

**CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS
NOTICE OF PUBLIC HEARING**

The Charter Township of Van Buren Board of Zoning Appeals will hold a Public Hearing on **Tuesday, April 12, 2011 at 7:00 p.m.** in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, County of Wayne, Michigan 48111.

The Public Hearing relates to Parcel Number V125-83-07699-0031-000 also known as 12781 and 12783 Lake Pointe Pass. The subject site is located on the east side of Lake Pointe Pass, between Huron River Road and Belleville Lake, within the Charter Township of Van Buren, in an R-1A (Single Family Residential) Zoning District.

The Board of Zoning Appeals will review an appeal from a decision of the Parcel Division Board of the Charter Township of Van Buren as provided in:

Subdivision Ordinance, Article III, LAND DIVISIONS, Section 78-226.2, to create a lot that does not have access to a public road, a driveway or a private road easement created prior to September 15, 1992.

Zoning Ordinance, Article III, DEFINITIONS, “Front Lot Line”, to define the new westerly lot line created to separate the two lots, which does not abut a public or private road, as the “Front Lot Line” for the eastern lot for the purpose of calculating setbacks and other dimensional requirements of the Zoning Ordinance.

Zoning Ordinance, Article XVIII, SCHEDULE OF REGULATIONS, “R-1B, Single Family Residential” to permit a lot in an R-1B district with a lot depth of 120 feet, which is less than the minimum 125 feet required in the district.

Written comments will be accepted at the Department of Developmental Services until 4:00 p.m. on the date of the above referenced Public Hearing. You can contact the Department of Developmental Services at (734) 699-8913 for additional information.

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Department of Developmental Services at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.

Published: March 31, 2011
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The Charter Township of Van Buren Board of Zoning Appeals will hold a Public Hearing on **Tuesday, April 12, 2011 at 7:00 p.m.** in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, County of Wayne, Michigan 48111.

The Public Hearing relates to Parcel Number V125-83-113-99-0019-000 also known as 13970 Elwell Road. The subject site is located south of Huron River Drive, north of Hull Road, within the Charter Township of Van Buren, in an R-1A (Single Family Residential) Zoning District.

The Board of Zoning Appeals will review a variance request for a detached accessory building not sufficiently designed to be compatible with the principal building on the site; an accessory building of greater square footage than permitted; and an accessory building of a height greater than permitted as required by the Charter Township of Van Buren Zoning Ordinance, 06-02-92 as amended. Approval of this application as submitted would require variance from the following Zoning Ordinance standards:

ARTICLE IV, Section 4.14 Accessory Structures and Uses, B. Accessory Structures or Buildings – All Districts, 1. Dimensional Regulations. c. Height.

Maximum height permitted for a principal building in a zoning district, or height of principal building, whichever is less.

Applicant requesting a height of 20 feet, 6 feet greater than permitted.

ARTICLE IV, Section 4.14 Accessory Structures and Uses, B. Accessory Structures or Buildings – All Districts, 1. Dimensional Regulations d. Lot Coverage. 2.

The maximum lot coverage of all detached accessory buildings on any lot shall be 4,000 sq. ft.

Applicant requesting a 4,800 sq. ft. building which is 800 sq. ft. greater than permitted.

ARTICLE IV, Section 4.14 Accessory Structures and Uses, B. Accessory Structures or Buildings – All Districts, a. Appearance.

Accessory structures and buildings shall be designed and constructed to be compatible with the design and construction of the principal building on the site.

Applicant requesting a building with a design not compatible with the principal building on the property.

Written comments will be accepted at the Department of Developmental Services until 4:00 p.m. on the date of the above referenced Public Hearing. You can contact the Department of Developmental Services at (734) 699-8913 for additional information.

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