

Wexford Joint Planning Commission

c/o Cherry Grove Township
4830 E. M-55
Cadillac, Michigan 49601

www.wexfordjpc.org

Email: planningandzoning@wexfordjpc.org
(231)775-1138x6

June 2, 2021

Greetings –

As described below, the Wexford Joint Zoning Board of Appeals will be conducting a public hearing soon at a property in your immediate vicinity. The Michigan Zoning Enabling Act requires the owners of all real property within 300' of such a request that requires a public hearing be notified. No action is required on your part.

All meetings of the Wexford Joint Zoning Board of Appeals are open to the public.

Respectfully,

A handwritten signature in blue ink that reads "Robert J. Hall".

Wexford Joint Planning Commission
Planning and Zoning Director

PUBLIC NOTICE

The Wexford Joint Zoning Board of Appeals has received an application requesting a variance from the terms and conditions of Article 46, Section 4604 of the Wexford Joint Zoning Ordinance regulating parcel and building area, coverage, and setbacks. The applicant is seeking a variance from the required front yard setback of 20' to allow the addition of an attached garage to be placed within approximately 14' of the front property line. The subject property is parcel #2210-PS-12, a/k/a: 247 Peninsula Drive, Cadillac, Michigan 49601 in Selma Township. Copies of the application documents may be viewed / copied at the Cherry Grove Township offices (Wexford Joint Planning Commission office of record) on Wednesday, Thursday or Friday during established office hours or may be viewed on line at: www.wexfordjpc.org. under the ZBA MTGS tab. A public hearing will be conducted at the regular June 23, 2021 meeting of the Wexford Joint Zoning Board of Appeals at 6:00 pm at the Wexford County Road Commission offices, 85 W. Highway M-115, Boon, MI 49618. Written comments may be sent to and will be received until noon on June 23, 2021 at: Wexford Joint Planning Commission, c/o Cherry Grove Township, 4830 E. M-55, Cadillac, MI 49601 or emailed to: planningandzoning@wexfordjpc.org

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APPLICATION FOR ZONING BOARD OF APPEALS [page 1 of 2]

[WARNING: THIS FORM IS NOT A LAND USE PERMIT]

Property Owner: Agnew Matt Phone: (517)-899-1865
Last Name First Name
Owner Address: 4455 Lavender Ln Deloit MI 48820
Street # or P.O. Box City State Zip
Project Address: 247 Peninsula Dr Cadillac MI 49601
Street # or P.O. Box City State Zip
Parcel ID # 2210 - P5 - 12 Are property lines and building site staked? YES NO
[Circle one]

IF BEING REPRESENTED BY AGENT OR ATTORNEY PLEASE COMPLETE THIS SECTION

Agent / Attorney: Richard Clous
Company Name Individual Name

Agent / Attorney Address: 8049 Crestview Dr Cadillac MI 49601
Street # or P.O. Box City State Zip

Agent / Attorney Phone: (231)-920-7409 Email: Clous49@Charter.net

ZONING BOARD OF APPEALS - ACTION BEING REQUESTED

(Check Only ONE)

- Administrative Appeal / Decision
 Dimensional Variance Request
 Ordinance Text / Map Interpretation

SITE PLAN: When applicable, the Zoning Administrator (on behalf of the Zoning Board of Appeals) may require that this application be accompanied by a legible site plan drawn to scale in accordance with Article 94 of the Wexford Joint Zoning Ordinance.

Please describe (*in detail*) the current use(s) of the buildings, structures, and / or land as applicable: [do not leave blank]

We currently have a house on the property, we are requesting an 8 foot variance from the road to build a garage.
*See attached letter

The project address / property is located in the Selma Zoning District.

Do Not Write Below This Line - For Administrative Use Only

Assigned ZBA Case # _____
Fee: \$ _____ Receipt # _____


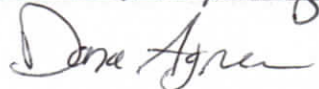
Date Application Received: ____/____/____
Date of ZBA Action: ____/____/____

APPLICATION FOR ZONING BOARD OF APPEALS [page 2 of 2]

DEMONSTRATING PRACTICAL DIFFICULTY

The Zoning Board of Appeals must find that very specific standards can be demonstrated or 'proven' that apply to your particular situation in order to grant a 'variance' from the zoning ordinance. You are encouraged to arrange a pre-application conference with the Zoning Administrator so that you can be presented with information that will assist you in submitting a complete application. **An application to appear before the Zoning Board of Appeals will not be considered complete unless accompanied by the appropriate fee, a site plan (as required), and a narrative that addresses all of the standards that the Zoning Board of Appeals is required to consider.**

AFFIDAVIT: I agree the statements and representations made herein and attached to this application are true and if found not to be true, any zoning (Land Use) permit that may be issued in reliance upon this application may be void. Further, I agree to comply with any conditions and regulations provided with any permit that may be issued in connection with this application. Further, I agree the permit that may be issued is with the understanding all applicable sections of the Wexford Joint Zoning Ordinance (and all conditions attached) will be complied with. Further, I agree to notify the Planning and Zoning Administrator for inspection before the start of construction and when locations of proposed uses are marked on the ground. *Further, I agree to give permission for the Wexford Joint Zoning Board of Appeals / Planning and Zoning Administrator, the County and the State of Michigan to enter the property subject to this permit application for purposes of inspection.* Finally, I understand this is an application to appear before the Wexford Joint Zoning Board of Appeals, (not a permit), and that a Land Use Permit, if issued, conveys only land use rights and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Signed:  Date: 4-29-21


Please see Article 94 of the Wexford Joint Zoning Ordinance for Site Plan requirements related to any matter before the Zoning Board of Appeals:

JUNE 23

To the The Zoning Board of Appeals: Thank you for considering our appeal for a variance to our property at 247 Peninsula Dr in Cadillac, MI

Our names are Matt and Dana Agnew. We purchased our property in Cadillac Mi in 2012. We then built our home in 2016. The property we purchased is a very oddly shaped lot. It is shaped like a pie slice. With it being widest at the lake and then getting very narrow towards the road. We followed all the required setbacks when we built.

After being at our house for five years without any garage, we are in need of a small garage and laundry area. Because of the shape of the property we are requesting an 8 foot variance to allow us to complete any structure. This 8 foot variance would allow for a minimum size garage and an entry/laundry room that is very much needed for the existing home.


The lot area is 8900 square feet in size. Our house foundation is 26 x 28, which is 728 square feet. So we are using less than 8.5% of the area we own. The proposed addition would be 18 x 32 , which is 576 square feet, or 6.5% of the lot size. The total area used for our existing house and our proposed garage addition would be a total of only 15% of the area of our lot.

We would keep the remaining 12 foot of space between the garage addition and the existing road as grass, and compared with other properties on our street, it would be very much in line with the rest of the homes.

We are asking the Zoning Board to allow us a 8 foot variance. The variance would reduce the road side lot line from the required 20 feet to 12 feet and allow us to build the minimum size garage. The other off sets (the side off sets and the lake off sets) would remain in compliance.

Because of the very odd shape of our property, and the very resticted usable area due to the shape of the lot, this variance would be the only possible way for us to complete any type of garage for our existing home. We would still have roughly 85% of our lot as yard. It is only because of the odd lot shape that we are needing this variance. Richard Clous has worked with us to design a space for our garage/laundry area that would best fit the lot we own.

Thank you so much for your time and consideration,


5-3-21

WEXFORD JOINT PLANNING COMMISSION
PLANNING and ZONING
4830 E. M-55 Highway
Cadillac, Michigan 49601

Telephone (231) 775-1138 x 6

email: planningandzoning@wexfordjpc.org

www.wexfordjpc.org

LAND USE PERMIT # 2021-044

Issued to: (property owner)

Agnew, Matt & Dana
4455 Lavendar Lane
DeWitt, MI 48820

Phone: 517-668-6220

Cell: 517-899-1865

Email: mattagnew73@gmail.com

Contractor Information:

Phone:

Email:

Parcel # 2210-PS-12

For: SELMA TOWNSHIP

Property ADDRESS / Location: 247 Peninsula Dr, Cadillac MI 49601

Project Type: (check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> New Dwelling | <input checked="" type="checkbox"/> Residential Addition |
| <input type="checkbox"/> Residential Accessory Building | <input type="checkbox"/> Residential / Other: |
| <input type="checkbox"/> Commercial Construction | <input type="checkbox"/> Agricultural Building - EXCLUSIVE |

Size / Dimensions of Building(s) / Structure(s): 18' x 32'

'USE' Description Notes: Garage attachment to house on Lake Mitchell toward the road.

Notes / Conditions: **Denied permit, does not meet setbacks. Asked to go to ZBA.**



Date Issued: 4/28/2021

Zoning Administrator **DENIED**

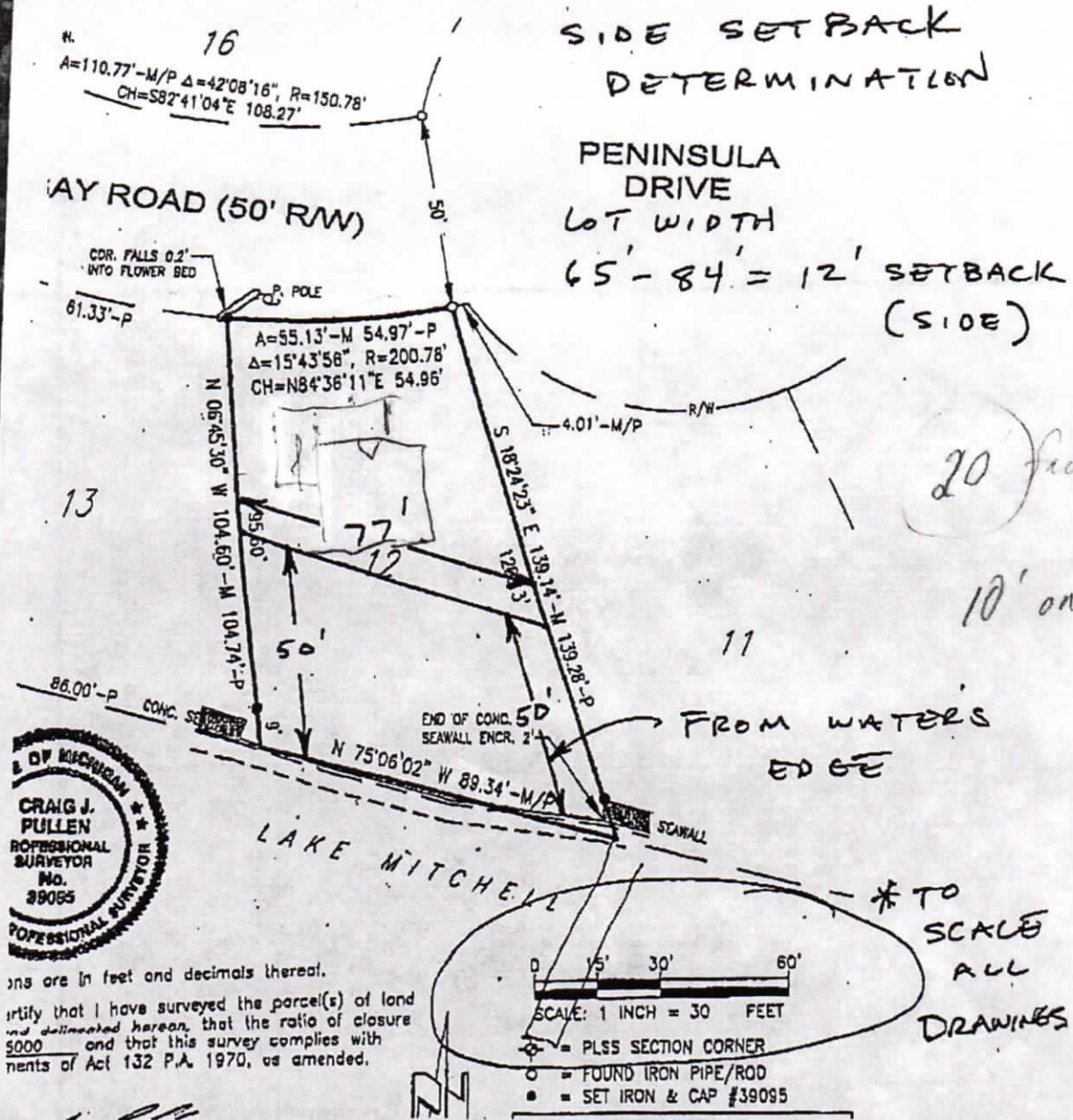
WE Knew This

ALL PERMITS for Building, Mechanical, Plumbing, and Electrical are processed by the Wexford County Building Department. Please contact them at: 231-779-9465 prior to commencing any construction.

Thompson

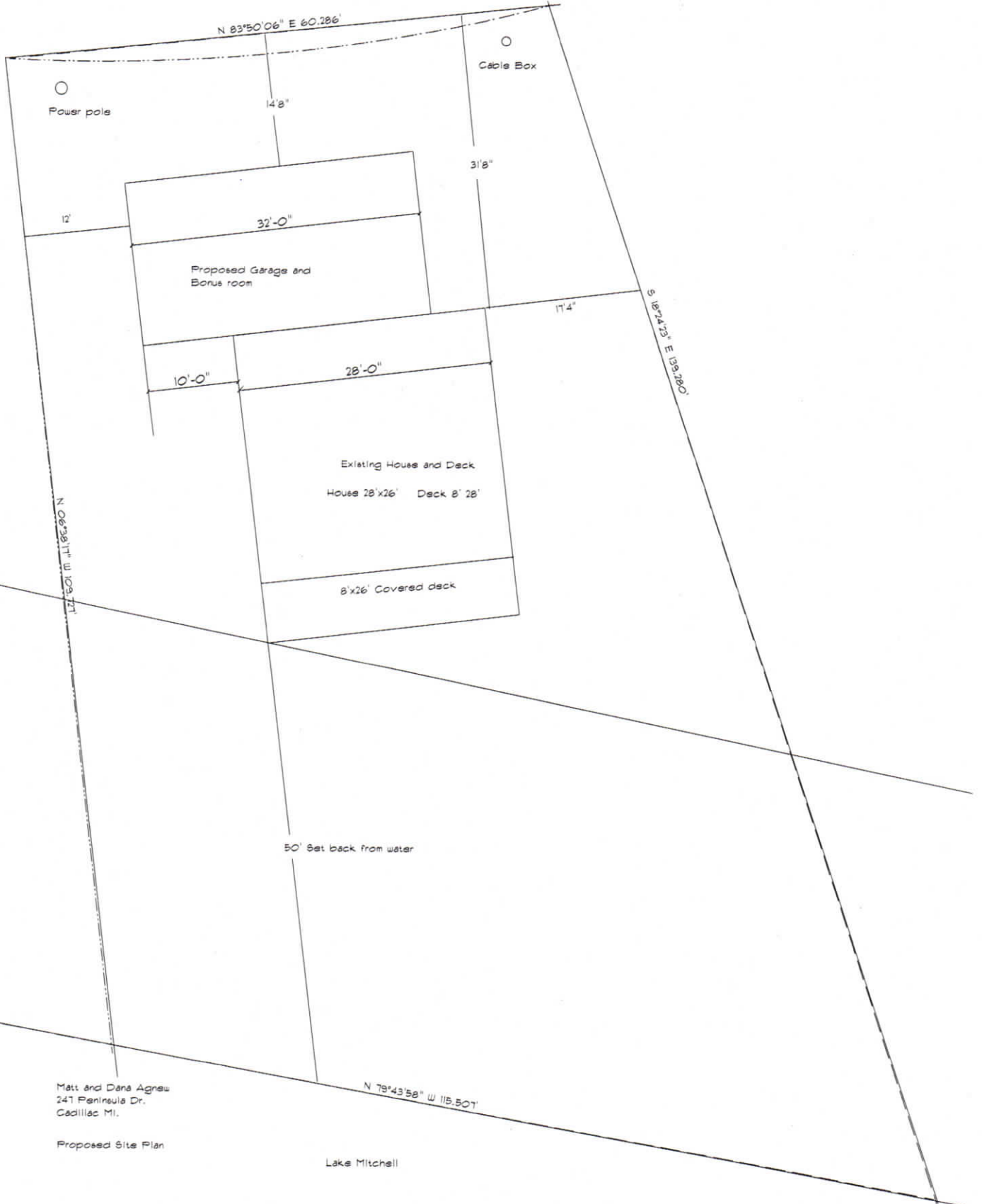
CERTIFICATE OF SURVEY EXHIBIT # 1

WINSULA SHORES, ON GOVERNMENT LOT NO. 4, SECTION 35, T22N, R10W, SELMA TOWNSHIP, WEXFORD MICHIGAN. SUBJECT TO ANY RESTRICTIONS OR EASEMENTS OF RECORD.



Dimensions are in feet and decimals thereof.

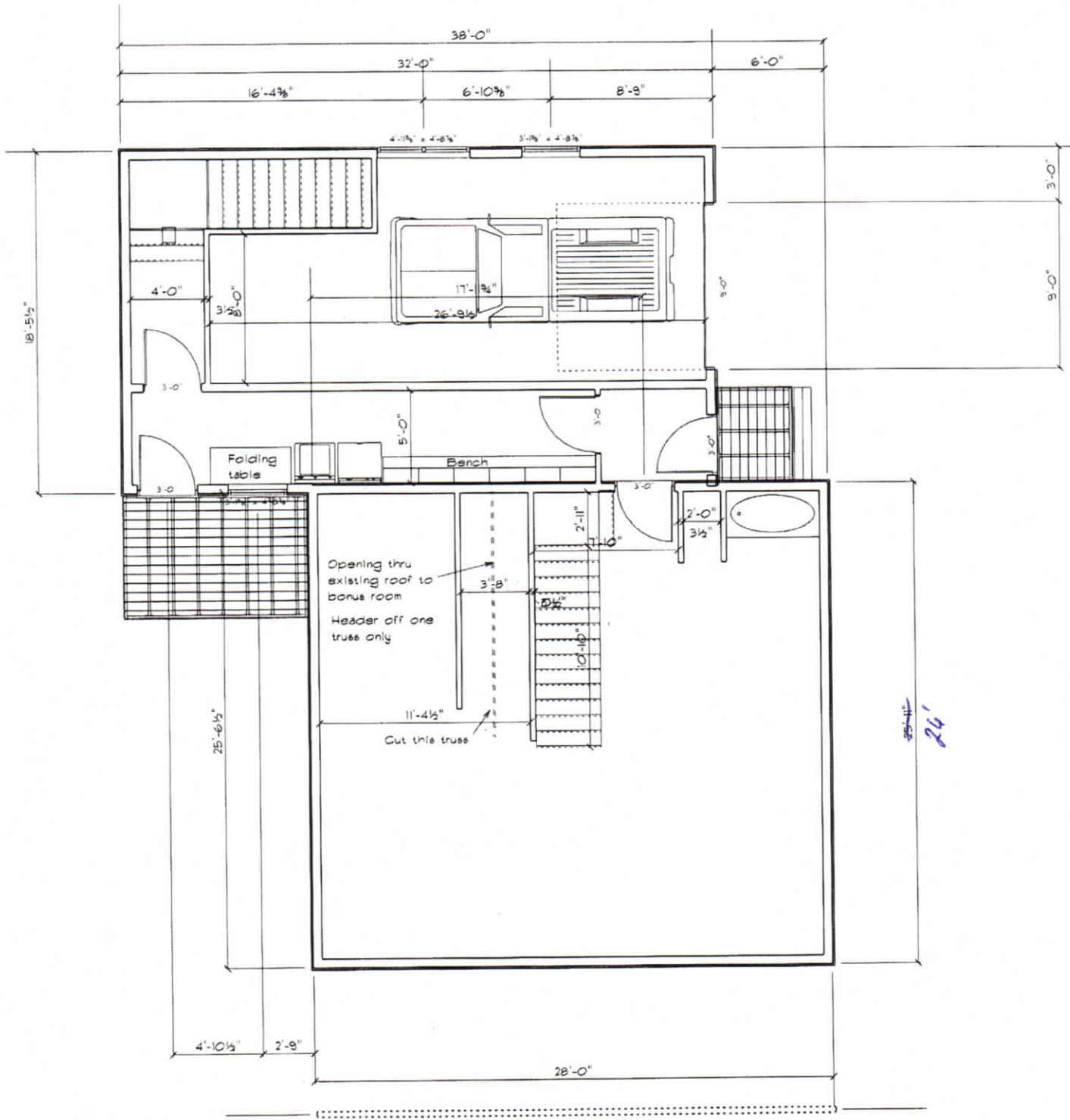
I certify that I have surveyed the parcel(s) of land and delineated hereon, that the ratio of closure is 5000 and that this survey complies with the provisions of Act 132 P.A. 1970, as amended.

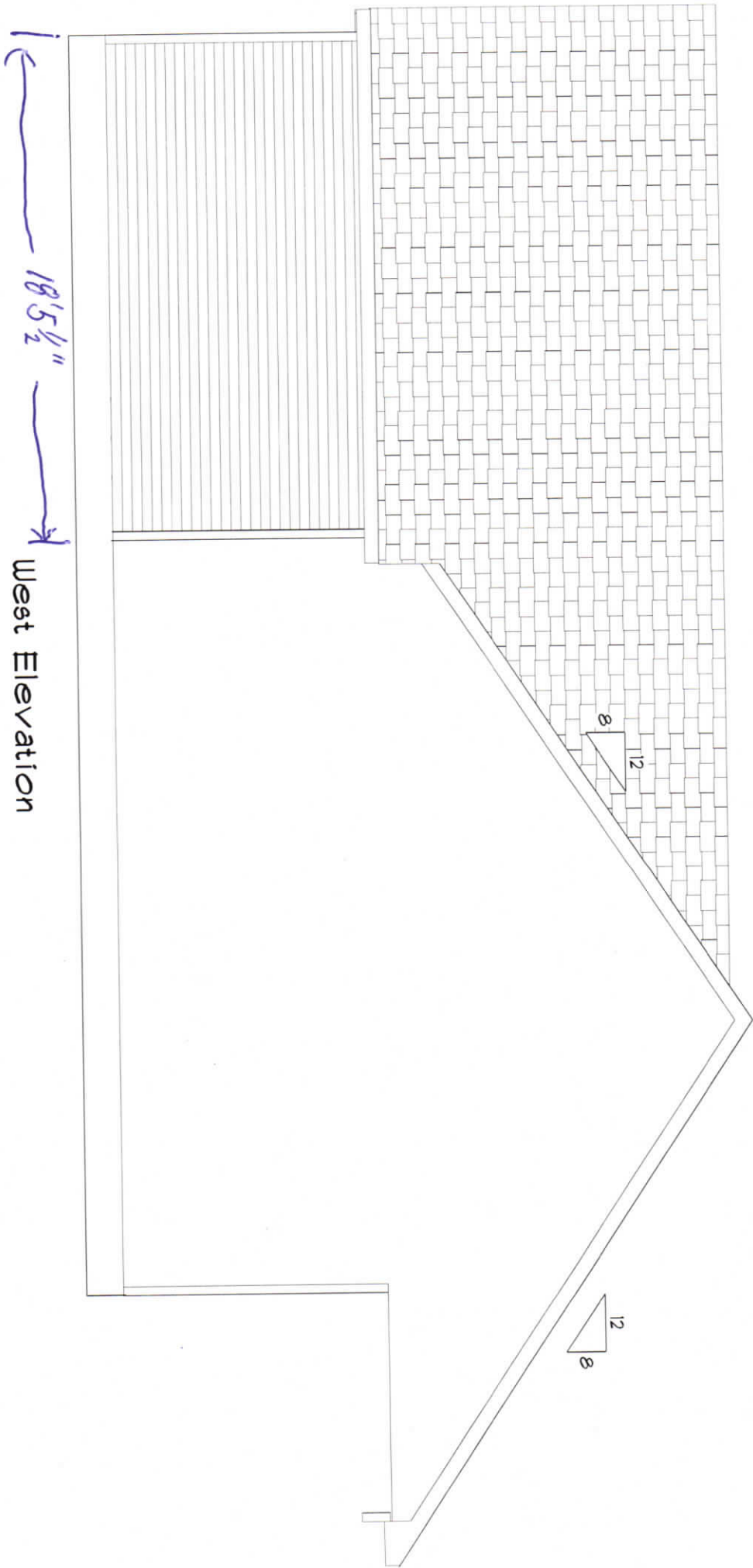


Matt and Dana Agnew
 247 Peninsula Dr.
 Cadillac MI.

Proposed Site Plan

Lake Mitchell



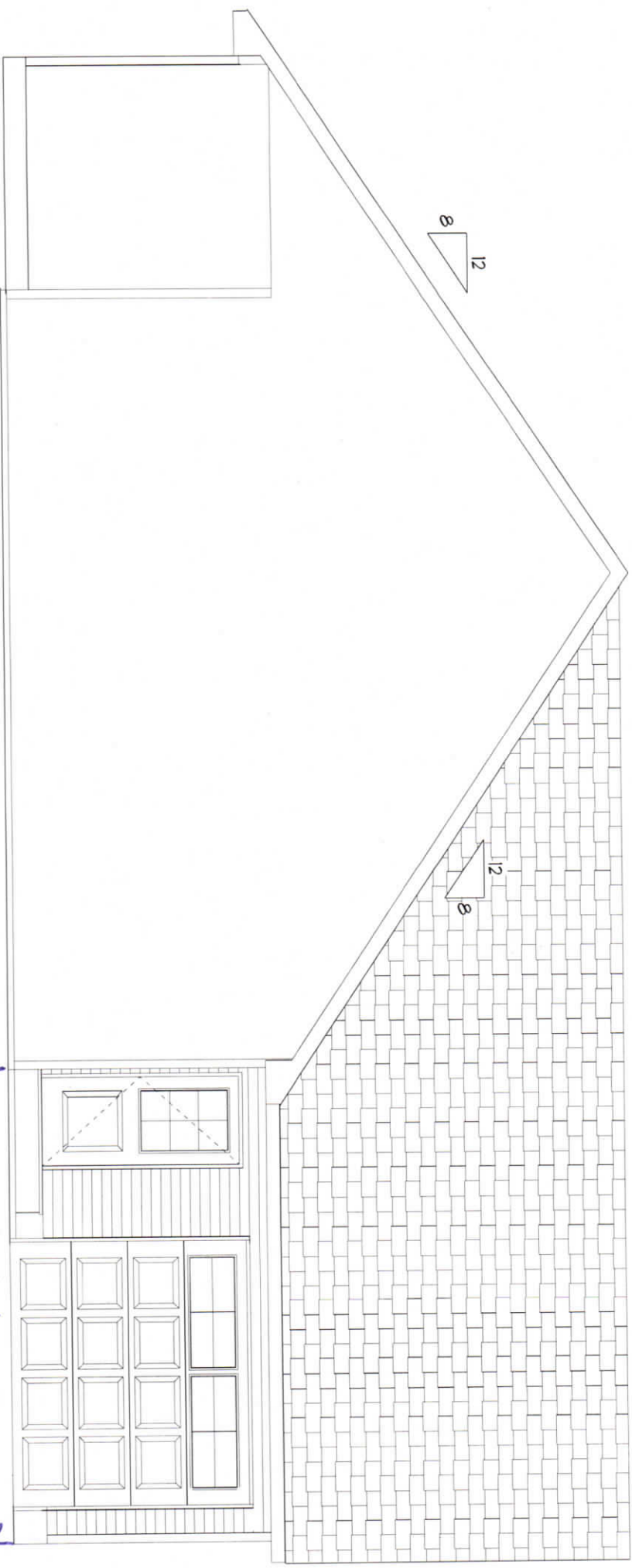


West Elevation

18' 5 1/2"

East Elevation

18'0"





North Elevation

Tax ID 2210-PS-12

Selma Twp., Wexford County

* Please contact Wexford County Register of Deeds for official ownership information.

Assessment Roll Owner Name(s): AGNEW, MATTHEW J & DANA R

Assessment Roll Owner Address: 4455 LAVENDER LN
DEWITT MI 48820

Assessment Roll Parcel Address: 247 PENNINSULA DR
CADILLAC MI 49601

Property Information

Jurisdiction: Selma Twp.

Property Class: 402 Residential Vacant

School District: 83010 Cadillac

Assessed Value for 2020: \$126,600

Year SEV for 2020: \$126,600

Taxable Value for 2020: \$92,106

Homestead % for 2020: 0%

Assessed Value for 2019: \$104,000

Taxable Value for 2019: \$90,389

Property Square Feet: 8007.08245925 Sq Ft

Property Acreage: 0.18381805527 Acres

Assessment Roll Description

LOT 12 PENINSULA SHORES SEL. SEC. 35 T22N R10W -CAPS-

* Please contact Wexford County Register of Deeds for official legal description.