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**CITY OF BRIDGMAN
ZONING BOARD OF APPEALS AGENDA
Thursday, March 2, 2017 at 7:00 PM
City Hall, 9765 Maple Street, Bridgman, MI 49106**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approve/Amend Agenda for March 2, 2017
5. Hearing of Citizens
6. Approval of Minutes of September 14, 2016
7. Public Hearings

PUBLIC HEARING 1

THURSDAY, MARCH 2, 2017

7:00 P.M.

- A. **Purpose of the Hearing:** Petitioner is requesting a variance from the City of Bridgman Zoning Ordinance, Section 10.28 which states that “every principle building and use shall be located on a lot having frontage on a public street. A minimum of 80% of the lot frontage shall access (abut and adjoin the right-of-way) of the public street.” The owner seeks to build a new single family dwelling with accessory building on the existing 4 acre parcel which was split off from the parent parcel in 1978. In doing so, this created a land locked piece with access only via an easement through Lake Twp. to Linke Road. The property is located on Gast Road with the following property tax code: 11-56-0017-0026-06-4.
- B. **Presentation by the Petitioner**
- C. **Public Comments**
- D. **Correspondence**
- E. **Close the Public Comments Section**

F. Session for Commission to ask questions and address the Chair on the petition

PUBLIC HEARING 2

THURSDAY, MARCH 2, 2017

IMMEDIATELY FOLLOWING THE FIRST PUBLIC HEARING

G. Purpose of the Hearing: Petitioner is requesting a variance from the City of Bridgman Zoning Ordinance, Section 3.03(2), to construct a residence with a covered porch, attached garage, septic system, and driveway within the Dune Overlay Zone, for which the porch does not meet the minimum side yard setback of 12 feet. The petitioner desires to construct the porch a distance of 8 feet from the northerly lot line, thereby requiring a variance of 4 feet. The property is located on Lot 57, Hillcrest Drive, Dunewood No. 1, Bridgman, Michigan with the following property tax code: 11-56-1700-0057-02-0.

H. Presentation by the Petitioner

I. Public Comments

J. Correspondence

K. Close the Public Comments Section

L. Session for Commission to ask questions and address the Chair on the petition

8. New Business

A. Consideration of a request submitted by Ronald and Dawn Rathgeb for a variance from the City of Bridgman Zoning Ordinance, Section 10.28 which states that “every principle building and use shall be located on a lot having frontage on a public street. A minimum of 80% of the lot frontage shall access (abut and adjoin the right-of-way) of the public street.” The owner seeks to build a new single family dwelling with accessory building on the existing 4 acre parcel which was split off from the parent parcel in 1978. In doing so, this created a land locked piece with access only via an easement through Lake Twp. to Linke Road. The property is located on Gast Road with the following property tax code: 11-56-0017-0026-06-4.

B. Consideration of a request submitted by Prism Science & Technology, LLC for a variance from the City of Bridgman Zoning Ordinance, Section 3.03(2), to construct a residence with a covered porch, attached garage, septic system, and driveway within the Dune Overlay Zone, for which the porch does not meet the minimum side yard setback of 12 feet. The petitioner desires to construct the porch a distance of 8 feet from the northerly lot line, thereby requiring a variance of 4 feet. The property is located on Lot 57, Hillcrest Drive, Dunewood No. 1, Bridgman, Michigan with the following property tax code: 11-56-1700-0057-02-0.

9. Adjournment