



APPROVED

ACME TOWNSHIP ZONING BOARD OF APPEALS
Via Zoom
November 12, 2020 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE (7:09pm)

ROLL CALL:

Members present: Hoxsie, Maitland, VanHouten

Members excused: Kuncaitis, LaSusa

Staff present: Lindsey Wolf

- A. APPROVAL OF AGENDA:** Motion by Hoxsie, supported by Maitland. Supported by all present – motion carries.
- B. INQUIRY AS TO CONFLICTS OF INTEREST:** None
- C. CORRESPONDENCE:** Haggard's Plumbing & Heating
- D. PUBLIC HEARINGS:**
1. ZBA 2020-01: request to expand a legal non-conforming accessory building on the property that lies within the 30' front setback, Scott & Karen Burdick, 4293 5 Mile Road
 - Wolf read the public hearing notice into the record
 - Wolf recapped a letter of support of the application from Haggard's Plumbing & Heating
 - Maitland open the public hearing & public comment
 - VanHouten disconnected at 7:11
 - Presentation by Wolf as to why application has come before the board based on application materials. House built prior to adoption of the zoning ordinance – zoning created the issue.
 - Scott & Karen Burdick, 4293 5 Mile Road – discussed the project, reasons for renovations (flat roof), home sitting within the setback.
 - Discussion about the site by various ZBA members. No comment.
 - ZBA satisfied with findings of fact.
 - Maitland closed the public comment portion of the hearing.
 - VanHouten Returned at 7:15. Proceedings explained to VanHouten from disconnection.
 - **Motion by Hoxsie to approve the request as it meets the basic and special conditions with the findings of fact presented in Planning & Zoning Staff Report for ZBA Case 2020-01 in the minutes. Second by Maitland. Motion carries unanimously.**

Standards for Determination:

5.4 NONUSE VARIANCES The Zoning Board of Appeals shall have the authority to grant nonuse variances relating to the construction, structural changes, or alteration of buildings or structures related to dimensional requirements of the zoning ordinance or to any other nonuse-related standard in the ordinance, **PROVIDED ALL of the BASIC conditions listed herein and any ONE of the SPECIAL conditions listed thereafter can be satisfied.**

5.4.1 Basic Conditions: That any nonuse variance granted from this Ordinance:

Is a result of practical difficulties which prevent carrying out the strict letter of this Ordinance. These practical difficulties shall be evaluated in terms of the use of the particular parcel of land, and cannot be solely economic in nature.

SATISFIED: *This legally non-conforming use was built in 1957 which predates the current township zoning ordinance. Zoning created the non-conformity.*

Will not be contrary to the public interest or to the intent and purpose of this Ordinance.

SATISFIED: *The applicant's non-use variance and extension of a legal non-conformity requests are not contrary to public interest in that it will create no discernable negative impact on property owners and is by and large consistent with the intent of the zoning district.*

Will not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.

SATISFIED: *The Applicant's proposed non-use variance and extension of a legally non-conforming use requests are believed to have no discernable negative impact on surrounding properties. The proposed expansion will not further encroach into the front yard setback – nor violate the 10' side yard setback.*

Is not where the specific conditions relating to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practical.

SATASFIED: *The applicants' request is unique to their needs. The roof and back wall were in need of repair due to water damage making it an ideal time to construct the proposed addition.*

Will relate only to property that is under control of the applicant.

SATISFIED: *The specific non-use variance request relates only to the property under control by applicant/owner.*

Will not be permitted for a parcel of property that is not a Legal Lot of Record, as defined by this Ordinance.

SATISFIED: *The parcel is a Legal Lot of Record.*

5.4.2 Special Conditions: When ALL of the foregoing basic conditions can be satisfied, a nonuse variance may be granted when any ONE of the following special conditions can be clearly demonstrated:

Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property that do not generally apply to other property uses in the same zoning

district. Such circumstances or conditions shall not have resulted from any act of the applicant subsequent to the adoption of this Ordinance.

NOT EVALUATED

Where such variance is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.

SATISFIED: *As stated, zoning created the non-conformity. The roof and back wall were in need of repair due to water damage making it an ideal time to construct the proposed addition. Furthermore, the proposed addition is situated to provide the least amount of disturbance to the surrounding area.*

E. ADMINISTRATIVE ACTION

- 1.** Approve Zoning Board of Appeals draft minutes from 10/10/19
 - Motion by Hoxsie, second by VanHouten to approve the minutes as presented. Motion carries unanimously.
- 2.** Election of Officers
 - Motion by Hoxsie to have the same officers for 2021 by Maitland, seconded by VanHouten. Motion carries unanimously.
 - Kuncaitis – Chair
 - LaSusa – Vice Chair

ADJOURN: (7:23 pm)

Motion by VanHouten to adjourn, second by Hoxsie. Motion carries unanimously.



Acme Township

6042 Acme Road | Williamsburg, MI | 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

PUBLIC NOTICE ACME TOWNSHIP

**NOTICE IS HEREBY GIVEN that
The Regular Zoning Board of Appeals Meeting has
been scheduled on**

Thursday, November 12, at 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/84540058664>

Meeting ID: 845 4005 8664

One tap mobile

+13017158592,,86466644118# US (Germantown)

+13126266799,,86466644118# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 823 9878 9196

Find your local number: <https://us02web.zoom.us/j/84540058664>



ACME TOWNSHIP ZONING BOARD OF APPEALS
ACME TOWNSHIP HALL VIA ZOOM
6042 Acme Road, Williamsburg MI 49690
November 12, 2020 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL:

Members present:

Members excused:

Staff present:

A. APPROVAL OF AGENDA:

B. INQUIRY AS TO CONFLICTS OF INTEREST:

C. CORRESPONDENCE:

1. Haggard's Plumbing & Heating

D. PUBLIC HEARINGS:

1. ZBA 2020-01: Non-Use variance request for the construction of an addition to a nonconforming residential building, Scott & Karen Burdick, 4293 5 Mile Road Williamsburg

E. ADMINISTRATIVE ACTION

1. Approve Zoning Board of Appeals draft minutes from 10/10/19
2. Election of Officers

ADJOURN:

Haggard's
PLUMBING and HEATING
"Business of Quality and Service"
"Charlevoix-the-Beautiful"
haggardsinc@hotmail.com

October 29, 2020

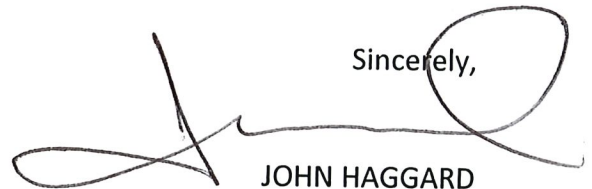
Acme Township Zoning Department
6042 Acme Rd.
Williamsburg, MI 49690

RE: Application for a variance request from Scott & Karn Burdick; to expand a non-conforming single family dwelling on the property. Parcel#28-01-109-021-00

To Whom it May Concern,

Upon reviewing the above Article, I would like to express my view on the above plan request. Haggard's Plumbing & Heating is not opposed to the changes of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time to either build and/or improve their existing property, it would only help the economy continue to grow. It would prove positive for the local, county and state to do all we can to improve and promote growth in anyways possible.

Sincerely,



JOHN HAGGARD



**ACME TOWNSHIP ZONING BOARD OF APPEALS
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
October 10, 2019 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE (7:00 pm)

ROLL CALL:

Members present: Hoxsie, LaSusa, Maitland, Kuncaitis, VanHouten

Members excused: none

Staff present: Lindsey Wolf

A. APPROVAL OF AGENDA:

B. INQUIRY AS TO CONFLICTS OF INTEREST: Kuncaitis excused himself from hearing

C. CORRESPONDENCE: Jim & Evie Huver, 7833 Sayler Road

D. PUBLIC HEARINGS:

1. ZBA 2019-01: Non-Use Variance Request for the Construction of an additional to a legal nonconforming accessory building, V. Larry Hebert, 7775 Saylor Rd
 - LaSusa read the public hearing notice into the record
 - LaSusa opens public comment portion of hearing
 - LaSusa read a letter of support of the application from Jim and Evie Huver 7833 Sayler Road
 - V. Larry Hebert, 7775 Saylor Road – discussed the project, difficult terrain, and his intentions to retain an existing portion of the eastern wall and foundation.
 - Discussion about the site by various ZBA members.
 - Hoxie inquired about moving the doors on the proposed addition to the north.
 - Hebert shared concerns of moving doors to the north because of the drop off and mature trees in that location.
 - Maitland inquired if the proposal required a permit from the road commission.
 - Wolf explained that no new entry points would be created and will utilize existing driveway.
 - LaSusa closed the public comment portion of the hearing.
 - **Motion by Maitland to approve the request as it meets the basic and special conditions with the findings of fact presented in Planning & Zoning Staff Report for ZBA Case 2019-01 in the minutes. Second by LaSusa. Motion carries unanimously.**

Standards for Determination:

5.4 NONUSE VARIANCES The Zoning Board of Appeals shall have the authority to grant nonuse variances relating to the construction, structural changes, or alteration of buildings or structures related to dimensional requirements of the zoning ordinance or to any other nonuse-related standard in the ordinance, **PROVIDED ALL of the BASIC conditions listed herein and any ONE of the SPECIAL conditions listed thereafter can be satisfied.**

5.4.1 Basic Conditions: That any nonuse variance granted from this Ordinance:

Is a result of practical difficulties which prevent carrying out the strict letter of this Ordinance. These practical difficulties shall be evaluated in terms of the use of the particular parcel of land, and cannot be solely economic in nature.

***SATISFIED:** This legally non-conforming use has been in existing for over fifty-six (56) years prior to the date of when the first township ordinance was put in place in the late 60s/early 70s. Zoning created the non-conformity.*

As the site plan and site pictures indicate there a number of challenges on the property: The topography of the property slopes in several locations; existing structures are located on the only flat areas of the parcel.

Mature trees also occupy the slopes: 43" diameter maple, 12" diameter apple tree, 12" diameter cedar

The location of the propane tank is situated directly behind the garage.

Will not be contrary to the public interest or to the intent and purpose of this Ordinance.

***SATISFIED:** The applicant's non-use variance and extension of a legal non-conformity requests are not contrary to public interest in that it will create no discernable negative impact on property owners and is by and large consistent with the intent of the zoning district. The 5-acre parcel to the south is currently vacant. The applicant has also stated the pitch of the roof will direct all runoff onto his parcel and will not negatively impact the neighboring 5-acre parcel that the existing building is located closest to.*

Will not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.

***SATISFIED:** The Applicant's proposed non-use variance and extension of a legally non-conforming use requests are believed to have no discernable negative impact on surrounding properties. As stated previously, the applicant has the design and pitch of the roof to direct runoff onto his property.*

Is not where the specific conditions relating to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practical.

***SATASFIED:** The applicants' request is unique to their needs on the property due to the various slopes.*

Will relate only to property that is under control of the applicant.

***SATISFIED:** The specific non-use variance request relates only to the property under control by applicant/owner.*

Will not be permitted for a parcel of property that is not a Legal Lot of Record, as defined by this Ordinance.

SATISFIED: *The parcel is a Legal Lot of Record.*

5.4.2 Special Conditions: When ALL of the foregoing basic conditions can be satisfied, a nonuse variance may be granted when any ONE of the following special conditions can be clearly demonstrated:

Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property that do not generally apply to other property uses in the same zoning district. Such circumstances or conditions shall not have resulted from any act of the applicant subsequent to the adoption of this Ordinance.

SATISFIED: *As stated, zoning created the non-conformity. The applicant did not erect the non-conforming structure. Due to the topography of this parcel it makes the buildable area more challenging. Furthermore, the proposed addition is situated to provide the least amount of disturbance to the surrounding area.*

Where such variance is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.

NOT EVALUATED

The applicant has submitted a narrative to support that all of the basic conditions can be satisfied, and that one of the special conditions can be demonstrated. This has been provided in your packet for consideration.

E. ADMINISTRATIVE ACTION

- 1.** Approve Zoning Board of Appeals draft minutes from 08/09/18
 - Motion by Maitland, second by LaSusa to approve the minutes as presented. Motion carries unanimously.
- 2.** Election of Officers
 - Kuncaitis opens the nomination for chair.
 - LaSusa nominates Kuncaitis. No other nominations. ZBA unanimously approves Kuncaitis as chair.
 - Kuncaitis opens the nomination for vice chair.
 - Maitland nominates LaSusa. No other nominations. ZBA unanimously approves LaSusa as vice chair.

ADJOURN: (7:17 pm)

Motion by LaSusa to adjourn, second by Maitland. Motion carries unanimously.



Planning and Zoning Staff Report

6042 Acme Road | Williamsburg, MI | 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

Date: November 12, 2020

Case #: ZBA 2020-01

Request: Non-Use variance request to expand a legal non-conforming accessory building on the property that lies within the 30' front setback.

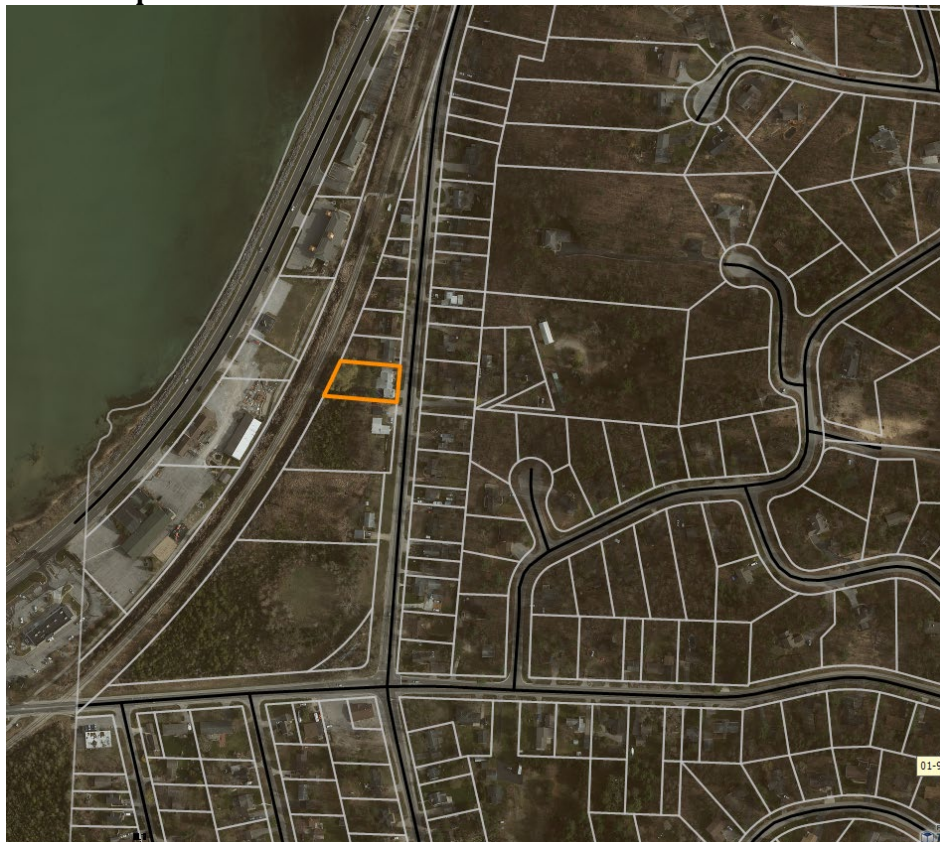
Applicant: Scott & Karen Burdick

Address: 4293 5 Mile Road
Williamsburg, MI 49690

Parcel No: 28-01-109-021-00

Legal: COM NW COR LOT 23 BAY PINES TH N 82 DEG 48' W 66' TH S 7 DEG 12' W 25' TO POB THN 7 DEG 12' E 100' TH N 82 DEG 48' W 165.88' TO C & O RR E R/W TH SWLY ALG R/W TO PT N 82 DEG 48' W OF POB TH S 82 DEG 48' E 200' M/L TO POB. SEC 9 T27N R10W

Aerial Map:



Area: .402 Acres

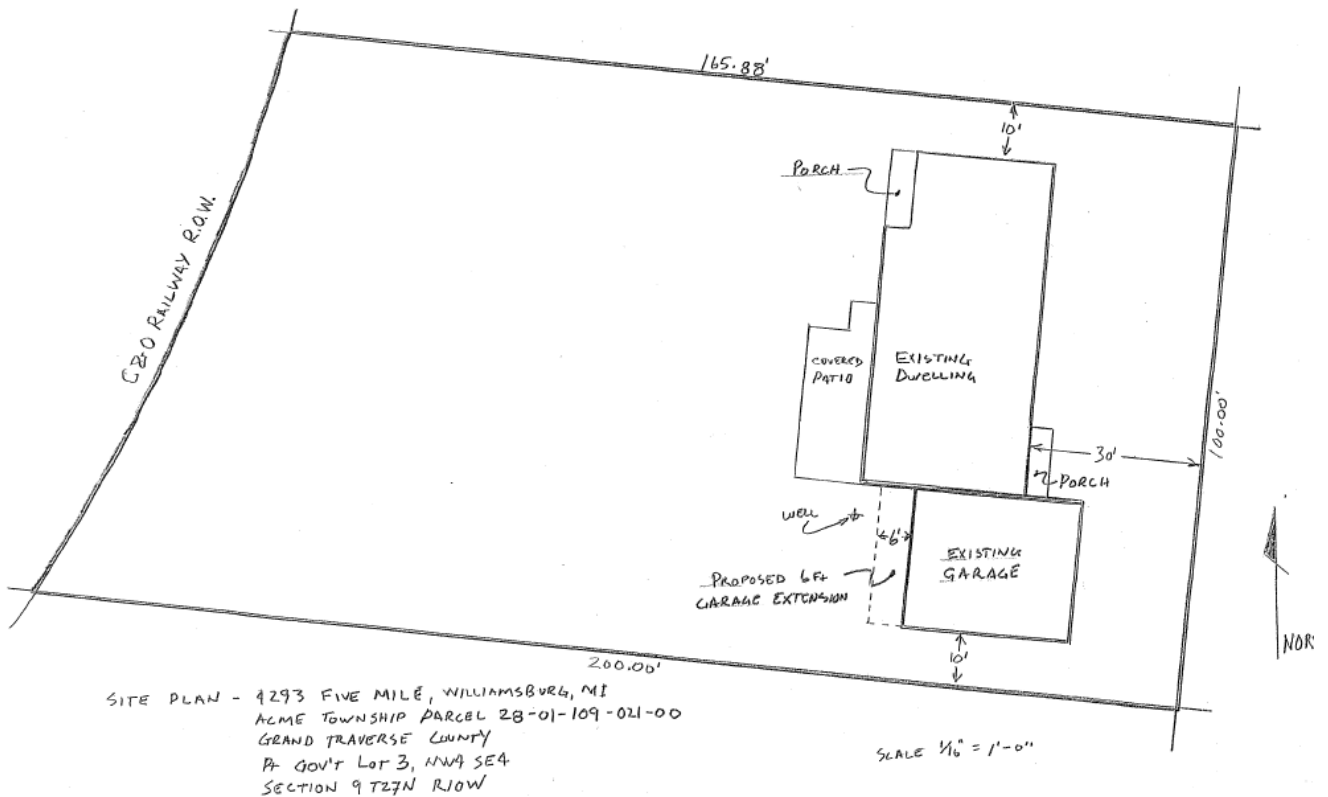
Zoning: R-2: One-Family Urban Residential

Public Notice: Published in the Record Eagle October 28, 2020. A total of (29) 300' mailers were mailed on October 27, 2020.

PROJECT DESCRIPTION:

"6' x 24' addition to back of garage." Scott & Karen Burdick

The applicant wishes to construct a 144 SF addition to the attached garage of the existing single-family dwelling. The current structure is 9 1/2" from the ROW and sits entirely within the 30' front setback. The proposed addition would not encroach within the 30' front setback, the 10' side setback, or 20' rear setback. Please consult application and site plans for further detail.



EXISTING USE(S):

Property currently has a single-family home with an attached garage built in 1957*.



(front view: Five Mile Road)

APPLICABLE ZONING ORDINANCE SECTION(S):

Article XV Non-Conforming Uses

15.3 Intent And Purpose: It is the intent of this Ordinance to permit legal nonconforming lots, structures, or uses to continue until they are removed, but not to encourage their survival. It is further the intent of this Ordinance that nonconformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same Zoning Districts unless the conditions and requirements of this Section are met. To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of the enactment of a provision of this Ordinance which made those plans, construction, or use unlawful.

15.7 Extension of Nonconforming Use of Structure: The extension of any nonconforming use or structure throughout all or a portion of a given lot or parcel may be allowed, upon prior application to and permission granted by the Zoning Board of Appeals. Permission shall be granted by the Zoning Board of Appeals if it finds that said extension is consistent with the public health, safety or welfare, particularly with regard to surrounding property owners.

Article VI Zoning Districts: Map and Schedule Of Regulations

6.13.1 Schedule of Regulations

Setbacks R-2 District:

Front: 30'

Side: 10'

Rear: 20' (w/public sewer); 30' (w/out public sewer)

STAFF REVIEW & RECOMMENDATION

The existing structure currently sits within the 30' front yard setback in the R-2: One-Family Urban Residential district (violation of §6.13.1). The extension of nonconforming use of structure may be allowed with permission granted by the Zoning Board of Appeals be Article XV Nonconforming Uses Section §15.7.

Standards for Determination:

5.4 NONUSE VARIANCES The Zoning Board of Appeals shall have the authority to grant nonuse variances relating to the construction, structural changes, or alteration of buildings or structures related to dimensional requirements of the zoning ordinance or to any other nonuse-related standard in the ordinance, **PROVIDED ALL of the BASIC conditions listed herein and any ONE of the SPECIAL conditions listed thereafter can be satisfied.**

5.4.1 Basic Conditions: That any nonuse variance granted from this Ordinance:

Is a result of practical difficulties which prevent carrying out the strict letter of this Ordinance. These practical difficulties shall be evaluated in terms of the use of the particular parcel of land, and cannot be solely economic in nature.

***SATISFIED:** This legally non-conforming use was built in 1957 which predates the current township zoning ordinance. Zoning created the non-conformity.*

Will not be contrary to the public interest or to the intent and purpose of this Ordinance.

***SATISFIED:** The applicant's non-use variance and extension of a legal non-conformity requests are not contrary to public interest in that it will create no discernable negative impact on property owners and is by and large consistent with the intent of the zoning district.*

Will not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.

***SATISFIED:** The Applicant's proposed non-use variance and extension of a legally non-conforming use requests are believed to have no discernable negative impact on surrounding properties. The proposed expansion will not further encroach into the front yard setback – nor violate the 10' side yard setback.*

Is not where the specific conditions relating to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practical.

***SATASFIED:** The applicants' request is unique to their needs. The roof and back wall were in need of repair due to water damage making it an ideal time to construct the proposed addition.*

Will relate only to property that is under control of the applicant.

***SATISFIED:** The specific non-use variance request relates only to the property under control by applicant/owner.*

Will not be permitted for a parcel of property that is not a Legal Lot of Record, as defined by this Ordinance.

***SATISFIED:** The parcel is a Legal Lot of Record.*

5.4.2 Special Conditions: When ALL of the foregoing basic conditions can be satisfied, a nonuse variance may be granted when any ONE of the following special conditions can be clearly demonstrated:

Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property that do not generally apply to other property uses in the same zoning district. Such circumstances or conditions shall not have resulted from any act of the applicant subsequent to the adoption of this Ordinance.

NOT EVALUATED

Where such variance is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.

***SATISFIED:** As stated, zoning created the non-conformity. The roof and back wall were in need of repair due to water damage making it an ideal time to construct the proposed addition. Furthermore, the proposed addition is situated to provide the least amount of disturbance to the surrounding area.*

FOR BOARD DISCUSSION:

§5.4.3 Rules: The following rules shall be applied in the granting of nonuse variances:

The Zoning Board of Appeals may specify, in writing, such conditions that will in its judgment, secure the objectives and purposes of this Ordinance. Any conditions imposed shall meet the requirements for conditions set forth the Michigan Zoning Enabling Act. Violation of conditions imposed shall nullify the variance.

No application for a nonuse variance which has been denied wholly or in part by the Zoning Board of Appeals shall be re-submitted for a period of one year from the date of the last denial, except on the grounds of newly discovered evidence or proof of changed conditions found upon inspection by the Zoning Board of Appeals to be valid.

CONCLUSION & RECOMMENDATION:

It is respectfully recommended that the Zoning Board of Appeals grant the request for a nonuse variance allowing the 6' x24' addition to an existing dwelling on the property located at 4293 5 Mile Road, Williamsburg, MI 49690 as presented on the site plan.

SUGGESTED MOTION FOR CONSIDERATION:

Motion to adopt the findings of the Planning & Zoning Administrator and grant the non-use variance and extension of a legal non-conformity request to allow the proposed addition as indicated on the site plan submitted by the applicant, Scott & Karen Burdick, for the property located at 4293 Five Road, Williamsburg, MI 49690.

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000
Fax (231)946-8273

ORDER CONFIRMATION

Salesperson: DENISE LINGERFELT Printed at 10/27/20 10:45 by dling

Acct #: 6 Ad #: 555488 Status: New WHOLD

ACME TOWNSHIP Start: 10/28/2020 Stop: 10/28/2020
CATHY DYE, CLERK Times Ord: 1 Times Run: ***
6042 ACME ROAD STDAD 3.00 X 3.01 Words: 258
WILLIAMSBURG MI 49690 Total STDAD 9.03
Class: 147 LEGALS
Rate: LEGAL Cost: 113.90
Affidavits: 1

Contact: Ad Descrpt: LEGAL NOTICE ACME TOWNSHI
Phone: (231)938-1350 Given by: EMAIL LINDSEY WOLF
Fax#: (231)938-1510 P.O. #:
Email: dwhite@acmetownship.org c Created: dling 10/27/20 10:39
Agency: Last Changed: dling 10/27/20 10:45

PUB ZONE EDT TP START INS STOP SMTWTFS
RE A 97 W Wed 10/28/20 1 Wed 10/28/20 SMTWTFS
IN AIN 97 W Wed 10/28/20 1 Wed 10/28/20 SMTWTFS

AUTHORIZATION

Thank you for advertising in the Record-Eagle, our related publications and online properties. If you are advertising with the Record-Eagle classifieds, your ad will begin running on the start date noted above.

Please be sure to check your ad on the first day it appears. Although we are happy to make corrections at any time, the Record-Eagle is only responsible for the first day's incorrect insertions. Also, we reserve the right to edit or reclassify your ad to better serve buyers and sellers.

No refunds or rebates will be issued if you cancel your ad prior to the stop date.

We appreciate your business.

(CONTINUED ON NEXT PAGE)

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000
Fax (231)946-8273

ORDER CONFIRMATION (CONTINUED)

Salesperson: DENISE LINGERFELT

Printed at 10/27/20 10:45 by dling

Acct #: 6

Ad #: 555488

Status: New WHOLD WHOI

**LEGAL NOTICE
ACME TOWNSHIP ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

Please be advised that on NOVEMBER 12, 2020 the Acme Township ZONING BOARD OF APPEALS will conduct a public hearing at a regular virtual ZOOM meeting at 7:00 p.m. to consider the following request:

An application for a variance request has been submitted by Scott & Karen Burdick, owner, to expand a non-conforming single-family dwelling on the property. The dwelling lies within the 30' front yard setback (Article 6 Section 6.13.1 Setbacks R-2 One Family Urban Residential). The property is located at 4293 5 Mile Road Williamsburg, MI 49690. Parcel ID #28-01-109-021-00. Legal Description: COM NW COR LOT 23 BAY PINES TH N 82 DEG 48' W 66' TH S 7 DEG 12' W 25' TO POB THN 7 DEG 12' E 100' TH N 82 DEG 48' W 165.88' TO C & O RR E R/W TH SWLY ALG R/W TO PT N 82 DEG 48' W OF POB TH S 82 DEG 48' E 200' M/L TO POB. SEC 9 T27N R10W. Case # ZBA 2020-01.

All persons are welcome and will be heard concerning the request. A copy of the application and zoning ordinance are available for viewing at the township hall. Written comments will be received until November 12, 2020 and should be addressed to the Acme Township Zoning Department, 6042 Acme Road, Williamsburg, MI 49690 or zoning@acmetownship.org. If you require any special assistance, please notify Cathy Dye, Township Clerk, within 24 hours of the meeting at 938-1350.

October 28, 2020-1T

555488

STATE OF MICHIGAN
DEPT OF TRANSPORTATION
P O BOX 30050
LANSING MI 48909

SLICK MELISSA
4265 FIVE MILE RD
WILLIAMSBURG MI 49690

BURDICK SCOTT A & KAREN L
4293 FIVE MILE RD
WILLIAMSBURG MI 49690

WITTERSHEIM MICHAEL
4305 FIVE MILE RD
WILLIAMSBURG MI 49690

FAVOUR RENATE
4325 FIVE MILE RD
WILLIAMSBURG MI 49690

BALDWIN KAITLYN
4339 FIVE MILE RD
WILLIAMSBURG MI 49690

RME LLC
4290 US 31 N
TRAVERSE CITY MI 49686

MURDICK DOUGLAS K & DORIS A
P O BOX 400
ACME MI 49610

SENIOR CARE FACILITIES LLC
848 US 31 SOUTH
TRAVERSE CITY MI 49685

RME LLC
4290 US 31 N
TRAVERSE CITY MI 49686

CHAPPLE CATHY L
4353 FIVE MILE RD
WILLIAMSBURG MI 49690

WORDEN SUSANNA J & ADAM M
4361 FIVE MILE RD
WILLIAMSBURG MI 49690

WANGLER SARAH J & AVERY KEVIN
4221 FIVE MILE RD
WILLIAMSBURG MI 49690

GREENE BRADLEY G & CATHERINE J
9506 284TH ST E
MYAKKA CITY FL 34251

BOWEN KENNETH
10717 ELK LAKE RD
WILLIAMSBURG MI 49690

HANSEN RENAE A
EVERHART GORDON
628 W 13TH ST
TRAVERSE CITY MI 49684

MITCHELL SAM A
BARTON WILLIAM B & BEVERLY A
4284 FIVE MILE RD
WILLIAMSBURG MI 49690

LEWIS JOHN J & PAULA K
13740 S CEDAR RUN RD
TRAVERSE CITY MI 49684

STEFFENS ADAM & THERESA
4340 FIVE MILE RD
WILLIAMSBURG MI 49690

ADAMS ZACHARY & JULIE
4332 FIVE MILE RD
WILLIAMSBURG MI 49690

BILDERBACK JEREMY & ANDREA
4316 FIVE MILE RD
WILLIAMSBURG MI 49690

CADY BEVERLY C
4296 FIVE MILE RD
WILLIAMSBURG MI 49690

RITTER DALE
RT 1 BOX 226
WILLIAMSBURG MI 49690

SCHEMM RICHARD
4262 FIVE MILE RD
WILLIAMSBURG MI 49690

SCHARF PATRICIA L
4252 FIVE MILE RD
WILLIAMSBURG MI 49690

VAN DUSEN JOHN T & KAREN
4234 FIVE MILE RD
WILLIAMSBURG MI 49690

CLINTON JASON
WHITEFORD REBECCA L
4220 FIVE MILE RD
WILLIAMSBURG MI 49690

KRIESEL BRIAN L
2311 HOLIDAY CT
TRAVERSE CITY MI 49686

REECE JERRY A TRUSTEE
REECE JERRY A TRUST
13416 E LAKEVIEW RD
LAKEVIEW CA 92040



Zoning Board of Appeals – Application for Hearing/Appeal

Township of Acme, Grand Traverse County, Michigan

6042 Acme Road, Williamsburg, MI 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org
Planning & Zoning Administrator: Lindsey Wolf Email: zoning@acmetownship.org

Please fill out the following application as completely and legibly as possible:

A. Applicant Information:

Applicant's Name: SCOTT A. BURDICK
Applicant's Current Mailing Address: 4293 5 MILE RD.
City: WILLIAMSBURG State: MI Zip Code: 49690 Phone Number: 810-499-3102

B. Purpose of Hearing:

- ☐ Appeal from a Determination by the Zoning Administrator
☒ Apply for a Variance Permit as Authorized by Section(s) XV 15.7 of the Acme Township Zoning Ordinance
☐ Request Extension or Resumption of a Nonconforming Use
☐ Request an interpretation of the Zoning Ordinance

C. Property Information:

Property Address: 4293 5 MILE RD. Parcel Number: 28-01-109-021-00
Property Owner's Name: SCOTT A. & KAREN L. BURDICK
Property Owner's Current Mailing Address: 4293 5 MILE RD.
City: WILLIAMSBURG State: MI Zip Code: 49690 Phone Number: 810-499-3102
Proposed Use/Change to Property: 6 X 24 ft EXTENSION TO BACK OF GARAGE.

D. Please Attach the Following Documents:

- ☐ Site Plan/Plot Plan – drawn to scale, showing size and shape of buildings, accurate locations on lots, and accurate dimensions.
☐ Elevation Drawings – showing the height of the structure(s)
☐ Additional Drawings/Information as Listed Below:

- ☐ Fees – include initial fee as required in the attached Fee Schedule
☒ Fee Escrow Policy Acknowledgement – signed form with initial fee deposit (if determined applicable)

E. Affidavit:

The undersigned affirms that he/she is the OWNER (owner, agent, lessee, or other interested party) involved in this petition and that the foregoing answers, statements, and information are in all respects true and, to the best of his/her knowledge, correct. By making this application, the undersigned grants all officials and staff of Acme Township access to the subject property as required and appropriate to assess site conditions in support of a determination as to the suitability of the proposed project and/or current or future special use permit and zoning ordinance compliance.

Signature of Owner/Agent: _____

Date: 19 OCT. 2020

FOR TOWNSHIP USE ONLY

Application No.: ZBA 2020-01

Date of Advertising: 10/28/20

Date Received: 10/19/20

Date of Hearing: 11/12/20

Fee Tendered: \$275.00 ; \$300 escrow
9120 # 9121

Action Taken: _____

NOTES

ernsnrg @charter.net

Scott Alan Burdick
4293 5 Mile Road
Williamsburg, MI 49690

Zoning Board of Appeals
6042 Acme Road.
Williamsburg, MI 49690

19 October 2020

Ref. Zoning Variance Application

To whom it may concern,

Since we completed a major remodel on our house at 4293 5 Mile Road in 2008, we have known that the flat roof over our garage needed replacement. Knowing that the township Code (Section XV 15.6) allowed for repair and maintenance on existing buildings we proceeded with the demolition and repair of the roof.

We were made aware of the need for a Building permit on July 29th (2020) by a Building Code Inspector who left a code violation card at our door. At that time, we started the process of applying for the permits and obtained a Grading Waiver and were informed by the Building Codes office that a Land Use Permit would be required. I met with the Township Zoning Administrator, Lindsey Wolf and she agreed that we could proceed with the roof repair without a Land Use Permit based on the abovementioned code. What was not mentioned was that the Building Permit was still required. So, we proceeded without pulling the Building permit.

With all that said we are now making the application for the building permit for the roof repairs that are now completed. Please find attached our application for a building permit for the repair and modification of the roof over our attached 2 car garage.

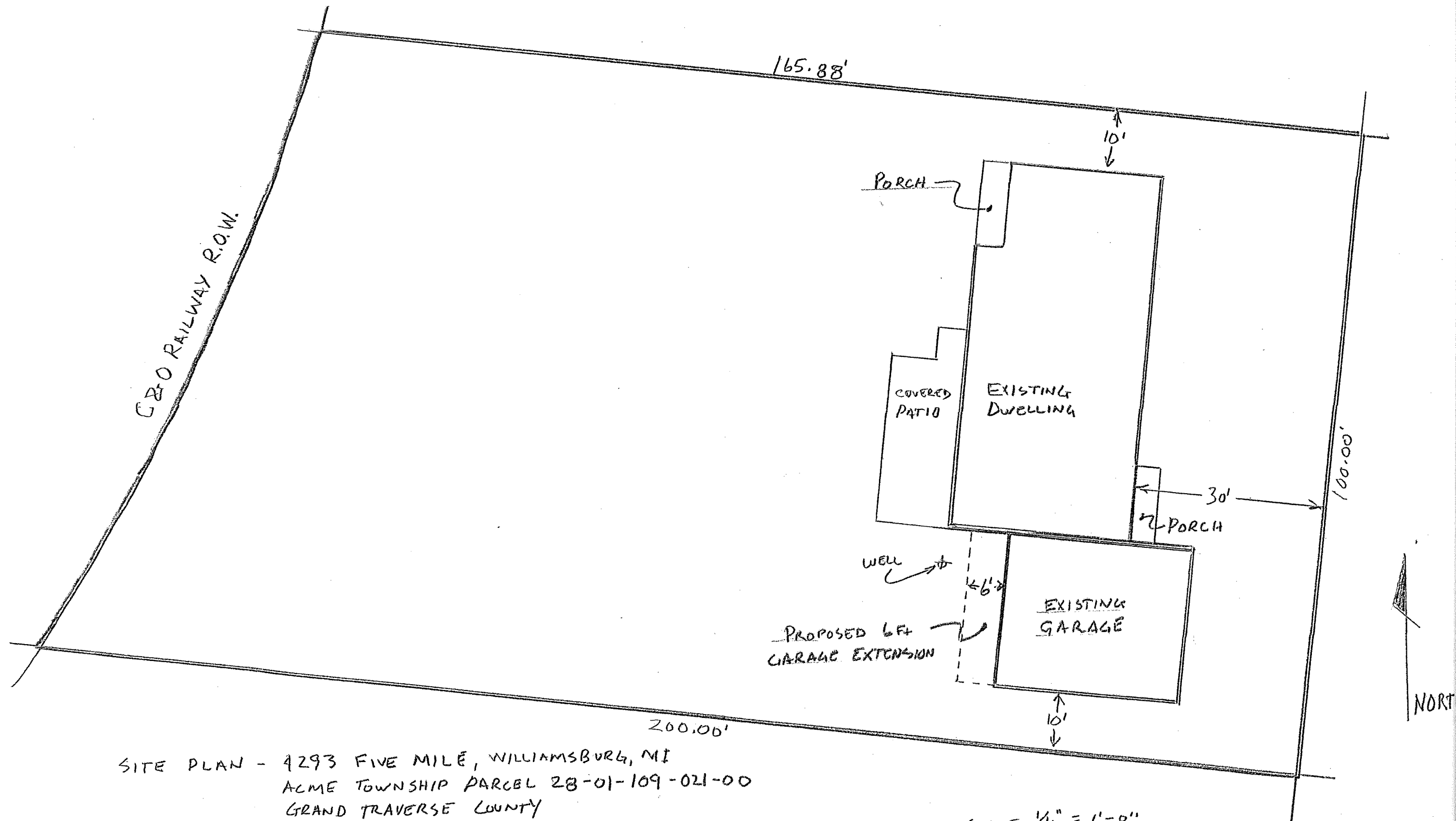
As if that was not complicated enough, during the demolition we discovered that most of the back wall of the garage needed to be replaced because of water damage. Since we had previously poured a slab at the back of the garage to store the lawn mower, snow blower and lawn furniture. We then created a plan to enclose that additional 6 feet onto the back of the garage. This prompted us to frame the two walls that are part of the extension plan to complete the roof repair and maintenance.

Knowing that the 6 x 24 foot addition will require another permit, we are proceeding through the Zoning Board of Appeals (ZBA) to obtain a Land use permit (because the garage is out of compliance for encroaching on the front property setback). This will allow us to pull a second permit for the extension as soon as we get through the ZBA process.

Sincerely,

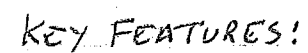


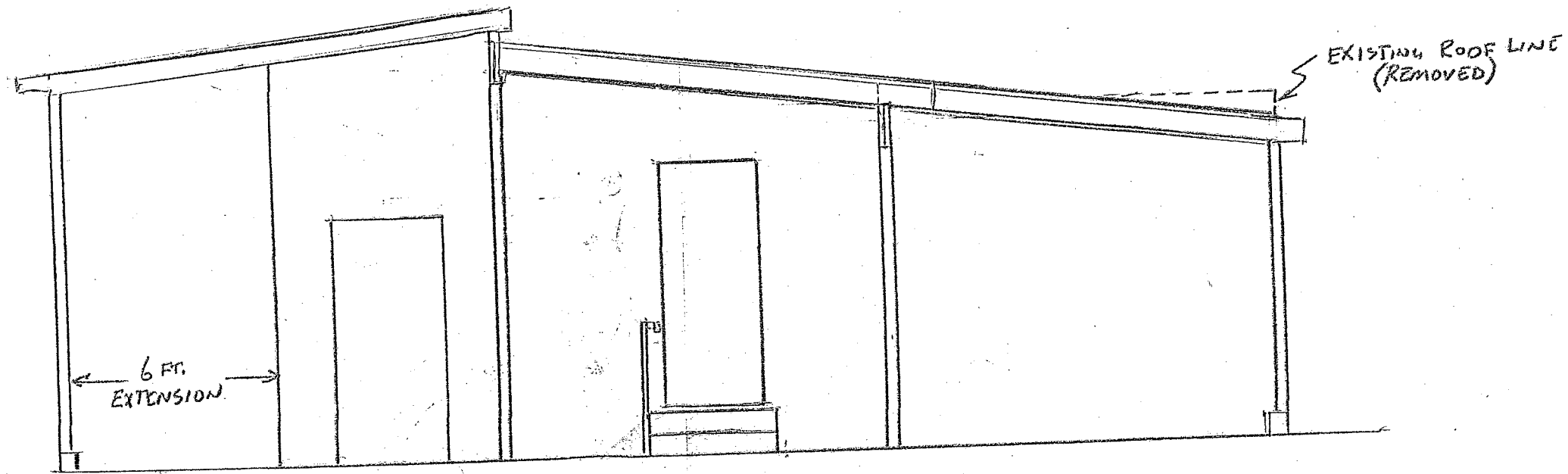
Scott A Burdick



SITE PLAN - 4293 FIVE MILE, WILLIAMSBURG, MI
 ACME TOWNSHIP PARCEL 28-01-109-021-00
 GRAND TRAVERSE COUNTY
 Pt GOV'T Lot 3, NW4 SE4
 SECTION 9 T27N R10W

SCALE 1/16" = 1'-0"





FRAME AND TRIM
TO MATCH EXIST. ROOF LINES

