



CHEBOYGAN COUNTY ZONING BOARD OF APPEALS

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**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING
WEDNESDAY, NOVEMBER 25, 2009 AT 7:00 P.M.
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

AGENDA - Revised

CALL TO ORDER

APPROVAL OF AGENDA

APPROVAL OF MINUTES

PUBLIC HEARING AND ACTION ON REQUESTS

******* Click Each Item Below To View The Application*******

- 1.) [JIM BOELTER CONSTRUCTION LLC / RECREATIONAL INVESTMENTS LLC \(RANDY HOWARD\) – Requests a 12ft. 10in. front setback variance to construct a garage \(24' x 26'\). The property is located at 7324 Frontenac Ave., Tuscarora Township, section 11, parcel #161-C09-000-136-01 and is zoned Residential Development \(D-RS\). \(This item was tabled at the 10/28/09 Zoning Board of Appeals meeting\)](#)
- 2.) [ROSS BATES / BLACK MOUNTAIN LODGE – Requests a variance for 296.9sf of decking to be built 9ft. 10 5/16 in. into the front setback, where 30ft. is required. The applicant requests a variance for two areas of deck with hand rail that have been built over the front yard setback \(west area 5.4sf and east area 285.4sf\). The total area of deck with hand rail over front yard setback is 296.9sf. The property is located at 10621 Twin Lakes Rd., Grant Twp., section 2, parcel #151-002-200-002-03. The proposed expansion falls within the Lake & Stream Protection District \(P-LS\). A portion of the parcel falls within the Agriculture/Forestry Management District \(M-AF\)](#)
- 3.) [CAL GOUINE / VICTOR W. HURLBERT – Requests a 10ft. front setback variance, where 50ft is required, to construct a deck \(10ft. x 20ft.\). The property is located at 540 N. Straits Hwy., Mullett Township, section 31, parcel #130-031-100-031-00 and is zoned Agriculture and Forestry Management \(M-AF\).](#)
- 4.) [WAYNE CLEMENS \(CLEMENS CARPENTRY\) / ROBERT AND LYNETTE BENEFIEL– Requests a 29ft. front variance, where 30ft. is required, to construct a covered porch \(17ft. x 52ft.\). The property is located at 15105 Beaumont Dr., Beaugrand Township, section 23, parcel #041-B02-100-101-00 and is zoned Lake and Stream Protection District \(P-LS\).](#)

UNFINISHED BUSINESS

NEW BUSINESS

ZBA COMMENTS

PUBLIC COMMENTS

ADJOURN