

**SHIAWASSEE COUNTY ZONING BOARD OF APPEALS – PUBLIC HEARING**  
**JUNE 8th, 2011; 7:00 P.M.**  
**201 N. SHIAWASSEE STREET, 1<sup>ST</sup> FLOOR/SURBECK BUILDING, CORUNNA, MI**  
**(front door entrance/handicap accessible via rear entrance)**

- 1. **Call to Order/Roll Call:**  
Henry W. Martin III/Chairman      Willis Miller      Ann Gamboe Hall  
Gerald Wardell      Larry Gramer      Jacob Raleigh      N. Brad Hissong
- 1a. **Excused Absences:**
- 2. **Confirmation of Legal Notice:** Sunday, May 22, 2011
- 3. **Approval of Agenda:**
- 4. **Approval of Board Minutes:** April 13, 2011
- 5. **Public Comments on Non-Agenda Items:**
- 6. **Commissioner’s Comments:**
- 7. **Old Business:**
- 7a. **Dimensional Variance Application #ZBA11-002**  
**Applicant/Owner** – Leon Terry Broome  
**Site Location** – 9985 Elmar Drive, Ovid, MI  
**Tax Id.** – 78-005-40-000-015, Lot 15, Elmar Heights Sub., Middlebury Twp.  
**Request** – Amended Site Plan and New Evidence: Construct a 14’x24’ rear addition to the existing home 39 foot from rear boundary line; an eleven (11) foot variance  
**Ordinance** – Sec. 3.2, Schedule A. R-1B District: 50 foot rear yard
- 8. **New Business**
- 8a. **Dimensional Variance Application #ZBA11-006**  
**Applicant** – Ryan Flynn, 5217 N. New Lothrop Rd., New Lothrop  
**Owner** – William Flynn, 5251 N. New Lothrop Rd., New Lothrop  
**Site Location** – Both 5217 and 5251 N. New Lothrop Road  
**Tax Id.** – **Site #5217** – 78-004-22-400-002-09; **Site #5251** – 78-004-22-400-002  
**Request** – Split approximately 1.14 acres from a legal nonconforming 15-acre parcel to combine to the adjoining parcel; The following is proposed for approval:  
**Site #5217** – Reconfigure a parcel with a lot frontage of 160 feet; a variance of 40 feet is needed and eliminate the need for an ingress/egress 66 foot easement to the parcel  
**Site #5251** – The 15-acre nonconforming status would be eliminated and result in a 13.86 acre parcel size that would exceed the maximum lot size requirements for a parcel created after June 1999. A variance of 11.36 acres more/less is requested.  
**Ordinance** – **Section 3.2., Schedule A, A-2 District:** 200 foot minimum width/frontage along a public road and; **Section 2.7.2.A.** Maximum lot size of a parcel created after June 1999: 2.5 acres
- 8b. **Dimensional Variance Application #ZBA11-007**  
**Applicant/Owner** – Jerry Scepka, 13311 Colby Road, Perry, MI  
**Site Location** – Colby Road (also involves property known as 13019 Colby Road)  
**Tax Id.** – 78-015-29-100-002; Jerry Scepka

**Tax Id.** -- 78-015-29-100-002-01; Mitchell and Gary Haney

**Request** – Create an 11-acre division from a 50-acre parcel (78-015-29-100-002) to combine with an existing 2.75 acre legal nonconforming parcel (78-015-29-100-002-01) resulting in a 13.75 acre parcel, which would exceed the maximum lot size requirements

**Ordinance** – Sec. 2.7.2.A. Maximum lot size of a parcel created after June 1999; 2½ acres

9. **Interpretations of the Zoning Ordinance:**

10. **Zoning Administrator Report:**

11. **Board Member Comments:**

12. **Public Comment:**

13. **Adjournment:**



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**Flag Day – June 14th**

