

**AGENDA**  
**ELK RAPIDS TOWNSHIP ZONING BOARD OF APPEALS**  
**December 12, 2023**  
**3:00 PM**

*Pursuant to Public Act 267 of 1976, "Open Meeting Act." All meetings of the Board are open to the public and the public is welcome to address the Board on any item under its jurisdiction or on its agenda*

- Roll Call by the Chairperson
- Statement of any conflicts of interest
- Adoption of Agenda for December 12, 2023
- Approval of the Minutes for our last meeting September 12, 2023
- Public Forum - anyone in the audience can speak on any zoning issue.
- **Public Hearing on ZBA-149:** Berton (Bill) Rich of 8684 N. Bayshore Drive is requesting consideration of a variance to expand the volume of the existing house with the construction of a 12'-6"x 57'-6" second level addition over the existing house. There will be no expansion of the footprint of the existing house. The existing house and lot are not compliant with the zoning requirements. The request is for a volume expansion variance over the existing house. They are also requesting a 4'-6"x 12' of addition first floor living space and 42 square feet of deck to create a main entry to the house and they are also requesting a 20'x12'-6" balcony (deck) off the second level toward the lake. The roadside improvement will require a 50' front yard (street side) variance from the 50' front yard setback requirement and the second level balcony (deck) will require a 25' variance from the 50' waterside setback requirement from the lake. In total there are three variances requested by the applicants: Volume expansion, main entry addition, and second level balcony.
  - The applicant/representative speaks on this request.
  - Committee Members ask applicant/representative questions.
  - Members of the public in attendance who want to speak in favor of this request.
  - Members of the public in attendance who want to speak in opposition to this request.
  - Written Communications from the Public on this request.
  - Committee members make their decision on this request.
- **Public Hearing on ZBA-150:** Janet Fairley of 8128 N. Bayshore Drive is requesting consideration of a variance to expand the existing house with the construction of a 16'x15' kitchen area on the south side of the house, a 22'x12' master bedroom on the north side of the house plus a second level addition over the north third of the house measuring 22'x22'. The front face of the existing house is at the N. Bayshore Drive property line and the additions are proposed to be parallel with the existing house. The existing house and lot are

## ZBA Agenda – December 12, 2023

not compliant with the zoning requirements. This will require a 50' front yard (street side) variance from the 50' front yard setback requirement and a volume expansion variance for the second floor expansion.

- The applicant/representative speaks on this request.
- Committee Members ask applicant/representative questions.
- Members of the public in attendance who want to speak in favor of this request.
- Members of the public in attendance who want to speak in opposition to this request.
- Written Communications from the Public on this request.
- Committee members make their decision on this request.

**Public Hearing on ZBA-151:** Conrad and Adele Reiter of 6970 W. Harbor Drive are requesting a variance to construct an accessory building. The request is for a 5.0' variance from the side yard setback adjacent to the south property line for the construction of an 8'x12' detached accessory building. The south property line is a side yard, and the required setback is 10'. The request would provide a 5.0' side yard.

- The applicant/representative speaks on this request.
- Committee Members ask applicant/representative questions.
- Members of the public in attendance who want to speak in favor of this request.
- Members of the public in attendance who want to speak in opposition to this request.
- Written Communications from the Public on this request.
- Committee members make their decision on this request.

- **Old Business**

None

- **New Business**

None

- **Communications**

None

- **Member Discussion of topics not on the Agenda**

- **Adjourn**