

**PUBLIC HEARING NOTICE
VILLAGE OF BALDWIN
ZONING BOARD OF APPEALS**

**REQUEST FOR USE VARIANCE
At 480 Cherry Street**

Notice is hereby given that the Village of Baldwin Zoning Board of Appeals will hold a public hearing on **Wednesday, April 16, 2025, at 7:00 p.m.**, in the Village Hall, located at 620 Washington Street, Baldwin, Michigan, to hear citizens' comments regarding a proposed ***variance by Mike Batcke (representing Baldwin Creek Lodge LLC) to construct an addition to a residential building*** in violation of Article 7 Medium-Density Single Family Residential District (MDR) of the Village Zoning Ordinance.

Section 7.05 of the Village of Baldwin Zoning Ordinance requires that:

7.05 SITE DEVELOPMENT REQUIREMENTS

No building or structure, nor the enlargement of any building or structure, shall be erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

The following minimum and maximum standards shall apply to all uses and structures in the Medium Density Single-Family Residential District (MDR) except as modified or as varied by the General Provisions or Site Plan requirements of this Ordinance, or by variance granted by the Zoning Board of Appeals.

- 1) **Minimum Lot Area**: No single-family dwelling shall be established on any parcel less than 12,000 square feet in size. No duplex shall be established on any parcel less than 15,000 square feet.
- 2) **Minimum Lot Frontage and Lot Width**: Each parcel shall have continuous frontage along a public thoroughfare of not less than eighty (80) feet for a single-family dwelling or less than one hundred (100) feet for a duplex. No part of the lot may be less than the required minimum.
- 3) **Setbacks**:
 - a) Front: Thirty (30) feet from right-of-way. **For corner lots, the setback facing the street shall be twenty (20) feet.**

The proposed building expansion is located at 480 Cherry Street, permanent parcel number 41-208-029-01.

The hearing is required by the Michigan Zoning Enabling Act, Public Act 33 of 2008 and the Village of Baldwin Zoning Ordinance adopted October 1, 2014, as amended. The Zoning Board of Appeals will evaluate the issue in accordance with Article 19 Zoning Board of Appeals of the Village of Baldwin Zoning Ordinance.

All interested persons are invited to attend the public hearing to express their concerns or offer support. Written comments may be submitted to the Zoning Board of Appeals in lieu of personal appearance.

The request for the proposed variance may be inspected at the village offices during business hours on Monday through Thursday between 9 a.m. and 4 p.m. For further information, any interested person may write to the village offices at P. O. Box 339, 620 Washington Street, Baldwin MI, 49304-0339, or call (231) 745-3587.

March 24, 2025
Theresa Lamb, Clerk
Village of Baldwin
Lake County, Michigan