

DATE POSTED: APRIL 25, 2019

LONG LAKE TOWNSHIP ZONING BOARD OF APPEALS  
LONG LAKE TOWNSHIP HALL  
8870 NORTH LONG LAKE ROAD  
TRAVERSE CITY, MI 49685

AGENDA  
REGULAR MEETING

TUESDAY, MAY 7, 2019

1. CALL TO ORDER – 6:00 P.M.
2. ROLL CALL
3. APPROVAL OF AGENDA
4. CONFLICT OF INTEREST STATEMENT (Declare and cite agenda item)
5. APPROVAL OF MINUTES: FEBRUARY 5, 2019 REGULAR MEETING
6. PUBLIC COMMENTS (any person may speak for up to 3 minutes.)
7. POSTPONED BUSINESS: NONE
8. PUBLIC HEARING

A) CASE # ZBA 04-19-03: OWNER: SOCRATES & GLORIA SOUYIAS.  
PROPERTY IDENTIFICATION: PROPERTY ID #28-08-145-020-00, SEC. 16,  
T27N R12W, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY,  
COMMONLY ADDRESSED AS 2944 CRESCENT SHORES DRIVE, PART OF  
LOT 18 FOREST PARK RESORT, PARCEL IS ZONED LAKE RESIDENTIAL  
(LR).

PURPOSE A: TO CONSTRUCT A 24' X 24' ATTACHED GARAGE AND A 28' X  
50' TWO STORY ADDITION WITH COVERED PORCH TO AN EXISTING  
SINGLE FAMILY DWELLING. VARIANCES REQUESTED: (1) A 4-FT  
VARIANCE FROM THE REQUIRED 15-FT SIDE YARD SETBACK FROM THE  
WEST PROPERTY LINE PER SECTION 2.6 SCHEDULE OF DISTRICT  
REGULATIONS FOR PRIMARY STRUCTURES, SECTION 12.2.2. DISTRICT  
REGULATIONS, AND SECTION 12.3 DISTRICT REGULATIONS; (2) A 19-FT  
VARIANCE FROM THE REQUIRED 50-FT FRONT YARD SETBACK PER  
SECTION 2.6 SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY

STRUCTURES, SECTION 12.2.2. DISTRICT REGULATIONS, AND SECTION 12.3. DISTRICT REGULATIONS.

PURPOSE B: TO CONSTRUCT A 13' X 30' X 13' IN HEIGHT SECOND STORY ROOF TOP DECK ADDITION ON AN EXISTING SINGLE FAMILY DWELLING. VARIANCES REQUESTED; (3) A 1,523 SQUARE FOOT VARIANCE FROM THE ALLOWANCE THAT ONLY 300 SQUARE FEET OF DECKING BE ALLOWED IN THE REQUIRED 50-FT WATERSIDE SETBACK; (4) A 1,500 SQUARE FOOT VARIANCE FROM THE REQUIREMENT THAT IN ORDER TO HAVE 300 SQUARE FEET OF DECKING WITHIN THE 50-FT WATERSIDE SETBACK THERE MUST BE 1,500 SQUARE FEET OF NATIVE VEGETATION PER SECTION 12.3.7. BUILDINGS AND STRUCTURES WITHIN WATERSIDE SETBACK; (5) AN 8-FT VARIANCE FROM THE REQUIREMENT THAT A DECK BE NO MORE THAN 5-FT IN HEIGHT IN THE WATERSIDE SETBACK PER SECTION 12.3.7. BUILDINGS AND STRUCTURES WITHIN WATERSIDE SETBACK.

PURPOSE C: TO CONSTRUCT ON THE EAVES OF AN EXISTING SINGLE FAMILY DWELLING A 3' X 29' X 13' IN HEIGHT SECOND STORY DECK. VARIANCES REQUESTED: (6) AN 8-FT VARIANCE FROM THE REQUIREMENT THAT A DECK BE NO MORE THAN 5-FT IN HEIGHT IN THE WATERSIDE SETBACK PER SECTION 12.3.7. BUILDINGS AND STRUCTURES WITHIN WATERSIDE SETBACK;

PURPOSE D: TO PARTIALLY REMOVE AND EXPAND BY 35 SQUARE FEET AN EXISTING NONCONFORMING COVERED PORCH TO BE A COMPLETED SIZE OF 20' X 10' SITTING WITHIN THE WATERSIDE SETBACK. VARIANCE REQUESTED: (7) A 19-FT VARIANCE FROM THE REQUIRED 50-FT WATERSIDE SETBACK PER SECTION 2.6 SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SECTION 12.2.2. DISTRICT REGULATIONS, AND SECTION 12.3 DISTRICT REGULATIONS.

- 1) **OPEN THE PUBLIC HEARING** (STATE THE TIME)
- 2) CONFLICT OF INTEREST STATEMENT.
- 3) PRESENTATION OF REQUEST, AS RECEIVED BY STAFF
- 4) COMMENTS AND EXPLANATIONS BY APPLICANT
- 5) OPEN PUBLIC HEARING TO PUBLIC COMMENT (Any person may speak for up to 3 minutes.).
- 6) **CLOSE THE PUBLIC HEARING TO PUBLIC COMMENT**
- 7) QUESTION/DISCUSSION BY THE ZBA.
- 8) DELIBERATION BY ZBA.
- 9) DISPOSITION BY THE ZBA; APPROVE, APPROVE WITH CONDITIONS AND/OR RECOMMENDATION, POSTPONE, DENY. ALL STATED WITH FINDINGS OF FACT, CONDITIONS AND RECOMMENDATIONS

9. PENDING BUSINESS: NONE

10. NEW BUSINESS: NONE

11. PUBLIC COMMENT (Any person may speak for up to 3 minutes.)

12. REPORTS

- A. PLANNING COMMISSION REPRESENTATIVE
- B. ZONING ADMINISTRATOR
- C. TOWNSHIP BOARD REPRESENTATIVE

13. CORRESPONDENCE

14. ADJOURNMENT

IF YOU ARE PLANNING TO ATTEND THE PUBLIC MEETING AND REQUIRE REASONABLE, SPECIAL ASSISTANCE, PLEASE CONTACT CAROL HOFFMAN, TOWNSHIP CLERK AT (231)946-2249, (T.D.D. 1-800-649-3777) AT LEAST TWO DAYS PRIOR TO THE SCHEDULED MEETING DATE.

PUBLIC COMMENT/INPUT POLICY

Any person shall be permitted to address a meeting of the Long Lake Township Zoning Board of Appeals, which is required to be open to the public under the provisions of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et. seq.) Public comment shall be carried out in accordance with the following Commission Rules & Procedures:

- 1. Any person may speak for up to 3 minutes during the public comment portion of the meeting. Groups of +10 have the option of selecting a spokesperson, who may speak for up to 15 minutes.**
- 2. Any person may make a video or audio recording of the meeting. Standing equipment, cords, or portable microphones must be located to the right side of the meeting room for safety and so as not to block audience view.**