



CHARTER TOWNSHIP OF HIGHLAND

ZONING BOARD OF APPEALS

July 7, 2021

7:30 PM

AGENDA

A Zoning Board of Appeals hearing will be held at Highland Township Activity Center, 209 N. John Street, Highland, Michigan at the date and time specified below.

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. During the current state of emergency regarding the COVID-19 virus, 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 Government→Zoning Board of Appeals→ZBA e-packets. Comment may be submitted to planning@highlandtwp.org or mailed to the Township offices or dropped in our secure drop box at the Clerk's entrance to the building. 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: 21-24
COMPLAINT #:
ZONING: LV – Lake & Village Residential District
PARCEL #: 11-02-451-002
PROPERTY ADDRESS: 1600 White Lake Rd
APPLICANT: Terry Lemke
OWNER: Terry Lemke
VARIANCE REQUESTED: A variance to allow a 6 ft. tall privacy fence between the principal building and the ordinary high water mark where only an open-air type (with no more than 20% opacity) fence is permitted (Section 8.09.3).
This request is for a six-foot-tall privacy fence.

2. CASE NUMBER: 21-25
COMPLAINT #:
ZONING: LV – Lake and Village Single Family Residential
PARCEL #: 11-13-428-015
PROPERTY ADDRESS: 1633 Ridge Rd
APPLICANT: James Pleiman

OWNER: James Pleiman
VARIANCE REQUESTED: A 9-foot side yard setback variance from 13 feet required to 4 feet provided (Section 9.02.B.a)
A 6-foot side yard setback from 8 feet required to 2 feet provided. (Section 9.02.B.b.a)
A 9-foot side yard setback variance from total 20 feet required to 11 feet provided (Section 9.02.B.b.a)
A 6-foot side yard setback variance from total 20 feet required to 14 feet provided (Section 9.02.B.b.a)
A 24-foot ordinary highwater mark setback variance from 61 feet required to 37 feet provided (Section 9.02.B.c.b)
This variance is for a detached deck.

3. CASE NUMBER: 21-26

COMPLAINT #:

ZONING:

LV – Lake & Village Residential District

PARCEL #:

11-12-431-006

PROPERTY ADDRESS:

3470 Lakeview Drive

APPLICANT:

Ventures Design (Jacob Lubig)

OWNER:

Shelly Kirchner

VARIANCE REQUESTED:

A 16-foot ordinary high water mark variance from 43 feet required to 27 feet provided (Section 9.02.B.c.b). This variance is for a hot tub.

4. CASE NUMBER: 21-27

COMPLAINT #:

ZONING:

LV – Lake & Village Residential District

PARCEL #:

11-11-176-002

PROPERTY ADDRESS:

4095 Chevron

APPLICANT:

Marshall Mandell

OWNER:

Marshall Mandell

VARIANCE REQUESTED:

A 15-foot variance from the ordinary high-water mark, from 65 feet required to 50 feet provided (Section (9.02.B.c). This variance is for an addition to the house.

MINUTES:

June 16th, 2021

DISCUSSION: