



# CHEBOYGAN COUNTY ZONING BOARD OF APPEALS

870 SOUTH MAIN ST. ■ PO BOX 70 ■ CHEBOYGAN, MI 49721  
PHONE: (231)627-8489 ■ FAX: (231)627-3646

## CHEBOYGAN COUNTY ZONING BOARD OF APPEALS **SPECIAL** MEETING & PUBLIC HEARING

**MONDAY, OCTOBER 16, 2017 AT 10:00 A.M.**

ROOM 135 – COMMISSIONERS ROOM

CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721

### AGENDA

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

#### PUBLIC HEARING AND ACTION ON REQUESTS

- 1.) **Mark and Kathy Schmitt and David Nash** - Requests a 6 ft. front setback variance and a 17.5 ft. front setback variance to replace a portion of a dwelling measuring 8 ft. x 18 ft. and construct two (2) dwelling additions measuring 2 ft. x 8 ft. and 4 ft. x 8 ft. The property is located at 6343 Arthur Street, Tuscarora Township, Section 24, parcel #161-024-200-013-00 and is zoned Lake and Stream Protection (P-LS). A 40 ft. front setback is required in this zoning district.

#### ZBA COMMENTS

#### PUBLIC COMMENTS

#### ADJOURN

# CHEBOYGAN COUNTY ZONING BOARD OF APPEALS

Dave Nash / Mark and Kathy Schmitt

## Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Zoning Board of Appeals Notice of Public Hearing (1 Page)
4. Variance Application (6 Pages)
5. Mailing List (3 Pages)
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.

Note: Zoning Board of Appeals members have exhibits 1 and 2.

## NOTICE

**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS SPECIAL MEETING and PUBLIC HEARING  
MONDAY, OCTOBER 16, 2017 AT 10:00 A.M.  
ROOM 135 – COMMISSIONERS ROOM  
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

A Public Hearing will be held to receive public input on the following matters:

- 1.) **Mark and Kathy Schmitt and David Nash** - Requests a 6 ft. front setback variance and a 17.5 ft. front setback variance to replace a portion of a dwelling measuring 8 ft. x 18 ft. and construct two (2) dwelling additions measuring 2 ft. x 8 ft. and 4 ft. x 8 ft. The property is located at 6343 Arthur Street, Tuscarora Township, Section 24, parcel #161-024-200-013-00 and is zoned Lake and Stream Protection (P-LS). A 40 ft. front setback is required in this zoning district.

Please visit the Planning and Zoning office or visit our website to see the application and the associated plan drawings. Site plans may be viewed at [www.cheboygancounty.net/planning](http://www.cheboygancounty.net/planning). Comments, questions, and correspondence may be sent to [planning@cheboygancounty.net](mailto:planning@cheboygancounty.net) or Planning & Zoning Department, 870 S. Main St., PO Box 70, Cheboygan, MI 49721, or presented at the meeting.

Persons with disabilities needing accommodations for effective participation in the public hearing should contact the Community Development Director at the above address one week in advance to request mobility, visual, hearing or other assistance.

**CHEBOYGAN COUNTY**  
**PLANNING & ZONING DEPT.**  
 870 SOUTH MAIN ST., PO BOX 70  
 CHEBOYGAN, MI 49721  
 (231) 627-8489 (TELEPHONE)  
 (231) 627-3646 (FAX)

**DIMENSIONAL VARIANCE APPLICATION**

\$605.00

\$110.00 APPLICATION FEE

RECEIPT #:	5918
CASH/CHECK:	6077
ACTION / DATE:	10/16/17

SPECIAL MOTION

PLEASE PRINT

**PROPERTY LOCATION**

Address 6343 ARTHUR ST.	City / Village INDIAN RIVER MI.	Township / Sec. TUSCARORA 124	Zoning District P-LS
Property Tax I.D. (Parcel) Number 161-024-200-013-00	Subdivision or Condo. Name / Plat or Lot No. N/A		

**APPLICANT**

Name DAVID A. NASH	Telephone 231-238-6802 Cell 231-445-1690	Fax 231-238-6802
Address 6160 MONTGOMERY RD	City & State AFTON MI	Zip Code 49705
E-Mail		

**OWNER (If different from applicant)**

Name MARK & KATHY SCHMITT	Telephone Home 517-849-9069 KATHY 517-425-7644	Fax
Address 8200 MILNES RD	City & State JONESVILLE, MICH.	Zip Code 49250

Detailed directions to site, including nearest crossroad:

MAIN ST INDIAN RIVER TURN BY LIBRARY / POLICE OFFICE ON FLOYD ST  
 FLOYD ST TO STOP SIGN STRAIT TO LEFT CURVE GO STRAIT  
 OVER TWO WOOD BRIDGES LAST COTTAGE ON ISLAND

**Please Note:** All applicable questions must be answered completely. If additional space is needed, number and attach additional sheets.

**I. Property Information**

- A. List all known deed restrictions: None known
- B. This property is  unplatted,  platted,  will be platted. If platted, name of plat \_\_\_\_\_
- C. Present use of the property is: SEASONAL COTTAGE
- D. A previous appeal has has not (circle one) been made with respect to these premises in the last one (1) year. If a previous appeal, rezoning or special use permit application was made, state the date \_\_\_\_\_, nature of action requested \_\_\_\_\_, and the decision \_\_\_\_\_.
- E. Attach a site plan drawn per the attached directions.

II. Detailed Request and Justification

1. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance.

Remove Existing X Room Living Room Addition, Build  
New W X 8' to match Existing Cottage with size  
Repair Cement Block, Roof, Windows, Siding, Cement Pouch Pad.

2. A dimensional variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that practical difficulty exists by showing all of the following. All variance decisions made by the Zoning Board of Appeals are based on the following five (5) standards of the Cheboygan County Zoning Ordinance. Please explain how the request meets each standard.

a. That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic difficulty.

NARROWNESS, SHAPE, WATER - Small lot on Island with  
two water front setback improvements - EXISTING HOUSE

b. That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).

REPAIRS TO Cottage - See item a.

c. That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome

See a.

d. That the requested variance is the minimum variance necessary to grant the applicant reasonable relief as well as to do substantial justice to other property owners in the district.

Other lots on Island with same condition

e. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

REPAIRS TO Cottage For Improvements. See item d.

The Zoning Board of Appeals members will visit the site prior to the public hearing. Please clearly stake the corners of the proposed building or addition and the nearest property line. **Does the property owner give permission for County zoning officials to enter his or her property for inspection purposes?**  Yes  No

Owner's Signature

SEE ABOVE

Date

**AFFIDAVIT**

The undersigned affirms that the information and plans submitted in this application are true and correct to the best of the undersigned's knowledge.

Applicant's Signature

David A. Neal

Date

9-27-2017

**SITE PLAN INFORMATION** Please include the following on your site plan:

1. Property Line dimensions and Property shape.
2. Front, Rear, & Side setback dimensions.
3. Location, shape & size of all existing & proposed buildings on property.
4. Location of all drives and parking areas.
5. Rivers, lakes, wetlands, or streams within 500 ft.
6. Parcels under separate ownership therein.
7. Road Right-Of-Way (ROW); access or utility easements.
8. The existing and intended use of the lot and structures.
9. Place North arrow in space provided.
10. Other essential zoning information.

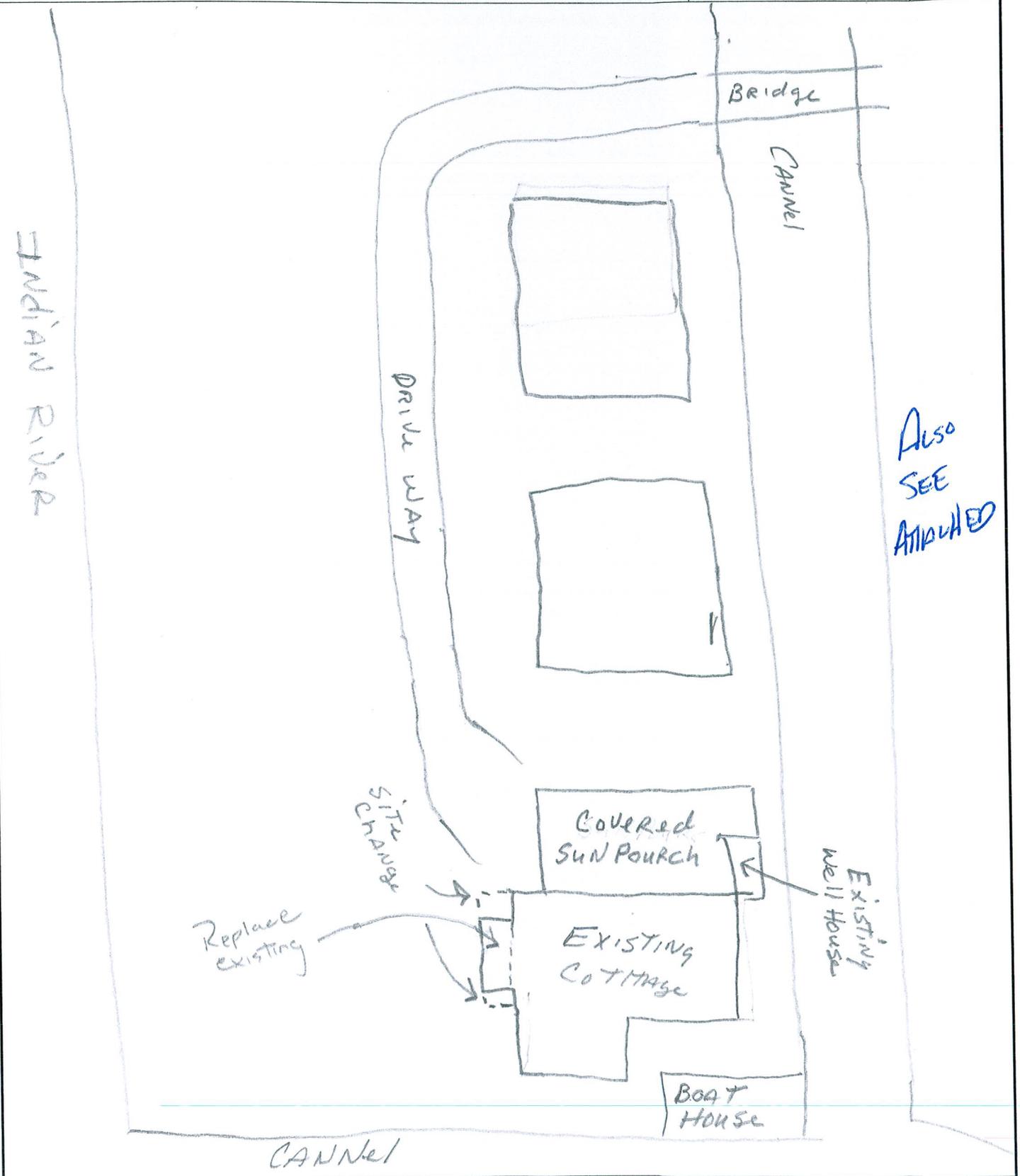
Distance from property line to proposed structure:

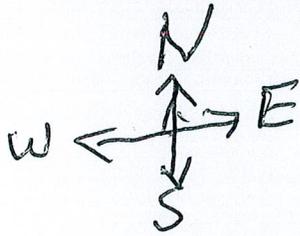
Front: 36' + 22.5' Rear: — Side: — Side: —

Zoning District:

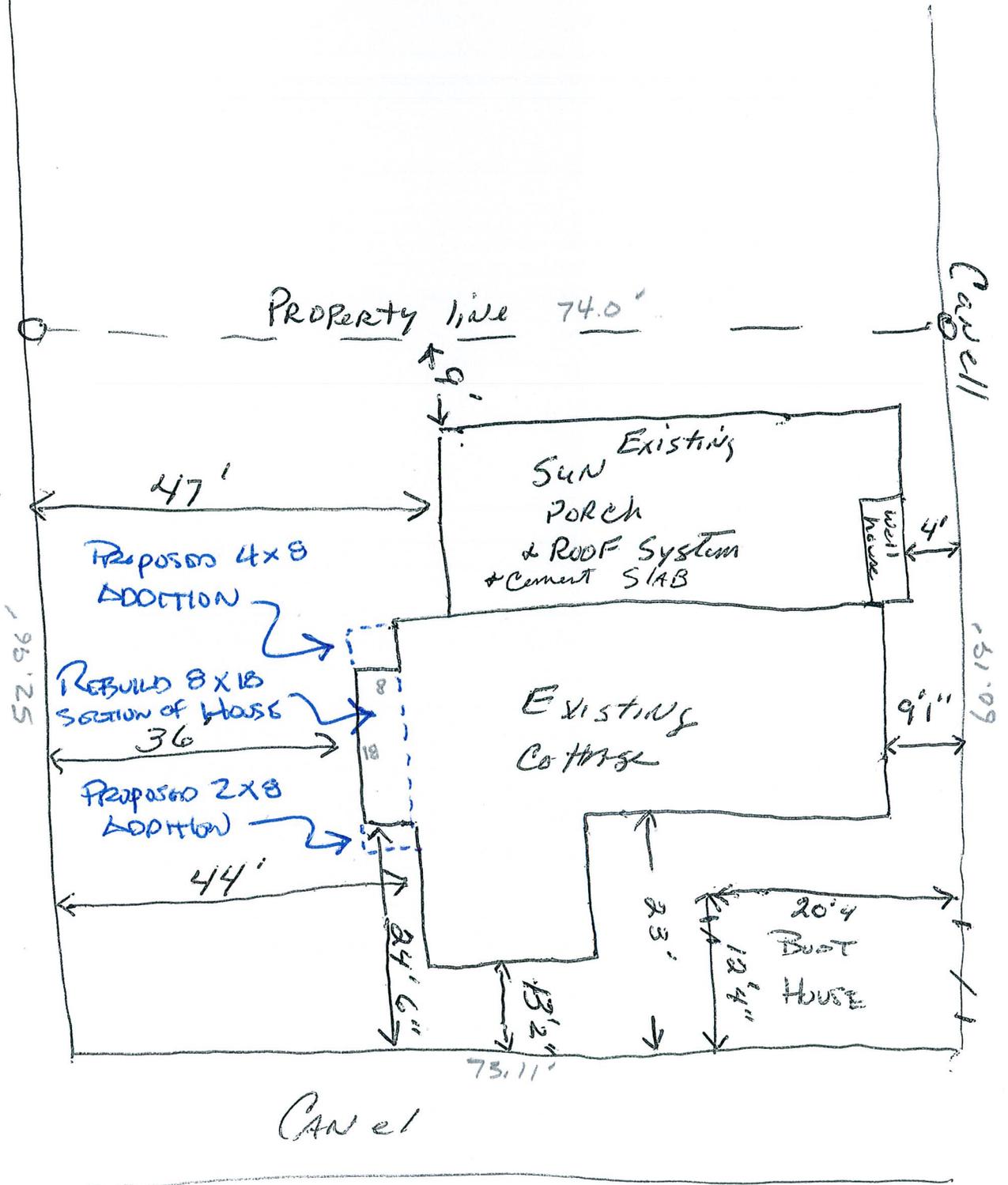
P-LS

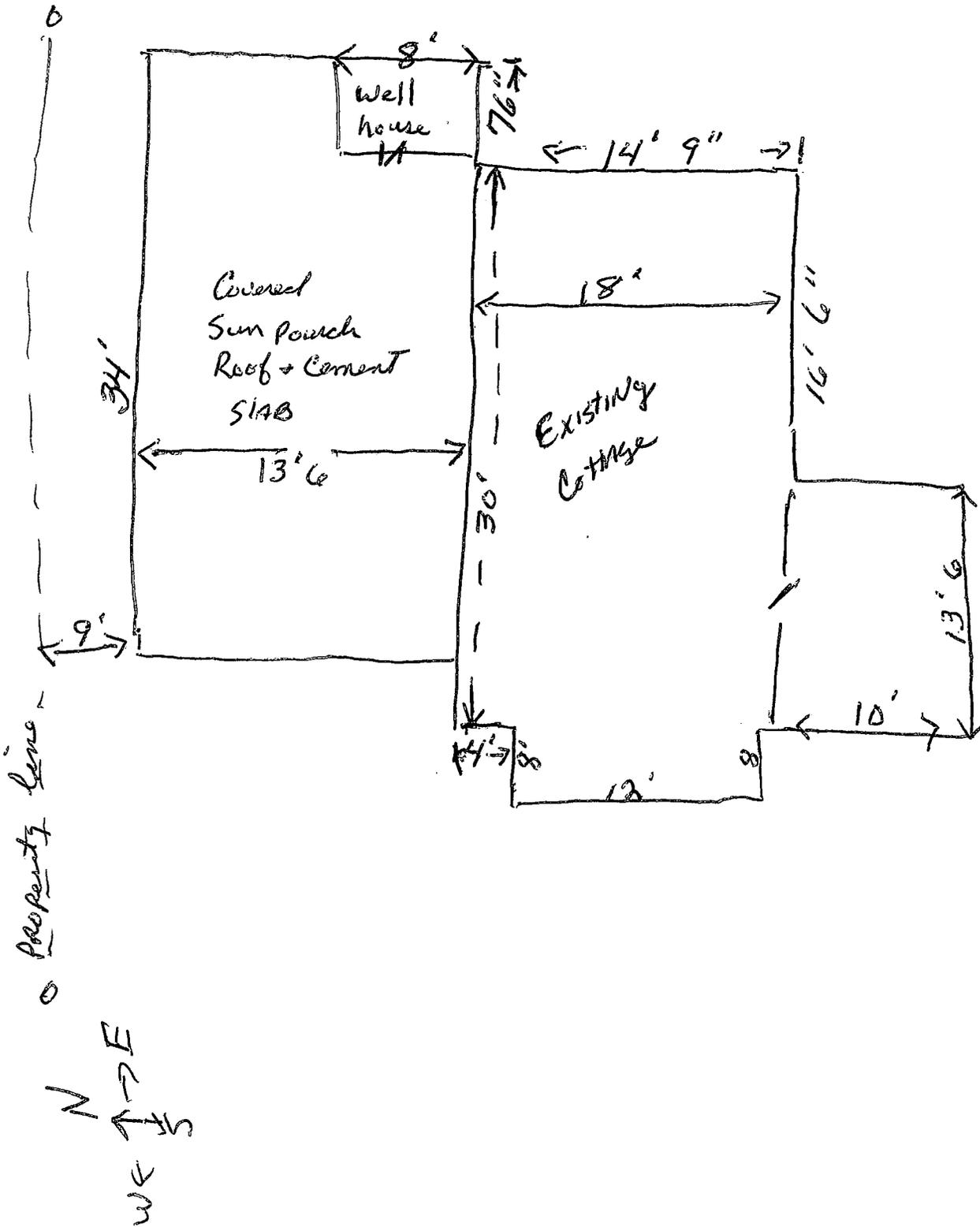
North:





INDIAN RIVER



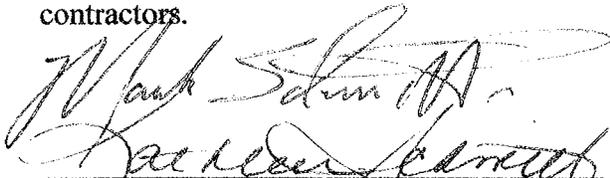


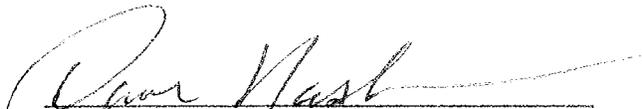
September 11, 2017

We, Mark & Kathy Schmitt authorize Dave Nash/Dave Nash Custom Building & Remodeling to be my agent in securing all necessary permits for the project he is remodeling at 6343 Arthur Street -Cottage #2 - Indian River, MI.

Property Tax # 161-024-200-013-00

In addition, I authorize him as my representative in handling and securing all sub contractors.

  
  
Mark or Kathy Schmitt

  
Dave Nash

161-024-200-007-00  
ARCHAMBO, BRENDA  
1604 N BLACK RIVER RD  
CHEBOYGAN, MI 49721

161-024-200-008-00  
LEMAY, JAMES  
15320 GREAT GLEN LN  
HUNTERSVILLE, NC 28078

161-024-200-009-00  
KORSTANJE, MICHAEL & SHERY H/W  
1991 N SHERIDAN  
MUSKEGON, MI 49445

161-024-200-010-00  
LEMAY, JAMES & ALICE H/W  
PO BOX 395  
INDIAN RIVER, MI 49749

161-024-200-011-00  
SMITH, KAREN 1/3 INT; MARY GROSS  
3664 JANE DR  
MIDLAND, MI 48642

161-024-200-012-00  
SCHMITT, MARK & KATHLEEN H/W  
8200 MILNES RD  
JONESVILLE, MI 49250

161-024-200-013-00  
SCHMITT, MARK & KATHLEEN H/W  
8200 MILNES RD  
JONESVILLE, MI 49250

161-024-400-025-00  
DEIBEL, BARBARA S  
208 31ST ST NW  
CANTON, OH 44709

161-024-400-040-01  
DEIBEL, DAVID & MARY, TTEES  
PO BOX 95  
INDIAN RIVER, MI 49749

161-024-400-040-02  
DEIBEL, DAVID L JR  
PO BOX 608  
INDIAN RIVER, MI 49749

161-C13-001-005-00  
MCDOWELL, JOHN & JILL  
6280 ARTHUR ST  
INDIAN RIVER, MI 49749

161-C13-001-006-00  
MCCREADY, LOIS B MACPHERSON  
PO BOX 62  
HARBOR SPRINGS, MI 49740

161-C13-002-004-00  
ANDREAE, WAYNE & DIANE H/W  
3910 WILL O WAY LANE  
WEST BLOOMFIELD, MI 48323

161-C13-002-005-00  
MCCREADY, JAMES & LOIS H/W  
PO BOX 62  
HARBOR SPRINGS, MI 49740

161-C13-002-006-00  
MARSHALL, KRISTEL  
11505 RAMSDELL DR NE  
ROCKFORD, MI 49341

161-C13-002-008-00  
HILL, DAVID & JUDITH H/W  
PO BOX 792  
BELLAIRE, MI 49615

161-C13-002-009-00  
DEIBEL, MARY THERESA TRUSTEE  
378 MEDITATION LN  
COLUMBUS, OH 43235

161-C13-004-001-00  
SULLIVAN, PAUL J; WILLIAM G  
6189 WINTER DR  
CANTON, MI 48187

161-C13-005-001-00  
DECKEBACH, GEORGE & MARY KAY H/W  
6553 WESSELMAN RD  
CINCINNATI, OH 45248

161-C13-005-002-00  
ASMAN, KATHLEEN, TRUSTEE  
3096 FIDDLER'S RIDGE DR  
CINCINNATI, OH 45248

161-C13-005-003-00  
KRAEMER, ROBERT H TRUSTEE  
1255 PASADENA AVE, #907  
SAINT PETERSBURG, FL 33707

161-C13-006-001-00  
KRIEG, RONALD & DARLENE H/W  
6340 THE PIKE  
INDIAN RIVER, MI 49749

161-C13-006-002-00  
CORRELL, JAMES TTEE JAMES E CORRELL  
35956 QUAKERTOWN  
FARMINGTON HILLS, MI 48331

161-C13-006-003-00  
THROOP, CAROL L, TRUSTEE  
10704 S CENTER RD  
GRAND BLANC, MI 48439

161-C13-006-004-00  
THROOP, CAROL L, TRUSTEE  
10704 S CENTER RD  
GRAND BLANC, MI 48439

161-I29-000-002-00  
LOWELL, LLC  
3667 PIER AVE, PO BOX 130  
INDIAN RIVER, MI 49749

161-I29-000-003-00  
COOPER, DAVID & CHERYL  
4420 SHULL RD  
COLUMBUS, OH 43230

161-I29-000-004-00  
CARTER, MARILYN PETERSON &  
PO BOX 857  
NEW ALBANY, OH 43054

161-I29-000-071-00  
COLUMBUS BEACH CLUB  
PO BOX 130  
INDIAN RIVER, MI 49749

161-I31-016-010-00  
THREE LINKS, LLC  
1946 TEWKSCURY RD  
COLUMBUS, OH 43221

161-I31-018-002-00  
COLUMBUS BEACH CLUB  
PO BOX 130  
INDIAN RIVER, MI 49749

161-024-200-007-00  
OCCUPANT  
6325 ARTHUR ST  
INDIAN RIVER, MI 49749

161-024-200-008-00  
OCCUPANT  
6323 ARTHUR ST  
INDIAN RIVER, MI 49749

161-024-200-009-00  
OCCUPANT  
6321 ARTHUR ST  
INDIAN RIVER, MI 49749

161-024-200-010-00  
OCCUPANT  
6320 ARTHUR ST  
INDIAN RIVER, MI 49749

161-024-200-011-00  
OCCUPANT  
6339 ARTHUR ST  
INDIAN RIVER, MI 49749

161-024-200-012-00  
OCCUPANT  
6341 ARTHUR ST  
INDIAN RIVER, MI 49749

161-024-200-013-00  
OCCUPANT  
6343 ARTHUR ST  
INDIAN RIVER, MI 49749

161-024-400-025-00  
OCCUPANT  
6291 THE PIKE  
INDIAN RIVER, MI 49749

161-024-400-040-01  
OCCUPANT  
3570 DEIBEL PL  
INDIAN RIVER, MI 49749

161-024-400-040-02  
OCCUPANT  
3609 DEIBEL PL  
INDIAN RIVER, MI 49749

161-C13-001-005-00  
OCCUPANT  
6280 ARTHUR ST  
INDIAN RIVER, MI 49749

161-C13-001-006-00  
OCCUPANT  
6290 ARTHUR ST  
INDIAN RIVER, MI 49749

161-C13-002-004-00  
OCCUPANT  
6269 ARTHUR ST  
INDIAN RIVER, MI 49749

161-C13-002-005-00  
OCCUPANT  
3583 CONSTANCE AVE  
INDIAN RIVER, MI 49749

161-C13-002-006-00  
OCCUPANT  
3597 CONSTANCE AVE  
INDIAN RIVER, MI 49749

161-C13-002-008-00  
OCCUPANT  
3617 CONSTANCE AVE  
INDIAN RIVER, MI 49749

161-C13-002-009-00  
OCCUPANT  
3625 CONSTANCE AVE  
INDIAN RIVER, MI 49749

161-C13-004-001-00  
OCCUPANT  
6343 THE PIKE  
INDIAN RIVER, MI 49749

161-C13-005-001-00  
OCCUPANT  
6320 THE PIKE  
INDIAN RIVER, MI 49749

161-C13-005-002-00  
OCCUPANT  
6326 THE PIKE  
INDIAN RIVER, MI 49749

161-C13-005-003-00  
OCCUPANT  
6334 THE PIKE  
INDIAN RIVER, MI 49749

161-C13-006-001-00  
OCCUPANT  
6340 THE PIKE  
INDIAN RIVER, MI 49749

161-C13-006-002-00  
OCCUPANT  
6350 THE PIKE  
INDIAN RIVER, MI 49749

161-C13-006-003-00  
OCCUPANT  
6374 THE PIKE  
INDIAN RIVER, MI 49749

161-C13-006-004-00  
OCCUPANT  
6392 THE PIKE  
INDIAN RIVER, MI 49749

161-I29-000-002-00  
OCCUPANT  
3667 PIER AVE  
INDIAN RIVER, MI 49749

161-I29-000-003-00  
OCCUPANT  
3687 PIER AVE  
INDIAN RIVER, MI 49749

161-I29-000-071-00  
OCCUPANT  
3708 CLEVELAND AVE  
INDIAN RIVER, MI 49749

161-I31-016-010-00  
OCCUPANT  
6274 HILLSIDE AVE  
INDIAN RIVER, MI 49749

161-I31-018-002-00  
OCCUPANT  
6275 HILLSIDE AVE  
INDIAN RIVER, MI 49749



# CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721  
PHONE: (231)627-8489 ■ FAX: (231)627-3646  
[www.cheboygancounty.net/planning/](http://www.cheboygancounty.net/planning/)

## DIMENSIONAL VARIANCE STAFF REPORT

<b>Item:</b> Requests for a 6 ft. front setback variance and a 17.5 ft. front setback variance to replace a portion of a dwelling measuring 8 ft. x 18 ft. and construct two (2) dwelling additions measuring 2 ft. x 8 ft. and 4 ft. x 8 ft. in a Lake and Stream Protection (P-LS) zoning district.	<b>Prepared by:</b> Scott McNeil
<b>Date:</b> October 2, 2017	<b>Expected Meeting Date</b> Special meeting, Monday October 16, 2017, 10:00 A. M.

### GENERAL INFORMATION

**Applicant:** David Nash

**Property Owner:** Mark and Kathy Schmidt

**Contact person:** David Nash

**Phone:** 231-420-8294

**Requested Action:** Allow a 6 ft. front setback variance and a 17.5 ft. front setback variance to replace a portion of a dwelling measuring 8 ft. x 18 ft. and construct two (2) dwelling additions measuring 2 ft. x 8 ft. and 4 ft. x 8 ft. in a Lake and Stream Protection zoning district. A front setback of 40 ft. is required.

### BACKGROUND INFORMATION

The subject parcel contains waterfront on three (3) sides. The lot is located on an island with the Indian River located to the west and two different canals to the south and east. The applicant is seeking to replace a portion of a dwelling measuring 8 ft. x 18 ft. and construct two (2) dwelling additions measuring 2 ft. x 8 ft. and 4 ft. x 8 ft. The proposed replacement of section of the dwelling and the proposed addition measuring 2 ft. x 8 ft. is impacted by the water front setback from a canal. The existing dwelling is nonconforming relative to front setback from the Indian River and the canals. The property is zoned Lake and Stream Protection (P-LS) A 40 ft. front setback from the Indian River and the canal is required in the P-LS zoning district.

*A general map and a detail map to the subject lot is provided at the end of this report*

**Surrounding Zoning:**

**North:** P-LS, Lake and Stream Protection District.

**South:** Canal

**West:** Indian River

**East:** P-LS, Lake and Stream Protection District and a canal

**Surrounding Land Uses:**

Residential land uses surround the subject property.

**Environmentally Sensitive Areas: (steep slopes, wetlands, woodlands, stream corridor, floodplain)** The subject lot is located on the Indian River and two canals.

**Public Comments:**

1. None

**VARIANCE CONSIDERTIONS**

Please note that all of the conditions listed below must be satisfied in order for a dimensional variance to be granted.

**General Findings**

1. The property is located in a Lake and Stream Protection (P-LS) zoning district. A 40 foot setback from the front lot line is required in this zoning district.
2. The applicant is seeking a 4 ft. front setback variance from the Indian River to reconstruct a portion of an existing dwelling measuring 8 feet x 18 feet and construct a new addition to the dwelling measuring 4 feet x 8 feet.
3. The applicant is seeking a 17.5 ft. front setback variance from the canal to reconstruct the portion of an existing dwelling measuring 8 feet x 18 feet and construct a new addition to the dwelling measuring 2 feet x 8 feet.
4. The subject parcel on an island with waterfront on three (3) sides
5. The existing dwelling is a nonconforming structure relative to front setback from the Indian River and the adjacent canals.
- 6.
- 7.
- 8.

**23.5.4. (Rev. 09/11/04, Amendment #36)**

**A dimensional variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that practical difficulty exists by showing all of the following;**

**23.5.4.1 That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic difficulty.**

***Regarding front setback from the Indian River;***

The lot is small and contains waterfront on 3 sides, which is are unique physical conditions and are not due to the applicant's personal or economic difficulty.

OR, there are no unique circumstances or physical conditions and/or the circumstances are due to the applicant's personal difficulty

***Regarding front setback from the canal;***

The lot is small and contains waterfront on 3 sides, which is are unique physical conditions and are not due to the applicant's personal or economic difficulty.

OR, there are no unique circumstances or physical conditions and/or the circumstances are due to the applicant's personal difficulty

**23.5.4.2 That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).**

***Regarding front setback from the Indian River;***

The need for the requested variance is due the size of the lot, the location of the existing dwelling and/or waterfront on 3 sides the lot and is not the result of actions of the property owner or previous property owners.

OR, the need for the variance due to reconstruction and additions to an existing dwelling and is the result of actions of previous property owners.

***Regarding front setback from the canal;***

The need for the requested variance is due the size of the lot, the location of the existing dwelling and/or waterfront on 3 sides the lot and is not the result of actions of the property owner or previous property owners.

OR, the need for the variance due to reconstruction and additions to an existing dwelling and is the result of actions of previous property owners.

**23.5.4.3 That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.**

*Regarding front setback from the Indian River;*

Due to the location of the river and canal, the size of the lot and the location of the existing dwelling, conformity with front setback regulations is deemed unnecessarily burdensome.

OR, Conformity with front setback regulations is not unnecessarily burdensome.

*Regarding front setback from the canal;*

Due to the location of the river and canal, the size of the lot and the location of the existing dwelling, conformity with front setback regulations is deemed unnecessarily burdensome.

OR, conformance with front setback regulations is not unnecessarily burdensome.

**23.5.4.4 That the requested variance is the minimum variance necessary to grant the applicant reasonable relief as well as to do substantial justice to other property owners in the district.**

*Regarding front setback from the Indian River;*

Due to the location of the river and canal, the size of the lot, like conditions on the island and the location of the existing dwelling, the variance request represents the minimum necessary to grant reasonable relief and do substantial justice to other property owners in the district.

OR, the variance request does not represent the minimum necessary and/or will not do substantial justice to other property owners in the district.

*Regarding front setback from the canal;*

Due to the location of the river and canal, the size of the lot, like conditions on the island and the location of the existing dwelling, the variance request represents the minimum necessary to grant reasonable relief and do substantial justice to other property owners in the district.

OR, the variance request does not represent the minimum necessary and/or will not do substantial justice to other property owners in the district.

**23.5.4.5 That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.**

***Regarding front setback from the Indian River;***

The existing dwelling is a nonconforming structure. Granting the variance will not provide a front setback lessor than the existing nonconforming setback and will not cause an adverse impact on surrounding property, property values or the use and enjoyment of property in the neighborhood or zoning district.

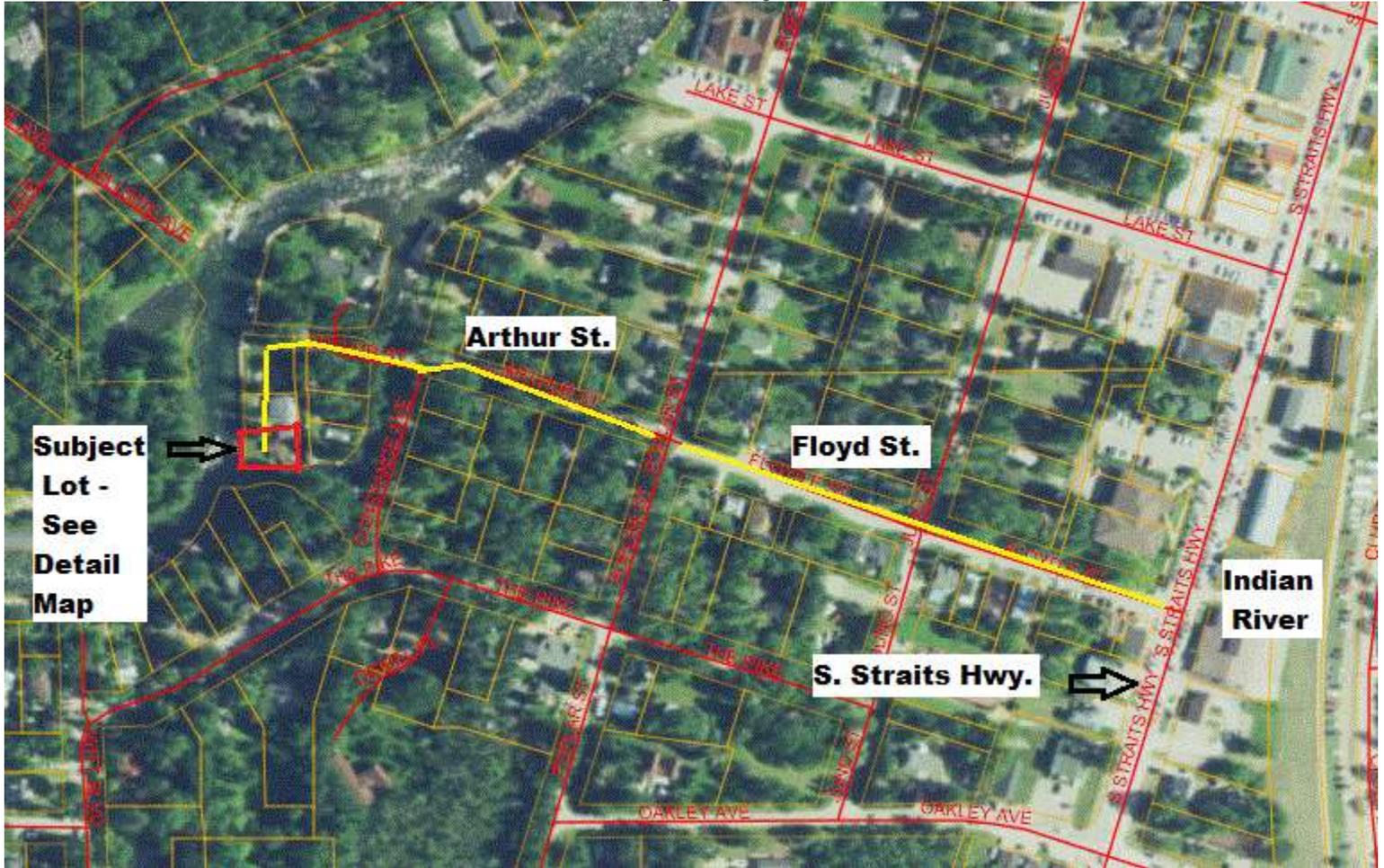
OR, the requested variance will cause an adverse impact on surrounding property and/or on property values and/or on the use and enjoyment of property in the neighborhood or zoning district.

***Regarding front setback from the canal;***

The existing dwelling is a nonconforming structure. Granting the variance will not provide a front setback lessor than the existing nonconforming setback of the structure and will not cause an adverse impact on surrounding property, property values or the use and enjoyment of property in the neighborhood or zoning district.

OR, the requested variance will cause an adverse impact on surrounding property and/or on property values and/or on the use and enjoyment of property in the neighborhood or zoning district.

Map to Subject lot



**Subject  
Lot -  
See  
Detail  
Map**

**Arthur St.**

**Floyd St.**

**S. Straits Hwy.**

**Indian  
River**

Detail map to subject lot

