

# **NOTICE**

Charter Township of Filer

## **Zoning Board of Appeals Public Hearing**

**Monday, September 9, 2019 at 4:00 p.m.**

Filer Township Hall, 2505 Filer City Road, Manistee, Michigan 49660

### **AGENDA**

**Call to Order**

**Pledge of Allegiance**

**Minutes of Meeting 6/13/19**

**Public Comment**

- 1. Gary Krolczyk  
240 W. Preuss Rd., Filer Township  
Parcel 51-06-124-450-05**

**Applicant is seeking variances from the Charter Township of Filer Code of Ordinances**

#### **31.10.1070 Location of Accessory Buildings**

**B. Location of Accessory Building:** *All accessory buildings shall be in the side yard or rear yard, except when built as part of the main building, or built in a district where land abuts a body of water, the front yard is the waterfront yard. An accessory building attached to the principal building of a lot shall be made structurally a part thereof, and shall comply in all respects with the requirements applicable to the principal building. The accessory building unless attached and made part of the principal building as provided, shall not be closer than ten feet to the principal building or any other building, and shall meet all setback requirements of the district in which it is to be erected, moved, altered or used.*

#### **31.40.4004 Regulations and Standards**

**E. Height. 2.** *For Detached Accessory Buildings. No building and no structure shall exceed a height of ten feet at the eave and 16 feet at the ridge board if a permitted use and ten feet at the eave and 35 feet at the ridge board if a special use; the total ground floor area of all buildings on a parcel shall not exceed 25 percent of the total parcel area, or the area of the building envelope, or a 4,000 square foot total, whichever is the smaller.*

**If granted, this variance would allow applicant to construct an accessory building in front of main dwelling with 14-foot side walls in Medium Density Residential District.**

- 2. Andrew J. Masty  
Filer Township  
Parcel 51-06-019-225-03**

**Applicant is seeking a Variance from the Charter Township of Filer Code of Ordinances, Article 45 section 31.45.4504 Regulations and Standards.**

**B. Lot Width.** *The minimum lot width shall be 100 feet.*

**If granted, this variance would allow applicant to construct a dwelling on a lot 85 ft. wide in High Density Residential District.**

**Other business to come before the Board**

**Adjourn**

**NOTICE:** FILER TOWNSHIP WILL PROVIDE NECESSARY REASONABLE AUXILIARY AIDS AND SERVICES SUCH AS AUDIO TAPES OF PRINTED MATERIALS BEING CONSIDERED AT THE MEETING TO INDIVIDUALS WITH DISABILITIES AT THE MEETING UPON 14 DAYS NOTICE TO FILER CHARTER TOWNSHIP. INDIVIDUALS WITH DISABILITIES REQUIRING AUXILIARY AIDS OR SERVICES SHOULD CONTACT CHARTER TOWNSHIP OF FILER HALL BY WRITING CHARTER TOWNSHIP OF FILER HALL, 2505 FILER CITY RD., MANISTEE, MI 49660 OR CALLING 231-723-3138