

NOTICE TO THE RESIDENTS OF EAST BAY CHARTER TOWNSHIP

Please take notice that the East Bay Charter Township Zoning Board of Appeals will hold a public hearing at a Regular Meeting on June 9, 2009 at 6:30 p.m. in the Township Hall, N.1965 Three Mile Road, Traverse City, Michigan, to consider the following request:

1) Appeal Request 1-09; Roger L. Hersberger, owner, on a parcel of land commonly known as 4170 Celery Bay Drive, Traverse City, property identification number 28-03-102-075-00, in the Lakes Area, LA Zoning District. The request is to construct a 29' x 11' one-story residential addition, add a basement under the existing house, a 22.5' x 25' residential garage, a 23' x 18' deck and a 18' x 26'/8.5' x 22.5' "U" shaped covered porch onto the existing 29' x 38' house, requiring two (2) variances from Section 505 Table Number 1 Yard Setbacks; specifically a 26.4' front yard variance resulting in a 3.6' setback from the road right-of-way of Celery Bay Drive. The minimum setback from the road in the LA district for a single family dwelling is thirty feet (30'). And a 13.1' rear yard (lake side) variance resulting in a 36.9' setback from the ordinary high water mark of Spider Lake. The minimum setback from the high water mark in the LA district is 50'.

2) Appeal Request 2-09; Kris McLain, owner, on a parcel of land commonly known as 802 Indian Trail Blvd., Traverse City, property identification number 28-03-570-075-00, in the Low Density Residential Area, LDR Zoning District. The request is to construct a 24' x 28' two story attached garage, 19' x 14' residential addition, a 14' x 6' residential addition, also a 12' x 5' covered porch, requiring two (2) variances from Section 505 Table Number 1 Yard Setbacks; specifically a 24' front yard variance resulting in a 6' setback from the road-right-away of Avenue E. The minimum setback in the LDR Zoning District for a single family dwelling is thirty feet (30'). Also, a 6' variance from the westerly side lot line resulting in a 4' setback. The minimum setback from a side lot line in the LDR Zoning District for a single family dwelling is 10'.

Information regarding these requests and the Township Zoning Ordinance are available for public viewing in the Office of Planning and Zoning, East Bay Township Hall, 1965 N. Three Mile Road, Traverse City, Michigan, during regular business hours. Written comments will be received until the night of the meeting.

If you are planning to attend this public hearing and are disabled requiring any special assistance, please notify the Township Clerk at (231) 947-8647 or call TDD (231) 922-4766 as soon as possible.

Dave Houseman, Chairman
East Bay Twp. Zoning Board of Appeals

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