



Petition Information:

Petition Number:	(21-ZBA-896)
Applicant(s):	Lori Thompson
Project Description:	New Roof to existing porch and new attached garage.
Petition Description:	a) <i>Reduced waterbody setback of 26 feet rather than the 50 feet required.</i> b) <i>Reduced front setback (Robert Dr.) of 17 feet rather than the 25 feet required.</i> c) <i>Reduced front setback (Russel Dr.) of 6 feet rather than the 25 feet required.</i>
Property Location:	9109 McGregor Rd. (D-04-01-481-012, 04-01-482-010)

Property Information:

Existing Zoning:	Lakes Residential (LR) <i>The Lake Residential District provides opportunities for relatively high-density residential uses in a manner that is consistent with the unique physical, economic, and social characteristics of lakefront properties. The regulations applicable to properties in this district are intended to provide opportunities for the recreational uses that are consistent with the character of these lake areas, while protecting the Township’s waters and other natural resources by fostering a healthy environment that enhances the use and enjoyment of these areas. Infill development that is consistent with the character of established neighborhoods should be supported.</i>
Existing Land Use:	Single-family House
Future Land Use Map:	Lake Residential
Area:	8,988 square feet, 0.2 acres

Zoning Information:

	North	East	South	West
Surrounding Zoning	<i>Lake Residential (LR)</i>	<i>Lake Residential (LR)</i>	<i>Lake Residential (LR)</i>	<i>Portage Lake</i>
Surrounding Land Uses	<i>Single-family houses</i>	<i>Single-family houses</i>	<i>Single-family houses</i>	<i>Portage Lake</i>
Future Land-Use Map	<i>Lake Residential (LR)</i>	<i>Lake Residential (LR)</i>	<i>Lake Residential (LR)</i>	<i>Portage Lake</i>



Project Narrative:

The applicant intends to rebuild an existing waterbody porch and attach a new two-car garage. The existing waterbody porch has a flat roof that needs to be replaced. The applicant intends to put a new pitch roof on the porch and rebuild the existing walls. The existing foot print will not change. Due to the existing proximity to the highwater mark and front parcel line (Robert Dr), applicant is requesting two developmental-standard variances from the district standards.

Applicant also intends to build a new attached laundry room and two car garage (544sq ft). The existing structure is 1.49 feet from Russell Dr. The proposed garage will be six (6) feet from the road. (Russell Dr.) Applicant is requesting one developmental-standard variance from the district standards.

The two parcels to the north, 9115 & 9125 McGregor, contain structures which cross the roadside lot line(s). Both parcels are similar size to applicants.

Applicable Land Use Standards:

The following table lists the requested variance for the proposed project and the Zoning Ordinance standard.

Ordinance Section	Required	Requested	Notes
7.02	50'	26'	Waterbody setback
7.02	25'	17'	Front setback (Robert Dr.)
7.02	25'	6'	Front setback (Russell Dr.)

Recognition of Nonconformities:

- *Minimum Lot Area – Sec. 7.02*
- *Waterbody setback – Sec. 7.02*
- *Front setback(s) – Sec. 7.02*

Other Department Comments:

The plot plan has been reviewed and approved by Portage Base Lakes Sewer Authority.

Potential Conditions:

Potential conditions are developed prior to a public hearing and are intended to aid the Zoning Board of Appeal’s review. The Zoning Board of Appeals may adopt the above condition(s), adopt additional or other condition(s), or adopt no conditions if a variance is approved.



Attached Materials:

- Aerial Image
- Variance Application
- Survey/Plot Plan/Elevations
- Letters
- Decision Criteria Review