

CITY OF MANISTEE
ZONING BOARD OF APPEALS
City Hall
70 Maple Street, Manistee, MI 49660

There will be a meeting of the City of Manistee Zoning Board of Appeals to be held on Wednesday, Tuesday, November 29, 2000 at 5:30 p.m. in the Council Chambers, 70 Maple Street, Manistee, Michigan.

AGENDA

- I. Roll Call

- II Public Hearing:
 - 1. David & Sarah Bailey
 - 2. United States Coast Guard
 - 3. Eddie Petzak
 - 4.

- III Business Session:
 - A. Approval of Minutes (10/24/00)
 - B. Unfinished Business:
 - 1. David & Sarah Bailey
 - 2. United States Coast Guard
 - 3. Eddie Petzak
 - 4.
 - C. Other Business:

- IV Questions, Concerns of Citizens in Attendance

- V. Adjournment

cc: Zoning Board of Appeals Members
Bruce Gockerman, City Attorney
Jon R. Rose, Community Development
Mark W. Niesen, Building/Zoning
R. Ben Bifoss, City Manager
Julie Beardslee, City Assessor

MEMORANDUM

TO: Zoning Board of Appeals Members

FROM: Mark W. Niesen *M.W.N.*
Building/Zoning

DATE: November 27, 2000

RE: Zoning Board of Appeals Meeting, November 29, 2000

We have received a request from Eddie Petzak owner of Eddie's Waterfront Pub, 344 River Street. Mr. Petzak is asking for a variance to the waterfront set-back to allow the construction of a second egress. This egress would be located on the back of the building with stairs to the Riverwalk. Enclosed is a copy of the request along with an amended agenda.

If you are unable to make the meeting please call Denise at 723-2558. See you there!!

MEMORANDUM

TO: Zoning Board of Appeals Members

FROM: Mark W. Niesen *M.W.N.*
Building/Zoning

DATE: November 14, 2000

RE: Zoning Board of Appeals Meeting, November 29, 2000

Our next Zoning Board of Appeals Meeting has been scheduled for 5:30 p.m., Wednesday, November 29, 2000 in the Council Chambers at City Hall.

Items on the agenda are as follows:

1. David & Sarah Bailey, 340 Fifth Street. Mr. & Mrs. Bailey are requesting a variance to the side-yard set-back to allow a split of parcel #51-51-574-732-01. This would result in two parcels consisting of the original platted lots. This request would reduce the side-yard set-back from 10 feet to 1.25 feet.
2. United States Coast Guard Station, 523 Fifth Avenue. The Coast Guard is requesting a variance to reduce the waterfront set-back to 49 feet. This would allow temporary housing for personnel pending the construction of the new station.

There is a possibility that another item will be added to the agenda if submitted in time. If received a copy will be forwarded to you along with an amended agenda.

If you are unable to make the meeting please call Denise at 723-2558. See you there!!

REQUEST FOR APPEAL
CITY OF MANISTEE
ZONING BOARD OF APPEALS

DAVID & SARAH BAILEY

Name

340 FIFTH ST

Address

MANISTEE, MI 49660

City, State and Zip Code

Phone Numbers (Work) 231-843-3431 EXT 296

(Home) 231-398-2037

FOR OFFICE USE ONLY

Appeal Number 20009

Date Received 11.2.00

Tax Parcel Number 51-51-574-732-01

Fee Received (Amt & Date) \$250.00 11.2.00

Receipt Number 4747

Hearing Date _____

Board of Appeals Action _____

FEE FOR APPEAL \$250.00

PLEASE NOTE: All questions must be answered completely. If additional space is needed, number and attach additional sheets.

I. ACTION REQUESTED:

I, (We), the undersign request a hearing before the Manistee City Zoning Board of Appeals for the purpose indicated below:

- | | |
|--|--|
| <input type="checkbox"/> Ordinance or Map Interpretation | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Appeal from Administrative Decision | <input type="checkbox"/> Other Authorized Review |

II. PROPERTY INFORMATION:

- A. Legal description of property affected by this appeal: LOT 8 OF BLOCK 16, MARK S. TYSON & COMPANY'S ADDITION TO THE CITY OF MANISTEE, ACCORDING TO THE RECORDED TAX ROLL PARCEL CODE #: 51-51-574-732-01 (PART OF) PLAT THEREOF
- B. List of all deed restrictions (attach additional sheets if necessary): _____
- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land: NATIONAL CITY MORTGAGE Co.
400 WEST FOURTH ST.
ROYAL OAK, MI 48067
- D. This area is: Not platted, Platted, Will be Platted
If Platted, Name of Plat: MARK S. TYSON & COMPANY'S ADDITION TO THE CITY OF MANISTEE
- E. Present use of property is: RESIDENTIAL
- F. Present zoning district classification of the property is: RESIDENTIAL

G. A previous appeal (has/has not) been made with respect to these premises in the last _____ years. If a previous appeal, re-zoning or special use permit application was made, state the date, nature of action requested and the decision:

Date: _____ Action Requested: _____

Decision (approved/ denied) other: _____

III DETAILED REQUEST AND JUSTIFICATION

A. Interpretation of Zoning Ordinance or Map

1. The appellant respectfully requests the Board of Appeals make an interpretation of:

- (A) The location of district boundaries on the _____ Zoning District map as applied to the property described in the application.
- (B) The provisions of article _____ Section _____ of the Manistee City Zoning Ordinance.
- (C) Other, (specify) _____

2. Please describe in detail the nature of the problem to be interpreted and the reason for the request: _____

B. Variance from the requirements of the Zoning Ordinance.

The appellant respectfully requests the Board of Appeals grant a variance on the above described property.

1. Indicated below are the Ordinance requirement(s) which are the subject of the variance request.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Setback | <input type="checkbox"/> Side Yard | <input type="checkbox"/> Off-street Parking |
| <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> Placement | <input type="checkbox"/> Height |
| <input type="checkbox"/> Signs | <input type="checkbox"/> Area Requirements | <input type="checkbox"/> Other _____ |

2. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance. PROPERTY SPLIT BETWEEN LOTS

7 & 8

3. Describe the characteristics of your property which require the granting of a variance (include dimensional information).

- | | | |
|--------------------------------------|------------------------------------|--|
| <input type="checkbox"/> Too Narrow | <input type="checkbox"/> Elevation | <input type="checkbox"/> Soil |
| <input type="checkbox"/> Too Small | <input type="checkbox"/> Slope | <input type="checkbox"/> Subsurface |
| <input type="checkbox"/> Too Shallow | <input type="checkbox"/> Shape | <input type="checkbox"/> Other (Specify) |

LOT LINE ON WEST SIDE IS 1.25 FEET FROM HOUSE

4. Justification for granting the requested variance. The appellant must show that strict application of the provisions of the Zoning Ordinance to his property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the ordinance. In order for the Board of Appeals to determine whether unnecessary hardship exists, the appellant should provide answers to each of the following questions:
- a. Can the property in question be used in a manner permitted by the Zoning Ordinance if a variance is not granted? yes no
If no, what unnecessary hardship or practical difficulty will result if the variance is not made? I WOULD HAVE TO MOVE THE HOUSE OR BUY A 8.75 FOOT STRIP OF LOT 7
- b. To the best of your knowledge, can you affirm that the hardship or practical difficulty described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance or applicable part thereof became law? yes no
If no, explain why the hardship or practical difficulty should not be regarded as self-imposed (Self-imposed hardships are not entitled to variances). _____
- c. Are the conditions on your property the result of other man-made changes (such as relocation of a road or highway?) yes no
If yes, describe _____
- d. Will strict application of the terms of the ordinance deny use of the property for any purpose to which its reasonably adapted? yes no
If yes, how? SAME AS a.
- e. Is the variance applied for due to unique circumstances presented on your property or to the general conditions in the area? yes (IN PART) no
If yes, explain any peculiar or unique conditions, and how many other properties in your area are similarly affected NEIGHBOR'S LOT LINES ALSO SEEM TO HAVE BEEN MIS-INTERPRETED BY 6 FT ±
- f. Would granting the variance change the essential character of the area?
 yes no. If yes, how? _____
- g. Would granting the variance be contrary to any county development plans?
 yes no. or to any local government development plans?
 yes no. Explain _____
- h. Would granting the variance be contrary to the intent and purpose of the Zoning Ordinance? yes no. If yes, explain _____
- i. Other Comments in support of the application. THE RELATIONSHIP OF THE BUILDINGS ARE IN CHARACTER WITH THE NEIGHBORHOOD. OTHER HOUSES IN THE NEIGHBORHOOD ARE CLOSE TO THEIR LOT LINES OR EACH OTHER DECLINING APPLICATION WOULD KEEP PROPERTIES OFF TAX ROLE (CHURCH)

C. Appeal from Administrative decision.
The appellant respectfully requests the Board of Appeals to (reverse/modify) the Zoning Administrator's decision (copy attached) on application number _____ dated _____. It is alleged the Zoning Administrator erred in (the interpretation of article _____ section _____ / his order/his requirement/ his decision/ his determination) regarding the issuance of a _____ permit and that (reversal/modification) of said decision should be granted because _____

Specify decision sought: _____

D. Other authorized reviews
The appellant respectfully petitions the Board of Appeals to grant the following: _____

According to the conditions and provisions of article _____ section _____ granting this authority to the Board of Appeals. Specifically state the problem, decision sought and the justification for the request. _____

IV. IMPACT ON SURROUNDING LANDS

If your request is granted:

A. What are likely to be the positive and negative impacts of this decision on the surrounding land and neighbors? THE OWNER OF LOT #7 COULD PUT UP A FENCE 1.25 FEET FROM OUR HOUSE, CREATING MAINTENANCE PROBLEMS FOR ME

B. How do you propose to minimize any potential negative impacts which your proposed activity may cause? GET ALONG WITH NEIGHBOR; TRY TO PURCHASE A 3 FT OR MORE STRIP OF THE LOT. TONIGHT (11/1) THE OWNER OF LOT 7 OFFERED TO GIVE ME A 3 FT STRIP TO HELP SETTLE THIS ISSUE.

V. AFFIDAVIT

The undersigned acknowledges that if a variance is granted or other decisions favorable to the undersigned is rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of the City of Manistee Zoning Ordinance; the undersigned further affirms that he/she or they is (are) the (owner/lessee/authorized agent for the owner) involved in the appeal and the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature David B. Bailey

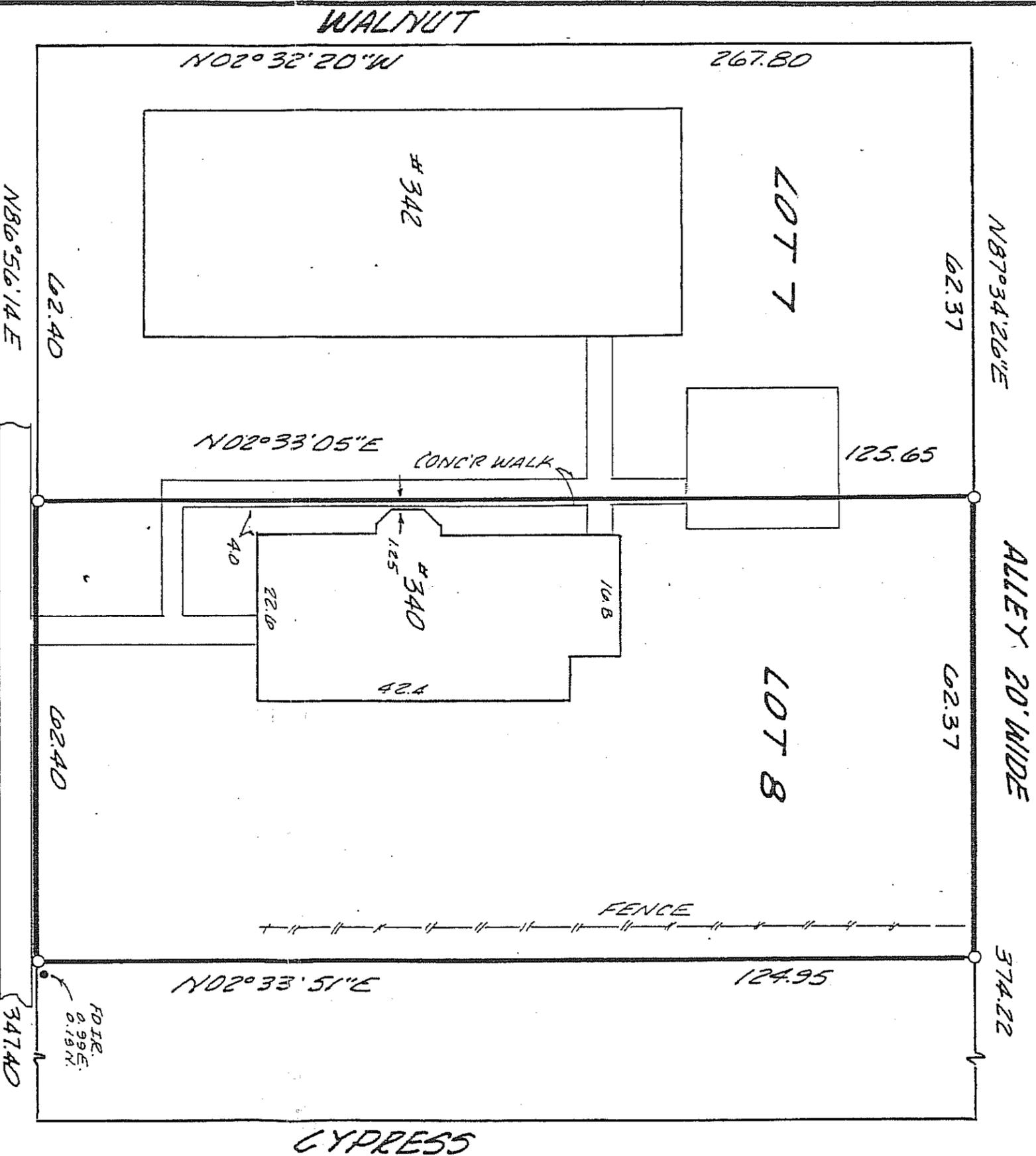
Date Nov. 1, 2000

Signature Sarah A. Bailey

Date 11/1/00

CERTIFICATE OF SURVEY

Lot 8, Block 16
 M.S. Tyson & Co's Addition
 to the City of Manistee,
 Manistee County, Michigan.



- LEGEND**
- IRON FND
 - IRON SET
 - ▲ P.K. FND.
 - △ P.K. SET
 - ⊕ MONUMENT FND.
 - ⊗ MONUMENT SET
 - (R) RECORD
 - (M) MEASURED

I, the undersigned, being a Registered Land Surveyor, hereby certify that I have surveyed and mapped the above parcel of land, that the ratio of closure of the unadjusted field observations is noted, and within limits and that I have fully complied with the regulations of Act 132, P.A. 1970 as amended.
 The basis for bearings is:

Error of Closure is 1'!

SCALE 1" = 20'



Jenema Land Surveys

82 Division Street
 Manistee, MI 49660
 616-723-7930
 Fax 616-723-5761

FOR: David Bailey

R.L.S. No. 25850

DATE: Sept. 26, 2000

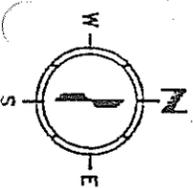
SHEET 1 OF 1

DWN.

CHK.

B.J.J.

FILE NO. 00439



REQUEST FOR APPEAL

CITY OF MANISTEE

ZONING BOARD OF APPEALS

US CG GROUP GRAND HAVEN

Name

650 S HARBOR

Address

GRAND HAVEN MI 49417

City, State and Zip Code

Phone Numbers (Work) 616 850 2504

(Home) _____

FOR OFFICE USE ONLY

Appeal Number 20010

Date Received 11-9-00

Tax Parcel Number 51-51-202-350-01

Fee Received (Amt & Date) PAID

Receipt Number 1001YEC

Hearing Date 11-28-00

Board of Appeals Action _____

FEE FOR APPEAL \$250.00

PLEASE NOTE: All questions must be answered completely. If additional space is needed, number and attach additional sheets.

I. ACTION REQUESTED:

I, (We), the undersign request a hearing before the Manistee City Zoning Board of Appeals for the purpose indicated below:

- Ordinance or Map Interpretation
- Appeal from Administrative Decision
- Variance
- Other Authorized Review

II. PROPERTY INFORMATION:

A. Legal description of property affected by this appeal: COAST GUARD STATION
MANISTEE

Tax Roll Parcel Code#: _____

B. List of all deed restrictions (attach additional sheets if necessary): _____

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land: _____

D. This area is: Not platted, Platted, Will be Platted
If Platted, Name of Plat: _____

E. Present use of property is: COAST GUARD STATION

F. Present zoning district classification of the property is: _____

Request for Appeal
Page 2

G. A previous appeal (has/has not) been made with respect to these premises in the last 5 years. If a previous appeal, re-zoning or special use permit application was made, state the date, nature of action requested and the decision:
Date: _____ Action Requested: _____
Decision (approved/ denied) other: _____

III. DETAILED REQUEST AND JUSTIFICATION

A. Interpretation of Zoning Ordinance or Map

1. The applicant respectfully requests the Board of Appeals make an interpretation of:
 - (A) The _____ of district boundaries on the _____ Zoning District map as applicable to property described in the application.
 - (B) The provision, Article _____ Section _____ of the Manistee City Zoning Ordinance.
 - (C) Other, (specify) _____

2. Please describe in detail the nature of the property to be interpreted and the reason for the request: _____

B. Variance from the requirements of the Zoning Ordinance.

The appellant respectfully requests the Board of Appeals grant a variance on the above described property.

1. Indicated below are the Ordinance requirement(s) which are the subject of the variance request.

<input checked="" type="checkbox"/> Setback	<input type="checkbox"/> Side Yard	<input type="checkbox"/> Off-street Parking
<input type="checkbox"/> Lot Coverage	<input type="checkbox"/> Placement	<input type="checkbox"/> Height
<input type="checkbox"/> Signs	<input type="checkbox"/> Area Requirements	<input type="checkbox"/> Other _____

2. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance. A 24 x 48 TRAILER WILL BE PLACED 40 FEET FROM THE SEAWALL SOUTH OF THE CURRENT STATION BLDG.

3. Describe the characteristics of your property which require the granting of a variance (include dimensional information).

- | | | |
|--------------------------------------|------------------------------------|---|
| <input type="checkbox"/> Too Narrow | <input type="checkbox"/> Elevation | <input type="checkbox"/> Soil |
| <input type="checkbox"/> Too Small | <input type="checkbox"/> Slope | <input type="checkbox"/> Subsurface |
| <input type="checkbox"/> Too Shallow | <input type="checkbox"/> Shape | <input checked="" type="checkbox"/> Other (Specify) |

OUR DESIRE IS TO PLACE THE TRAILER OUT OF VIEW - ESSENTIALLY HIDDEN BEHIND THE STATION BLDG - PLUS THE NEW BLDG WILL BE EAST OF THE CURRENT BLDG

Request for Appeal
Page 3

4. Justification for granting the requested variance. The appellant must show that strict application of the provisions of the Zoning Ordinance to his property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the ordinance. In order for the Board of Appeals to determine whether unnecessary hardship exists, the appellant should provide answers to each of the following questions:

a. Can the property in question be used in a manner permitted by the Zoning Ordinance if a variance is not granted? yes no

If no, what unnecessary hardship or practical difficulty will result if the variance is not made? THE NEW STATION BLDG- WILL BE EAST OF THE CURRENT BLDG- TRAILER

b. To the best of your knowledge, can you affirm that the hardship or practical difficulty described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance or applicable part thereof became law? yes no

WILL NOT FIT ELSEWHERE

If no, explain why the hardship or practical difficulty should not be regarded as self-imposed (Self-imposed hardships are not entitled to variances).

c. Are the conditions on your property the result of other man-made changes (such as relocation of a road or highway?) yes no

If yes, describe

d. Will strict application of the terms of the ordinance deny use of the property for any purpose to which its reasonably adapted? yes no

If yes, how?

e. Is the variance applied for due to unique circumstances presented on your property or to the general conditions in the area? yes no

If yes, explain any peculiar or unique conditions, and how many other properties in your area are similarly affected

f. Would granting the variance change the essential character of the area? yes no. If yes, how?

g. Would granting the variance be contrary to any county development plans? yes no. or to any local government development plans?

yes no. Explain

h. Would granting the variance be contrary to the intent and purpose of the Zoning Ordinance? yes no. If yes, explain

i. Other Comments in support of the application. THE TRAILER WILL BE A TEMPORARY INSTALLATION PROVIDING TEMP HOUSING UNTIL A NEW STATION BLDG IS BUILT IN THE MIDDLE OF 2011

Request for Appr Page 4

C. Appeal of Administrative decision.
 The applicant respectfully requests the Board of Appeals to (reverse/modify) the Zoning Administrative decision (copy attached) on application number _____ dated _____. It is alleged that the Administrator erred in (the interpretation of article _____ section _____ / his order/ his determination/ his decision/ his determination) regarding the issuance of a _____ and that (reversal/modification) of said decision should be granted because _____

Specify decision sought: _____

D. Other authorized reviews
 The appellant respectfully petitions the Board of Appeals to grant the following: _____

According to the conditions and provisions of article _____ section _____ granting this authority to the Board of Appeals. Specifically state the precise decision sought and the justification for the request. _____

IV. IMPACT ON SURROUNDING LANDS

If your request is granted:

A. What are likely to be the positive and negative impacts of this decision on the surrounding land and neighbors? VERY LITTLE IMPACT EITHER WAY; THE TRAILER WILL BE OUT OF SIGHT ESSENTIALLY

B. How do you propose to minimize any potential negative impacts which your proposed activity may cause? ITS PLACEMENT SERVES TO MINIMIZE.

V. AFFIDAVIT

The undersigned acknowledges that if a variance is granted or other decisions favorable to the undersigned is rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of the City of Manistee Zoning Ordinance; the undersigned further affirms that he/she or they is (are) the (owner/lessee/authorized agent for the owner) involved in the appeal and the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature MCPeterson, LT, USCG Date 11/08/2000

Signature _____ Date _____

REQUEST FOR APPEAL

CITY OF MANISTEE
ZONING BOARD OF APPEALS

Eddie P. Petrak

FOR OFFICE USE ONLY

Name

Appeal Number 20011

344 River St.

Date Received 11-17-00

Address

Tax Parcel Number 51-51-452-703-11

Manistee, MI 49660

Fee Received (Amt & Date) 250.00 11-16-00

City, State and Zip Code

Receipt Number 4769

Hearing Date 11-29-00

Phone Numbers (Work) 723-9293

Board of Appeals Action _____

(Home) 723-8862

FEE FOR APPEAL \$250.00

PLEASE NOTE: All questions must be answered completely. If additional space is needed, number and attach additional sheets.

I. ACTION REQUESTED:

I, (We), the undersign request a hearing before the Manistee City Zoning Board of Appeals for the purpose indicated below:

- Ordinance or Map Interpretation
- Variance
- Appeal from Administrative Decision
- Other Authorized Review

II. PROPERTY INFORMATION:

A. Legal description of property affected by this appeal: _____

Tax Roll Parcel Code #: 51-51-452-703-11

B. List of all deed restrictions (attach additional sheets if necessary): Old Kent Bank

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land: _____

D. This area is: Not platted, Platted, Will be Platted
If Platted, Name of Plat: _____

E. Present use of property is: Bar / Restaurant

F. Present zoning district classification of the property is: C-4 (Historic)

- G. A previous appeal (has/has not) been made with respect to these premises in the last _____ years. If a previous appeal, re-zoning or special use permit application was made, state the date, nature of action requested and the decision:
Date: _____ Action Requested: _____
Decision (approved/ denied) other: _____

III. DETAILED REQUEST AND JUSTIFICATION

A. Interpretation of Zoning Ordinance or Map

1. The appellant respectfully requests the Board of Appeals make an interpretation of:
- (A) The location of district boundaries on the _____ Zoning District map as applied to the property described in the application.
 - (B) The provisions of article _____ Section _____ of the Manistee City Zoning Ordinance.
 - (C) Other, (specify) _____
2. Please describe in detail the nature of the problem to be interpreted and the reason for the request: _____

B. Variance from the requirements of the Zoning Ordinance.

The appellant respectfully requests the Board of Appeals grant a variance on the above described property.

1. Indicated below are the Ordinance requirement(s) which are the subject of the variance request.
- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Setback | <input type="checkbox"/> Side Yard | <input type="checkbox"/> Off-street Parking |
| <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> Placement | <input type="checkbox"/> Height |
| <input type="checkbox"/> Signs | <input type="checkbox"/> Area Requirements | <input type="checkbox"/> Other _____ |
2. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance. 2nd EGRESS to provide better safety and accessibility to Riverwalk
3. Describe the characteristics of your property which require the granting of a variance (include dimensional information).
- | | | |
|---|------------------------------------|--|
| <input type="checkbox"/> Too Narrow | <input type="checkbox"/> Elevation | <input type="checkbox"/> Soil |
| <input type="checkbox"/> Too Small | <input type="checkbox"/> Slope | <input type="checkbox"/> Subsurface |
| <input checked="" type="checkbox"/> Too Shallow | <input type="checkbox"/> Shape | <input type="checkbox"/> Other (Specify) |

4. Justification for granting the requested variance. The appellant must show that strict application of the provisions of the Zoning Ordinance to his property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the ordinance. In order for the Board of Appeals to determine whether unnecessary hardship exists, the appellant should provide answers to each of the following questions:

a. Can the property in question be used in a manner permitted by the Zoning Ordinance if a variance is not granted? yes no

If no, what unnecessary hardship or practical difficulty will result if the variance is not made? Safety hazard and capacity
Issue

b. To the best of your knowledge, can you affirm that the hardship or practical difficulty described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance or applicable part thereof became law? yes no

If no, explain why the hardship or practical difficulty should not be regarded as self-imposed (Self-imposed hardships are not entitled to variances). _____

c. Are the conditions on your property the result of other man-made changes (such as relocation of a road or highway?) yes no

If yes, describe _____

d. Will strict application of the terms of the ordinance deny use of the property for any purpose to which its reasonably adapted? yes no

If yes, how? _____

e. Is the variance applied for due to unique circumstances presented on your property or to the general conditions in the area? yes no

If yes, explain any peculiar or unique conditions, and how many other properties in your area are similarly affected. The property lies
close to the riverwalk

f. Would granting the variance change the essential character of the area? yes no. If yes, how? _____

g. Would granting the variance be contrary to any county development plans? yes no. or to any local government development plans?

yes no. Explain _____

h. Would granting the variance be contrary to the intent and purpose of the Zoning Ordinance? yes no. If yes, explain _____

i. Other Comments in support of the application. The variance would
allow improvement and beautification to the
riverwalk.

C. Appeal from Administrative decision.

The appellant respectfully requests the Board of Appeals to (reverse/modify) the Zoning Administrator's decision (copy attached) on application number _____ dated _____. It is alleged the Zoning Administrator erred in (the interpretation of article _____ section _____ / his order/his requirement/ his decision/ his determination) regarding the issuance of a _____ permit and that (reversal/modification) of said decision should be granted because _____

Specify decision sought: _____

D. Other authorized reviews

The appellant respectfully petitions the Board of Appeals to grant the following: _____

According to the conditions and provisions of article _____ section _____ granting this authority to the Board of Appeals. Specifically state the problem, decision sought and the justification for the request. _____

IV. IMPACT ON SURROUNDING LANDS

If your request is granted:

A. What are likely to be the positive and negative impacts of this decision on the surrounding land and neighbors? No negative impacts. Positive impact would provide safety along with use and beautification of the riverwalk.

B. How do you propose to minimize any potential negative impacts which your proposed activity may cause? During peak hrs. door would be used as an egress only

V. AFFIDAVIT

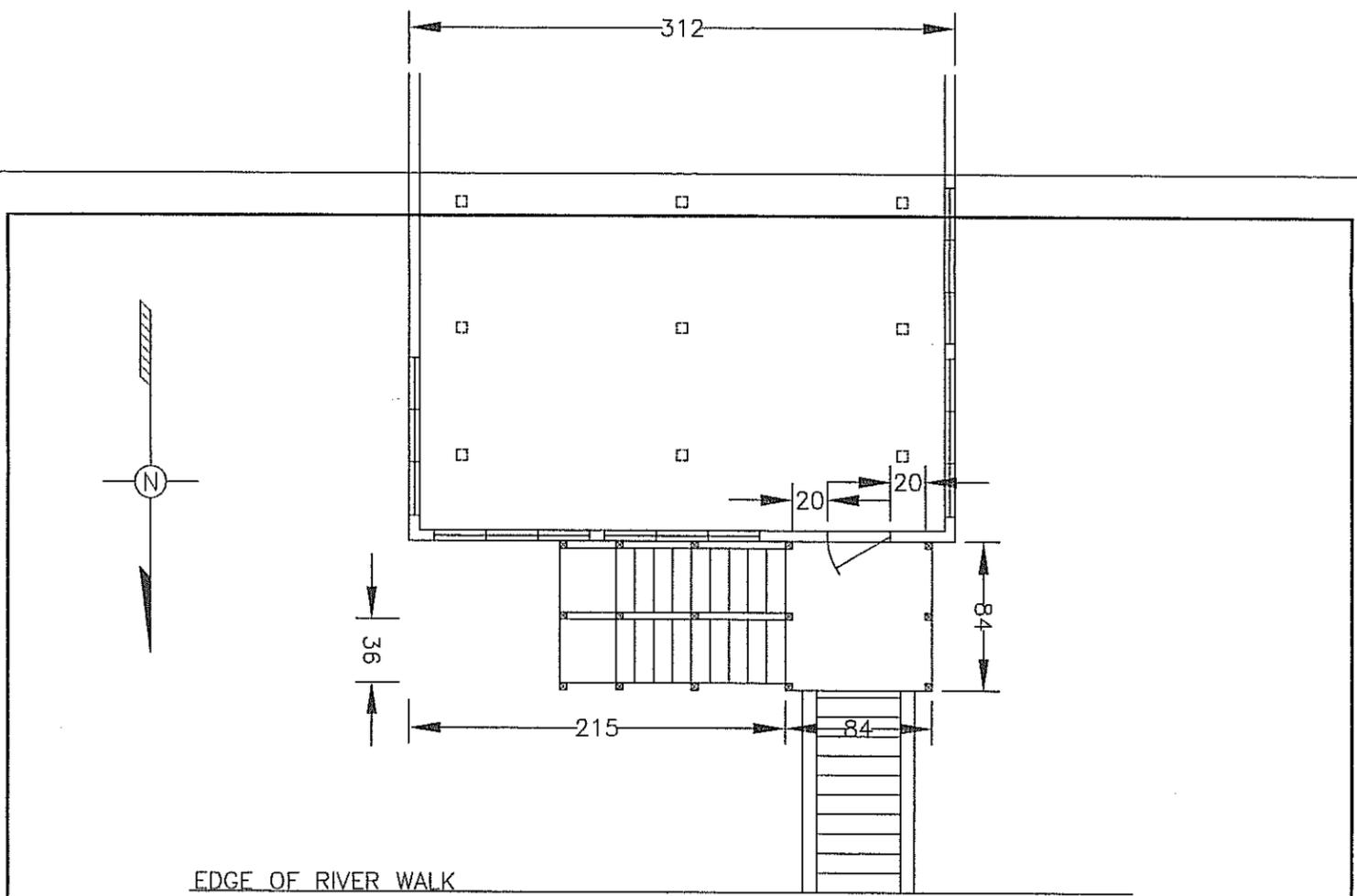
The undersigned acknowledges that if a variance is granted or other decisions favorable to the undersigned is rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of the City of Manistee Zoning Ordinance; the undersigned further affirms that he/she or they is (are) the (owner/lessee/authorized agent for the owner) involved in the appeal and the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature Eddie P. Petzak

Date 11/16/00

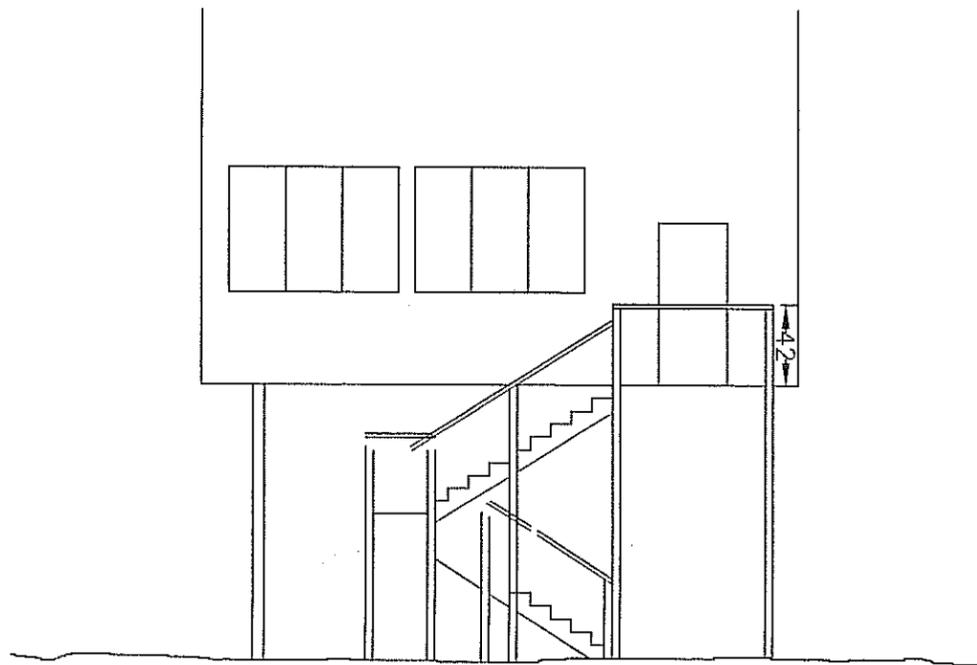
Signature E

Date _____



EDGE OF RIVER WALK

PLAN VIEW



NORTH ELEVATION

PLATFORM/STAIRS DETAILS (WATERFRONT PUB)

SCALE: 1/8" = 1'-0"

DATE: 11-22-00