

**Notice of Public Hearing**  
**Huron County Zoning Board of Appeals**  
**Wednesday, June 17, 2026, at 7:00 p.m.**  
**Huron County Building, Meeting Room 305**  
**250 E. Huron Avenue**  
**Bad Axe, Michigan 48413**  
**Case: ZBA 2026-02**

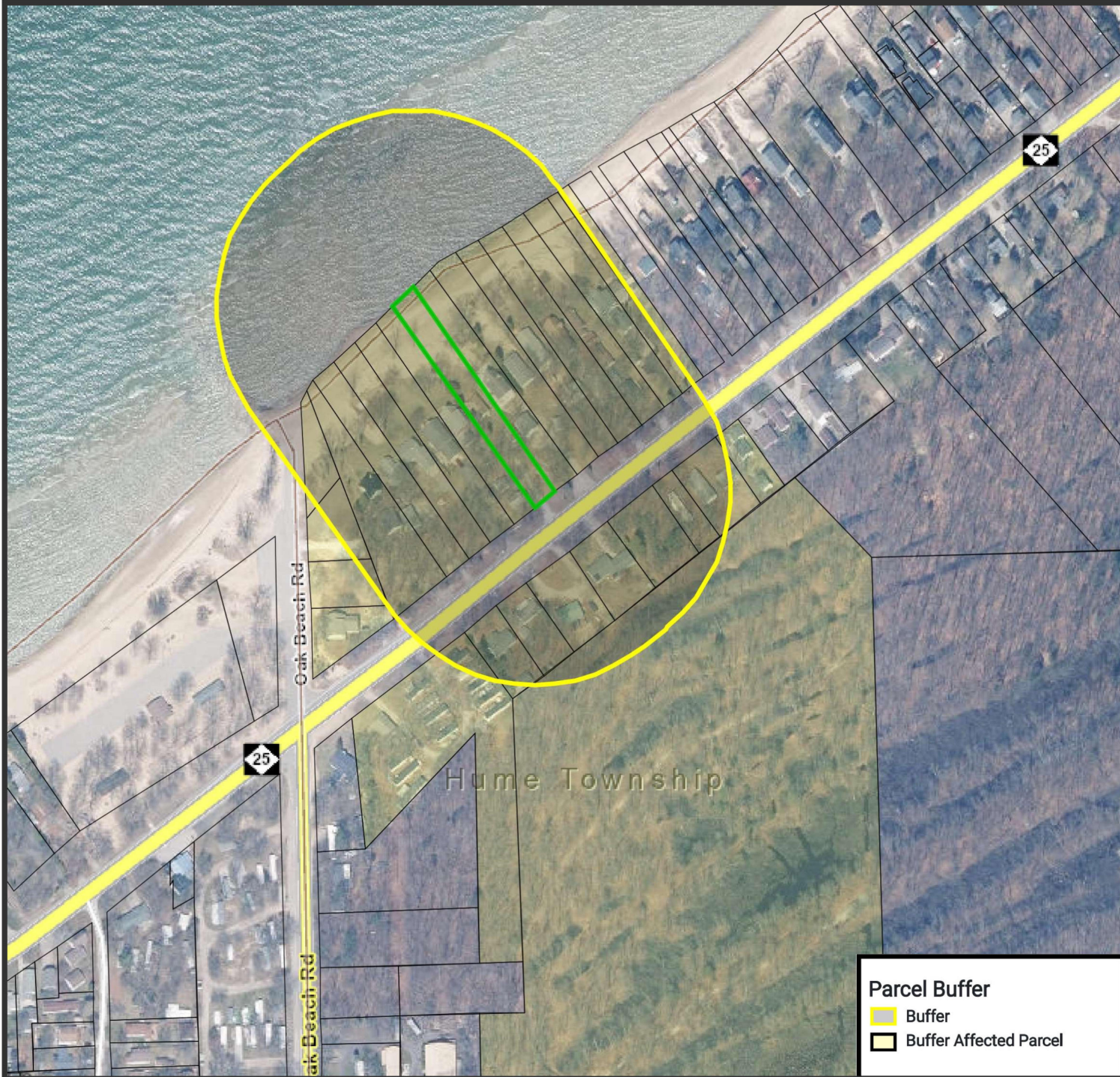
Notice is given that a public hearing is scheduled before the Huron County Zoning Board of Appeals on Wednesday, June 17, 2026, at 7:00 p.m., in Room 305 of the County Building, 250 E. Huron Avenue, Bad Axe, Michigan, 48413. The purpose of this meeting is to receive public comments and consider the following zoning variance request:

**ZBA 2026-02 Mary Hentschl-Early and Matthew Early**, owners of 3312 Port Austin Road, Port Austin, Michigan, 48467, Section 7 of Hume Township, requests a variance to build a 2-story addition with deck/balcony, and covered porch onto an existing home with a reduced west side yard setback of 7.4 feet and a reduced east side yard setback of 7.8 feet. The existing home is currently located 8.7 feet from the west side yard property line, which is non-conforming to current ordinance standards. The owner is proposing to build the 2-story addition onto the existing 928 square foot single story home. The first-floor addition consisting of 737 square feet will contain a bedroom suite, great room, and mudroom. The second-floor addition consisting of 1335 square feet will contain two bedrooms, an activity room, bathroom, mechanical room, and storage area. The owners also request to build a deck with second floor balcony onto the north side of the addition (lakeside) and new covered porch onto the south (roadside) addition. Parcel number 3211-007-199-00 is zoned R-1 Residential (RES) and contains approximately 0.50 acres (East half of Lot 27 Plat of Oak Beach extending to ordinary high water: Avg. parcel size 50ft x 431ft). The Huron County Zoning Ordinance, Section 9.01, Schedule of Regulations, requires the minimum side yard setback of ten feet. The proposed wrap around 2-story addition with reduced side yard setbacks of 7.4 and 7.8 feet respectively, requires a dimensional zoning variance. Pursuant to the Huron County Zoning Ordinance, Section 19.05(c), the Board of Appeals shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height and bulk regulations, yard and depth regulations, and off-street parking and loading space requirements.

Persons interested in commenting on this request may appear in person at the public hearing or, if unable to attend the meeting, may submit written comments to the Huron County Building & Zoning Office, Room 102 of the County Building, 250 E. Huron Ave., Bad Axe, Michigan 48413, or fax same to (989) 269-3362. For further information concerning this request for zoning approval, contact Jeff Smith from the Huron County Building & Zoning Office during regular office hours at (989) 269-9269 or by email, smithj@co.huron.mi.us. Office hours are Monday-Friday 8:30 a.m. to 4:30 p.m.

This notice is disseminated and posted pursuant to the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

**Clark Brock, Chairman**  
**Huron County Zoning Board of Appeals**



ZBA 2026-02 Mary Hentschl-Early and Matthew Early  
Dimensional Variance Reduced Site Yard Setbacks

Parcel 3211-007-199-00  
3312 Port Austin Rd.  
Section 7 Hume Twp.  
330ft. Buffer Map



Map Publication:  
06/01/2026 10:38 AM



**Disclaimer:** This map does not represent a survey or legal document and is provided on an "as is" basis. Huron County expresses no warranty for the information displayed on this map document.

**Parcel Buffer**

- Buffer
- Buffer Affected Parcel

HURON COUNTY ZONING BOARD OF APPEALS  
APPLICATION FOR ZONING VARIANCE/APPEAL OF ZONING PROVISIONS

Application Fee: \$800.00 at regular quarterly meeting  
\$1,200.00 for Special Meeting (Rev. 01/2025)

CASE NO.: ZBA # 2026-02

DATE: April 21, 2026

APPLICANT'S NAME: Mary Hentschl-Early and Matthew Early Trust

ADDRESS: 408 Glendale Blvd. Kalamazoo, MI 49004 269-217-8259  
(mailing) street address city state zip telephone

ADDRESS OF PROPERTY WHERE APPEAL IS SOUGHT: 3312 Port Austin Rd.

PROPERTY IDENTIFICATION NO.: 3241-007-199-00

PROPERTY OWNER (if not applicant): N/A kazooearly@gmail.com  
ADDRESS: \_\_\_\_\_  
(mailing) street address city state zip telephone

APPLICANT'S STATEMENT AS TO WHY THE REQUEST FOR VARIANCE/APPEAL IS MADE:

Please see attached statement: A

PROVISION(S) OF ZONING ORDINANCE BEING APPEALED: Article IX Section 9.01

BASIS OF REQUEST:

Please attached statement: A

SITE PLAN: A site plan must be attached which illustrates existing & proposed structures on the property (location -distance from property lines, size, other information pertinent to case). Indicated distance of proposed structure to structures on adjacent properties. 4 documents attached:

APPLICANT'S SIGNATURE: Mary Hentschl-Early 4/21/2026  
DATE

By signing this application, owner/agent is granting County officials the right to on-site inspection of property involved in this request.

CK# 8509 Receipt # 78528

ZBA Application

**APPLICANT'S STATEMENT AS TO WHY THE REQUEST FOR VARIANCE/APPEAL IS MADE:**

The current house at 3312 Port Austin Rd. was not sited correctly when originally built (sometime between 1943-1950). The Southwest corner of the house is set at the 10'-0" setback requirement but the current house was **not** built parallel to the property line.

The proposed lake side addition, coming straight off the existing West wall, still allows the new construction to be over 21' from the neighboring structure. Currently, there is a deck coming straight off that existing wall where the new addition is proposed.

Changing the current design and shifting the lake side addition over the 2' to accommodate the required 10'-0" side yard setback would in essence choke off reasonable direct access to the lake on the other side of the house. This direct lake access is needed for small boats, other watercraft, and occasional large equipment (i.e. tree trimming). With our permission, this lake access area is also needed and regularly used by the neighbor to the Northeast.

The proposed addition to the current house provides for average-sized rooms and will fit in with the two neighboring two-story houses.

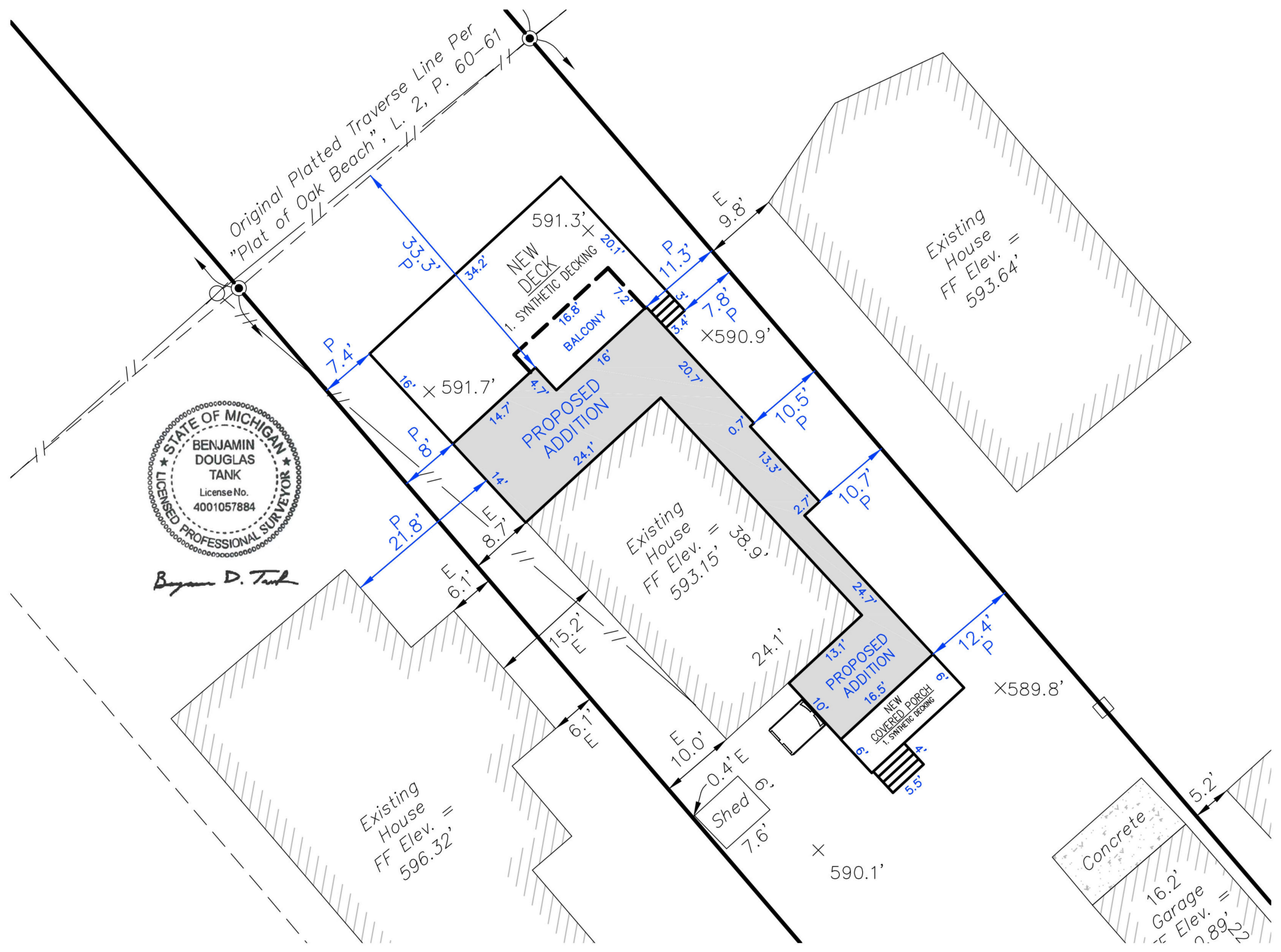
We are requesting:

1. A dimensional variance of 2'-0" to allow for a 8'-0" setback to the West corner of the new addition to the house. Without receiving the dimensional variance of 2'-0", we are extremely limited to future house expansion options available to us since the original house was not sited parallel to the lot.
2. A dimensional variance of 2'-8" to allow for a 7'-4" setback to the West corner of the new deck
3. A dimensional variance of 2'-4" to allow for a 7'-8" setback to the East to accommodate steps to the deck.

**BASIS FOR REQUEST:**

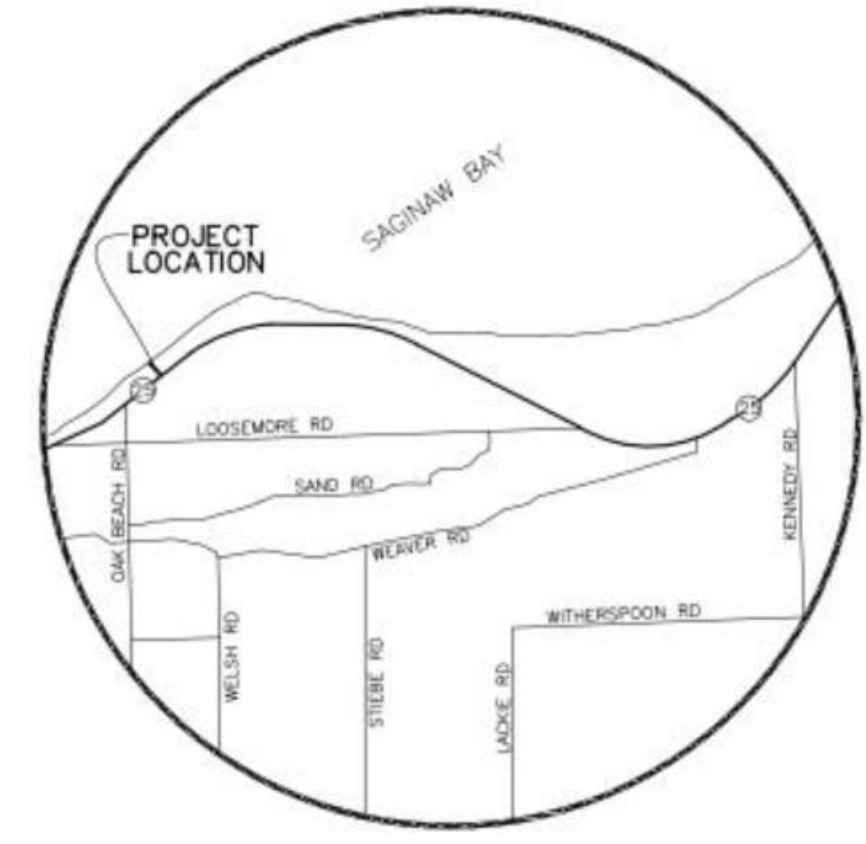
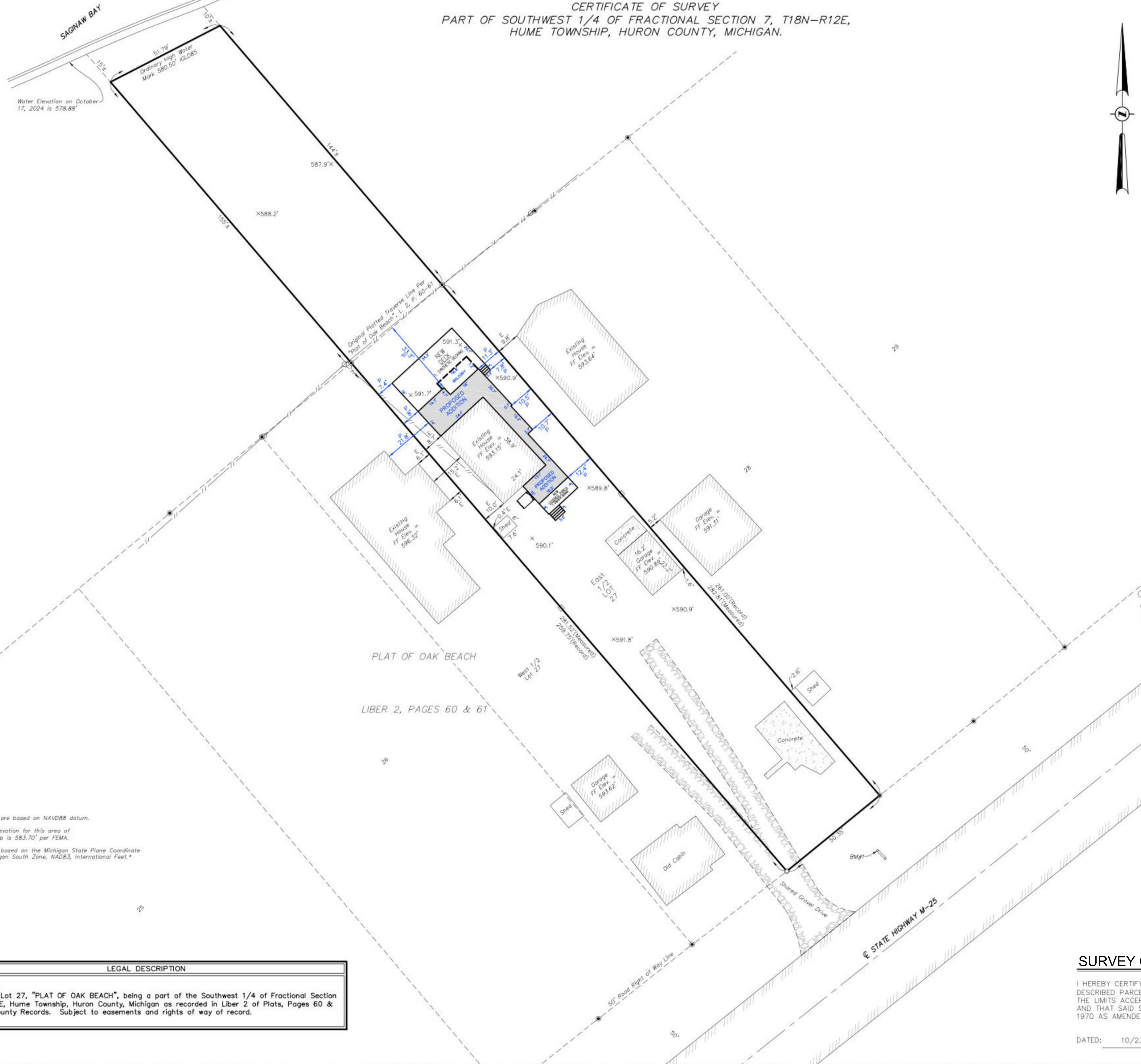
My father purchased this property in 1970 and was the second owner of the original house. Two years ago, ownership of this property was transferred to me and my husband. Enlarging and updating this small 1940's house will allow our children and grandchildren to make another 50+ years of memories at the "Oak Beach Cottage".

Non-conforming setbacks are prevalent throughout this subdivision. **The dimensional variances are requested and needed for future improvements to this property.**



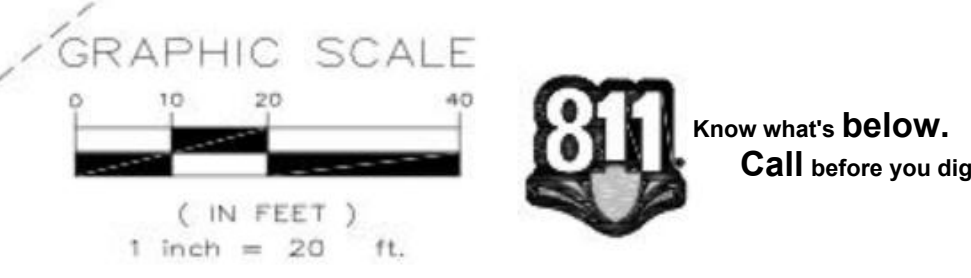
*Benjamin D. Tank*

CERTIFICATE OF SURVEY  
PART OF SOUTHWEST 1/4 OF FRACTIONAL SECTION 7, T18N-R12E,  
HUME TOWNSHIP, HURON COUNTY, MICHIGAN.



**LEGEND**

	MONUMENT / SECTION CORNER
	FOUND PROPERTY IRON
	SET PROPERTY IRON
	EXISTING CATCHBASIN
	PROPOSED CATCHBASIN
	EXISTING MANHOLE/CATCHBASIN
	PROPOSED MANHOLE/CATCHBASIN
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING HYDRANT
	PROPOSED HYDRANT
	EXISTING VALVE
	PROPOSED VALVE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING FENCE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE T.V. LINE
	OVERHEAD ELECTRICAL WIRES
	EXISTING MAILBOX / NEWSPAPER BOX
	EXISTING SIGN
	EXISTING DECIDUOUS TREES
	EXISTING CONIFEROUS TREES
	EXISTING UTILITY POWER POLE w/LIGHT
	EXISTING LIGHTPOLE
	EXISTING TELEPHONE RISER
	EXISTING TRANSFORMER PAD
	EXISTING GUY WIRE



**UTILITY NOTE**

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BUREALED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIGG (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

**BENCHMARK**

BM #1 - SET MAG NAIL IN SOUTH SIDE OF NORTHERLY SIGN POST 24'± SOUTH OF SOUTHEASTERLY PROPERTY CORNER

ELEV: 597.17' NAVD88

**SURVEY CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE DESCRIBED PARCEL(S) OF LAND; THAT THE ERROR OF CLOSURE IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING; AND THAT SAID SURVEY IS IN FULL COMPLIANCE WITH ACT 132, P.A. OF 1970 AS AMENDED.

DATED: 10/23/24      SIGNED: *Benjamin D. Tank*  
BENJAMIN D. TANK    P.S. #57884

**LEGAL DESCRIPTION**

DESCRIPTION:  
East 1/2 of Lot 27, "PLAT OF OAK BEACH", being a part of the Southwest 1/4 of Fractional Section 7, T18N-R12E, Hume Township, Huron County, Michigan as recorded in Liber 2 of Plots, Pages 60 & 61, Huron County Records. Subject to easements and rights of way of record.

NOTE:  
All Elevations are based on NAVD88 datum.  
Base Flood Elevation for this area of Hume Township is 583.70' per FEMA.  
\*Bearings are based on the Michigan State Plane Coordinate System, Michigan South Zone, NAD83, International Feet.\*

FILE: P24-234

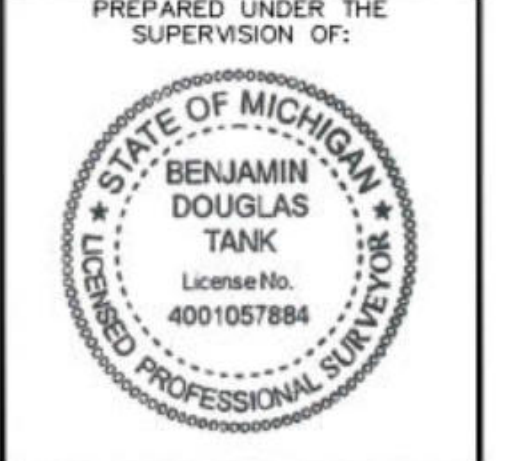
PROJECT MGR: BDT	DESIGNED BY: CJO	DRAWN BY: CJO	SCALE: 1" = 20'	SHEET: 1 OF 1
PROJECT LOG	EXISTING SITE PLAN	PROPOSED ADDITIONS		
	10/17/24	03/29/26		

**TANK SURVEYING**

255 E. HURON AVE., BAD AXE, MI 48413  
989-269-2201

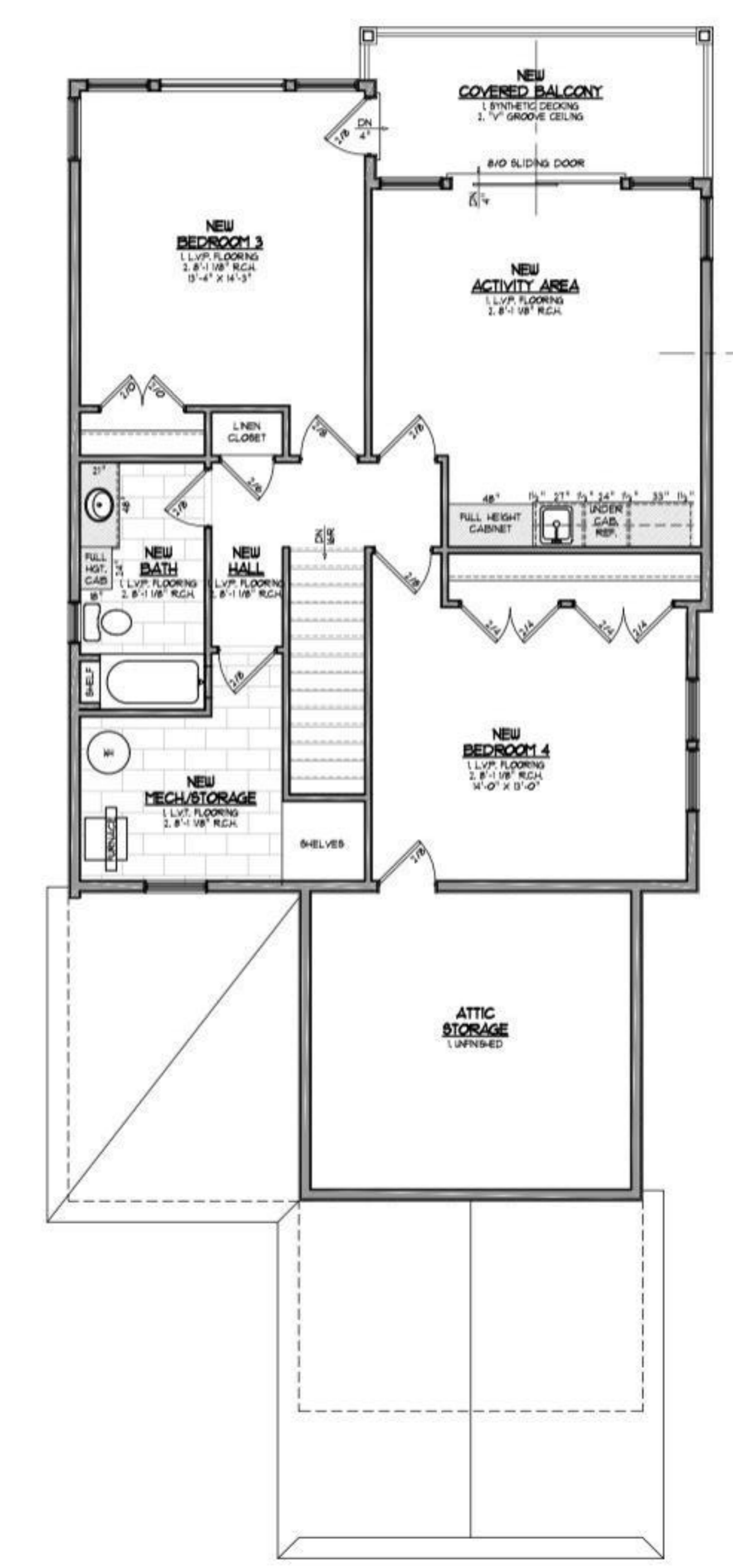
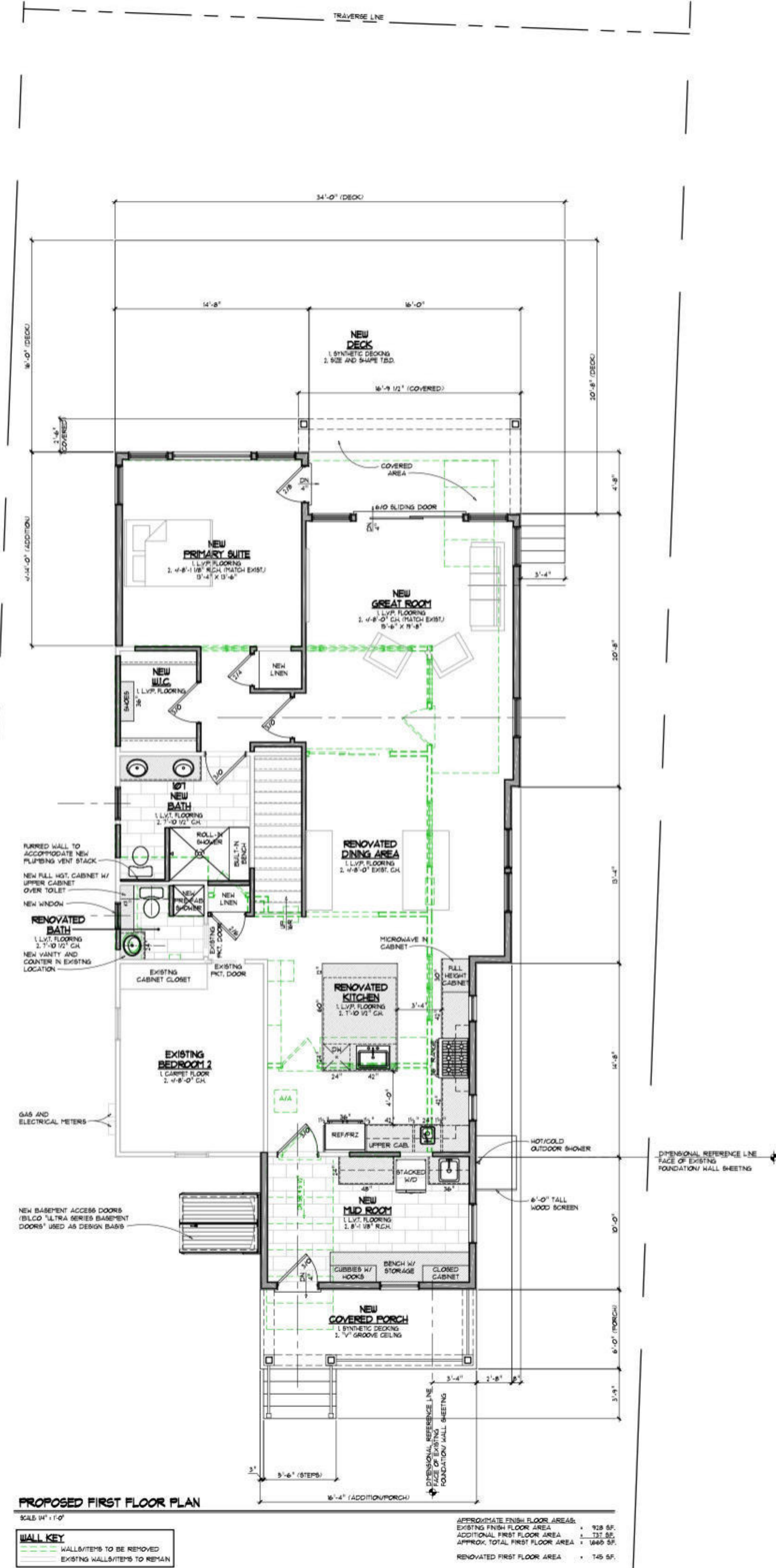
MARY HENTSCHL-EARLY  
408 GLENDALE  
KALAMAZOO, MI 49004

HENTSCHL-EARLY PROPERTY  
FRACTIONAL SECTION 7, T18N-R12E,  
HUME TOWNSHIP,  
HURON COUNTY, MICHIGAN  
BOUNDARY SURVEY/EXISTING SITE PLAN



1  
2024-234

NOT PUBLISHED - ALL RIGHTS RESERVED. TANK SURVEYING, LLC



ADDITION/RENOVATION FOR  
**3312 PORT AUSTIN ROAD**  
 PORT AUSTIN, MI 48267

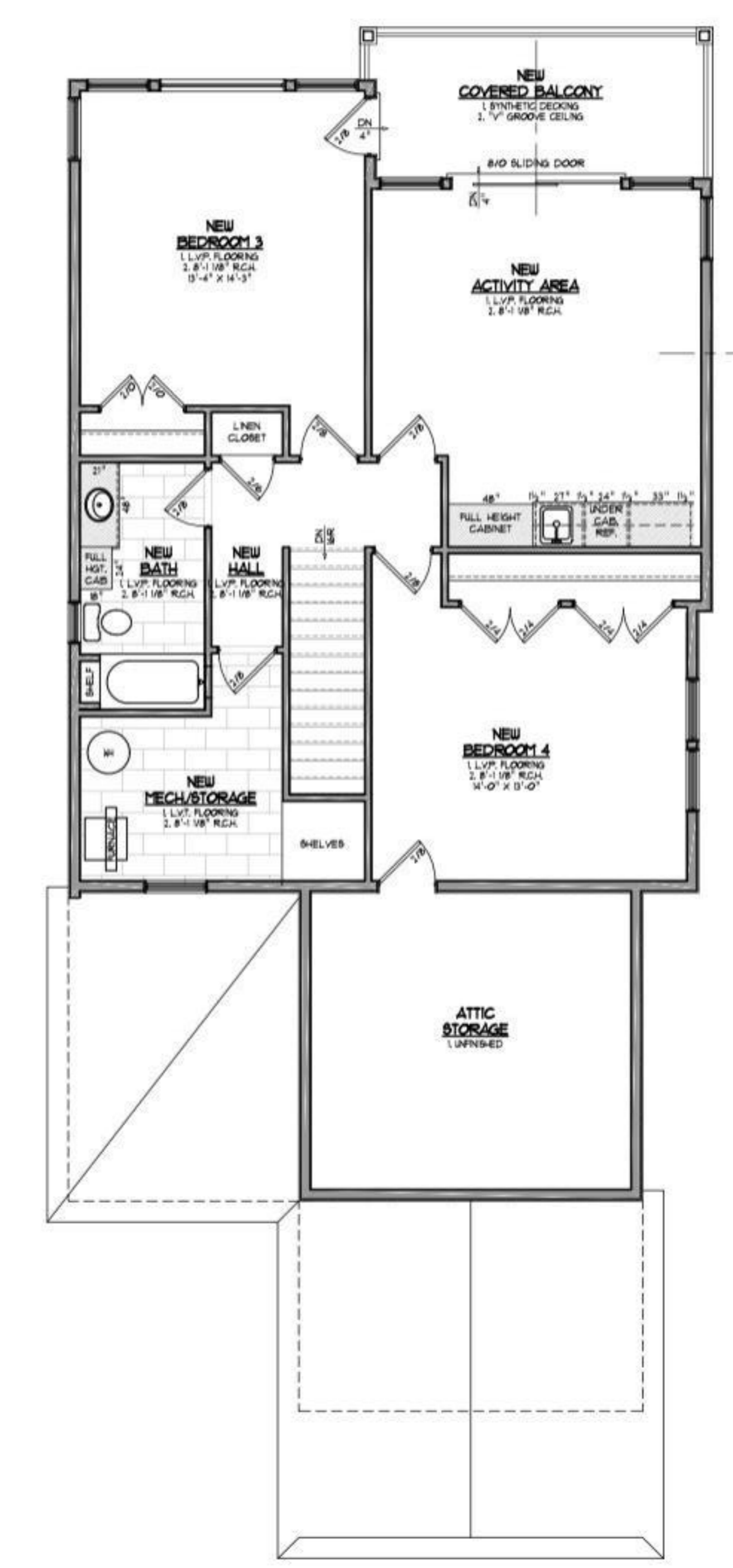
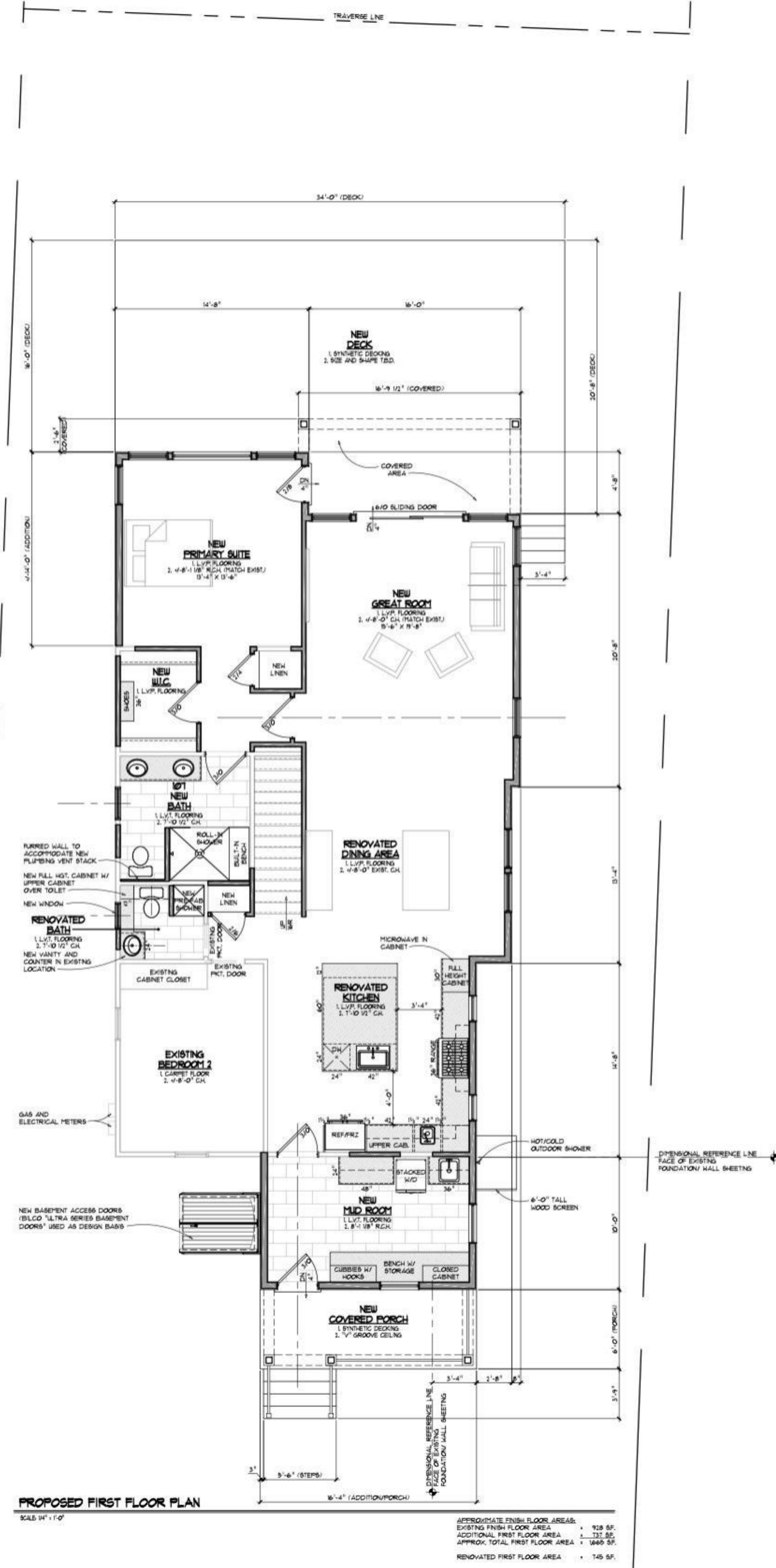
DRAWN BY **SDS**  
 CKD BY **SDS**

**FIRST FLOOR, SECOND FLOOR  
 AND ROOF PLANS**

Revised:  
 Issued:  
 D.D. Plan Review - 01.24.2026  
 Updated Plans - 03.16.2026  
 ZBA Submittal - 04.22.2026

Job No: **2506**

**DD1**



ADDITION/RENOVATION FOR  
**3312 PORT AUSTIN ROAD**  
 PORT AUSTIN, MI 48267

DRAWN BY **SDS**  
 CKD BY **SDS**

**FIRST FLOOR, SECOND FLOOR  
 AND ROOF PLANS**

Revised:

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 D.D. Plan Review - 01.24.2026  
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Job No: **2506**

**DD1**

ARTICLE XIX. BOARD OF ZONING APPEALS Continued;

SECTION 19.05 DUTIES AND POWERS Continued:

b. Interpretation. The Board of Appeals shall have the power to: Interpret, upon request, the provision of this Ordinance in such a way as to carry out the intent and purpose of the Ordinance; Determine the precise location of the boundary lines between zoning districts; Classify a use which is not specifically mentioned as part of the use regulations of any zoning district so that it conforms to a comparable permitted or prohibited use, in accordance with the purpose and intent of each district; Determine the off-street parking and loading space requirements of any use not specifically mentioned in Section 14.05.

c. Variances. The Board of Appeals shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height and bulk regulations, yard and depth regulations, and off-street parking and loading space requirements, PROVIDED the request for variance complies with the following STANDARDS FOR GRANTING A VARIANCE:

1. Whether strict compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk or density would unreasonable prevent the owner from using the property for a permitted purpose, or would render conformity with such restrictions unnecessarily burdensome.

2. Whether a grant of a variance would do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property and be more consistent with justice to other property owners.

3. Whether the plight of the owner is due to unique circumstances of the property and not to general conditions in the area.

4. Whether the problem is self-created. (If the owner created the problem from which relief is sought, then no variance is warranted).

These standards require the petitioner to demonstrate a practical difficulty unique to the property (not the petitioner) in order to qualify. In making a decision, the Board of Appeals must insure the "spirit of the ordinance is observed, public safety secured and substantial justice done."

d. Rules. The following rules shall be applied in the granting of variances:

1. The Board of Appeals may specify, in writing, such conditions regarding the character, location, and other features that will in its judgement, secure the objectives and purposes of this Ordinance. The breach of any such condition shall automatically invalidate the variance granted.

**ARTICLE XIX. BOARD OF ZONING APPEALS Continued:**

**SECTION 19.05 DUTIES AND POWERS Continued:**

**d. Rules continued.**

2. Any conditions or modifications desired by the Board of Appeals shall be recorded in the minutes of the appropriate Board of Appeals meeting. The Board of Appeals may, as it deems necessary to promote the purpose of the Ordinance, require landscaping, wall, fences, drives, lighting, sidewalk, drainage, and other improvements. As used in this section, "improvements" means those features and actions which are considered necessary by the Board associated with granting approval, to protect natural resources, or the health, safety, and welfare of the residents living in the general vicinity of the appeal.

To insure compliance with the provisions of this section and any conditions imposed hereunder, the Board may require a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the Board covering the estimated cost of improvements associated with an appeal which shall be deposited with the Clerk of the County to insure faithful completion of the improvements. The performance guarantee shall be deposited at the time of issuance of the permit authorizing the activity or project. Deposit of the performance guarantee is not required prior to the issuance of said permit. The County may return any unused portion of the cash deposit to the applicant in reasonable proportion to the ratio of work completed on the required improvements as work progresses.

3. Each variance granted under the provisions of this ordinance shall become null and void unless:

The construction authorized by such variance or permit has been commenced within twelve (12) months after the granting of the variance.

The occupancy of land, premises, or buildings authorized by the variance has taken place within two (2) years after the granting of the variance.

4. No application for a variance which has been denied wholly or in part by the Board of Appeals shall be resubmitted for a period of one (1) year from the date of the last denial, except on the grounds of newly discovered evidence or proof of changed conditions found upon inspection by the Board to be valid.

5. Variances may be granted for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the Michigan Historic Markers listing of historic sites, or any other state register of historic places without regard to any special requirements of this section governing variances when said structures are located wholly or in part within the flood hazard areas.

**ARTICLE XIX. BOARD OF ZONING APPEALS Continued:**

**SECTION 19.05 DUTIES AND POWERS Continued:**

e. **Temporary Permits:** Permit, upon proper application, temporary uses, not otherwise permitted in any district, not to exceed twelve (12) months with the granting of twelve (12) month extensions being permissible, which do not require the erection of any capital improvement of a structural nature.

The Board of Appeals, in granting permits for temporary uses, shall do so under the following conditions:

1. The granting of the temporary use shall in no way constitute a change in the basic uses permitted in the district nor on the property wherein the temporary use is permitted.
2. The granting of the temporary use shall be granted in writing, stipulating all conditions as to time, nature of development permitted and arrangements for removing the use at the termination of said temporary permit.
3. All setbacks, land coverage, off-street parking, lighting and other requirements to be considered in protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the County of Huron, shall be made at the discretion of the Board of Appeals.
4. In classifying uses as not requiring capital improvement, the Board of Appeals shall determine that they are either demountable structures related to the permitted use of the land, recreation developments such as but not limited: golf driving ranges and outdoor archery courts, or structures which do not require foundations, heating systems or sanitary connections.
5. The use shall be in harmony with the general character of the district.
6. No temporary use permit shall be granted without first giving notice to owners of adjacent property of the time and place of a public hearing to be held as further provided for in this Ordinance.

**SECTION 19.06 DECISIONS:** In consideration of all proposed variances to this Ordinance, the Board shall, before granting any variance from the Ordinance in a specific case, first determine that the proposed variance will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, or morals or welfare of the inhabitants of the County of Huron. The concurring vote of the majority of the members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator, or to decide in favor of the applicant any matter upon which it is authorized by this Ordinance to render a decision. Nothing herein contained shall be construed to give or grant to the Board the power or authority to alter or change this Ordinance or the Zoning map, such power and authority being reserved to the County Board of Commissioners of the County of Huron.



KOENIG EDWARD J & JAMES M  
7617 RIDER RD  
IMLAY CITY, MI 48444-9744

KEMP ANDREW & ELIZABETH LE/TRUST  
1064 BLUE RIDGE CIR  
CLARKSTON, MI 48348-5212

KEMP ANDREW J & ELIZABETH K  
1064 BLUE RIDGE CIR  
CLARKSTON, MI 48348

RISCA MIHAI & NADIA  
500 COUNTRYSIDE  
OAKLAND, MI 48363

KOPACZ ROBERT & PATRICIA S  
3324 PORT AUSTIN RD # 600  
PORT AUSTIN, MI 48467

THE CAOMPEAU COTTAGE LLC  
955 W ROMEO RD  
OAKLAND, MI 48363-1442

GREMEL TAMMY REV TRUST  
3320 PORT AUSTIN RD  
PORT AUSTIN, MI 48467

KAY GLENN & CATHERINE  
32811 FIRWOOD DR  
WARREN, MI 48088

STEFANEK ROBERT G & JOANNE TRUST  
263 N HILL DR  
ROCHESTER, MI 48307

EARLY MATTHEW EARLY MARY TRUST LE  
408 GLENDALE BLVD  
PARCHMENT, MI 49004

HENTSCHL PAUL A & JUDE M  
9164 BERNARDO LAKES DR  
SAN DIEGO, CA 92127-2617

GAY REVOCABLE TRUST  
2450 LONDON DR  
TROY, MI 48085

NOLAND KENNETH C & DONNA LE & ETAL  
36311 APPALOOSA CT  
CLINTON TOWNSHIP, MI 48035-1003

FELTNER VERA K  
3298 PORT AUSTIN RD  
PORT AUSTIN, MI 48467

MC CUE BRITTON E & SARAH P  
1808 OLYMPIAN WAY  
HOWELL, MI 48843

TOP 1% RENTALS LLC  
235 N GROESBECK HWY  
MOUNT CLEMENS, MI 48043

JANI SHANTILAL L TRUSTEE  
810 DAKOTA  
ROCHESTER, MI 48307

TIBBITS JAMES L & RITA M & ETAL  
4870 BARRIE RD  
KINDE, MI 48445

ADKINS KATHLEEN L  
27865 STARLING LN  
FLAT ROCK, MI 48134-4710

NISKANEN KAROL S & ANDERSON BETTY J  
37544 E GREENWOOD DR  
NORTHVILLE, MI 48167-9021

CUNNINGHAM BERNARD E & KATHLEEN I  
1153 SW 47TH ST  
CAPE CORAL, FL 33914

UHLIANUK ROBERT & FRAN  
4960 S MILL RD  
DRYDEN, MI 48428

PARENT RAYMOND J  
3307 PORT AUSTIN RD  
PORT AUSTIN, MI 48467

GOSELIN DAVID H & NANCY J  
11335 DUNN RD  
RILEY, MI 48041-1403

LEONE JOSEPH P & DIANA  
8475 VERMONT AVE  
WARREN, MI 48093

HEDGCOCK MARIE L & MELISSA L &  
3234 PINE BLUFFS  
HIGHLAND, MI 48357

PAGANINI DOREEN A  
PO BOX 505  
PORT AUSTIN, MI 48467