

Wexford Joint Planning Commission

% Cherry Grove Township
4830 E. M-55
Cadillac, Michigan 49601

www.wexfordjpc.org

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

August 9, 2019

Greetings -

The Wexford Joint Zoning Board of Appeals has received an application for a variance request (more fully described below), and the subject property is located within 300' (three hundred) feet of your property. The Michigan Zoning Enabling Act, P.A. 100 of 2006 (as amended) requires that you be notified. No action is required on your part - all meetings of the Wexford Joint Zoning Board of Appeals are open to the public.

PUBLIC NOTICE

The Wexford Joint Zoning Board of Appeals has received an application requesting a variance from the terms and conditions of Article 43, Section 4304 of the Wexford Joint Zoning Ordinance regulating parcel and building area, coverage, and setbacks. More specifically, the applicant desires to increase the impact of the runoff into the waterfront yard setback and in to Lake Michell. The subject property is parcel #2110-10-1128, an improved parcel located at 164 Sunset Point Road in Cherry Grove 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 August 28, 2019 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 July 24, 2019 at: Wexford Joint Planning Commission, c/o Cherry Grove Township, 4830 E. M-55, Cadillac, MI 49601 or emailed to: planningandzoning@wexfordjpc.org

Very truly yours,

Robert (Bob) Hall
Planning and Zoning Administrator

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

231-775-1138x6

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: Carlson Kris Phone: (231)-590-7325

Owner Address: 2318 Whispering DR CADILLAC M: 49601
Street # or P.O. Box City State Zip

Project Address: 164 Sunset Point CADILLAC M: 49601
Street # or P.O. Box City State Zip

Parcel ID # _____ - _____ - _____ Are property lines and building site staked? YES NO
[Circle one]

IF BEING REPRESENTED BY AGENT OR ATTORNEY PLEASE COMPLETE THIS SECTION

Agent / Attorney: _____ / _____
Company Name Individual Name

Agent / Attorney Address: _____
Street # or P.O. Box City State Zip

Agent / Attorney Phone: (____)-____-____ Email: _____

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]

Cottage

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

Do Not Write Below This Line - For Administrative Use Only

Assigned ZBA Case # _____ Date Application Received: ____/____/____
Fee: \$ _____ Receipt # _____ 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: Kris Carlson Date: 7-31-2019

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

My name is Kris Carlson and my wife's name is Angela Carlson

The property in discussion is 164 Sunset Point Cherry Grove township, Cadillac

We live at 2318 Whitetail dr Cadillac and have been paying taxes there since 1980. We have owned the Sunset Point property since 1998.

We would like to add on to our cabin to accommodate our larger family and make it more usable. It is currently only 950 sq ft and we would like to add on 240 sq ft (12x20). We are asking for a variance to maintain its usability, as well as improve the neighborhood, and raise the value without causing any site, visibility or interference to any adjoining properties. We have discussed with both next door neighbors and they have no issues with it and the neighbor to the west has even agreed to sell us a small portion of his property if

necessary if we can get this approved, but has no issue with us building closer to the property line as is, since there are 2 mature pine trees right next to his property line that he says will always stay as well as he has a storage building right there as well, so it has no effect on him.

Because of the current layout of our house we really have no option to expand any other way due to the pie shape to the property.

We are not planning on building any closer to the shoreline, just extending the length of the front wall.

In regards to the variance:

9604 A-1. The pie shaped property is unique to most and the existing cottage makes good use of the land.

A-2. This effects no one else in regards to usage, view or property values other than helping value

A-3. No actions have I taken that caused this

A-4. This will only alter in a positive way the area

9604-B. There are no other lands, structures, or buildings that are being considered grounds for this variance.

9604-D. We are trying to make this addition the minimum use of land yet making it worthwhile and designed to fit into the neighborhood

I have looked at all options, had the property re surveyed, talked to adjoining neighbors, and have attached pictures of the current cottage, the proposed look, as well as given you an

aerial look of how things would look on the piece of property.

Thank you in advance for your time and I look forward to improving further Sunset Point and the township.

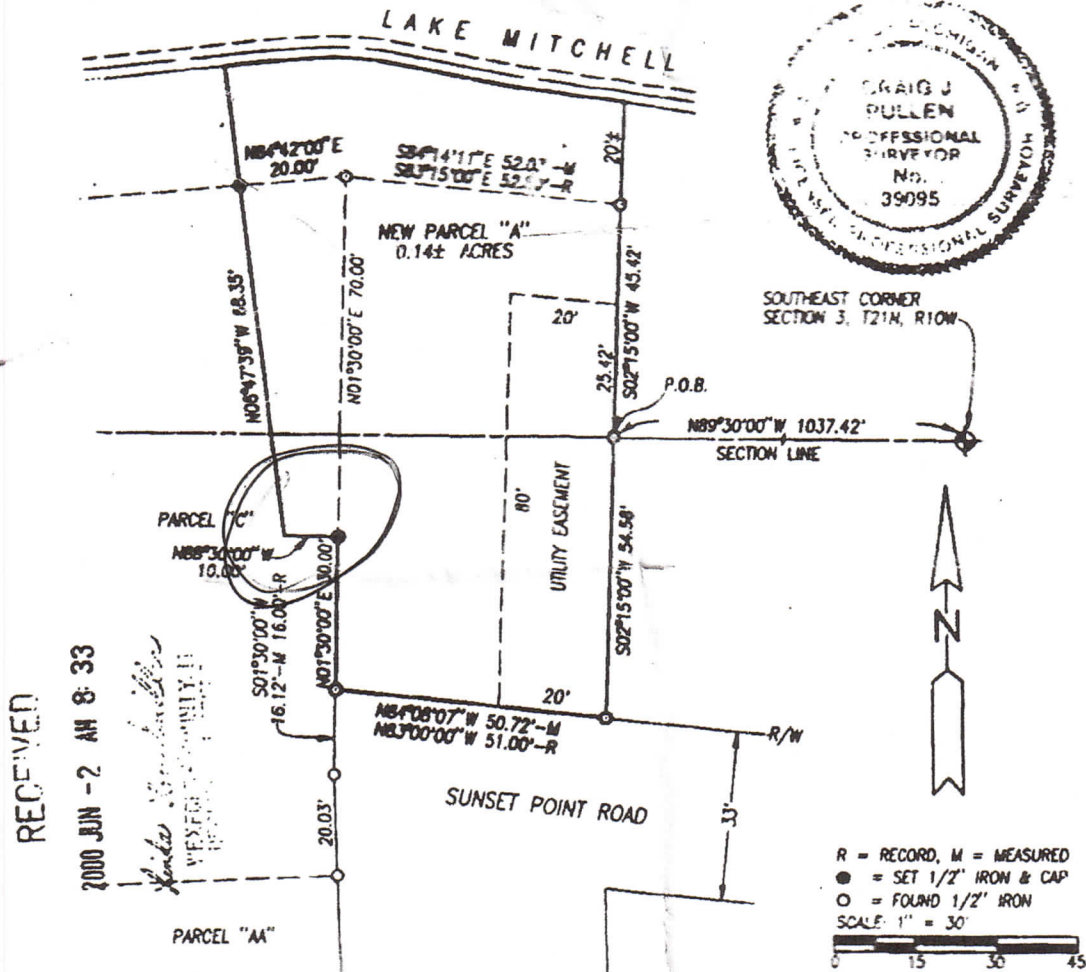
Sincerely,

Kris and Angela Carlson

CERTIFICATE OF SURVEY

NEW PARCEL "A":
 THAT PART OF GOVERNMENT LOT 1 IN SECTION 10, T21N, R10W, AND THAT PART OF GOVERNMENT LOT 7 IN SECTION 3, T21N, R10W, CHERRY GROVE TOWNSHIP, WEXFORD COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 3 AND 10 NORTH 89°30'00" WEST 1037.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°15'00" WEST 54.58 FEET; THENCE NORTH 84°08'07" WEST 50.72 FEET (RECORDED AS NORTH 83°00'00" WEST 51.00 FEET); THENCE NORTH 01°30'00" EAST 30.00 FEET; THENCE NORTH 89°30'00" WEST 10.00 FEET; THENCE NORTH 08°47'38" WEST 68.35 FEET TO AN INTERMEDIATE TRANSVERSE LINE OF THE SHORE OF LAKE MITCHELL; THENCE ALONG SAID TRANSVERSE LINE NORTH 84°42'00" EAST 20.00 FEET; THENCE SOUTH 84°14'11" EAST 52.03 FEET (RECORDED AS S83°15'00" EAST 52.00 FEET); THENCE LEAVING SAID TRANSVERSE LINE SOUTH 02°15'00" WEST 45.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS TO THE INTERMEDIATE TRANSVERSE LINE, ALSO INCLUDING ALL LANDS NORTH OF SAID TRANSVERSE LINE AND LYING BETWEEN THE SIDE LINES EXTENDED TO SHORE OF LAKE MITCHELL, SUBJECT TO ANY RESTRICTIONS OR EASEMENTS OF RECORD.

SUBJECT TO A UTILITY EASEMENT DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 3 AND 10 NORTH 89°30'00" WEST 1037.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°15'00" WEST 54.58 FEET; THENCE NORTH 84°08'07" WEST 20.00 FEET; THENCE NORTH 02°15'00" EAST 80.00 FEET; THENCE SOUTH 84°08'07" EAST 20.00 FEET; THENCE SOUTH 02°15'00" WEST 25.42 FEET TO THE POINT OF BEGINNING.



RECEIVED
 2000 JUN -2 AM 8:33
 Lakeside Surveyors
 WESTFORD COUNTY, MI

I certify that I have surveyed and mapped the land platted and/or described hereon, that the ratio of closure on the unadjusted field observations is at least 1/10,000 and that all the requirements of P.A. 132 of 1970 have been complied with. There are no encroachments except as shown.

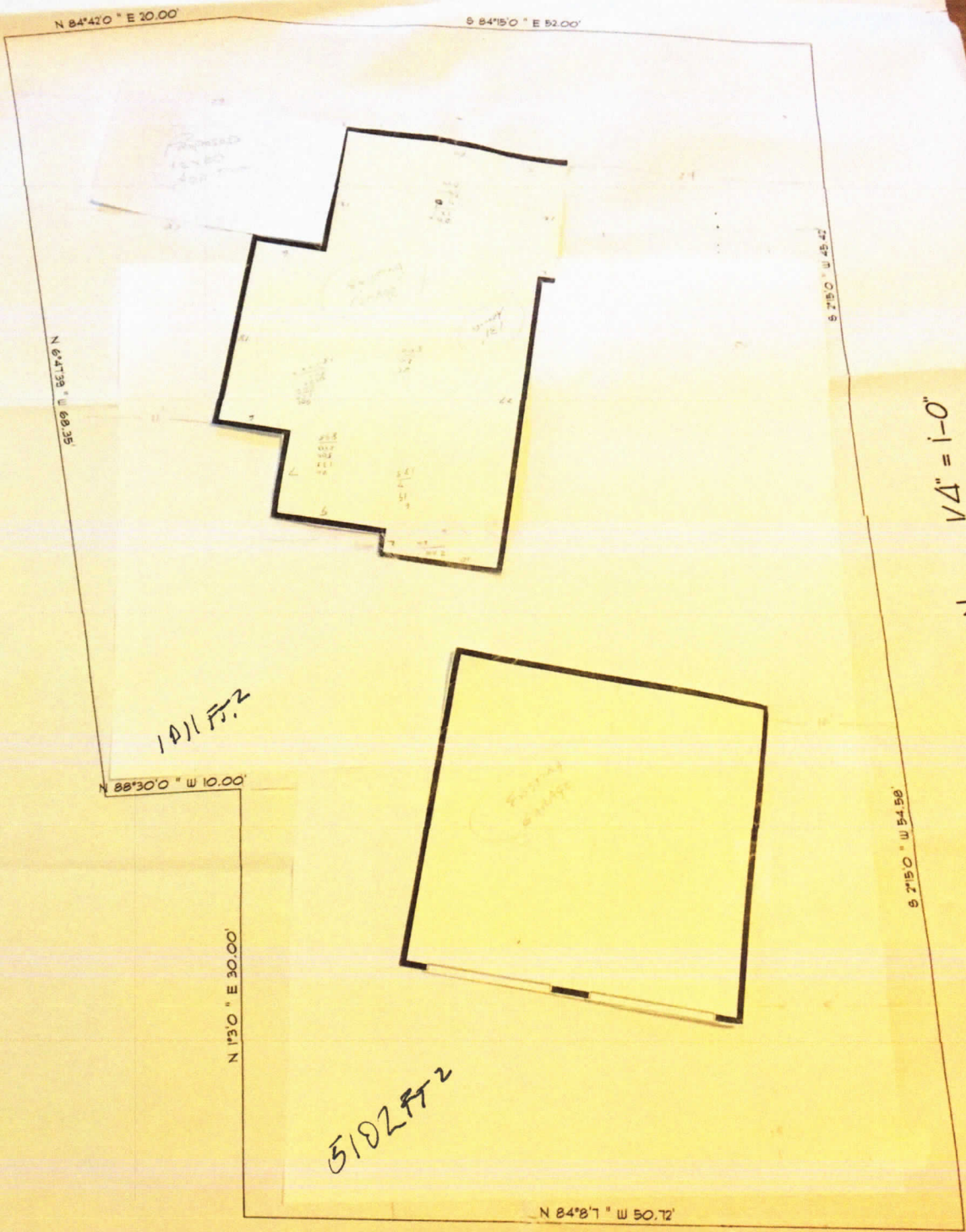
Craig J. Pullen
 Craig J. Pullen, PS #39095

Revised: 11 OCT 99
 Date: 23 OCT 98

| | | |
|--------------------------|--|---|
| FOR: Kris Carlson |  Wade-Trim Inc. 7985 Mockingbird Trail CadMac, MI 49601 231-775-9754 Fax: 231-775-1771 | SEC. 3&10 T. 21N R. 10W DRAWN: CJP SHEET 1 OF 1 COMPUTED: RWL JOB NO. CSU1826-03C |
|--------------------------|--|---|

LAKE MITCHELL

20 FEET PLUMBING



1/4" = 1'-0"

SITE PLAN