



ZONING BOARD OF APPEALS

**Wednesday
September 18, 2024
7:30 PM**

AGENDA

A Zoning Board of Appeals hearing will be held at Highland Township Auditorium, 205 N. John St., Highland Michigan at the date and time specified.

This hearing is open to the public for comments relative to the case under consideration. An agenda has been sent as notification to property owners within 300 feet of the property being reviewed. Anyone interested is welcome to attend. We encourage all interested parties to consider remote means of reviewing proposals and offering comment through the internet or mail. Case files may be viewed at www.highlandtwp.net by using the navigation buttons to select HOW DO I? → Find → Agendas & Minutes → Zoning Board of Appeals Meeting. Comments may be submitted to planning@highlandtwp.org or mailed to the Township offices or in person during office hours or dropped in our secure drop box. If you choose to attend the public hearing, you should expect that social distancing will be enforced, and you may be turned away if you exhibit any signs of illness. Questions may be directed to (248) 887-3791, ext. 2. Any comments received prior to 4:30 p.m. on the date of the hearing will be provided to the Zoning Board of Appeals for their review and consideration.

CALL TO ORDER:

ROLL:

NEW BUSINESS:

1. CASE NUMBER: 24-20
ENFORCEMENT:
ZONING: LV – Lake and Village Residential District
PARCEL #: 11-09-330-003
PROPERTY ADDRESS: 1077 Woodruff Lake Dr. (Vacant)
APPLICANT: Timothy Watts
OWNER: Charles M. Krecek – KRECEK SD IRA LLC
VARIANCE REQUESTED: A 15-foot variance from the required 30-foot front yard setback to 15-feet provided; and
A 5-foot variance from the required 10-foot side yard setback to 5-feet provided; and
A 26-foot variance from the required 52-foot ordinary high-water mark setback to 26-feet provided; and
A 116-square foot variance from the required 750-square foot minimum first floor residential square footage to 634-square feet provided.
(Sec. 9.02.B.a., Sec. 9.02.B.b., Sec. 9.02.D., and Sec 9.02.F.)
This request is for the construction of a house, attached garage, and covered porches.

2. CASE NUMBER: 24-21
ENFORCEMENT:
ZONING: LV – Lake and Village Residential District
PARCEL #: 11-14-226-006
PROPERTY ADDRESS: 2949 Maple Ridge Ave
APPLICANT: Deborah J. Huston
OWNER: Deborah J. Huston
VARIANCE REQUESTED: A 2.9-foot variance from the required 5-foot south side yard setback to 2.1-feet provided; and
A 2.1-foot variance from the required 10-foot north side yard setback to 7.9-feet provided; and
A 5-foot variance from the required 15-foot total side yard setbacks to 10-feet provided.
(Sec. 9.02.B.b.)
This request is for the construction of a second story residential addition.

CALL TO THE PUBLIC: Opportunity for anyone to bring forward issues of interest or concern for Zoning Board of Appeals consideration. Each participant is limited to 3 minutes.

MINUTES:
September 4, 2024

DISCUSSION:

ADJOURN: