

SILVER CREEK TOWNSHIP ZONING BOARD OF APPEALS  
VARIANCE REQUEST, PUBLIC HEARING AND MEETING NOTICE

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF SILVER CREEK, CASS COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Silver Creek Township Zoning Board of Appeals will hold a public hearing and meeting on Tuesday, May 17, 2022 commencing at 7:00 p.m. at the Silver Creek Township Hall, 32764 Dixon Street, Dowagiac, MI 49047, within the Township.

PLEASE TAKE FURTHER NOTICE that the item(s) to be considered at said meeting are as follows:

- The request of Joseph Wargo, regarding the property at 50745 West Bay Road, Dowagiac, MI (Parcel No. 14-130-260-009-00) for variances to permit the demolition of the existing house and the replacement thereof with a single-story house with a larger footprint and to add a 28' x 8' (224 square feet) deck facing the channel. The parcel is approximately 40 feet x 80 feet and is located on the Magician Lake Channel in the "WD" Waterfront District Zoning Classification. The property owner could rebuild on the existing footprint without variances. The proposed new house is 1'5" wider and 3" longer (12.57 square feet) than the existing house.
  - The following variances are being requested:
    - A variance from the permitted 30% parcel coverage limitation (924 square feet) as follows:
      - With house (only), the requested lot coverage is 38.36% percent, which is a .41% difference coverage from the existing house lot coverage percentage of 37.95 %.
      - Adding the deck, the requested lot coverage is 45.54%; and
  - A variance from the required 30-foot front yard (waterfront) setback in order to permit construction of the deck on the east side of the proposed house approximately 6' (south) and 4' (north) from the existing deck. Front yard setback is from the ordinary high water line, not shown on the drawing.
  - Applicant may request to move the entire footprint of the proposed new house 7' closer to West Bay Road, which, if granted, may require a rear yard setback variance.

Standards of review for the Zoning Board of Appeals are contained in Section 155.253 of the Zoning Ordinance.

- Such other and further matters as may properly come before the zoning board of appeals.

Anyone interested in reviewing the application for the above or the Township Zoning Ordinance may examine a copy of the same at the Silver Creek Township Hall during regular business hours of regular business days hereafter until noon on the date

of the hearing and may further examine the same at said public hearing/meeting. The Township Zoning Ordinance is also accessible via internet at [www.silvercreektwpmi.org](http://www.silvercreektwpmi.org).

Written comments will be received from any interested persons concerning the foregoing by the Silver Creek Township Clerk at the Township Hall at any time during regular business hours up to the date of the hearing and may be further received by the Zoning Board of Appeals at the hearing.

All interested persons are invited to be present at the aforesaid time and place.

Silver Creek Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the hearing, to individuals with disabilities at the hearing upon four (4) days' notice to the Silver Creek Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the Silver Creek Township Clerk at the address or telephone number listed below.

**SILVER CREEK TOWNSHIP ZONING BOARD OF APPEALS**

By: Lorri Behnke, Township Clerk

32764 Dixon St.

Dowagiac, MI 49047

(269) 424-3025

[www.silvercreektwpmi.org](http://www.silvercreektwpmi.org)