

August 4, 2010

RE: An appeal filed by Joshua & Ann Stabinski, 628 Flag Point Drive, Roscommon, MI 48653

Property address: 628 Flag Point Drive

Property code no.: 72-004-421-010-0000

Dear Adjoining Property Owner:

An appeal has been filed by Mr. and Mrs. Stabinski, who propose to construct an 18' x 20' (360 square feet) detached garage.

Denial of this building permit is based on the Gerrish Township Zoning Ordinance, Sections 6.1(C) and 6.2. Mr. and Mrs. Stabinski propose to construct an 18' x 20' (360 square feet) detached garage on a lot that is 50' x 125' (6,250 square feet). Minimum lot size is 9,600 square feet; deficient lot size is 3,350 square feet, Section 6.1(C) and minimum lot frontage is 65 feet; deficient lot frontage is 15 feet, Section 6.2. The existing shed and carport will be torn down upon variance approval.

Written comments on these factors will be made a part of the file and will be considered in determining if it is in the best interest to grant a variance. Objections must be factual, specific, and fully describe the reasons upon which any objection is founded.

The STABINSKI appeal will be held on **Monday, August 30, 2010, at 10:30 a.m.** at the Gerrish Township Municipal Building. State law requires that notification of an Appeals Hearing must be given to all property owners located within 300 feet of the Appellant.

Sincerely,

Jodi Valentino
Clerk

Xc: M/M Kelly	A. Zazo etal	H. McGerle	M/M Krul	M/M Ruddy
M. Watts	M/M Sullivan	M/M Esber	J. Howard	M/M Tyra
M/M Close	G. Gibbs	J. Zelenak etal	L. Kester	D. Horton
M/M Dooley	M/M Pruden	D. Behrendt	M/M Dye	M/M Leblang
M/M Lindamood	K. Haynes	M/M Horton	M/M Krul	B. Harden
M/M Hamilton	M/M Leppi	J. Conflitti	A. Giorgi	M/M Moorhead

JV/maf

August 5, 2010

Joshua Stabinski
Ann Stabinski
628 Flag Point Drive
Roscommon, MI 48653

RE: Zoning Board of Appeals Hearing, No. 10.06

Dear Mr. and Mrs. Stabinski:

The Gerrish Township Zoning Board of Appeals has received your recent application and fee for an Appeals Hearing. Please be advised that your hearing will take place before the Zoning Board of Appeals on **Monday, August 30, 2010, at 10:30 a.m.** at the Gerrish Township Hall.

In preparing for this hearing, it is essential that you understand the following basic rules:

1. The decision of the Zoning Board of Appeals will be based upon an interpretation of the Gerrish Township Zoning Ordinance and general principles of Michigan law as applicable to the facts of the case.
2. The decision of the Zoning Board of Appeals can affect your present rights and will be final unless appealed to the Circuit Court.
3. A complete record of this hearing will be kept and only that record would be reviewed by the Circuit Court if either party appeals. Therefore, all relevant drawings, surveys, site plans and other documents must be presented at the hearing and all witnesses who you wish to give testimony must personally appear at this hearing or submit written testimony for the Board's consideration.
4. If you will not be present yourself but will be represented by an attorney, agent or some other representative, you are responsible for making sure that your representative is aware of these rules and is prepared for this hearing.
5. If you or a representative cannot be present at the hearing, it is essential that you provide the above documentation as well as the supporting information set forth on the "Application for Appeal". Without adequate documentation, the Board may have no alternative but to deny your appeal.

Sincerely,

Jodi Valentino, Clerk

JV/maf

August 5, 2010

Joshua Stabinski
Ann Stabinski
628 Flag Point Drive
Roscommon, Mi 48653

Re: Application for permit
72-004-421-010-0000
628 Flag Point Drive

Dear Mr. and Mrs. Stabinski:

I am writing to advise you that your request to construct an 18' x 20' detached garage has been denied.

Denial of the building permit is based on the Gerrish Township Zoning Ordinance, Sections 6.1(C) and 6.2. Your proposal is to construct an 18' x 20' (360 square feet) detached garage on a lot that is 50' x 125' (6,250 square feet). Minimum lot size is 9,600 square feet; deficient lot size is 3,350 square feet, Section 6.1(C) and minimum lot frontage is 65 feet; deficient lot frontage is 15 feet, Section 6.2. The existing shed and carport will be torn down upon variance approval.

A letter from the Township is enclosed informing you of the scheduled date for the hearing. If I can be of any further assistance, please contact this office.

Sincerely,

Terry Newton
Assistant Zoning Administrator

TN/maf

enclosure