

Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: ZBA

Date: 8/31/2011

Re: VAR 1533

This lot of record should be granted a variance. It is called a "Legal Lot Of Record" and enjoys a right to be granted a variance per section 9.

"9.1 CONTINUANCE OF EXISTING NON-CONFORMING USES

A non-conforming use of a premise or structure established prior to this Ordinance may be continued even though such use or structure does not conform to the provisions of this Ordinance, provided that there is no increase or enlargement of the degree or manner of nonconformance. Utilization of existing lots that are nonconforming with dimensional requirements of the zoned District may be permitted, provided Section 5 is complied with."

Section 5 contains procedures for the ZBA.

The applicant further wishes to construct a duplex on the lot. It is your duty to ensure the lot has adequate open space (yards) and the use is in character with the neighborhood. Included in the packet is a demonstration that the lot size could contain a 2 unit condo with similar open space and density (housing units per acre) similar to the Rosewood Condos both to the south and east. It is in your discretion to grant a variance for the use as single unit dwelling.

I have attached all the similar cases. Note that a variance for a duplex was granted in record # 538 for a similar situation in 1999.

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: August 17, 2011

I (we) GLEN IRWIN 1715 EAST HIGH ST., MT. PL.
Name Address

owners of property at 1650 EAST HIGH ST.

the legal description is: A PIECE OF LAND COMMENCING
1267.9 FEET EAST AND 33 FEET SOUTH OF THE NORTH
1/4 CORNER OF SECTION 23, T 14 N, R 4 W THENCE EAST
66 FEET, SOUTH 132 FEET, WEST 66 FT., NORTH 132 FT., TO PLACE OF
BEGINNING.

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^A

DISCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required - Desired)
Example - Side Yard	10 feet	8 feet	2 feet
LOT WIDTH	100' FT.	66 FT.	34 FT.
LOT AREA	15,000 sqft	10,890 sqft	4,110.00 sqft

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?

NON-CONFORMING LOT OF RECORD

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?

LAND WOULD BE USELESS AS A
BUILDING LOT -

- 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:

- 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 SEPTEMBER 30th, 1994

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

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

SECTION 21, A

- 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 _____ 
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: _____

UNION TOWNSHIP PUBLIC HEARING NOTICE -VARIANCE

NOTICE is hereby given that a Public Hearing will be held on Wednesday, September 7, 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 20 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Glen Irwin, a variance of 34 feet from the requirements for Lot Width, and 4,110 SF Lot Area to allow for a Duplex upon a 66' x 132' lot in a R2A zone

Legal Description of property: T14N R4W, SEC 23; LAND COM 1267.9 FT E & 33 FT S OF N 1/4 COR OF SEC 23 TH E 66 FT S 132 FT W 66 FT N 132 FT TO POB, Union Township, Isabella County, Michigan.

This property is located at Vacant, Unaddressed property West of 1652 E High Street (E Remus Rd).

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

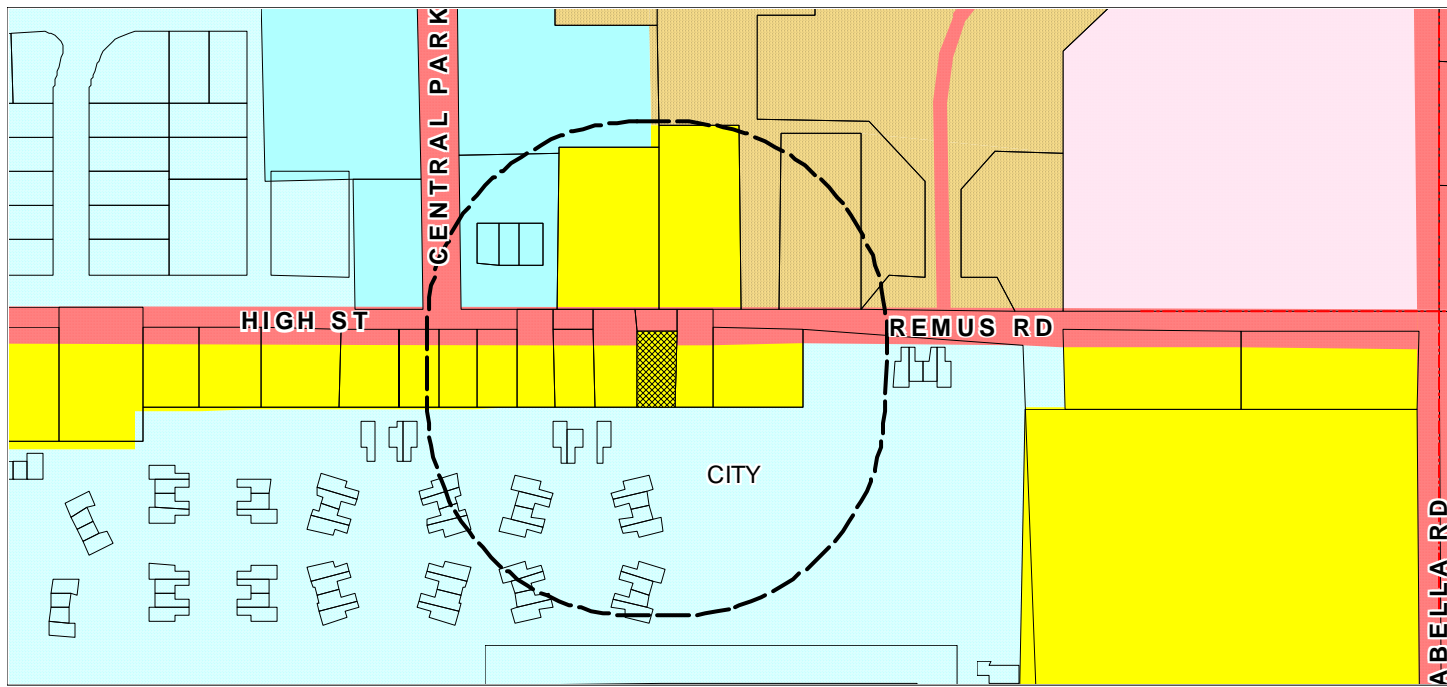
«PID»

«Owner»

«OwnerAddr01» «OwnrAddr02»

«OwnerCity», «OwnerState» «OwnerZip»

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



PID	PropertyAddress	Owner	OwnerAddr01	OwnerCity	OwnerState	OwnerZip
14-060-00-002-00	CENTRAL PARKWAY	H & M INVESTMENT PROPERTIES, LLC	5000 AIRPORT	MOUNT PLEASANT	MI	48858
14-060-00-001-04	2981 HEALTH PARK SF	CENPARK DEVELOPMENT	5000 AIRPORT RD	MOUNT PLEASANT	MI	48858
14-060-00-001-03	2981 HEALTH PARKWAY SUITE C	CHOMCHAI HEALTH PARK LLC	2981 HEALTH PARKWAY SUITE C	MOUNT PLEASANT	MI	48858
14-060-00-001-02	2981 HEALTH PARKWAY SUITE B	HBSS LLC	2981 HEALTH PARKWAY SUITE E	MOUNT PLEASANT	MI	48858
14-060-00-001-01	2981 HEALTHPARK SF SUITE A	P & J LANDMANAGEMENT, LLC	3602 FAWN DRIVE	MOUNT PLEASANT	MI	48858
14-023-20-006-00	E HIGH ST	IRWIN GLEN & NANCY	1715 E HIGH ST	MOUNT PLEASANT	MI	48858
14-023-20-004-00	E HIGH ST	WITTKOPP JANE E	1646 E HIGH ST	MOUNT PLEASANT	MI	48858
14-023-20-008-00	1640 E HIGH ST	WAMACK DAVID T II	4075 S ISABELLA, APT CC-1	MOUNT PLEASANT	MI	48858
14-023-20-007-00	1642 E HIGH ST	BIGARD PAUL & DRUSKA PHILIP C	1642 E HIGH	MOUNT PLEASANT	MI	48858
14-023-20-002-00	1644 E HIGH ST	KASSUBA JEFFREY P	2295 HOLMES TRL	EAST TAWAS	MI	48730
14-023-20-005-00	1646 E HIGH ST	WITTKOPP JANE E	1646 E HIGH ST	MOUNT PLEASANT	MI	48858
14-023-20-003-00	1648 E HIGH ST	EBNER VICKI L	1648 E HIGH ST	MOUNT PLEASANT	MI	48858-0000
14-023-20-001-00	1652 E HIGH ST	WILSON JULIE D	1652 E HIGH ST	MOUNT PLEASANT	MI	48858
14-102-00-001-00	1654 E HIGH ST	DENHEETEN JOHN G & CHRISTINE M	1654 E HIGH ST	MOUNT PLEASANT	MI	48858-0000
14-014-40-006-00	1715 E HIGH ST	IRWIN GLEN & NANCY	1715 E HIGH ST	MOUNT PLEASANT	MI	48858
14-014-40-003-00	1717 E HIGH ST	WETHERBEE KEVIN J & ANDREA	1717 E HIGH ST	MOUNT PLEASANT	MI	48858-0000
14-014-40-004-00	1719 E HIGH ST	NEW HOPE YOUTH & FAMILY SERVICE	1719 E HIGH ST	MOUNT PLEASANT	MI	48858
14-014-40-002-01	2880 S ISABELLA RD	STONE CREST ASSOC LLC	32500 TELEGRAPH RD, STE 100	FRANKLIN	MI	48025
14-014-40-002-04	E REMUS RD	STONE CREST/GRANITE LLC	32500 TELEGRAPH RD	BINGHAM FARMS	MI	48025-2462

File # VAR 1533
Mailed 8/23/11
W. Wood

Street Address	TaxID
1621 E Gaylord Street	17-000-11806-17
1527 E Gaylord Street A	17-000-11805-13
1527 E Gaylord Street B	17-000-11805-14
1527 E Gaylord Street C	17-000-11805-15
1527 E Gaylord Street D	17-000-11805-16
1615 E Gaylord Street A	17-000-11806-01
1615 E Gaylord Street B	17-000-11806-02
1615 E Gaylord Street C	17-000-11806-03
1615 E Gaylord Street D	17-000-11806-04
1617 E Gaylord Street A	17-000-11806-09
1617 E Gaylord Street B	17-000-11806-10
1617 E Gaylord Street C	17-000-11806-11
1617 E Gaylord Street D	17-000-11806-12
1619 E Gaylord Street A	17-000-11806-13
1619 E Gaylord Street B	17-000-11806-14
1619 E Gaylord Street C	17-000-11806-16
1621 E Gaylord Street A	17-000-11806-18
1621 E Gaylord Street B	17-000-11806-19
1621 E Gaylord Street C	17-000-11806-20
1623 E Gaylord Street A	17-000-11806-05
1623 E Gaylord Street B	17-000-11806-06
1623 E Gaylord Street C	17-000-11806-07
1623 E Gaylord Street D	17-000-11806-08

File # VAR 1533

Mailed 8/23/11



Affidavit of Publication

STATE OF MICHIGAN

County of Isabella

County of Gratiot

County of Clare

} SS.

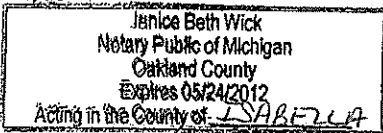
Al Frattura

being duly sworn, deposes and says that he is Publisher of the

MORNING SUN, a public newspaper printed and published by Morning Star Publishing Company, in the Cities of Mt. Pleasant (Isabella County), Clare (Clare County) and Alma (Gratiot County) in said counties and circulated in said cities and counties, that the annexed printed notice was duly printed and published in said newspaper at least 1 in each week for 1 successive week(s), and that the first publication of said notice in said newspapers was on the 23rd day of August, 2011 and that last publication of said notice in said newspapers was on the 23rd day of August, 2011.

Al Frattura

Subscribed and sworn to before me the 23rd day of August 2011.



Janice B. Wick
Notary Public

My commission expires _____

UNION TOWNSHIP
PUBLIC HEARING NOTICE - VARIANCE

NOTICE is hereby given that a Public Hearing will be held on Wednesday, September 7, 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 20 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Glen Irwin, a variance of 34 feet from the requirements for Lot Width, and 4,110 SF Lot Area to allow for a Duplex upon a 66' x 132' lot in a R2A zone

Legal Description of property: T14N R4W, SEC 23; LAND COM 1267.9 FT E & 33 FT S OF N 1/4 COR OF SEC 23 TH E 66 FT S 132 FT W 66 FT N 132 FT TO POB. Union Township, Isabella County, Michigan.

This property is located at Vacant, Unaddressed property West of 1652 E High Street (E Remus Rd.)

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

**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	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	R-5
Minimum Lot Width	165	150					N/A	55
Single Family			100 (A)	70				
Two Family			120 (A)	90				
Maximum Lot Depth	(H)							
Minimum Lot Depth	165							
Minimum Lot Area	43,560	43,560			(G)	(G)	N/A	6,000
Single Family			14,000 (A)	8,400				N/A
Two Family			17,000 (A)	10,800				N/A
Maximum Building Height (Feet)	35 (C)	35 (C)	35	35	35 (F)	35 (F)	N/A	35
MINIMUM FLOOR AREA								
Per Dwelling (Unit Square Feet) (B)	800	1,000	600 750	500 650	500	500	500	500
Single Family								
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)	(D)	(D)	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

FOOTNOTES - SECTION 21

A. The minimum lot frontage and lot area for lots having municipal sewer may be reduced to the following requirements:

1. One-Family Unit

Lot Frontage width: 80 feet.

Lot Area: 12,000 square feet.

2. Two-Family Unit

Lot Frontage Width: 100 feet.

Lot Area: 15,000 square feet.

B. Minimum floor area excludes porches, garages, basements, or utility areas. For each additional bedroom add one hundred (100) square feet.

C. No building or structure shall exceed a height of two and one-half (2-1/2) stories or thirty-five (35) feet, except that silos, elevators, barns, and other structures customarily necessary to farming may be increased not to exceed a maximum height of ninety-nine (99) feet; provided that any required yard shall be increased by one (1) foot for each foot in height the structure exceeds thirty-five (35) feet.

D. For one-family dwellings there shall be two (2) side yards. No side yard shall be less than ten (10) percent of the required lot width. For all other uses there shall be two (2) side yards with no side yard less than thirty (30) feet.

E. Side yards on a street shall meet front yard requirements.

F. No building or structure shall exceed a height of thirty-five (35) feet, except apartments may be increased not to exceed a maximum height of seventy (70) feet; provided that any required yard shall be increased by one (1) foot for each in height the structure exceeds thirty-five (35) feet.

G. Multi Family

Required Ground Area (SF) Per Unit, Multi-Family No. of Units	R3A	R3B
3 and 4	4,000	9,400
5 and 6	3,600	9,000
7 to 24	3,200	8,600
25 or more	2,900	8,300

H. The depth of the lot shall not exceed four (4) times the lot width as measured at the front building.

I. See Section 8.40, Urban Overlay Zone for areas with increased setbacks.

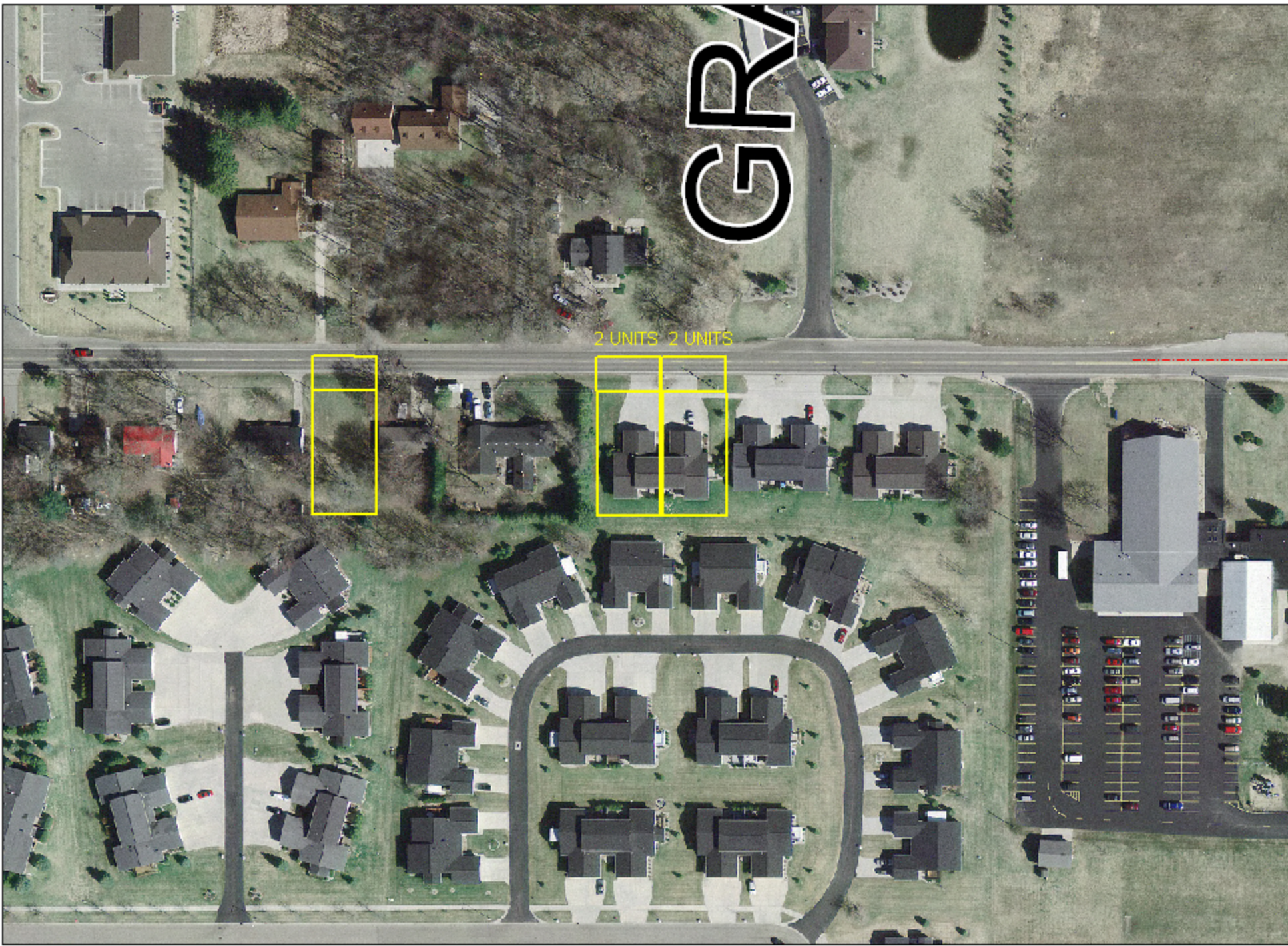


Sewer Main

Mainline

1650 E HIGH ST

1650 E HIGH WATER AND SEWER SERVICE



PROPOSED DUPLEX SAME DENSITY AS EXISTING CONDOMINIUMS

FILE #	Application No	Parcel #	Application Date:
296		14-145-00-033-00	

Caption

Legal Discription
 T14N-R4W, Union Township, Isabella County, Michigan, , Supervisors platt- Wards Outlots, N 1/2 of lot 17, exc US27, Blk 1

Section Number:	Applicant's First Name	Applicant's Last Name or Business Name
	Larry	Collin

Address
 1250 Watson Road
 Mt. Pleasant, MI 48858

Applicant's City State zip	Owner (Last Name First)	Business Name
Mt. Pleasant, MI 48858		Habitat for Huminity

Location
 1779 Airway Drive

Board	Type	Date	Result
ZBA	Variance, Lot	1/7/1998	Approved

Vote
 4/0

Reasons
 14' lot width variance for legal nonconforming lot of record

See Also File #	Tag	Ordinance #	Current Zoning	Proposed Zone
0	<input checked="" type="checkbox"/>			

Outside Approvals or Reviews

Notices

FILE #	Application No	Parcel #	Application Date:
364	0	14-080-00-005-00	

Caption

Legal Discription
T14N-R4W, Union Township, Isabella County, Michigan, Hillcrest Farms Lots 5 and 6.

Section Number:	Applicant's First Name	Applicant's Last Name or Business Name
	Elizabeth and John	Judge

Address
1369 W. Taylor
Mt. Pleasant, MI 48858

Applicant's City State zip	Owner (Last Name First)	Business Name
Mt. Pleasant, MI 48858		

Location
Between 3741 and 3749 E. Millbrook Rd

Board	Type	Date	Result
ZBA	Variance, Lot	4/1/1998	Approved

Vote
5/0

Reasons
15' lot width variance and 18,810 square foot lot area variance, to allow for a 150' wide lot and a 24,750 square foot lot.
Legal non-conforming lot of record, approved per section 8.15.
NOTE: prior approval for this was granted 6/3/92. application fee refunded.

See Also File #	Tag	Ordinance #	Current Zoning	Proposed Zone
0	<input checked="" type="checkbox"/>			

Outside Approvals or Reviews

Notices

Application #	<input type="text" value="0"/>
Date Sent in	<input type="text"/>
Publish Date 1	<input type="text" value="5/3/2007"/>
Publish Date 2	<input type="text"/>
Affidavit Received	<input type="checkbox"/>
Date 300' Mailing	<input type="text" value="9/8/2010"/>

FILE #	Application No	Parcel #	Application Date:
411	0	14-018-10-001-02	

Caption

Legal Discription
A PARCEL BEG AT N 1/4 POST TH S 440.23 FT ALONG N&S 1/4 LN TH W 313.78 FT TH N 226.29 FT, TH E208 .71FT, TH N 213.15 FT, TH E 121.72 FT TO POB.

Section_Number:	Applicant's First Name	Applicant's Last Name or Business Name
	Brad	Wood

Address
448 E. Pickard

Applicant's City State zip	Owner (Last Name First)	Business Name
Mt. Pleasant, MI 48858	Wood, Brad	

Location
448 E Pickard

Board	Type	Date	Result
ZBA	Variance, Lot	8/5/1998	Approved

Vote
3/0

Reasons
43.28 Lot width variance on lot of record to allow for a 121.72' lot width. Wezensky moved, Lorenz supported that the Zoning Board of Appeals grant the lot width variance because it is an existing lot of record per section 9.9

See Also File #	Tag	Ordinance #	Current Zoning	Proposed Zone
0	<input checked="" type="checkbox"/>			

Outside Approvals or Reviews

Notices

Application #	<input type="text" value="0"/>
Date Sent in	<input type="text"/>
Publish Date 1	<input type="text" value="5/3/2007"/>
Publish Date 2	<input type="text"/>
Affidavit Received	<input type="checkbox"/>
Date 300' Mailing	<input type="text" value="9/8/2010"/>

FILE #	Application No	Parcel #	Application Date:
518	518	14-002-20-008-00	

Caption

Legal Discription

COM AT NE COR OF THAT PT OF SW 1/4 OF NE 1/4 LY E OF RR & S OF HWY TH S ALG E
SIDE OF SD 40 A 10 RDS 7 FT W 8 RDS 2 FT N 10 RDS 7 FT TO S SD OF HWY E 8 RDS
TO POB

Section_Number:	Applicant's First Name	Applicant's Last Name or Business Name
	Belinda	Stanton

Address

4798 E Valley

Applicant's City State zip	Owner (Last Name First)	Business Name
Mt. Pleasant, MI 48858	Stanton Rick	

Location

4798 E Valley

Board	Type	Date	Result
ZBA	Variance, Lot	5/5/1999	Approved w/ Conditions

Vote

4/4

Reasons

Non Conforming Lot of Record, Variance of 16' lot width, and 20, 512 sq ft lot area to allow expansion of non conforming lot of 134' width and 23,048 sq ft in an R1 zone.
Remove existing red shed accessory Bldg.

See Also File #	Tag	Ordinance #	Current Zoning	Proposed Zone
0	<input checked="" type="checkbox"/>			

Outside Approvals or Reviews

Notices

FILE #	Application No	Parcel #	Application Date:
538	538	14-064-00-016-00	

Caption

Legal Discription
T14N R4W SEC 13
DYERS GARDEN LOT 16

Section_Number:	Applicant's First Name	Applicant's Last Name or Business Name
	Rick	Hovey

Address
612 Meier St

Applicant's City State zip	Owner (Last Name First)	Business Name
Mt. Pleasant, MI 48858	Marwick Investments	Marrick Investments

Location
5161 Kay St

Board	Type	Date	Result
ZBA	Variance, Lot	9/1/1999	Approved w/ Conditions

Vote
5/0

Reasons
Requested- a variance from Section 20, 24' lot width and 2,088 Sq Ft lot area variances to allow a duplex in a R2B zone. Smith moved, Lorenz supported the Zoning Board of Appeals grant a variance of a 4' lot width from section 20 in an R2B district to permit a 66' lot width variance for a single family home.

See Also File #	Tag	Ordinance #	Current Zoning	Proposed Zone
0	<input checked="" type="checkbox"/>			

Outside Approvals or Reviews

Notices

FILE #	Application No	Parcel #	Application Date:
543	543	14-058-00-006-00	

Caption

Legal Discription
T14N R4W SEC 23 CROWLEYS OUT LOTS N 210 FT OF W 66 FT OF E 142 FT OF LOT 6 AND CROWLEYS OUT LOTS N 330 FT OF E 76 FT OF LOT 6

Section_Number:	Applicant's First Name	Applicant's Last Name or Business Name
	Walter	Lesiak

Address
1303 E High

Applicant's City State zip	Owner (Last Name First)	Business Name
Mt. Pleasant, MI 48858	Lesiak Walter	

Location
1306, 1308, 1308 1/2 E High St. and 1307 E Gaylord

Board	Type	Date	Result
ZBA	Variance, Lot	9/1/1999	Approved

Vote
4/1

Reasons
4 houses on 2 lots needs variance to split into 4 equal lots of 71 x 165

See Also File #	Tag	Ordinance #	Current Zoning	Proposed Zone
0	<input checked="" type="checkbox"/>			

Outside Approvals or Reviews

Notices

FILE #	Application No	Parcel #	Application Date:
603	621	14-145-00-044-00	

Caption

Legal Discription
 Lots 31 and 29 of Wards Outlots

Section_Number:	Applicant's First Name	Applicant's Last Name or Business Name
	Timothy	Welch

Address
 5564 E Rivewr Road

Applicant's City State zip	Owner (Last Name First)	Business Name
Weidman, MI 48893	Welch Timothy	

Location
 1575 E Airway

Board	Type	Date	Result
ZBA	Variance, Lot	2/2/2000	Approved

Vote
 all

Reasons
 Two lot area variances
 Lot 29 - 6, 395.4, Lot 31- 5,633.76 Required is 43,560 in an I1 Zone

See Also File #	Tag	Ordinance #	Current Zoning	Proposed Zone
0	<input checked="" type="checkbox"/>			

Outside Approvals or Reviews

Notices

FILE #	Application No	Parcel #	Application Date:
800	800	14-001-10-003-03	

Caption

Legal Discription
T14N R4W, SEC 1,N 322 FT OF W 595 FT, INC CSX RR ROW W/I PREV DESC PROP

Section_Number:	Applicant's First Name	Applicant's Last Name or Business Name
	Joel	King

Address
63 S Isabella Road

Applicant's City State zip	Owner (Last Name First)	Business Name
Mt. Pleasant, MI 48858	King, Joel	

Location
63 S Isabella Rd

Board	Type	Date	Result
ZBA	Variance, Lot	4/3/2002	Approved

Vote
all

Reasons
15' Lot width variance to allow for a 150' wide lot in an AG zone.
Existing lot has 2 residences as purchased. Approval of land division to separate each residence on its own lot is required.
Zba determined that variance should be 16' to allow for a 149' wide lot.

See Also File #	Tag	Ordinance #	Current Zoning	Proposed Zone
0	<input checked="" type="checkbox"/>		AG	

Outside Approvals or Reviews

Notices

FILE #	Application No	Parcel #	Application Date:
941	941	14-005-40-009-00	

Caption variance of 505 Square Feet from the requirements for Lot Area

Legal Discription
T14N R4W, SEC 5, BEG AT A PT ON S LN WHICH IS W 462 FT FROM SE COR SEC 5 TH W 175.6 FT ALNG SAID S LN TH N 03 D 15 MIN E 137 FT TH S 88 D 40 MIN E 165 FT TH S 01 D 14 MIN E 133 FT TO S LN OF SAID SEC TO POB

Section_Number:	Applicant's First Name	Applicant's Last Name or Business Name
	Jim	Kovacs

Address
655 N Meridian Rd
Mt. Pleasant, MI 48858

Applicant's City State zip	Owner (Last Name First)	Business Name
Mt. Pleasant, MI 48858	Kovacs Jim	

Location
1941 E River Rd

Board	Type	Date	Result
ZBA	Variance, Lot	12/3/2003	Denied

Vote

Reasons

to allow for two (2) lots of 11,495 Square Feet in a R-2A (One and Two-Family District) zone. This variance is required to allow for the division of property into 2 lots where the required lot area is 12,000 SF.

See Also File #	Tag	Ordinance #	Current Zoning	Proposed Zone
0	<input checked="" type="checkbox"/>			

Outside Approvals or Reviews

Notices

FILE #	Application No	Parcel #	Application Date:
1022	1018	14-152-00-018-00	

Caption

Legal Discription

Section_Number:	Applicant's First Name	Applicant's Last Name or Business Name
		Rodger R Card Developmet

Address

Applicant's City State zip	Owner (Last Name First)	Business Name
Mt. Pleasant, MI 48858	Rodger R Card Development	

Location

Board	Type	Date	Result
ZBA	Variance, Lot	9/1/2004	Tabled

Vote

Reasons

See Also File #	Tag	Ordinance #	Current Zoning	Proposed Zone
0	<input type="checkbox"/>		I2	

Outside Approvals or Reviews

Notices

FILE #	Application No	Parcel #	Application Date:
1064	1064		2/11/2005

Caption Lot area and Width variances to divide 3 existing homes on two lots into 3 seprate lots.

Legal Discription

T14N R4W SEC 12 SUPERVISORS PLAT-WARDS OUT LOTS W 100 FT OF S 40 FT OF LOT 13 & N 25 FT OF LOT 11 BLK 1 AND SUPERVISORS PLAT-WARDS OUT LOTS LOT 11 EXC N 25 FT BLK 1

Section_Number:	Applicant's First Name	Applicant's Last Name or Business Name
-----------------	------------------------	--

	Rex	Hill
--	-----	------

Address

20550 Tennis Rd

Applicant's City State zip	Owner (Last Name First)	Business Name
----------------------------	-------------------------	---------------

Hillman MI 49746	Hill Shirley Estate	
------------------	---------------------	--

Location

1831, 1853, 1857 Airway Drive

Board	Type	Date	Result
-------	------	------	--------

ZBA	Variance, Lot	3/2/2005	
-----	---------------	----------	--

Vote

Reasons

1831 Airway to have 65' frontage (existing) and 6,375 SF lot Area, avariance of 15' lot width and 5,625 SF lot area. 1853 and 1857 Airway to have 53.5' lot width, a variance of 26.5' each to allow each home on it's own lot. An existing garage encumbers two lots and 1831 Airway lot area reduction will allow the garage to be entirely on the 1853 Airway lot. R-2B (One and Two-

See Also File #	Tag	Ordinance #	Current Zoning	Proposed Zone
-----------------	-----	-------------	----------------	---------------

0	<input type="checkbox"/>			
---	--------------------------	--	--	--

Outside Approvals or Reviews

Notices

FILE #	Application No	Parcel #	Application Date:
1090	1090	14-001-10-005-02	5/18/2005

Caption A Variance of 16 feet to allow for a lot width of 149 feet in an Ag zone, the requirement being 165 feet.

Legal Discription

Section_Number:	Applicant's First Name	Applicant's Last Name or Business Name
	Larry	King

Address
5080 E Baseline Rd

Applicant's City State zip	Owner (Last Name First)	Business Name
Mt. Pleasant, MI 48858	King Larry and Patricia	

Location

Board	Type	Date	Result
ZBA	Variance, Lot	6/16/2005	

Vote

Reasons
lack of quorum at 6/1/05 meeting resheduled for 6/16/05

See Also File #	Tag	Ordinance #	Current Zoning	Proposed Zone
0	<input type="checkbox"/>		AG (Agricultural District)	

Outside Approvals or Reviews

Notices

FILE #	Application No	Parcel #	Application Date:
1533	1533	14-023-20-006-00	8/17/2011

Caption A variance of 34 feet lot width and 4,110 SF lot area to allow for a Duplex upon a lot being 66' wide and providing 10,890 SF lot area, in an R2A zone.

Legal Discription
T14N R4W, SEC 23; LAND COM 1267.9 FT E & 33 FT S OF N 1/4 COR OF SEC 23 TH E 66 FT S 132 FT W 66 FT N 132 FT TO POB

Section_Number:	Applicant's First Name	Applicant's Last Name or Business Name
23	Glen & Nancy	Irwin

Address
1715 E High St
Mt Pleasant, MI 48858

Applicant's City State zip	Owner (Last Name First)	Business Name
Mt. Pleasant, MI 48858	Irwin Glen & Nancy	

Location
1650 E High St

Board	Type	Date	Result
ZBA	Variance, Lot	9/7/2011	

Vote

Reasons

See Also File #	Tag	Ordinance #	Current Zoning	Proposed Zone
0	<input type="checkbox"/>			

Outside Approvals or Reviews

Notices

Application #	<input type="text" value="1533"/>
Date Sent in	<input type="text" value="8/19/2011"/>
Publish Date 1	<input type="text" value="8/23/2011"/>
Publish Date 2	<input type="text"/>
Affidavit Received	<input type="checkbox"/>
Date 300' Mailing	<input type="text" value="#####"/>