



ZONING BOARD OF APPEALS

Wednesday
May 1, 2024
7:30 PM

AGENDA

CHANGE OF VENUE

A Zoning Board of Appeals hearing will be held at **Highland Township Fire Station #1, 1600 W. Highland Rd., 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:

- CASE NUMBER: 24-07
COMPLAINT:
ZONING: LV – Lake and Village Residential District
PARCEL #: 11-10-128-008
PROPERTY ADDRESS: Vacant corner at Meribah St and Johnson St
APPLICANT: Nicola D’Abate
OWNER: Nicola & Silvia D’Abate
VARIANCE REQUESTED: A 5-foot variance from the calculated 30-foot front yard setback to 25-foot provided for a covered front porch.
(Section 9.02.B.a.)
A 38.8-foot variance from the calculated 65-foot ordinary high water mark setback to 26.2-feet provided for a new house and attached garage.
(Section 9.02.D.)
A 48.8-foot variance from the calculated 65-foot ordinary high-water mark setback to 16.2-feet provided for an uncovered second story rear deck.
(Section 9.02.D.)
This request is for the construction of a new house with attached garage, covered front porch, and uncovered second story rear deck.
- CASE NUMBER: 24-08
COMPLAINT:
ZONING: R1.5 (RPUD) –Residential Planned Unit Development
PARCEL #: 11-28-152-009
PROPERTY ADDRESS: 1234 Gleneagles

APPLICANT: Legacy Landscape – Russell Sheridan
OWNER: Jill Hardenburg
VARIANCE REQUESTED: A 23-foot 9.75-inch variance from the required 40-foot rear yard setback to 16-foot 2.25-inches provided,
(Section 7.02.C.5.)
This request is for the construction of a patio and inground pool with a waterfall feature.

3. CASE NUMBER: 24-09
COMPLAINT:
ZONING: R1.5 (RPUD) –Residential Planned Unit Development
PARCEL #: 11-22-280-000
PROPERTY ADDRESS: RCOC Road Right-of-Ways at Joshua Dr & Harvey Lake Rd
APPLICANT: Pamela McCormick
OWNER: Highland Valley Subdivision HOA
VARIANCE REQUESTED: A 10-foot variance from the required 10-foot road right-of-way setback to 0-feet provided; and
(Table 14.2)
A 2-foot variance from the required 4-foot maximum height of sign to 6-feet provided; and
(Table 14.2)
A 2-foot 2-inch variance from the required 6-foot maximum height of decorative elements of a sign to 8-feet 2-inches provided.
(Section 14.07.I.8.)
This request is for the construction of a new subdivision freestanding sign.

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:
April 17, 2024

DISCUSSION:

ADJOURN: