

**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

\$110.00

\$110.00 APPLICATION FEE

RECEIPT #:	7494
CASH/CHECK:	✓ #2333
ACTION / DATE:	9-23-20

PLEASE PRINT

PROPERTY LOCATION

Address 1471 River View Ln	City / Village Indian River	Township / Sec. Koh	Zoning District P-NR
Property Tax I.D. (Parcel) Number 171 009 106 039-02	Subdivision or Condo. Name / Plat or Lot No.		

APPLICANT

Name Trent Burrus	Telephone 231 944 8187	Fax
Address PO Box 769	City & State Indian River, MI	Zip Code 49749
		E-Mail t.burrus@yahoo.com

OWNER (if different from applicant)

Name Tammie Gable	Telephone 231 330 0285	Fax
Address 1471 River View	City & State Indian River, MI	Zip Code 49749

Detailed directions to site, including nearest crossroad:

See Attached

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: _____
- B. This property is unplatted, platted, will be platted. If platted, name of plat _____
- C. Present use of the property is: Single Family Dwelling
- 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.

Build a Garage on Property, There is no
were on Property IT could be Built without a variance
The lot is non compliant

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.

The lot is non compliant

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

change in set back since the
property was bought

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

IT is a non-complying lot that
couldn't be built on.

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.

This is the only location that wouldn't
the neighbors
IT is the drive way now

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.

IT is currently a drive way

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 Jami Stahl

Date 8/17/2020

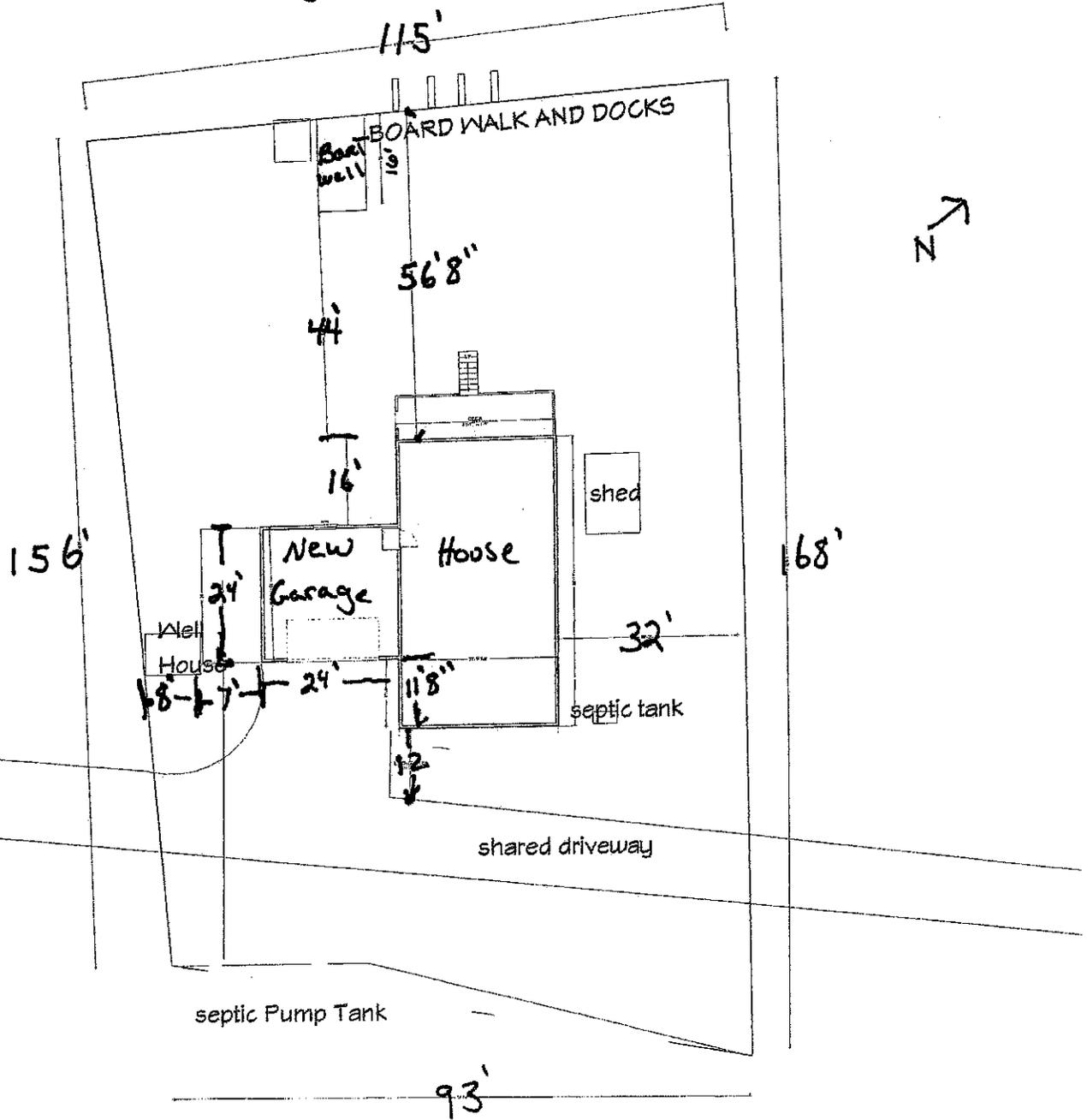
AFFIDAVIT

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 Lucretia Berg

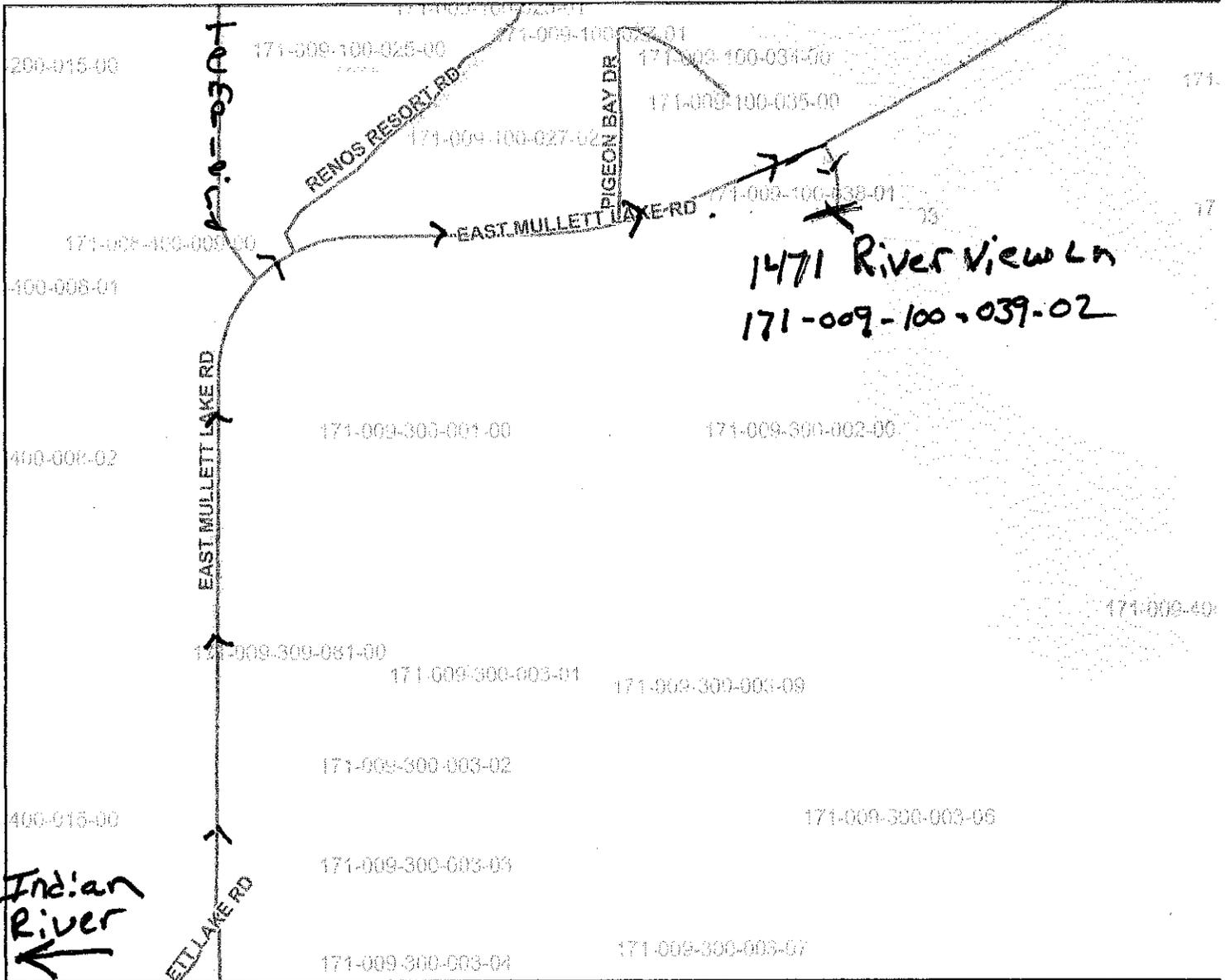
Date 8-17-2020

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Cheboygan County



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Parcel Data

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Sources: Esri, HE

Cheboygan
LTC, Ontario MNR, Esri Canada, Esri, HERE, Garmin, I