

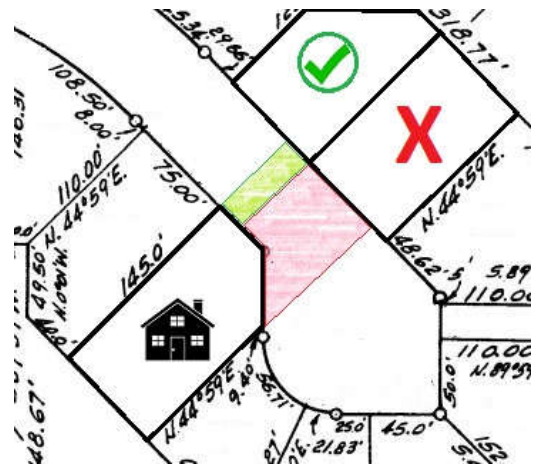
## Garages Across the Street



Village of  
Lake Isabella

### Q. Where can I build a garage across the street from my house?

- A. When an Accessory Structure is placed across a street from the Primary Structure that it is accessory to, it must be placed on a lot which maintains an overlapping parallel street frontage with the lot where the Primary Structure is located. Lots which may be located across from one another where the right-of-way does not maintain a parallel relationship are not considered to have overlapping frontage. To maintain a parallel frontage the two lots in question must have the eternity of the overlapping area as shown on the illustration to the right.



If an accessory structure is placed on an adjacent lot or a lot across the street, that lot and the lot where the primary structure is located must be permanently combined via a recorded deed restriction and combined as a single parcel for tax purposes. The ability to place an accessory structure across the street from the primary structure does not apply if the otherwise vacant lot is a waterfront lot.

### Q. What are the requirements for the design of the garage?

- A. Starting in 2020 the Village of Lake Isabella created a permit application that is specific to detached garages which is to be used for these projects. The application contains the requirements for the design and finishes for the garage. This application also asks for information regarding the house the garage will be accessory to. This information is requested to help determine if the two structures are matching.

### Q. What is the process to get a project approved?

- A. These projects are considered a Special Land Use in our ordinance. To apply, an applicant must complete an Application for Special Land Use, including a detailed drawing of the property and building per the detached garage application. That information and application fee of \$250 is submitted to the Village Hall. Under Michigan Law, a Public Hearing is required. Notice of the hearing is legally required to be published in a newspaper of general circulation and mailed to the owners and occupants of property within 300 feet of the site. These notices are required to be given at least 15 days before the hearing.