



CHEBOYGAN COUNTY ZONING BOARD OF APPEALS

870 SOUTH MAIN ST. ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646

**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING
WEDNESDAY, MARCH 22, 2017 AT 7:00 P.M.
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

PUBLIC HEARING AND ACTION ON REQUESTS

- 1.) **David Coombs** - Requests a 4 ft. front setback variance to reconstruct a dwelling in a Lake and Stream Protection (P-LS) zoning district. The property is located at 4152 Agnes Road., Aloha Township, Section 2, parcel #140-002-100-004-00. A 40 foot front setback from the high water mark is required in this zoning district.

UNFINISHED BUSINESS

NEW BUSINESS

ZBA COMMENTS

PUBLIC COMMENTS

ADJOURN

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING
WEDNESDAY, JANUARY 25, 2017 AT 7:00PM
ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

Members Present: Charles Freese, Ralph Hemmer, John Moore, John Thompson, Nini Sherwood

Members Absent: None

Others Present: Scott McNeil, Joseph Gelina, Tony Matelski, Carl Muscott, Russell Crawford, Cheryl Crawford, Charles Maziasz, Tony Coppola, Clancy Redmond, Andy Stempky, Nancy Stempky, Steve Crusoe, Scott Eno

The meeting was called to order by Chairperson Freese at 7:00pm.

PLEDGE OF ALLEGIANCE

Chairperson Freese led the Pledge of Allegiance.

APPROVAL OF AGENDA

The agenda was presented. Mr. Freese stated that Mr. Stempky has requested that his request for a use variance be tabled. **Motion** by Mr. Moore, seconded by Ms. Sherwood, to table Mr. Stempky’s request for a use variance. Motion carried unanimously. **Motion** by Mr. Moore, seconded by Ms. Sherwood to accept the agenda as modified. Motion carried unanimously.

APPROVAL OF MINUTES

Minutes from the November 23, 2016 Zoning Board of Appeals meeting were presented. **Motion** by Mr. Hemmer, seconded by Mr. Moore, to approve the minutes as presented. Motion carried unanimously.

PUBLIC HEARING & ACTION ON REQUESTS

Joseph Gelina - Requests a 35ft. front setback variance for an addition to a storage building (19ft. 2in. x 10ft. 6in.) in a Lake and Stream Protection (P-LS) zoning district. The property is located at 4278 W. Temple Rd., Koehler Township, Section 5, parcel #171-005-300-005-00. A 40ft. front setback is required for the subject property in this zoning district.

Mr. McNeil stated that Mr. Gelina is requesting a 35ft. front setback variance for an addition to an existing storage building and the property is located in the Lake and Stream Protection zoning district. Mr. McNeil stated that there is a 40ft. front setback requirement from the high water mark in this zoning district. Mr. McNeil stated that Mr. Gelina requests to have the addition 5ft. from the high water mark. Mr. McNeil stated that this will require a 35ft. front setback variance from the 40ft. requirement.

Mr. Gelina stated that he is not trying to avoid zoning. Mr. Gelina stated he has been working with the Department of Building Safety. Mr. Gelina stated that the Department of Building Safety has visited the site at least ten times and no one mentioned anything about this issue. Mr. Gelina stated that one day someone came to the site and told him a permit is required. Mr. Gelina explained that he called Mr. McNeil and he then came out to the site. Mr. Gelina stated he then filled out the application for the variance. Mr. Freese asked if the addition has been completed. Mr. Gelina stated it is not 100% complete at this point. Mr. Freese asked what work needs to be completed. Mr. Gelina stated that there are support structures, eve work and landscaping that need to be completed.

Mr. Freese asked for public comments. There were no public comments. Public comment closed.

Mr. Freese stated that the cabins are quite a distance from the water and located on the top of the hill. Mr. Freese stated that the use of the cabins is rentals during the summer time. Mr. Freese stated that children will be playing on the beach and there isn’t any place for parents to supervise their children on that piece of the property unless they are right by the water. Mr. Freese stated that the shelter is an extension of the existing cement block building and is not extending any closer to the waterline than the existing building.

Mr. Thompson asked if the proposed structure will be enclosed in the future. Mr. Gelina stated that they are not planning on enclosing the proposed structure. Mr. Thompson asked if the back wall is temporary or if it will remain. Mr. Gelina explained that the wall was built in this location because the hill drops off dramatically. Mr. Gelina stated it was built to protect people from running into the roof. Mr. Thompson stated that he wondered if it was built for erosion purposes. Mr. Gelina stated that it helps with erosion also.

The Zoning Board of Appeals added the following to the General Findings:

4. The property steeply slopes to the water.
5. The existing building is a legal non-conforming structure.
6. The addition will be no closer to the water than the existing structure.

The Zoning Board of Appeals reviewed and approved the Findings of Fact and the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to approve the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried unanimously.

Anthony Coppola - Requests a 9ft. front setback variance for construction of a dwelling (40ft. 4in. x 41ft. 6in.) in Residential Development (D-RS) zoning district. The property is located at 3147 Harold B Street., Koehler Township, Section 4, parcel #172-T34-000-016-00. A 30ft. front setback is required for the subject property in this zoning district.

Mr. McNeil stated that the applicant is seeking a 9ft. front setback variance to construct a dwelling 21ft. from the front property line in a Residential Development (D-RS) zoning district. Mr. McNeil stated that a 30ft. front setback is required in this zoning district.

Mr. Coppola stated that previously there was a mobile home with an addition and deck on this parcel. Mr. Coppola stated that the mobile home, addition and deck were located 10ft. into the front setback area. Mr. Coppola stated that this is how they purchased the property. Mr. Coppola stated that a tree fell a few years ago on the mobile home and this prompted them to replace the structure. Mr. Coppola stated that he and his wife would like to replace the mobile home with this proposed dwelling. Mr. Coppola stated that the existing cement driveway, existing pole barn and existing septic field reduces the envelope of where a dwelling can be built. Mr. Coppola stated that this is why he is requesting a variance. Mr. Coppola stated that there are three other properties on the same side of the street that have structures located in the front setback.

Mr. Freese asked for public comments. There were no public comments. Public comment closed.

Mr. Freese stated the footprint of the proposed house is 1796.95sf. Mr. Freese stated that meeting the front setback reduces the footprint of the house by 363sf. Mr. Freese stated that extending the building to the east or west or a combination there of by 11ft. increased the footprint back up to 1791.45sf which can easily be accommodated on this lot and eliminates the need for a setback variance. Mr. Freese stated that this is a self-created problem and there is plenty of room to build the same size residence and meet the setback requirements. Mr. Coppola stated that a wider home would require that trees be cut down and he does not want to cut them down. Mr. Coppola stated that he still wants to be able to have access to the septic field in case equipment will need to be brought in to service the septic field. Mr. Freese explained that there is room to build the same size residence and meeting the setbacks. Mr. Freese explained that there will also be access to the septic. Mr. Coppola stated that in the future, he would like to put on an 8ft. addition to the front of the pole building to align the pole building and the house and this is why he would like to keep the other side of the house open for access to the septic. Discussion was held regarding moving the house 2ft. away from the driveway. Mr. Coppola noted that the previous mobile home was located 9.5ft. into the setback area and the proposed dwelling is not changing anything. Mr. Freese stated that once the building is torn down, there is no basis to not meet setbacks for the proposed dwelling. Mr. Coppola stated that there are three parcels that have buildings that do not meet the front setback requirements. Mr. Coppola stated that his proposed dwelling will not stick out any further toward the road than what the previous building did. Mr. Coppola stated that the proposed dwelling will be in line with all of the other buildings that do not meet the front setback requirement. Mr. Freese asked how close the other buildings are from the road. Mr. McNeil stated that one house is 20-25ft. from the road. Discussion was held. Mr. Moore stated that the Zoning Board of Appeals routinely allows structures to be built in line with the neighbors. Mr. Freese stated the setback variance can not be greater than the average setback on the adjoining lots. Mr. Freese noted that there is no building on the left side. Mr. Moore suggested not allowing the building "closer than the neighboring house". Discussion was held. Mr. Freese asked if Mr. Coppola is willing to change his variance request to allow the same setback that the neighbor has to the east. Mr. Coppola stated he will change his variance request to allow the same setback as the neighbor.

The Zoning Board of Appeals revised General Finding #4, "The applicant is seeking a variance to allow the front setback to align with the neighbor to the east." The Zoning Board of Appeals deleted General Finding #5. The Zoning Board of Appeals reviewed the Findings of Fact and the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Moore, seconded by Mr. Thompson, to approve the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried unanimously.

Mr. Freese stated that regarding Mr. Stempky's request, he will bring up the topic of vacation rentals to the Planning Commission at their next meeting. Discussion was held.

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

Annual Meeting Election of Officers & Verification of Regular Meeting Schedule

Motion by Mr. Moore, seconded by Mr. Thompson, to nominate Mr. Freese for Chairperson. Motion carried unanimously.

Motion by Ms. Sherwood, seconded by Mr. Thompson, to nominate Mr. Moore for Vice-Chairperson. Motion carried unanimously.

Motion by Mr. Moore, seconded by Mr. Hemmer, to nominate Mr. Thompson for Secretary. Motion carried unanimously.

Discussion was held regarding the Zoning Board of Appeals meetings being held on the fourth Thursday of the month. Mr. McNeil stated that there are no conflicts with the 2017 meeting schedule. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to approve the 2017 Zoning Board of Appeals meeting schedule. Motion carried unanimously.

ZBA COMMENTS

Mr. Moore noted that Mr. Stempky's request should be discussed with the Planning Commission at their next meeting.

PUBLIC COMMENTS

Mr. Crusoe stated that members of the Aloha Township Board are attending this meeting in support of Mr. Stempky's request for continued rental of a residence. Mr. Maziasz stated it is unusual to ticket the property owner on the rentals as we know that there are thousands of rentals in Cheboygan County. Mr. Maziasz stated that this is a poor planning issue that seriously needs to be addressed. Mr. Freese stated that Mr. Schnell has been following the VRBO website and contacting property owners in the Lake and Stream Protection Zoning District to let them know that this is illegal by our regulations. Mr. Freese stated that most have complied. Mr. Freese stated that Mr. Stempky decided to apply to the Zoning Board of Appeals for a use variance. Mr. Freese stated this is a question that should be addressed county wide rather than one single rental house. Mr. Stempky stated that on the VRBO website today there were 162 vacation rentals advertised for Cheboygan. Mr. Freese stated that it needs to be addressed, but not one case at a time. Discussion was held.

ADJOURN

Motion by Mr. Hemmer to adjourn. Motion carried. Meeting adjourned at 7:46pm.

John Thompson, Secretary

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS

David Coombs – Revised 03/22/17

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Zoning Board of Appeals Notice of Public Hearing (1 Page)
4. Variance Application (3 Pages)
5. Mailing List (2 Pages)

The following items were added to the exhibit list on 03/22/17:

6. Email dated 3/22/17 from Chuck Maziasz (1 Page)
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.

Note: Zoning Board of Appeals members have exhibits 1 and 2.

NOTICE

**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING and PUBLIC HEARING
WEDNESDAY, March 22, 2017 AT 7:00 P.M.
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

- 1.) **David Coombs** - Requests a 4 ft. front setback variance to reconstruct a dwelling in a Lake and Stream Protection (P-LS) zoning district. The property is located at 4152 Agnes Road., Aloha Township, Section 2, parcel #140-002-100-004-00. A 40 foot front setback from the high water mark is required in this zoning district.

Please visit the Planning and Zoning office or visit our website to see the application and the associated plan drawings. Site plans may be viewed at www.cheboygancounty.net/planning. Comments, questions, and correspondence may be sent to planning@cheboygancounty.net or Planning & Zoning Department, 870 S. Main St., PO Box 70, Cheboygan, MI 49721, or presented at the meeting.

Persons with disabilities needing accommodations for effective participation in the public hearing should contact the Community Development Director at the above address one week in advance to request mobility, visual, hearing or other assistance.

CHEBOYGAN COUNTY
PLANNING & ZONING DEPT.
870 SOUTH MAIN ST., PO BOX 70
CHEBOYGAN, MI 49721
(231) 627-8489 (TELEPHONE)
(231) 627-3646 (FAX)

DIMENSIONAL VARIANCE APPLICATION

\$110.00 APPLICATION FEE

RECEIPT #:	# 5452
CASH/CHECK:	CC
ACTION /DATE:	

PLEASE PRINT

PROPERTY LOCATION

Address 4152 AGNES ROAD	City / Village CHEBOYGAN	Township / Sec. ALOHA, 2	Zoning District P-15
Property Tax I.D. (Parcel) Number 16-140-002-100-004-00	Subdivision or Condo. Name / Plat or Lot No. n/a		

APPLICANT

Name DAVID COOMBS	Telephone 630-235-8536	Fax 630-574-2980
Address 500 SUNSET AVE	City & State LAGRANGE, IL	Zip Code 60525
E-Mail dbcoombs@gldd.com		

OWNER (if different from applicant)

Name DAVID & TONI COOMBS TRUST	Telephone	Fax
Address SAME	City & State	Zip Code

Detailed directions to site, including nearest crossroad:

MANNING RD to AGNES RD - LEFT ON AGNES ROAD
FIRST DRIVEWAY POST BOAT LAUNCH.

Please Note: All applicable questions must be answered completely. If additional space is needed, number and attach additional sheets.

I. Property Information

- A. List all known deed restrictions: n/a
- B. This property is unplatted, platted, will be platted. If platted, name of plat _____
- C. Present use of the property is: Residence
- D. A previous appeal has (has not/circle one) been made with respect to these premises in the last one (1) year. If a previous appeal, rezoning or special use permit application was made, state the date _____, nature of action requested _____ and the decision _____
- E. Attach a site plan drawn per the attached directions.

II. **Detailed Request and Justification**

1. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance.

REBUILD HOUSE IN EXISTING LOCATION - SAVING DECK & FIREPLACE

2. A dimensional variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that practical difficulty exists by showing all of the following. All variance decisions made by the Zoning Board of Appeals are based on the following five (5) standards of the Cheboygan County Zoning Ordinance. **Please explain how the request meets each standard.**

a. That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic difficulty.

CURRENT LOCATION OF HOUSE & FOUNDATION -
WANTED TO SAVE FIREPLACE

b. That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).

SEE 'A' ABOVE

c. That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome

SEE 'A' ABOVE

d. That the requested variance is the minimum variance necessary to grant the applicant reasonable relief as well as to do substantial justice to other property owners in the district.

SEE 'A' ABOVE

e. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

NO CLASH NEIGHBORS,

The Zoning Board of Appeals members will visit the site prior to the public hearing. Please clearly stake the corners of the proposed building or addition and the nearest property line. **Does the property owner give permission for County zoning officials to enter his or her property for inspection purposes?** Yes No

Owner's Signature

David B. Brown

Date 2/28/2017

AFFIDAVIT

The undersigned affirms that the information and plans submitted in this application are true and correct to the best of the undersigned's knowledge.

Applicant's Signature

David B. Brown

Date 2/28/2017

AGNES RD

184



140-002-100-003-00
STATE OF MICHIGAN
4094 AGNES RD

533.4

140-002-100-004-00
COOMBS, DAVID B, TTEE 50% &
4152 AGNES RD

604.4

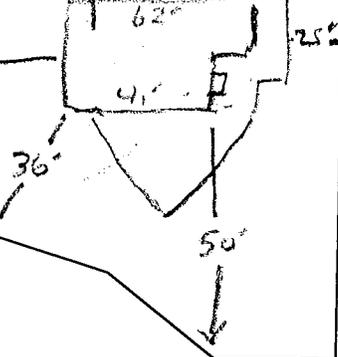
140-002-100-006-00
COOMBS, DAVID
B, TTEE 50% &

140-002-100-005-00
COOMBS, DAVID
B, TTEE 50% &

EXISTING GARAGE

EXISTING
DINING TO
BE REPLACED

118'



EXISTING
DINING &
FIREPLACE
TO REMAIN

16-104-035-300-006-07
MANNING, LEONARD JR & SHARI H
6024 MANNING RD
CHEBOYGAN MI 49721

16-140-002-100-003-00
OCCUPANT
4094 AGNES RD
CHEBOYGAN, MI 49721

16-104-035-300-006-09
MANNING, LEONARD JR & SHARI H
6024 MANNING RD
CHEBOYGAN MI 49721

16-140-002-100-004-00
OCCUPANT
4152 AGNES RD
CHEBOYGAN, MI 49721

16-140-002-100-003-00
STATE OF MICHIGAN
LANSING MI 48909

16-140-002-100-009-00
OCCUPANT
4234 AGNES RD
CHEBOYGAN, MI 49721

16-140-002-100-004-00
COOMBS, DAVID B, TTEE 50% &
500 SUNSET AVE
LA GRANGE IL 60525

16-140-002-100-005-00
COOMBS, DAVID B, TTEE 50% &
500 SUNSET AVE
LA GRANGE IL 60525

16-140-002-100-006-00
COOMBS, DAVID B, TTEE 50% &
500 SUNSET AVE
LA GRANGE IL 60525

16-140-002-100-009-00
BOUCARD, DONALD; MARGARET
9092 M-33 HWY
CHEBOYGAN MI 49721

16-104-035-300-006-07
MANNING, LEONARD JR & SHARI H
6024 MANNING RD
CHEBOYGAN MI 49721

16-140-002-100-003-00
OCCUPANT
4094 AGNES RD
CHEBOYGAN, MI 49721

16-104-035-300-006-09
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16-140-002-100-003-00
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16-140-002-100-004-00
COOMBS, DAVID B, TTEE 50% &
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LA GRANGE IL 60525

16-140-002-100-005-00
COOMBS, DAVID B, TTEE 50% &
500 SUNSET AVE
LA GRANGE IL 60525

16-140-002-100-006-00
COOMBS, DAVID B, TTEE 50% &
500 SUNSET AVE
LA GRANGE IL 60525

16-140-002-100-009-00
BOUCARD, DONALD; MARGARET
9092 M-33 HWY
CHEBOYGAN MI 49721

Deborah Tomlinson

From: Chuck Maziasz <chuck@decarloassociates.com>
Sent: Wednesday, March 22, 2017 11:21 AM
To: Scott McNeil; Deborah Tomlinson
Subject: David Coombs variance

Being a resident of Aloha twp and Long lake property owner , I always have a issue with any variance on the 40 ft set back.

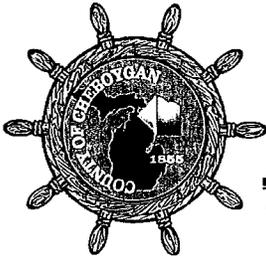
However, in this case, as I read this request, it is a replacement of existing structure (and new construction)and also to save and use existing large deck.

I do not have any objection to this request, if this is the understanding and plans.

Thank you

Chuck Maziasz
Aloha Township Supervisor

Sent from my iPhone



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721

PHONE: (231)627-8489 ■ FAX: (231)627-3646

www.cheboygancounty.net/planning/

DIMENSIONAL VARIANCE STAFF REPORT

Item: A Variance Request to allow a 4 ft. front setback variance for replacement of a dwelling. The property is zoned Lake and Stream Protection District (P-LS)	Prepared by: Scott McNeil
Date: March 3, 2017	Expected Meeting Date: March 22, 2017

GENERAL INFORMATION

Applicant: David Coombs

Property Owner: David Coombs

Contact person: David Coombs

Phone: 630-235-5836

Requested Action: Allow a 36 ft. front setback for reconstruction of a dwelling in its existing location. A front setback of 40 ft. is required for the subject lot.

BACKGROUND INFORMATION

The applicable zoning district is P-LS, Lake and Stream Protection. The applicant is seeking to replace a dwelling structure in its existing location while allowing an existing nonconforming deck structure and an existing fireplace structure to remain. The south west portion of the existing nonconforming dwelling structure is located 36 ft. from the front lot line and high water mark of Long Lake. A 40 ft. front setback is required in this zoning district.

The applicant owns an additional two (2) lots measuring a total of 155 ft. wide to the east.

Maps providing directions to the subject lot is located at the end of this report. The additional lots owned by the applicant are indicated on a detail map.

Surrounding Zoning:

West: P-LS, Lake and Stream Protection

East: P-LS, Lake and Stream Protection

South: Long Lake

North: Agriculture and Forestry Management

Surrounding Land Uses:

Property to the north is vacant, the North Central State Trail. Property to the east contains a cabin and accessory structure also owned by the applicant. (The applicant owns an additional two (2) lots measuring a total of 155 ft. wide to the east) A state owned lake access site is located to the west. Long Lake is to the south.

Environmentally Sensitive Areas: (steep slopes, wetlands, woodlands, stream corridor, floodplain)

The subject site fronts on Long Lake.

Public Comments:**VARIANCE CONSIDERATIONS**

Please note that all of the conditions listed below must be satisfied in order for a dimensional variance to be granted.

General Findings

1. The subject property is located at 4152 Agnes Lake Rd., Aloha Township, Section 2, and is identified by property tax code number 140-002-100-004-00.
2. The property is in a Lake and Stream (P-LS) zoning district.
3. A front setback of 40 ft. is required for the subject lot pursuant to section 17.1..
4. The applicant is seeking to replace a dwelling structure in its existing location while allowing an existing nonconforming deck structure and an existing fireplace structure to remain.
5. The south west portion of the existing dwelling structure is located 36 ft. from the front lot line and high water mark.
6. The applicant owns an additional two (2) lots measuring a total of 155 ft. wide to the east.
- 7.

23.5.4. (Rev. 09/11/04, Amendment #36)

A dimensional variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that practical difficulty exists by showing all of the following:

23.5.4.1. That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic difficulty.

- The applicant is seeking to maintain an existing nonconforming deck structure which is a unique physical condition.
- OR, there are no unique circumstances or physical conditions due to like parcels in the area.

23.5.4.2. That the need for the requested variance is not the result of actions of the property owner or previous property owners (self created).

- The need for the requested variance is due to the desire to maintain an existing nonconforming deck structure which is a unique physical condition of the property which is the result of property and is not the result of actions by the property owner or previous owners, and is not self-created.
- OR, the physical condition is the result of previous property owners.

23.5.4.3. That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

- Due to the unique physical condition of the parcel relative to a nonconforming existing deck structure, strict compliance with the requirements would prevent the property owner from reasonable use of the property for the permitted purpose.
- Or, strict compliance with the requirements would not prevent the owner from reasonable use of the property for a permitted use.

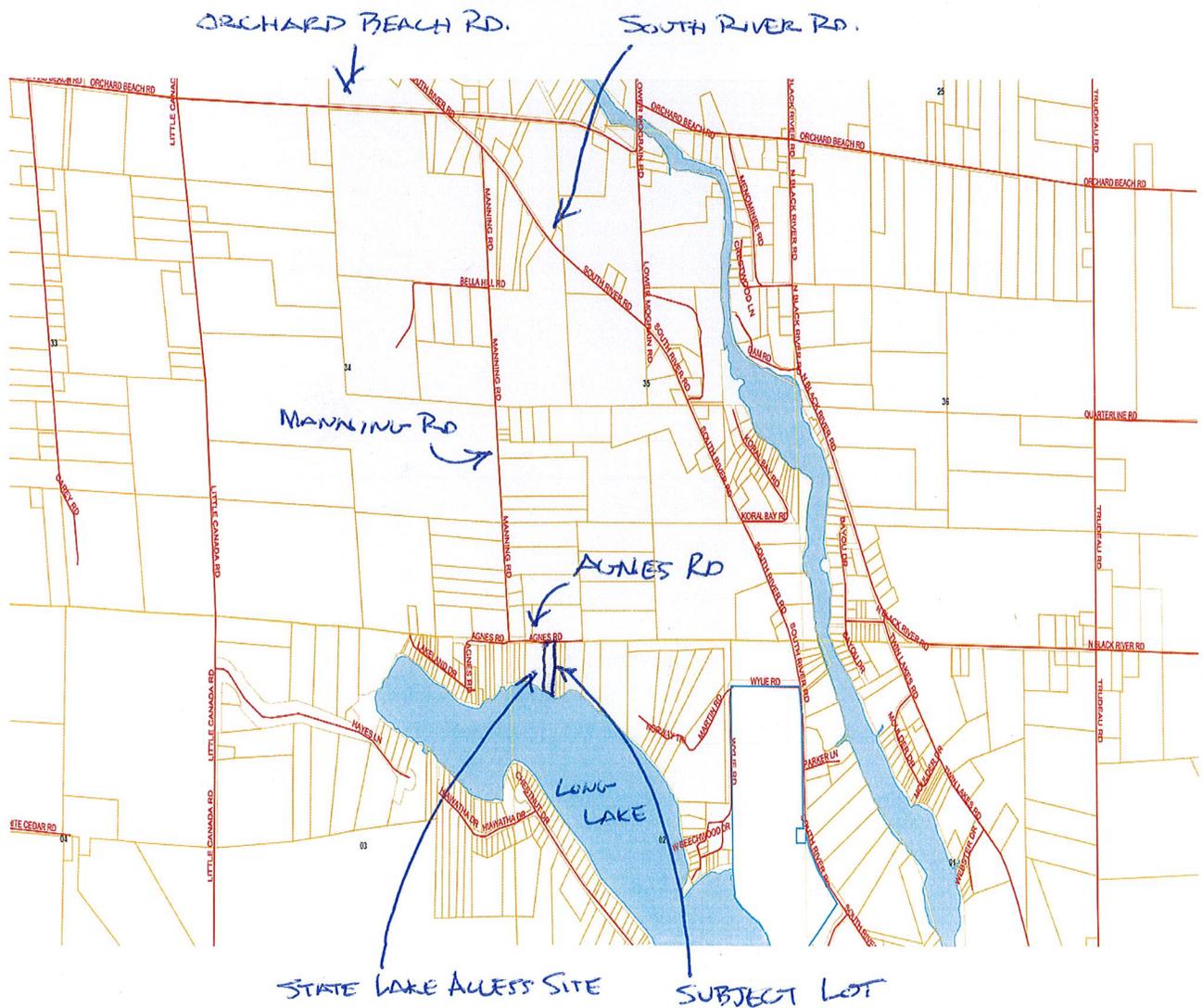
23.5.4.4. That the requested variance is the minimum variance necessary to grant the applicant reasonable relief as well as to do substantial justice to other property owners in the district.

- Due to unique conditions and a nonconforming existing deck structure, the variance is the minimum necessary to grant the applicant reasonable relief and will do substantial justice to other property owners in the district.
- OR, other options exist for the applicant and the variance request does not represent the minimum necessary to grant the owner reasonable relief.

23.5.4.5. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

- The variance will not cause an adverse impact on surrounding property due to location of public lands and location to other property owners.
- OR, the variance will cause an adverse impact on surrounding property.

Directions to the site
(ALSO SEE DETAIL MAP)



DETAIL Map.

