

NOTICE
Lake Township Zoning Board of Appeals
Public Hearing

Lake Township will be holding a public hearing on July 30, 2026 at 5:00 pm to review a dimensional variance request from James Placio. Mr. Placio is requesting to deviate from Section 6.5 Residential Single-Family District (R-1) Side Yards and Section 4.7 Side Yard Setbacks in the R-1 District. Section 6.5 & 4.7 states: Any structure or part thereof shall have a minimum side yard setback of 10 feet from the side property line. Mr. Placio owns property (tax id# 10-10-205-012-01) located at 1100 Logging Trail, Beulah, MI 49617. The public hearing will be held at the Lake Township Hall located at 5153 Scenic Hwy. (M-22), Honor, MI 49640.

Mr. Placio is proposing to remove an existing deck that has a portion that extends into the side yard setback area by 2.55' and replace the deck with an addition expanding the kitchen. It is proposed that the addition will be built with the same dimension as the deck that is proposed to be removed. Mr. Placio is requesting to deviate from the 10' side yard setback for approximately 40 SF of the new addition; thus, requesting a deviation of 2.55' to allow a 7.45' setback in lieu of the required 10' setback.

Notices associated with this hearing and request have been distributed in compliance with Article 15 of the Lake Township Zoning Ordinance and the Zoning Enabling Act of Michigan. All persons may appear at the public hearing in person or by counsel, be heard and submit evidence and written comments with respect to the application. Written comments will be received prior to the public hearing by the Zoning Administrator via U.S. Mail, care of: Joshua Mills, 5153 Scenic Hwy., Honor, MI 49640. Written comments will also be received via e-mail at zoning_admin@laketwp.org. Please address all comments to the Lake Township Zoning Board of Appeals.

Joshua J. Mills
Zoning Administrator
Lake Township

LAKE TOWNSHIP ZONING BOARD OF APPEALS

CASE # 2026-3

5153 SCENIC HIGHWAY (22)

DATE RECEIVED: 7/3/26

HONOR, MI 49640

HEARING DATE: _____

Phone 231-325-5202

FEE: 450.⁰⁰ RECEIPT # _____

Fax 231-325-4177

ACTION: _____

APPLICATION -- ZONING BOARD OF APPEALS

OWNER(s)
NAME

James Placio

TELEPHONE #

773-675-7323

ADDRESS:

510 Woodland Drive

CELL

same

CITY, STATE ZIP

Glenview, IL 60025

FAX

na

E-MAIL

jimplacio@yahoo.com

APPLICANT NAME (if different than owner)

TELEPHONE #

ADDRESS:

CELL

CITY, STATE ZIP

FAX

E-MAIL

PROPERTY INFORMATION

ADDRESS: 1100 Logging Trail

PARCEL # 10- 10-205-012-01

ZONING DISTRICT

R-1

LOT SIZE: 1.78 acres

LEGAL DESCRIPTION:

Part of lots 7 and 8 and the west 13.64 feet of lot 9, Plat of Piqua Handle and Manufacturing Company's Resort Property, Lake Township,
Benzie County, Michigan

PRESENT USE: Residential

PROPOSED USE Residential

PLEASE NOTE: All questions must be answered completely. If additional space is needed, number and attach additional sheets. The total number of attached sheets are 3 + Site Plan

I ACTION REQUESTED:

I/We, the undersigned, request a hearing before the Lake Twp. Zoning Board of Appeals for the purpose indicated below. (Circle. More than one may be circled)

Ordinance or Map Interpretation

Dimensional Variance

Appeal from Administrative
Decision

Other

II. PROPERTY HISTORY

A. List all deed restrictions (attach additional sheets if necessary):

B. Names and Addresses of all other persons, firms, or corporations having a legal or equitable interest in the land:

- C This area is ☒ unplatted, ☐ platted ☐ will be platted If platted name of plat _____
D Attach a site plan if such is required by the Lake Township Zoning Ordinance
E A previous appeal ☐ has ☒ has not (choose one) been made with respect to these premises in the last 5 Years. If a previous appeal, rezoning or special use permit application was made, state the date, nature of action requested, and the decision

Date _____ Action Requested _____

Decision ☐ Approved ☐ Denied Reason _____

III DETAILED REQUEST AND JUSTIFICATION

A Interpretation of Zoning Ordinance or Map

- 1 The applicant respectfully requests the Board of Appeals to make an interpretation of

_____ (a) The location of district boundaries of the Lake Twp. maps applied to the property described in this application

_____ (b) The provisions of Article ____ Section ____ Of the Lake Twp. Zoning Ordinance

☒ (c) Other, Specify:

Dimensional Variance

- 2 Please describe in detail the nature of the problem to be interpreted and the reason for the request _____

_____ Attach additional sheets if necessary

B Variance from the Requirements of the Zoning Ordinance

- 1 Indicated below are the Ordinance requirement(s) which are the subject of the variance request

- | | | | |
|---|---|---|------------------------------------|
| ☐ Lot Coverage | ☐ Front Setback | ☐ Rear Setback | ☐ Signs |
| ☐ Area Requirements | ☒ Side Setback <u>7.45' ≈ 10'</u> | ☐ Side Setback _____ | ☐ Placement |
| | | <u>(2.55')</u> | |
| ☐ Off street Parking | ☐ Height | | ☐ Other |

Explain: Owner seeks to expand indoor living area in space currently occupied by an outdoor deck.

Section 4.7 R-1 side setback & Section 6.5 Side Setback

- 2 State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance: Owner seeks to replace current exterior deck with an expanded interior living

space given extreme challenges of landscape that minimizes building site expansion.

- 3 Describe the characteristics of your property which require the granting of a variance (include dimensional information)

- | | | | | |
|-------------------------------------|------------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| ☐ Too Narrow | ☐ Too Small | ☐ Too Shallow | ☐ Slope | ☐ Elevation |
| ☐ Shape | ☐ Soil | ☐ Subsurface | ☐ Other | |

Explain:

- C. A dimensional, non-use variance from requirements of the Zoning Ordinance may be granted if Applicant can prove a "practical difficulty" exists, by supplying the following information

1. Is the problem due to unique circumstance(s) on your property? ☒ Yes ☐ No

- Explain Despite having significant land, buildable space adjacent to the existing cottage is extremely limited due to steep bluffs and challenges with existing terrain.
- 2 Was the problem created by you? ☐ Yes ☒ No
Explain _____
- 3 Is the use permitted in this Zoning District? ☒ Yes ☐ No
- 4 Is the request only to increase sale value? ☐ Yes ☒ No
Explain _____
- 5 Is the problem so general in the zoning district that the Zoning Ordinance should be amended?
☐ Yes ☐ No If yes, Explain _____
- 6 Will granting the variance cause any adverse effect on property values in the vicinity?
☐ Yes ☒ No Explain Neighboring property is already impacted by existing deck and steep bluff limits expansion. Neighbor is agreeable to plan.
- 7 Is the request the minimum possible variance that will allow for a reasonable use of the land or structure?
☒ Yes ☐ No Explain Owner is only seeking to encroach on side setback by approx 3 feet and in an area already occupied by an existing deck.
- 8 Were other variances or non-conformities in the vicinity considered as a basis for this request?
☐ Yes ☒ No Explain _____
- 9 Will any services such as utilities, snow plowing, health, etc., be affected by this request? ☐ Yes
☒ No Explain _____
- 10 Is there any other information you wish to include herein or attach hereto which will aid you in your request? _____

If additional space is needed to answer any question, attach pages and continue answer noting question number.

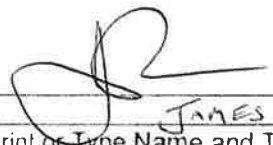
Please attach a site plan including the following information: North Arrow, Front, Rear and side property lines and their dimensions, Existing structures and proposed structures and their locations relative to each other and the lot lines, Location of existing or proposed septic systems and wells, Location of shore line if property is within 500' of a lake, river or stream, Location of Wetlands, Location of steep slopes/ravines, Dimension of each structure, Road or Street and driveway

Please attach copies of any permits or documentation required from any other affected agencies

The undersigned certifies that all the information contained herein or attached hereto is true to the best of their knowledge, acknowledges that the granting of the variance does not relieve the applicant from the responsibility of Compliance with all other provisions of the Zoning Ordinance and all other applicable Federal, State, and Local laws, and, that the variance must be implemented within one year or the permit becomes null and void

Date: July 3, 2026

Applicant(s) Signature


JAMES PLACIO
(Print or Type Name and Title)

(Print or Type Name and Title)