

AGENDA
Cascade Charter Township Zoning Board of Appeals
Tuesday, July 14, 2015
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the June 09, 2015 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #15:3250 Mike Distler
Public Hearing
Property Address: 1989 Timber Ridge Drive
Requested Action: The applicant is requesting a variance to construct a
new accessory building in the front yard.**
- ARTICLE 7. Case #15:3251 Derek Benedict
Public Hearing
Property Address: 1961 Steketee Woods Lane
Requested Action: The applicant is requesting a variance to construct a
new accessory building 10 feet from the side property line. The building is
required to be 40 feet from the property line.**
- ARTICLE 8. Any other business**
- ARTICLE 9. Adjournment**

***Meeting format**

- | | |
|---|---|
| <p>1. Staff Presentation</p> <p>2. Project presentation-</p> <p style="padding-left: 20px;">a. PUBLIC HEARINGS</p> <p style="padding-left: 40px;">i. <i>Open Public Hearing. Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants</i></p> <p style="padding-left: 40px;">ii. <i>Close public hearing</i></p> <p>3. Commission discussion –</p> <p>4. Commission decision - Options</p> <p style="padding-left: 20px;">a. <i>Table the decision</i></p> <p style="padding-left: 20px;">b. <i>Deny</i></p> <p style="padding-left: 20px;">c. <i>Approve</i></p> <p style="padding-left: 20px;">d. <i>Approve with conditions</i></p> <p style="padding-left: 20px;">e. <i>Recommendation to Township Board</i></p> | <p><i>Staff report and recommendation</i></p> <p><i>Applicant presentation and explanation of project</i></p> |
|---|---|

ZONING MINUTES
Cascade Charter Township
Zoning Board of Appeals
Tuesday, June 09, 2014
7:00 P.M.
Cascade Library Wisner Center
2870 Jackson Avenue SE

ARTICLE 1. Chairman Hammond called the meeting to order at 7:00 P.M.
Members Present: Berra, Hammond, McDonald, Neal
Members Absent: Casey (Excused)
Others Present: Community Development Director Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Chairman Casey led the Pledge of Allegiance to the flag.

ARTICLE 3. Approve the Agenda.

Motion made to approve the Agenda as printed by Member McDonald. Support by Member Berra. Motion carried 4-0.

ARTICLE 4. Approve the Minutes of the May 12, 2015 Meeting.

Motion made by Member McDonald to approve the Minutes of the May 12, 2015 Meeting as written. Support by Member Berra. Motion carried 4-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors present wished to speak to non-agenda items.

ARTICLE 6. **Case #15:3247 Ridges of Cascade**
Public Hearing

Property Address: 3319 Charlevoix Drive SE

Requested Action: The Applicant is seeking a variance to allow a sign to be constructed taller than permitted by the sign ordinance.

Community Development Director Peterson introduced the case. The Applicant is requesting a taller sign than is allowed. The sign will be out by the highway. This is the new apartment project that is being built on the old Centennial Golf Course. When we approved the development, it was agreed that they would follow the residential signage Ordinances. The Ordinance states that they are allowed to have an entry or subdivision sign at each entrance to the development. They have three entrances and they would be allowed three signs. Each sign is limited to 64 sq. ft. and a height of five (5) feet. We do allow them to be closer to the road than a commercial sign but no closer than five (5) feet to the right of way.

The Applicant is requesting is a sign that is 64 sq. ft. but, nine (9) feet tall instead of the allowable five (5) feet tall. They would like to replace one of the signs that they are allowed have at the entrance and instead place it out by the highway. A strict read of our Ordinance would say that the subdivision signs are supposed to be at the entrances.

We have allowed for the commercial businesses to put their allowed sign out by the highway rather than at their road frontage. The difference is that commercial properties can only have one sign per lot. The developer made comments that they want signs like some of the businesses around them and they have provided pictures for you. The signs at Centennial Fitness and Hope Network are a little bit taller at about seven (7) feet. Commercial signs do not have the same regulations as residential signs or subdivision signs. Commercial signs are allowed to be taller but are typically moved farther back from the property line. The residential signs are smaller but are allowed to be closer to the road. I do not think using these two commercial sites is comparable to this case. I recommend that you do not approve the sign variance to allow for the taller sign out by the highway. I feel that we are already letting them exchange the sign out by the entrance for a sign out by the highway. I did not find anything unique or exceptional that would necessitate the variance. If the site restrictions do not accommodate the placement of the sign, there are plenty of other areas on the property where the sign could be located. I understand they want the exposure of the highway but that is not our concern. My own sense is that the apartment buildings themselves will provide more exposure than a sign. It is not like other commercial developments where there were some exceptions for traffic flow which is not a concern at this location. My recommendation is that you not approve the variance request for a taller sign.

Member McDonald stated for clarification, we are allowing the Applicant three signs. Two signs at the entrance and one at the highway for a total of three signs, not four. Director Peterson stated that this was correct.

Chairman Hammond asked about signage behind Walmart for the residential development. Director Peterson stated that they have a sign at the entrance and only have the one sign. Cassidy stated that they do not need the variance and have a backup plan for a lower sign in this same location.

Chad Cassidy, 1570 Lookout Farm Dr., Ada, MI came forward as the Applicant. Regarding the signage, this development has been in the development for some time. We have a 25 acre site. We technically have approval to put up signs and have the opportunity to put up signs at both entrances each at 64 sq. ft. Our thought process is to keep only one sign at the main entrance of Ridges of Cascade rather than multiple signs. For exposure, I would like to add a sign that will not impact anyone else. It is on the high point on the site to get exposure and I think it would be a better option to get exposure from the highway that would not impact the neighbors or businesses. We don't have to have the sign, but this would limit the signage in the actual residential area while getting the impact from the highway. The other thing is the fact - is it residential or commercial. Project is not a residential single family or condominiums association that are individually owned, this is a commercial type asset. (Articles introduced to support asset classes.) The property is not individually owned, it is all commercial. It is a Luxury multifamily development and we are keeping the branding very high end. The logo would be a compromise and a high end branding to the development, not for directions. Our request is to really get the exposure via the brand with a light sign and to exit off 36th street. Cassidy stated that they do not need the variance and have a backup plan for a lower sign in this same location.

Chairman Hammond asked Director Peterson about the zoning of the property. Director Peterson stated it goes back many years to the early 70's and was agricultural zoning designation. It is now designated residential land use.

Chairman Hammond stated that the Variance request is the height of the sign. Director Peterson stated that they can have a sign in place of entrance signs, but must still meet residential height requirements. The Applicant stated the reason for the variance is that there is a barbed wire fence in front of the sign and he is worried that debris may block sign at that height. Better exposure with the greater height.

Chairman Hammond stated that if the variance is not granted, the normal sign will still be put up. The Applicant responded that this was correct.

Member McDonald made a motion to open the Public Hearing. Second by Member Berra. Motion passed 4-0.

Jane Hesselchwerdt, 6121 North Gatehouse Dr. S.E., stated that she sees no need for a sign to make it look more commercial and less residential like they all enjoy.

Patricia Goede, 6115 North Gatehouse Dr. asked how high the signs are going to be at the entrances? The Applicant responded 5ft. in height.

Member McDonald made a motion to close the Public Hearing. Second by Member Berra. Motion passed 4-0.

Member McDonald made a motion to deny the variance to allow Ridges of Cascade to have a sign taller than permitted on the highway by the sign ordinance based on finding of fact. Second by Member Berra. Motion passes 4-0.

ARTICLE 7. Any other business.

ARTICLE 8. Adjournment

Motion by Member Berra to adjourn the meeting. Support by Member McDonald. Motion Passed 4-0. Meeting adjourned at 7:40 PM.

Respectfully submitted,

Ann Seykora/Julie Kutchins
Planning Administrative Assistant

STAFF REPORT

STAFF REPORT: Case #15-3250
REPORT DATE: July 1, 2015
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: July 14, 2015
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:

Mike Distler
1989 Timber Ridge Dr
Ada MI 49301

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a variance to construct a new accessory building in the front yard.

EXISTING ZONING OF
SUBJECT PARCEL(S): R1

GENERAL LOCATION: West off from Buttrick Ave on Timber Ridge.

PARCEL SIZE: Approximately 1.64 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: R1

STAFF COMMENTS:

- 1) The applicant wants to build a new accessory building on the property with the home. The home is about 10 years old. The applicant needs a variance since the accessory building is planned to be located in the front yard.

- 2) The plan shows that the accessory building would be slightly in front of the home. While we do have some provisions for accessory buildings in front of the home, they do not meet those requirements.
 - 3) The site is restricted by the steep topography in the rear of the site and the fact that it technically is a through lot with road frontage on both ends of the lot.
 - 4) I have found some other cases going back to 2001 that are similar to this one. Of the 9 cases that I found we approved 7 and denied 2. These cases that were denied it appeared that reasonable alternatives existed. The most recent example on Streamside pint is probably the closest and we approved that variance mainly due to the site constraints of topography.
- A. Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all of the findings of fact listed in the table below:

<i>Findings of Fact</i>	<i>Comment</i>
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	The property is located in a wooded area that has some steep topography in the rear of the site that would make it difficult to locate the building behind the home. The lot also has frontage on the "rear" of the lot. The development is not a typical residential neighborhood with houses lining up with each other creating a uniform "front" yard. The most impacted neighbor to the north would have this building in his "side" yard.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created)	These are not the result of actions taken by the applicant.
That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.	They have lined the building up with essentially the same setback to the north as the existing home. The 25 feet to the east property is almost in lie with the regular 35 foot front yard setback but certainly more than the regular 10 foot side yard setback.

<p>That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.</p>	<p>Given the layout of the lots in the area I don't believe this would be injurious the neighborhood.</p>
<p>That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.</p>	<p>The topography limits the use of the lot.</p>
<p>The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.</p>	<p>We will need to hear from the applicant why there are no other options on the property in order to justify any variance.</p>

STAFF RECOMMENDATION

Approve the request.

Attachments: Application
 Site Plan

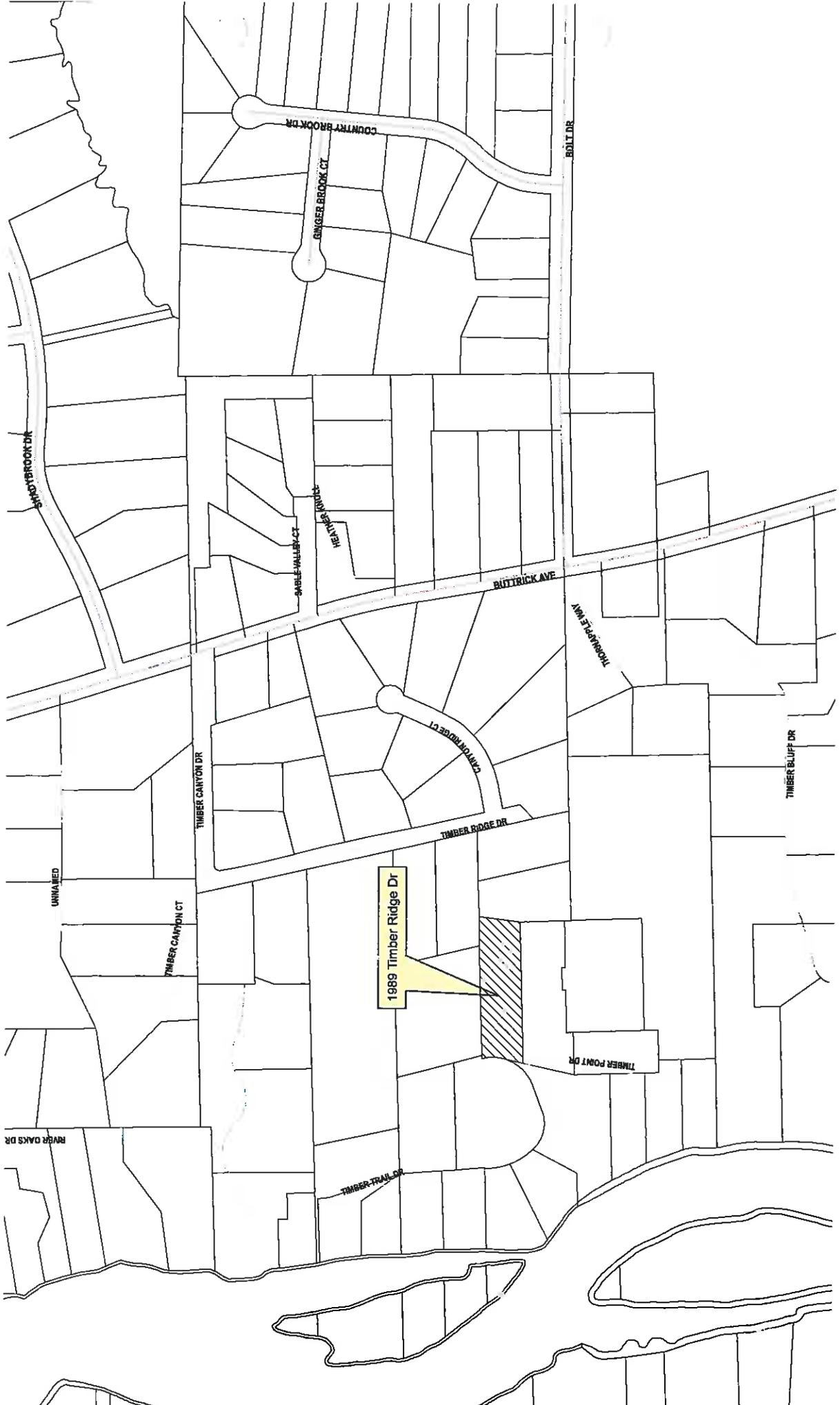


© 2013 REGIS All Rights Reserved



This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy and should be verified through other means. Any duplication is restricted under copyright laws and the Enhanced Access to Public Records Act, PA. 162 of 1996, as amended.

Printed 7/1/2015 3:54:24 PM



1989 Timber Ridge Dr

COUNTRY BROOK DR

GINGER BROOK CT

BOLT DR

SPOT BROOK DR

SABLE VALLEY CT

WINDY HOLLOW

BUTTRICK AVE

AVENUE

TIMBER CANYON DR

CANYON RD

TIMBER RIDGE DR

TIMBER BLUFF DR

UNNAMED

TIMBER CANYON CT

TIMBER POINT DR

RIVER OAKS DR

TIMBER TRAIL DR



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Johnson Homes Inc
 Address: P.O. Box 584
 City & Zip Code: Ada MI 49301
 Telephone: 616-949-8519
 Email Address: johnaway@adl.com

OWNER: * (If different from Applicant)
 Name: Mike Estlie
 Address: 1989 Timber Ridge Dr
 City & Zip Code: Ada MI 49301
 Telephone: 1-989-798-3053
 Email Address: _____

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. - Rezoning *
<input type="checkbox"/> P.U.D. - Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Plat Review *
<input checked="" type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

** Requires an initial submission of 5 copies of the completed site plan*

BRIEFLY DESCRIBE YOUR REQUEST:**

Variance for Detached Accessory
Building, 28x28 (784 sq ft) see attached
Site Plan

(**Use Attachments if Necessary)
 -SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 _____

ADDRESS OF PROPERTY: 1989 Timber Edge Dr

PRESENT USE OF THE PROPERTY: Residential

**NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR
EQUITABLE INTEREST IN THE PROPERTY:**

Name(s)	Address(es)
_____	_____
_____	_____

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Mike Distler

Owner – Print or Type Name
(*If different from Applicant)



Owner's Signature & Date
(*If different from Applicant)

ANDREW L. JOHNSON, AS PERM

Applicant – Print or Type Name



Applicant's Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Rev. 7/24/14

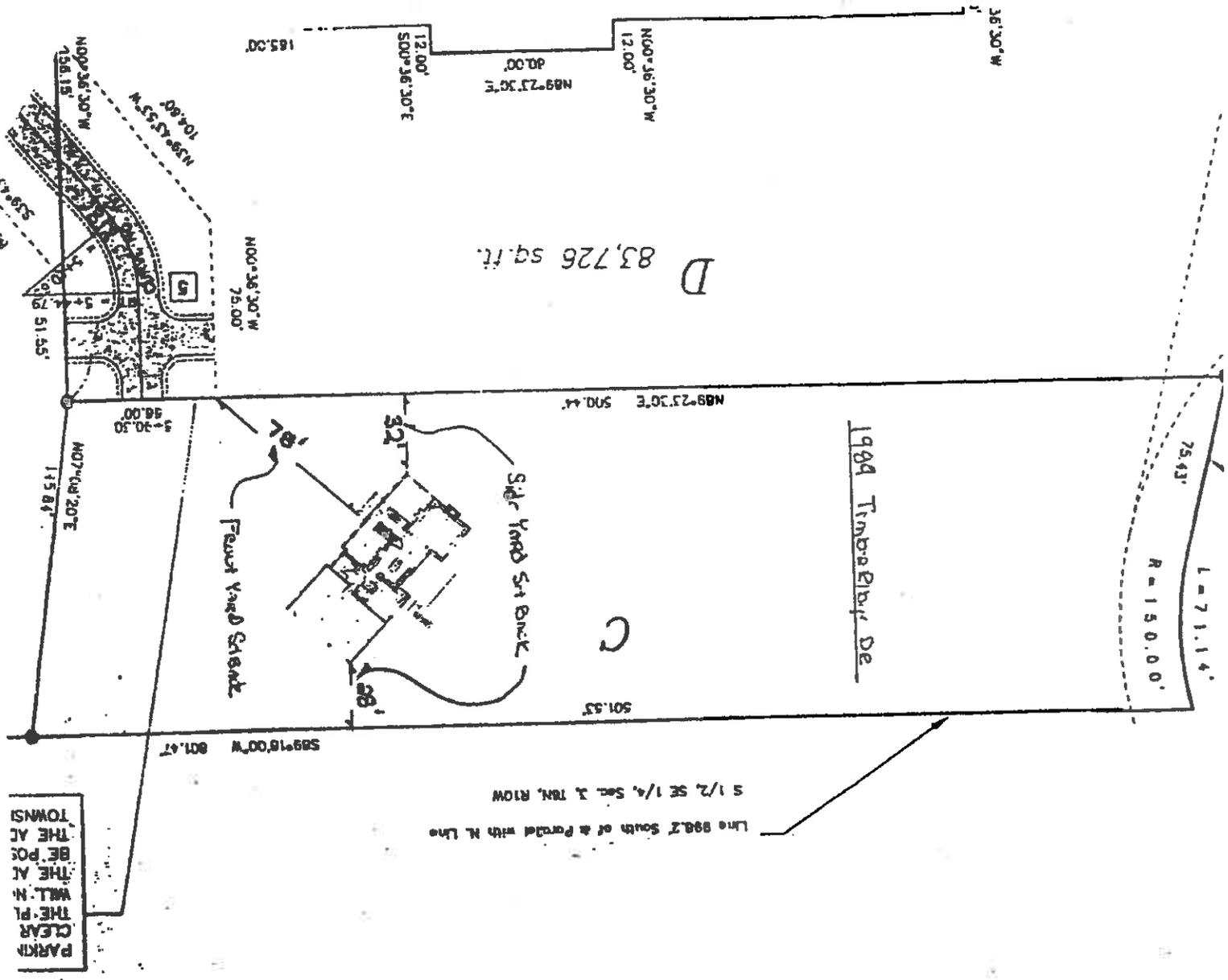
JOHNSON HQ
 6161 28TH S
 GRAND RAPIDS MIC
 (616) 949-8

1989 TIMBER RILEY
ADA, MICHIGAN

SITE PLAN SE

- Front Yard. 10ft min
- Side Yard. 10ft min
- Rear Yard. 20ft min

Site Plan
Approved
12/2/03

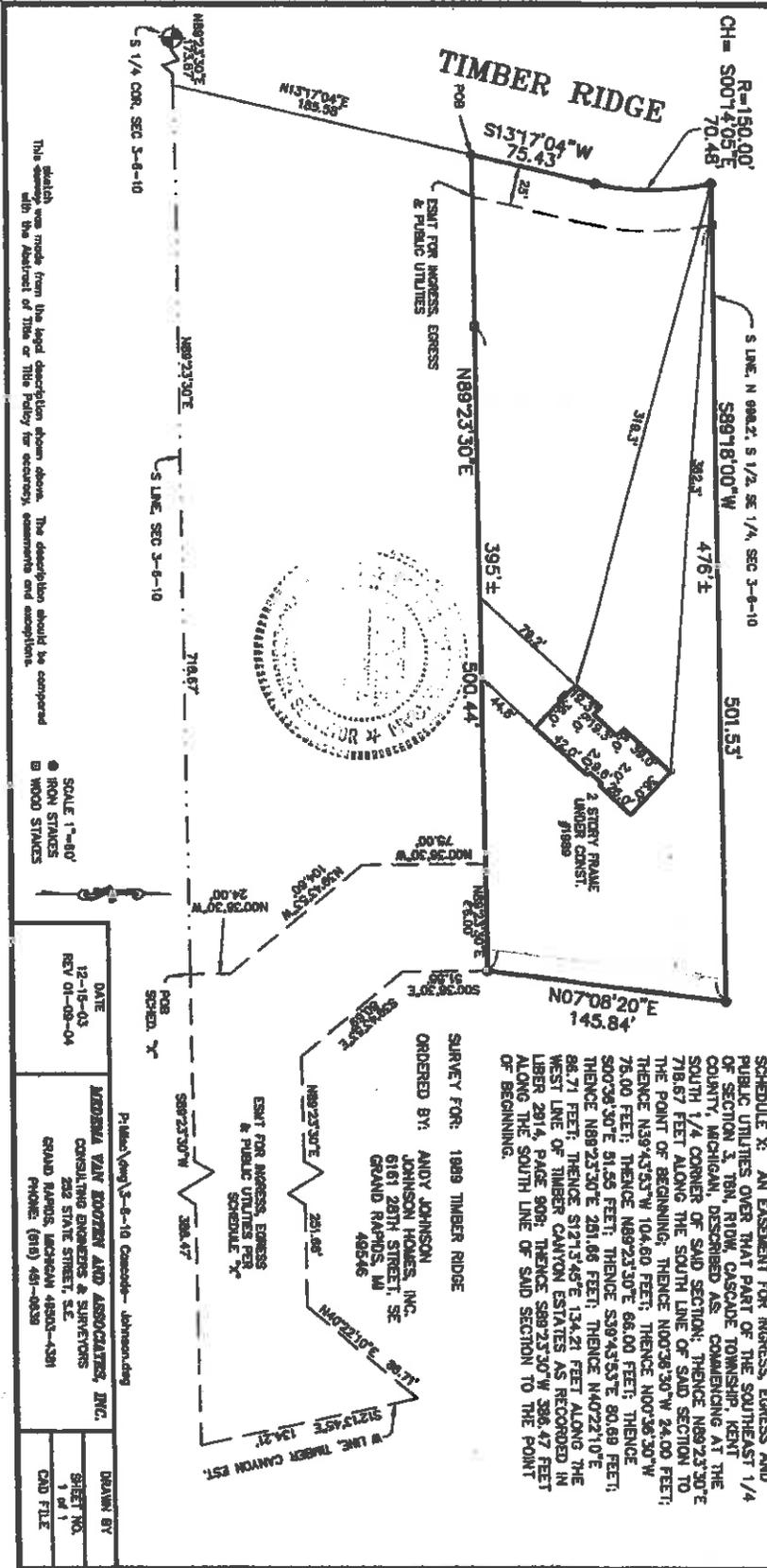


PROPERTY DESCRIPTION

PARCEL C, THAT PART OF THE SOUTHEAST 1/4 OF SECTION 3, T8N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N89°23'30"E 173.67 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE N131°04'E 185.58 FEET TO THE POINT OF BEGINNING; THENCE N89°23'30"E 500.44 FEET; THENCE N07°08'20"E 145.84 FEET; THENCE S89°18'00"W 501.53 FEET ALONG A LINE WHICH IS 998.2 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE SOUTHERLY 71.14 FEET ON A 180.00 FOOT RADIUS CURVE TO THE RIGHT; THE CHORD BEARING S00°4'05"E 70.48 FEET; THENCE S131°04'W 73.43 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 60 FOOT WIDE RIGHT OF WAY FOR HIGHWAY PURPOSES PER WARRANTY DEED RECORDED IN LIBER 1871, PAGE 1232. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES AS DESCRIBED IN SCHEDULE X, ALSO SUBJECT TO EASEMENTS FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER THE WESTERLY 23.0 FEET. ALSO SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD. CONTAINS 1.6 ACRES.

SCHEDULE X: AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THAT PART OF THE SOUTHEAST 1/4 OF SECTION 3, T8N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N89°23'30"E 173.67 FEET; THENCE N07°08'20"E 145.84 FEET; THENCE S89°18'00"W 501.53 FEET ALONG A LINE WHICH IS 998.2 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE SOUTHERLY 71.14 FEET ON A 180.00 FOOT RADIUS CURVE TO THE RIGHT; THE CHORD BEARING S00°4'05"E 70.48 FEET; THENCE S131°04'W 73.43 FEET TO THE POINT OF BEGINNING; THENCE N00°36'30"W 24.00 FEET; THENCE N89°43'53"W 104.60 FEET; THENCE N00°36'30"W 76.00 FEET; THENCE N89°23'30"E 68.00 FEET; THENCE S00°36'30"E 91.55 FEET; THENCE S39°43'55"E 80.69 FEET; THENCE N89°23'30"E 281.66 FEET; THENCE N40°22'10"E 86.71 FEET; THENCE S121°45'E 134.21 FEET ALONG THE WEST LINE OF TIMBER RIDGE ESTATES AS RECORDED IN LIBER 2914, PAGE 908; THENCE S89°23'30"W 386.47 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING.

SURVEY FOR: 1889 TIMBER RIDGE
 ORDERED BY: ANDY JOHNSON
 JOHNSON HOMES, INC.
 6161 28TH STREET, SE
 GRAND RAPIDS, MI
 49546



This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or the Policy for accuracy, easements and exceptions.

SCALE 1"=80'
 ● IRON STAKES
 □ WOOD STAKES

DATE	12-16-03
REV	01-09-04
MEASUREMENTS	BY: J. S. JOHNSON
DESIGNED BY	ANDY JOHNSON
DRAWN BY	ANDY JOHNSON
SHEET NO.	1 of 1
CAD FILE	

STAFF REPORT

STAFF REPORT: Case #15-3251
REPORT DATE: July 1, 2015
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: July 14, 2015
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Derek Benedict
1961 Steketee Woods Lane

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a variance to construct a new accessory building 10 feet from the side property line. the building is required to be 40 feet from the property line.

EXISTING ZONING OF
SUBJECT PARCEL(S): R1

GENERAL LOCATION: West side of Steketee Woods just south of Oliver Woods.

PARCEL SIZE: Approximately 2.92 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: R1

STAFF COMMENTS:

1. The applicant wants to construct a new accessory building on the property. A portion of the building measures 15.25 feet tall. As such it is required to have a setback of 40 feet. The proposed setback is 10 feet.

2. The building is over 832 sq ft and will require review by the Planning Commission.
3. The Township updated the zoning code in 2002 to allow for taller accessory buildings provided that the setback was increased.

Building height	Side Setback	Rear Setback
Up to 14 feet	10 feet	25 feet
15-18 feet tall	40 feet	40 feet
19-22 feet tall	60 feet	60 feet

4. In researching old variances I could only find one case (14-3176) that had similar characteristics. In that case we denied the request because the applicant did not meet the standards for the variance.
- A. Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all of the findings of fact listed in the table below:

Findings of Fact	Comment
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	There are no exceptional circumstances that are inherent to the property. The reason for the variance could be avoided by building a shorter building.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created)	The request is self-created since they could build without the need for a variance.
That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.	The applicant can build an accessory building that is 14 feet tall and only have to be 10 feet from the property line.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	The rules were written that would prevent taller buildings on smaller lots. Allowing a taller building with only a 10 foot setback will allow other smaller lots

	to do the same.
That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.	This situation is not unique and may cause problems down the road with other buildings. Previous to our 2002 amendments the tallest buildings we allowed was 14 feet.
The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.	The variance is not justified.

STAFF RECOMMENDATION

Deny the variance.

Attachments: Application
 Site Plan



1961 Stakeeta Woods Lane

DR POINT DR

TIMBER TRAIL DR

HUNTER CANYON DR

RIVER OAKS DR

UNNAMED

BOOK WOODS DR

MOULTANASH DR

VENTURA DR

OVER WOODS DR

STAKEETA WOODS LN

OVER WOODS CT

THORNAPPLE RIVER DR

STAKEETA WOODS LN

RIVER LN

DEER HAVEN

THORNAPPLE HOLLOW DR

STAKEETA WOODS LN

LARAWAY RIDGE DR

UNNAMED

OVER WOODS LN

UNNAMED

MIRDOCK WOODS CT

LARAWAY WOODS DR

UNNAMED

LARAWAY RIDGE DR

THE TIMBER DR

MILFORD CT

SHIMMER ST

CASCADE FALLS DR

WINDY HILLS DR

WINDY HILLS DR

WINDY HILLS DR



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Derek Benedict
 Address: 1961 Steketee Woods Lane
 City & Zip Code: Grand Rapids 49546
 Telephone: 616 446-1594
 Email Address: BenedictDT@290Signs.com

OWNER: * (If different from Applicant)
 Name: _____
 Address: _____
 City & Zip Code: _____
 Telephone: _____
 Email Address: _____

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. – Rezoning *
<input type="checkbox"/> P.U.D. – Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Plat Review *
<input checked="" type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

*** Requires an initial submission of 5 copies of the completed site plan**

BRIEFLY DESCRIBE YOUR REQUEST:**

(**Use Attachments if Necessary)
-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 03-354-014

ADDRESS OF PROPERTY: 1961 Steketee Woods Lane

PRESENT USE OF THE PROPERTY: Home

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)	Address(es)
<hr/>	<hr/>
<hr/>	<hr/>

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Derek Benedict

Owner – Print or Type Name
(*If different from Applicant)

Applicant – Print or Type Name

 6/15/15

Owner's Signature & Date
(*If different from Applicant)

Applicant's Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Rev. 7/24/14

SUMMARY

Members of the Cascade Zoning Board,

I Derek Benedict of 1961 Steketee Woods Lane request a variance in regards to a new outbuilding construction on my 2.9 acre property. Due to the roof pitch of my home and with the desire to follow the design cues of the home, my design for the storage garage will require a 15.5' building height variance to include a covered patio near my pool. The 10' garage wall height is necessary to get my ultralight aircraft trailer into the garage for storage. The due to topography and other factors the proposed position of the garage on the property is the only viable location.

Thank you for your consideration.

Kent County Geospatial Service



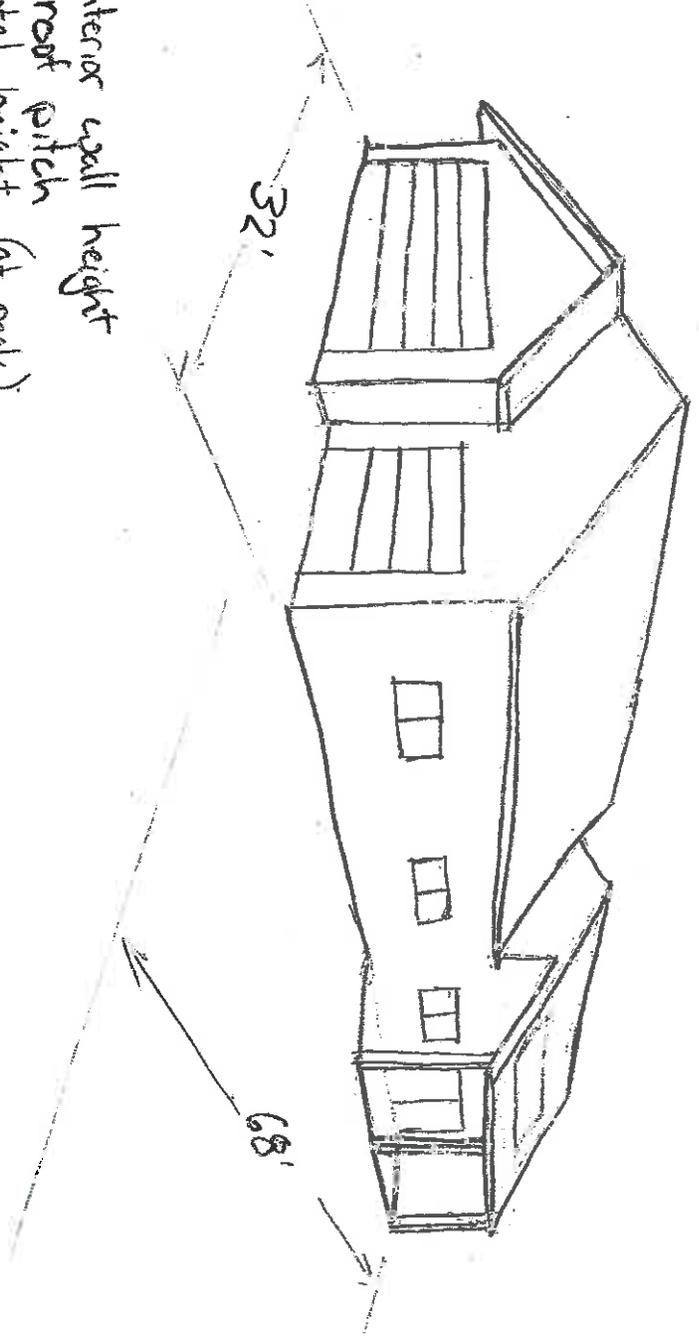
Copyright © 2009 - 2014 County of Kent, Michigan. All rights reserved

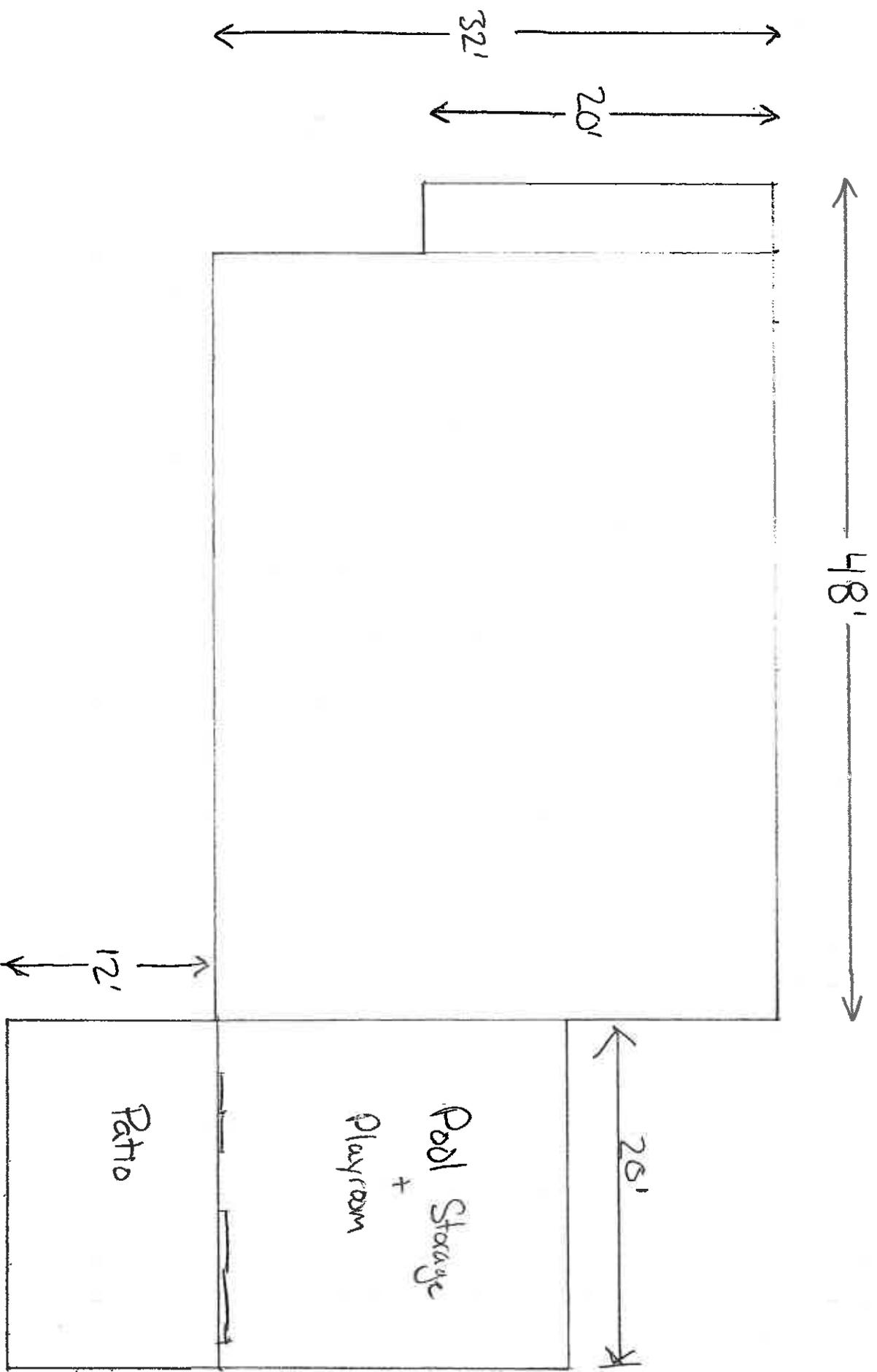


Kent County Geospatial Service

DISCLAIMER: This map does not represent a legal document. Kent County Michigan makes no warranty, expressed or implied, regarding accuracy, completeness or usefulness of information presented. Users of this information assume all liability for its fitness for a particular use.

10' interior wall height
6/12 roof pitch
20' total height (at peak)
15.25' Building height
10' setback







Patio Detail



Proposed Site