

**Elk Rapids Township
Zoning Board of Appeals
Notice of Public Hearing**

November 22, 2023

This notice is provided as required by law since you own property within 300 feet of the subject property. Conrad & Adele Reiter own the property at W. Harbor Drive., Elk Rapids, Michigan. They are requesting a side yard variance to construct an accessory building on the south side of the lot. The location will require a variance as described below. You are invited to attend the public hearing or provide written comments at the December 12, 2023; public hearing noted below.

The Elk Rapids Township Zoning Board of Appeals will hold a public hearing to consider the following request for a variance from the Elk Rapids Township Zoning Ordinance:

Date and Time of Hearing: December 12, 2023; 3:00 PM

Location of Hearing: Community Governmental Center
315 Bridge Street
Elk Rapids, MI 49629

Applicants: Conrad & Adele Reiter

Property Address: 6970 W. Harbor Drive
Elk Rapids, MI 49629

Parcel Number: 05-06-400-001-00

ZBA Case Number: ZBA 151

Variance Request: A variance is desired by the applicant to construct an accessory building. The request is for a 5.0' variance from the side yard setback adjacent to the south property line property line for the construction of a 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.

Application materials are on file at the Elk Rapids Community Governmental Center, 315 Bridge Street, Elk Rapids, Michigan, 49629, and may be examined during regular business hours. Interested parties may appear and offer verbal or written comments at the public hearing. Written comments will be received until the close of the public hearing and may be addressed to the Township Clerk at Elk Rapids Township, P.O. Box 365, Elk Rapids, Michigan, 49629 or delivered to the Zoning Board of Appeals at the public hearing.

Elk Rapids Township Zoning Board of Appeals

**Elk Rapids Township
Zoning Board of Appeals
Notice of Public Hearing**

November 22, 2023

This notice is provided as required by law since you own property within 300 feet of the subject property. Janet Fairley owns the property at 8128 N. Bayshore Drive., Elk Rapids, Michigan. She has requested a front yard variance to construct a north and south addition to the house and add a second level on the house. The location will require a variance as described below. You are invited to attend the public hearing or provide written comments at the December 12, 2023 public hearing noted below.

The Elk Rapids Township Zoning Board of Appeals will hold a public hearing to consider the following request for a variance from the Elk Rapids Township Zoning Ordinance:

Date and Time of Hearing: December 12, 2023; 3:00 PM

Location of Hearing: Community Governmental Center
315 Bridge Street
Elk Rapids, MI 49629

Applicants: Janet Fairley

Property Address: 8128 N. Bayshore Dr., Elk Rapids, MI 49629

Parcel Number: 05-06-016-007-00

ZBA Case Number: ZBA 150

Variance Request: The applicant 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 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.

Application materials are on file at the Elk Rapids Community Governmental Center, 315 Bridge Street, Elk Rapids, Michigan, 49629, and may be examined during regular business hours. Interested parties may appear and offer verbal or written comments at the public hearing. Written comments will be received until the close of the public hearing and may be addressed to the Township Clerk at Elk Rapids Township, P.O. Box 365, Elk Rapids, Michigan, 49629 or delivered to the Zoning Board of Appeals at the public hearing.

Elk Rapids Township Zoning Board of Appeals

**Elk Rapids Township
Zoning Board of Appeals
Notice of Public Hearing**

November 22, 2023

This notice is provided as required by law since you own property within 300 feet of the subject property. Berton (Bill) Rich & Alex Cruz own the property at 8684 N. Bayshore Drive., Elk Rapids, Michigan. They are requesting several variances to construct a second level on the house and add a front entry. The location will require a variance as described below. You are invited to attend the public hearing or provide written comments at the December 12, 2023 public hearing noted below.

The Elk Rapids Township Zoning Board of Appeals will hold a public hearing to consider the following request for a variance from the Elk Rapids Township Zoning Ordinance:

Date and Time of Hearing: December 12, 2023; 3:00 PM

Location of Hearing: Community Governmental Center
315 Bridge Street
Elk Rapids, MI 49629

Applicants: Berton (Bill) Rich & Alex Cruz

Property Address: 8684 N. Bayshore Dr., Elk Rapids, MI 49629

Parcel Number: 05-06-350-010-00

ZBA Case Number: ZBA 149

Variance Request: The applicant 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' x 12'-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.

Application materials are on file at the Elk Rapids Community Governmental Center, 315 Bridge Street, Elk Rapids, Michigan, 49629, and may be examined during regular business hours. Interested parties may appear and offer verbal or written comments at the public hearing. Written comments will be received until the close of the public hearing and may be addressed to the Township Clerk at Elk Rapids Township, P.O. Box 365, Elk Rapids, Michigan, 49629 or delivered to the Zoning Board of Appeals at the public hearing.