

Wexford Joint Planning Commission

c/o Cherry Grove Township

4830 E. M-55

Cadillac, Michigan 49601

231-775-1138x6

planningandzoning@wexfordjpc.org

www.wexfordjpc.org

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

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

Property Owner: Bandeem Roger Phone: (231)-468-9611
Last Name First Name

Owner Address: 1925 East Lake Mitchell Drive, Cadillac, MI 49601
Street # or P.O. Box City State Zip

Project Address: as above
Street # or P.O. Box City State Zip

Parcel ID # 2210 - HB - 084 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: NBANDEEM@GMAIL.COM

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**]

Private residence and detached garage 23' x 15.52' as marked on survey

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

Do Not Write Below This Line - For Administrative Use Only

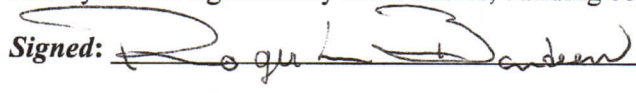
Assigned ZBA Case # ZBA-2011-05 Date Application Received: 08 / 31 / 2011
Fee: \$ 590.00 Receipt # 309916 Date of ZBA Action: _____ / _____ / _____

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: 28 July 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:

Request for Variances for 1925 East Lake Mitchell Drive, Cadillac, Mi 49601

1.) Our home is one of the older homes on East Lake Mitchell Drive. We would like to remove a noncompliant, detached garage that was built on the lot line and road line by a previous owner. It is an eyesore and it needs to be torn down. We currently store everything in that garage because we cannot have a basement. We are requesting a variance to remove the detached garage and to extend our current, attached garage by 10' for storage.

2.) On the lake side of the house, we had originally hoped to build a 16'x 26' room (a portion of it would also be used for added storage). After reviewing the zoning rules, we would like to amend this request to align with the house's current footprint. We are therefore requesting a variance of only 1' 9", which would match and replace our existing 13' x 26' wooden deck.

Note: We previously considered the addition of a second story; yet, with ongoing arthritis that has lead to recent joint replacements and surgeries, we need to maintain a one-story floor plan now that we are 70.

We appreciate your consideration.

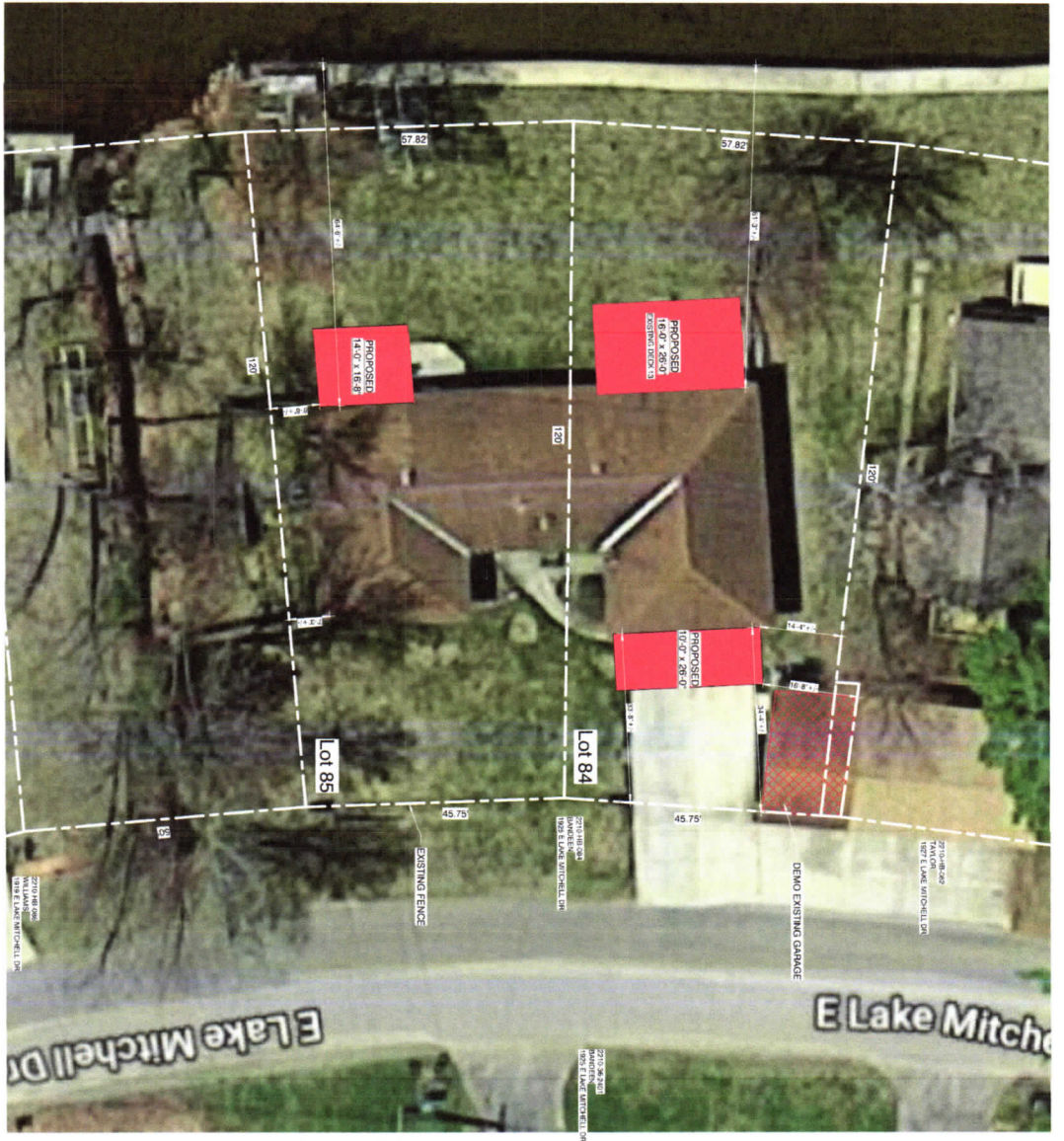
Roger and Nancy Bandeen



SITE AERIAL
1" = 100.00'



SiteMap
1" = 50.00'



SITE PLAN
1" = 100.00'

PARCEL DESCRIPTION
LOT 84 & 85, 1925 E LAKE MITCHELL DR
SEC 24, T27N R27E

Building Plans for
BANDEEN RESIDENCE
 1925 E Lake Mitchell Dr
 Cadillac, MI

Project No. 16772
 Date: 02/24/19
 Scale: 1/8" = 1'-0"

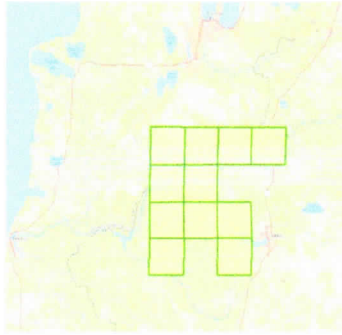
Ingessell
 engineering
 design
 inc.

22714 Lake Mitchell Dr
 Cadillac, MI 49731
 231.763.3838

Drawn By: [blank]
 Checked By: [blank]

Sheet for
 SITE MAP

A0.1



Wexford Joint Planning Commission

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

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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 46, Section 4604 of the Wexford Joint Zoning Ordinance regulating parcel and building area, coverage, and setbacks. More specifically, the applicant desires to encroach both into the required front yard setbacks and waterfront yard setbacks of Lake Michell. The subject property is parcel #2210-HB-084, an improved parcel located at 1925 E. Lake Mitchell Drive 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,

A handwritten signature in blue ink that reads "Robert (Bob) Hall". The signature is written in a cursive, slightly slanted style.

Robert (Bob) Hall
Planning and Zoning Administrator