

LAKE TOWNSHIP ZONING BOARD OF APPEALS

5153 SCENIC HIGHWAY (22)

HONOR, MI 49640

Phone 231-325-5202

Fax 231-325-4177

CASE # _____

DATE RECEIVED: _____

HEARING DATE: _____

FEE: _____ RECEIPT # _____

ACTION: _____

APPLICATION -- ZONING BOARD OF APPEALS

OWNER(s) NAME: Joanne and Kevin Kellermann

TELEPHONE #: 312-403-7334

ADDRESS: 103 Collen Dr.

CELL: _____

CITY, STATE ZIP Lombard, IL 60148

FAX: _____

E-MAIL

kevin_kellermann1@comcast.net

APPLICANT NAME(if different than owner): Pathway Homes

TELEPHONE #: 231-357-1711

ADDRESS: PO BOX 326

CELL: _____

CITY, STATE ZIP Grawn, MI 49637

231-946-2506 ext 4

FAX: _____

E-MAIL

abbiee@pathwayhomes.com

PROPERTY INFORMATION

ADDRESS: 00 Crystal Lake Dr.

PARCEL # 10-065-021-00

ZONING DISTRICT: _____

LOT SIZE: _____

LEGAL DESCRIPTION:

Lot 21 Buttercup Shores

PRESENT USE: Residential

PROPOSED USE: _____

PLEASE NOTE: All questions must be answered completely. If additional space is needed, number and attach additional sheets. The total number of attached sheets are _____.

I. ACTION REQUESTED:

I/We, the undersigned, request a hearing before the Lake Twp. Zoning Board of Appeals for the purpose indicated below. (Circle. More than one may be circled)

Ordinance or Map Interpretation

Dimensional Variance

Appeal from Administrative Decision

Other

II. PROPERTY HISTORY

A. List all deed restrictions (attach additional sheets if necessary):

B. Names and Addresses of all other persons, firms, or corporations having a legal or equitable interest in the land:

- C. This area is ☐ unplatted, ☒ platted ☐ will be platted. If platted, name of plat _____.
- D. Attach a site plan if such is required by the Lake Township Zoning Ordinance.
- E. A previous appeal ☐ has ☒ has not (choose one) been made with respect to these premises in the last _____ Years. If a previous appeal, rezoning, or special use permit application was made, state the date, nature of action requested, and the decision:

Date: _____ Action Requested: _____

Decision: ☐ Approved ☐ Denied Reason: _____

III

DETAILED REQUEST AND JUSTIFICATION

A. Interpretation of Zoning Ordinance or Map

1. The applicant respectfully requests the Board of Appeals to make an interpretation of:

_____ (a) The location of district boundaries of the Lake Twp. map as applied to the property described in this application.

_____ (b) The provisions of Article _____ Section _____ Of the Lake Twp Zoning Ordinance.

☒ (c) Other, Specify: We are requesting a variance for the front setback for the front porch of the house to go into due the narrowness of the lot due to steep slope on the lot

2. Please describe in detail the nature of the problem to be interpreted and the reason for the request Reference above
_____ Attach additional sheets if necessary.

B. Variance from the Requirements of the Zoning Ordinance.

1. Indicated below are the Ordinance requirement(s) which are the subject of the variance request:

- | | | | |
|---|---|---------------------------------------|--------------------------------|
| ☐ Lot Coverage | ☒ Front Setback | ☐ Rear Setback | ☐ Signs |
| ☐ Area Requirements | ☐ Side Setback _____ | ☐ Placement | |
| | ☐ Side Setback _____ | | |
| ☐ Off street Parking | ☐ Height | ☐ Other | |

Explain: House front porch encroaches into the front setback due to the steep slope on lot

2. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance: Covered front porch

3. Describe the characteristics of your property which require the granting of a variance (include dimensional information).

- | | | | | |
|-------------------------------------|------------------------------------|--------------------------------------|---|------------------------------------|
| ☐ Too Narrow | ☐ Too Small | ☐ Too Shallow | ☒ Slope | ☐ Elevation |
| ☐ Shape | ☐ Soil | ☐ Subsurface | ☐ Other | |

Explain:

- C. A dimensional, non-use variance from requirements of the Zoning Ordinance may be granted if Applicant can prove a "practical difficulty" exists, by supplying the following information:

1. Is the problem due to unique circumstance(s) on your property? ☒ Yes ☐ No

Explain: Steep slope on the property

2. Was the problem created by you? ☐ Yes ☒ No
Explain: _____
3. Is the use permitted in this Zoning District? ☒ Yes ☐ No
4. Is the request only to increase sale value? ☐ Yes ☒ No
Explain: _____
5. Is the problem so general in the zoning district that the Zoning Ordinance should be amended?
☐ Yes ☒ No If yes, Explain: _____
6. Will granting the variance cause any adverse effect on property values in the vicinity?
☐ Yes ☒ No Explain: _____
7. Is the request the minimum possible variance that will allow for a reasonable use of the land or structure?
☒ Yes ☐ No Explain: maintaining consistencies of the house left and right of the property
8. Were other variances or non-conformities in the vicinity considered as a basis for this request?
☒ Yes ☐ No Explain Assuming neighboring properties have _____
9. Will any services such as utilities, snow plowing, health, etc., be affected by this request? ☐ Yes
☒ No Explain: _____
10. Is there any other information you wish to include herein or attach hereto which will aid you in your request?

If additional space is needed to answer any question, attach pages and continue answer noting question number.

Please attach a site plan including the following information: North Arrow, Front, Rear and side property lines and their dimensions, Existing structures and proposed structures and their locations relative to each other and the lot lines, Location of existing or proposed septic systems and wells, Location of shore line if property is within 500' of a lake, river or stream, Location of Wetlands, Location of steep slopes/ravines, Dimension of each structure, Road or Street and driveway.

Please attach copies of any permits or documentation required from any other affected agencies.

The undersigned certifies that all the information contained herein or attached hereto is true to the best of their knowledge; acknowledges that the granting of the variance does not relieve the applicant from the responsibility of Compliance with all other provisions of the Zoning Ordinance and all other applicable Federal, State, and Local laws; and, that the variance must be implemented within one year or the permit becomes null and void.

Date: 6-9-26

Applicant(s) Signature

Greg Jurkovich - CEO
(Print or Type Name and Title)

(Print or Type Name and Title)

Survey Sketch

