AGENDA
TRAVERSE CITY BOARD OF ZONING APPEALS
REGULAR MEETING
TUESDAY, FEBRUARY 11, 2014
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
Governmental Center
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES-** Approval of the August 13, 2013 regular meeting minutes.

4. **REQUEST 13-BZA-16 – A REQUEST FROM STEVEN URSELL, 303 WEST SIXTEENTH STREET, TRAVERSE CITY, MICHIGAN,** for:

   A dimensional variance to allow for a new driveway to be constructed on Pine Street and not the alley located at the property mentioned.

5. **REQUEST 13-BZA-17 – A REQUEST CHRIS FIFAREK, 13046 CENTER ROAD, TRAVERSE CITY, MICHIGAN,** for:

   A dimensional variance of 2 feet to allow the for the construction of a new 400 square foot (20' x 20') detached garage to be 2 feet from the rear (west) property line.

6. **REQUEST 14-BZA-01 – A REQUEST FROM TODD AND CHRISTINE ELSENHIMER, 819 RANDOLPH STREET, TRAVERSE CITY, MICHIGAN,** for:

   A dimensional variance for a rear addition to the home located at the property mentioned to be in the required 8 foot side yard setback (east side) by 1.58 feet.

MINUTES
TRAVERSE CITY BOARD OF ZONING APPEALS
REGULAR MEETING
TUESDAY, AUGUST 13, 2013
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
Governmental Center
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

PRESENT: Members Warren (7:05), Wegener, Jones, Szajner, Grant, Raftery, Donaldson, Vice-Chairperson Callison and Chairperson Cockkfield.
ABSENT: Member Lomasney

1. **CALL MEETING TO ORDER**

The meeting was called to order at 7:00 p.m.

2. **APPROVAL OF MINUTES-** Approval of the July 9, 2013 regular meeting minutes.

Motion by Member Donaldson, seconded by Member Wagner to approve the July 9, 2013 regular meeting minutes as presented. Upon vote the motion carried 8-0.

3. **REQUEST 13-BZA-14 – A REQUEST FROM DEBORAH AND PAUL NEWHOUSE, 532 SIXTH STREET, TRAVERSE CITY, MICHIGAN,** for:

A dimensional variance of 9 feet, 9 ½ inches to allow for an addition to the south side of the home to encroach in the 20 foot minimum front yard setback along Chippewa Street for the property commonly known as **420 South East Bay Boulevard**. Traverse City, Michigan.

Dave Heim, 2304 Leisure Lane, Traverse City, Michigan, presented and answered questions from the Board.

Deborah Newhouse532 Sixth Street, Traverse City, Michigan, presented and answered questions from the Board.

Richard Purvuis, 608 East Orchard, Traverse City, Michigan, spoke in favor of granting the variance.

Eric Stehouwer, 2017 Chippewa, Traverse City, Michigan, spoke in favor of granting the variance,

Charles Svec, 414 South East Bay Blvd., Traverse City, Michigan, spoke in favor of granting the Variance.

Motion by Member Callison, seconded by Member Szajner, to grant a dimensional variance of 9 feet, 9 ½ inches to allow for an addition to the south side of the home to encroach in the 20 foot minimum front yard setback along Chippewa Street for the property commonly known as 420 South East Bay Boulevard, Traverse City, Michigan based on the Statement of Conclusions and Finding of Fact contained in the Order Granting for Variance No. 13-BZA-14. Upon vote the motion carried 8-1, with Member Grant voting in opposition.

4. PUBLIC COMMENT

None.

5. ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

_____

David Weston, Planning and Zoning Administrator

Date:_____

CITY OF TRAVERSE CITY
ORDER AUTHORIZING
VARIANCE NO. 13-BZA-14

Pursuant to the City of Traverse City Code of Ordinances § 1324.05(d), Variances, the Board of Zoning Appeals hereby authorizes a dimensional variance for the following:

Street Address:	420 South East Bay Boulevard
Property Description:	E 100 FT OF LOT 44 & E 100 FT OF S 1/2 OF LOT 45 KEZIS MOKESA ADD ALSO THT PRTOF GOV LOT 4 SEC 1 T27N R11W LYING DIRECTLY E OF ABOVE DESC PARCEL & E BAY BLVD S BOUNDED ON E BY E GT BAY & ON WBY E BAY BLVD S HAVING EXCLUSIVE RIPARIAN RIGHTS ONLY
Variance Granted:	A dimensional variance of 9 feet, 9 ½ inches to allow for an addition to the south side of the home to encroach in the 20 foot minimum front yard setback along Chippewa Street
Applicant:	Deborah and Paul Newhouse, 532 Sixth Street, Traverse City, Michigan.

It is determined that the Applicant has demonstrated a hardship as well as showing of good and sufficient cause authorizing a variance by the City of Traverse City Code of Ordinances. The findings of fact and reasons upon which this determination is based are as follows:

1. The attached Statement of Conclusions and Finding of Fact are incorporated herein by reference.
2. The procedures and requirements for variance decisions by law and ordinance have been followed.

This Order shall not be deemed to be City approval for anything other than the variance authorized by this order and shall not relieve the owner or occupier of the land from obtaining any other license, permit or approval required by law or ordinance.

I hereby certify that the above Order was adopted on _____, _____, at a regular meeting of the Board of Zoning Appeals for the City of Traverse City at the County Committee Room, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

Date: _____

_____
David Weston, Planning and Zoning Administrator

Note: **A decision of the Board of Zoning Appeals shall be final. However, any party having a substantial interest affected by an order, determination or decision by the Board of Zoning Appeals may appeal to the Circuit Court, if made to the Court within twenty-eight (28) days after rendering the final decision or upon grant by the Court of leave to appeal. Codified Ordinances of Traverse City Michigan §1324.07(a).**

STATEMENT OF CONCLUSION AND FINDINGS OF FACTS 13-BZA-14

The following are the Statements of Conclusions supported by evidence submitted to the Board of Zoning Appeals in connection with a request for a dimensional variance, Request No. 13-BZA-14, for the property commonly known as **420 South East Bay Boulevard**, Traverse City, Michigan, from Deborah and Paul Newhouse.

1. Practical Difficulty. There are exceptional or extraordinary circumstances or physical conditions that do not generally apply to other properties or used in the same district.

2. In granting the variance, the spirit of the Zoning Code is observed, public safety is secured and substantial justice is done.

3. No substantial adverse effect on property values in the immediate vicinity or in the district where the property is located will occur as a result of granting this variance.

4. The difficulty presented by the applicant in support of the request for a variance is not so general or recurrent in nature that a formulation of a general regulation for such condition is preferable.

5. The practical difficulty is unique to the property and not to the general neighborhood and shall apply only to property under control of the applicant.

6. Granting the variance is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.

7. The difficulty is not solely economic and is based on the reasonable use of a particular parcel of land.

8. The difficulty was not the result of an act of the applicant or a person in privity or concert with the applicant.

The foregoing Statement of Conclusions are supported by the following Findings of Fact No 13-BZA-14:

1. The parcel is a small corner lot.

2. The existing home is in the front yard setback along Chippewa Street and S. East Bay Boulevard Street and is considered a Class 2 nonconforming use

3. The lot is irregular in shape and the existing house is not situated square on the lot.

4. The building codes would not let the house be rebuilt as it was prior to the fire damage (i.e. bathrooms and bedrooms are too small).

5. The applicant's are trying to preserve the view of the bay for the neighbor to the east.

6. Three people form the neighborhood spoke in favor of granting the variance.

Communication to the Board of Zoning Appeals

FOR THE MEETING OF: FEBRUARY 11, 2014

FROM: DAVID WESTON, ZONING ADMINISTRATOR DMW

SUBJECT: REQUEST 13-BZA-16

DATE: FEBRUARY 7, 2014

You have a request from Steven Ursell, **303 West Sixteenth Street,** Traverse City, Michigan, for relief from the zoning regulations to allow for the construction of a new driveway which will have access to Pine Street.

The property is zoned R-1b and new driveways are not permitted to access a street when alley access is available. The applicant currently has a nonconforming driveway which has access to Sixteenth Street. The applicant is proposing to remodel the existing home and would like to eliminate the driveway on Sixteenth Street and construct a new driveway accessing Pine Street. Mr. Ursell will be requesting a dimensional variance to allow for a new driveway to be constructed on Pine Street and not the alley.

City of Traverse City

APPLICATION FEE: $240.00		Date of Application:	11-14-13
Check Number:	1107	Date of Public Hearing:	12-10-13
Receipt Number:	18351	Case Number:	13-BZA-16

TRAVERSE CITY BOARD OF ZONING APPEALS

APPLICATION

for Variance, Exception, Appeal, Ordinance Interpretation or Reconsideration

PROPERTY DESCRIPTION (legal description AND property address): LOTS 1 AND 2, BLOCK 3, 2nd FERNWOOD ADDITION TO TRAVERSE CITY, MICHIGAN.
303 WEST SIXTEENTH STREET, TRAVERSE CITY, MI 49684

REQUEST AND PROPOSED PROJECT:
ELIMINATE DRIVEWAY ON 16TH STREET AND CONSTRUCT A NEW DRIVEWAY ON PINE STREET

TO BE COMPLETED BY ZONING ADMINISTRATOR:

Request:	Appeal for Administrative Decision	____
	Interpretation of Ordinance	____
	Exception	____
	Variance	X

Name: STEVEN URSELL Phone: 231 499 5575 Fax: —

Address: 303 WEST 16TH STREET, TRAVERSE CITY, MI 49684

Signature of Owner: [signature]

Signature of Applicant (if different): ____

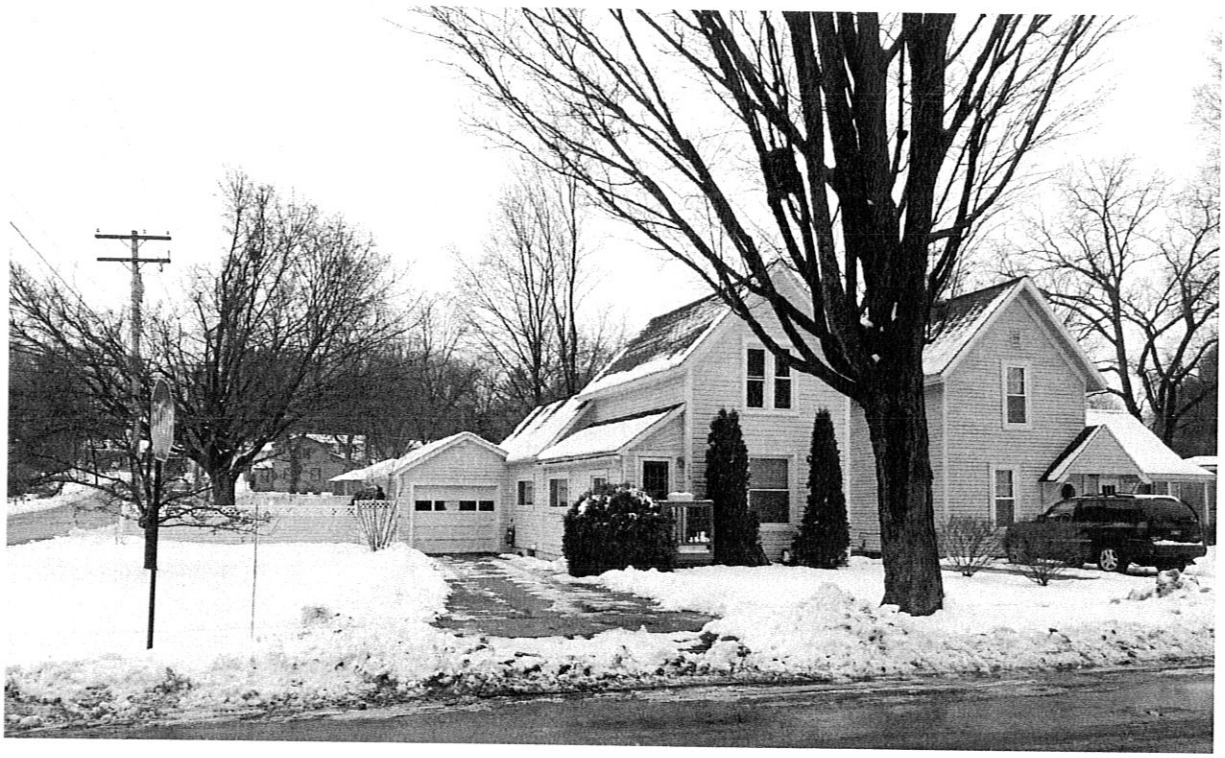
Relationship of Applicant to Owner: ____

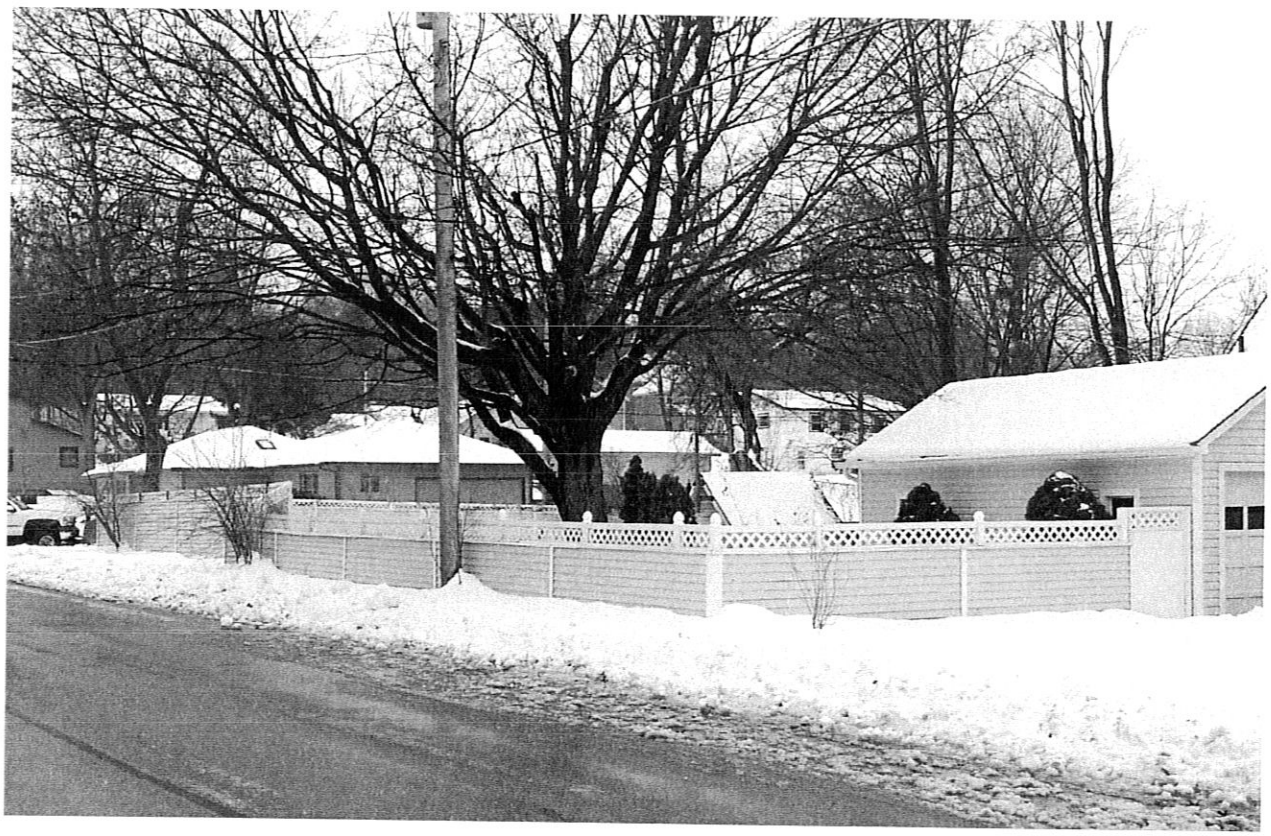
APPLICATIONS MUST BE RECEIVED A MINIMUM OF 21 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED.

REPRESENTATION AT HEARING: THE APPLICANT OR THE APPLICANT'S AUTHORIZED AGENT MUST BE PRESENT AT THE PUBLIC HEARING TO PROPERLY ANSWER QUESTIONS CONCERNING THE APPEAL. IF THE APPLICANT OR AGENT IS NOT PRESENT, THE APPEAL MAY BE DEFERRED UNTIL THE NEXT MEETING OR DISMISSED AT THE DISCRETION OF THE BOARD.

*** **PLEASE NOTE THE REVERSE SIDE FOR SITE PLAN REQUIREMENTS** ***

303 W. 16th





303 West Sixteenth Street
Traverse City
MI 49686

Traverse City Board of Zoning Appeals
City of Traverse City

14th November 2014

Dear Sir/Madam

Proposal: **Eliminate driveway on 16th Street and construct a new driveway on Pine Street**
303 West 16th Street, Traverse City, MI 49684

Please find enclosed a check for $240 and 13 copies of the following plans for the above proposal:

Drw No: 5/7/71	Survey of 303 Sixteenth Street
Drw No: 1001/01	Existing and Proposed Site Plan
Drw No: 1001/02	Existing/Proposed Elevations 16th/Pine Street

In support of the above proposal I would like the following to be considered:

Improve safety/existing access

The proposed access change will be an improvement over the existing access. I have only been living at this property for a few months and already found that it is tricky pulling in and out with it being so close to the crossroads between 16th Street and Pine Street. Moving the vehicle access onto Pine Street will mean that the access is further away from the crossroads, ensuring that it will be safer for road users, pedestrians and myself.

In addition, 16th Street has a sidewalk but Pine Street does not, so eliminating the driveway on 16th Street will also make the sidewalk safer for pedestrians.

Precedent

There are 16 other properties that have boundaries directly next to Pine Street and 8 of these properties have a vehicle access onto Pine Street. So, the proposed access would be very similar to other vehicle accesses along this Street.

Access from the rear alley

The property is directly adjacent to a rear alley, however, it is not possible to construct a rear access, and keep the integral attached garage that I currently have, because of the existing swimming pool, pool house and electricity pole to the rear. A new access to the rear alley is therefore not possible.

Improvement to House

At present the house is a one bedroom and I would like to remodel this so that it becomes a practical 3 bedroom family home. If the access proposed is approved this enables the remodel of the house to be designed to reflect a more traditional design for the area. Enclosed with the application are drawings which show the principle of the design for the proposed remodel should the access be approved.

I trust the above confirms the benefits of proposal. Please do not hesitate to contact me should you require any further information.

Kind Regards,

Steven Ursell
(Owner of Property)

Steven Ursell Statement for Board of Zoning Appeals

Please accept my apologies for not being able to attend the Board of Zoning Appeals meeting to discuss my application to eliminate the existing driveway on 16th Street and construct a new driveway on Pine Street.

I have been available for the last two meetings, however, I have been called away on business and therefore Robert McKenzie is representing me.

I understand that the property is zoned in R-1b and as such new driveways are not permitted to access a street when alley access is available. However, I also have read the Traverse City Code of Ordinance Chapter 1324 and understand that the Board have the power to authorize specific variances or departures from this zoning code if all the basic conditions are satisfied and if there are practical difficulties or unnecessary hardship.

I strongly believe that the proposal does meet all the basic conditions and that there are practical difficulties/hardship as follows:

Basic Conditions set out in Chapter 1324:

1) **Spirit of Zoning Code shall be observed**
   The spirit of the zoning code, I understand, is designed to stop accesses being created on main streets. At present I have a dangerous, non-conforming access on to the main 16th Street. The proposal includes removing this dangerous existing access and creating a safer access onto the secondary Pine Street so, because the proposal is improving the current situation, it is therefore in the spirit of the zoning code.
2) **No substantial adverse effect upon property values**
   I am looking at improving and enhancing the property which is likely to help improve property values in the area as a whole.
3) **Difficulty or hardship relating to the property is not so general**
   I have an existing swimming pool, pool house, electricity pole and sloping topography to the rear which makes it impossible to create a new access via the rear alley. This is unique to this property and not so general to other properties in the area.
4) **Preservation of a substantial property right**
   It is the right of all property owners to have a safe access onto the property. At present the current access is quite dangerous and the proposal will improve the current situation for all pedestrian and road users of 16th Street.
5) **Clear showing of an unnecessary hardship**
   The existing access is dangerous and it is not possible to create an access from the rear alley so the only viable access which will lead to an improvement over the existing situation is a new access off Pine Street.

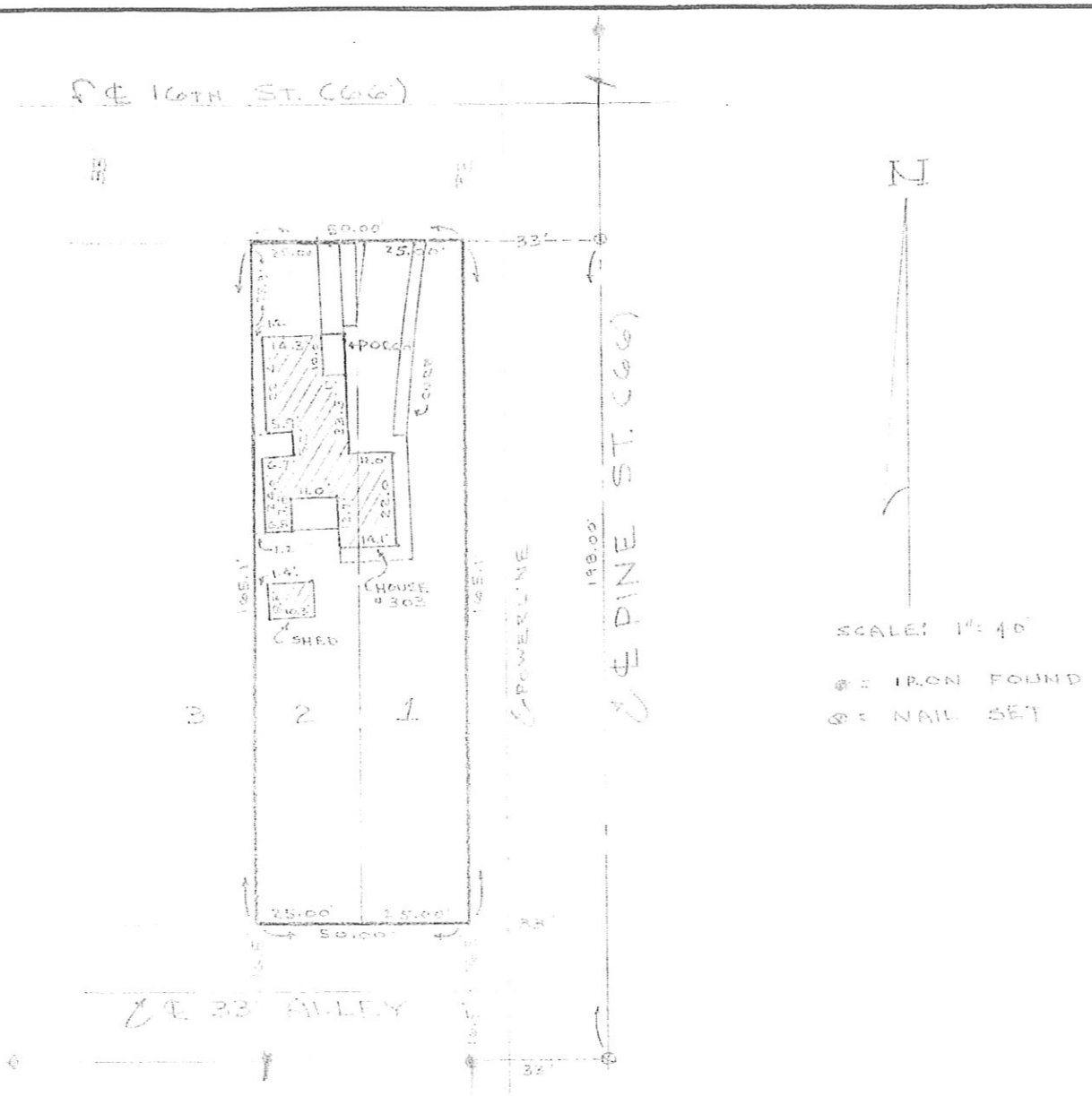
6) **The hardship is not solely economic and is based on reasonable use of land**
   The proposal will improve the current situation by eliminating a dangerous access and creating a safer access.
7) **Difficulty or unnecessary hardship was not created by the applicant**
   I understand the existing pool, pool house and electricity pole have been located in these positions for over 20 and were not created by the applicant.

I have also discussed the proposal with my direct neighbors who all support the application. I understand that the City have also received four letters supporting the proposal.

I therefore hope that the Board of Zoning Appeals will grant relief from the zoning regulations to enable these improvements to be made for the benefit of the area and especially pedestrians and road users of 16th Street.

Steven Ursell
Applicant

BRUNING



SURVEY OF 303 SIXTEENTH STREET
TRAVERSE CITY, MICHIGAN

I hereby certify that we have surveyed Lot 1 & 2, Block 3, of the 2d Fernwood Addition to Traverse City, Michigan; and that the lot lines are as shown, that the existing structure is within the lot lines, and that there are no encroachments on said parcel, and that there are no apparent existing utilities across said property.

William R. Donnan

William R. Donnan
Registered Land Surveyor #17618
May 27, 1971

STATE OF MICHIGAN
WILLIAM R. DONNAN
SURVEYOR
NO. 17618
REGISTERED LAND SURVEYOR

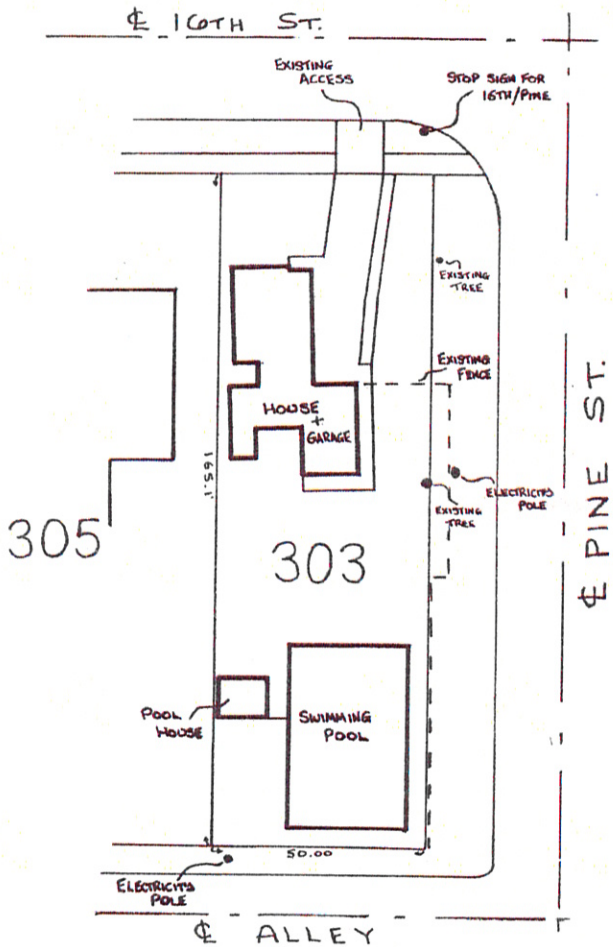
GOURDIE • MILLER • FRASER • ASSOCIATES
INCORPORATED

124 WEST STATE STREET TRAVERSE CITY, MICHIGAN 49684

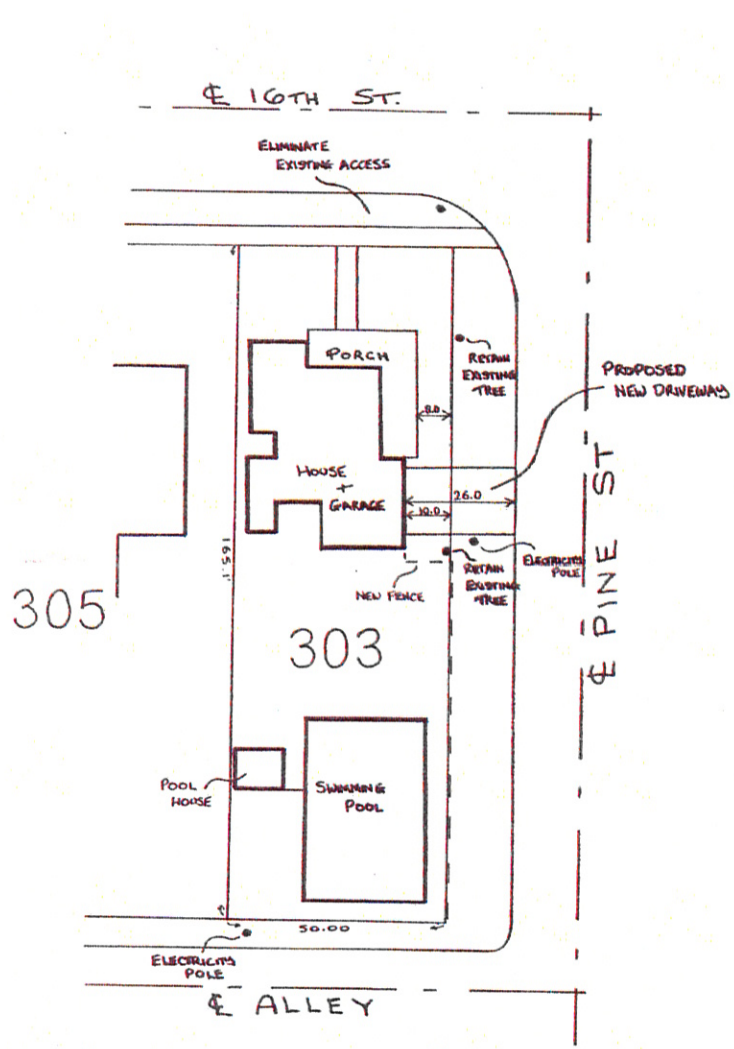
ARCHITECTURE • ENGINEERING • SURVEYING • MAPPING

DRAWN 5/27/71

PROJECT NO. 71176



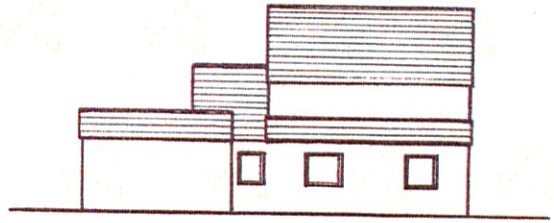
EXISTING SITE PLAN



PROPOSED SITE PLAN

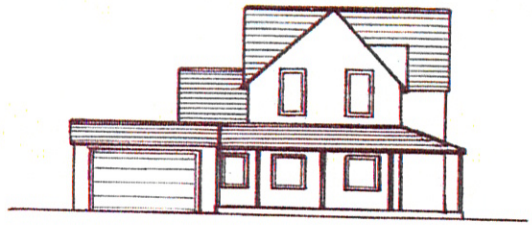
EXISTING AND PROPOSED SITE PLAN		
SCALE: 1" = 20	APPROVED BY:	DRAWN BY S.JORSELL
DATE: 11-11-13		REVISED
PROJECT: ELIMINATE DRIVEWAYS ON 16TH STREET AND CONSTRUCT A NEW DRIVEWAY ON PINE STREET		
303 WEST 16TH ST. TRAVERSE CITY		DRAWING NUMBER 1001-01

EXISTING FRONT ELEVATION
(16TH STREET)



EXISTING SIDE ELEVATION
(PINE STREET)

PROPOSED FRONT ELEVATION
(16TH STREET)



PROPOSED SIDE ELEVATION
(PINE STREET)

EXISTING/PROPOSED ELEVATIONS 16TH/PINE ST		
SCALE: NTS	APPROVED BY:	DRAWN BY: S. URSELL
DATE: 11-11-13		REVISED
PROJECT: ELIMINATE DRIVEWAY ON 16TH STREET AND CONSTRUCT A NEW DRIVEWAY ON PINE STREET		
303 WEST 16TH ST. TRAVERSE CITY		DRAWING NUMBER 1001-02

Linda and Bob Sniff
305 West 16th Street
Traverse City

Board of Zoning Appeals
City Planning Department
City of Traverse City

December 8th, 2013

To the Board of Zoning Appeals,

Request 13-BZA-16 – A request from Steven Ursell, 303 West 16th Street, Traverse City for: A dimensional variance to allow for a new driveway to be constructed on Pine Street and not the alley located at the property.

We write in support of our neighbor, Steven Ursell, request to allow a new driveway which will have access to Pine Street.

As background, our family members have been living in 303 West 16th Street for over 50 years before Steven Ursell purchased the property this past summer. We have been living in 305 West 16th Street for approximately 10 years.

We support the proposal because the current access to the property on 16th Street is extremely close to the crossroads of 16th and Pine Street and this does make it very difficult to reverse in and out of the property. While our family lived in the property we are aware of at least 2 accidents which were caused mainly because of the existing access to the property being so close to the crossroads.

Also, due to the existing swimming pool, pool house and topography at the rear of 303, it is not possible for Steven to construct a new access and garage from the rear alley so it makes perfect sense for a new access to be constructed off Pine Street as the next best alternative.

We welcome the proposal and hope that the Board of Zoning Appeals allows the new driveway from Pine Street which will be much safer for all road users and pedestrians than the current situation.

Kind Regards,

Linda and Bob Sniff

Dave Weston <dweston@traversecitymi.gov>

Tonights Board Meeting , Request # 13-BZA-16, 303 West 16th Street

Larry Thompson <dooley2shoes@gmail.com> Tue, Dec 10, 2013 at 1:55 PM
To: dweston@ci.traverse-city.mi.us

Dear Mr. Weston,

My name is Larry Thompson and I own a house at 225 West 15th Street, near the Pine Street intersection and am therefore a close neighbor to the gentleman requesting a Pine Street access to his property.

I have spoken with Steve and he has explained how he intends to improve his property, for the betterment of his investment and for our neighborhood. Please record my support on his behalf as I am unable to attend tonights meeting.

Please feel free to contact me with questions. Thank you.

--

Larry G. Thompson II

Sales Representative

Pilot Brands | Pasture Perfect Meats

High quality, chef-ready, grass fed proteins from New Zealand and Australia

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Elizabeth Tomlinson
315 W. 15th St.
Traverse City, MI 49684

RECEIVED
DEC 2 2013
PLANNING DEPT
CITY OF
TRAVERSE CITY

December 23, 2013

David Weston, Planning and Zoning Administrator
City of Traverse City
400 Boardman Avenue
Traverse City, MI 49684

Dear David:

I am writing in response to a Notice of Public Hearing for the property at 303 West Sixteenth Street. I would like to respond with my approval of the requested driveway construction on Pine Street. I feel that if Mr. Ursell is eliminating his driveway on Sixteenth, it would be fair to allow him a driveway onto Pine instead. It is typical in this neighborhood to have a driveway that accesses the main roadway, sometimes in addition to access via the alley. I enjoy having access to both at my own house. Please grant Mr. Ursell relief from the zoning regulations for his remodeling project.

Sincerely,

Elizabeth Tomlinson
315 W. 15th Street

Rachel Brege

419 West 15th Street

Traverse City

City Planning Department
City of Traverse City

12/9/13

To Board of Zoning Appeals,

Request 13-BZA-16 – A dimensional variance to allow for a new driveway to be constructed on Pine Street and not the alley located at the property at 303 West 16th Street.

I am a local resident who lives on 15th Street and I have seen the above application and plans for the proposed new access onto Pine Street.

I write in support of the new access onto Pine Street, because the existing access onto 16th Street is a hazard being so close to the crossroads of 16th and Pine. I can also see from the plans that it is not possible for the applicant to construct a new garage and access from the rear alley due to the existing structures (swimming pool ect).

It would be sensible if the Board of Zoning Appeals allowed the new access onto Pine Street because this will be an improvement over the existing access and make it safer for all vehicle users and pedestrians.

Regards,

Rachel Brege

Rachel Brege

Haggard's

PLUMBING and HEATING

"Business of Quality and Service"

"Charlevoix-the-Beautiful"

haggards@freeway.net

Date: Jan. 28, 2014

To: Traverse City Board of Zoning Appeals
400 Boardman Avenue
Traverse City, MI 49684

RE: Steven Ursell, 303 West Sixteenth Street

Dear Board of Appeals,

Upon reviewing the above Notice of Public Hearing of Appeals, I would like to express my support with the above request of the owner. Haggard's Plumbing & Heating is not at all opposed to the changes of their property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time of economic struggles to either build and/or improve their existing property we would like to see their request granted. It would prove positive for the local, county, state, and country to do all we can to improve and promote growth in any way possible.

Sincerely,

Haggard's Plumbing & Heating

P.O. Box 35 06238 U.S. 31 South Charlevoix, Michigan 49720 Ph (231) 547-4046 Fax (231) 547-0364

Communication to the Board of Zoning Appeals

FOR THE MEETING OF: FEBRUARY 11, 2014

FROM: DAVID WESTON, ZONING ADMINISTRATOR DMW

SUBJECT: REQUEST 13-BZA-17

DATE: FEBRUARY 7, 2014

You have a request from Chris Fifarek, 13046 Center Road, Traverse City, Michigan for relief from the zoning laws (§1332.07(c)) to construct a 400 square foot (20' x 20') detached garage in the rear yard setback located at the property commonly know as **410 Wadsworth Street**, Traverse City, Michigan.

The property mentioned is zoned R-2 (Two Family Dwelling District) and detached garages are required to have a minimum rear yard setback of 4 feet. The applicant would like to demolish and existing detached garage and construct a new detached garage which will be 2 feet from the rear (west) property line. Mr. Fifarek will be requesting a dimensional variance of 2 feet for the rear yard setback encroachment.

City of Traverse City

APPLICATION FEE: $240.00		Date of Application:	11-8-13
Check Number:	45755	Date of Public Hearing:	12-10-13
Receipt Number:	18352	Case Number:	13-BZA-17

TRAVERSE CITY BOARD OF ZONING APPEALS

APPLICATION

for Variance, Exception, Appeal, Ordinance Interpretation or Reconsideration

PROPERTY DESCRIPTION (legal description AND property address): 410 Wadsworth

REQUEST AND PROPOSED PROJECT:
~~Garage~~ DIM VARIANCE TO ALL FOR A NEW DETACHED GARAGE TO BE LOCATED 2 FEET FROM THE REAR (WEST) PROPERTY LINE.

TO BE COMPLETED BY ZONING ADMINISTRATOR:

Request:	Appeal for Administrative Decision	
	Interpretation of Ordinance	
	Exception	
	Variance	X

Name: CHRIS FIFAREK Phone: 231-360-3221 Fax:

Address: 13046 Center Rd TC MI 49686

Signature of Owner: Chris Fifarek & Laurie McKernett

Signature of Applicant (if different): Chris Fifarek

Relationship of Applicant to Owner: owners son

APPLICATIONS MUST BE RECEIVED A MINIMUM OF 21 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED.

REPRESENTATION AT HEARING: THE APPLICANT OR THE APPLICANT'S AUTHORIZED AGENT MUST BE PRESENT AT THE PUBLIC HEARING TO PROPERLY ANSWER QUESTIONS CONCERNING THE APPEAL. IF THE APPLICANT OR AGENT IS NOT PRESENT, THE APPEAL MAY BE DEFERRED UNTIL THE NEXT MEETING OR DISMISSED AT THE DISCRETION OF THE BOARD.

*** **PLEASE NOTE THE REVERSE SIDE FOR SITE PLAN REQUIREMENTS** ***

410 Wadsworth St.

SITEPLAN

Legend

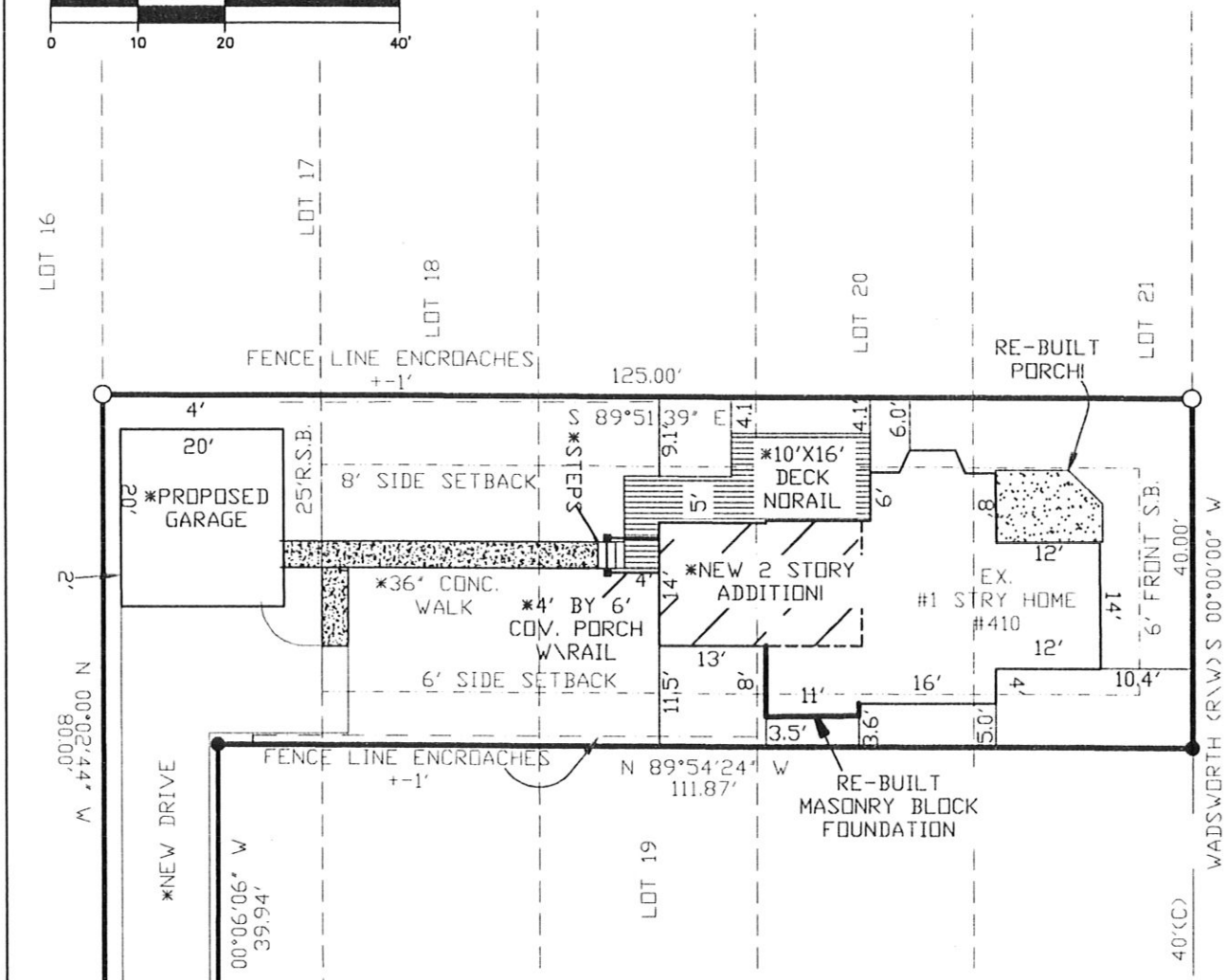
- ○ IRON SET
- ● IRON FOUND
- ◎ MONUMENT FOUND
- △ NAIL SET
- ▲ NAIL FOUND
- GOVERNMENT 1/4 CORNER
- SECTION CORNER
- CENTER 1/4 CORNER
- (R) RECORD
- (M) MEASURED

Scale: 1" = 20'

0 10 20 40'

SITE DATA:
PIN #51-638-073-00
410 WADSWORTH

SETBACKS
SIDE=6' & 8'
FRONT=6'
REAR=25'
*=PROPOSED 2012-2013



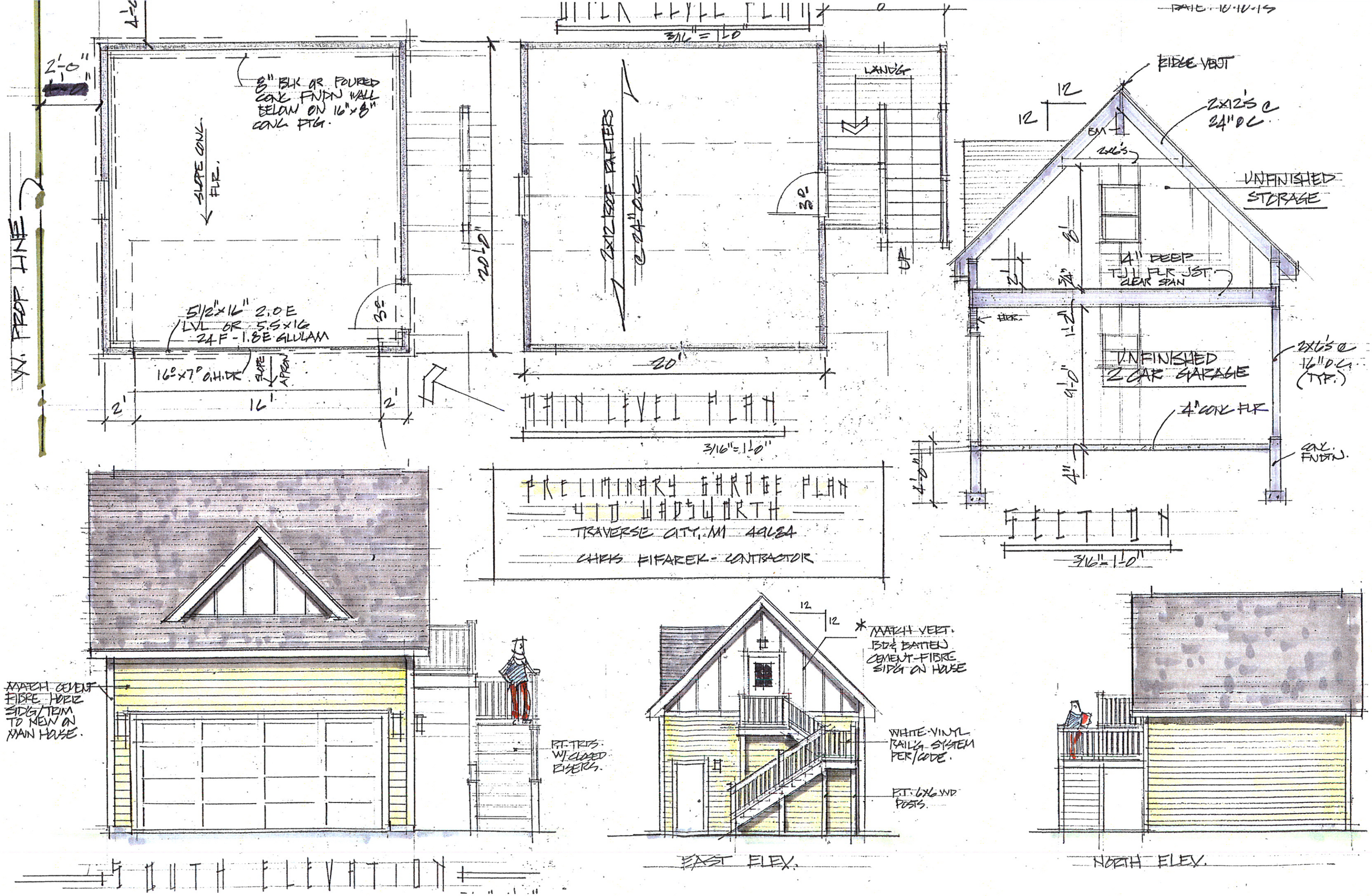
DESCRIPTION: A parcel of land situated in the city of Traverse City, County of Grand Traverse, State of Michigan and described as follows to-wit:

The North 40 feet of the South 80 feet of the Lots 17-21 & the West 13 feet of the South 40 feet of Lot 17, Block 7, Hannah Lay & Cos 6th addition to the city of Traverse City.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

Jesse E. Mitchell
Professional Surveyor No. 54433

DATE: 10-10-15


PRELIMINARY GARAGE PLAN
410 WADSWORTH
TRAVERSE CITY, MI 49684
CHRIS FIFAREK - CONTRACTOR
W. PROP LINE
2'-0"
8" BLK OR POURED CONC FNDN WALL BELOW ON 16"x8" CONC FTG.
SLOPE CONC FLR.
5 1/2"x16" 2.0E LVL OR 5.5x16 24F-1.8E GLULAM
16'-0"x7'-0" O.H. DR.
SLOPE APRON
16'
2'
2'
20'-0"
3/16" = 1'-0"
2x12 ROOF RAFTERS @ 24" O.C.
LANDG
UP
20'
3/16" = 1'-0"
RIDGE VENT
12
12
2x12's @ 24" O.C.
2x6's
UNFINISHED STORAGE
4" DEEP TJI FLR JST. CLEAR SPAN
DOWN
UNFINISHED 2 CAR GARAGE
2x6's @ 16" O.C. (TYP.)
4" CONC FLR
CONC. FNDN.
SECTION
3/16" = 1'-0"
MATCH CEMENT FIBRE HORZ SIDG/TRIM TO MEW ON MAIN HOUSE.
P.T. TRTS. W/ CLOSED RISERS.
SOUTH ELEVATION
12
12
* MATCH VERT. B&B BATTEN CEMENT-FIBRE SIDG ON HOUSE
WHITE VINYL RAIL'G SYSTEM PER CODE.
P.T. 6x6 WD POSTS.
EAST ELEV.
NORTH ELEV.

Communication to the Board of Zoning Appeals

FOR THE MEETING OF: FEBRUARY 11, 2014

FROM: DAVID WESTON, ZONING ADMINISTRATOR DMW

SUBJECT: REQUEST 14-BZA-01

DATE: FEBRUARY 7, 2014

You have a request from Todd and Christine Elsenhimer, **819 Randolph Street**, Traverse City, Michigan for relief from the zoning regulations (1332.04(b)) to allow for the demolition of the rear portion of the home and the construction of a new rear addition to the home located at the property mentioned.

The property mentioned is zoned R-1b (Single Family District) and the side yard setbacks are a minimum of one side 6 feet and an aggregate of 14 feet (one side 6 feet the other side 8 feet). The applicant's wish to demolish the rear 26 feet of their home which is 1.3 feet from their east (side) property line and 10.9 feet from the west (side) property line and construct a new addition which will be 6.25 feet from the east property line and 6.42 feet from the west property line. The applicants will be requesting a dimensional variance of 1.58 feet to allow for addition to be in the required 8 foot side yard setback along the east property line.

City of Traverse City

APPLICATION FEE:	$240.00	Date of Application:	1-17-14
Check Number:	10867	Date of Public Hearing:	2-11-14
Receipt Number:	18367	Case Number:	14-BZA-01

TRAVERSE CITY BOARD OF ZONING APPEALS

APPLICATION

for Variance, Exception, Appeal, Ordinance Interpretation or Reconsideration

PROPERTY DESCRIPTION (legal description AND property address): The West 33 and one third feet of Lot 5, Block 3, Hannah Lay and Company's Third Addition to Traverse City, Michigan.
819 Randolph St., Traverse City, MI 49684

REQUEST AND PROPOSED PROJECT:
SEE ATTACHED

TO BE COMPLETED BY ZONING ADMINISTRATOR:

Request:	Appeal for Administrative Decision	
	Interpretation of Ordinance	
	Exception	
	Variance	X

Name: Todd S. and Christine N. Elsenheimer Phone: 231-640-4367 231.218.5349 Fax:

Address: 819 Randolph St., Traverse City, MI 49684

Signature of Owner: Christine N. Elsenheimer Todd S. Elsenheimer

Signature of Applicant (if different): Robert Cornwell

Relationship of Applicant to Owner: ARCHITECT for OWNER

APPLICATIONS MUST BE RECEIVED A MINIMUM OF 21 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED.

REPRESENTATION AT HEARING: THE APPLICANT OR THE APPLICANT'S AUTHORIZED AGENT MUST BE PRESENT AT THE PUBLIC HEARING TO PROPERLY ANSWER QUESTIONS CONCERNING THE APPEAL. IF THE APPLICANT OR AGENT IS NOT PRESENT, THE APPEAL MAY BE DEFERRED UNTIL THE NEXT MEETING OR DISMISSED AT THE DISCRETION OF THE BOARD.

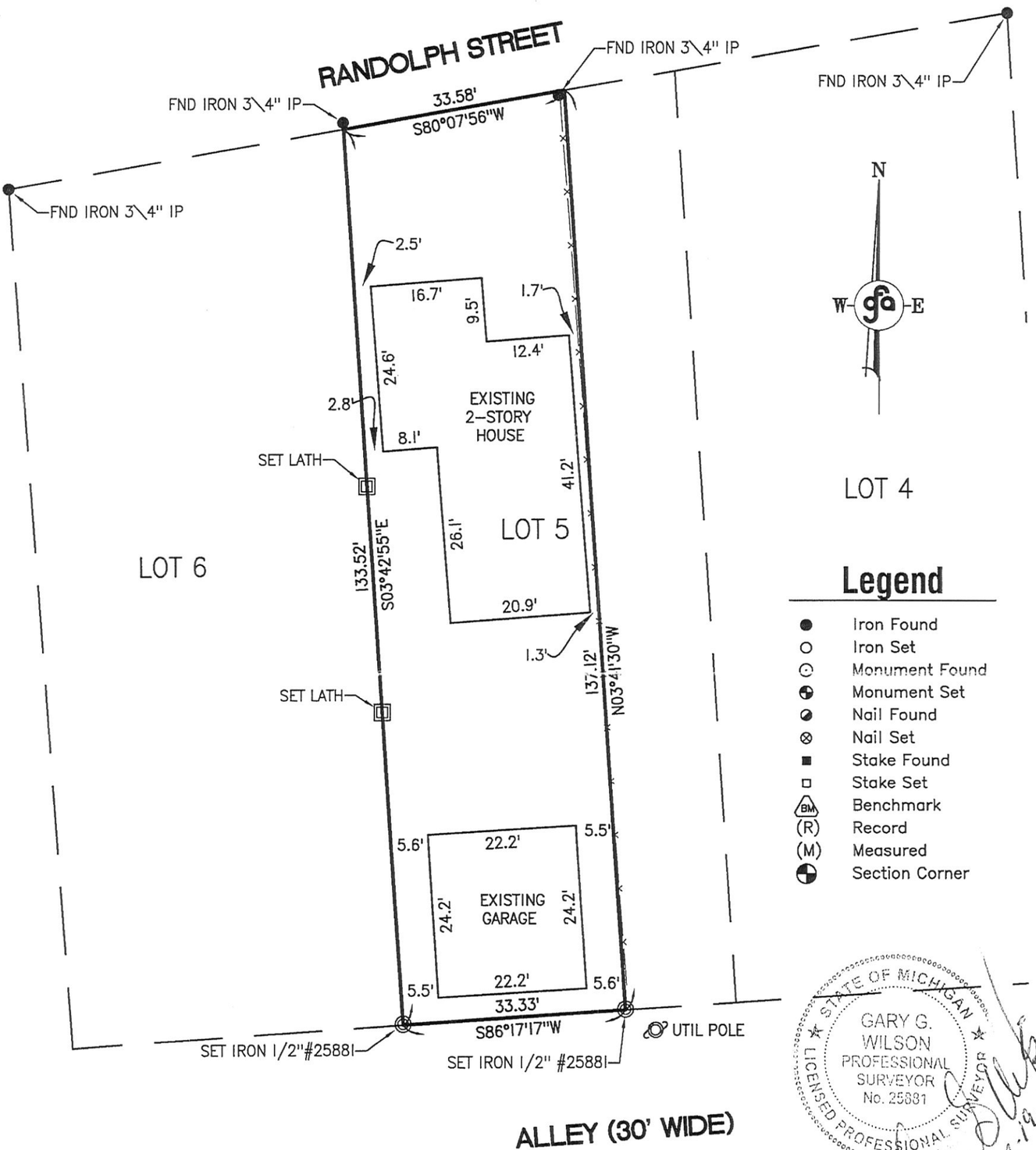
*** **PLEASE NOTE THE REVERSE SIDE FOR SITE PLAN REQUIREMENTS** ***

Traverse city Board of Zoning Appeals – APPLICATION
819 Randolph Street, Traverse City, MI 49684

REQUEST AND PROPOSED PROJECT:
In the interest of moving in the direction of compliance, this request is to construct a new, two story addition off the south portion of this residence that encroaches into the east side yard set-back by 1'-7" – rather than build a second story on the existing south wing of this residence that would encroach into the east setback by 6'-8".

This request would provide a 6'-5" buffer to the east side neighbor rather than the existing 1'-3" buffer.

SKETCH OF SURVEY



STATE OF MICHIGAN
GARY G. WILSON
PROFESSIONAL SURVEYOR
No. 25881
LICENSED PROFESSIONAL SURVEYOR

12-19-13

Minimum Setback requirements (RIb)
Front: Within 4' of the average setback of principal buildings on the same face block, but no closer than 6' to the property line.
Side: 6' on one side, with an aggregate of 14' for both sides.
Rear: 25'

GRAPHIC SCALE: 1 inch = 20 feet
0 10 20 40 60

PREPARED FOR: **ROY NICHOLS**

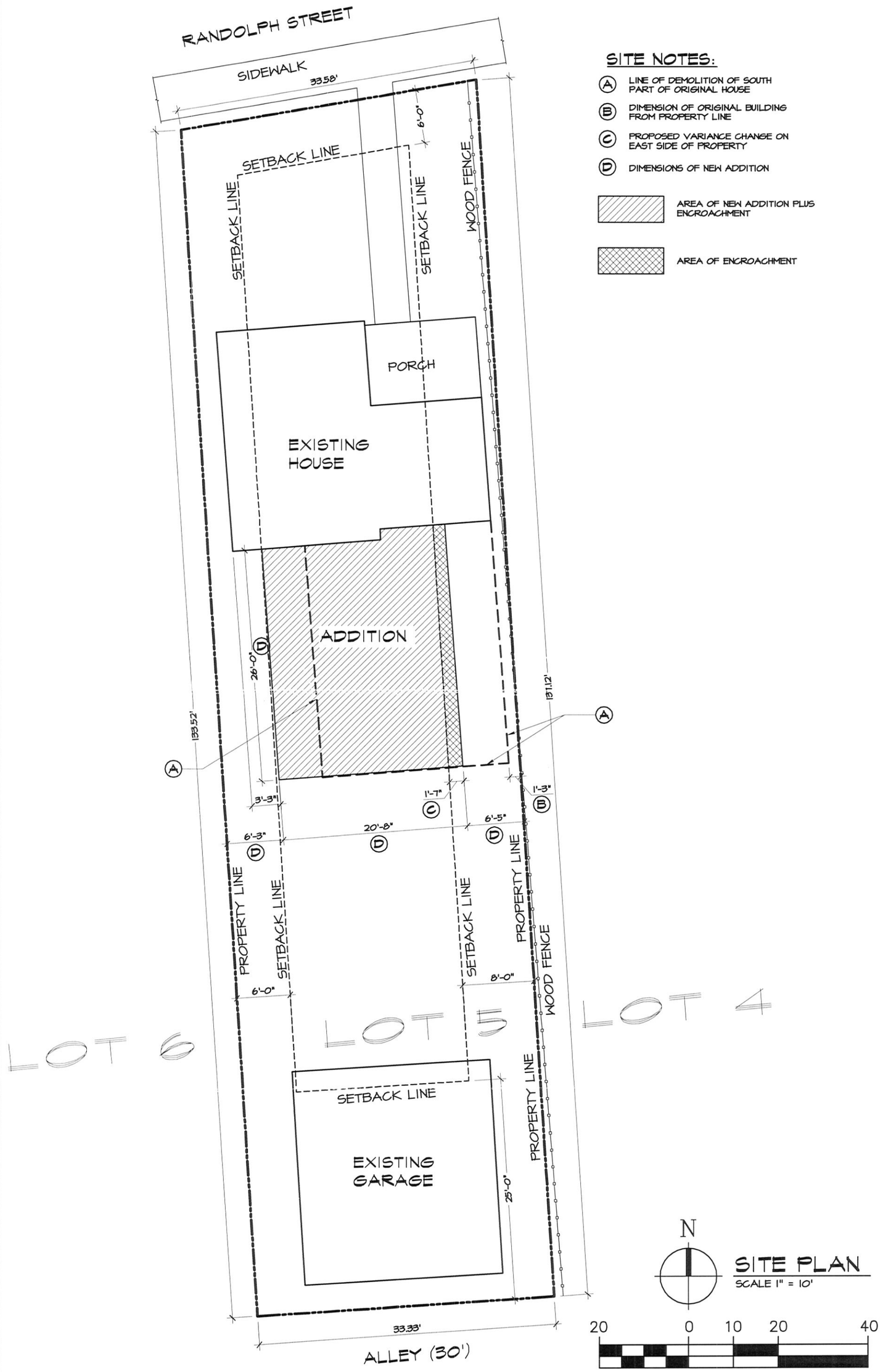
BASIS OF BEARINGS: .

PH 231.946.5874 FAX 231.946.3703 WWW.gourdiefraser.com 123 W. Front Street Traverse City, MI 49684	Gourdie-Fraser Municipal | Development | Transportation	Location: PART OF SECTION 4, TOWN 27 NORTH, RANGE 11 WEST TRAVERSE CITY TWP., GRAND TRAVERSE CO., MI	DATE: 12/04/13 P.M.: GW DR.: CL CKD.: GW 13471 SHT 1 OF 1

THESE DOCUMENTS ARE PREPARED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CONTRACT FOR THIS PROJECT.

T:\PROJECTS\13471\DWG\SURVEY\13471SUR.DWG (12-19-13 11:04 AM) MFERENS

REV: .



S-1	SITE PLAN	DRAWN 01/06/14	RES-REMODEL	CORNWELL ARCHITECTS	
		RVSD	819 Randolph, Traverse City, MI, 49684	401 East Front Street Traverse City, MI 49686	
		RVSD		tel: 231-946-7711 fax: 231-946-7712	
		JOB # 201342			

1-28-14

Traverse City Planning Department

Board of Zoning Appeals

Dave Weston

To whom it may concern:

My name is Brian Cox and I own the property located at 801 Randolph. I suggest you grant zoning relief to the home owner at 819 Randolph St per your letter regarding hearing dated February 11th. I firmly believe that they should be allowed to do the demolition and rebuild as I cannot see any reason why this should not be granted.

Construction and expansion is good for our community. It creates jobs. It improves the neighborhoods. Besides the request is very reasonable. Many of the homes in Slabtown are old. The lots are small. The setbacks can be a hindrance to building and updating these homes.

I say you grant them the relief they seek!

Yours in Service,

Brian Cox

Homeowner

801 Randolph

Traverse City, MI 49684

231-620-5252

Haggard's

PLUMBING and HEATING

"Business of Quality and Service"
"Charlevoix-the-Beautiful"
haggards@freeway.net

RECEIVED

JAN 29 2014

PLANNING DEPT
CITY OF
TRAVERSE CITY

Date: Jan. 28, 2014

To: Traverse City Board of Zoning Appeals
400 Boardman Avenue
Traverse City, MI 49684

RE: Todd & Christine Elsenhimer, 819 Randolph Street

Dear Board of Appeals,

Upon reviewing the above Notice of Public Hearing of Appeals, I would like to express my support with the above request of the owner. Haggard's Plumbing & Heating is not at all opposed to the changes of their property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time of economic struggles to either build and/or improve their existing property we would like to see their request granted. It would prove positive for the local, county, state, and country to do all we can to improve and promote growth in any way possible.

Sincerely,

Haggard's Plumbing & Heating

P.O. Box 35 06238 U.S. 31 South Charlevoix, Michigan 49720 Ph (231) 547-4046 Fax (231) 547-0364