



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 MEETING & PUBLIC HEARING
WEDNESDAY, MARCH 23, 2016 AT 7:00 P.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

APPROVAL OF MINUTES

PUBLIC HEARING AND ACTION ON REQUESTS

1. **Warren Alaperet** – Requests a 40 foot front setback variance and 25 foot boat well setback variance to alter a non-conforming boat house structure by increasing the roof height in a Lake and Stream Protection (P-LS) zoning district. The property is located at 5863 Bellchase Dr., Tuscarora Township, Section 18, parcel #162-M47-000-011-00. Non-conforming structures in existence or under construction at the time of passage of the zoning ordinance may be continued but shall not be extended, added to or altered unless such extension, addition or alteration is in conformity with the provisions of the ordinance. A front setback of 40 feet and a setback of 25 feet from a boat well are required in this zoning district.
2. **Jane Jones / Barrette Construction** – Requests a 3.5 foot side setback variance to construct a bay window addition to a porch structure in a Lake and Stream Protection (P-LS) zoning district. The property is located at 7358 Mullett Lake Rd., Inverness Township, Section 26, parcel #092-C05-000-009-00. A side setback of 5 feet is required is for the subject property this zoning district.
3. **Robert Andrews** – Requests a 40 foot front setback variance and 25 foot boat well setback variance to construct a boat house structure in a Lake and Stream Protection (P-LS) zoning district. The property is located at 9728 John Werner Dr., Benton Township, Section 17, parcel #105-R53-000-018-00. A front setback of 40 feet and a setback of 25 feet from a boat well are required in this zoning district.

UNFINISHED BUSINESS

NEW BUSINESS

ZBA COMMENTS

PUBLIC COMMENTS

ADJOURN

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING
WEDNESDAY, FEBRUARY 24, 2016, AT 7:00PM
ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

Members Present: Charles Freese, Ralph Hemmer, John Moore, John Thompson

Members Absent: Nini Sherwood

Others Present: Scott McNeil, Roxanne Daust, Dennis Anderson, Tony Matelski, Russell Crawford, Cheryl Crawford, Carl Muscott, Mary Smith

The meeting was called to order by Chairperson Freese at 7:00pm.

PLEDGE OF ALLEGIANCE

Chairperson Freese led the Pledge of Allegiance.

APPROVAL OF AGENDA

The agenda was presented. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to accept the agenda as presented. Motion carried. 4 Ayes (Moore, Hemmer, Freese, Thompson), 0 Nays, 1 Absent (Sherwood)

APPROVAL OF MINUTES

Minutes from the December 23, 2015 Zoning Board of Appeals meeting were presented. **Motion** by Mr. Thompson, seconded by Mr. Hemmer, to approve the minutes as presented. Motion carried. 4 Ayes (Moore, Hemmer, Freese, Thompson), 0 Nays, 1 Absent (Sherwood)

PUBLIC HEARING & ACTION ON REQUESTS

Roxanne Daust – Requests an 11.4 ft. rear setback variance for construction of a garage (22 ft. x 32 ft.) in a Lake and Stream Protection (P-LS) zoning district. The property is located at 6820 Grace St., Tuscarora Township, Section 24, parcel #161-S79-000-017-00. A rear setback of 12 feet is required in this zoning district.

Mr. McNeil stated this parcel is a waterfront lot. Mr. McNeil stated that the dedication of the plat indicates that each of the lots extend to the water’s edge even though the survey shows a distance short of that. Mr. McNeil stated the applicant is asked approval for reconstruction of a garage in its current location which is at the rear lot line. Mr. McNeil stated the applicant is requesting to place the garage .63ft from the rear lot line. Mr. McNeil stated the applicant is requesting an 11.37ft. variance for the garage.

Mr. Freese asked if there is any other correspondence. Mr. McNeil stated no. There were no public comments.

Mr. Anderson stated that he submitted photos showing the foundation is deteriorating and the garage is two garages that have been put together. Mr. Anderson stated that he would like to get rid of the old foundation and put the building back in the same location. Mr. Anderson stated he would like to construct a room above the garage for storage. Mr. Anderson explained that he would like to install a bigger garage door. Mr. Anderson stated that the garage may have been built in 1984 as he found an old building permit dated in 1984. Mr. Anderson stated that when this garage was constructed there was no treated lumber used. Mr. Anderson stated that white wood was used and is on the cement as there were no bricks used. Mr. Anderson stated that he would like to build a good foundation to divert the water that is standing in front of the garage.

Mr. Freese stated this is a legal non-conforming lot and the garage is a legal non-conforming structure. Mr. Freese stated if a legal non-conforming structure is demolished there is no authority to rebuild the structure.

The Zoning Board of Appeals added the following to the General Findings:

5. The garage is a legal non-conforming structure.
6. The lot is a legal non-conforming lot.
7. The garage is separated from the house by about 5ft.
8. Houses in this area all have garages.

Mr. Freese stated if you tear the garage down you do not have the authority to put it back up, however, there is a justification for a garage but not in that place. Mr. Freese stated you do need a garage of a certain depth for a vehicle. Mr. Freese stated the garage will need a variance to be reconstructed. Mr. Freese stated the garage could be moved back further toward the house. Mr. Freese stated the air conditioning unit would have to be moved to the side of the house

and the gas service would have to be moved also. Mr. Freese asked Mr. Anderson if this is acceptable if the Zoning Board of Appeals grants the variance to construct the garage. Mr. Anderson stated he is not opposed to moving the garage further toward the house. Mr. Anderson stated he just thought it would be easier to build in the same footprint. Mr. Freese explained that one of the criteria for the variance request is that it must be the least amount that could be granted. Mr. Anderson asked if he will just have to move the garage back 5 ft. and if the size of the garage can remain the same. Mr. Freese stated yes. Mr. Anderson asked if the garage could be deeper. Mr. Freese stated no. Mr. Freese asked if this is acceptable to Mr. Anderson. Mr. Anderson stated yes.

The Zoning Board of Appeals added the following to the General Findings:

9. The applicant will reduce the amount of the variance requested by the distance from the garage to the house.

The Zoning Board of Appeals revised and approved the Findings of Fact and the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to approve the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried. 4 Ayes (Moore, Hemmer, Freese, Thompson), 0 Nays, 1 Absent (Sherwood)

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

No comments.

ZBA COMMENTS

No comments.

PUBLIC COMMENTS

No comments.

ADJOURN

Motion by Mr. Thompson to adjourn. Motion carried. Meeting adjourned at 7:13pm.

John Thompson, Secretary

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS

Warren J. Alaperet

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Variance Application (4 Pages)
4. Mailing List (2 Pages)
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.

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

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

\$100.00 APPLICATION FEE

RECEIPT #:	#4906
CASH/CHECK:	110.00 2/26/16
ACTION / DATE:	3/24/16

slm

PLEASE PRINT

PROPERTY LOCATION

Address 5836 BELLCHASE DR	City / Village INDIAN RIVER	Township / Sec. TUSCARORA TWP. SECTION 18	Zoning District
Property Tax I.D. (Parcel) Number PROPERTY TAX I.D. PARCEL # 162-M47-000-011-00	Subdivision or Condo. Name / Plat or Lot No. MARINELAND SUBDIVISION LOT 11		

APPLICANT

Name WARREN J. ALAPERET	Telephone 231-238-2160	Fax	
Address 5836 BELLCHASE RD.	City & State INDIAN RIVER, MI	Zip Code 49749	E-Mail

OWNER (If different from applicant)

Name W JOHN ALAPERET	Telephone 231-238-2160	Fax	
Address 5836 BELLCHASE DR	City & State INDIAN RIVER MI	Zip Code 49749	

Detailed directions to site, including nearest crossroad:

STRAIGHT HWY TO GRATIOT TO BELLCHASE

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: NOT KNOWN
- B. This property is unplatted, platted, will be platted. If platted, name of plat MARINELAND SUBDIVISION
- 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.

REMOVE DELAINE BOAT SLIP ROOM & REPLACE.
RAISE ROOF APPROX: 14" FOR HEAD ROOM OVER ALL
HEIGHT CHANGE 40" TO PEAK

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.

ROOFLINE IS LOW AND AM CONCERNED THAT HEAD ROOM IS TOO LOW

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

N/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

N/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.

YES

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.

THE CURRENT BOATHOUSE IS FALLING INTO DISREPAIR AND IMPROVEMENTS
SHOULD ADD TO MY PROPERTY VALUE AND ALSO SURROUNDING PROPERTY
VALUES

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

Harren J. Alpert

Date

02-16-16

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

Harren J. Alpert

Date

02-16-16

SKETCH/AREA TABLE ADDENDUM

Parcel No 162-M47-000-011-00

Property Address 5836 BELLCHASE DR

City INDIAN RIVER

County CHEBOYGAN

State MI

Zip 49749

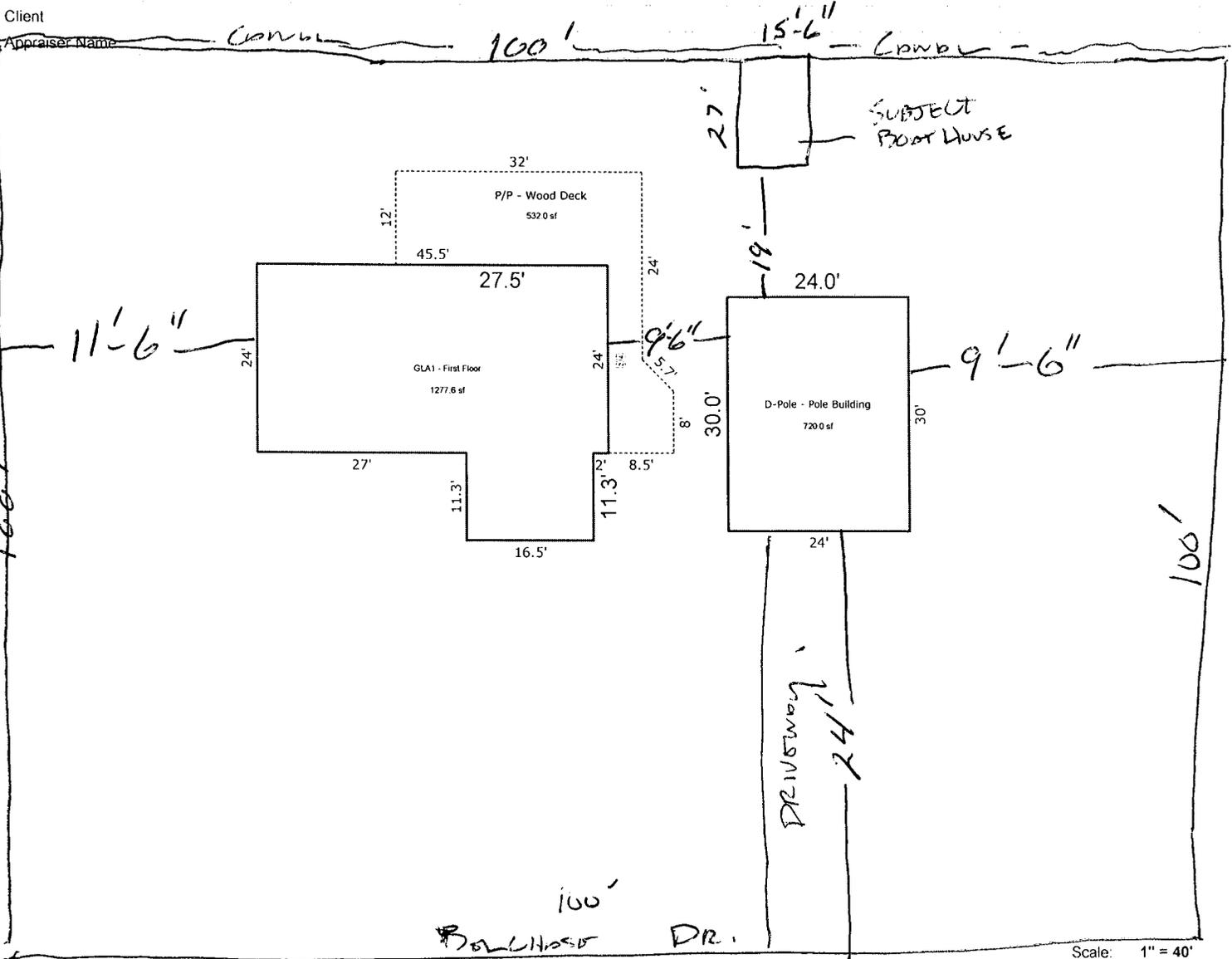
Owner ALAPERET, WARREN J & JUDITH A, H/W

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 40'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.00	1277.63	161.5	1277.63
P/P	Wood Deck	1.00	532.00	141.7	532.00

Comment Table 1

Comment Table 2

Comment Table 3

AREA CALCULATIONS

Net LIVABLE Area

(rounded w/ factors)

1278

SKETCH/AREA TABLE ADDENDUM

Parcel No 162-M47-000-011-00

Property Address 5836 BELLCHASE DR

City INDIAN RIVER

County CHEBOYGAN

State MI

Zip 49749

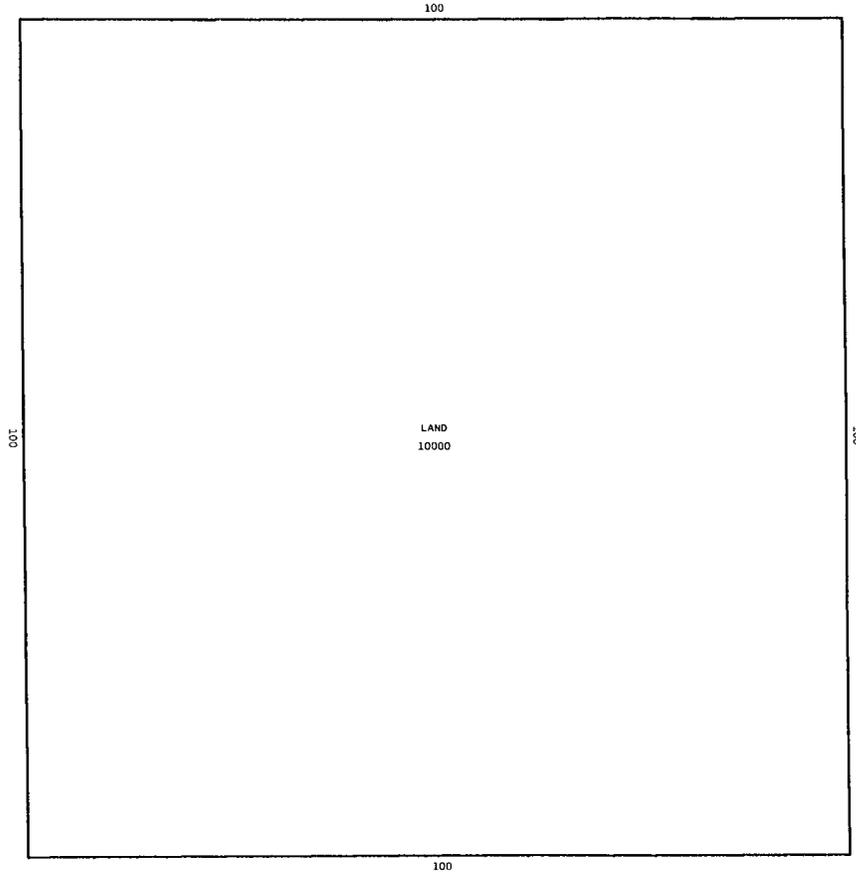
Owner ALAPERET, WARREN J & JUDITH A, H/W

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 40'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
LAND	162-M47-000-011-00	1.00	10000.41	400.0	10000.41

Comment Table 1

Comment Table 2

Comment Table 3

AREA CALCULATIONS

16-162-018-300-010-00 BEEBE, DIANE, TTEE 5872 LORI LN INDIAN RIVER MI 49749	16-162-M47-000-005-00 COOK, STEPHEN & BRIGETTE H/W 5815 BELLCHASE DR P.O. BOX 1149 INDIAN RIVER MI 49749	16-162-M49-000-015-00 MOODY, TERRI SUE 4739 CANYON OAKS DR BRIGHTON MI 48114
16-162-018-300-010-02 MILLER, GENE O ET UX 5841 BELLCHASE, PO BOX 458 INDIAN RIVER MI 49749	16-162-M47-000-007-00 WIXSON, RALPH TTEE & SHIRLEY PO BOX 275 BURT LAKE MI 49717	16-162-M49-000-016-00 ODONNELL, JAMES M 5851 DIANE DR INDIAN RIVER MI 49749
16-162-018-300-010-03 DELPH, JEANNE M 5830 CROOKED LN INDIAN RIVER MI 49749	16-162-M47-000-008-00 BRYERS, DARRELL W 11 MILLRACE LN KEEDYSVILLE MD 21756-1315	16-162-M49-000-017-00 SPENCER, ROBERT & VIRGINIA, TT 5841 DIANE DR INDIAN RIVER MI 49749
16-162-018-300-010-07 DRENNING, WILLIAM 20931 REDMOND EASTPOINTE MI 48021	16-162-M47-000-009-00 COOK, STEPHEN & BRIGETTE H/W PO BOX 1149 INDIAN RIVER MI 49749	16-162-M49-000-018-00 ABAR, VERA LIVING TRUST 1821 DACOSTA DEARBORN MI 48128
16-162-018-300-010-08 WOODS REVOC LIVING TRUST 5844 BELLCHASE INDIAN RIVER MI 49749	16-162-M47-000-010-00 FALSETTA, WILLIAM II & 5224 FAIRBANKS LANSING MI 48917	16-162-M49-000-021-00 KROT, GREGORY & CAMILLE H/W 5822 DIANE DR INDIAN RIVER MI 49749
16-162-018-300-010-09 WOODS, JACKIE & JANICE REVOC 5837 BELLCHASE DR INDIAN RIVER MI 49749	16-162-M47-000-011-00 ALAPERET, WARREN & JUDITH H/ 172 N ESTATES DR GAYLORD MI 49735	16-162-M49-000-022-00 SCHRAM, GARY WALTER 2579 ANDEN PLACE SAGINAW MI 48604
16-162-M47-000-001-00 MILLER, GENE PO BOX 458 INDIAN RIVER MI 49749	16-162-M47-000-012-00 WOODS REVOCABLE LIVING TRUS 5844 BELLCHASE DR INDIAN RIVER MI 49749	16-162-M49-000-023-00 GROVER, HUGH L, TRUSTEE 1111 N WATER ST, APT 105 BAY CITY MI 48708
16-162-M47-000-002-00 WOODS, JACKIE & JANICE REVOCA 5837 BELLCHASE DR INDIAN RIVER MI 49749	16-162-M47-000-013-00 WISELEY, TERRY & LINDA H/W 6637 BARBARA, P.O. BOX 63 INDIAN RIVER MI 49749	16-162-M49-000-024-00 MAROUDIS, GARY & MARLENE H/ 3064 W COON LAKE RD HOWELL MI 48843
16-162-M47-000-003-00 BURLESON, MARY C, EST OF 1/2 IN 1837 DIAMOND AVE NE GRAND RAPIDS MI 49505	16-162-M47-000-013-01 MAROUDIS, GARY & MARLENE H/ 3064 W COON LAKE RD HOWELL MI 48843	16-162-M49-000-025-00 WELDON, PATRICK & BOBBI JO H/ 2301 N HARRISON AVE HARRISON MI 48625
16-162-M47-000-004-00 GENOVESE, SAMUEL P JR 5821 BELLCHASE DR INDIAN RIVER MI 49749	16-162-M49-000-014-00 JOHNSON, RANDOLPH & WENDY H 5024 OAK BLUFF COURT HOWELL MI 48843	16-162-M49-000-026-00 SLIVA, JOHN & LORI H/W 5872 DIANE DR INDIAN RIVER MI 49749-9720

16-162-018-300-010-00
OCCUPANT
2851 GRATIOT ST
INDIAN RIVER, MI 49749

16-162-M47-000-010-00
OCCUPANT
5834 BELLCHASE DR
INDIAN RIVER, MI 49749

16-162-M49-000-021-00
OCCUPANT
5822 DIANE DR
INDIAN RIVER, MI 49749

16-162-018-300-010-03
OCCUPANT
5830 CROOKED LN
INDIAN RIVER, MI 49749

16-162-M47-000-011-00
OCCUPANT
5836 BELLCHASE DR
INDIAN RIVER, MI 49749

16-162-M49-000-022-00
OCCUPANT
5832 DIANE DR
INDIAN RIVER, MI 49749

16-162-M47-000-001-00
OCCUPANT
5841 BELLCHASE DR
INDIAN RIVER, MI 49749

16-162-M47-000-012-00
OCCUPANT
5844 BELLCHASE DR
INDIAN RIVER, MI 49749

16-162-M49-000-023-00
OCCUPANT
5842 DIANE DR
INDIAN RIVER, MI 49749

16-162-M47-000-002-00
OCCUPANT
5837 BELLCHASE DR
INDIAN RIVER, MI 49749

16-162-M47-000-013-00
OCCUPANT
5852 BELLCHASE DR
INDIAN RIVER, MI 49749

16-162-M49-000-024-00
OCCUPANT
5852 DIANE DR
INDIAN RIVER, MI 49749

16-162-M47-000-003-00
OCCUPANT
5831 BELLCHASE DR
INDIAN RIVER, MI 49749

16-162-M47-000-013-01
OCCUPANT
5883 DIANE DR
INDIAN RIVER, MI 49749

16-162-M49-000-025-00
OCCUPANT
5862 DIANE DR
INDIAN RIVER, MI 49749

16-162-M47-000-004-00
OCCUPANT
5821 BELLCHASE DR
INDIAN RIVER, MI 49749

16-162-M49-000-014-00
OCCUPANT
5871 DIANE DR
INDIAN RIVER, MI 49749

16-162-M49-000-026-00
OCCUPANT
5872 DIANE DR
INDIAN RIVER, MI 49749

16-162-M47-000-005-00
OCCUPANT
5815 BELLCHASE DR
INDIAN RIVER, MI 49749

16-162-M49-000-015-00
OCCUPANT
5861 DIANE DR
INDIAN RIVER, MI 49749

*16-162-018-300-010-00
Occupant
2862 Arlene Ave.
Indian River, MI 49749*

16-162-M47-000-007-00
OCCUPANT
5812 BELLCHASE DR
INDIAN RIVER, MI 49749

16-162-M49-000-016-00
OCCUPANT
5851 DIANE DR
INDIAN RIVER, MI 49749

16-162-M47-000-008-00
OCCUPANT
5818 BELLCHASE DR
INDIAN RIVER, MI 49749

16-162-M49-000-017-00
OCCUPANT
5841 DIANE DR
INDIAN RIVER, MI 49749

16-162-M47-000-009-00
OCCUPANT
5826 BELLCHASE DR
INDIAN RIVER, MI 49749

16-162-M49-000-018-00
OCCUPANT
5831 DIANE DR
INDIAN RIVER, MI 49749

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS

Barrette Construction / Janes Jones

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Variance Application (6 Pages)
4. Mailing List (2 Pages)
- 5.
- 6.
- 7.
- 8.
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- 11.
- 12.

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

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

\$100.00 APPLICATION FEE

RECEIPT #:	4909
CASH/CHECK:	10574
ACTION/DATE:	

PLEASE PRINT

PROPERTY LOCATION

Address 7358 Mullet Lake Rd.	City / Village	Township / Sec. TNV, 26	Zoning District
Property Tax I.D. (Parcel) Number 092-005-000-009-00	Subdivision or Condo. Name / Plat or Lot No. Collinwood Park Summer Resort		

APPLICANT

Name Barrette Loast	Telephone 231 420 1221	Fax	
Address 7385 Kate Hanson	City & State Cheb MI	Zip Code 49721	E-Mail

OWNER (If different from applicant)

Name Jane Jones (Hire)	Telephone 970-379 7966	Fax	
Address 460 Thunderbowl Lane	City & State Aspen Co.	Zip Code 81611	

Detailed directions to site, including nearest crossroad:

US 27 to Mullet Lake Rd between Playground & Post office in Mullet Lake Village

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
- B. This property is unplatted, platted, will be platted. If platted, name of plat _____
- C. Present use of the property is: single family
- D. A previous appeal has (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.

We would be installing Bay window at less than the set back needed

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.

We only have a 40' lot

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

is not

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

would like to make Porch larger for better use of the Porch

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.

will be installing Baywindows only

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.

will not

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 *Lenny Barrett (Joer Jane)* Date *Mar 2 2016*

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 *Lenny Barrett* Date *March 2 2016*

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

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

Distance from property line to proposed structure:

Zoning District:

North:

Front: _____ Rear: _____ Side: _____ Side: _____

SEE ATTACHED SURVEY

Subject: [No Subject]

From: Jane Hire (zgaspenski@aol.com)

To: lennybarrette@yahoo.com;

Date: Wednesday, March 2, 2016 11:07 AM

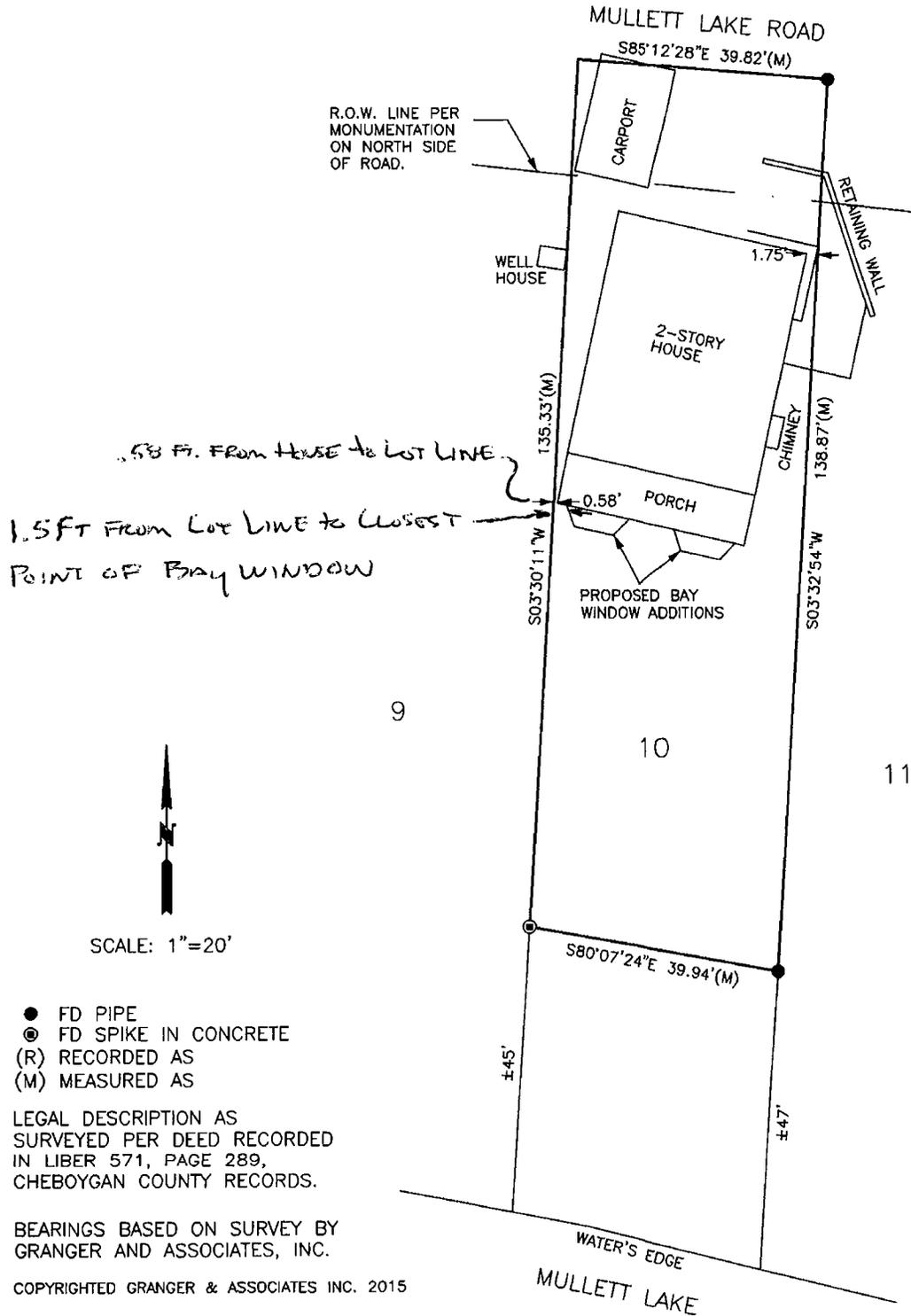
Lenny Barrett,

The zoning department has permission for crossing my property for a variant permit. Lenny Barrett has my permission for signing this document. Thank you. Jane Hire

Sent from my iPhone

CERTIFICATE OF SURVEY

LOT 10, PLAT OF COLLINWOOD PARK SUMMER RESORT,
INVERNESS TOWNSHIP, CHEBOYGAN COUNTY, MICHIGAN

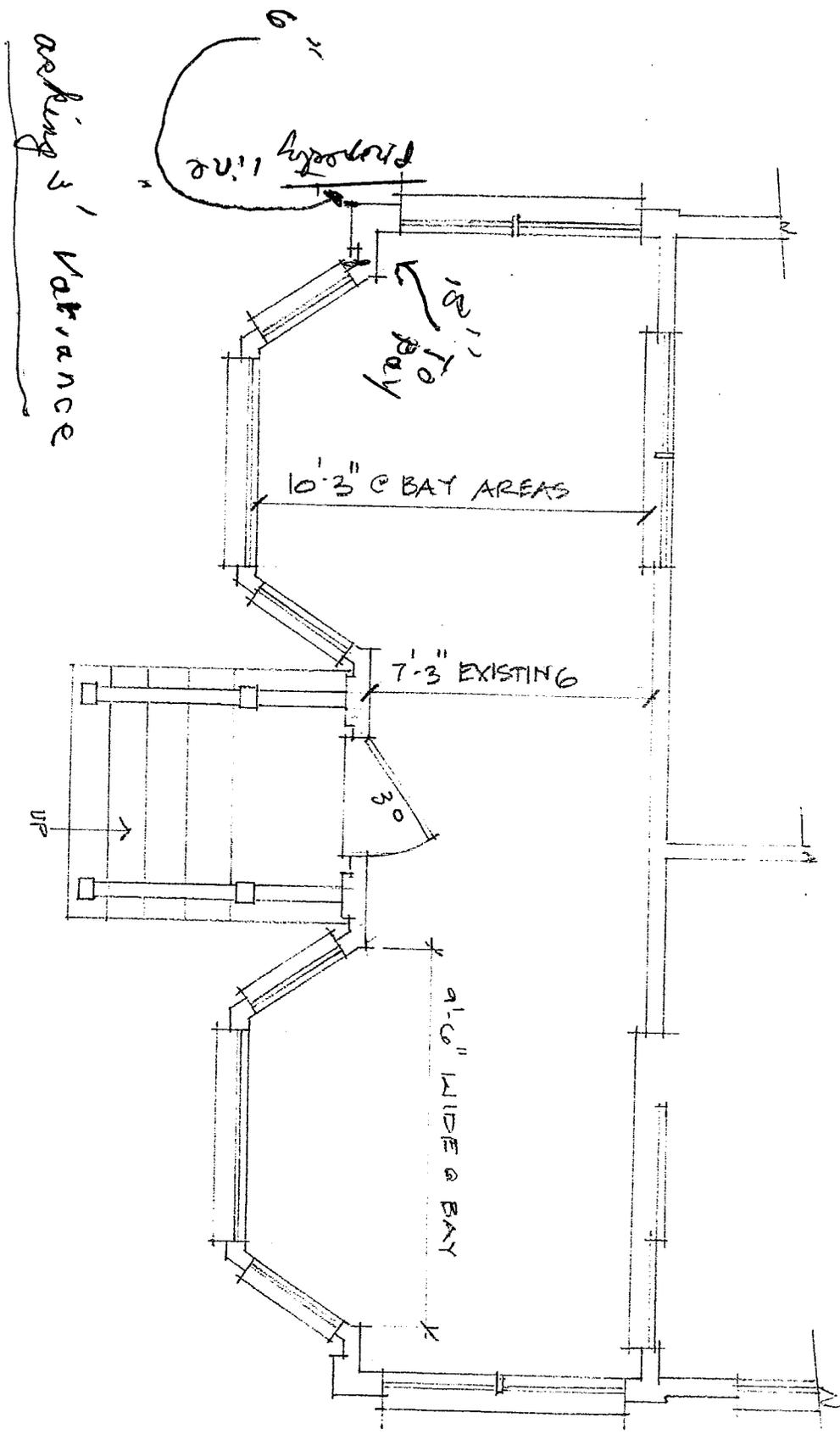


ALAN J. GRANGER P.S. No. 52460

CLIENT:
LENNY BARRETTE
(JONES)
REV.: MARCH 3, 2016
DATE: AUGUST 31, 2015

Granger and Associates, Inc.
Engineers • Surveyors
224 S. Main St., Cheboygan, MI 49721
Email: grangerandassociates@gmail.com
231-627-2768

SEC. 26, T37N, R2W	
DRAWN	JSD SHEET 1 OF 1
JOB NO.	C5323-29



asking 3' Variance

REVISED PARTIAL PROPOSED FLOOR PLAN

11-8-2015 PRLT DATE

JANIE HIRE RESIDENCE

SCALE: 1/4" = 1'-0"

16-091-026-400-023-01
OCCUPANT
7367 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-C05-000-007-00
OCCUPANT
7348 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-091-026-400-023-02
OCCUPANT
7393 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-C05-000-008-00
OCCUPANT
7352 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-B03-000-029-00
OCCUPANT
7328 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-C05-000-009-00
OCCUPANT
7358 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-B03-000-031-00
OCCUPANT
7334 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-C05-000-010-00
OCCUPANT
7362 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-B03-000-033-00
OCCUPANT
7340 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-C05-000-011-00
OCCUPANT
7366 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-B03-000-035-01
OCCUPANT
7384 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-C05-000-012-00
OCCUPANT
7374 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-B03-000-037-00
OCCUPANT
7394 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-C05-000-013-00
OCCUPANT
7380 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-B03-000-038-00
OCCUPANT
7400 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-D09-000-008-00
OCCUPANT
7335 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-B03-000-039-00
OCCUPANT
7404 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-D09-000-010-00
OCCUPANT
7351 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-092-C05-000-006-00
OCCUPANT
7344 MULLETT LAKE RD
CHEBOYGAN, MI 49721

16-091-026-400-023-01
SMITH, (LIVERMORE) SHELLEY 1/2
950 E MILWAUKEE
DETROIT MI 48211

16-091-026-400-023-02
BECK, MARSHALL & RAEYWEN, H/
PO BOX 182
MULLETT LAKE MI 49761

16-092-B03-000-029-00
MYERS INVESTMENTS OF MULLETT
1845 TOWN CENTER BLVD, STE 105
ORANGE PARK FL 32073

16-092-B03-000-031-00
HUNTINGTON TRUST COMPANY N
PO BOX 1558
COLUMBUS OH 43216

16-092-B03-000-033-00
TIERNEY, PATRICIA D, TRUSTEE
11021 W 122ND TERRACE
OVERLAND PARK KS 66213

16-092-B03-000-035-01
RICCI, LLOYD
7238 EUDORA DR
DALLAS TX 75230

16-092-B03-000-037-00
BUILDING S NORWELL, LLC
80 WASHINGTON ST, BLDG J-4C
NORWELL MA 02061

16-092-B03-000-038-00
BRETT, BARBARA ALBRECHT & BR
960 S JACKSON ST
DENVER CO 80209

16-092-B03-000-039-00
WALLACE, S WILLARD
PO BOX 74
MULLETT LAKE MI 49761

16-092-C05-000-006-00
TIERNEY, PATRICIA D, TRUSTEE
11021 W 122ND TERRACE
OVERLAND PARK KS 66213

16-092-C05-000-007-00
HIRE, JAMES F, TRUSTEE
619 LINDA ST, STE 200
ROCKY RIVER OH 44116

16-092-C05-000-008-00
BECK, MARSHALL; SHELLY LIVER
PO BOX 182
MULLETT LAKE MI 49761

16-092-C05-000-009-00
JONES, CAROLYN JANE (HIRE)
460 THUNDERBOWL LN
ASPEN CO 81611

16-092-C05-000-010-00
BROWN COTTAGE, LLC
1910 ESSEX DR
DALTON GA 30720-7111

16-092-C05-000-011-00
HIRE, JAMES F, TRUSTEE
619 LINDA ST, STE 200
ROCKY RIVER OH 44116

16-092-C05-000-012-00
BELT, CATHERINE HIRE
2111 WEST COOK RD
MANSFIELD OH 44906

16-092-C05-000-013-00
MULLETT LAKE ROAD, LLC
542 PLUMMERS HARBOR RD
NEENAH WI 54956

16-092-D09-000-008-00
MYERS INVESTMENTS OF MULLETT
1845 TOWN CENTER BLVD, STE 105
ORANGE PARK FL 32003

16-092-D09-000-010-00
HUNTINGTON TRUST COMPANY N
PO BOX 1558
COLUMBUS OH 43216

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS

Bob Andrews – *Revised 03/16/16*

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Variance Application (4 Pages)
4. Mailing List (1 Pages)

The following items were added to the exhibit list on 03/16/16:

5. Variance Support Letters:
 - a. Letter dated 02/25/16 from Dede Anderson to Zoning Board of Appeals (1 Page)
 - b. E-mailed dated 03/02/16 from Dennis Hesselink (4 Pages)
 - c. Letter dated 02/25/16 from Thomas James to Zoning Board of Appeals (1 Page)
 - d. Letter dated 02/25/16 from Cindy Harrison to Zoning Board of Appeals (1 Page)
 - e. Letter dated 02/25/16 from Amy Nemecek to Zoning Board of Appeals (1 Page)
 - f. Letter dated 02/25/16 from Tony Ingersoll to Zoning Board of Appeals (1 Page)
 - g. Letter dated 02/25/16 from Eric Wright to Zoning Board of Appeals (1 Page)
 - h. Letter dated 03/15/16 from James Gilbert to Zoning Board of Appeals (1 Page)
- 6.
- 7.
- 8.
- 9.
- 10.

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

CHEBOYGAN COUNTY
 PLANNING & ZONING DEPT.
 870 S. Main St., PO Box 70
 CHEBOYGAN, MI 49721
 (231) 627-8489 (TELEPHONE)
 (231) 627-3646 (FAX)

USE VARIANCE APPLICATION

\$110.00 APPLICATION FEE

RECEIPT #:	4910
CASH/CHECK:	877
ACTION /DATE:	

PLEASE PRINT

PROPERTY LOCATION

Address 9728 John Werner Dr.	City / Village Cheboygan	Township / Sec. Benton 17	Zoning District Lake and Stream
Property Tax I.D. (Parcel) Number 105-R53-000-018-00	Subdivision or Condo. Name / Plat or Lot No. Riverview Acres/Lot #18		

APPLICANT

Name Bob Andrews	Telephone 231-420-2722	Fax	
Address 7850 Golf View Dr.	City & State Cheboygan, MI	Zip Code 49721	E-Mail carwash11147@localne

OWNER (If different from applicant)

Name	Telephone	Fax	
Address	City & State	Zip Code	

Detailed directions to site, including nearest crossroad:

M-33 to South River Rd. to John Werner Dr. Subject property is located at the very end of the road.

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
- B. This property is unplatted, platted, will be platted. If platted, name of plat Riverview Acres
- C. Present use of the property is: Residential
- 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.
Replace existing dilapidated 18' X 30' covered boathouse with a 18' X 46' covered boathouse. New boathouse will be of matching material and quality of house with a pitched roof. Existing house located on property will be demolished and replaced.

2. Where owing to special conditions, a literal enforcement of the provisions of this Ordinance would involve practical difficulties or cause unnecessary hardships within the meaning of this Ordinance, the Board shall have power upon appeal in specific cases to authorize such variation or modification as may be in harmony with the spirit of this Ordinance, will assure that public health, safety and welfare is secured and substantial justice done. No such variance for the use provisions of this Ordinance shall be granted unless all of the following facts and conditions exist. All use 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. There are exceptional or extraordinary circumstances or conditions applicable to the property or to its use that do not apply generally to other properties or uses in the same district.
This is an existing boathouse dating from the 60's that is beyond repair. It currently stands as a hazard to the property.

b. Such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity. There is a minimum of 15 existing boathouses on the upper Cheboygan River/lower Black River.

c. The granting of the variance will relate only to the property under control of the appellant.
Yes. This is the only waterfront property lo wn.

d. The granting of the variance will not adversely affect the purposes or objectives of the Zoning Plan of the County.
Yes, boathouse is existing. Would like to replace with a new structure.

e. The granting of the variance or modification will not be materially detrimental to the public welfare or materially injurious to other property or improvements in the district in which the property is located.

Placement of the boathouse is situated on subject property to minimize visibility from surrounding property.

Please see attached letters of support from surrounding property owners.

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 Bol Andrews Date 3/2/16

AFFADAVIT

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 Bol Andrews Date 3/2/16

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

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

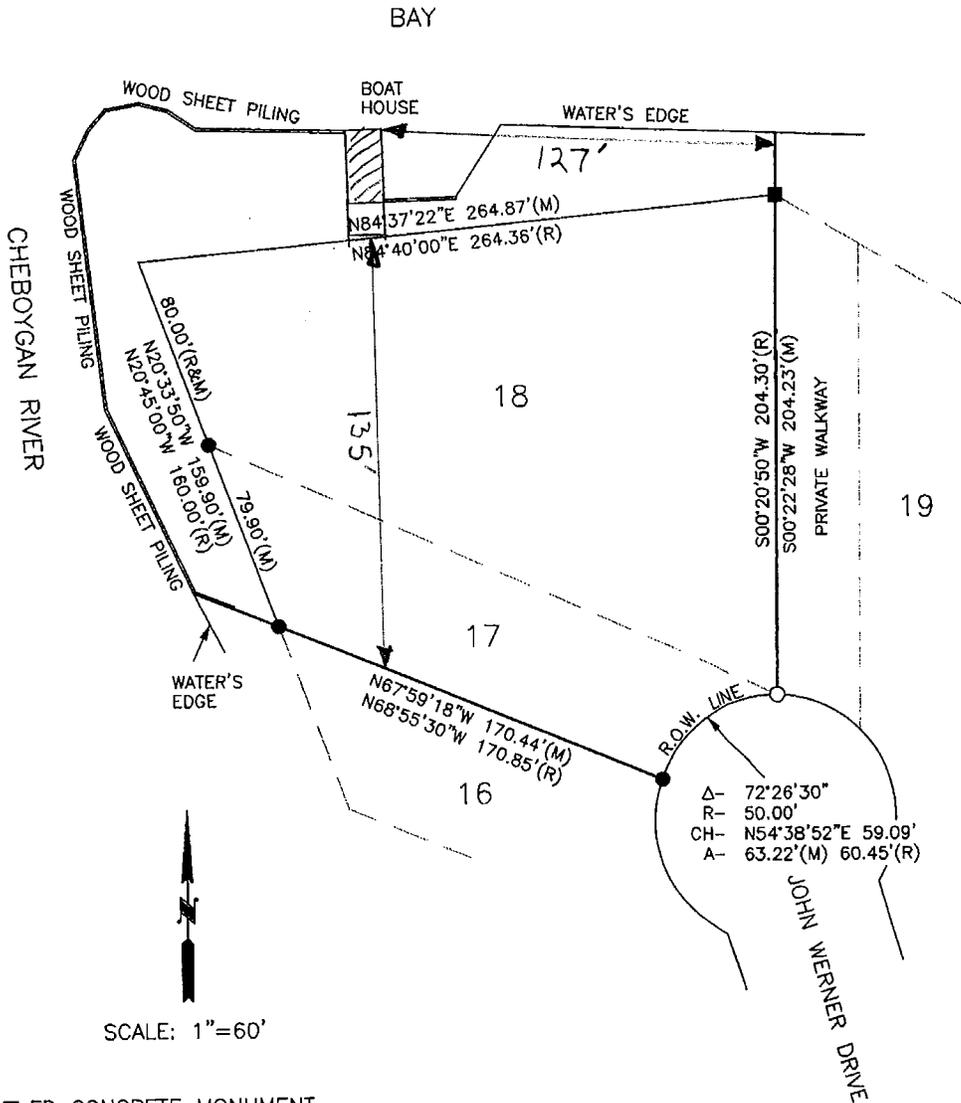
Distance from property line to proposed structure: Front: _____ Rear: _____ Side: _____ Side: _____	Zoning District:	North:
---------------------------------------------------------------------------------------------------------------	-------------------------	---------------

See Attached Survey

CERTIFICATE OF SURVEY

LOTS 17 & 18, RIVERVIEW ACRES,
BENTON TOWNSHIP, CHEBOYGAN COUNTY, MICHIGAN

18'x30'
 Existing Bathhouse
 18'x46'
 Proposed Bathhouse



- FD CONCRETE MONUMENT
- FD PIPE
- SET 1/2" REBAR W/CAP #52460

BEARINGS BASED ON THE PLAT OF RECORD.

PROPERTY AS SURVEYED PER DEED RECORDED IN LIBER 475, PAGE 303, CHEBOYGAN COUNTY RECORDS.

COPYRIGHTED GRANGER & ASSOCIATES INC. 2015

ALAN J. GRANGER P.S. No. 52460

CLIENT: BOB ANDREWS DATE: DECEMBER 23, 2015	Granger and Associates, Inc. Engineers • Surveyors 224 S. Main St., Cheboygan, MI 49721 Email: grangerandassociates@gmail.com 231-627-2763	SEC. 17, T37N, R1W DRAWN JSD SHEET 1 OF 1 JOB NO. C5700-05
-------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------

16-104-017-400-005-03
WRIGHT, ERIC & ANDREA H/W
9675 J WERNER DR
CHEBOYGAN MI 49721

16-104-017-400-005-03
OCCUPANT
9664 J WERNER DR
CHEBOYGAN, MI 49721

16-104-017-400-007-11
HESSELINK, DENNIS
1439 LINDBURGH LN
CHEBOYGAN MI 49721

16-105-R53-000-013-00
OCCUPANT
9675 J WERNER DR
CHEBOYGAN, MI 49721

16-105-R53-000-013-00
WRIGHT, ERIC & ANDREA WRIGHT
9675 J WERNER DR
CHEBOYGAN MI 49721

16-105-R53-000-014-00
OCCUPANT
9689 J WERNER DR
CHEBOYGAN, MI 49721

16-105-R53-000-014-00
INGERSOLL, ANTHONY
PO BOX 220
MACKINAW CITY MI 49701

16-105-R53-000-015-00
OCCUPANT
9703 J WERNER DR
CHEBOYGAN, MI 49721

16-105-R53-000-015-00
SINDA, LEROY & BETTY H/W
5411 MIDDLETON RD
ONAWAY MI 49765

16-105-R53-000-017-00
OCCUPANT
J WERNER DR
CHEBOYGAN, MI 49721

16-105-R53-000-017-00
ANDREWS, ROBERT MICHAEL
7850 GOLF VIEW DR
CHEBOYGAN MI 49721

16-105-R53-000-018-00
OCCUPANT
9728 J WERNER DR
CHEBOYGAN, MI 49721

16-105-R53-000-018-00
ANDREWS, ROBERT MICHAEL
7850 GOLF VIEW DR
CHEBOYGAN MI 49721

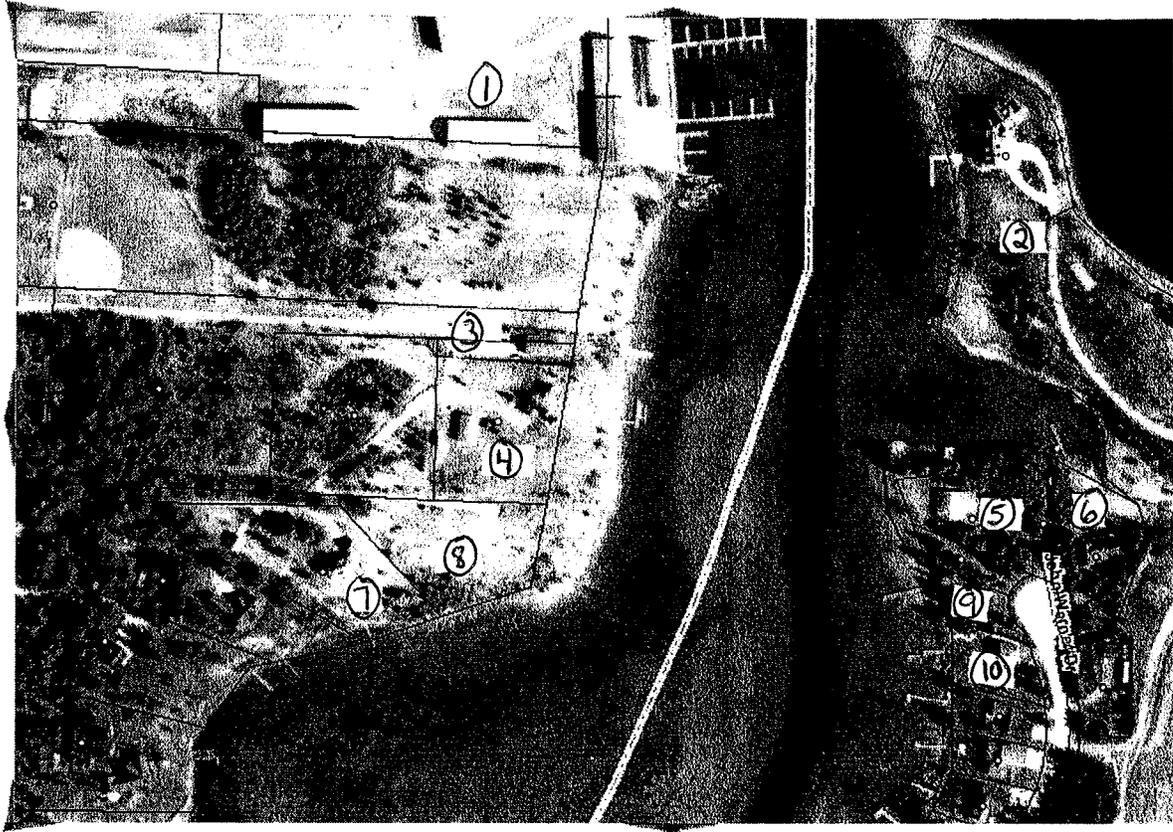
16-105-R53-000-019-00
OCCUPANT
9718 J WERNER DR
CHEBOYGAN, MI 49721

16-105-R53-000-019-00
HARRISON, CINDY
9718 J WERNER DR
CHEBOYGAN MI 49721

Map View Help About

Print
Exit

Aerial photos are from 2008 for zoom levels 3-9 and 2012 for levels 1-2 Showing Parcel Lines



Variance Support Letters

- 1) Anchor In Marina-Dede Anderson, 9904 N. Straits Hwy.
- 2) Dennis Hesselink, 1439 Lindburgh Ln.
- 3) Thomas James, 9750 Hawk Ridge
- 4) Kathleen Eustice, 1299 Pine Ridge Tr.
- 5) Subject Property, 9728 John Werner Dr.
- 6) Cindy Harrison, 9718 John Werner Dr.
- 7) Amy Nemecek, 1280 Pine Ridge Tr.
- 8) Jim Gilbert 1321 Pine Ridge Tr.
- 9) Tony Ingersoll, 9689 John Werner Dr.
- 10) Eric Wright, 9675 John Werner Dr.

February 25, 2016

Cheboygan County Zoning Board of Appeals
Scott McNeil, Planner
Cheboygan County Building
870 S. Main St.
Cheboygan, MI 49721

Dear members of the Zoning Board of Appeals:

This letter is submitted in support of the application by Bob Andrews for a variance regarding the replacement of an existing boathouse located on his property at 9728 John Werner Dr.

The proposed location for the new boathouse does not negatively affect my property nor does it detract from my view of the river. I ask that you approve the variance.

Thank you,



Dede Anderson

 ~~1399 Anchor In Marina Rd.~~
9904 N. Straits Hwy

Open Folder Inbox ▾

Inbox Empty Trash New Message Folders Spam Search Mail Filters Address Book Options

Help Log out

Logged in as **carwash11147@localnet.com** : Mail Storage: 82.16% Used

Inbox: RE: Variance support letter (198 of 198)

Mark as: ▾ Move | Copy This message to ▾ Back to Inbox
[Delete](#) | [Reply](#) | [Reply to All](#) | [Forward](#) | [Redirect](#) | [View Thread](#) | [Blacklist](#) | [Whitelist](#) | [Message Source](#)
[Save as](#) | [Print](#) | [Report as Spam](#)

Date: Wed, 2 Mar 2016 19:04:15 +0000 [14:04:15 EST]

From: Dennis Hesselink <Dennis.Hesselink@efgrp.net>

To: "carwash11147@localnet.com" <carwash11147@localnet.com>

Cc: Dennis Hesselink <Dennis.Hesselink@efgrp.net>, Tam Hesselink <Tam.Hesselink@efgrp.net>

Subject: RE: Variance support letter

Part(s): Download All Attachments (in .zip file)

Headers: Show All Headers

Alternative parts for this section:

unnamed [text/plain] 5.54 KB

[Click HERE to view HTML content in a separate window.](#)

I have no problem. It should improve the site. I am out of town until Monday but feel free to give a copy of this to Scott McNeil.

Sent from Outlook Mobile

On Wed, Mar 2, 2016 at 3:57 AM -0800, "carwash11147@localnet.com" <carwash11147@localnet.com> wrote:

I need the variance to replace the existing boathouse as it currently is considered a non-conforming use. I'm going to request to enlarge from the current 18' X 30' size to 18' X 46' to accommodate my boat. The additional size will be inland towards the existing house not out further in the water. The DEQ did a site visit to the property in Jan. and said it was ok from their standpoint.

Quoting Dennis Hesselink <Dennis.Hesselink@efgrp.net>:

- > Neat!
- >
- > Congratulations on getting the house.
- >
- > The Variance is it for the existing boathouse or trying to enlarge it?

5b

>
>
>
> Dennis Hesselink, CLU, ChFC, LUTCF, AEP, CFP® | Principal
> Encore Financial Group
> 10595 North Straits Highway | Suite 301 | Cheboygan, MI 49721
> P. 231-627-1023 | F. 231-627-9224
> dennis.hesselink@efgrp.net
> www.EncoreFinancialGroup.net
>
> Please do not leave trade instructions on this email as they cannot

> be executed. In order to place a trade, please contact the number
on
> your statement or the trade desk at 877.663.7267, option 1.
>
> Encore, Inc. and its affiliates are independently owned and
operated.
> Securities offered through: The O.N. Equity Sales Company, Member
FINRA/SIPC
> One Financial Way, Cincinnati, OH 45242 (513) 794-6794
> Investment advisory services offered through O.N. Investment
> Management Company
>
> The information transmitted is intended only for the person or
entity
> to which it is addressed and may contain confidential and/or
> privileged material. Any review, retransmission, dissemination or
> other use of, or taking of any action in reliance upon, this
> information by persons or entities other than the intended
recipient
> is prohibited. If you received this in error, please contact the
> sender and destroy any copies of this document.
>
> We are currently looking for exceptional individuals to join our
> sales team. Do you know of someone who is looking for a rewarding
> career? Call me today for more details!
>
>
> -----Original Message-----
> From: carwash11147@localnet.com [mailto:carwash11147@localnet.com]
> Sent: Tuesday, March 1, 2016 3:40 PM
> To: Dennis Hesselink
> Subject: RE: Variance support letter
>
> Dennis:
>
> I don't have the application for the variance filled out yet put
can
> send you a copy once complete if you would like. The new boathouse

> will be in the same location as the existing and be the same style
> and match the appearance of the new house. We have not even
started
> to work with an architect yet, so I'm not sure what exactly it will

> look like. Trying to get the sea wall under it replaced first and

> the new boathouse and house will come second.

>
> Bob
> Quoting Dennis Hesselink <Dennis.Hesselink@efgrp.net>:
>
>> Can you send me what you are proposing.
>>
>> I also have wanted to do something some day.
>>
>>
>>
>> Dennis Hesselink, CLU, ChFC, LUTCF, AEP, CFP® | Principal Encore
>> Financial Group
>> 10595 North Straits Highway | Suite 301 | Cheboygan, MI 49721
>> P.
>> 231-627-1023 | F. 231-627-9224 dennis.hesselink@efgrp.net
>> www.EncoreFinancialGroup.net
>>
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cannot
>
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>> your statement or the trade desk at 877.663.7267, option 1.
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>> advisory services offered through O.N. Investment Management
Company
>>
>> The information transmitted is intended only for the person or
> entity
>> to which it is addressed and may contain confidential and/or
>> privileged material. Any review, retransmission, dissemination or
>> other use of, or taking of any action in reliance upon, this
>> information by persons or entities other than the intended
> recipient
>> is prohibited. If you received this in error, please contact the
>> sender and destroy any copies of this document.
>>
>> We are currently looking for exceptional individuals to join our
sales
>> team. Do you know of someone who is looking for a rewarding
career?
>> Call me today for more details!
>>
>> -----Original Message-----
>> From: carwash11147@localnet.com [mailto:carwash11147@localnet.com]
>> Sent: Tuesday, March 1, 2016 2:53 PM
>> To: Dennis Hesselink
>> Subject: Variance support letter
>>
>> Dennis:
>>
>> We finally became owners of the John Werner Dr. property on the
> 18th
>> and I'm working on securing permits to replace the sea wall and

>> boathouse this spring/summer. I need to go in front of the Zoning
>> Board of Appeals to get a variance to replace the existing
> boathouse
>> and am seeking support from the surrounding neighbors to do so. I
>> have attached a letter for your support. If you feel comfortable
with
>> it, please sign and send back to me by Friday to make their
> next
>> meeting deadline.
>>
>> Thanks in advance and give me a call if you have any questions.
>>
>> Bob 231-420-2722
>>
>>
>
>
>
>
>

[Delete](#) | [Reply](#) | [Reply to All](#) | [Forward](#) | [Redirect](#) | [View Thread](#) | [Blacklist](#) | [Whitelist](#) | [Message Source](#)
| [Save as](#) | [Print](#) | [Report as Spam](#)

Mark as: Move | Copy This message to

[Back to Inbox](#)  

February 25, 2016

Cheboygan County Zoning Board of Appeals
Scott McNeil, Planner
Cheboygan County Building
870 S. Main St.
Cheboygan, MI 49721

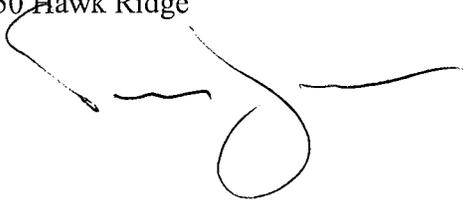
Dear members of the Zoning Board of Appeals:

This letter is submitted in support of the application by Bob Andrews for a variance regarding the replacement of an existing boathouse located on his property at 9728 John Werner Dr.

The proposed location for the new boathouse does not negatively affect my property nor does it detract from my view of the river. I ask that you approve the variance.

Thank you,

Thomas James
9750 Hawk Ridge

A handwritten signature in black ink, appearing to read 'Thomas James', with a large loop at the end.

February 25, 2016

Cheboygan County Zoning Board of Appeals
Scott McNeil, Planner
Cheboygan County Building
870 S. Main St.
Cheboygan, MI 49721

Dear members of the Zoning Board of Appeals:

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The proposed location for the new boathouse does not negatively affect my property nor does it detract from my view of the river. I ask that you approve the variance.

Thank you,

A handwritten signature in blue ink that reads "Cindy Harrison". The signature is written in a cursive style with a large initial "C".

Cindy Harrison
9718 John Werner Dr.

February 25, 2016

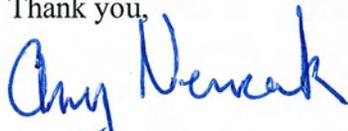
Cheboygan County Zoning Board of Appeals
Scott McNeil, Planner
Cheboygan County Building
870 S. Main St.
Cheboygan, MI 49721

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The proposed location for the new boathouse does not negatively affect my property nor does it detract from my view of the river. I ask that you approve the variance.

Thank you,



Amy Nemecek
1280 Pine Ridge Trl.

February 25, 2016

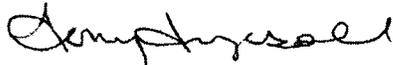
Cheboygan County Zoning Board of Appeals
Scott McNeil, Planner
Cheboygan County Building
870 S. Main St.
Cheboygan, MI 49721

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Thank you,



Tony Ingersoll
9689 John Werner Dr.

February 25, 2016

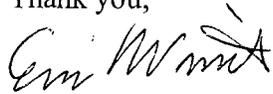
Cheboygan County Zoning Board of Appeals
Scott McNeil, Planner
Cheboygan County Building
870 S. Main St.
Cheboygan, MI 49721

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The proposed location for the new boathouse does not negatively affect my property nor does it detract from my view of the river. I ask that you approve the variance.

Thank you,

A handwritten signature in black ink, appearing to read "Eric Wright". The signature is written in a cursive style with a prominent loop at the end.

Eric Wright
9675 John Werner Dr.

March 15, 2016

Cheboygan County Zoning Board
Attn: Scott McNeil, Planner
Cheboygan County Building
870 S. Main Street
Cheboygan, MI 49721

To Who It May Concern:

Mr. Andrews has approached me reference his request for a variance. It is my understanding that he will be replacing an existing boathouse located on his property at 9728 John Werner Drive.

I do not see how this project negatively affects me or my property. I have no opposition to his proposed variance.

Thank-you,



James L. Gilbert
1321 Pineridge Trail