

Wexford Joint Planning Commission

% Cherry Grove Township
4830 E. M-55
Cadillac, Michigan 49601

www.wexfordjpc.org

Email: planningandzoning@wexfordjpc.org
(231)775-1138x6

Re: 2210-PL-008

Case # ZBA-2017-03

Dickerson, Jacob and Jennifer
2530 Pleasant Lake Shore Drive
Cadillac, Michigan 49601

Staff Report

The Wexford Joint Zoning Board of Appeals should first confirm that the Planning and Zoning Administrator properly interpreted the zoning ordinance and that the denial was administratively appropriate.

The above captioned property is located in SELMA Township and is in the R-1 RESIDENTIAL zoning district. The approximate measurements are: Road Frontage: (75'), Water Frontage: (75'), Side #1: (220'), Side #2: (220') or approximately 16,500 square feet. Based upon the parcel width, the dwelling meets the minimum 12' side yard setback requirements. The minimum parcel area required for a single family home is: 15,000 square feet. (see site plan) The lot size conforms to the ordinance requirements.

A dwelling and accessory buildings are permitted uses.

The applicant has a small 26-1/2 sq. ft. shed located on one side property line. The house / dwelling with garage consists of approximately 1,584 square feet Existing house setbacks from the sides are: 13' on one side and 14'-6" on the other.

The existing impervious surface coverage is approximately: 1,610.5 square feet and the applicant proposes a total of 2,442.5 square feet with the proposed garage / accessory addition, or approximately 14.8%. Impervious surface coverage is not an issue at this time

The applicant proposes to add 832 square feet on to the existing garage with a 3' setback from the side property line as demonstrated on the accompanying site plan presented by the applicant.

All actions taken by the Zoning Board of Appeals shall be in accordance with the provisions of Article 92 as clearly delineated in Sections 9604 and 9608.F.2

The Planning and Zoning Administrator specifically points out the 'instructive' material in Section 9604.B, C, D, and E.

Respectfully submitted for your review,

