



City of Boyne City
Founded 1856

319 N. Lake Street

Boyne City, Michigan 49712
www.boynecity.com

Phone 231-582-6597
Fax 231-582-6506

**BOYNE CITY
ZONING BOARD OF APPEALS SPECIAL MEETING
Thursday, October 12, 2017
5:00 P.M.
Boyne City Commission Chambers, City Hall**

1. CALL TO ORDER AND ROLL CALL
Excuse Absences
2. APPROVAL OF MINUTES – September 5, 2017
3. HEARING CITIZENS PRESENT (on non-agenda items)
4. CORRESPONDENCE
5. NEW BUSINESS
 - A. Variance Request – 541 Bay St.
6. OLD BUSINESS
 - A. None
7. REPORTS OF OFFICERS, BOARDS, AND STANDING COMMITTEES
8. GOOD OF THE ORDER
9. ANNOUNCEMENTS
 - A. Next scheduled meeting: November 7, 2017
10. ADJOURNMENT



Scan QR code or go to
www.cityofboynecity.com
click on Boards & Commissions for complete
agenda packets & minutes for each board

Individuals with disabilities requiring auxiliary aids or services in order to participate in municipal meetings may contact Boyne City Hall for assistance: Cindy Grice, City Clerk/Treasurer, 319 North Lake Street, Boyne City, MI 49712; phone (231) 582-0334

**Meeting Of
September 5, 2017**

Record of the proceedings of the regular Boyne City Zoning Board of Appeals meeting held at Boyne City Hall, 319 N. Lake Street, on Tuesday, September 5, 2017 at 5:00 p.m.

Call To Order

Chair Kubesh called the meeting to order at 5:00 p.m.

Roll Call

Present: Bob Carlile, Pat Kubesh, John McClorey, Lynn Murray and Roger Reynolds
Absent: None

Meeting Attendance

City Officials/Staff: Assistant Planning and Zoning Administrator Patrick Kilkenny and Recording Secretary Pat Haver
Public Present: Seven

**Approval of the Minutes
MOTION**

ZBA 2017-09-05-2
Carlile moved, Reynolds seconded, PASSED UNANIMOUSLY, a motion to approve the May 2, 2017 minutes as presented.

Hearing Citizens Present

None

Correspondence(s)

None

New Business

Public Hearing opened at 5:01 pm

**Variance Request
417 Bay St
DJP Holdings LLC**

Assist Zoning Administrator Patrick Kilkenny reviewed his staff report that was included in the agenda packet. The applicant is requesting a variance from Section 21.36 - *Accessory Buildings and Structures (A.) General Standards (3)* for the removal and replacement of an existing nonconforming deck attached to the south side of the residence, on its existing footprint and is not proposed to be expanded or enlarged from the current dimensions. Topography is steep on the northern half, sloping north to south gradually with a steep drop to the lakeshore. It is nonconforming due to the encroachment into the 35 ft. waterfront setback.

Carlile - When was the residence purchased, is it your primary residence, and was the deck there when you bought it?

Debbie Poole - Early 70's, it is not my principle residence, and a portion of the deck was there when my parents purchased the home, the deck was extended in the early 70's. There is no intention to put any sheds or other structures on the deck. We want to change what is currently there because it is unsafe and have no plans to increase the size.

Reynolds - Read section 21.42 Restoration of Unsafe Buildings. Questioned if the board had any jurisdiction with the repair of the deck.

Kilkenny - General repair and maintenance is acceptable with regards to this section, however, complete removal and replacement of a non-conforming structure is why we are here tonight.

Reynolds - If they do the repair in sections, we wouldn't be involved right?

Kilkenny - The indication from the applicant is that a complete removal and replacement of the deck is what they are requesting.

Reynolds - Are you going to do all at once, or will you be doing it in sections?

Applicant's contractor - the whole deck will need to be removed and replaced, however, we will utilize the same pads that are already there.

Public Hearing closed at 5:12 pm

Board Deliberation

McCloyey - Citing section 26.25 (D) requires conformity if greater than 50 percent is replaced.

Murray – that peaked my interest also, if you designed a 10% reduction in the deck area, you could bring it within conformity.

Carlile – Were you informed that it was a nonconforming deck and did you build any of it?

Poole – We put on the portion of the deck that goes out

Murray – In 1992 the deck was nonconforming and that was when they could make the determination of which side was the front or the back.

With no further discussion, Kubesh facilitated the discussion on the General Findings of Fact and then moved onto the Findings of Fact under Section 24.80

FINDINGS OF FACT UNDER SECTION 24.80. NON-USE VARIANCES

In hearing and deciding appeals for variances, the Board shall adhere to the following criteria in determining whether or not practical difficulties and/or unnecessary hardships exist:

1. Requiring the owner to comply with the regulations governing area, setbacks, frontage, height, bulk, density or other non-use requirements would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity with such regulations unnecessarily burdensome.

Negative – the applicants have proposed a complete removal and replacement of the deck, so it must be brought back into conformity.

Because the answer to question #1 was not in the affirmative, the board did not go through the remainder of the questions, as all 5 answers must be in the affirmative.

Motion by Reynolds, seconded by McCloyey to deny the request of DJP Holdings LLC as submitted on the grounds of their requested rebuild as proposed would be in violation of the zoning laws.

MOTION

2017-09-05-5A.

Roll Call

Ayes: Kubesh, McCloyey, Reynolds

Nays: Carlile and Murray

Abstain: None

Absent: None

Motion Carries

Public Hearing opened at 5:32 pm

**Variance Request
816 Lower Lake Dr.
Sally Kemp**

Assist Zoning Administrator Patrick Kilkenny reviewed his staff report that was included in the agenda packet. The applicant is requesting a variance from Section 21.36 – *Accessory Buildings and Structures (A.) General Standards (3)* for the addition of an attached 15'x 16' car port on the front of the home, and the removal of an existing 5.3'x 20.5' covered porch and replacement with a 8' x 20.5' covered porch also on the front of the home.

- The existing home encroaches into the 35' front yard setback approximately 17.3'.
- The proposed carport addition will require 27.2' of relief from the 35' front yard setback.
- The proposed covered porch will require 19.2' of relief from the 35' front yard setback.

The topography of the property is steep on the northeastern and northwestern portion sloping from east to west, and generally flat on the southeastern and southwestern portion. The variance request will also require removal of the existing driveway and installation of a new pavement or hard surface material driveway providing access to the carport.

Assistant Zoning Administrator Kilkenny had a phone call in support from Lois Thornberry, a neighbor.

McCloyey – Is there any problems with 40% of the front yard being concrete with the new driveway?

Kilkenny – In the WRD; 30% of the total lot can be covered with buildings to account for the impervious surface, I do not believe that driveways are included in that amount. 40% of the front yard can be covered with inorganic materials.

Carlile – Am I correct that there are no impediments?

Kemp – The impediments are the existing drive, there is only 10 ft from the house to the edge and less than that in some spots due to a gas meter and hole, I am not sure how I will get a snowplow to clean this winter. I did not initially envision the improvements that I have come forward with, but hoped there would be some area to put up a carport to keep the snow from the car this winter. When I purchased the property in June of this year, the rocks were not at the property line at that time. I had a carpenter assist in making the plans aesthetically pleasing. Due to people using the adjacent land for parking without permission, the adjacent property owner placed rocks, on their property, anywhere from 6 to 8 inches off of the property line.

Kevin Klevorn: neighbor - what is the distance from the house towards my property to the south? The carport shows 15 ft, but does not show any distance past the residence? **Murray** 8' 2" is what I came up with.

Kemp – The posts will be just past the house, and the roof will be an additional foot or two,

Kilkenny – The requirement is 5 ft past the drip edge.

Reynolds - The residence is already encroaching into the setback by 17.5 ft. and you are requesting an additional 10 ft. that is getting really close to the road, can't see how that would allow us to not follow the zoning laws.

McCloyey – Sometimes we are able to grant variances, depending on the individual circumstances.

With no further comments, public hearing closed at 5:56 pm

With no further discussion, Kubesh facilitated the discussion on the General Findings of Fact and then moved onto the Findings of Fact under Section 24.80

The board had concerns that they were being asked to extend a current nonconformity by granting the variance. According to the homeowner, there is usage value in the present situation, however, wanted to put up a carport and extend the front porch. Safety concerns for the general public were also brought up because of the requested variance.

FINDINGS OF FACT UNDER SECTION 24.80. NON-USE VARIANCES

In hearing and deciding appeals for variances, the Board shall adhere to the following criteria in determining whether or not practical difficulties and/or unnecessary hardships exist:

1. Requiring the owner to comply with the regulations governing area, setbacks, frontage, height, bulk, density or other non-use requirements would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity with such regulations unnecessarily burdensome.

Negative – the applicant indicated that there was usage with the current nonconformity, however, wanted additional space on the front porch and to put up a carport; so is not unnecessarily burdensome.

Because the answer to question #1 was not in the affirmative, the board did not go through the remainder of the questions, as all 5 answers must be in the affirmative.

MOTION

Motion by McClorey, seconded by Carlile to adopt the General Findings of Fact reaching a conclusion that the Findings of Fact under Section 24.80 has not met the requirements.

2017-09-05-5B.

Roll Call

Ayes: Carlile, Kubesh, McClorey, Murray and Reynolds

Nays: None

Abstain: None

Absent: None

Motion Carries

**Zoning Ordinance
Interpretation – Section
20.30(L)**

Assist Zoning Administrator Patrick Kilkenny reviewed his staff report that was included in the agenda packet. Staff is requesting an interpretation of Section 20.30(L); this section seems contradictory in stating no rear or side yard setback is required for properties abutting a public alley, however, accessory buildings in the rear yard are required to meet setbacks. With board discussion, they all felt that there should be setbacks required due to public safety; and want to refer this item to the Planning Commission for their opinion and suggest a zoning ordinance amendment to clarify the intent of Section 20.30(L).

With no further discussion, **motion by Carlile, seconded by Murray** to refer this item back to the Planning Commission for clarification on the intent of Section 20.30(L) with suggestion from the ZBA that there is some sort of setback for accessory structures on a public alley.

2017-09-05-5C.

Roll Call

Ayes: Carlile, Kubesh, McClorey, Murray and Reynolds

Nays: None

Abstain: None

Absent: None

Motion Carries

It will be a minimum of 60 days for this to run through the amendment process and then a codification will need to be done on the Zoning Ordinance.

**Old Business and
Reports of Officers, Boards
and Standing Committees**

None

Good of the Order

None

Announcements

The next meeting of the Boyne City Zoning Board of Appeals is scheduled for October 3, 2017 at 5:00 p.m.

**Adjournment
MOTION**

ZBA 2017-09-05-10

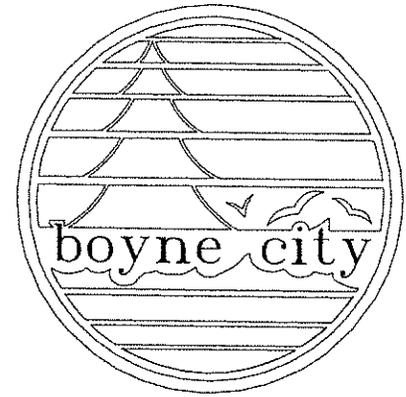
Murray moved, McClorey seconded, PASSED UNANIMOUSLY a motion to adjourn the Tuesday, May 2, 2017 Boyne City Zoning Board of Appeals meeting at 6:19 p.m.

Patrick Kubesh, Chair

Pat Haver, Recording Secretary

CITY OF BOYNE CITY

To: Chair Pat Kubesh and fellow ZBA members
From: Patrick Kilkenny, Assistant Planning Director
Date: October 12, 2017
Subject: Variance Request at 541 Bay St.



Background

The subject parcel is located at 541 Bay St. Boyne City, MI 49712. The property is owned by William Gleich and located in the Waterfront Residential District (WRD).

Property Description: 15-051-171-007-10
89COMB 171-007-00 & 171-008-00 COM AT SW COR BLK 2 WILLIAM T
ADDIS ADD TO VILL OF SPRING HARBOR(NOW CITY OF BC) TH
S75DEG34'18"E(RECD SD S75DEG E) AL SWLY LI OF SD BLK 2 283.03FT
TO A PIPE RECD AS BEING ON E LI OF W 16.5 RDS (272.25FT)OF SD BLK
2 TH S00DEG09'11"W 68.95FT TO ST ON NELY LI BLK 1 SD PLAT SD PT
RECD AS BEING ON E LI OF W 16.5RDS(272.25FT) OF SD BLK 1 BEING
POB TH S 75DEG E AL SD NELY LI SD BLK 1 113.18FT TO ST RECD AS
BEING THE E LI OF W 381FT OF SD BLK 1 TH S01DEG04'49"E AL SD E LI
OF W381FT OF SD BLK 1 91.70FT TO ST ON SH LK CHX TH N69DEG56'28"W
AL SD SH 116.60 FT TO PIPE RECD AS BEING ON E LI OF W 16.5RDS
(272.25FT) OF BLK 1 TH LEAV SD SH N01DEG04'49"W AL SD E LI OF W
16.5RDSOF BLK 1 81FT TO POB PT OF BLK 1 WM T ADDIS ADD TO VILL OF
SPRING HARBOR CONT 0.216A

The parcel is vacant, 11,527 SQ. FT. sq. ft. in size and bounded by Bay Street, a public road, to the north. Adjacent properties to the north, east, and west are zoned WRD and are privately owned.

Discussion

The WRD requires a fifteen feet (15') setback from the rear lot line. The site plan shows an amended request for a two foot (2') rear yard setback, or thirteen feet (13') of relief from the fifteen foot (15') rear yard setback. The initial request was for fifteen feet (15') of relief from the fifteen foot (15') rear yard setback.

My review of ZBA records found two relevant cases on Bay Street related to the request. The cases are in the immediate vicinity of the subject property and included variances from the rear yard setback. At 545 Bay St a request approved in 2010 for fourteen feet six inches (14'6") of relief from a fifteen feet (15') rear yard setback. At 549 Bay St. one request, approved in 1992, allowed for a five feet (5') setback when a twenty feet (20')

setback was required. A previous request, approved in 1991 allowed for a seven feet (7') setback.

Other factors

The topography of the property is steep on the northern half of the property sloping from north to south, and gradually sloping on the southern half.

The property owner has filed a joint permit application with the Michigan Department of Environmental Quality/U.S. Army Corps of Engineers for a permit to place up to 123 cubic yards of rock riprap/boulders along 148 linear feet immediately waterward of an existing steel seawall located at the ordinary high water mark.

The Charlevoix County Department of Building safety approved and issued a demolition permit and soil erosion permit for the property on July 17, 2017. The property owner demolished a home formally located on the property, as shown in the attached site photos.

Summary

The applicant is proposing a new structure on a vacant waterfront lot, and requesting a thirteen foot (13') variance from the required fifteen foot (15') rear yard setback.

The ZBA should review the enclosed information, visit the property, and apply the standards in the City of Boyne City Zoning Ordinance.

Public Comment:

9/28/17 Letter of support from Haggard's Plumbing and Heating

10/3/17 Phone call supporting the request from Jennifer Tysse at 527 Bay St.

Please find enclosed in this packet the following exhibits:

- A. Zoning Board of Appeals Application
- B. Photos of the Subject Property before and after demolition
- C. MDEQ/USACOE Joint Permit Application
- D. Area Map of Subject Property
- E. Findings of Fact



City of Boyne City

319 N. Lake Street
Boyne City, MI 49712-1188
231-582-0343
www.boynecity.com
No Faxed Copies/Originals only

ZONING BOARD OF APPEALS APPLICATION

Owner Name: William C. Gleich
Address: 541 Bay St.
Boyne City, MI 49712
Phone: 972-754-0537 E-mail: Bill@Solcomm.net

Describe Variance Request: 15 FEET OF RELIEF FROM THE 15 FOOT
REAR YARD SET BACK.

Property Street Address: 541 Bay St.
Nearest Intersection: MECHANIC ST. AND BAY ST.
Property Tax ID #: 051-171-007-10 Zoning District: WRD
Legal Description of Property (attach separate sheet if necessary):
SEE ATTACHED SURVEY

Please attach:

- Proposed building/construction with dimensions and front, side and rear yard setbacks
- Existing buildings/structures including decks, driveways, storage buildings, etc.
- Lot lines and dimensions and layout, including parking/loading areas
- Photos, prints, maps, graphics, or drawings of current site
- Copy of Soil Erosion permit application or MDNR permit application, if applicable
- Letter of approval from association's Aesthetic Review Committee, if applicable
- Well and/or septic permit or copy of approved City sewer/water application, if applicable
- Pertinent topographic features (steep slopes, trees, water, etc.)
- Road names, lakeshores, streams, easements, or other dedicated rights-of-way abutting the property
- Any other information you feel is necessary to present your case

Note: I understand and agree to abide by all provisions of the Boyne City Zoning Ordinance as well as all procedures and policies of the Boyne City Zoning Board of Appeals as those provisions, procedures, and policies relate to the handling and disposition of this application; that the above information is true and accurate to the best of my knowledge; and that a filing fee is due with this application. I understand that if the requested variance is granted, I am in no way relieved from all other applicable requirements. I grant permission to the Zoning Administrator and other City Officials to enter the property and make such investigations and tests as they deem necessary.

Owner's Signature William C. Gleich Date 9/26/17

This is to certify the required filing fee was received on 9/25/17 and documented with receipt number 91443. This application is scheduled for public hearing on 10/12/17.
Staff Initials DK

MEMO

To: Boyne City Zoning Board

From: William C. Gleich

Re: Non-Use Variance Request

Date: September 27, 2017

I'm respectfully requesting a non-use variance for the property located at 541 Bay Street, due to the exceptional height difference between the road (Bay Street) and the property elevation. It's my hope to build a new home and attached garage with entrance from the Bay street elevation. This design will allow me to avoid an extremely steep driveway incline created if the home and garage entrance were built at the much lower property level. I believe the normal snow and ice that comes with our winter weather would make that incline unworkable and unsafe.

(please see attached topographical information)

The previous home located on my property, that was torn down this summer, was positioned on the lot in the same location that I'm requesting for the new home, with the same entrance from the Bay Street elevation. The old home was built many years ago and there doesn't seem to be a granted variance on file.

(please see attached pictures of previous home)

The same non-use zoning variance that I'm requesting has been granted to several property owners near mine on Bay Street, including the three consecutive properties next to mine.

Thank you very much for your consideration!





SOUTH PERSPECTIVE



NORTH PERSPECTIVE



Building

PERMIT

PERMIT: PB2017-0347

DATE: 07/17/2017

CHARLEVOIX COUNTY

Department of Building Safety
301 State Street, Suite #5
Charlevoix, MI 49720
Phone: (231) 547-7236
Fax: (231) 547-7250

APPLICANT

DROST LANDSCAPING
2010 CEDAR VALLEY RD
PETOSKEY MI 49770

OWNER

GLEICH WILLIAM C III
4551 S BAY MILL POINT RD
BRIMLEY MI 49715

LOCATION: 541 BAY ST
CITY/TWP: BOYNE CITY
PROPERTY #: 15-051-171-007-10

Dimensions:

Use Group: R3

Const Type: 5B

Building Official Kevin Schlickau

Issued: 07/17/2017

REMARKS:

DEMO ONLY

Permit Item	Work Type	Fee Basis	Item Total
Administration	Standard Item	1.00	45.00
Demolition	Standard Item	1.00	45.00
REMARKS:			Fee Total: \$90.00
RCPT #118626 PERMIT PAID 07-13-17 CK #12054			Amount Paid: \$90.00
			Balance Due: \$0.00

YOUR SPECIAL ATTENTION is called to the following:

This permit is granted on the expressed condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of all buildings, and may be revoked at any time upon violation of any provisions of said ordinances.

Weatherproof placard given at the time permit issued must be displayed on premises. the department must be notified and inspection made of prior construction work as requested on weather card. All new buildings and additions and alterations to existing buildings require a minimum of three inspections, namely, (1) Footings, inspection made before concrete is poured. (2) Framing prior to lathing and plastering, duct work, fire stopping and other equipment before it is concealed. (3) Final inspection when building or structure is completed.

On jobs involving reinforced concrete work, inspection must be made after steel is in place and before concrete is poured.

The department reserves the right to reject any work which has been concealed or completed without first having been inspected and approved by the Department in accordance with the requirements of the various codes.

Any deviation from the approved plans must be authorized by the approval revised plans subject to the procedure established for the examination of the plans. An additional permit fee is also charged predicated on the extent of the variation from the original plans.

Permits are not valid if construction work is not started within six months from date permit is issued.

Request for Final Inspection should be made by postcard or phone call of this department when the construction work is completed and heating apparatus has been installed. Painted or decorating is not required before the Final Building inspection.

Final Inspection and certificate of occupancy building.

Soil Erosion

PERMIT

PERMIT: PS2017-0091

Issued: 07/14/2017

Expires: 07/14/2019

CHARLEVOIX COUNTY

Department of Building Safety
301 State Street, Suite #5
Charlevoix, MI 49720
Phone: (231) 547-7236
Fax: (231) 547-7250

APPLICANT

BOCK JASON
2010 CEDAR VALLEY RD
PETOSKEY MI 49770
Phone: (231) 348 2624

OWNER

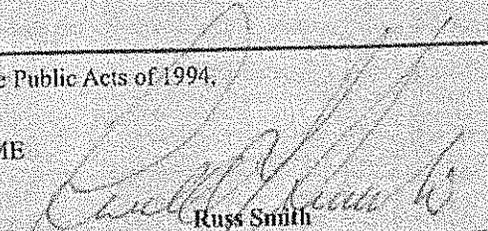
GLEICH WILLIAM C III
4551 S BAY MILL POINT RD
BRIMLEY MI 49715
Phone:
Fax:

JOB LOCATION: 541 BAY ST
CITY/TWP: BOYNE CITY
PROPERTY #: 15-051-171-007-10

Under the provision of Part 91, Soil Erosion & Sedimentation Control, Act 451 of the Public Acts of 1994, and the Charlevoix County Stormwater Ordinance, authority is hereby granted for:

Work Description: DEMO EXISTING HOME & RE-CONSTRUCT NEW HOME

Responsible Party: BOCK JASON


Russ Smith
CEA Signature

PERMIT CONDITIONS

- 1) The Permitted activity shall be completed in accordance with the approved plans and specifications, and the attached general and specific conditions.
- 2) This permit does not waive the necessity for obtaining all other federal, state or local permits.
- 3) Permittee shall notify the permitting agency within one week after completing the permitted activity or one week prior to the permit expiration date, whichever comes first.

REMARKS:

Permit Item	Work Type	Fee	Fee Basis	Item Total
Res - Work Started Before Permit Issued	Standard Item		1.00	150.00

THIS PERMIT WILL NOT TAKE THE PLACE OF ANY PERMIT THAT MAY BE REQUIRED BY THE DEQ OR ARMY CORP. OF ENGINEERS. ISSUANCE OF THIS PERMIT WILL AUTHORIZE ACCESS FOR ONSITE INSPECTIONS BY THIS DEPARTMENT DURING REASONABLE HOURS.

Fee Total:	\$150.00
Amount Paid:	\$150.00
Balance Due:	\$0.00

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

**State of Michigan
Department of Environmental Quality**

Water Resources Division
Gaylord District Office
2100 West M-32, Gaylord, Michigan 49735-9282
989-731-4920

Site Name: 15-541 Bay Street-Evangeline Township
Submission Number: HN6-S2EK-W8FK0
Date: September 7, 2017

PUBLIC NOTICE

William Gleich, 541 Bay Street, Boyne City, Michigan 49712, has applied to this office for a permit under authority of Part 301, Inland Lakes and Streams, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The applicant proposes to place up to 123 cubic yards of rock riprap/boulders along 148 linear feet immediately waterward of an existing steel seawall. The proposed project will also require the dredging of up to 34 cubic yards of material from Lake Charlevoix and the placement of 24 cubic yards of rock backfill to properly set the rocks. All spoils are to be disposed of on-site. The project is located in T33N, R06W, Section 27, Evangeline Township, Charlevoix County, Michigan, in accordance with plans attached to this notice.

THIS NOTICE IS NOT A PERMIT

The proposed project may also be regulated by one or more additional parts of the NREPA that are administered by the Department of Environmental Quality (DEQ), Water Resources Division (WRD). The requirements of all applicable parts are considered in determining if a permit can be issued. When a permit application is received requesting authorization to work in or over the inland waters of the State of Michigan, pursuant to Part 301, of the NREPA, the NREPA provides that the DEQ submit copies for review to the department of public health; the city, village, or township and county where the project is to be located; the local soil conservation district; and any local watershed council organized under Part 311, Local River Management, of the NREPA. Additional notification is provided to certain persons as required by statute or determined by the DEQ.

Those persons wanting to make comments on the proposed project shall furnish this office with their written comments no later than 20 days from the date of this notice. Written comments will be made part of the record and should reference the above application number. Objections must be factual, specific, and fully describe the reasons upon which any objection is founded. Unless a written request is filed with the DEQ within the 20-day public comment period, the DEQ may make a decision on the application without a public hearing. The determination as to whether a permit will be issued or a public hearing held will be based on an evaluation of all relevant factors, including the public comments received and the effect of the proposed work on the public trust or interest, including navigation, fish, wildlife, and pollution. The specific permit decision criteria can be found in the parts of the NREPA applicable to this application and listed above. Copies of these parts of the NREPA are available on the public notice Web site. Public comments received will also be considered.

The entire copy of the public notice package may be viewed at the WRD's district office listed on the top of this public notice or online at:

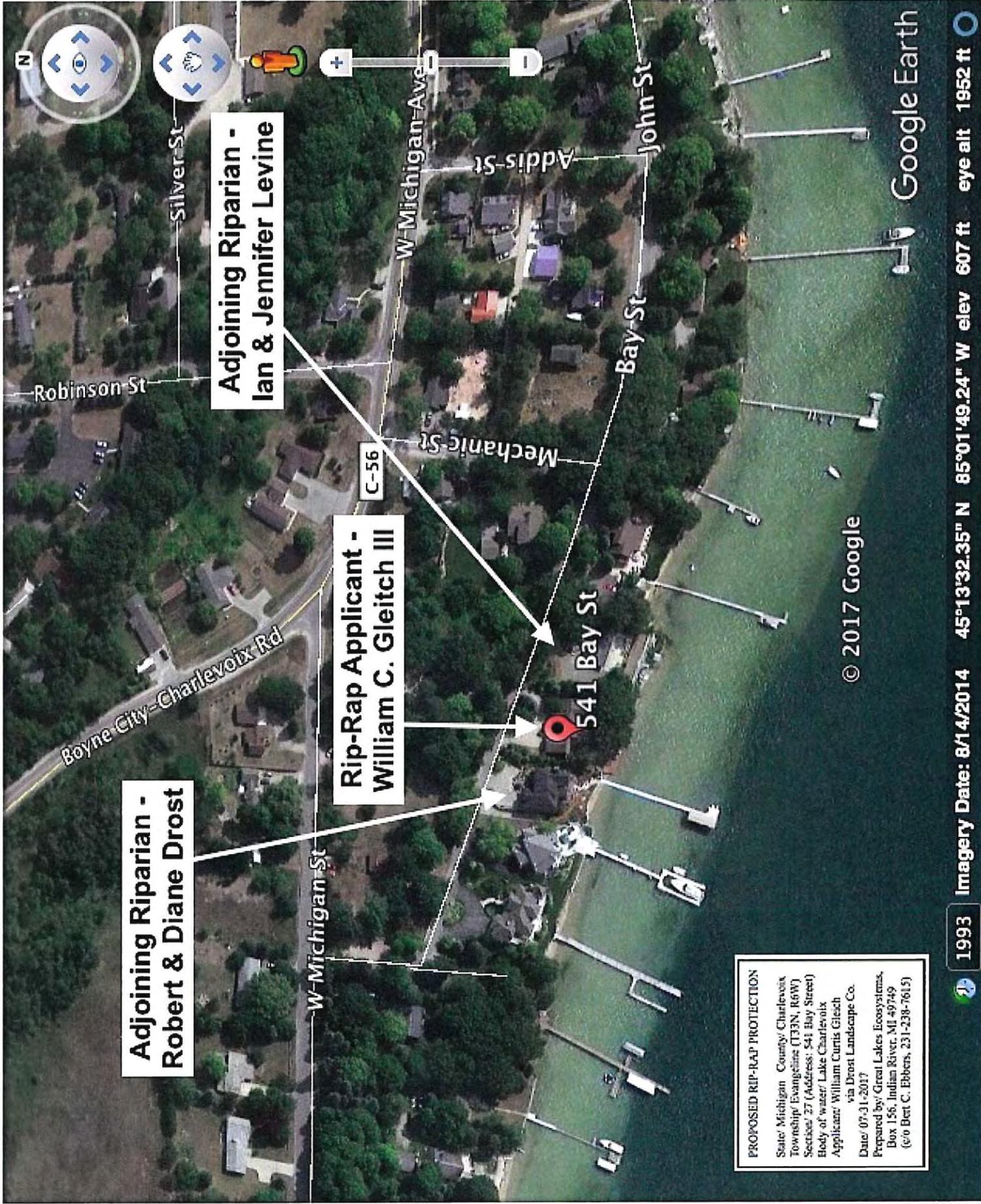
<https://miwaters.deq.state.mi.us/miwaters/#!/external/publicnotice/search>. To access the public notice page online, search for the public notice by location or applicant name, and view by clicking

on the "Documents" tab. Comments may be sent electronically by clicking on the "Add Comment" tab. A hard copy of the public notice may be requested by calling the above number.

cc:

William Gleich, Applicant
DNR, Wildlife Division, Hettinger, TC
DNR, Fisheries Division, Kleitch, Gaylord
Charlevoix County Clerk
Evangeline Township Clerk
Charlevoix County Drain Commissioner
Charlevoix County Health Department
Charlevoix County Conservation District
Local Postmaster

Ms. Kristi DeFoe, USACE Detroit LRE-2017-00724-41
City of Boyne City Clerk
Tip of the Mitt Watershed Council
Mr. Bert Ebbers, Great Lakes Ecosystems
Drost Landscape Company
Ian R. & Jennifer A. Levine
Robert A. & Diana M. Drost Trust
Charlevoix CEA



**Adjoining Riparian -
Robert & Diane Drost**

**Rip-Rap Applicant -
William C. Gleitch III**

**Adjoining Riparian -
Ian & Jennifer Levine**

PROPOSED RIP-RAP PROTECTION
State/ Michigan County/ Charlevoix
Township/ Evangeline (T33N, R6W)
Section/ 27 (Address: 541 Bay Street)
Body of water/ Lake Charlevoix
Applicant/ William Curtis Gleitch
via Drost Landscape Co.
Date/ 07-31-2017
Prepared by/ Great Lakes Ecosystems,
Box 156, Indian River, MI 49749
(c/o Bret C. Ebbens, 231-238-7615)

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Google Earth

1993

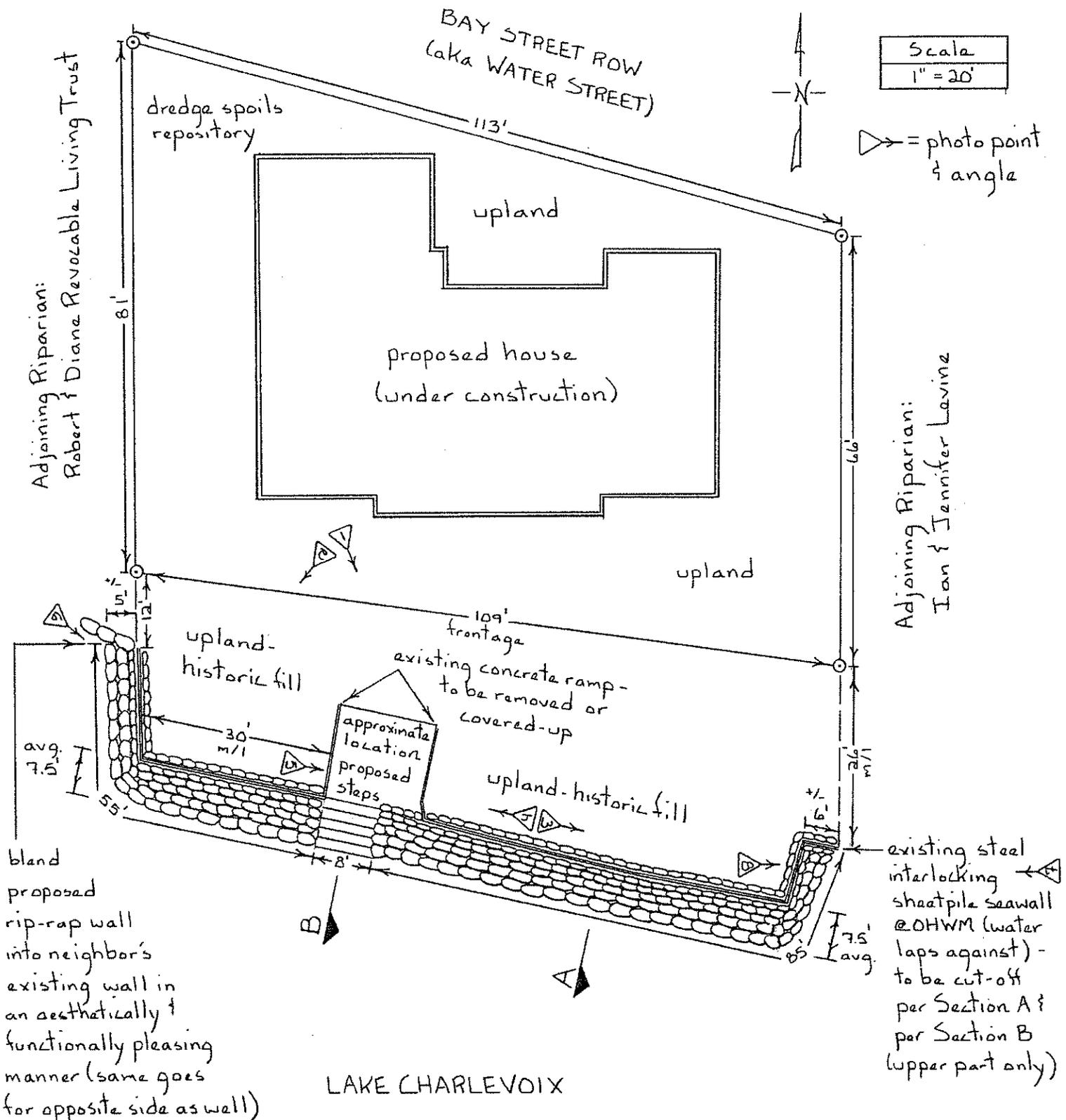
Imagery Date: 8/14/2014

45°13'32.35" N

85°01'49.24" W

elev 607 ft

eye alt 1952 ft



Scale
1" = 20'

△ = photo point & angle

Adjoining Riparian:
Robert & Diane Revocable Living Trust

Adjoining Riparian:
Ian & Jennifer Levine

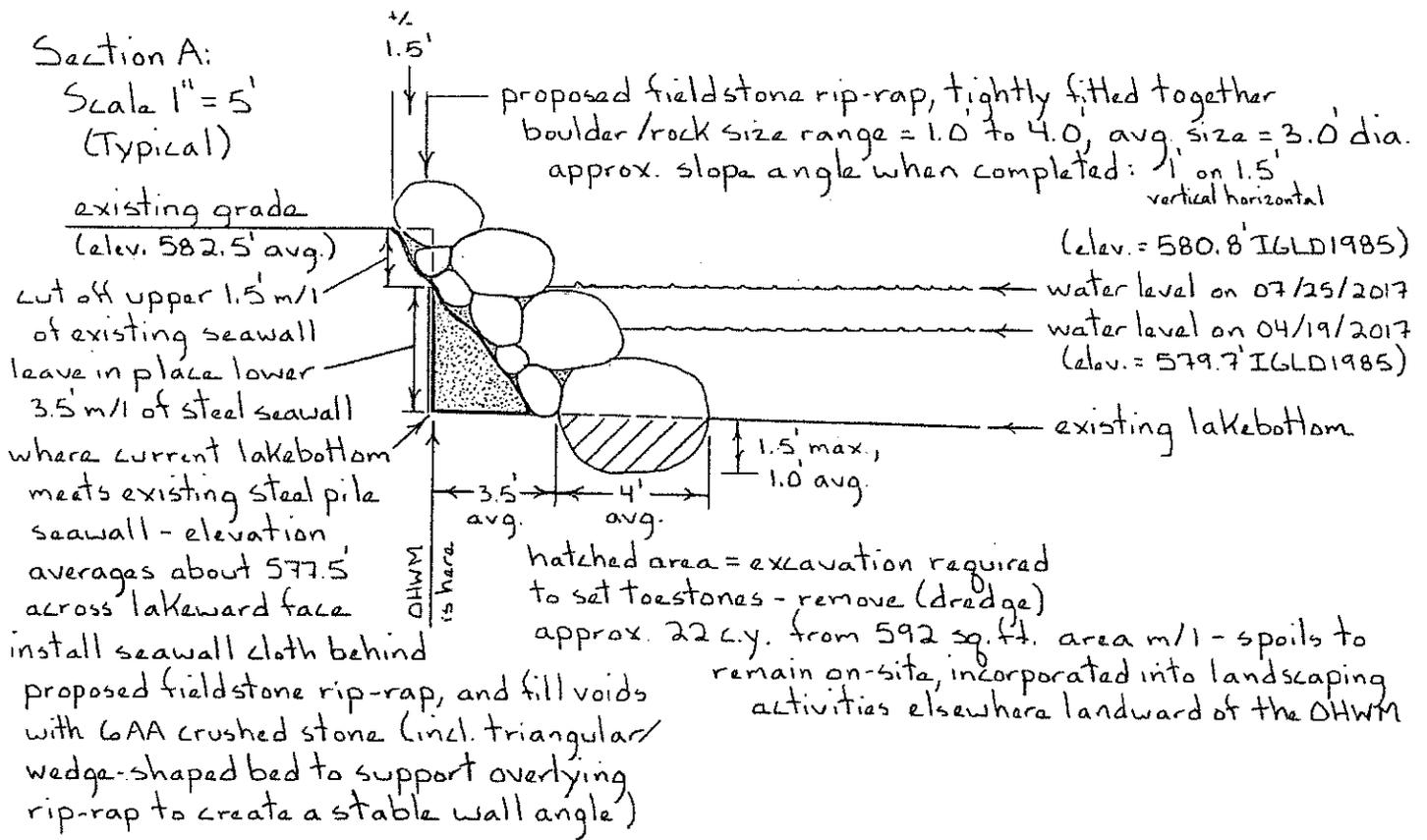
bland proposed rip-rap wall into neighbor's existing wall in an aesthetically & functionally pleasing manner (same goes for opposite side as well)

existing steel interlocking sheetpile seawall @ OHWM (water laps against) - to be cut-off per Section A & per Section B (upper part only)

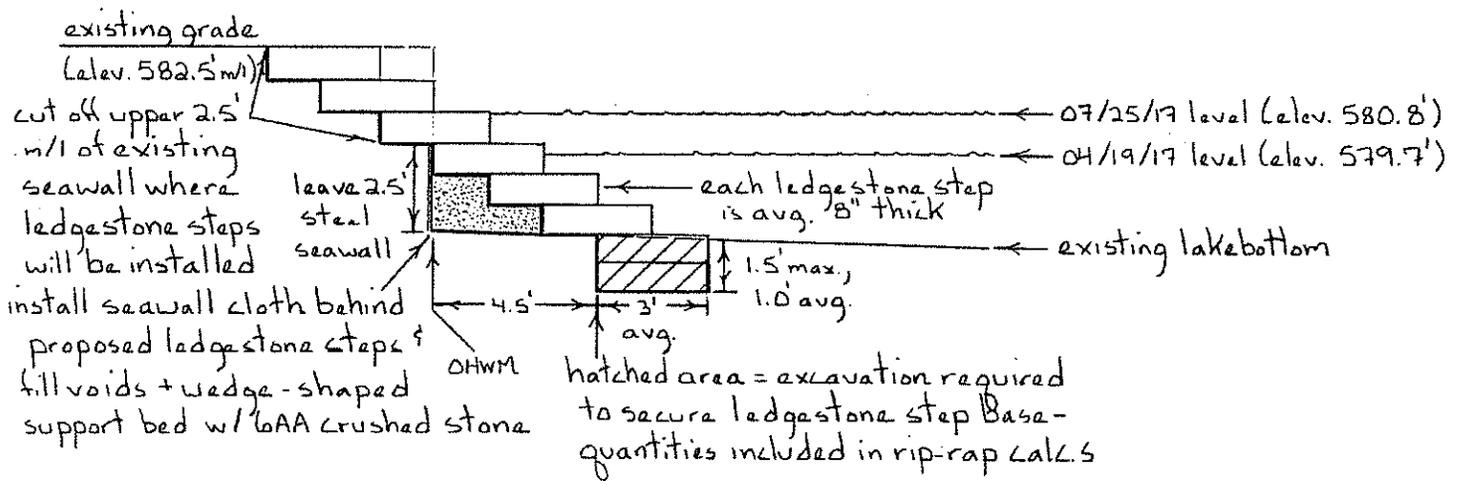
LAKE CHARLEVOIX

PROPOSED RIP-RAP PROTECTION
 State/ Michigan County/ Charlevoix
 Township/ Evangeline (T33N, R6W)
 Section/ 27 (Address: 541 Bay Street)
 Body of water/ Lake Charlevoix
 Applicant/ William Curtis Gleich
 via Drost Landscape Co.
 Date/ 07-31-2017
 Prepared by/ Great Lakes Ecosystems,
 Box 156, Indian River, MI 49749
 (c/o Bert C. Ebbers, 231-238-7615)

Section A:
Scale 1" = 5'
(Typical)



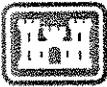
Section B: Scale 1" = 5' (Typical)



NOTES:

- All distances, measurements, elevations & quantities shown on this site plan are approximate, intended for MDEQ-WRD & Corps of Engineers permitting purposes only. Not a licensed survey degree of detail. Exact step location has not yet been worked out and may vary to some degree from what is indicated.
- Total proposed rip-rap associated discharge quantities:
 - Rip-rap + steps combined - +/- 123 c.y. into 1110 sq. ft. m/l area
 - Crushed stone bed + filler - +/- 34 c.y. into 518 sq. ft. m/l area

<p>PROPOSED RIP-RAP PROTECTION</p> <p>State/ Michigan County/ Charlevoix Township/ Evangeline (T33N, R6W) Section/ 27 (Address: 541 Bay Street) Body of water/ Lake Charlevoix Applicant/ William Curtis Gleich via Drost Landscape Co. Date/ 07-31-2017 Prepared by/ Great Lakes Ecosystems, Box 156, Indian River, MI 49749 (c/o Bert C. Ebberts, 231-238-7615)</p>
--



U.S. Army Corps of Engineers
 Detroit District Office
 Phone: 313-226-2218, Fax: 313-226-6763
 Website: www.lre.usace.army.mil

Michigan Department of Environmental Quality
 Water Resources Division
 See staff map on page iii for contact information
 Website: www.mi.gov/jointpermit

AG ENC Y USE	Previous USACE File Number	Date Received	DEQ File Number
	USACE File Number		Fee received \$

Validate that all parts of this checklist are submitted with the application package. Fill out application and additional pages as needed.
 All items in Sections 1 through 9 are completed.
 Project-specific Sections 10 through 20 are completed.
 Dimensions, volumes, and calculations are provided for all impact areas.
 All information contained in the headings for the appropriate Sections (1-20) are addressed, and identified attachments (☛) are included.
 Map, site plan(s), cross sections; one set must be black and white on 8 1/2 by 11 inch paper; photographs.
 Application fee is attached.

1 Project Location Information For Latitude, Longitude, and TRS info anywhere in Michigan see www.mcgi.state.mi.us/Wetlands/

Project Address (road, if no street address) 541 Bay Street, Boyne City, MI	Zip Code 49712	Municipality (Township/Village/City) City of Boyne City (Evangeline Township)	County Charlevoix
Property Tax Identification Number(s) 051-171-007-10	Latitude See MiWaters	Township/Range/Section (TRS) T 33 N, R 06 W Section 27	
Subdivision/Plat and Lot Number See legal description in Location Maps pdf	Longitude See MiWaters		

2 Applicant and Agent Information

Owner/Applicant (individual or corporate name) Drost Landscape Company, Attn. Jason Bock (for Bill Gleich)	Agent/Contractor (firm name and contact person) Great Lakes Ecosystems, Attn. Bert C. Ebberts, Consulting Biologist
Mailing Address P.O. Box 696	Mailing Address P.O. Box 156
City Petoskey State MI Zip Code 49770	City Indian River State MI Zip Code 49749
Contact Phone Number Fax 231-838-2198 231-348-3852	Contact Phone Number Fax 231-238-7615
Email jbock@drostlandscape.com	E-mail ebbertsbert@gmail.com
No <input checked="" type="checkbox"/> Yes Is the applicant the sole owner of all property on which this project is to be constructed and all property involved or impacted by this project? ☛ If no, attach letter(s) of authorization from all property owners including the owner of the disposal site.	
Property Owner's Name William Curtis Gleich III	Mailing Address 541 Bay Street
Contact Phone Number 972-754-0537	City Boyne City State MI Zip Code 49712

3 Project Description

Project Name Gleich Rip-Rap Protection Project	Preapplication File Number - - -P
Name of Water body Lake Charlevoix	Date project staked/flagged 04/19/2017 (shoreline mapped)
The proposed project is on, within, or involves (check all that apply)	Project Use
<input checked="" type="checkbox"/> an inland lake (5 acres or more) <input type="checkbox"/> a pond (less than 5 acres) <input type="checkbox"/> a stream, river, ditch or drain <input type="checkbox"/> a legally established County Drain Date Drain was established <input type="checkbox"/> a channel/canal <input checked="" type="checkbox"/> 500 feet of an existing water body	<input checked="" type="checkbox"/> a Great Lake or Section 10 Waters <input type="checkbox"/> a wetland <input type="checkbox"/> a 100-year floodplain <input type="checkbox"/> a dam <input type="checkbox"/> a designated high risk erosion area <input type="checkbox"/> a designated critical dune area <input type="checkbox"/> a designated environmental area
<input checked="" type="checkbox"/> private <input type="checkbox"/> commercial <input type="checkbox"/> public/government <input type="checkbox"/> project is receiving federal/state transportation funds <input type="checkbox"/> Wetland Restoration <input type="checkbox"/> other	
Indicate the type of permit being applied for: General Permit Minor Project <input checked="" type="checkbox"/> Individual (All other projects.) ☛ See Appendix C.	



Written Summary of All Proposed Activities

In accordance with the attached site plan, discharge an approximate total of 123 cubic yards of natural rip-rap rock material (mostly rounded glacial fieldstones, including one set of 8-foot wide ledgestone steps) into a +/- 1110 square foot area of existing lakebottom, lakeward of the ordinary high water mark (OHWM) of Lake Charlevoix, for erosion control and shoreline stabilization purposes. Within the same lakebottom area, discharge an approximate total of 34 cubic yards of crushed stone (6AA or similar size) to properly seat the proposed rip-rap and fill voids between rocks. Excavation of rip-rap tostones requires the removal of approximately 22 cubic yards of native soil substrate from an approximately 592 square foot lake bottom area; spoils to remain on-site, incorporated into landscaping activities elsewhere and higher up on the all-upland property. Proposed new rip-rap lakeward of the OHWM will range in size from 1-foot to 4-foot in diameter, with an average diameter of about 3 feet. This size range of rock is needed so that the rip-rap wall can adequately withstand the forces of nature while still maintaining an approximate reasonable slope angle of 1 on 1.5. The upper 1.5 feet m/l of the existing on-site steel seawall will be cut off.

Construction Sequence and Methods

Stage rock material near shoreline, then as quickly as possible, construct new rip-rap wall, using a mechanical excavator combined with physical labor. Rocks for new wall portion lakeward of the OHWM will be carefully fitted, and backed with seawall cloth; small voids between rocks will be filled with crushed gravel to help the newly constructed rip-rap wall withstand heavy wave and ice action, and a crushed stone bed will help maintain its slope angle. Effort will be made to make the new wall look as "organic" and natural as possible. Approximately 148 feet of Lake Charlevoix water frontage will be protected when the project is completed, taking into account angle changes and corners.

4 Project Purpose, Use and Alternatives Attach additional sheets as necessary.

Describe the purpose of the project and its intended use; include any new development or expansion of an existing land use.

This shoreline exhibits historic erosion impacts from ice + wave action - proposed activity is intended to provide lasting, stable protection. This is a small lot overall, so the existing steel seawall must be retained to provide a safe buffer for the new house under construction.

Describe the alternatives considered to avoid or minimize resource impacts. Include factors such as, but not limited to, alternative locations, project layout and design, and construction technologies. For utility crossings include alternative routes and construction methods.

Proposed rip-rap size, slope, design and layout are all intended to meet site-specific requirements. Environmental impacts are minimal.

5 Locating Your Project Site Attach a legible black and white map with a North arrow.

Names of roads of closest main intersection Bay Street and Boyne City / Charlevoix Road (aka West Michigan Street).

Directions from main intersection to the project site, with distances from the best and nearest visible landmark and water body See below

Description of buildings on the site (color; 1 or 2 story, other)
Previous house is demolished and new house is being built.

Description of adjacent landmarks or buildings (address; color; etc)
See below

How can your site be identified if there is no visible address? From above intersection, proceed South on Mechanic Street for 300 feet, then turn right (West) onto Bay Street. Proceed another 500 feet to subject property on left, between addresses 527 (Levine) and 545 (Drost).

6 Easements and Other Permits

X No Yes Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?

➔ If yes, attach a copy. Provide copies of court orders and legal lake levels if applicable.

List all other federal, interstate, state, or local agency authorizations including required assurances for Critical Dune Area projects.

Agency	Type of Approval	Number	Date Applied	Date approved /denied	Reason for denial
Charlevoix County	Soil Erosion		To be applied for	pending State & Federal	permit issuance

7 Compliance

If a permit is issued, when will the activity begin? (M/D/Y) 10/01/2017 or later Proposed completion date (M/D/Y) unknown

X No Yes Has any construction activity commenced or been completed in a regulated area?

➔ If Yes, identify the portion(s) underway or completed on drawings or attach project specifications and give completion date(s).

No Yes Were the regulated activities conducted under a DEQ and/or USACE permit?

➔ If Yes, list the permit numbers

X No Yes Are you aware of any unresolved violations of environmental law or litigation involving the property?

➔ If Yes, attach explanation.



8 Adjoining Property Owners Provide current mailing addresses. Attach additional sheets/labels for long lists.

Established Lake Board Lake Association	Contact Person	Mailing Address	City	State and Zip Code
List all adjoining property owners. If you own the adjoining lot, provide the requested information for the first adjoining parcel that is not owned by you.				
Property Owner's Name	Mailing Address	City	State and Zip Code	
To E: Ian R. & Jennifer A. Levine	642 Pilgrim Ave	Birmingham	MI 48009	
To W: Robert A. & Diana M. Drost Trust	545 Bay Street	Boyne City	MI 49712	

9 Applicant's Certification Read carefully before signing.

I am applying for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application; that it is true and accurate; and, to the best of my knowledge, that it is in compliance with the State Coastal Zone Management Program. I understand that there are penalties for submitting false information and that any permit issued pursuant to this application may be revoked if information on this application is untrue. I certify that I have the authority to undertake the activities proposed in this application. By signing this application, I agree to allow representatives of the DEQ, USACE, and/or their agents or contractors to enter upon said property in order to inspect the proposed activity site before and during construction and after the completion of the project. I understand that I must obtain all other necessary local, county, state, or federal permits and that the granting of other permits by local, county, state, or federal agencies does not release me from the requirements of obtaining the permit requested herein before commencing the activity. I understand that the payment of the application fee does not guarantee the issuance of a permit.

Property Owner <input checked="" type="checkbox"/> Agent/Contractor Corp. or Public Agency / Title	Printed Name Jason Bock, Drost Landscape	Signature 	Date 8-1-2017
--	---	---------------	------------------

10 Projects Impacting Inland Lakes, Streams, Great Lakes, Wetlands or Floodplains

- Complete only those sections A through M applicable to your project.
- If your project impacts wetlands also complete Section 12. If your project impacts regulated floodplains also complete Section 13.
- To calculate volume in cubic yards (cu yd), multiply the average length in feet (ft) times the average width (ft) times the average depth (ft) and divide by 27. Example: (25 ft long x 10 ft wide x 2 feet deep) / 27 = 18.5 cubic yards
- Some projects on the Great Lakes require an application for conveyance prior to Joint Permit Application completeness.
 - ⇒ Provide a black and white overall site plan, with cross-section and profile drawings. Show existing lakes, streams, wetlands, and other water features; existing structures; and the location of all proposed structures, land change activities and soil erosion and sedimentation control measures. Review Appendix B and EZ Guides for aid in providing complete site-specific drawings.
 - ⇒ Provide tables for multiple impact areas or multiple activities such as multiple fill areas or multiple culverts. Include your calculations.

Water Level Elevation

On inland waters NGVD 29 NAVD 88 other Local Observed water elevation (ft)
On a Great Lake IGLD 85 surveyed converted from observed still water elevation.

A. PROJECTS REQUIRING FILL (See All Sample Drawings)

- ⇒ Attach a site plan and cross-section views to scale showing maximum and average fill dimensions with calculations.
- ⇒ For multiple impact areas on a site provide a table with location, dimensions and volumes for each fill area.

Purpose	bioengineered shore protection	stone steps	boat well	bridge or culvert	crib dock
	riprap	seawall	swim area	<input checked="" type="checkbox"/> other crushed stone bed/filler	
Dimensions of fill (ft)	Total volume (cubic yards)		Volume below OHWM (cubic yards)		
Length 148 ft Avg. Width 3.5 ft Avg. Depth 1.75 ft	+/- 34 cu yd		+/- 34 cu yd		
Maximum water depth in fill area (ft) 3.0' on 04/19/2017	Area filled (sq ft) +/- 518 sq ft		Will filter fabric be used under proposed fill? No <input checked="" type="checkbox"/> Yes (If Yes, type) Seawall Cloth		
Fill and/or rip-rap will extend an average of 7.5 feet lakeward of the steel seawall, or less on the sides where blends into adjoining seawalls.					
Type of clean fill	0% peastone	0% sand	100% crushed stone (6AA or equivalent grade)	0% rock rip-rap	



Charlevoix

Mechanic

Michigan

Bay

Subject Property
541 Bay Street

300 Feet

150

75

0



**BOYNE CITY
ZONING BOARD OF APPEALS**

APPLICANT INFORMATION

APPLICANT: William C. Gleich
4551 S Bay Mill Point Rd.
Brimley, MI 49715

HEARING DATE: October 12, 2017

PROPERTY DESCRIPTION

89COMB 171-007-00 & 171-008-00 COM AT SW COR BLK 2 WILLIAM T ADDIS ADD TO VILL OF SPRING HARBOR(NOW CITY OF BC) TH S75DEG34'18"E(RECD SD S75DEG E) AL SWLY LI OF SD BLK 2 283.03FT TO A PIPE RECD AS BEING ON E LI OF W 16.5 RDS (272.25FT)OF SD BLK 2 TH S00DEG09'11"W 68.95FT TO ST ON NELY LI BLK 1 SD PLAT SD PT RECD AS BEING ON E LI OF W 16.5RDS(272.25FT) OF SD BLK 1 BEING POB TH S 75DEG E AL SD NELY LI SD BLK 1 113.18FT TO ST RECD AS BEING THE E LI OF W 381FT OF SD BLK 1 TH S01DEG04'49"E AL SD E LI OF W381FT OF SD BLK 1 91.70FT TO ST ON SH LK CHX TH N69DEG56'28"W AL SD SH 116.60 FT TO PIPE RECD AS BEING ON E LI OF W 16.5RDS (272.25FT) OF BLK 1 TH LEAV SD SH N01DEG04'49"W AL SD E LI OF W 16.5RDSOF BLK 1 81FT TO POB PT OF BLK 1 WM T ADDIS ADD TO VILL OF SPRING HARBOR CONT 0.216A

The subject parcel is located at 541 Bay St. Boyne City, MI 49712. The property is owned by William Gleich and located in the Waterfront Residential District (WRD).

APPLICATION

Describe Variance Requests: The applicant is requesting a 13 foot variance from the Boyne City Zoning Ordinance, Section 20.10, requirement of a minimum 15 foot rear yard setback.

**BOYNE CITY
ZONING BOARD OF APPEALS**

An affirmative vote of a majority of members shall be required to reverse any order, requirement, decision or determination of the City Manager, an administrative official of the City, or the Planning Director except that a two-thirds (2/3) majority of members shall be necessary to grant any variances from uses of land which may be permitted by this Ordinance.

BOARD DECISION AND ORDER

The Board having considered the Application, a public hearing having been held on **October 12, 2017** after giving due notice as required by law, the Board having heard the statements of the Applicant/Applicant's attorney and agents, the Board having considered letters submitted by

members of the public and several comments by members of the public, the Board having considered the following Findings of Fact and Exhibits as part of the record, and the Board having reached a decision on this matter, states as follows:

GENERAL FINDINGS OF FACT

1. The property is owned by William C. Gleich.
2. The property identification number is 15-051-171-007-10.
3. The property is in the Waterfront Residential District (WRD).
4. The property is currently vacant.
5. Access to the property is provided by Bay St. which is a public road that bounds the north side of the parcel.
6. The adjacent properties to the north, east and west are zoned WRD.
7. The property is not irregularly shaped.
8. The topography of the property is steep on the northern half of the property sloping from north to south, and gradually sloping on the southern half toward the lakeshore.
9. The property is approximately 11,527 sq. ft. in size.
10. The minimum lot area in the WRD is 5,445 sq. ft.
- 11.
- 12.
- 13.
- 14.
- 15.

FINDINGS OF FACT UNDER SECTION 24.80. – NON-USE VARIANCES

In hearing and deciding appeals for variances, the Board shall adhere to the following criteria in determining whether or not practical difficulties and/or unnecessary hardships exist:

1. Requiring the owner to comply with the regulations governing area, setbacks, frontage, height, bulk, density or other non-use requirements would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity with such regulations unnecessarily burdensome.
2. The variance granted is the smallest variance necessary to do substantial justice to the owner as well as to other property owners.
3. The variance can be granted in such a fashion that the spirit of the Ordinance will be observed and public safety and welfare secured.
4. The need for the variance is not self created.
5. The need for the variance is due to unique circumstances of the property itself, and not due to general conditions in the area or to circumstances related to the owner personally or to others residing on the property.

The Board shall grant no variance if it finds an application does not meet all of the above listed criteria for determining whether or not a practical difficulty and/or unnecessary hardship exists.

<p><i>Motion</i></p> <p><i>Roll Call:</i> <i>Aye:</i> <i>Nay:</i> <i>Abstain:</i> <i>Absent:</i></p> <p style="text-align: right;">Date: 10-12-17</p>
--

Original signature on handwritten copy in file

Patrick Kubesh, Zoning Board of Appeals Chairperson

Date

TIME PERIOD FOR JUDICIAL REVIEW

- MCLA 125.3607 provides that a person having an interest affected by the zoning ordinance may appeal a decision of the Zoning Board of Appeals to the Circuit Court. Pursuant to MCLA 125.3606 any shall be filed within 30 days after the zoning board of appeals issues its decision in writing signed by the chairperson, if there is a chairperson, or signed by the members of the zoning board of appeals, if there is no chairperson, or within 21 days after the zoning board of appeals approves the minutes of its decision.

501 S. HOWELL STREET
ANN ARBOR, MI 48106
PHONE: (313) 969-0451
FAX: (313) 969-0452

EDGEWATER
DESIGN GROUP

DATE:	11/11/11
REVISIONS:	
NO. 1	11/11/11
NO. 2	11/11/11
NO. 3	11/11/11
NO. 4	11/11/11
NO. 5	11/11/11
NO. 6	11/11/11
NO. 7	11/11/11
NO. 8	11/11/11
NO. 9	11/11/11
NO. 10	11/11/11

PROJECT EXHIBIT, REVISED AND DESIGNED FOR
CURTIS RESIDENCE
DRAWING NAME
JOB NO. EDG 10-45
SCALE AS SHOWN
DATE 5/4/2011
PAGE 1

AO 2



- LEGEND:**
- 1. ALL DIMENSIONS ARE IN FEET.
 - 2. * 6" RODS SPACED 18" ON CENTER FROM PROPOSED SURFACE.
 - 3. * 4" RODS SET TO FINISH WITH 10' GAP.
 - 4. * 4" RODS SET TO FINISH WITH 10' GAP.
 - 5. 6" REINFORCED CONCRETE MONUMENT FOUND IN PLACE.
 - 6. REINFORCEMENT AND AN ASSUMED BASE.
 - 7. ELEVATIONS ARE BASED ON THE NATIONAL GREAT LAKES DATUM OF 1985 (GLD 85).
 - 8. ELEVATIONS ARE BASED ON THE NATIONAL GREAT LAKES DATUM OF 1985 (GLD 85).
 - 9. ALL ELEVATIONS ARE BASED ON THE NATIONAL GREAT LAKES DATUM OF 1985 (GLD 85).
 - 10. ALL ELEVATIONS ARE BASED ON THE NATIONAL GREAT LAKES DATUM OF 1985 (GLD 85).
 - 11. ALL ELEVATIONS ARE BASED ON THE NATIONAL GREAT LAKES DATUM OF 1985 (GLD 85).
 - 12. ALL ELEVATIONS ARE BASED ON THE NATIONAL GREAT LAKES DATUM OF 1985 (GLD 85).
 - 13. ALL ELEVATIONS ARE BASED ON THE NATIONAL GREAT LAKES DATUM OF 1985 (GLD 85).
 - 14. ALL ELEVATIONS ARE BASED ON THE NATIONAL GREAT LAKES DATUM OF 1985 (GLD 85).
 - 15. ALL ELEVATIONS ARE BASED ON THE NATIONAL GREAT LAKES DATUM OF 1985 (GLD 85).
 - 16. ALL ELEVATIONS ARE BASED ON THE NATIONAL GREAT LAKES DATUM OF 1985 (GLD 85).
 - 17. ALL ELEVATIONS ARE BASED ON THE NATIONAL GREAT LAKES DATUM OF 1985 (GLD 85).
 - 18. ALL ELEVATIONS ARE BASED ON THE NATIONAL GREAT LAKES DATUM OF 1985 (GLD 85).
 - 19. ALL ELEVATIONS ARE BASED ON THE NATIONAL GREAT LAKES DATUM OF 1985 (GLD 85).
 - 20. ALL ELEVATIONS ARE BASED ON THE NATIONAL GREAT LAKES DATUM OF 1985 (GLD 85).

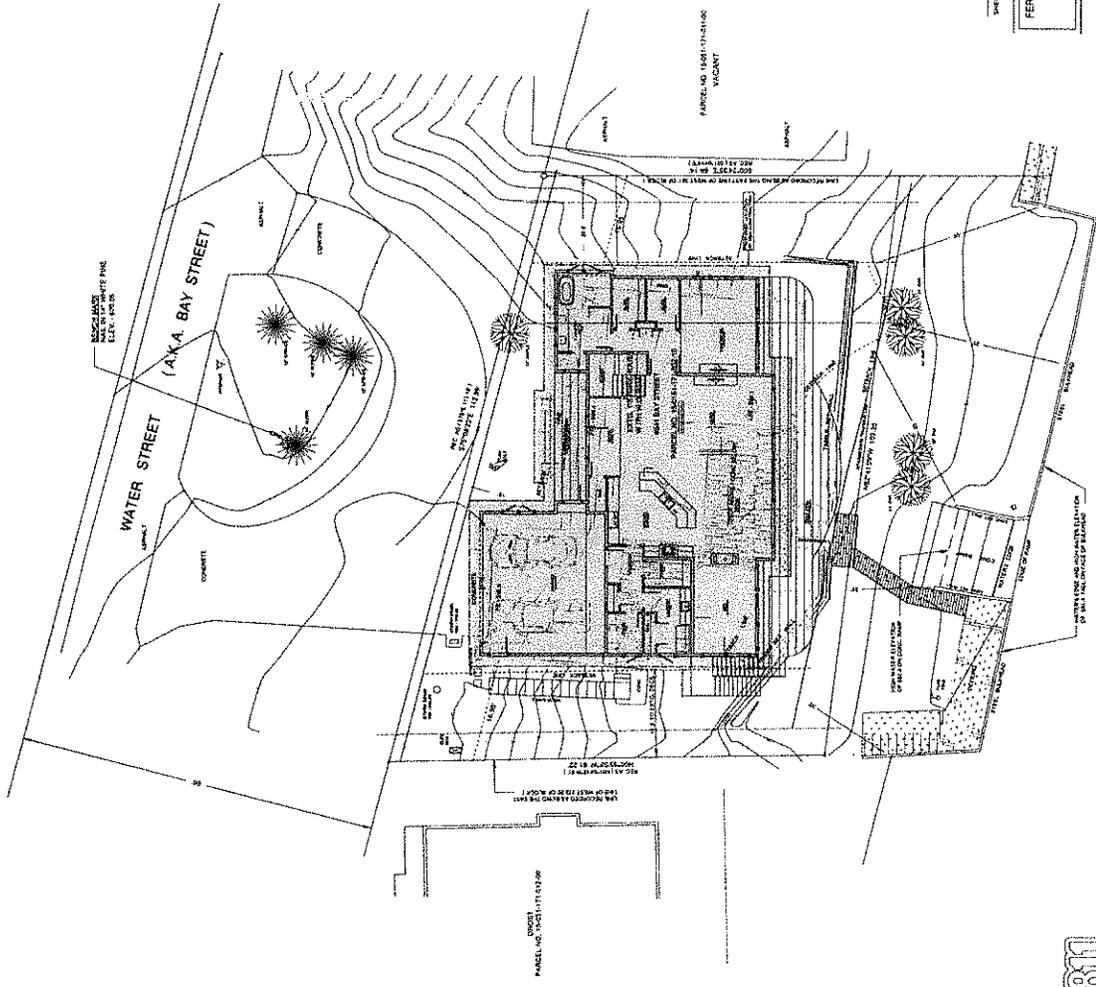
ZONING NOTE
PROPERTY IS IN THE WATERFRONT RESIDENTIAL DISTRICT (WR1).
SETBACKS ARE 30' ON FRONT, WATER, 10' ON REAR, AND 10' ON LATERAL STREET.
SUBJECT TO THE CITY OF BOYNE CITY ZONING ORDINANCE, SECTION 15.02 (15.02) - 15.02 (15.02).
ALL ZONING SETBACKS DEPICTED ON THIS SURVEY ARE SUBJECT TO REVIEW AND INTERPRETATION BY THE CITY OF BOYNE CITY PLANNING & ZONING DEPARTMENT.

TOPOGRAPHICAL SURVEY

PART OF BLOCK 1 OF WILLIAM T. JORDS ADDITION TO
VILLAGE OF SPRING HARBOR
CITY OF BOYNE CITY, CHARLEVOIX COUNTY
MICHIGAN

PREPARED FOR:
WILLIAM GLEICH

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
1000 W. WASHINGTON STREET
ANN ARBOR, MI 48106
PHONE: (313) 969-0451
FAX: (313) 969-0452
WWW.FERGUSON-CA.COM

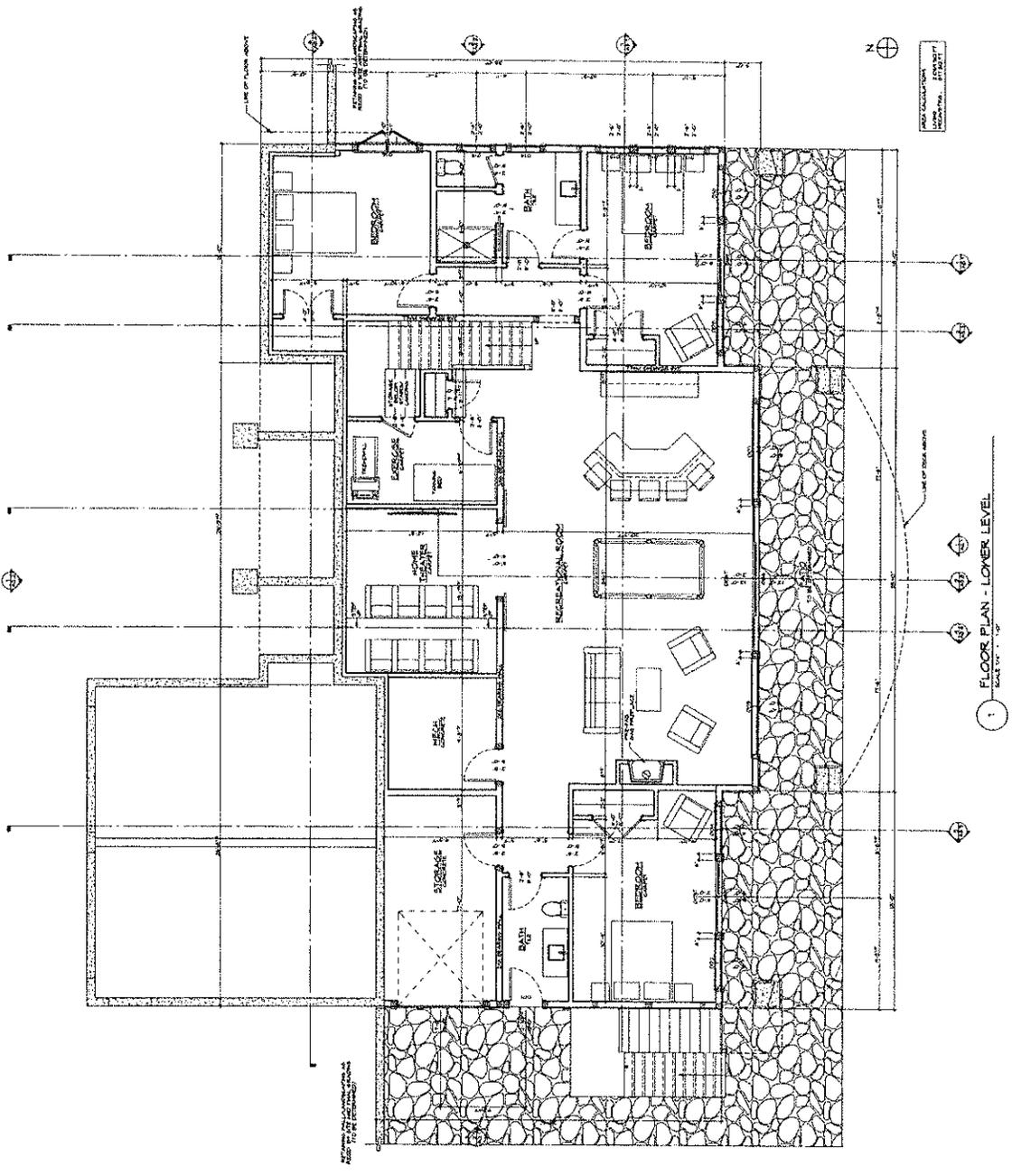


501 S. MITCHELL STREET
 PEORIA, ILLINOIS 61604
 (309) 696-0481
 THE DESIGN & CONSTRUCTION
 GROUP, INC.
 1100 EAST WASHINGTON STREET, SUITE 100
 PEORIA, ILLINOIS 61604
 (309) 696-0481
 DESIGNER: EDG 16-043

EDGEWATER
 DESIGN GROUP

NO.	DATE	REVISIONS
1	5/4/2011	ISSUED FOR PERMITS
2	5/4/2011	REVISED FOR CONSTRUCTION
3	5/4/2011	REVISED FOR CONSTRUCTION
4	5/4/2011	REVISED FOR CONSTRUCTION
5	5/4/2011	REVISED FOR CONSTRUCTION

PROJECT EXCLUSIVELY DESIGNED FOR:
CURTIS RESIDENCE
 DESIGNER: EDG 16-043
 DATE: 5/4/2011
 SHEET: A1.1



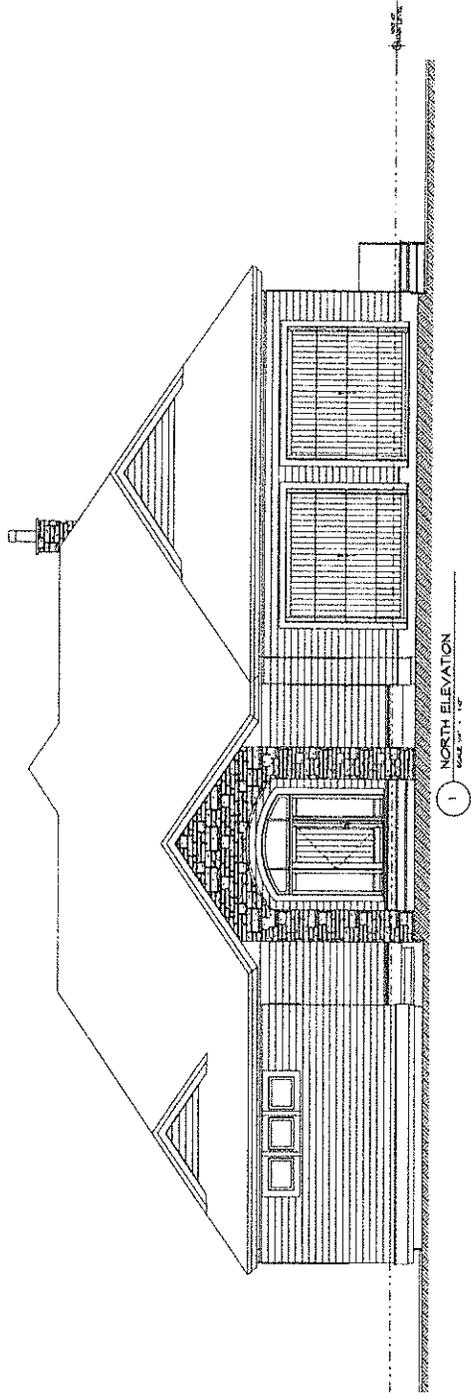
1 FLOOR PLAN - LOWER LEVEL

301 E. HITCHCOCK STREET
 PITTSBURGH, PENNSYLVANIA 15201
 (412) 324-4444
 WWW.EDGEWATERDESIGN.COM

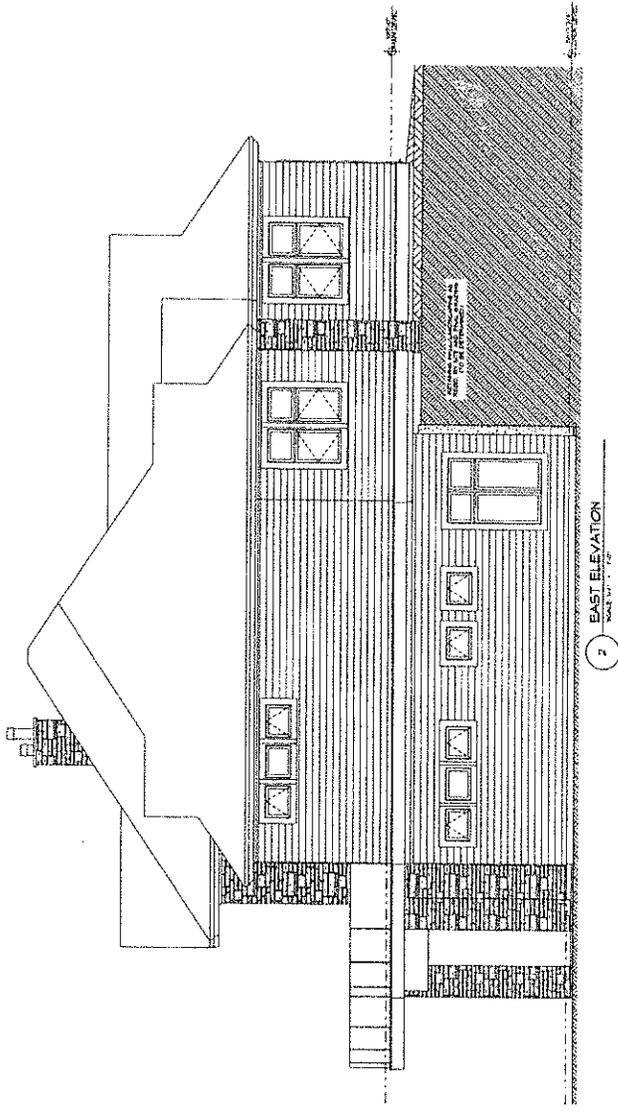
EDGEWATER
 DESIGN GROUP

DATE:	REVISIONS:
DESCRIPTION:	DATE:
DESIGNED BY:	DATE:
CHECKED BY:	DATE:
APPROVED BY:	DATE:

PROJECT EXCLUSIVELY DESIGNED FOR:
CURTIS RESIDENCE
 DRAWING NAME:
EXTERIOR ELEVATIONS
 DRAWN BY:
 AS SHOWN
 DATE:
 5/4/2011
A2.2



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



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

AS 2

DATE: 5/14/2011

PROJECT: CURTIS RESIDENCE

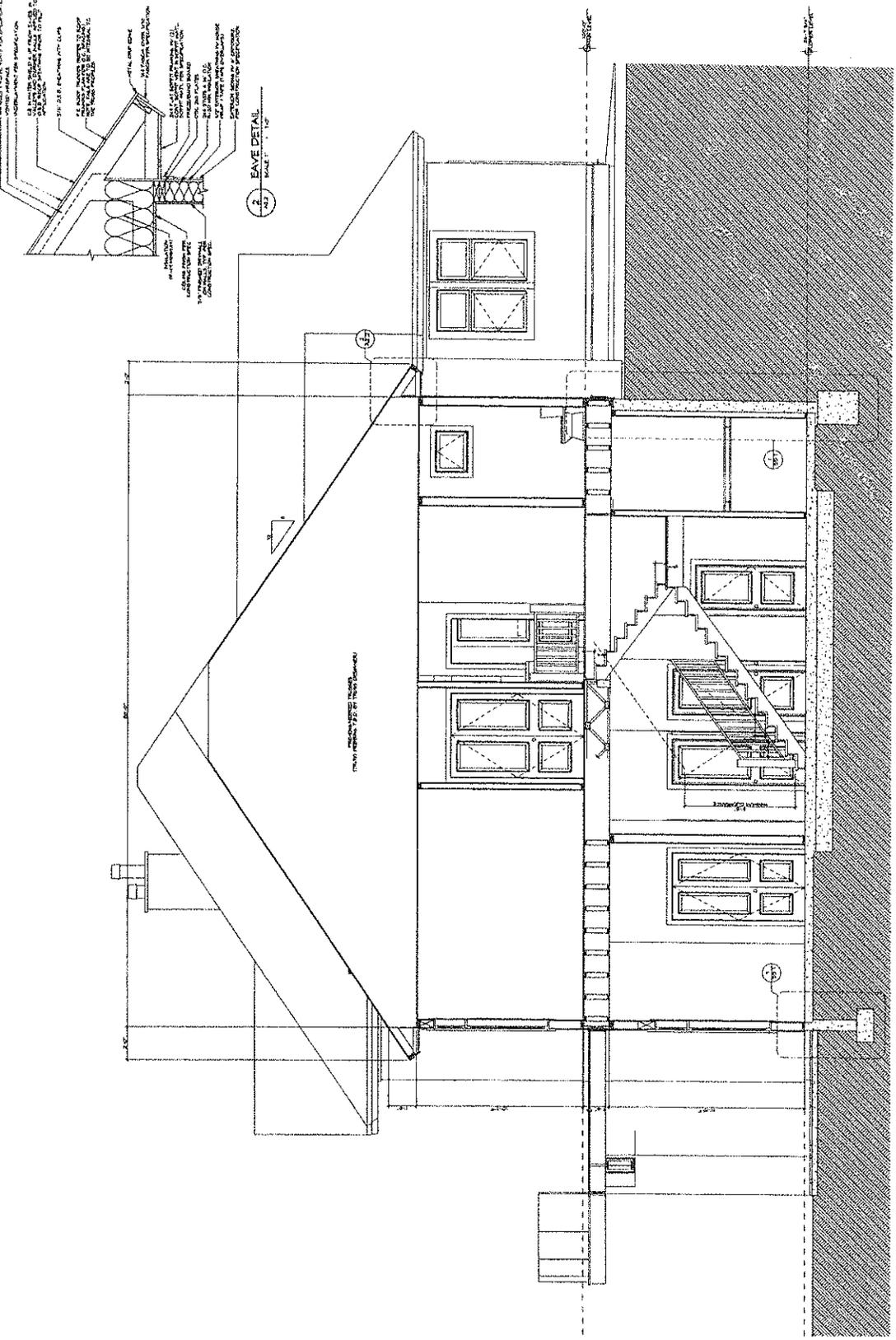
PROJECT EXCLUSIVELY DESIGNED FOR

BUILDING SECTIONS

EDGEWATER DESIGN GROUP

301 E. HITCHCOCK STREET
MILWAUKEE, WISCONSIN 53212
TEL: 414.224.4444
WWW.EDGEWATERDESIGN.COM

NO.	DATE	REVISIONS
1	5/14/11	ISSUED FOR PERMIT
2	5/14/11	ISSUED FOR CONSTRUCTION



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"

A BASE DETAIL
SCALE: 1/2" = 1'-0"

AS.4

DATE: 5/14/2011

SCALE: AS SHOWN

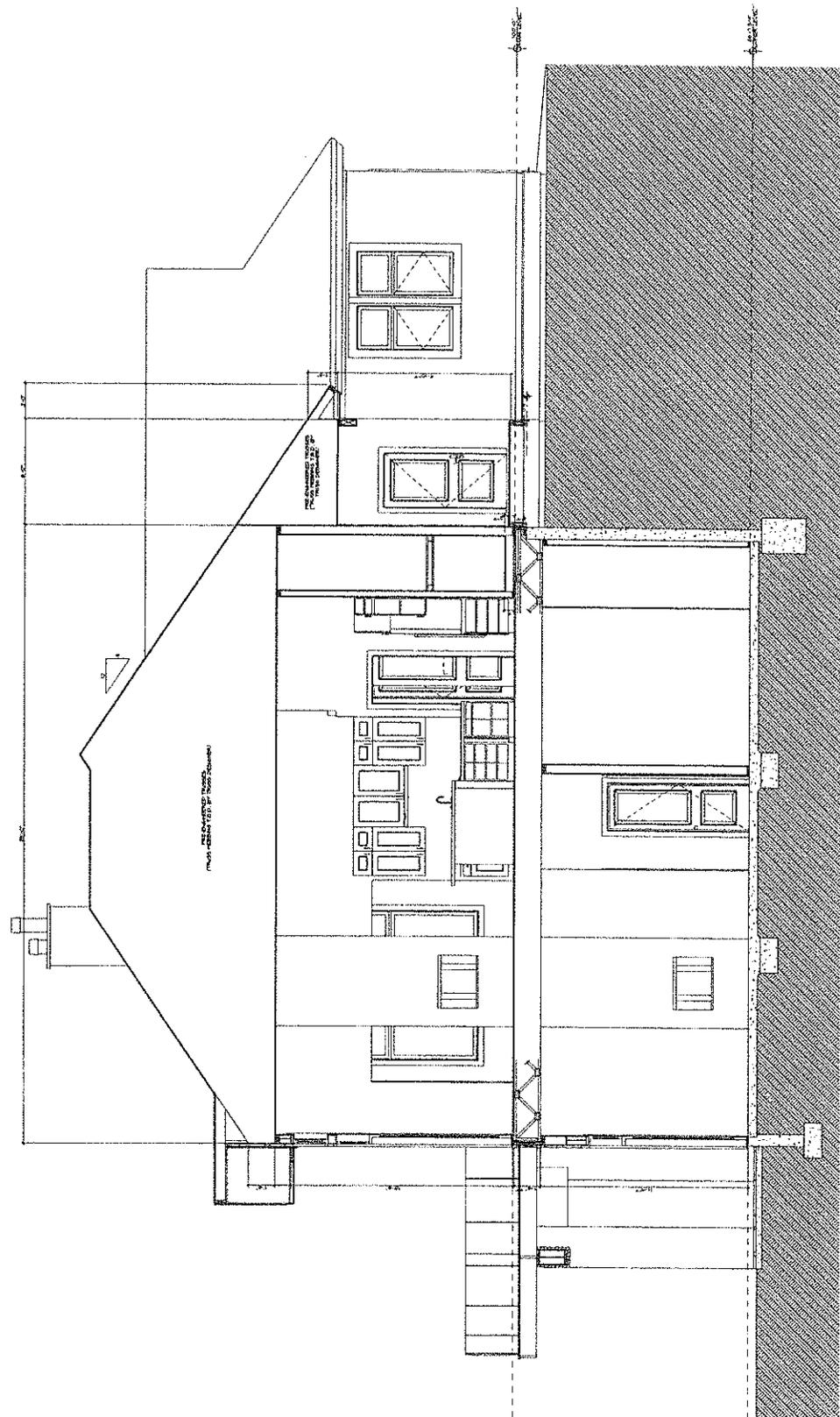
EDS: 10-11-11

PROJECT EXCLUSIVELY DESIGNED FOR:
CURTIS RESIDENCE
DRAWING NAME:
BUILDING SECTIONS

EDGEWATER
DESIGN GROUP

1215 W. 12TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: (303) 733-1111
WWW.EDGEWATERDESIGN.COM

NO.	DATE	REVISIONS
1		ISSUED FOR PERMITS
2		REVISED FOR COMMENTS
3		REVISED FOR COMMENTS
4		REVISED FOR COMMENTS
5		REVISED FOR COMMENTS
6		REVISED FOR COMMENTS
7		REVISED FOR COMMENTS
8		REVISED FOR COMMENTS
9		REVISED FOR COMMENTS
10		REVISED FOR COMMENTS



A3.5

DATE: 03/18/11

SCALE: AS SHOWN

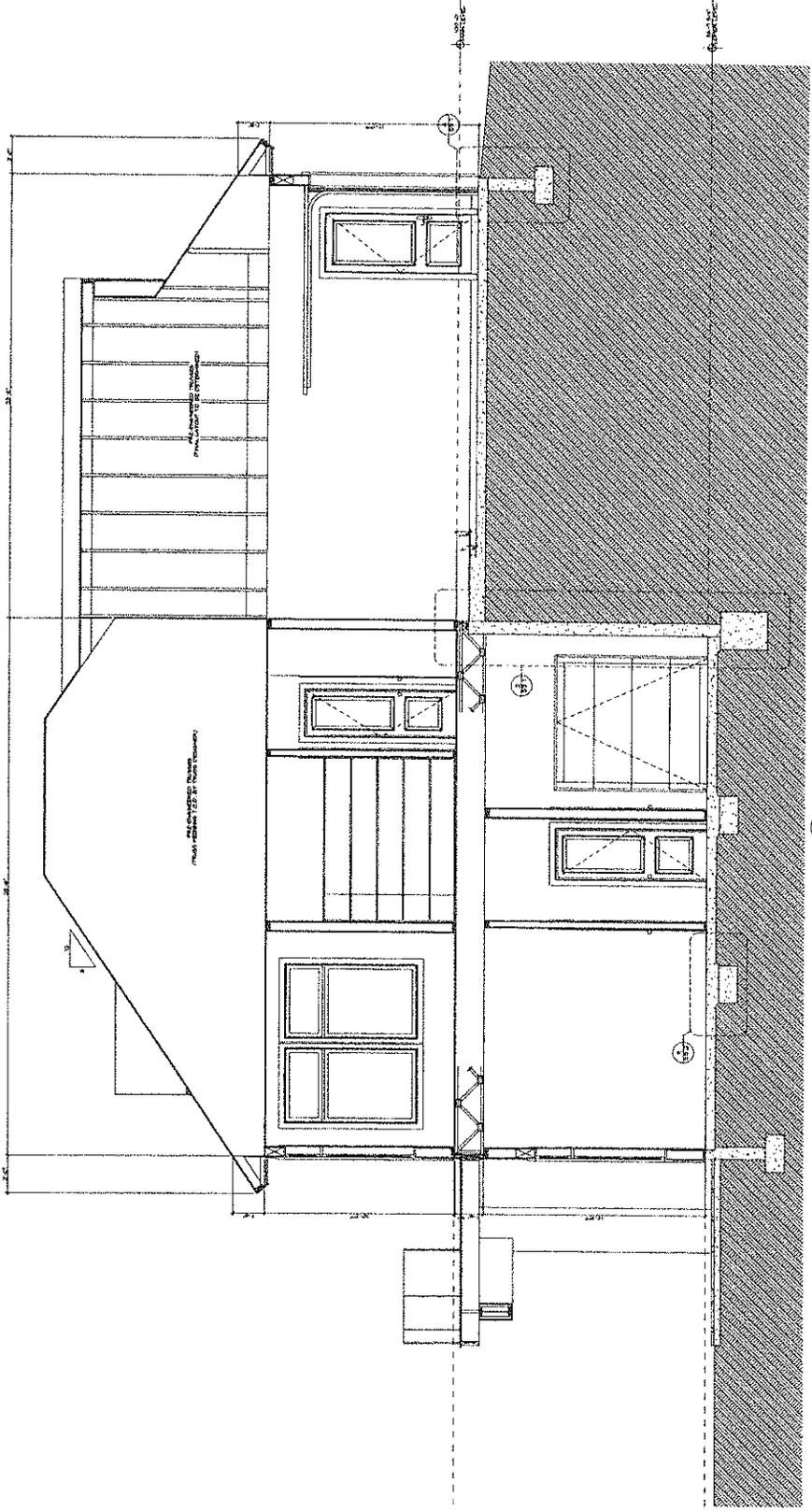
PROJECT: CURTIS RESIDENCE

BUILDING SECTIONS

PROJECT EXCLUSIVELY DESIGNED FOR
CURTIS RESIDENCE

EDGEWATER
DESIGN GROUP

1000 W. CHANDLER STREET
MILWAUKEE, WISCONSIN 53212
(414) 353-4477
WWW.EDGEWATERDESIGN.COM



A-A BUILDING SECTION
SCALE: 1/4" = 1'-0"

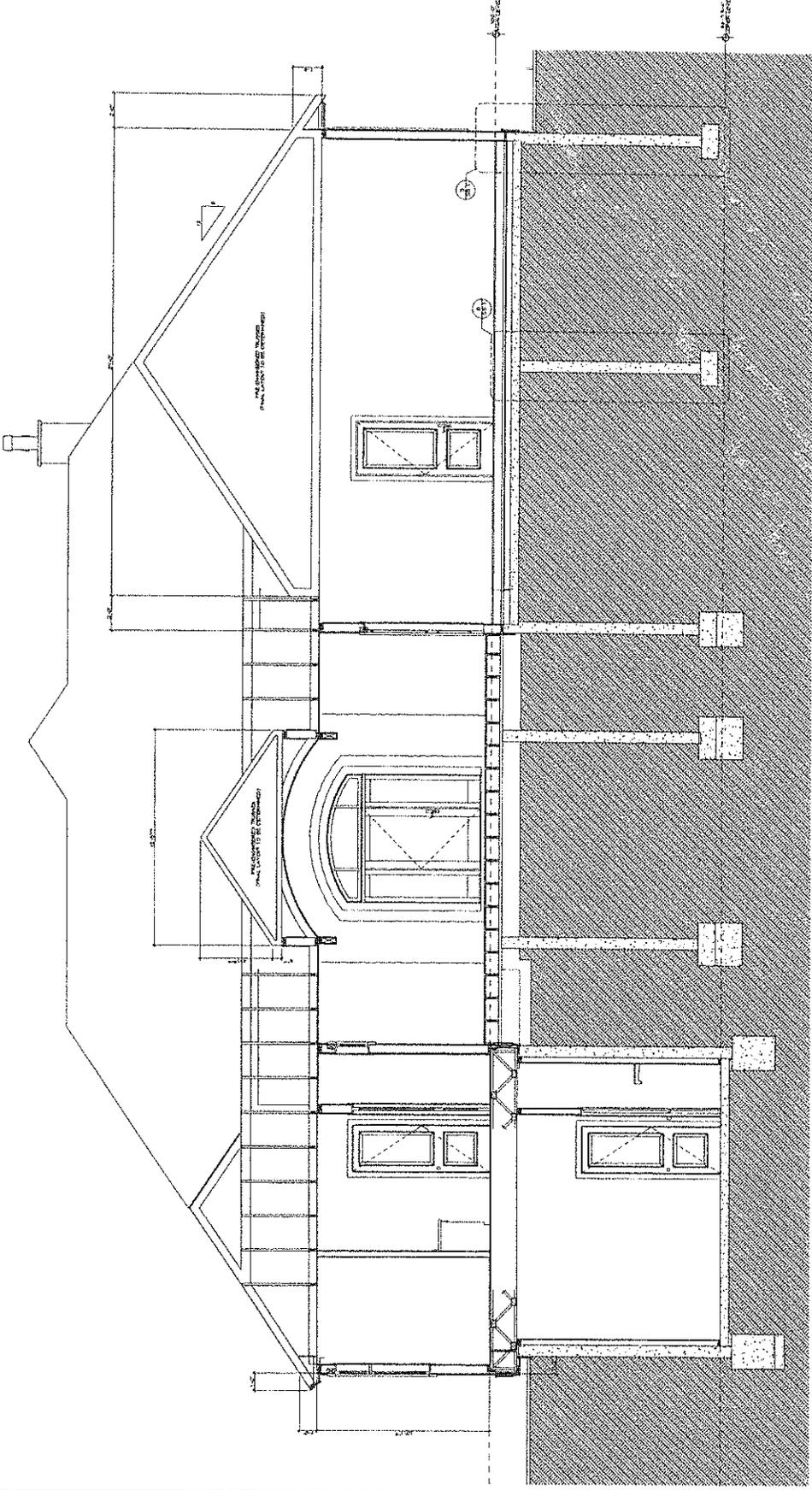
A3.6

DATE: 5/14/2011
DRAWN BY: AS SHOWN
CHECKED BY: 5/14/2011

PROJECT: EXISTINGLY DESIGNED FOR
CURTIS RESIDENCE
BUILDING SECTIONS

EDGEWATER
DESIGN GROUP

100 E. MITCHELL STREET
PITTSBURGH, PENNSYLVANIA 15203
(724) 246-0447
WWW.EDGEWATERDESIGN.COM
ARCHITECTS & INTERIORS
CONSULTANTS
P.O. BOX 28000
PITTSBURGH, PENNSYLVANIA 15238
EDGEWATER DESIGN GROUP, LLC



B BUILDING SECTION
SCALE 1/8" = 1'-0"

AB.1

DATE: 5/14/2011

SCALE: AS SHOWN

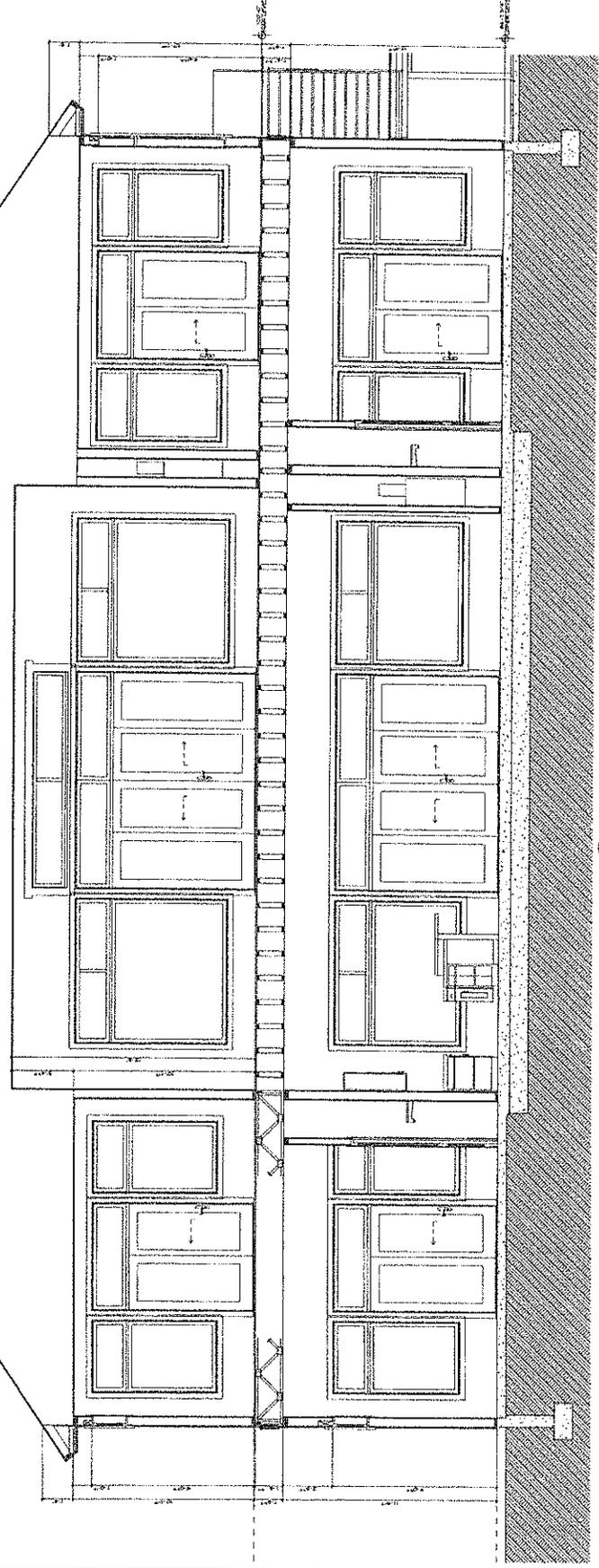
PROJECT: CURTIS RESIDENCE

DESIGNER: EDG

PROJECT ENCLAVELY & DESIGNED FOR:
CURTIS RESIDENCE
BUILDING SECTIONS

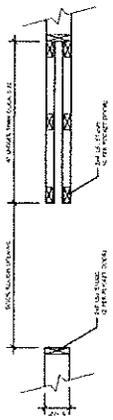
EDGEWATER
DESIGN GROUP

NO. 1 ARCHITECT SWEET
PERFORMER: PERFORMER ARCHITECTS
ARCHITECT: PERFORMER ARCHITECTS
PROJECT: CURTIS RESIDENCE
DATE: 5/14/2011



1. BUILDING SECTION
SCALE: 1/8" = 1'-0"

POCKET DOOR DETAIL
SCALE: 1/4" = 1'-0"



CEILING BLOCKING DETAIL
SCALE: 1/4" = 1'-0"

