



Zoning Board of Appeals
August 18, 2011 Regular Meeting
AGENDA

The regular meeting of the Cadillac Zoning Board of Appeals is scheduled for Thursday, August 18, 2011 at 5:30 p.m. in the Council Chambers of the Municipal Complex, 200 N. Lake Street, Cadillac, MI 49601.

CALL TO ORDER

ROLL CALL

1. APPROVAL OF MINUTES
Approval of Minutes of the Regular Meeting of June 16, 2011.
Support Document 1:A.
2. Public Comments
3. NEW BUSINESS
 - A. To consider a request from Lane Fuzi, 637 N. Lake Street for a variance to allow construction of a single-family dwelling on a lot in which the means of access to said lot is via a public alley having a width of 15 feet and 6 inches. The site is non-compliant with Section 46-670 of the Cadillac City Code which provides that no lot shall be used for any purpose unless said lot abuts an improved public street or unless the access to a lot is provided from an improved street by a private easement not less than 20 feet in width. **Support Document 3-A.**
 - B. To consider a request from Martin and Gwen Dubravec, 406 E. Chapin Street, for variances from Section 46-630 (h) of the Cadillac City Code to allow construction of a new garage and breezeway. The lot is a corner lot with frontage on E. Chapin and Oak Street. The applicants wish to locate the garage directly at the side street lot line (20 foot variance requested) and the breezeway 15 feet west of the side street lot line (5 foot variance requested). **Support Document 3:B.**
 - C. To consider a request from Clarence and Betty Brown, 12795 E. Houghton Lake Drive, Houghton Lake, MI 48629, for a variance to allow construction of a single-family residential dwelling on a vacant residential parcel commonly addressed as 728 Holly Road. Section 46-715(a) of the Cadillac City Code provides that in this case the new home maintain a minimum waterfront setback of 85 feet based on the average setbacks of the neighboring four main buildings on the two lots on each side of the subject property. A variance of 20 feet is being requested to allow the home to be located 65 feet from the shoreline and more-or-less in-line with the abutting dwellings on the west and east. **Support Document 3:C.**

4. Board member comments
5. Public comments
6. Adjourn

Pursuant to consideration of these requests, the Zoning Board of Appeals may adjust the degree of the requested variance and institute conditions to properly accommodate the safe and orderly use of property and to promote increased compatibility with surrounding properties.

NOTE: The City of Cadillac complies with the “Americans with Disabilities Act.” If auxiliary aids or services are required at a public meeting for individuals with disabilities, please contact Chris Benson, City Clerk, 200 N. Lake St., Cadillac MI 49601, (231) 775-0181, at least three business days prior to any such meeting. Direct questions to Jerry Adams, Community Development Director, ext. 101.