

MANISTEE CITY
ZONING BOARD OF APPEALS

Meeting of December 19, 2012
5:30 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I CALL TO ORDER

II ROLL CALL

III APPROVAL OF AGENDA

At this time the Zoning Board of Appeals can take action to approve the December 19, 2012 Agenda.

IV APPROVAL OF MINUTES

At this time Zoning Board of Appeals can take action to approve the September 10, 2012 meeting Minutes.

V PUBLIC HEARING

ZBA-2012-02 Linda Vansickle & Patricia Sundbeck – 719 Kosciusko Street

Linda Vansickle & Patricia Sundbeck purchased the building at 719 Kosciusko Street with the intention of opening up a restaurant which requires a Special Use Permit. When application was received for a Special Use Permit and the site plan was reviewed staff noted that the following variances were needed before application could be made to the Planning Commission:

- Reduce the Minimum Lot Area requirement from 10,000 sq. ft. to 8,583 sq. ft.
- Reduce the Minimum Lot Width requirement from 80 feet to 62 feet
- Reduce the minimum driveway width from 20 feet to 17 feet
- Reduce the number of parking spaces from 13 to 10
- Eliminate the requirement to provide designated pedestrian walkway, landscape planting islands and perimeter buffers

Ms. Vansickle and Ms. Sundbeck are also asking for a variance for a larger sign

- Increase in the size of signage from 16 sq. ft. to 32 sq. ft in size

At this time the Chair will open the public hearing
The Applicant shall be asked to present their case to the Zoning Board of Appeals
City Staff and any Consultants serving the City will present their reports
The Hearing will be opened for Public Comments
The Public Hearing will be closed.

VI BUSINESS SESSION:

Action on Pending Cases

ZBA-2012-02 Linda Vansickle & Patricia Sundbeck – 719 Kosciusko Street

After the Public Hearing is closed the Zoning Board of Appeals will review the variance requests from Linda Vansickle and Patricia Sundbeck necessary to apply for a Special Use Permit for an Eating and Drinking Establishment at 719 Kosciusko Street and for an increase in the size of signage.

At this time the Zoning Board of Appeals could take action to approve/deny the request from Linda Vansickle and Patricia Sundbeck, 719 Kosciusko Street for the necessary variances needed to apply for a Special Use Permit for an Eating and Drinking Establishment.

At this time the Zoning Board of Appeals could take action to approve/deny the request from Linda Vansickle and Patricia Sundbeck, 719 Kosciusko Street for an increase in the size of signage from 16 sq ft to 32 sq ft in size.

Old Business

Other Business of the Appeals Board

Misc.

VII PUBLIC COMMENTS AND COMMUNICATIONS

At this time the Chair will ask if there are any public comments.

VIII ADJOURNMENT

MANISTEE CITY ZONING BOARD OF APPEALS

City Hall, 70 Maple Street
Manistee, MI 49660

MEETING MINUTES

September 10, 2012

A meeting of the Manistee City Zoning Board of Appeals was held on Monday, September 10, 2012 at 5 pm in the Second Floor Conference Room, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Ray Fortier, Mark Hoffman, Bill Kracht, John Perschbacher

MEMBER ABSENT: Craig Schindlbeck

OTHERS: Jon Rose (Community Development Director), Denise Blakeslee (Planning & Zoning)

The meeting was called to order at 5:00 p.m. by Chairman Perschbacher

APPROVAL OF AGENDA:

MOTION by Ray Fortier, seconded by Bill Kracht to approve the Agenda as prepared.

With a voice vote this MOTION PASSED

APPROVAL OF MINUTES:

MOTION by Mark Hoffman seconded by Bill Kracht to approve the September 6, 2012 Zoning Board of Appeals Meeting Minutes.

With a voice vote this MOTION PASSED

PUBLIC HEARING:

None

BUSINESS SESSION:

None

Old Business:

None

Other Business of the Appeals Board:

None

QUESTIONS, CONCERNS OF CITIZENS IN ATTENDANCE:

None

ADJOURNMENT:

There being no further business meeting MOTION by Mark Hoffman, seconded by Ray Fortier the meeting be adjourned.

Meeting adjourned at 5:04 p.m.

Respectfully Submitted

Denise J. Blakeslee, Recording Secretary

Detailed Request and Justification

	Identify each requested variance	Required by Zoning	Requested by Appellant
<input type="checkbox"/>	Front Yard Set Back	From _____	To _____
<input type="checkbox"/>	Side Yard Set Back	From _____	To _____
<input type="checkbox"/>	Side Yard Set Back	From _____	To _____
<input type="checkbox"/>	Rear Yard Set Back	From _____	To _____
<input type="checkbox"/>	Waterfront Set Back	From _____	To _____
<input type="checkbox"/>	Height	From _____	To _____
<input type="checkbox"/>	Lot Coverage	From _____	To _____
<input checked="" type="checkbox"/>	Off Street Parking	From <u>13</u>	To <u>10</u>
<input checked="" type="checkbox"/>	Other: <u>SEE ATTACHED PLAN REVIEW</u>	From _____	To _____

Please Mark all characteristics of your property which require the granting of a variance

<input checked="" type="checkbox"/>	Too Narrow	Explain:
<input checked="" type="checkbox"/>	Too Small	Explain:
<input type="checkbox"/>	Too Shallow	Explain:
<input type="checkbox"/>	Elevation (height)	Explain:
<input type="checkbox"/>	Slope	Explain:
<input type="checkbox"/>	Shape	Explain:
<input type="checkbox"/>	Soil	Explain:
<input type="checkbox"/>	Other: <u>COMMERCIAL BUILDING BUILT IN 1888 TO 1895</u>	Explain:

Variances

The Board shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height regulations, yard and depth regulations, and off-street parking and loading space requirements provided it finds that all of the Basic Conditions and any one (1) of the Specific Conditions set forth herein can be satisfied. The appellant shall submit, along with the established fee and other materials, a narrative demonstrating why a variance is sought.

Basic Conditions - The Board shall find that a variance request meets all of the following conditions.

1. The requested variance is not contrary to the public interest or to the intent and purpose of this Ordinance. WE FEEL IT WOULD BE GOOD FOR PUBLIC yes no

Justification:

2. The requested variance does not establish a use that is not permitted by right or by a special use permit in the zoning district. yes no

Justification: EATING ESTABLISHMENT IS PERMITTED SPECIAL USE ON KEY STREET SEGMENT IN R-2 ZONING

3. The requested variance does not create an adverse effect upon properties in the immediate vicinity or in the district. yes no

Justification: PURPOSED USE IS CONSISTENT WITH NEIGHBORING PROPERTIES

4. The requested variance is not of a recurrent nature to require a change in the Zoning Ordinance. yes no

Justification: STILL EXISTING COMMERCIAL PROPERTY

5. The requested variance is for property under the control of the applicant yes no

Justification: LINDA VANDICHELLE AND PATRICIA SIMONSON OWN THE PROPERTY

6. The requested was not self-created by the applicant or property owner. yes no

Justification: Building Built PRIOR TO Z.O. AMENDED TRU -
10-27-12

7. There is not an alternative that would allow the improvement to the property without the requested variance. yes no

Justification: CANNOT ACQUIRE ADDITIONAL PROPERTY

8. The requested variance is the minimum amount necessary to still permit the reasonable use of the land. yes no

Justification: VARIANCE IS FOR EXISTING COMMERCIAL BUILDING
(ON EXISTING PARCEL)

Special Conditions - When all of the foregoing basic conditions can be satisfied, a variance may be granted when any one (1) of the following special conditions can be clearly demonstrated:

Are there practical difficulties with the property that prevents full compliance with the requirements of the ordinance? yes no

[Practical difficulties are evaluated in terms of the use of the parcel. Neither the fact the appellant could incur additional costs to achieve full compliance or receive additional income with less than full compliance are to be considered]

Justification: EXISTING PARKING AREA ARE NOT SUFFICIENT
TO MEET ZONING

Is there an exceptional or extraordinary circumstance or physical condition (narrowness, shallowness, shape or topography) of the property or to the proposed use that does not apply to other properties or uses in the same zoning district? yes no

Justification: LOT WIDTH AND LOT AREA DO NOT MEET
CURRENT ZONING

Is the requested variance for a right possessed by other properties in the same zoning district? yes no

Justification: KEY STREET - PERMITTED AS SPEC USE

Site Plan Requirements

The applicant is responsible to provide a survey and legal description (unless waived by the Zoning Administrator) as follows:

- The property, identified by parcel lines and location and size
- The scale, north point.
- Natural features such as woodlots, waterbodies, wetlands, high risk erosion areas, slopes over 25%, beach, sand dunes, drainage and similar features.
- The location of proposed and main and accessory buildings, existing structures, fences on the site, the height of all buildings, square footage of floor space and set-backs.
- The proposed driveway, if any.
- If the parcel is a result of a parcel split resulting after the adoption of this ordinance, then the required site plan shall show all structures and buildings, drawn to scale, that are located on the adjacent property.

Site Plan Review
R-2 Medium Density Residential District

Name of Owner: Linda VanSickle/Patricia Sundbeck				
Address: 719 Kosciusko Street Parcel Code #51-748-716-09				
Proposed Use: Eating and Drinking Establishment				
> = Greater than < = Less than +/- = More or Less than	Requirements	Proposed	Compliance Yes No	
Duplex or Commercial Minimum Lot Area Minimum Lot Width	10,000 sq. ft. 80 ft.	8,538.6 sq. ft. 62.2 ft		X X
Maximum Building Height	2 ½ stories, or 35 ft.	No change to building	X	
Maximum Lot Coverage	40%	No change to building	X	
Front Yard Set Back	15 ft.	Existing	X	
Side Yard Set Back:	10 (each side)	Existing	X	
Rear Yard Set Back:	10 ft.	Existing	X	
Parking Requirements:	12.33 spaces	See Notes		X
Signage – subject to Article 21: Proposed Sign is 32 sq. ft. ordinance limits sign to 16 sq. ft.				X
Landscaping Requirements – subject to Section 531: Waived by Jon Rose				
Outdoor Lighting Requirements – subject to Section 525: No new lighting proposed			X	
Notes:				
Parcel Area				
➤ Parcel in question does not meet either the lot area or lot width requirements of the ordinance.				
Parking				
➤ Entrance to building is located either by the north side of the building adjacent to the driveway to the parking which is located at the rear of the building. Another entrance is located at the front of the building on Kosciusko Street.				
➤ The plan indicates that there are 13 spaces with one barrier free space. The spaces are not numbered and by scaling the plan it does not afford the number of spaces while maintaining ingress/egress and pedestrian walkway to the entrances				
➤ The applicant indicated shared parking with the adjoining properties, but the site plan does not show the parking ingress/egress patterns for these parcels or indicate how many spaces they should be providing.				
➤ Parking areas with ten (10) or more spaces shall include designated pedestrian walkways through the parking lot in addition to landscaped planting islands and perimeter buffers in accordance with Section 31, in all instances where sufficient space is available.				
➤ Bike parking and installation of a bike rack is required under the recent zoning amendment that went into effect on October 27, 2012. Not shown on the plan.				
Driveway width				
➤ Plan indicates that the driveway is only 17 feet in width the ordinance requires a 20 foot wide driveway for commercial uses in the R-2 Zoning District. Note that this driveway is shared with pedestrians who are entering and exiting the building.				

Signage

- Applicant included a proposed sign that is 32 sq. ft. in size.
- The ordinance limits signage for Eating and Drinking Establishments in the R-2 Zoning District to 16 sq. ft. in size.

Staff is unable to process request for a Special Use Permit request. The applicant has the option to go to the Zoning Board of Appeals and request a Variance.

THE FOLLOWING VARIANCES WOULD BE NEEDED TO APPLY FOR A SPECIAL USE PERMIT.

Variance to Section 903 Dimensional Standards, Item A Parcel Area:

- Reduce the Minimum Lot Area requirement from 10,000 sq. ft. to 8,583 sq. ft.
- Reduce the Minimum Lot Width requirement from 80 feet to 62 feet

Variance to Section 511 Driveways, Item A.4:

- Reduce the minimum driveway width from 20 feet to 17 feet

Variance to Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks

Item A, Eating and Drinking Establishments – One (1) space for each three seats of legal seating capacity.

- Reduce the number of parking spaces from 13 to 10

Item E, ...Parking areas with ten (10) or more spaces shall include designated pedestrian walkways through the parking lot in addition to landscaped planting islands and perimeter buffers in accordance with Section 531, in all instances where sufficient space is available.

- Eliminate the requirement to provide designated pedestrian walkway, landscape planting islands and perimeter buffers

Variance to Article 21, Section 2107 Use Type 2, Commercial and Office

- Increase in the size of proposed signage from 16 sq. ft. to 32 sq. ft in size ***or reduce the size of the sign to comply with the ordinance (note should do an entire signage plan for the building to avoid future variance requests).***

Zoning Review by:

<input type="checkbox"/>	Location dimensions of existing and proposed man-made features such as buildings, structures, utility easements, water, storm sewer and sanitary sewer lines, storm water drainage and retention lines.
<input type="checkbox"/>	Surface and subsurface storm water drainage and retention systems for paved, roof, and other impermeable surfaces on the site
<input checked="" type="checkbox"/>	Neighboring driveways, and other vehicular circulation features within and adjacent to the site; also the location, size and number of parking spaces in the off-street parking areas and identification of service lanes and service parking
<input type="checkbox"/>	Any proposed alterations to the topography and other natural features shall be indicated.
<input type="checkbox"/>	Any proposed location of connections to existing utilities and proposed extensions thereof.
<input checked="" type="checkbox"/>	A description of the proposed development
<input checked="" type="checkbox"/>	A vicinity map showing the location of the site in relation to the surrounding street system.

Rules – The following rules shall be applied in the granting of variances

The Board may specify, in writing, such conditions regarding the character, location, and other features that will in its judgment, secure the objectives and purposes of this Ordinance. The breach of any such condition shall automatically invalidate the permit granted.

Each variance granted under the provisions of this Ordinance shall become null and void unless: The construction authorized by such variance has received a City zoning permit within one (1) year after the granting of the variance; and the occupancy of land, premises, or buildings authorized by the variance has taken place within one (1) year after the granting of the variance, unless an extension of time has been granted by the Zoning Board of Appeals.

No application for a variance which has been denied wholly or in part by the Board shall be re-submitted for a period of one (1) year from the date of the last denial, except on the grounds of newly discovered evidence of changed conditions found, upon inspection by the Board, to be valid. For such newly discovered evidence to be considered, an applicant shall submit a detailed description of such evidence to the Zoning Administrator who shall place it on the agenda of the Zoning Board of Appeals along with a report and recommendation on the nature of such newly discovered evidence and whether it may have been pertinent to the decision of the Zoning Board of Appeals. If the Zoning Board of Appeals determines that the newly discovered evidence would have been pertinent to its decision, it shall direct the Zoning Administrator to accept a new application for the previously denied variance. An application considered under the terms of this subparagraph shall be considered a new application and shall be subject to all hearing, notice and fee requirements of this Ordinance.

Authorization

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. By signing this affidavit permission is given for Zoning Board of Appeals Members to make a site inspection if necessary.

Signature: *Kimberly Van Driel* Date: 11-7-12

Signature: *Patricia Sunhok* Date: 11-7-12

Fee of \$500.00 enclosed and Site Plan for project attached (request cannot be issued without site plan)

Office Use Only

Fee: <input checked="" type="checkbox"/> \$500.00	Receipt # <u>27211</u>
Date Received: <u>11-</u>	Hearing Date: <u>ZBA- 2012-02</u>

Zoning Committee

Linda and I (Keith) have always had a desire to own and operate an eating establishment. We could never find the right place until 719 Kosciusko St. property became available. We thought what a great opportunity, to be able to provide several services to the neighborhood and to the community...

- A. Good Food
- B. Customer Service
- C. To employ eight to ten people here locally
- D. To provide great hours of service within City Limits
- E. To occupy and maintain the existing commercial property
- F. And to provide a little bit of town history and call it "Old US-31 Diner"

The property at 719 Kosciusko St. was built in the late 1800's and has had several good businesses within Manistee since then. From a Saloon, to a Meat Market, and Grocery Store (Please see attached history). The parcel size at 719 Kosciusko is limited as developed parcels on each side are limited.

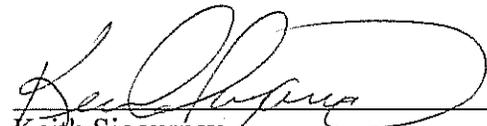
Linda and I, respectfully ask that you consider these variances needed to apply for a special use permit as requested.

We believe this business would be a great asset to the neighborhood and to the community.

Thank you so much for your time.



Linda VanSickle



Keith Sigourney



Patricia Sundbeck

1897

CHICAGO, MILWAUKEE & ST. PAUL RY.
Best Road between Chicago and the West and North-
west. Solid Vestibule Compartment Car Trains. . . .

100

R. L. POLK & CO.'S MANISTEE

- Gramza Joseph, saloon, 719 Kosciusko, res same.
 Gramza Mary, bds 604 Ramsdell.
 Grandjean Charles, upholsterer, res 262 5th.
 Grandjean Elizabeth, domestic, bds 262 5th.
 GRANT JOHN H (McAlvay & Grant), Probate Judge,
 Court House, res 386 3d.
 Gravander Rev Edward, pastor Swedish Baptist Church, res
 311 Cypress.
 Gravander Edward, printer J H Shults, bds 311 Cypress.
 Gravander Elmer, printer J H Shults, bds 311 Cypress.
 Graves Warren A, bkkpr Buckley & Douglas Lumber Co,
 res Oak Hill.
 Graybill Fred L, bkkpr Will A Waite, res 483 Water.
 Greechowiak Arthur, stripper James Finan, bds 332 4th av.
 Greechowiak Eugene, lab, bds 332 4th av.
 Greechowiak Martin, foreman, res 332 4th av.
 Greechowiak Oscar, lab, bds 332 4th av.
 Green Charles, tmstr The Buckley & Douglas Lumber Co,
 bds 238 7th.
 Green Fred J, clk W R Hall, res 307 Cypress.
 Green George J, bkkpr Manistee National Bank, res 1 s of
 622 Pine.
 Green George W, sailor, bds 97 Spruce.
 Green Henry, brakeman, rms 405 Oak.
 Green Isabella S (wid John E), bds 97 Spruce.
 Green Joseph H, carp, res 458 4th.
 Green Maggie, bds 254 5th av.
 Green Mrs Mame E, stenogr, res 1 s of 622 Pine.
 Green Margaret, photo printer Mrs C A Conat, bds 254
 5th av.
 Green Thomas, cook, res 254 5th av.
 Green Thomas C, clk Phil Parry, bds 254 5th av.
 Green Wm, knot sawyer State Lumber Co.
 Green Wm, lab Manistee Planing Mill Co, bds 363 1st.
 Green Wm J, yardman Dunham House, bds 97 Spruce.
 Greenwell Edith, bds 289 5th av.
 Greenwell John N, painter, 114 Washington, res 1006
 Maple.
 Greenwell Robert G, roofer, res 289 5th av.
 Greenwell Sarah J, bds 289 5th av.

Sloman's Diamond Absolutely Pure
and Free
from Drugs.
Wedding Rye.

1922

Service **Get the Habit--Go to R. J. Miller & Co.** Quality
Up-to-Date Dry Goods—Ready-to-Wear and Notions
Larsen Block R. J. MILLER & CO. Manistee, Mich.

MANISTEE BUSINESS DIRECTORY (1922-23) 303

Machinists

Channer Ollie, se cor River and Spruce
Johnson August N Machine Co, 1st ne cor Cedar
MANISTEE IRON WORKS CO, Ne cor River and
Jones (See left top lines)
BURCHARD & CARLSON, Onekama (See page 8)

***Machinists' Tools**

VINCENT-WOLTERS CO THE, 423 River (See left
top lines)

***Magazines**

KINDERGARTEN-PRIMARY MAGAZINE, 278 River
(See page 5)

***Marble Works**

MANISTEE GRANITE & MARBLE WORKS, 294
River (See page 5)

Market Gardeners

Longhenry Nicholas J, 18 Duffy
Schonert Wm J, 312 1st av

***Masseurs**

BOGIE DAVID J, 210 Savings Bank Bldg

Mattress Manufacturers

SCHLEGELMILCH E CO THE, 421 River (See right
bottom lines)

Meat Markets

Abramowski Joseph S, 1004 Vine
Adamski Sylvester, Oak Hill
Anderson Oscar F, 253 5th av
Andresen Harry V, 255 5th av
Andresen Thomas E, 319-321 6th
Badman Charles R, 78 Division and 719 Kosciusko
Baumann Albert R, 437 River
Hoops Wm & Co, 437 River
Janicki Anthony, 189 8th
Kielsing Edmund O H, 315 1st
Oglethorpe Thomas H, 331 3d
Rothschild Solomon, 185 Harrison
Schewe Charles E, 74 Filer and 221 5th
Sponnoble Henry A, 346 1st
Stepan Joseph, 129 Washington

WILLIAM MILLER | **General Hardware**
HARDWARE CO. | **and**
374 RIVER ST. | **Farm Implements**

ARVID JOHNSON

GENERAL CONTRACTOR & BUILDER

STORE FRONTS — ROOFS — MILLWORK

249 RIVER

TEL. 680-F2

1940

Linen's



SO CLEAN

PHONE 900

ONE DAY BUNDLE SERVICE

113 HANCOCK ST.

Wet Wash Family Finish

Hand Finished Lost Buttons Replaced

McKinley's Home Laundry

Laundry Service

WE CALL FOR and DELIVER

Adamczak Leonard W lab Morton Salt Co r159 8th
Adamczak Lorraine leather ctr Manistee Shoe Mfg Co r1313
Manistee

Adamczak Martin (Sally; 1) beer 172 and gro 174 8th h174 do
Adamczak Raymond J farmer r159 8th
Adams Casmer firemn Consumers Power Co r Filer City
Adams Chester L (Ruth; 2; Adams Paper Converting Co)
h464 3d

Adams Jas (Sarah E) clk Morton Salt Co h345 4th
Adams Paper Converting Co (Chester L Adams) paper water-
proofing 1009 Manistee

Adamski Alex (Anna) lab Manistee Iron Wks Co r East Lake
Adamski Anna mach opr De Luxe Garment Co r Kate Adam-
ski (OH)

Adamski Antonia (wid Jos) h531 Hancock
Adamski Clarence J (Bernice E; 2) lab Manistee Salt Wks
h es US 31 1 s 27th (OH)

Adamski Edw J (Bernadine) auto mech Manistee County
Road Comm h16 Duffy

Adamski Edw J (Alice M; 2) clk Jos Adamski jr r122 Sibben
Adamski Esther H hlpr Manistee Garment Co r Parkdale

Adamski Frank C (Margt; Red Cross Pharmacy) h91 Poplar
Adamski Geo F (Kath M; 1) lab Morton Salt Co r Parkdale

Adamski Geraldine prsr De Luxe Garment Co r RD 2 Box 33
Adamski Isabelle Mrs mach opr De Luxe Garment Co r East-
lake

Adamski John (Adamski's Grocery) r Kate Adamski (OH)

Adamski John A emp Filer Fibre Co r East Lake Mich

Adamski Jos clk Adamski's Gro r Kate Adamski (OH)

Adamski Jos jr (Agnes) gro 719 Kosciusko h804 Englemann

Adamski Kate h ws Main 3 s 21st (OH)

Adamski Lorin student r 16 Duffy

Adamski Michl P (Theresa; 3) auto mech Auto Garage Co
h602 Cypress

Adamski Stanley J (Sophia; 2; Stanley's Service) h1205
Manistee

Adamski Susan sten Century Boat Co r91 Poplar

Adamski Theo V bartndr West End Tavern r804 Engelmann

Adamski Wm S (Marian E; 1) driver Schlieff Bros h55 Filer

Adamski's Grocery (John Adamski) ws Main 4 s 21st (OH)

Adolphson Beatrice r410 Ramsdell

Adolphson Beryl H mach opr Manistee Shoe Mfg Co r410
Ramsdell

Adolphson Chas r302 4th

Adolphson Gladys P student r410 Ramsdell

Adolphson Harvey (Alma C; 2) welder Manistee Iron Wks Co
h302 4th

Adolphson Harvey jr lab Manistee Salt Wks r302 4th

Adolphson Kath mach opr Manistee Garment Co r302 4th

Adolphson Verner (Helen) blrmkr Manistee & NE Ry Co
h410 Ramsdell

Ahlgren Ray G (Bertha; 1) slsmn h459 1st

Zoning Board of Appeals - 2001

Date	Name	Parcel Code/Address	Request
3/22/01	Good Shepherd Lutheran Church	521 Cypress Street 51-51-654-702-07	Reduction in alley set-back from 10 feet to 2 feet 3 inches to construct an addition. Approved with condition that curb be painted yellow.
4/5/01	Richard Robinson	719 Kosciusko Street 51-51-748-716-09	Reduce side-yard set-back from 10 feet to 6 feet 9 inches to construct a garage inline with south wall of existing building. Approved
4/5/01	Richard Robinson	719 Kosciusko Street 51-51-748-716-09	Variance to allow an encroachment into public right-of-way of a mansard roof with 4 foot overhang which replaces existing 3 foot overhang. Approved.
7/9/01	Kyle & Carrie Mosher	505 Seventh Street 51-51-366-710-10	Variance to reduce the front-yard set-back from 25 feet to 15 feet to allow the construction of a covered porch. Approved.
7/9/01	Delores Daul	378 Eleventh Street 51-51-670-715-20	Variance to the front-yard set-back from 25 feet to 12 feet for a garage addition. Approved.
8/23/01	Homer & Kris Ramsdell	539 Eighth Street 51-51-358-717-09	Variance to reduce the front-yard set-back on Tamarack Street from 30 feet to 13 feet to enclose the existing carport/covered patio and convert to living space. Approved.
8/23/01	Homer & Kris Ramsdell	539 Eighth Street 51-51-358-717-09	Variance to reduce the front-yard set-back on Eighth Street from 30 feet to 23 feet to construct a covered porch. Approved.
8/23/01	Manistee Heights Care Center	300 Care Center Drive 51-51-713-125-01	Variance to allow 3 foot by 8 foot sign to be placed at the southwest corner of the building. Approved with the condition that no direct light or significant glare from the sign shall be cast onto any adjacent parcel that is zoned residential.

LIMITED WARRANTY DEED

THIS INDENTURE, Made on the 30th day of October, 2012.

WITNESSETH, That the Grantor, WEST SHORE BANK, of P.O. Box 627, Ludington, Michigan 49431;

In consideration of FORTY THOUSAND DOLLARS (\$40,000.00);

Conveys and Limitedly Warrants to LINDA VAN SICKLE, of 222 Hughes Street, Manistee, MI 49660 and PATRICIA SUNDBECK, of 715 ½ Kosciusko Street, Manistee, Michigan 49660, as tenants in common;

The following described lands and premises situated in the CITY OF MANISTEE, COUNTY OF MANISTEE and STATE OF MICHIGAN, to wit:

FREELAND LOT 11 BLOCK 10

Property I.D. # 51-748-716-09

Grantor will warrant and defend the Premises against the lawful claims and demands of all persons claiming through Grantor but against no other claims and no other person, including predecessors in title.

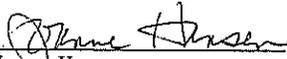
SUBJECT TO all leases, easements, restrictions, covenants, reservations, responsibilities and requirements of record.

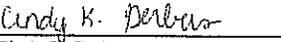
If this property is situated on any unplatted parcels, this property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right To Farm Act.

If this property is situated on any unplatted parcels, the Grantor grants to the Grantee the right to make all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Executed this 30th day of October, 2012.

Signed in Presence of:


Joanne Hansen
Witness


Cindy K Gerbers
Witness

Signed By:


Justin C Freeman
Its Vice President/Credit Officer

NORTH



LEGAL DESCRIPTION

LOT 11, BLOCK 10 OF THE FREELAND ADDITION TO THE CITY OF MANISTEE

APPLICANT: LINDA VANSICKLE & PATRICIA SUNDBECK

ZONING: R-2 MEDIUM DENSITY RESIDENTIAL
ON KEY STREET SEGMENT

EXISTING PROPERTY USE: COMMERCIAL

PROPOSED PROPERTY USE: EATING ESTABLISHMENT

PROPOSED SEATS: 37

PARKING CALCULATION: 1 SPACE FOR 3 SEATS
 $37/3 = 12.33$

PARKING PROVIDED: 10 SPACES W/1 BARRIER FREE

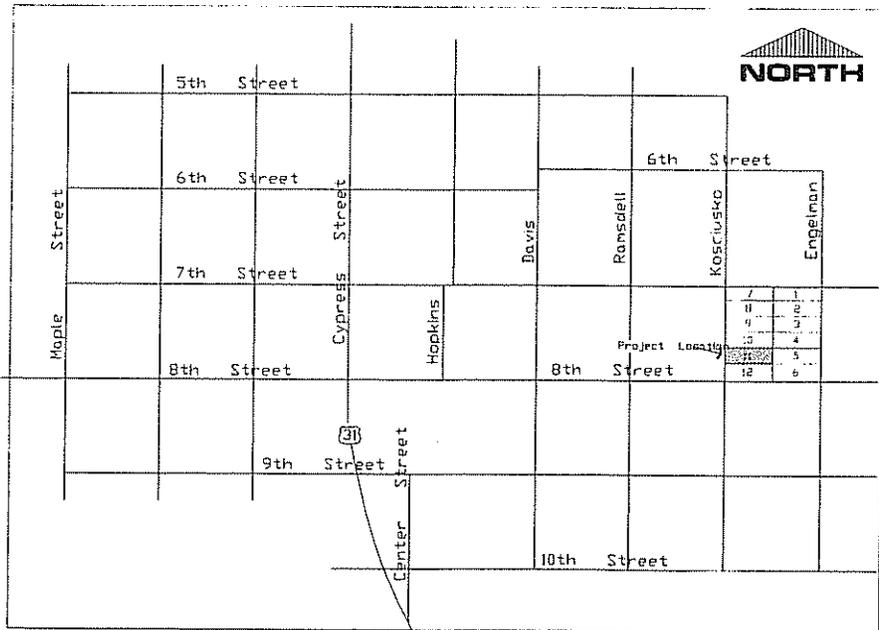
ANY LOADING OR UNLOADING WILL BE CONDUCTED WHEN THE FACILITY IS NOT OPEN TO THE PUBLIC.

SIGNING PLAN: EXISTING SIGN IS 8'x4'=32 SF AND IS MOUNTED ON THE FRONT OF THE BUILDING.

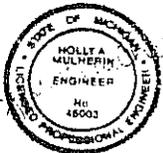
LIGHTING PLAN: THERE IS NO NEW EXTERIOR LIGHTING PROPOSED. EXISTING EXTERIOR LIGHTING IS 3 RECESSED LIGHTS UNDER THE ROOF EAVE ON THE FRONT OF THE BUILDING.

LEGEND

- = FOUND CORNER
- = SET CORNER
- ◻ = FOUND MONUMENT
- ◼ = SET MONUMENT
- R = RECORDED
- M = MEASURED
- △ = P.K. NAIL

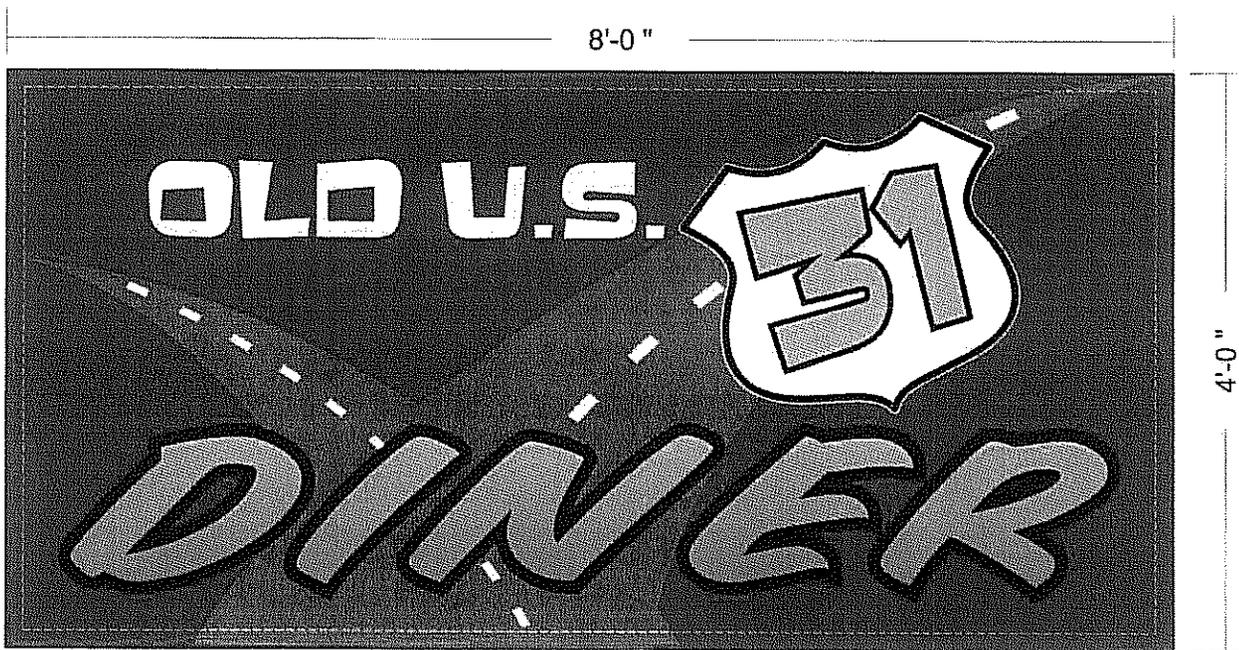


SITE VICINITY MAP



PREPARED BY: HOLLY A. MULHERIN, P.E.
NORDLUND & ASSOCIATES, INC.
267 E. RIVER STREET
MANISTEE, MICHIGAN 49431
DATE: OCTOBER 29, 2012

REV.	DESCRIPTION	BY	DATE
 NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services since 1972 813 E. Ludington Ave. 267 River Street Ludington, MI 49431 Manistee, MI 49660 (231) 843-3485 (231) 723-6400 FAX (231) 843-7878 FAX: (231) 723-6642			
CLIENT:		DRAWN BY: T.C.B. CHECKED BY: H.A.M.	
Linda Van Sickle Patricia Sundbeck		SCALE: 1" = 20'	
DESCRIPTION:		DATE: October 2012	
Old US 31 Diner		JOB NUMBER	SHEET



FLAT WHITE POLY FACE
 EXISTING CABINET (RELOCATE)
 FIRST SURFACE GRAPHIC
 PSA DIGITAL WITH LAMINATE

1.5" RETAINER NOMINAL

QTY: 1

AMORSIGN
 Amor Sign Studios, Inc.
 443 WATER STREET - P. O. BOX 433
 MANISTEE, MI 49660 - 231-723-9361 - 800-922-2667
 FAX: 231-723-9365 - www.amorsign.com

DATE: 10-4-12 SALES REPRESENTATIVE: TOM H. AMOR
 DRAWING SCALE: 1/2" = 1' GRAPHICS BY: W. BIALIK
 FILENAME: FLAT FACE
 SERVER LOCATION: AMOR N. | DESIGN | OLD US 31 DINER

PANTONE COLOR MATCHING:
 PMS: AS SHOWN

3M / PSA FILM MATCHING:
 PREMIUM:
 TRANSLUCENT:
 PSA: LAMINATE:

VER
 1

APPROVED:
 DATE:

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