

NOTICE
Village of Elberta Zoning Board of Appeals
Public Hearing

The Village of Elberta Zoning Board of Appeals will be holding a public hearing on January 16, 2025 at 6:00 pm to review a variance request from Dan Carter. Mr. Carter owns property located at 303 Steele Street (Tax Id# 10-06-501-017-00 (R-1 District)). Mr. Carter is proposing to deviate from Article 19 R-1 District Front Yard Setback Standards and Article 22.04 (1) Nonconforming Structures. The public hearing will be held at the Elberta Community Building located at 401 1st Street, Elberta, MI 49628.

Article 19 states that in the R-1 District structures shall maintain a 20' setback in the front yard.

Article 22.04 NONCONFORMING STRUCTURES (1) states: (1) No structure may be enlarged or altered in a way which increases its nonconformity.

Mr. Carter is proposing to construct a covered porch to the front of the existing dwelling. Since this parcel is a corner lot, the front yard setback applies along Steel Street and Cartwright Street. The addition is proposed to have a front yard setback of 14' along Steele Street and 16' along Cartwright Street. The addition will restore a porch that was on the structure and removed many years ago. The setback along Cartwright Street is within the existing building envelope that is legally non-conforming. The front yard setback along Steele Street will require a 6' variance to deviate from the 20' requirement.

Notices associated with this hearing and request have been distributed in compliance with Article 6 of the Village of Elberta 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, P.O. Box 8, Elberta, MI 49628. Written comments will also be received via e-mail jmills.zoning@gmail.com. Please address all comments to the Village of Elberta Zoning Board of Appeals.

Joshua J. Mills
Zoning Administrator
Village of Elberta