

Is this condition met? Please explain: \_\_\_\_\_

We have taken no action on the existing deck other than to remove dangerously rotting lumber to facilitate limited use. We believe this deck is more than 35 years old. It and the existing stairs are rickety and dangerous.

- c) **That strict compliance with area, setback, frontage, height, bulk, density or other dimension requirement will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome. (Because a property owner may incur additional costs in complying with this ordinance does not automatically make compliance unnecessarily burdensome.)**

Is this condition met? Please explain: \_\_\_\_\_

We have taken no action on the existing deck other than to remove dangerously rotting lumber to facilitate limited use. We believe this deck is more than 35 years old. It and the existing stairs are rickety and dangerous.

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**d) That the variance will do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.**

Is this condition met? Please explain:

Replacing the deck will allow us to enjoy our shoreline safely. Due to the nature of our property we believe we have provided a practical solution.

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**e) That the variance will not cause adverse impacts on surrounding property, property values or the use and enjoyment of property in the neighborhood.**

Is this condition met? Please explain: \_\_\_\_\_

The variance will allow us to remove an eyesore on the shoreline and replace it with a modest, safe deck consistent with properties around us.

Replacing an unsightly, rotting structure would have no environmental impact, would increase our property value and that of our neighbors.

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**f) That the variance shall not permit the establishment within a district of any use which is not permitted by right, or any use for which a conditional use or temporary use permit is required.**

The variation will not violate any existing codes or restrictions.

GRAND TRAVERSE BAY



LOT 10  
12014 PENINSULA DR.

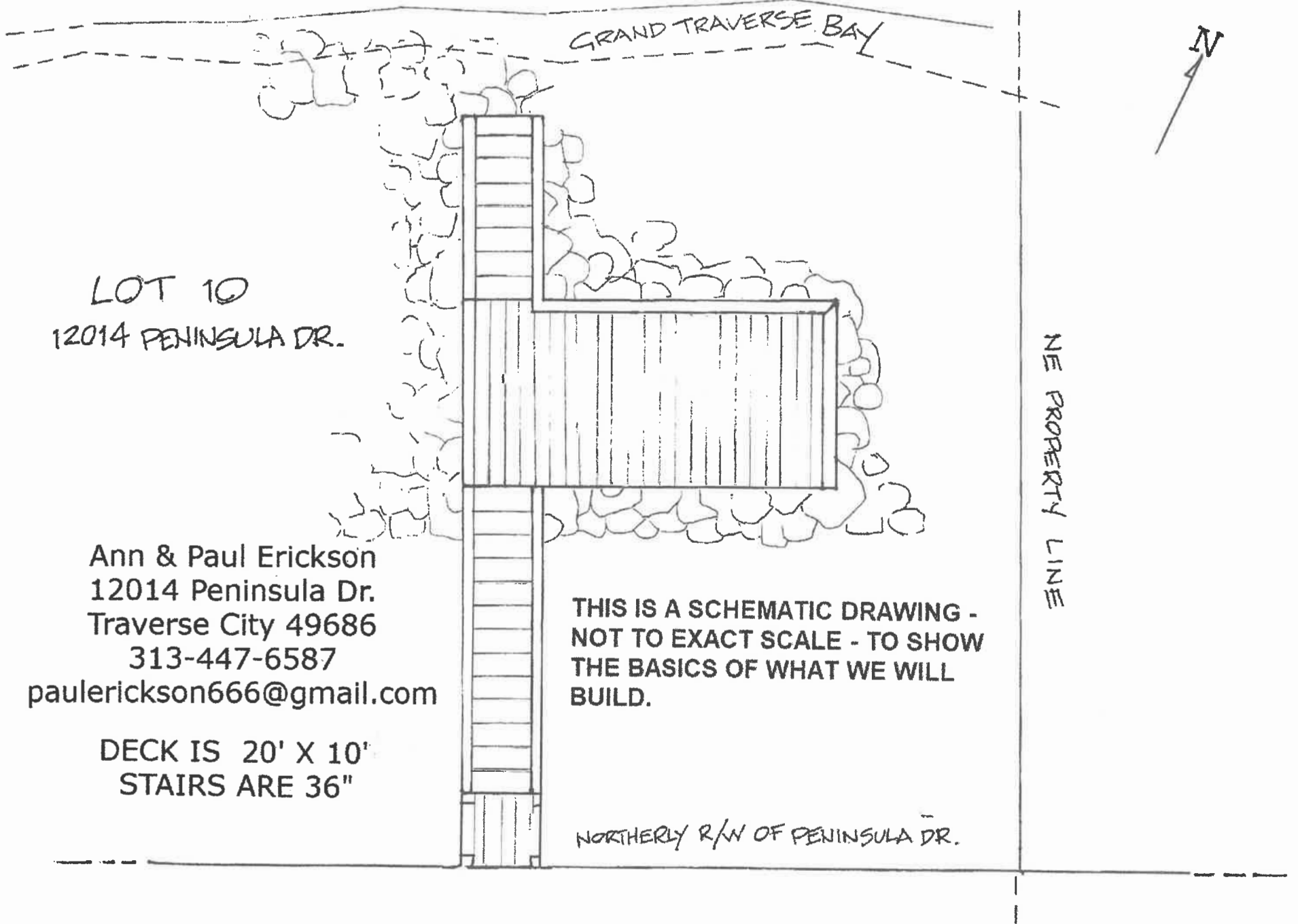
Ann & Paul Erickson  
12014 Peninsula Dr.  
Traverse City 49686  
313-447-6587  
paulerickson666@gmail.com

DECK IS 20' X 10'  
STAIRS ARE 36"

THIS IS A SCHEMATIC DRAWING -  
NOT TO EXACT SCALE - TO SHOW  
THE BASICS OF WHAT WE WILL  
BUILD.

NORTHERLY R/W OF PENINSULA DR.

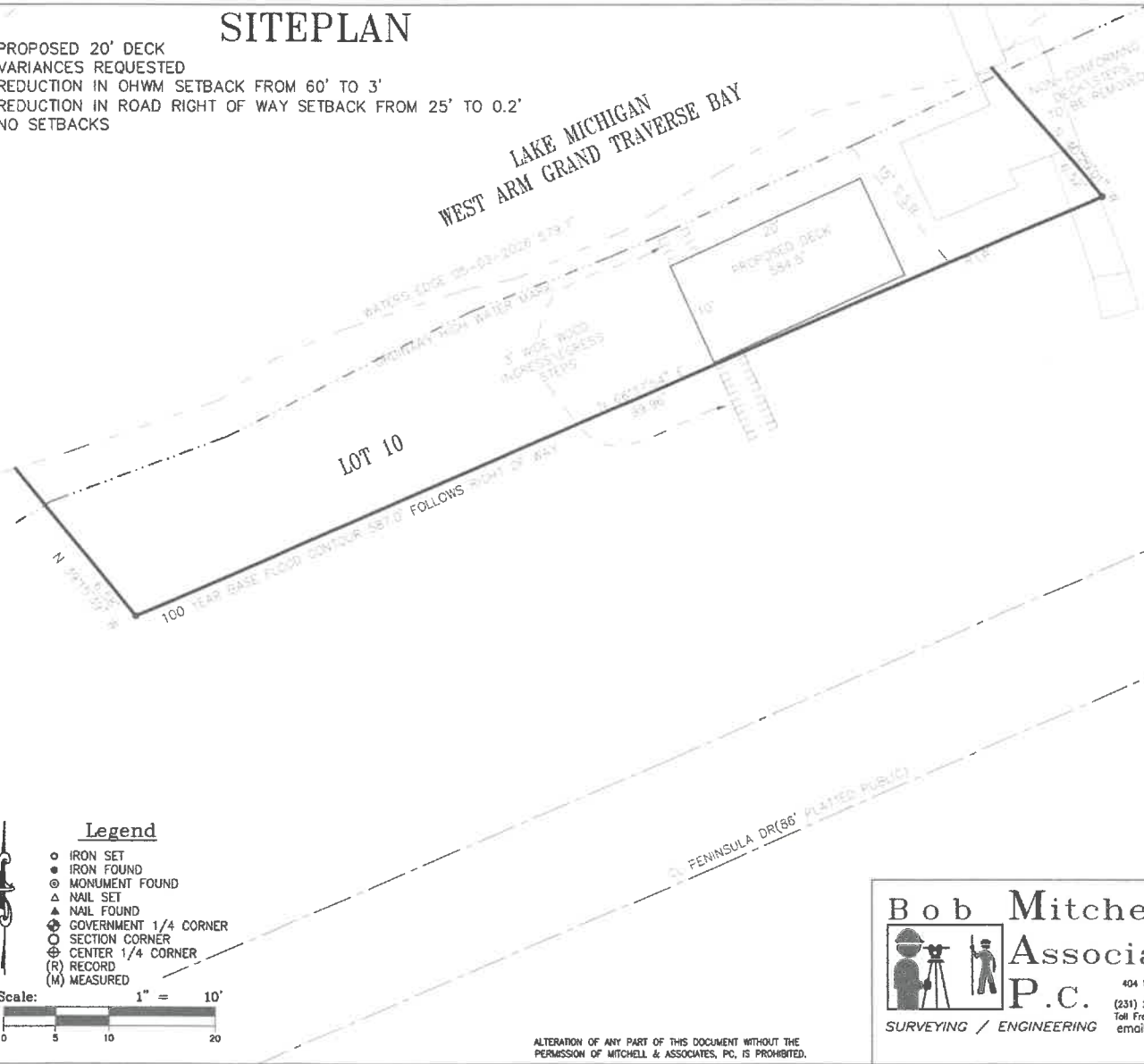
NE PROPERTY LINE



# SITEPLAN

PROPOSED 20' DECK  
 VARIANCES REQUESTED  
 REDUCTION IN OHWM SETBACK FROM 60' TO 3'  
 REDUCTION IN ROAD RIGHT OF WAY SETBACK FROM 25' TO 0.2'  
 NO SETBACKS

LAKE MICHIGAN  
 WEST ARM GRAND TRAVERSE BAY



Parcel: 11-440-017-00

Jurisdiction: Peninsula Township  
 Owner Name: ERICKSON PAUL & ANNMARIE

Property Address:  
 12014 PENINSULA DR  
 TRAVERSE CITY, MI 49686

Mailing Address:  
 12014 PENINSULA DR  
 TRAVERSE CITY, MI 49686

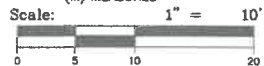
Tax Description  
 LOTS 10 & 17 BRAEMAR ESTATES.



Jesse E. Mitchell  
 Professional Surveyor No. 4001054433

### Legend

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- △ NAIL SET
- ▲ NAIL FOUND
- ⊕ GOVERNMENT 1/4 CORNER
- ⊙ SECTION CORNER
- ⊕ CENTER 1/4 CORNER
- (R) RECORD
- (M) MEASURED



ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE PERMISSION OF MITCHELL & ASSOCIATES, P.C. IS PROHIBITED.

**Bob Mitchell & Associates P.C.**



SURVEYING / ENGINEERING

404 West Main Street P.O. Box 306  
 Kingsley, MI 49649  
 (231) 263-5483 • FAX (231) 263-7921  
 Toll Free in Michigan 1-800-533-5827  
 email [wrm@mapcivilsurvey.com](mailto:wrm@mapcivilsurvey.com)  
 NORTH 1ST STREET  
 Harrison, MI 48625

BASIS OF BEARING: NAD 83 MI CENT SPCS

CLIENT: ANN MARIE ERICKSON

LOCATION:  
 PART OF GOVT LOTS 2 & 3,  
 SEC 32  
 T 29 N, R 10 W,  
 PENINSULA TWP, G.T. COUNTY, MI.

DATE	DATE	FILE NO.
05.11.2026	05.11.2026	20260141
CK. JEM	F.L.D. BK. X	PL. X SHEET 1 OF 1

May 18, 2026

Paul and Annmarie Erickson  
12014 Peninsula Dr.  
Traverse City, MI 49686

Peninsula Township  
Zoning Board of Appeals

To whom it may concern,

As the owners of the property at 12014 Peninsula Dr., we are seeking a variance which would allow us to move and replace a waterfront deck and stairs that are now becoming dangerous due to their age. These wooden structures were in place when we purchased the property in 2022.

It is our plan to move the structures fifteen feet or more away from the NE property line, to ensure compliance with existing code. We intend to support the structures on existing rock revetment so as to ensure that there is no excavation or other environmental impact. The existing stairs were built over the NE property line and impinge upon neighbors' property (see attached survey). Other than the top of the stairs, no other structures are currently visible from Peninsula Dr. That would not change.

Also attached is a rough drawing of what we wish to build. It is of the same construction, materials and size of that which existed when we bought the property. We removed some of the existing deck due to rotting wood.

Of primary concern to us is the existing code which requires a 35' setback from the waterline, which if observed to the letter would mean building a deck roughly in the middle of Peninsula Dr. We have observed several similar structures up and down Peninsula Dr. which do not appear to comply with a 35' setback from the OHWM. We believe that requesting a variance to move an existing deck and stairs to make them safer and compliant with codes is a reasonable request.

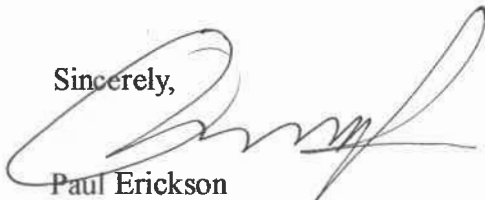
We will happily answer any questions in person or you may contact us at:

313-447-6587

[paulerickson666@gmail.com](mailto:paulerickson666@gmail.com)

Thank you for your time and consideration.

Sincerely,



Paul Erickson

# Peninsula Township Application for Land Use Permit and Required Materials

\* All structures must meet setbacks & all structures of 25 square feet or greater require a Land Use Permit \*

1. Parcel Tax # 28-11- 440-017-00 . Parcel Zoning RES .
2. Property Address 12014 PENINSULA DR.  
(If an address has not been assigned it must be requested from the Grand Traverse County Equalization Dept.)
3. Proposed use of structure DECK REPLACEMENT
4. Property Owner's Name and Address PAUL & ANNMARIE ERICKSON  
12014 PENINSULA DR. T.C. 49686
5. Fees - \$100.00 for a new dwelling, \$75.00 for additions or other construction, Commercial based on Size.
6. Evidence of Ownership if not in Township Files. (Recorded Deed or Land Contract).
7. Calculations related to lot, existing, and proposed structures (will be confirmed by staff):
  - a. \_\_\_\_\_ Area of the parcel excluding road rights-of-way. Measured to the Ordinary High Water Mark for shoreline properties.
  - b. 200 SQ Total square footage of existing building footprint(s). (Including roof overhangs, garages, accessory structures, porches, decks & patios not flush with the ground).
  - c. 200 SF Calculated square footage of proposed building/structure footprint (see instructions on line b).
  - d. \_\_\_\_\_ % of lot coverage (Line b & c divided by line a).
8. One (1) full set of construction plans for proposed structures including site plan and elevations (will be returned).
9. Exterior light fixture detail (See Section 7.14 of the Zoning Ordinance).
10. **Two (2) copies** of Site Plan (not greater than 11" x 17") **drawn to scale** showing the following (will be kept):
  - a. property boundaries; Shoreline properties must show the Ordinary High Water Mark on a certified survey, and the Flood Elevation Line (3 feet above OHWM), if any.
  - b. All existing and proposed structures including decks and roof overhangs.
  - c. Setbacks for existing and proposed structures; (Varies by zoning, see Section 6.8 of the Zoning Ordinance).
11. Front Elevation (not greater than 11" x 17") **drawn to scale**.
12. Health Department Permit for well and septic system (unless connected to a central sewer/water).
13. Soil & Erosion Permit from G.T. County Soil Erosion - Sedimentation Office.
14. Driveway Permit from County Road Commission or M.D.O.T.
15. Written approval for construction from the Association's Architectural Committee (if applicable).

### **The following may be required to receive a permit:**

- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Property boundaries to be located and marked by a registered land surveyor (if property corners are not marked).<br><b>(Include Ordinary High Water Mark and Flood Plane Elevation).</b>   |
| <input type="checkbox"/>            | DNR permit for wetlands or critical erosion areas.   |
| <input type="checkbox"/>            | Zoning Board of Appeals approval for filling within the Flood Plain, Extension of a non-conforming structure or Dimensional Variance. (See Planning & Zoning Department for requirements). |
| <input type="checkbox"/>            | Storm Water Review (for properties within 500 ft. of OHWM) \$850.00 additional fee. (See Planning & Zoning Department for requirements).   |

  
Applicant Signature

5.18.2026  
Date

PAUL ERICKSON  
Applicant Name (Printed)

313-447-6587  
Phone Number