

Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Zoning Board of Appeals

Date: 10/19/2011

Re: File # VAR 1540

VAR 1540 – Request for a variance from the requirements of rear yards to allow for 9' setback. The required setback for this dense residential district is 15'. The developer has built most of the homes along this street and desires to continue the same design. The adjacent affected property is currently undeveloped. The existing lot adjacent, Unit 28, is unaffected as the house needs to go to the easterly side of the lot to fit. The development of those lots will be able to adjust to the closer home. While any future plans are unknown, the layout of what is there will likely cause a larger than normal lot adjacent to this one and it would utilize an extension of the main road into the development, Saddle Lane. Any future lot would likely be oversized here due to the existing conditions.

There are options available to comply with the ordinance. The home could be reduced in size or have the corner built on an angle. The loss of depth would result in a reduction of the square footage by 6' X 44' = 264 SF, the equivalent of a 16' x 16' master bedroom.

It would be my recommendation to approve the variance based on the unusual lot configuration and there are no adverse affects on surrounding properties.

-Woody



NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: 10/03/2011

I (we) McGuirk Sand-Gravel, Inc 510 W. Pickard, Mt. Pleasant, MI
Name Address

owners of property at 5103 Stirrup Ln. Lot 27,

the legal description is: T14 N R4W SE34 : Copper Estates unit 27
parcel # 37-14-050-00-027-00

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal or application which was denied by the Zoning Inspector because, in the opinion of said inspector, does not comply with the Union Township Zoning Ordinance and therefore must come before the Zoning Board of Appeals:

- I. Variance
- II. Interpretation of Text or Map
- III. Special Exception or Conditional Use
- IV. Administrative Review

NOTE: Use one section below as appropriate. If space provided is inadequate, use a separate sheet.

-
- I. Written application for a zone variance as provided by the Zoning Ordinance Section 5 (c)

a. Provision of the Zoning Ordinance from which a variance is sought 21

DISCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required - Desired)
<i>R5</i>			
Example - Side Yard	10 feet	8 feet	2 feet
Rear Yard	15 feet	10 ' 9'	6'

b. What are the special conditions and/or circumstances peculiar to this land, structure, or building which are not found belonging to similar properties in the same zoning district in other parts of Union Township?

The described lot is an odd shape, and will not allow for the same "types" of homes that ~~has~~ already been built in that neighborhood.

c. Which is any of the above (b) special conditions or circumstances are the direct result from actions taken by the applicant for this variance?

None

d. If the Zoning Ordinance were to be strictly enforced in your particular case, what would be the nature and extent of unnecessary hardships or particular difficulties?

We would be forced to build a home that was of "lesser value" in an area where a standard has been set.

- e. If your request for the variance was granted, do you feel that you would have been given any special privileges that others in the same zoning district would not have? No. If yes, please explain:

Due to the lot shape, any other person/entity would request the same variance in order to fit a house of similar size/shape as those already existing in the neighborhood

- f. Attach plot plan, showing lot lines, location of existing building, proposed buildings and any additions to existing buildings, plus distance from property lines.

- g. Date property was acquired 4/03/2008

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

- a. Article, section, subsection, or paragraph in question

- b. Describe if interpretation of district map

III. Application for Special Exception or Conditional Use

As required by Zoning Ordinance

- a. Provision of Zoning Ordinance requiring Board Review

- b. Description of type of use and proposed location

- c. Attach plot plan, drawn to scale, showing lot, location of existing buildings, proposed buildings and any additions to existing buildings, plus distances from property lines.

- d. Justification for granting permit

IV. Administrative Review

- a. Article, section, subsection, or Decision in question

Fees 150⁰⁰

SPC meeting 475⁰⁰

Richard J. Makin

Signature of Applicant

FOR ZONING BOARD OF APPEALS USE ONLY

Appeals received, date: _____

Public Notice published, date: _____

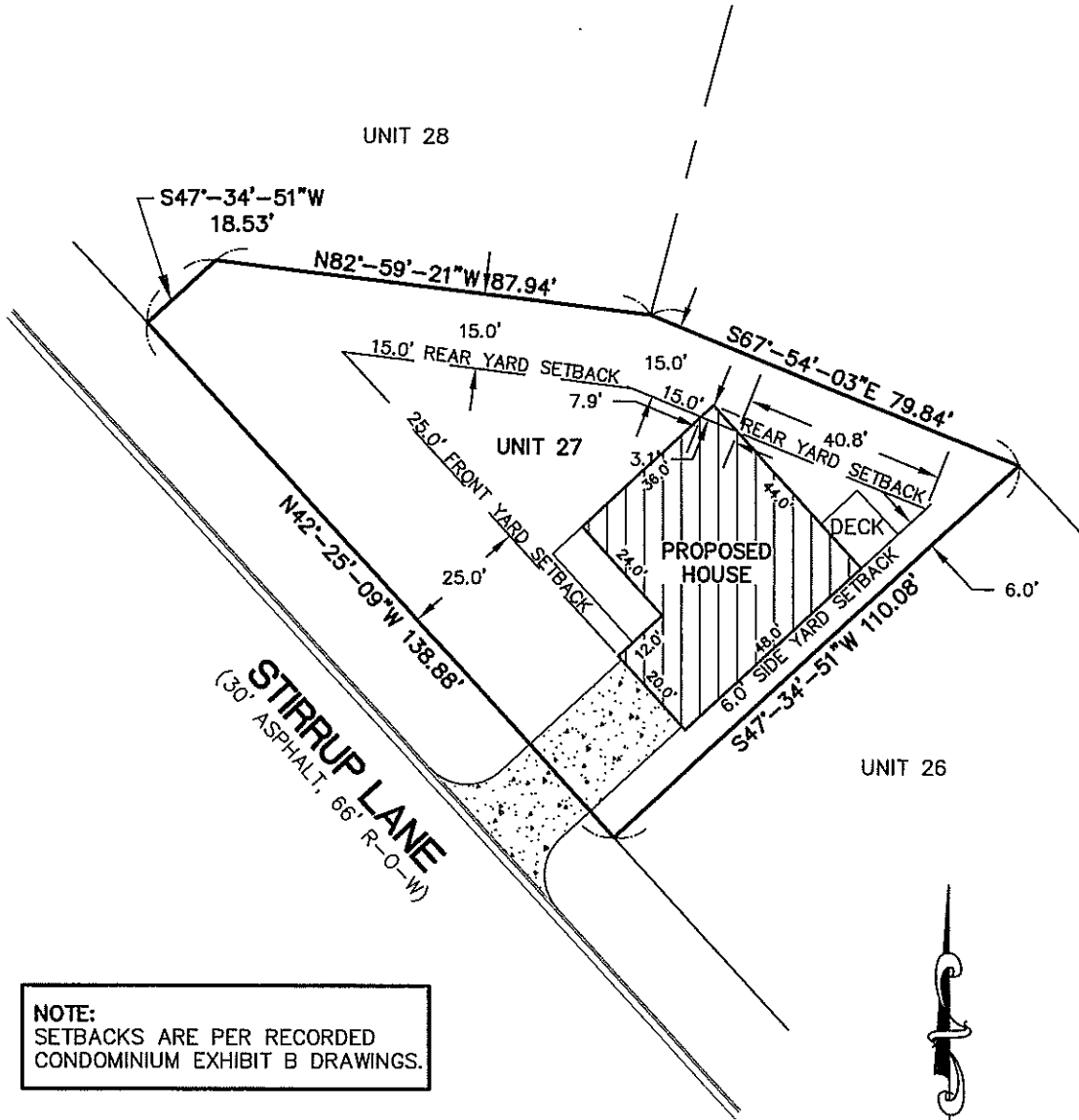
Public Notice mailed, date: _____

Hearing held, date: _____

Decision of Board of Appeals: _____

Reasons: _____

SITE PLAN
MCGUIRK MINI STORAGE
UNIT 27
 COPPER ESTATES, SITE CONDOMINIUM
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



NOTE:
 SETBACKS ARE PER RECORDED
 CONDOMINIUM EXHIBIT B DRAWINGS.

- R - RECORDED
- M - MEASURED
- - SET WOOD STAKE

- - FOUND IRON
- - SET IRON
- ⊙ - CONCRETE MONUMENT

- ⊕ - SECTION CORNER
- ⊖ - 1/8 CORNER



CMS & D
 SURVEYING / ENGINEERING
 1985 PARKLAND DRIVE, SUITE B
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com

SCALE: 1" = 30'	DRAWN BY: WRE
SURVEY DATE: N/A	CHECKED BY: TELB
DATE: 10-4-11	JOB NUMBER: 1110-119
REVISED:	SHEET NUMBER: 1 OF 1

UNION TOWNSHIP PUBLIC HEARING NOTICE -VARIANCE

NOTICE is hereby given that a Public Hearing will be held on Thursday, October 27, 2011 at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following request for a Variance from Section 21 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by McGuirk Sand and Gravel, Inc, a variance of 6 feet from the requirements for Rear Yard to allow for 9 feet in a R5 zone

Legal Description of property: Copper Estates unit 27, Union Township, Isabella County, Michigan.

This property is located at Vacant Unaddressed property North of 5115 STIRRUP LANE.

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

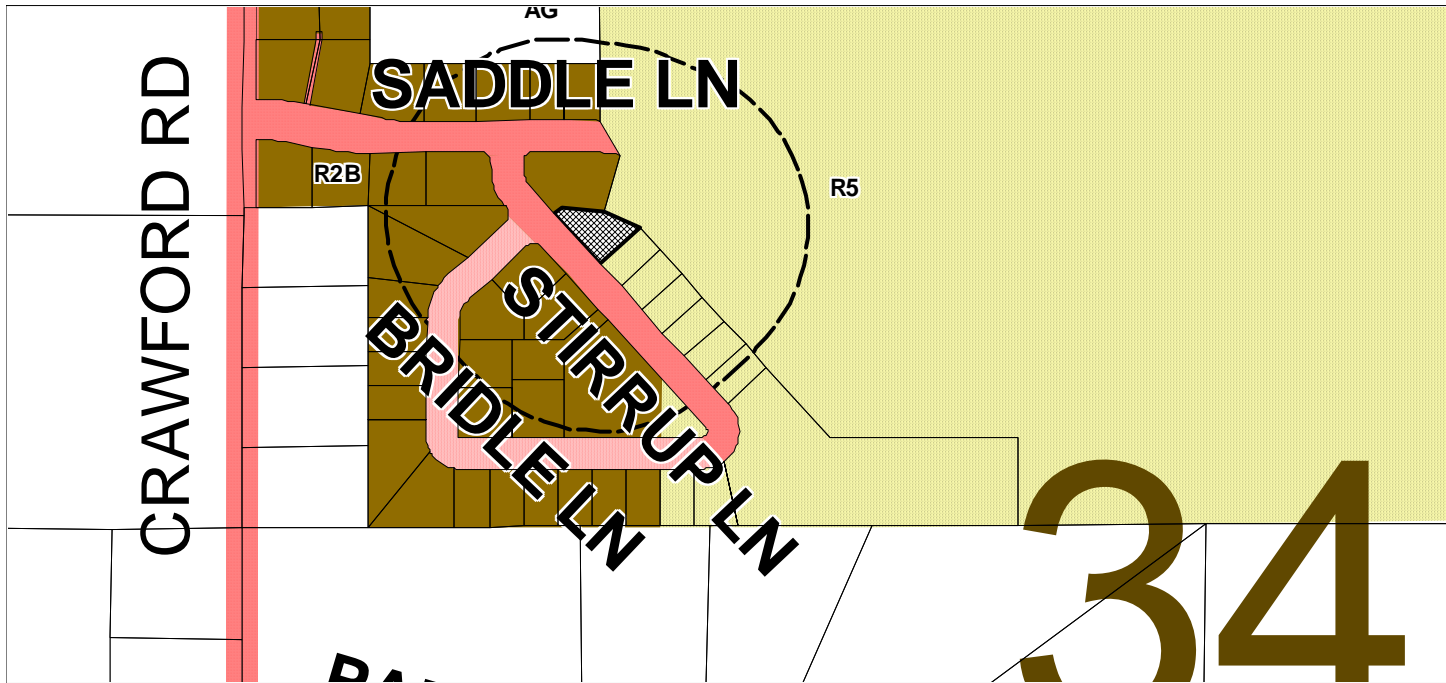
All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

William Woodruff, Zoning Administrator

PID	PropertyAddress	Owner	Zoning	OwnerAddr01	OwnerCity	OwnerState	OwnerZip
14-050-00-005-00	5100 BRIDLE LANE	SELECT BANK	R2B	60 MONROE CENTER	GRAND RAPIDS	MI	49503
14-050-00-048-00	5113 BRIDLE LANE	SELECT BANK	R2B	60 MONROE CENTER	GRAND RAPIDS	MI	49503
14-050-00-006-00	5120 BRIDLE LANE	SELECT BANK	R2B	60 MONROE CENTER	GRAND RAPIDS	MI	49503
14-050-00-007-00	5132 BRIDLE LANE	BROADWAY BUILDERS LLC	R2B	4639 E PICKARD	MOUNT PLEASANT	MI	48858
14-050-00-049-00	5143 BRIDLE LANE	SELECT BANK	R2B	60 MONROE CENTER	GRAND RAPIDS	MI	49503
14-050-00-008-00	5146 BRIDLE LANE	COULING CHRISTOPHER A	R2B	5146 BRIDLE LANE	MOUNT PLEASANT	MI	48858
14-050-00-050-00	5163 BRIDLE LANE	BROADWAY BUILDERS	R2B	502 S OAKLAND	NAPPANEE	IN	46550-2327
14-050-00-051-00	5175 BRIDLE LANE	SELECT BANK	R2B	60 MONROE CENTER	GRAND RAPIDS	MI	49503
14-050-00-052-01	5245 BRIDLE LANE	BLANSHAN DARWIN M & ANGELA A	R2B	8290 UPTON	SHEPHERD	MI	48883
14-034-10-009-07	S CRAWFORD RD	MOUNT PLEASANT LAND HOLDINGS LLC	R5	5435 URBANA DR	BRIGHTON	MI	48116
14-034-10-009-05	5313 S CRAWFORD RD	WRIGHT KERRY R	AG	10451 W EATON HWY	GRAND LEDGE	MI	48837
14-050-00-003-00	3062 SADDLE LANE	SELECT BANK	R2B	60 MONROE CENTER	GRAND RAPIDS	MI	49503
14-050-00-033-00	3065 SADDLE LANE	SELECT BANK	R2B	60 MONROE CENTER	GRAND RAPIDS	MI	49503
14-050-00-032-00	3079 SADDLE LANE	SELECT BANK	R2B	60 MONROE CENTER	GRAND RAPIDS	MI	49503
14-050-00-004-00	3084 SADDLE LANE	SELECT BANK	R2B	60 MONROE CENTER	GRAND RAPIDS	MI	49503
14-050-00-031-00	3093 SADDLE LANE	SELECT BANK	R2B	60 MONROE CENTER	GRAND RAPIDS	MI	49503
14-050-00-030-00	3105 SADDLE LANE	MURPHY JR CHRISTOPHER & ELIZABETH	R2B	3105 SADDLE LANE	MOUNT PLEASANT	MI	48858
14-050-00-028-00	3110 SADDLE LANE	COUNTRY VIEW ESTATES, LLC	R2B	330 W LAKE LANSING RD, STE 1	EAST LANSING	MI	48823
14-050-00-029-00	3115 SADDLE LANE	SELECT BANK	R2B	60 MONROE CENTER	GRAND RAPIDS	MI	49503
14-050-00-041-01	STIRRUP DR****	SELECT BANK	R2B	60 MONROE CENTER	GRAND RAPIDS	MI	49503
14-050-00-027-00	5103 STIRRUP LANE	MCGUIRK SAND-GRAVEL, INC	R5	PO BOX 530	MOUNT PLEASANT	MI	48804-0530
14-050-00-026-00	5115 STIRRUP LANE	RECKER JULIE M	R5	5115 STIRRUP LANE	MOUNT PLEASANT	MI	48858
14-050-00-047-00	5126 STIRRUP LANE	SELECT BANK	R2B	60 MONROE CENTER	GRAND RAPIDS	MI	49503
14-050-00-053-00	5130 STIRRUP LANE	SELECT BANK	R2B	60 MONROE CENTER	GRAND RAPIDS	MI	49503
14-050-00-025-00	5133 STIRRUP LANE	BOND JEREMY T & AMY	R5	5133 STIRRUP LANE	MOUNT PLEASANT	MI	48858
14-050-00-024-00	5145 STIRRUP LANE	MCGUIRK SAND-GRAVEL, INC	R5	PO BOX 530	MOUNT PLEASANT	MI	48804-0530
14-050-00-023-00	5159 STIRRUP LANE	PRIEBE JAMES & APRIL KING	R5	5159 STIRRUP LANE	MOUNT PLEASANT	MI	48858
14-050-00-022-00	5167 STIRRUP LANE	COLLINGS NATALIA Y & CASEY J	R5	5167 STIRRUP LANE	MOUNT PLEASANT	MI	48858
14-050-00-021-00	5179 STIRRUP LANE	MOTE FAMILY REVOCABLE LIVING TRST	R5	5179 STIRRUP LANE	MOUNT PLEASANT	MI	48858

«PID»
«Owner»
«OwnerAddr01» «OwnrAddr02»
«OwnerCity», «OwnerState» «OwnerZip»

PROPERTY BEING CONSIDERED IS CROSS HATCHED (see notice on reverse side)



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William Woodruff, Zoning Administrator

**SECTION 21 REQUIRED CONDITIONS FOR
AG, R-1, R-2A, R-2B, R-3A, R3B, R-4, AND R-5 DISTRICTS**

(Amended, 1993-8 Ordinance, 2004-01 Ordinance added R3B)

PRINCIPAL STRUCTURES	<u>AG</u>	<u>R-1</u>	<u>R-2A</u>	<u>R-2B</u>	<u>R-3A</u>	<u>R-3B</u>	<u>R-4</u>	<u>R-5</u>
Minimum Lot Width	165	150					N/A	55
Single Family			100 <u>(A)</u>	70				
Two Family			120 <u>(A)</u>	90				
Maximum Lot Depth	<u>(H)</u>							
Minimum Lot Depth	165							
Minimum Lot Area	43,560	43,560			<u>(G)</u>	<u>(G)</u>	N/A	6,000
Single Family			14,000 <u>(A)</u>	8,400				N/A
Two Family			17,000 <u>(A)</u>	10,800				N/A
Maximum Building Height (Feet)	35 <u>(C)</u>	35 <u>(C)</u>	35	35	35 <u>(F)</u>	35 <u>(F)</u>	N/A	35
MINIMUM FLOOR AREA								
Per Dwelling (Unit Square Feet) (B)	800	1,000	600	500	500	500	500	500
Single Family			750	650				
Two Family								
Minimum Dwelling Width (Feet)	14	18	18	18	N/A	N/A	N/A	12
Minimum Front Yard Setback (Feet) (I)	50	50	35	30	35	35	N/A	25
Minimum Side Yard (Feet) (E)	<u>(D)</u>	<u>(D)</u>	10	6	30	30	N/A	6
Minimum Rear Yard (Feet)	50	50	35	30	25	25	N/A	15
Municipal Sewer Required	NO	NO	NO	YES	YES	YES	YES	YES