

**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 Thursday, May 23, 2002 at 5:30 p.m. in the Council Chambers, 70 Maple Street, Manistee, Michigan.

AGENDA

- I. Roll Call

- II Public Hearing:
 - 1. Ted & Mari Morehouse, 441 Second Street
 - 2. Dennis R. & Emmy L. Johnson, 464 Fifth Street
 - 3. Earl Maue, 1460 Greenwich

- III Business Session:
 - A. Approval of Minutes (2/28/02)
 - B. Unfinished Business:
 - 1. Ted & Mari Morehouse, 441 Second Street
 - 2. Dennis R. & Emmy L. Johnson, 464 Fifth Street
 - 3. Earl Maue, 1460 Greenwich
 - 4.
 - C. Other Business:
 - 1.

- 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 Inspector
Mitch Deisch, City Manager
Julie Beardslee, City Assessor

MEMORANDUM

TO: Zoning Board of Appeals Members

FROM: Mark W. Niesen
Building Inspector

DATE: May 9, 2002

RE: Zoning Board of Appeals Meeting, May 23, 2002

M.W.N.

We will hold a Zoning Board of Appeals Meeting on Thursday, May 23, 2002 at 5:30 p.m. in the Council Chambers. The meeting is being held in response to the following request:

1. Ted & Mari Morehouse, 441 Second Street. Mr. & Mrs. Morehouse constructed a garage that faces the alley on their property. The garage was constructed 6 inches too close to the property line the Zoning Ordinance requires a 3 foot set-back. Mr. & Mrs. Morehouse are requesting *a variance to allow an accessory structure to be constructed 2 feet 6 inches from the property line.*
2. Denis & Emmy Johnson, 464 Fifth Street. Mr. & Mrs. Johnson would like to construct an addition onto the west side of their house. Currently the west side of their home is 2 feet 6 inches into the side-yard set-back. Mr. & Mrs. Johnson will need two variances to construct the addition. The first is *a variance to reduce the side-yard set-back from 10 feet to 7 feet 6 inches.* Second is *a variance to reduce the roof slope from the required 4 feet, or greater, vertical rise for each 12 feet of horizontal distance to 3 feet for each 12 feet of horizontal distance.*
3. Earl Maue, 1460 Greenwich. Mr. Maue would like to construct an attached garage onto his residence at 1460 Greenwich. To construct the attached garage Mr. Maue would need a *variance to reduce to side-yard set-back from 10 feet to 3 feet.*
- 4.

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

MWN:djb

REQUEST FOR APPEAL

CITY OF MANISTEE
ZONING BOARD OF APPEALS

FOR OFFICE USE ONLY

TED + MARI MORETTAUSE

Name

441 2nd St

Address

MANISTEE MI 49660

City, State and Zip Code

Phone Numbers (Work) 231-398-0737
(Home) 231-398-0049

Appeal Number _____
Date Received -
Tax Parcel Number 374-715-09
Fee Received (Amt & Date) Waived per mn.
Receipt Number _____
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:

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

II. PROPERTY INFORMATION:

A. Legal description of property affected by this appeal: 441 2nd St
Garage off Auey
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: TED + MARI MORETTAUSE - MANISTEE
Filer Credit Union - MANISTEE
Honor STATE BANK - BEAR LAKE

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

E. Present use of property is: RESIDENTIAL

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

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: 4-2-02 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 applied to the 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. SETBACK TO ALLEY REQUEST

1/2 FOOT Closer Than Required

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Too Narrow | <input checked="" type="checkbox"/> Elevation | <input type="checkbox"/> Soil |
| <input checked="" 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) |

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? GARAGE WILL NOT LINE UP WITH OTHER GARAGES

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 OUR GARAGES WOULD BE STAGGERED + LOOK BAD

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. _____

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? _____

B. How do you propose to minimize any potential negative impacts which your proposed activity may cause? _____

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 

Date 4-2-02

Signature Mari A. Marchione

Date 4/2/02

Ted & Mari Morehouse
 c/o Twins Mortgage Corporation
 101 West Loomis Street/2nd Floor
 Ludington, Michigan 49431

MORTGAGE INSPECTION

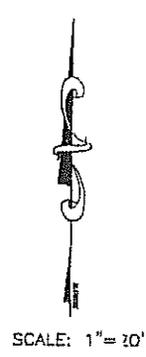
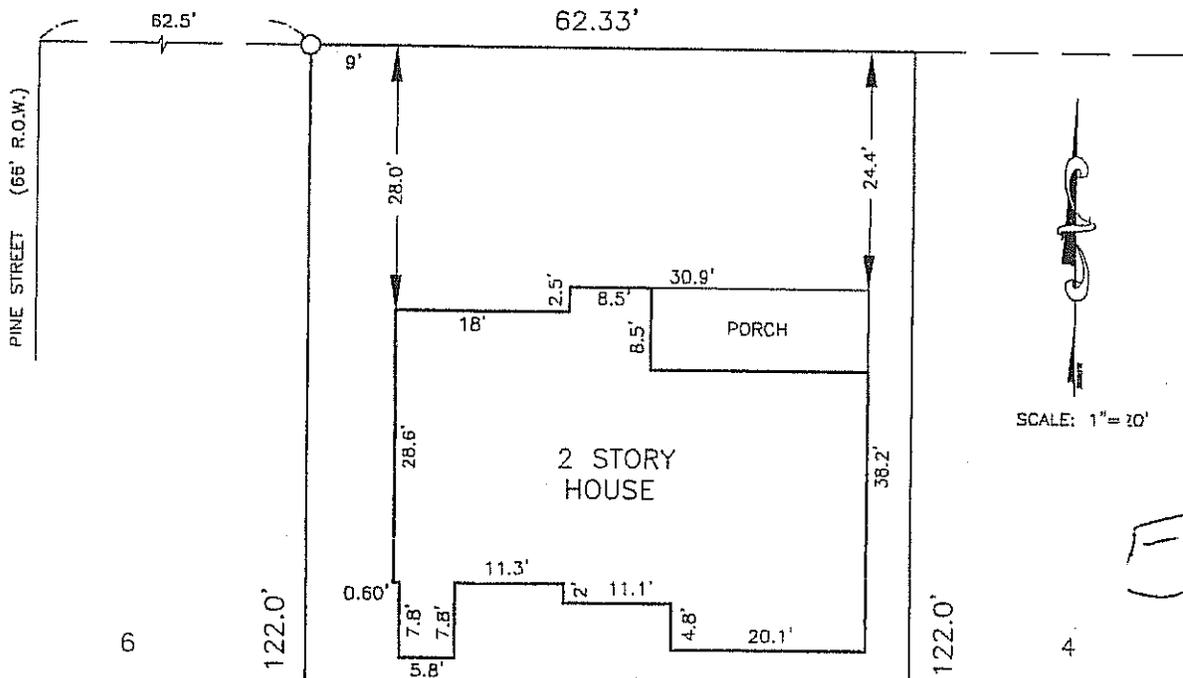
DESCRIPTION:

LOT 5 BLOCK 8, MARK S. TYSON & CO'S ADDITION TO THE VILLAGE, (NOW CITY) OF MANISTEE, MANISTEE COUNTY, MICHIGAN.

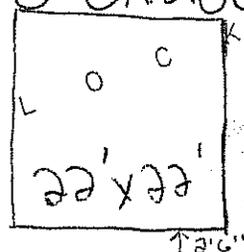
— C/L SECOND ST. —

(66' R.O.W.)

N



LOT 5 GARAGE



LEGEND

REQUEST FOR APPEAL
CITY OF MANISTEE
ZONING BOARD OF APPEALS

Denis R. Johnson & Emmy L. Johnson

FOR OFFICE USE ONLY

Name
464 Fifth Street
Address
Manistee, MI 49660-1575
City, State and Zip Code
Phone Numbers (Work) 231-723-2602
(Home) _____

Appeal Number _____
Date Received 4-29-02
Tax Parcel Number 51-51-374-742-05
Fee Received (Amt & Date) 250.00 4-29-02
Receipt Number 1584
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 checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Appeal from Administrative Decision | <input type="checkbox"/> Other Authorized Review |

II. PROPERTY INFORMATION: 464 Fifth Street

- A. Legal description of property affected by this appeal: Lot 9 & East 1 foot of Lot 8 of Block 21 & South 1/2 of Alley - Tyson & Company Addition
Tax Roll Parcel Code #: 51-51-374-742-05
- B. List of all deed restrictions (attach additional sheets if necessary): None
- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land: Northwestern Savings Bank & Trust
325 First Street, Manistee, MI 49660
- D. This area is: Not platted, Platted, Will be Platted
If Platted, Name of Plat: Tyson & Company Addition to the City of Manistee
- E. Present use of property is: Residential
- F. Present zoning district classification of the property is: R-4 Residential

G. A previous appeal ~~has~~/has not) been made with respect to these premises in the last 40 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 _____ of district boundaries on the _____ Zoning District map as applied 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 checked="" 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 <u>ROOF PITCH TO MIN.</u> |

2. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance. To build an addition to the back of house with the west wall even with existing west wall of the house. The west wall of the house, at the foundation is 7½ feet from the property line. The addition will be used for a master bedroom & bath.

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

- | | | |
|--|------------------------------------|--|
| <input checked="" 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) |

As noted above, the existing sideyard setback is 7½ feet, which is less than the minimum 10 foot setback as required by ordinance.

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? Will be unable to provide a barrier free bathroom & adjoining bedroom.
- 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 Area of older homes which were built to the maximum width allowed at the time, when at the same time 35 foot back yard set backs were also required.
- 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. This request would allow for a needed addition which would not encroach into the sideyard setback any more than the existing structure.

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 neighbor to the west currently looks at either the side of our home or a board fence with high bushes. If the variance is allowed, the fence and bushes would be removed, thus providing additional light into the
- B. How do you propose to minimize any potential negative impacts which your proposed activity area may cause? Have met with affected neighbor and discussed our proposed project. They indicated no objections to the plan. We did offer to provide new planting to enhance the view if needed, but would be addressed after construction.

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 ~~undersigned~~ 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 _____

Date April 29, 2002

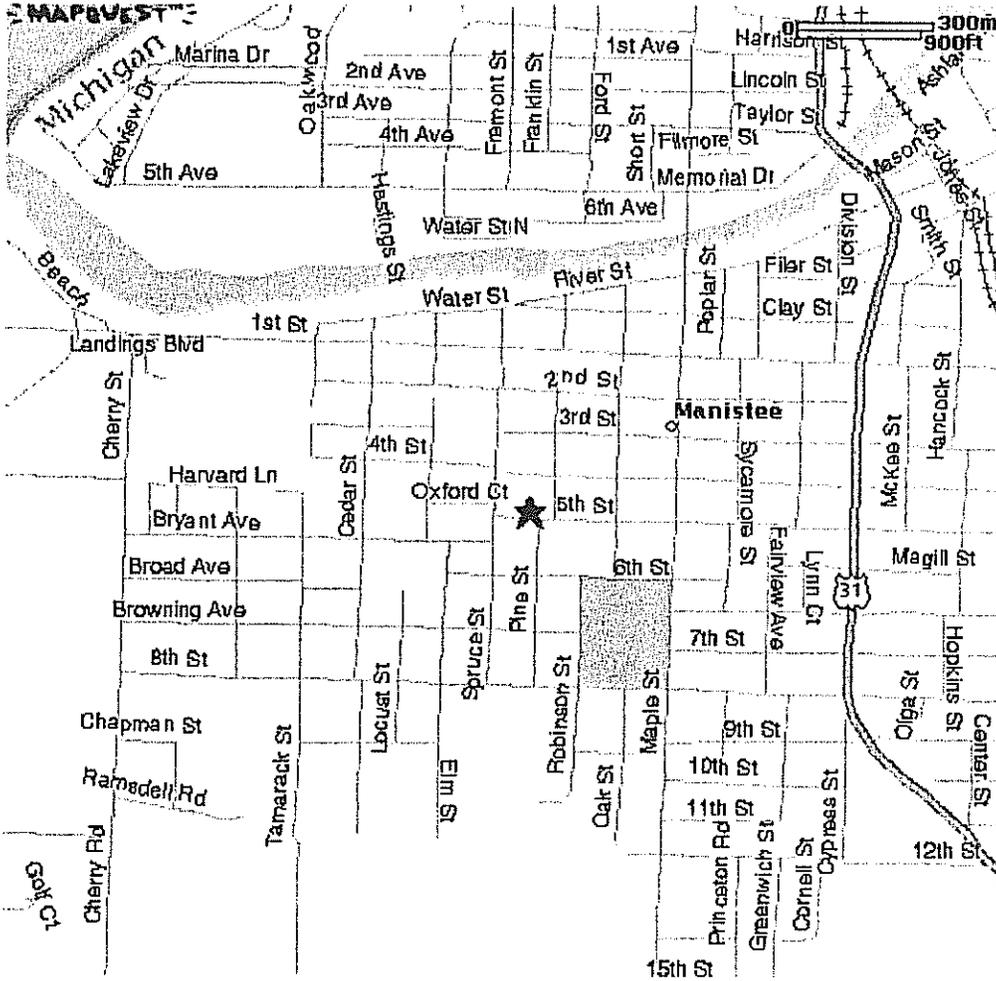
Signature Jimmy L Johnson

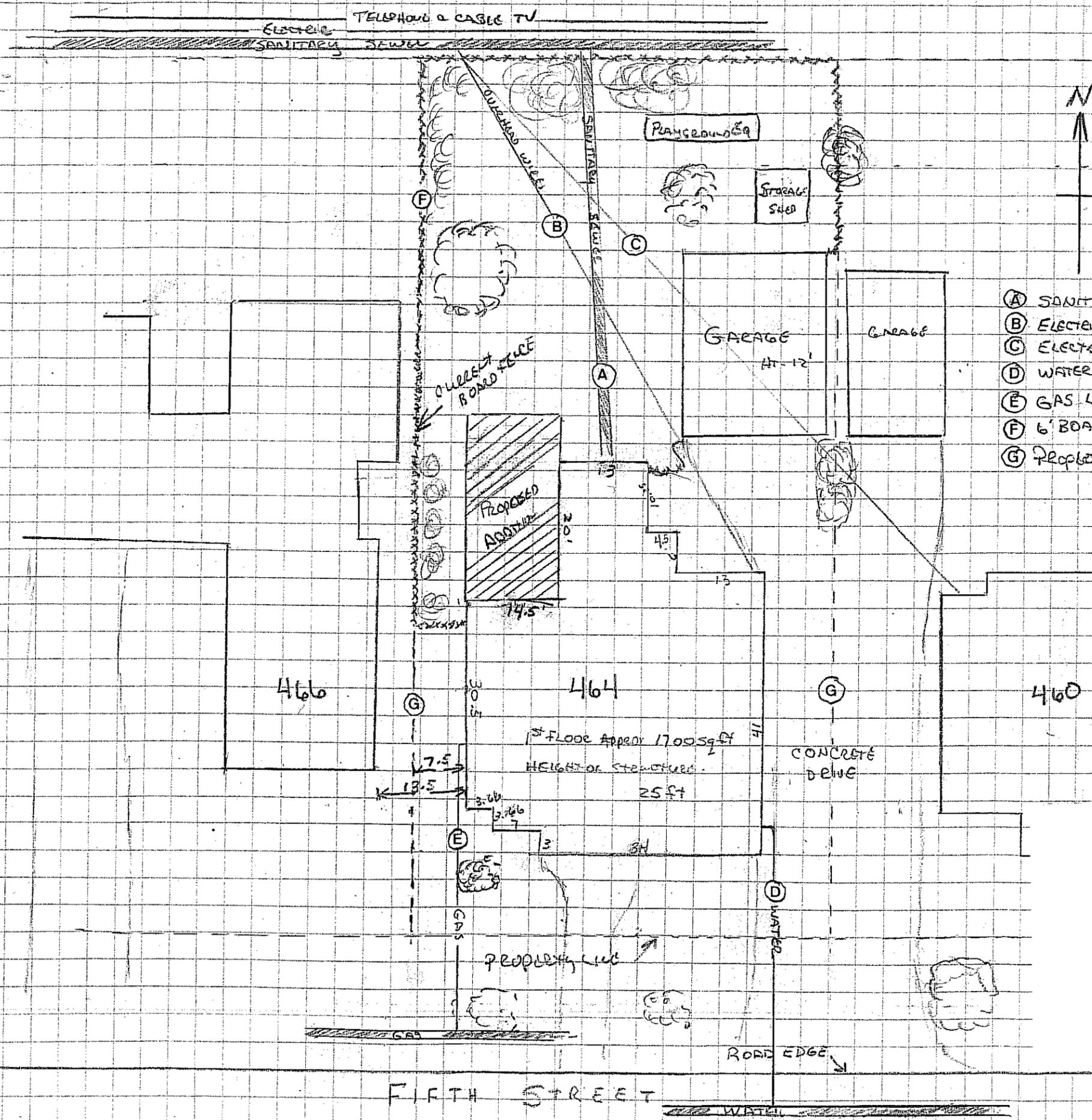
Date April 29, 2002

LOCATION MAP

51-51-374-742-05

464 5th St
Manistee, MI
49660-1675, US





SCALE 1/4" = 4'

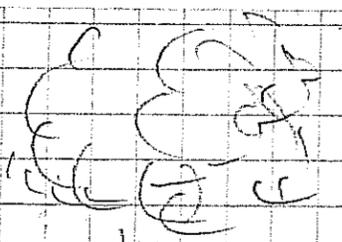
- (A) SANITARY SEWER LINE
- (B) ELECTRIC, CABLE TV & PHONE LINES TO 464 FIFTH
- (C) ELECTRIC LINE TO 460 FIFTH
- (D) WATER LINE
- (E) GAS LINE
- (F) 6' BOARD FENCE ATTACHED 4' CHAIN LINK FENCE
- (G) PROPERTY LINE

DENIS R. JOHNSON
EMMY L. JOHNSON

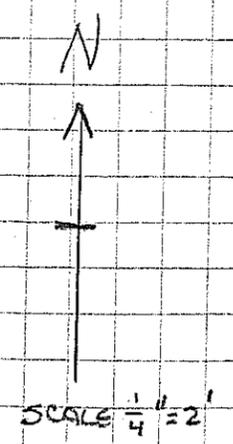
VARIANCE REQUEST
ON SIDE YARD SET BACK

464 FIFTH STREET

51-51-374-742-05



EXISTING BOARD & CHAIN LINK FENCE

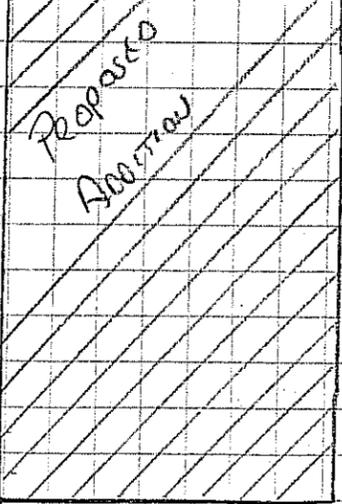


GARAGE

NEW SECTION OF BOARD FENCE
ARTICULAR CONSTRUCTION

PATIO AREA

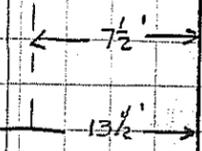
FENCE & BUSHES WITHIN
AREA WILL BE REMOVED



- DRIVEWAY -

466

SIDEWALK



PROPERTY LINE

- 464 -

464 Fifth Street - (51-51-374-742-05)



WEST PROPERTY LINE - LOOKING NORTH FROM STREET



WEST PROPERTY LINE - LOOKING SOUTH FROM BACK YARD



REAR ELEVATION OF HOUSE - LOOKING SOUTH FROM BACK YARD

REQUEST FOR APPEAL

CITY OF MANISTEE
ZONING BOARD OF APPEALS

EARL MAWE

Name

1460 GREENWICH

Address

MANISTEE MI 49660

City, State and Zip Code

Phone Numbers (Work) 723

(Home) 723-4624

FOR OFFICE USE ONLY

Appeal Number _____

Date Received 5-2-02

Tax Parcel Number 51-51-652-707-09

Fee Received (Amt & Date) \$250.00 5-2-02

Receipt Number 1595

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:

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

II. **PROPERTY INFORMATION:**

A. Legal description of property affected by this appeal: GOLDEN ACRES ADD

LOT 30 EXC S 9 FT 1460 GREENWICH

Tax Roll Parcel Code#: 51-51-652-707-09

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

NONE

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

NORTHWESTERN SAVINGS & LOAN

325 1ST MANISTEE MI 49660

D. This area is: Not platted, Platted, Will be Platted

If Platted, Name of Plat: GOLDEN ACRES ADD

E. Present use of property is: HOME

F. Present zoning district classification of the property is: 401

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 applicant respectfully requests the Board of Appeals make an interpretation of:

(A) The _____ of district boundaries on the _____ Zoning District map as applied to the property described in the application.

(B) The provision, Article _____ Section _____ of the Manistee City Zoning Ordinance.

(C) Other, (specify) _____ VARIANCE OF SETBACKS

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

REDUCE SETBACKS TO BUILD A GARAGE
REDUCE SETBACK'S ON NORTH SIDE TO 3 FEET

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. _____

ADDING A GARAGE TO NORTH SIDE OF HOME

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

<input checked="" 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)

NOT ENOUGH ROOM ON NORTH SIDE
WHERE KITCHEN + ENTRY ARE TO PUT GARAGE

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? NOT ENOUGH ROOM FOR A GARAGE
- 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 HOUSE WAS BUILT IN CENTER OF PROPERTY NOT LEAVING ENOUGH ROOM FOR ATTACHED GARAGE
- f. Would granting the variance change the essential character of the area? yes no. If yes, how? As
- 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. _____

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? THIS HOUSE WILL HAVE A ATTACHED GARAGE LIKE MOST HOMES IN NEIGHBOOD

B. How do you propose to minimize any potential negative impacts which your proposed activity may cause? DO NOT KNOW OF ANY NEGATIVE IMPACTS

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.

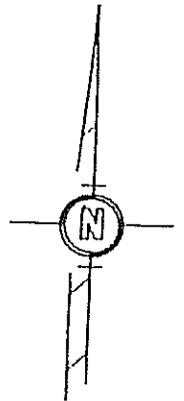
Signature Earl Mauer

Date MAY 1, 2002

Signature _____

Date _____

CERTIFICATE OF SURVEY

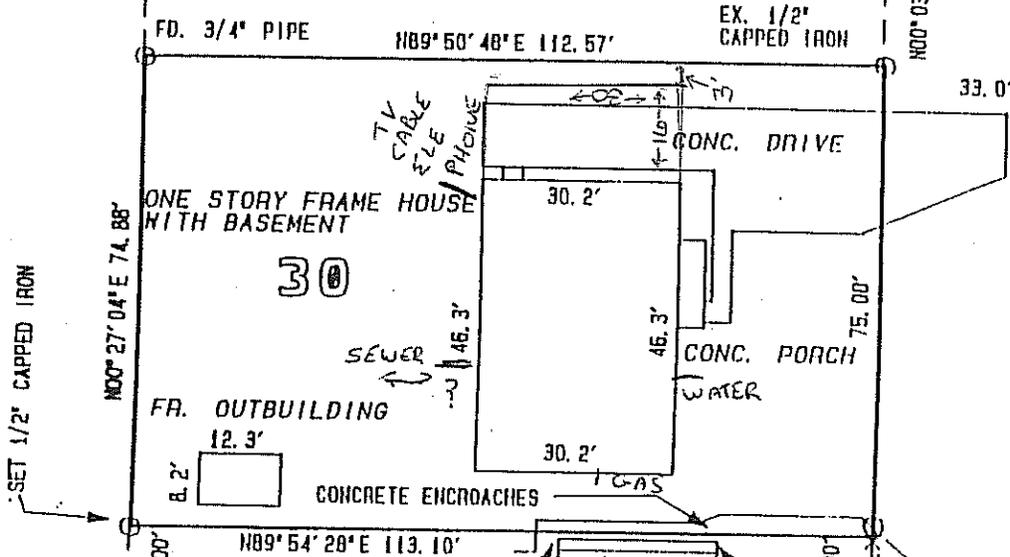


SCALE 1" = 30'

29

FD. CONCRETE MONUMENT

N00° 03' 00" E 923.95'



30

FR. OUTBUILDING



CONCRETE ENCROACHES

31

HOUSE

CUT CROSS IN
CONCRETE

GREENWICH ROAD

FIFTEENTH STREET

FD. CONCRETE MONUMENT

FD. CONCRETE MONUMENT

