



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, OCTOBER 26, 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. **Debra Willey** - Requests a 19 ft. front setback variance for construction of a garage and an addition to single family dwelling in a Commercial Development (D-CM) zoning district. The property is located at 6053 Prospect St., Tuscarora Township, Section 24, parcel #161-131-006-005-00. A 25 ft. front setback is required for in this zoning district.

UNFINISHED BUSINESS

NEW BUSINESS

ZBA COMMENTS

PUBLIC COMMENTS

ADJOURN

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING
WEDNESDAY, SEPTEMBER 28, 2016 AT 7:00PM
ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

Members Present: Charles Freese, Ralph Hemmer, John Moore, John Thompson, Nini Sherwood
Members Absent: None
Others Present: Scott McNeil, Russell Crawford, Cheryl Crawford, Ann Chastain, Tom Chastain, Carl Muscott, Chuck Maziasz

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. Hemmer, seconded by Mr. Moore, to accept the agenda as presented. Motion carried unanimously.

APPROVAL OF MINUTES

Minutes from the August 24, 2016 Zoning Board of Appeals meeting were presented. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to approve the minutes as presented. Motion carried unanimously.

PUBLIC HEARING & ACTION ON REQUESTS

Ann Chastain – Requests a 5 ft. 4 in. side setback variance and a 6 ft. front setback variance for a lean-to in a Lake and Stream Protection (P-LS) zoning district. The property is located at 10796 E. Munro Lake Dr., Munro Township, Section 9, parcel #080-009-200-001-09. A side setback of 8 ft. is required and a front setback of 30 ft. is required for this lot in this zoning district.

Mr. McNeil explained that the applicant is requesting a 5ft. 4in. side setback variance and a 6ft. front setback variance for a lean-to. Mr. McNeil stated that this is a non-waterfront lot that is located in the Lake and Stream Protection Zoning District. Mr. McNeil noted that an 8ft. side setback and 30ft. front setback is required for this lot in the Lake and Stream Protection Zoning District.

Ms. Chastain stated that in 2006 she decided to split the lot, which would allow her to sell the existing house and build on the remaining lot. Ms. Chastain explained that an additional septic field was required on the lake side to service the house that she was selling. Ms. Chastain explained that the existing septic was on the lot that she was planning on keeping to build a house. Ms. Chastain explained that the house was completed in 2007. Ms. Chastain stated that the lean-to was built in 2013 as a cover for firewood and the generator. Ms. Chastain stated that they did not think about the lot line at that point and that they had lost track of the property markers. Ms. Chastain explained that after a discussion with the neighbor regarding the location of the lot line, Granger and Associates staked the lot line. Ms. Chastain stated that there are non-buildable wetlands to the side and back of the house.

Mr. Freese asked if the original parcel was split into three lots. Mrs. Chastain stated yes. Mr. Freese stated that the dividing line between parcel 2 and parcel 3 is the western edge of the easement according to the mortgage report.

Mr. Freese stated that on the mortgage report, the western edge of the easement coming from the south enters lot 3 approximately 20ft. to the east of the lot line. Mr. Freese referred to the survey and stated that the western edge of the easement coincides with the property line between lots 2 and 3 on the west. Mr. Freese stated that the eastern side of the easement as shown on the survey shows it intersecting lot 3 to the west of where it is shown on the mortgage report by about 20 feet. This would bring into question exact location of the western side of the easement and could have reduced the front variance request. Discussion was held regarding the front setback being measured from the easement. Mr. Freese stated that there are wetlands on the east end and north end of the lean-to. Discussion was held regarding parcel 3 being a non-developable lot with a drain field on it. Mr. Freese asked when the side setback regulation was changed for narrow lots. Mr. McNeil stated it was a couple of years ago. Mr. McNeil stated that regulation would not apply as this lot is wide enough. Mr. Freese noted that the applicant should have applied for a front setback variance for the house. Mr. Freese noted the applicant had properly applied for all necessary permits at the time of construction of the home, but that the county did not perform foundation location checks at the time to determine if setback requirements had been met and an occupancy permit was issued. The applicant is therefore deemed vested with regard to the location of the original dwelling. Mrs. Chastain stated that she did not know that she needed a variance. Discussion was held.

Mr. Freese asked for public comments. There were no public comments. Public comment closed.

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

5. This is an extremely narrow lot, most of which is wetlands.
6. The area to the east and north on parcel 2 are wetlands that are limiting the buildable area.

The Zoning Board of Appeals reviewed and approved the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Freese, 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 unanimously.

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

No comments.

ZBA COMMENTS

No comments.

PUBLIC COMMENTS

No comments.

ADJOURN

Motion by Mr. Hemmer to adjourn. Motion carried. Meeting adjourned at 7:21pm.

John Thompson, Secretary

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS

Debra Willey

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Variance Application (3 Pages)
4. Mailing List (3 Pages)
5. Zoning Board of Appeals Notice of Public Hearing (1 Page)
- 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

\$110.00

\$110.00 APPLICATION FEE

RECEIPT #:	5321
CASH/CHECK:	✓ # 2096
ACTION / DATE:	

PLEASE PRINT

PROPERTY LOCATION

Address 6053 Prospect	City / Village Indian River	Township / Sec. /	Zoning District
Property Tax I.D. (Parcel) Number 161-131-006-005-00	Subdivision or Condo. Name / Plat or Lot No.		

APPLICANT

Name Debra Willey	Telephone 231-218-8234	Fax	
Address 6053 Prospect P.O. BOX 1249	City & State Indian River MI	Zip Code 49749	E-Mail debbie-willey@gmail.com

OWNER (If different from applicant)

Name Same as Above	Telephone	Fax	
Address	City & State	Zip Code	

Detailed directions to site, including nearest crossroad:

m-27 turn East on Prospect 1st place on Right

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: Residence
- 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.

Place Private Garage with up stairs for storage and for living quarters
Topography slope of property and location of existing buildings
will not allow meeting required setbacks

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.

Due to slope of property & existing buildings
& drain fields, septic

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

no as in 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

yes as in 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.

proposed location is the best not effect other
property owners

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.

no as stated in 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 Debra Willey

Date 10/4/16

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 Debra Willey

Date 10/4/16

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. |

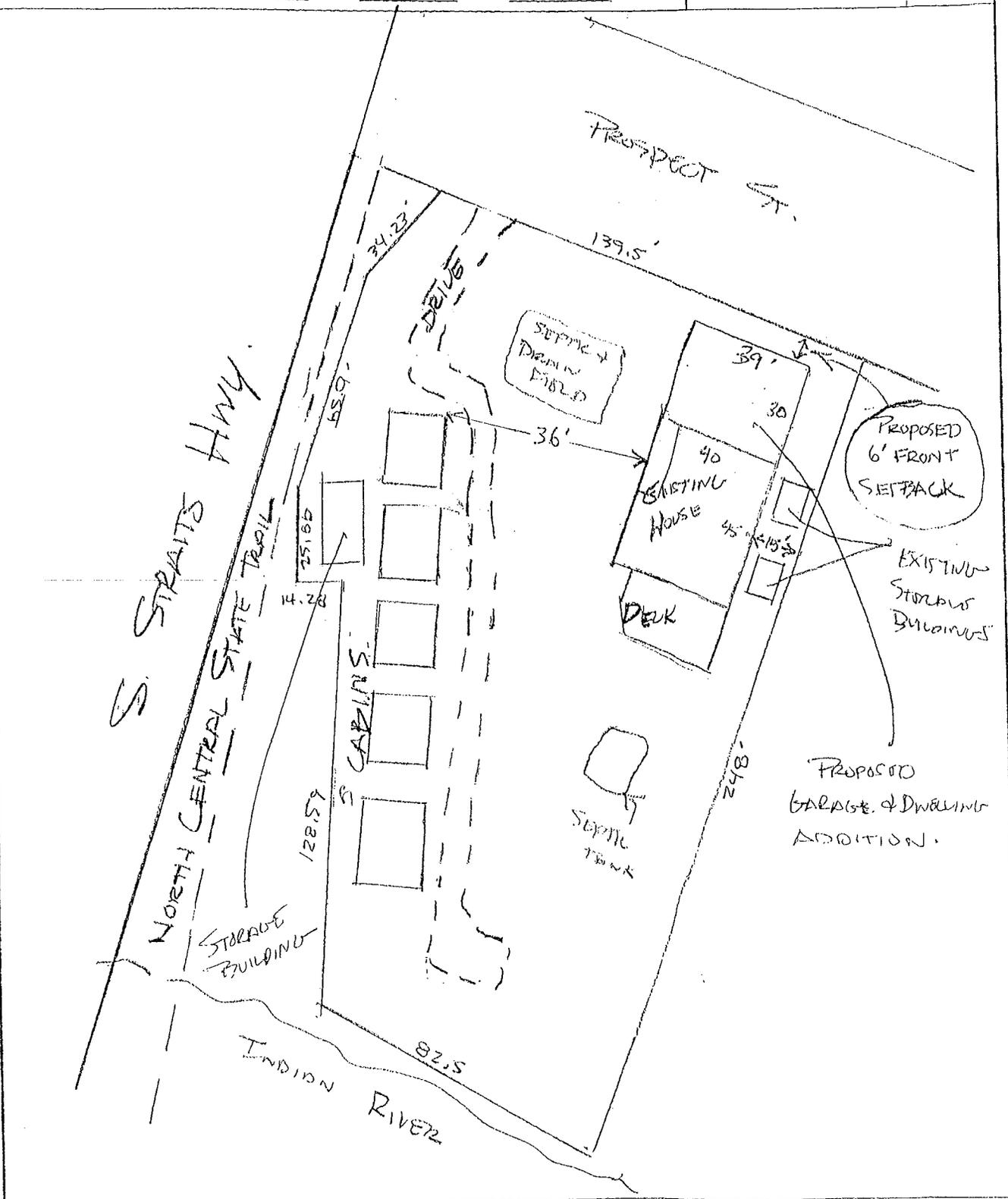
Distance from property line to proposed structure:

Front: 6' Rear: 2.12' Side: 15' Side: 84'

Zoning District:

Commercial

North:



16-161-024-200-001-02 MICHIGAN DEPT OF NATURAL RES PO BOX 30722 LANSING MI 48909	16-161-131-005-007-00 L L STONE PROPERTIES, LLC PO BOX 396 PETOSKEY MI 49770	16-161-131-007-003-00 SMITH, FRED J SR, TTEE (DECD) 2919 GRATIOT ST INDIAN RIVER MI 49749
16-161-024-200-003-01 WERNET, CHARLES H 7463 OLD US 31 #1 PETOSKEY MI 49770	16-161-131-005-008-00 L L STONE PROPERTIES, LLC 818 CROOKED TREE DR PETOSKEY MI 49770	16-161-131-007-004-00 DISBROW, JOANNE L/E & ARTHUR 465 LINCOLNSHIRE DR TROY OH 45373
16-161-024-200-004-01 TUSCARORA TOWNSHIP 3546 S STRAITS HWY INDIAN RIVER MI 49749	16-161-131-005-009-00 DIETRICH, ANDREW & KELLIE H/W 5640 HUMMER LAKE RD OXFORD MI 48371	16-161-131-010-001-00 TUSCARORA, TOWNSHIP OF INDIAN RIVER MI 49749
16-161-024-200-015-00 COOK, BRIGETTE; STEPHEN COOK PO BOX 1149 INDIAN RIVER MI 49749	16-161-131-005-011-00 WALDRON, JULIE & CRAIG TTEES 3878 MCMICHAEL RD, PO BOX 4206 BURT LAKE MI 49717	16-161-131-010-002-00 WILSON, TONI; HAROLD HANEL JR; 4928 MODOC RD INDIAN RIVER MI 49749
16-161-131-004-001-00 VIZINA, JORDAN PO BOX 386 INDIAN RIVER MI 49749	16-161-131-006-001-00 GYORKOS, CHARLES & CHRISTINE 366 PLEASANT VALLEY MILFORD MI 48380	16-161-131-010-003-00 COOK, BRIGETTE; STEPHEN COOK PO BOX 1149 INDIAN RIVER MI 49749
16-161-131-004-003-00 SWADLING, KENNETH ET UX PO BOX 2008 INDIAN RIVER MI 49749	16-161-131-006-001-01 HANLON, TIMOTHY J TRUST PO BOX 684 INDIAN RIVER MI 49749	16-161-131-010-007-00 JACOBS, ROGER W PO BOX 296 INDIAN RIVER MI 49749
16-161-131-005-001-00 PURTILL, JAMES & MARILYN SPOE 3247 N CLUB RD INDIAN RIVER MI 49749	16-161-131-006-003-00 RADEBACH, LEROY & ELEANOR C PO BOX 3011 INDIAN RIVER MI 49749	16-161-131-010-008-00 GUST, STEPHEN & CHARLENE, TTE 4288 LONG POINT DR CHEBOYGAN MI 49721
16-161-131-005-005-00 PURTILL, JAMES & MARILYN SPOE 3247 N CLUB RD INDIAN RIVER MI 49749	16-161-131-006-004-00 PASSINO, MICHAEL & BRENDA H/ PO BOX 2184 INDIAN RIVER MI 49749	16-161-131-011-002-00 DOTY, ARTHUR & CAROL H/W PO BOX 846 INDIAN RIVER MI 49749
16-161-131-005-006-00 DESJARDINS, RICHARD 3365 W. VALLEY VIEW DR SAINT JOSEPH MI 49085	16-161-131-006-005-00 PINES COTTAGE OF INDIAN RIVER 6053 PROSPECT, PO BOX 1249 INDIAN RIVER MI 49749	16-161-131-011-003-00 CASUCCI, CASS T, TRUSTEE 6000 RIVER ST., PO BOX 250 INDIAN RIVER MI 49749
16-161-131-005-006-01 MESACK, RENEE & GERRI, TTEES PO BOX 2152 INDIAN RIVER MI 49749	16-161-131-007-001-00 LACOURSIER, ALLAN & ELIZABET PO BOX 193 INDIAN RIVER MI 49749	16-161-131-011-005-00 MOORE, EDWIN & LINDA H/W PO BOX 929 INDIAN RIVER MI 49749

16-161-131-011-006-00

PFISTER, DARRYL & KATHLEEN H/

PO BOX 334

INDIAN RIVER

MI 49749

16-161-024-200-001-02
OCCUPANT
6045 RIVER ST
INDIAN RIVER, MI 49749

16-161-I31-006-001-00
OCCUPANT
5997 PROSPECT ST
INDIAN RIVER, MI 49749

16-161-I31-010-003-00
OCCUPANT
6064 RIVER ST
INDIAN RIVER, MI 49749

16-161-024-200-004-01
OCCUPANT
3425 S STRAITS HWY
INDIAN RIVER, MI 49749

16-161-I31-006-001-01
OCCUPANT
5991 PROSPECT ST
INDIAN RIVER, MI 49749

16-161-I31-010-007-00
OCCUPANT
6072 RIVER ST
INDIAN RIVER, MI 49749

16-161-I31-004-001-00
OCCUPANT
6117 HEMLOCK ST
INDIAN RIVER, MI 49749

16-161-I31-006-003-00
OCCUPANT
6031 PROSPECT ST
INDIAN RIVER, MI 49749

16-161-I31-010-008-00
OCCUPANT
6084 RIVER ST
INDIAN RIVER, MI 49749

16-161-I31-004-003-00
OCCUPANT
3280 S STRAITS HWY
INDIAN RIVER, MI 49749

16-161-I31-006-004-00
OCCUPANT
6033 PROSPECT ST
INDIAN RIVER, MI 49749

16-161-I31-011-002-00
OCCUPANT
5980 RIVER ST
INDIAN RIVER, MI 49749

16-161-I31-005-005-00
OCCUPANT
3247 N CLUB RD
INDIAN RIVER, MI 49749

16-161-I31-006-005-00
OCCUPANT
6053 PROSPECT
INDIAN RIVER, MI 49749

16-161-I31-011-003-00
OCCUPANT
6000 RIVER ST
INDIAN RIVER, MI 49749

16-161-I31-005-006-00
OCCUPANT
3267 N CLUB RD
INDIAN RIVER, MI 49749

16-161-I31-007-001-00
OCCUPANT
3324 S STRAITS HWY
INDIAN RIVER, MI 49749

16-161-I31-011-005-00
OCCUPANT
6012 RIVER ST
,

16-161-I31-005-006-01
OCCUPANT
3287 N CLUB RD
INDIAN RIVER, MI 49749

16-161-I31-007-003-00
OCCUPANT
6111 PROSPECT ST
INDIAN RIVER, MI 49749

16-161-I31-011-006-00
OCCUPANT
6032 RIVER ST
INDIAN RIVER, MI 49749

16-161-I31-005-007-00
OCCUPANT
6052 PROSPECT ST
INDIAN RIVER, MI 49749

16-161-I31-007-004-00
OCCUPANT
6121 PROSPECT ST
INDIAN RIVER, MI 49749

161-I31-011-006-00
OCCUPANT
6034 RIVER ST
INDIAN RIVER, MI 49749

16-161-I31-005-008-00
OCCUPANT
6038 PROSPECT ST
INDIAN RIVER, MI 49749

16-161-I31-010-001-00
OCCUPANT
6054 RIVER ST
INDIAN RIVER, MI 49749

161-024-200-0101-00
OCCUPANT
6090 PROSPECT ST
INDIAN RIVER, MI 49749

16-161-I31-005-009-00
OCCUPANT
6024 PROSPECT ST
INDIAN RIVER, MI 49749

16-161-I31-010-002-00
OCCUPANT
6060 RIVER ST
INDIAN RIVER, MI 49749

NOTICE

**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING and PUBLIC HEARING
WEDNESDAY, October 26, 2016 AT 7:00 P.M.
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

- 1.) **Debra Willey** - Requests a 19 ft. front setback variance for construction of a garage and an addition to single family dwelling in a Commercial Development (D-CM) zoning district. The property is located at 6053 Prospect St., Tuscarora Township, Section 24, parcel #161-131-006-005-00. A 25 ft. front setback is required for 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. Comments, questions, and correspondence may be sent to 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 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/

DIMENSIONAL VARIANCE STAFF REPORT

Item: A 19 ft. variance request to allow a 6 ft. front setback for construction of a garage and dwelling addition to an existing dwelling. The property is zoned Commercial Development District (D-CM)	Prepared by: Scott McNeil
Date: October 18, 2016	Expected Meeting Date: October 26, 2016

GENERAL INFORMATION

Applicant: Debi Willey

Property Owner: Same

Contact person: Same

Phone: 231-218-8234

Requested Action: Approve a 19 ft. variance to allow a 6 ft. front setback for construction of a 39 ft. x 30 ft. attached garage and dwelling addition to an existing single family dwelling.

BACKGROUND INFORMATION

The applicant is seeking a front setback variance to construct a 39 ft. wide x 30 ft. deep garage and dwelling addition to an existing single family dwelling structure. The addition is proposed to have second story. The lot is located in a Commercial Development (D-CM) Zoning District. The site also contains rental cabins. A 25 ft. front setback is required in this zoning district.

The Board of Appeals approved a side setback variance for a 14 ft. x 32 ft. storage building on the subject lot on June 24, 2015.

I have cited conditions relative to the existing dwelling structure location, the septic and drain field location, topography of the lot and like conditions in the neighborhood in the proposed findings under sections 23.5.4.1 through 23.5.4.5, but have not cited the same under General Findings, pending deliberation and review by the board.

A map to the subject lot is located after the proposed findings in this report.

Surrounding Zoning:

North: D-CM, Commercial Development District.

West: Same

South: Same

East: Same

Surrounding Land Uses: Residential land uses to the south and east. Commercial land use to the north. North Central State Trail and S. Straits Highway to the west.

Environmentally Sensitive Areas: (steep slopes, wetlands, woodlands, stream corridor, floodplain) The site is located on the Indian River and does not contain any other known sensitive areas.

Public Comments: 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. Property is located in a Commercial Development (D-CM) zoning district.
2. A front setback of 25 feet is required in the D-CM zoning district per Section 17.1.
3. The applicant is proposing to construct a 39 ft. wide x 30 ft. deep garage and dwelling addition to be located 6 ft. from the front lot line.
4. The applicant is requesting the Zoning Board of Appeals to allow a 19 ft. front setback variance.
- 5.
- 6.

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.

The existing dwelling structure is located near the required front setback and a steep slope exists at the rear, which are unique physical conditions.

OR, there are no unique circumstances or physical conditions and 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).

The needs for the variance is due to the location of the existing dwelling structure, the location of the septic and drain field and the topography of the lot, which are unique conditions and is not the result of actions of the property owner or previous property owners.

OR, the proposed placement of the garage and dwelling addition is the result of actions of the current property owner and the need for the requested variance is self created.

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.

Due to the location of the existing dwelling structure, the location of the septic and drain field and the topography of the lot, strict compliance with front setback regulations will be unnecessarily burdensome.

OR, Strict compliance with front setback regulations will allow for additions to the structure in other locations and conforming to setback regulations will not be 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.

Due to location of the existing dwelling structure, the location of the septic and drain field and topography of the lot, the requested variance is necessary to grant reasonable relief and do substantial justice to other property owners in the district.

OR, The variance request for construction of a 39 ft. wide x 30 ft. deep garage and dwelling addition does not represent the minimum necessary to grant reasonable relief and other options for smaller additions to the existing structure exist and/or granting the variance will not do substantial 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.

Granting a variance to allow a 6 ft. front setback will not cause an adverse impact on surrounding property, property values and/or the use and enjoyment of property in the neighborhood or zoning district due to like conditions.

OR, Granting a variance to allow a 6 ft. front setback will cause an adverse impact on surrounding property and/or property values and/or the use and enjoyment of property in the neighborhood.

Subject site location

