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ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN THAT THE ZONING BOARD OF APPEALS OF THE CHARTER TOWNSHIP OF BANGOR AT 180 STATE PARK DRIVE, BAY CITY, MICHIGAN, AND WHOSE TELEPHONE NUMBER IS 684-8931, WILL HOLD A PUBLIC MEETING ON **TUESDAY, JULY 17, 2018 AT 6:00 P.M.** THE AGENDA IS AS FOLLOWS:

Call to Order

Roll Call

Pledge of Allegiance

Approval of minutes of the June 19, 2018 regular meetings.

A petition has been filed by **Gene Jacobs** for vacant property on Killarney Beach Road (090100381000349900) which is on the West side of Killarney Beach for the purpose of a variance to permit an accessory building with no primary structure, a variance of 887 square feet to be 1200 square feet (313 square feet is allowed), a variance of 2' to be 3' for a side yard setback (5' is required) and a rear yard variance of 5' to be 5' (10' is required) for a 30'x40' pole barn. Parcel is zoned Residential-2.

A petition has been filed by **David Brooks** for property at 296 Killarney Beach Road (090100L4000002500) which is on the East side of Killarney Beach between Ricoma Beach and Carrier Lane for the purpose of a side yard variance of 1.7' to be 6.3' (8' is required); a variance of 6' for total side yards to be 14' (20' is required); and a variance to permit an encroachment of the 40' waterfront yard setback to meet the established building line for an addition. Parcel is zoned Residential-2.

A petition has been filed by **Timothy & Jane Quinn** for property at 108 Little Killarney Beach (090100A3000000500) which is on the East side of Little Killarney Beach for the purpose of a side yard variance of 4' to be 4' (8' is required); a variance of 9.4' for total side yards to be 10.6'' (20' is required); and a variance of 25' to be 15' for waterfront yard setback (40' is required). Parcel is zoned Residential-1.

A petition has been filed by **Scott & Teresa Royer** for property at 4326 Hushen Road (090100M1500002700) which is on South side of Hushen between Wilder and Wheeler Roads for the purpose of a variance to remove 8% rule and/or increase from 1,000 square feet to 1,104 square feet (8% of a 135'x70' lot is 756 square feet. Variance would be for an additional 348 square feet; 756 square feet is allowed) for an accessory building addition. Parcel is zoned Residential-3.

A petition has been filed by **Lawrence Hurlburt** for property at 417 Ricoma Beach (0901003720007299) which is on West side of Ricoma Beach off Euclid for the purpose of a variance to permit erection of an accessory building on a parcel having no principal building or structure being constructed or already established on the same parcel of land. Parcel is zoned Residential-2.

A petition has been filed by **Gary Geyer** for property at 345 State Park Drive (0901003240020000) which is on West side of State Park Drive between Boy Scout and Lauria Roads for the purpose of 1) a variance of six (6) parking spaces to have zero (0) parking spaces (6 spaces are required); 2) a variance to allow gravel surface for all off street parking areas, access lanes, driveways and other vehicle maneuvering areas (hard surface is required); 3) a variance to allow outdoor storage (storage must be contained within an enclosed building); 4) a variance of 20' to be 0' from the driveways serving the open-air business on north and south to the north and south property lines (20' setback is required); 5) a variance of 21' to be 79' lot width for open-air business (100' minimum lot width is required); 6) a variance of 3' to allow all one-way driveways to be designed with one 12' wide loading/unloading lane and one 12' travel lane (one 12' wide loading/unloading lane and one 15' travel lane are required); 7) a variance of 7' to be 8' wide landscaping planting strip adjacent to the road right-of-way (15' is required); 8) a variance to permit open access between the subject property and 333 State Park Drive (enclosure of the entire site with a 6' high fence is required); 9) a variance of 10' to permit a building to be located 10' from the west property line (minimum 20' buffer width is required); and 10) a rear yard variance of 10' to be 10' (20' is required). Parcel is zoned Commercial.

A petition has been filed by **Theron & Ellen Robinson** for property at 3697 Kawkawlin River Drive (0901000510047500) which is on the North side of Kawkawlin River Drive between State Park Drive and N. Euclid for the purpose of a variance to permit a principal building and use located on a lot having no width on a public street or approved private street. Parcel is zoned Residential-1.

A petition has been filed by **WD Partners** for property at 3921 Wilder Road (09010P0500000500) which is on North side of Wilder between State Street Road and State Park Drive for the purpose of a variance to allow two (2) additional wall signs with an additional 73.92 square feet 65.43 square feet for a "Pick Up" sign and 8.49 square feet for a "Vision Center" sign. Parcel is zoned Commercial.

A petition has been filed by **Site Enhancement Services** for property at 918 N. Euclid Ave (0901001730047000) which is on East side of Euclid between Mosher St. and Fulton for the purpose of a variance to allow one (1) additional 14 square foot wall sign on the South elevation (58.5 square feet of signage exists on West side). Parcel is zoned Commercial.

A petition has been filed by **Mark & Suzanne Birnbaum** for property at 214 Athlone Beach (09010T1100000400) which is on East side of Athlone Beach for the purpose of a side yard variance of 4' to be 4' on the South (8' is required), a side yard variance 12' to be 4' on the North (8' is required); a total setback variance of 12' to be 8' (20' is required) and a variance to be less than 40' in the waterfront yard for a new home. Parcel is zoned Residential.

Also any other business that might properly come before the Zoning Board of Appeals at that time.

*The next regular meeting is scheduled for **TUESDAY, AUGUST 21, 2018.***