

OWOSSO

Zoning Board of Appeals



Regular Meeting
9:30am, June 21, 2016
Owosso City Council Chambers

AGENDA

Owosso Zoning Board of Appeals

Tuesday, June 21, 2016 at 9:30 a.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

CALL MEETING TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA: June 21, 2016

APPROVAL OF MINUTES: January 19, 2016

SITE INSPECTIONS: None

COMMUNICATIONS:

1. Staff memorandum
2. ZBA minutes from January 19, 2016
3. Variance request – 1005 Krust Dr
4. Public notice

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:

1. 1005 Krust Dr Variance - (resolution)

BUSINESS ITEMS:

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: Next regular meeting will be on Tuesday, July 19, 2016 if any requests are received.

Commissioners, please call Bridget at 725-0540 if you will be unable to attend the meeting on Tuesday, June 21, 2016.

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500]. The City of Owosso website is: www.ci.owosso.mi.us

Affirmative Resolutions
Owosso Zoning Board of Appeals
Tuesday, June 21, 2016, 9:30 a.m.
Owosso City Council Chambers, 301 W Main St.,
Owosso, MI

Resolution 160621-02

Motion: _____

Support: _____

The Owosso Zoning Board of Appeals hereby approves the agenda of June 21, 2016 as presented.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 160621-02

Motion: _____

Support: _____

The Owosso Zoning Board of Appeals hereby approves the minutes of January 19, 2016 as presented.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 160621-02

Motion: _____

Support: _____

Whereas, the Owosso Zoning Board of Appeals, after reviewing the case for 1005 Krust Dr, parcel # 050-370-000-019-00 hereby make the following findings:

1. _____
2. _____
3. _____

Based upon those findings, the Owosso ZBA hereby approves/denies the petition for the setback variance to remove existing 12'X16' aluminum screened in porch and replace with a stick built 22'X14' four season sun room:

1. _____

- 2. _____
- 3. _____

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 160621-02

Motion: _____
Support: _____

The Owosso Zoning Board of Appeals hereby adjourns the June 21, 2016 meeting, effective at _____ a.m.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

**MINUTES
REGULAR MEETING OF THE OWOSSO ZONING BOARD OF APPEALS
CITY OF OWOSSO
JANUARY 19, 2016 at 9:30 AM
CITY COUNCIL CHAMBERS**

CALL TO ORDER: The meeting was called to order by Randy Horton at 9:30 a.m.

ROLL CALL: Was taken by Recording Secretary Bridget Cannon.

MEMBERS PRESENT: Chairman Randy Horton, Secretary Dan Jozwiak, Board Member Kent Telesz Planning Commission Representative Thomas Taylor, Alternate John Horvath and Alternate Matthew Grubb

MEMBERS ABSENT: Vice-Chairman Christopher Eveleth

OTHERS PRESENT: Ms. Susan Montenegro, Assistant City Manager and Director of Community Development; Doug Scott, Rowe Professional Services Company; Justin Horvath, Shiawassee Economic Development Partnership; Graham Sturgeon, Independent Newspaper Group

AGENDA: IT WAS MOVED BY BOARD MEMBER JOZWIAK, AND SUPPORTED BY BOARD MEMBER TELESZ TO APPROVE THE AGENDA OF JANUARY 19, 2016 AS PRESENTED.

YEAS: ALL. MOTION CARRIED.

MINUTES: IT WAS MOVED BY BOARD MEMBER TELESZ, AND SUPPORTED BY BOARD MEMBER JOZWIAK TO APPROVE THE MINUTES OF OCTOBER 20, 2015 AS PRESENTED.

YEAS: ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. ZBA minutes from October 20, 2015
3. Variance Request – 1509 W. Oliver Street – Cargill, Incorporated
4. Public Notice

COMMISSIONER/PUBLIC COMMENTS: None

PUBLIC HEARINGS:

1. VARIANCE – 1509 W. OLIVER STREET – CARGILL, INCORPORATED

Doug Scott, Rowe Professional Services Company – Cargill, Incorporated is proposing development on the 19.11 acre site for an agricultural grain processing facility. The petitioner is seeking a dimensional variance for height at the property. The property is currently zoned I-1 (light industrial) and has a maximum height of 40'. A site plan and elevation views of the proposed accessory structures have been provided. The proposed structure heights of a 109' elevator structure, a 56' storage silo, and a grain handling leg system, which services the silos, will have a height of 94.5' above the current site elevation. The proposed structures heights are crucial to the operation of the facility.

Susan Montenegro, Assistant City Manager & Director of Community Development - During construction, a temporary entrance will be off of Oliver Street. Oliver Street will not be used as point of access after November, 2016. City of Owosso has been in conversation with Sunoco to build a road that will allow access to the site off of N. Chipman.

Mr. Scott states Cargill, Incorporated is expecting to employ 11 full-time employees initially on site, and would eventually like to double the number employed based on sales, etc. Noise level for proposed development will predominantly be result of mechanical equipment, but will also include the loading & unloading of rail cars at site. Cargill is expecting 14 deliveries daily to start from semi-trucks. Delivery

numbers will eventually increase, but by that time the Chipman Street entrance will be in place. No flammable materials will be stored at site, or processed at site. Proposed factory is for mixing grain with molasses and other proteins.

Chairman Horton opens up the meeting to public comments

Jim Etchison – 1484 W. King Street – Owns property across the street from the proposed site. Initial concern included where the main entrance would be located, but board has discussed main entrance will be off of North Chipman. Mr. Etchison inquired how the current woods & wildlife on the property outskirts would be affected by this proposed development. Mr. Etchison has no objections to the proposed construction and believes it will be a good addition to the city of Owosso.

Mr. Scott explained the wooded area that borders King Street would remain. The natural buffers on the outskirts of this site are seen as advantageous to the developer and will remain, for the most part.

David Vaughn – 1210 W. Oliver Street – Mr. Vaughn’s main concern was where the main entrance for the site would be located. He does not want to see an excess number of delivery vehicles and trucks using Oliver Street for deliveries. He does not want their adverse effects on the roads.

Mr. Scott explained Oliver Street will not be used as the main entrance for the site after November, 2016. The new drive will allow the trucks to maneuver and provide ease of deliverability to site.

Justin Horvath, Shiawassee Economic Development Partnership – Mr. Horvath contends this site was chosen for this agricultural development because it offers access to rail, water, power, and gas. It also has a natural buffering, a wooded area, on the outskirts of the property lines. This natural buffer will remain.

Board discusses rail traffic and expected number of rail cars that will be dropped off weekly. Cargill is expecting an average of eight rail cars to be dropped off once or twice a week.

MOTION BY BOARD MEMBER TAYLOR, SUPPORTED BY BOARD MEMBER JOZWIAK AFTER REVIEWING THE CASE FOR 1509 W. OLIVER STREET (050-537-000-048-00), THE OWOSSO ZBA HEREBY APPROVES THE PETITION FOR A DIMENSIONAL VARIANCE AT THE PROPERTY LISTED ABOVE WITH THE FOLLOWING BASIC CONDITIONS BEING SATISFIED:

1. Will not be contrary to the public interest or to the intent and purpose of this chapter;

The dimensional variance request from Cargill, Incorporated will not be contrary to the public interest or to the intent and purpose of Owosso Code of Ordinances, Chapter 38.

2. Shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a conditional use permit or a temporary use permit is required;

The proposed use (animal nutrition processing) is consistent with the uses permitted in the I-1 district - manufacturing, processing, and packaging of food products.

3. Is one that is unique and not shared with other property owners;

The proposed development is the only grain processing facility within the City of Owosso.

4. Will relate only to property that is under control of the applicant;

The proposed development will be entirely contained within the subject parcel. All property will be owned by the applicant.

5. Is applicable whether compliance with the strict letter of the restrictions governing area, set-backs, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;

The 40 foot height limitation would prevent the construction of site amenities in question. Without these amenities, the proposed development would not be possible.

6. Was not created by action of the applicant (i.e. that it was not self-created);

Cargill, Incorporated is requesting a dimensional variance that would allow structures to be constructed that exceed the maximum 40' height allowed in I-1. Thus, it is self-created. However, without these structures, the property would be unsuitable for the proposed use.

7. Will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets or increase the danger of fire or endanger the public safety;

The proposed structures which exceed the height limitation are generally open truss type structures and do not impede the flow of air or light travel. The structures are contained within the site setbacks and do not impact congestion on public streets.

8. Will not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located;

The proposed development is consistent with surrounding properties and will not adversely impact the surrounding property values.

9. Is applicable whether a grant of the variance applied for would do substantial justice to the applicant as well as to other property owners in the area, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners;

The proposed structure heights are consistent with other similar facilities in the area (grain elevators) and are considered the minimum structure heights for the facility.

SPECIAL CONDITION CLEARLY DEMONSTRATED:

2. Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the same zoning district.

The strict adherence to the maximum building height would render this property unsuitable for the proposed use. The proposed structures heights are crucial to the operation of the facility.

ROLL CALL VOTE: AYES ALL. MOTION CARRIED.

BUSINESS ITEMS: NONE

COMMISSIONER/PUBLIC COMMENTS:

Board agrees the proposed agricultural facility is both exciting and good for the community. The site plan review will go before the Planning Commission in February, 2016.

**ADJOURNMENT:
MOTION BY BOARD MEMBER GRUBB, SUPPORTED BY BOARD MEMBER HORVATH TO
ADJOURN AT 10:12 A.M.
YEAS ALL. MOTION CARRIED.**

Dan Jozwiak, Secretary

b.a.c.



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ (989) 725-0599 ▪ FAX (989) 723-8854

DATE: Jun 13, 2016
TO: Chairman Horton and the Owosso ZBA
FROM: Susan Montenegro, Asst. City Manager/Dir. of Community Development
RE: Zoning Board of Appeals Meeting: Tuesday, June 21, 2016

The Zoning Board of Appeals shall convene in the city council chambers at 9:30 a.m. on Tuesday, June 21, 2016 to hear a petition for a setback variance request. The property seeking the variance is located at 1005 Krust Dr. The property is zoned R-1 One-Family Residential District.

The petitioner is seeking a setback variance to allow for the construction of a sun-room at the property listed above. The property is currently zoned R-1 (One-family Residential) and has a setback of 35'. Applicant requests to remove existing 12'X16' aluminum screened porch and replace with a stick built 22'X14 four season sun room.

THE PROPOSAL IS CONTRARY TO THE ORDINANCE AS FOLLOWS:

The petitioner's request does not meet the required rear yard setback of 35'. New addition will protrude into the setback requirement 13'.

APPLICABLE SECTION OF THE ZONING ORDINANCE: Section 38-351. Schedule limiting height, bulk, density and area by zoning district. See attached schedule of regulations and footnotes.

CURRENT ZONING: R-1 – One-family Residential

SIZE OF LOT: 9,238.62 sq ft – 93'X99.34'

Please familiarize yourself with the new Findings of Fact and Conclusions attachment, which will be used during the hearing to determine whether the variance request meets basic and special conditions.

Summarily, this request will take much scrutiny and deliberation from the ZBA of the findings, as well as the public hearing. Staff issues no recommendation on this petition, ZBA must deliberate and determine the outcome.

That is all for now. Please go through the rest of your packet contents and **RSVP for the meeting**. Please contact me if you have any questions, comments, or other feedback at susan.montenegro@ci.owosso.mi.us or on my cell at 989.890.1394. I look forward to seeing you all on June 21st.

Sec. 38-351. - Schedule limiting height, bulk, density and area by zoning district.

The following is a schedule limiting height, bulk, density and area by zoning district:

ZONING DISTRICT	MINIMUM ZONING LOT SIZE PER DWELLING UNIT AREA IN WIDTH		MAXIMUM HEIGHT OF STRUCTURES IN FEET	MINIMUM YARD SETBACK (PER LOT IN FEET) EACH			MINIMUM FLOOR AREA PER UNIT (SQ. FT.)	MAXIMUM % OF LOT AREA COVERED (BY ALL BUILDINGS)
	SQ. FT.	IN FEET		FRONT	SIDE	REAR		
R-1 One-Family Res.	7,200(a)	60	30	25(b, t)	8(b, c)	35(b)	864(u, v)	25%

Sec. 38-352. - Notes to schedule.

The following are notes to the schedule in section 38-351:

- (b) For all uses permitted other than one-family residential, the setback shall be governed by the formula in footnote (d) below, or by the setback required in section 38-53 or by 38-351, whichever is greater.
- (c) In the case of a rear yard abutting a side yard, the side yard setback abutting a street shall not be less than the minimum front yard setback of the district in which located and all regulations applicable to a front yard shall apply.
- (t) Where there exists in any city block in the R-1 and R-2 districts the setting of over fifty-one (51) percent of the dwelling units with legal nonconforming front yard setbacks less than twenty-five (25) feet, a building permit may be issued for a one-family or two-family dwelling unit or an addition to an existing unit for a proposed setback that is equivalent to the setback of over fifty-one (51) percent of the dwelling units in said city block, provided that no setback on a corner lot will be less than that required for corner clearance as specified in section 38-388.
- (u) The ground floor area shall not be less than seven hundred fifty (750) square feet.
- (v) In order to compare favorably with existing housing within the city, the minimum width of a new dwelling unit not located in a mobile home park shall be twenty-four (24) feet for a core area of seven hundred twenty (720) square feet; furthermore, said unit shall be placed on a full perimeter foundation.

**CITY OF OWOSSO
ZONING BOARD OF APPEALS**

Applicant: Peter and Margaret Pappas	Appeal No: 160621-02
Address: 1005 Krust Dr	Hearing Date: June 21,2016
Property Address: 1005 Krust Dr	

FINDINGS OF FACT AND CONCLUSIONS

At the regular meeting of the Zoning Board of Appeals of the City of Owosso, held at City Hall, 301 W. Main Street, Owosso, Michigan, on the 21st day of June, 2016, 9:30 a.m.

Present: _____
Absent: _____

Upon motion of Member _____, seconded by Member _____, the following findings, conclusions, decision and conditions were adopted by the Board as its decision on the above variance:

I. Request.

The Applicant has submitted a variance request from the following section(s) of the Zoning Ordinance: Section 38-351- Schedule limiting height, bulk, density and area by zoning district. The variance is requested for the purpose of allowing the Applicant to remove existing 12'X16' aluminum screened porch and replace with a stick built 22'X14' four season sun room.

II. Record of Proceedings.

The following documents were reviewed and considered by the Zoning Board of Appeals in reaching its decision, in addition to the comments made by Applicant, members of the public, and members of the Board:

_____.

III. Findings and Decision.

Based upon the documentation and other information submitted to the Board, public comment received by the Board during its meeting, visits to the site by individual Board Members, and knowledge and experience of the Board Members with land use within the City, the Board adopts the following findings and decision with respect to the request for variance:

- A. This is a request for a dimensional variance subject to Section 38-504(3) of the Zoning Ordinance. The applicant must show that a variance meets All of the factors expressed in Section 38-504(3) a. 1-9. in order for the variance to be granted.

Factor 1: (Section 38-504(3) a.1.) "Will not be contrary to the public interest or to the intent and purpose of this chapter."

The Board finds that Section 38-504(3) a.1. _____ has been met _____ has not been met for the following reasons:

_____.

Factor 2: (Section 38-504(3) a.2.) “Shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a conditional use permit or a temporary use permit is required.”

The Board finds that Section 38-504(3) a.2. _____ has been met _____ has not been met for the following reasons:

Factor 3: (Section 38-504(3) a.3.) “Is one that is unique and not shared with other property owners.”

The Board finds that Section 38-504(3) a.3. _____ has been met _____ has not been met for the following reasons:

Factor 4: (Section 38-504(3) a.4.) “Will relate only to property that is under control of the applicant.”

The Board finds that Section 38-504(3) a.4. _____ has been met _____ has not been met for the following reasons:

Factor 5: (Section 38-504(3) a.5.) “Is applicable whether compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.”

The Board finds that Section 38-504(3) a.5. _____ has been met _____ has not been met for the following reasons:

Factor 6: Section 38-504(3) a.6.) “Was not created by action of the applicant (i.e., that it was not self-created.)

The Board finds that Section 38-504(3) a.6. _____ has been met _____ has not been met for the following reasons:

Factor 7: Section 38-504(3) a.7.) “Will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets or increase the danger of fire or endanger the public safety.”

The Board finds that Section 38-504(3) a.7. _____ has been met _____ has not been met for the following reasons:

Factor 8: Section 38-504(3) a.8.) “Will not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.”

The Board finds that Section 38-504(3) a.8. _____ has been met _____ has not been met for the following reasons:

Factor 9: Section 38-504(3) a.9.) “Is applicable whether a grant of the variance applied for would do substantial justice to the applicant as well as to other property owners in the area, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.”

The Board finds that Section 38-504(3) a.9. _____ has been met _____ has not been met for the following reasons:

B. Special Conditions. When all of the foregoing basic conditions can be satisfied, a variance may be granted when any one (1) of the following special conditions can be clearly demonstrated:

1. “Where there are practical difficulties or unnecessary hardships which prevent carrying out the strict letter of this chapter. These hardships or difficulties shall not be deemed economic, but shall be evaluated in terms of the use of a particular parcel of land.”

The Board finds that Section 38-504(3) b.1. _____ has been met _____ has not been met for the following reasons:

2. “Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the same zoning district.”

The Board finds that Section 38-504(3) b.2. _____ has been met _____ has not been met for the following reasons:

3. "Where such variation is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district."

The Board finds that Section 38-504(3) b.3. _____ has been met _____ has not been met for the following reasons:

- C. The request for a variance is _____ approved _____ denied for the above reasons.

IV. Conditions (if variance approved).

The following are imposed as conditions upon grant of the variance:

- A. The variance was approved based on all aspects of the plans and descriptions submitted. The structure, use or activity shall be constructed or carried on in accordance with the plans and/or description provided by the Applicant. All aspects of construction shall be in compliance with the plan submitted, regardless of whether a variance was sought or necessary for certain dimensional or other aspects of the plan, except as noted: _____

- B. Other conditions: _____

Any variance granted by the Zoning Board of Appeals shall not be valid after a period of six (6) months from the date granted unless the owner shall have taken substantial steps, as determined by the Board, in implementing the variance granted by the Board." Sec. 38-504(c) 2. i. ii., Chapter 38, of the City of Owosso Zoning Ordinance.

The above findings, conclusions and decision were adopted by roll call vote as follows:

AYES: _____

NAYS: _____

I certify that the above findings, conclusions, and decision were approved by the City of Owosso Zoning Board of Appeals on _____, 20__.

Randy Horton, Chair
Zoning Board of Appeals

CITY OF OWOSSO
ZONING BOARD OF APPEALS
REQUEST FOR HEARING

RECEIVED
MAY 17 2016

NOTE TO APPLICANTS:

1. All applications received by the 25th of the month will be heard on the 3rd Tuesday of the following month at 9:30 a.m., lower level of City Hall.
2. The applicant, or legal representative of the applicant, must be present at the Public Hearing for action to be taken.
3. In order that this application may be processed, the applicant must complete Page 1 of this form and make payment of \$300.00 to the City Treasurer's Office to cover costs the City incurs. Checks are to be made out to "City of Owosso".
4. Questions about this application may be directed to (989) 725-0540.

Request is hereby made to the City of Owosso for a hearing before the Zoning Board of Appeals for one or more of the following:

- Variance
- Administrative Interpretation
- Class A Non-Conforming Status or Expansion
- Appeal of Staff or "Board" Decision
- Exception/Special Approval

APPLICANT: PETER & MARGARET PAPPAS

ADDRESS: 1005 KRUST DR. LOCATION OF APPEAL: 1005 KRUST DR.

PHONE NO.: (989) 723-3998 DATE APPEAL FILED: 5/17/2016

APPEAL: (Indicate all data pertinent to this case, both present and proposed.) **REQUIREMENT: 35'** **RELIEF OF SEC. 38-351 REAR SETBACK**

ENCLOSED PHOTO OF PRESENT ALUMINUM SUNROOM, IT IS 40 YEARS OLD, IT LEAKS AND HEATS UP VERY HOT. TEMPERATURE. I WISHTO REPLACE WITH A PERMANENT STRUCTURE. SUN ROOM. WITH MOSTLY WINDOWS. I REQUEST A VARIANCE FOR A 22' X 14' SUN ROOM. THIS WOULD LEAVE

22 FEET TO THE BACK PROPERTY LINE. THERE IS A WHITE VINYL PRIVACY FENCE ON THE BACK PROPERTY LINE. OUR LOT IS TOO SMALL FOR TREES. WE HAD 3 REMOVED. IT WOULD PROVIDE SOME PROTECTION AND SHADE FROM THE HEAVY SUN FROM THE WEST. THEN WE COULD ENJOY OUR BACK YARD.

If this is a variance request, indicate how the strict enforcement of the Zoning Ordinance would result in practical difficulty to the property owner, and how this difficulty is peculiar to the property. **PROPOSED ADDITION WILL RESULT IN**
(Note: For a dimensional variance it is necessary to submit a site plan with this application.)

THE NEW STRUCTURE WOULD ONLY BE 2 FT FARTHER TO THE BACK PROPERTY LINE THAN THE EXISTING ONE. IT WOULD BE MUCH MORE APPEALING AND FIT WITH THE HOUSE DESIGN, THAN THIS ALUMINUM CLOSURE. SEE PICTURE. MANY HOMES IN THIS AREA HAVE ADD-ON SUN ROOMS.

REQUEST: RELIEF OF SECTION 38-351 SETBACK REQUIREMENT - VARIANCE REQUEST IS 13'

I hereby state that all above statements and any attached documents are true and correct to the best of my knowledge.

Margaret Pappas
Signature of Applicant

SITE PLAN WORKSHEET

In the space provided below, draw a site plan that gives an accurate representation of the existing and proposed buildings. Please include all decks, porches, swimming pools, fences or any other land features that are or will be on your property. Show all dimensions between structures and between structures and property lines. An example of a complete site plan is shown on the back of this sheet.

If your property lines are unclear and your proposed work is at or near the property line, prior to beginning any work you will be required to have a line survey done by a registered land surveyor.

Name PETER & MARGARET PAPPAS

Address 1005 KRUST DR

989-743-3998

Site plan to include:

- property lines
- building lines
- street(s) and sidewalks
- dimensions
- north arrow indicated
- easements (if any)

Please use the following line designations on your drawing.

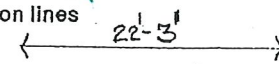
Building lines



Property lines



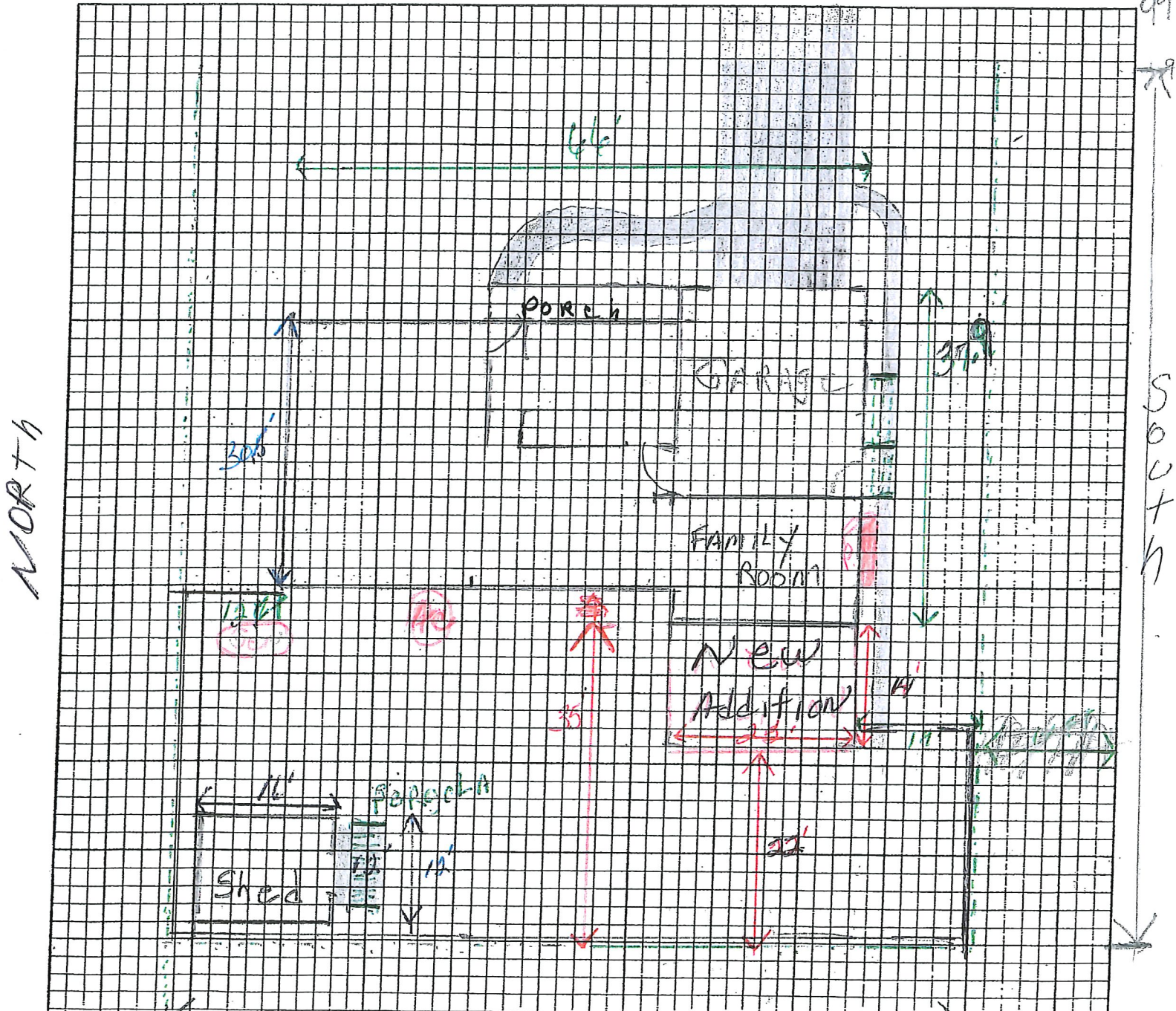
Dimension lines



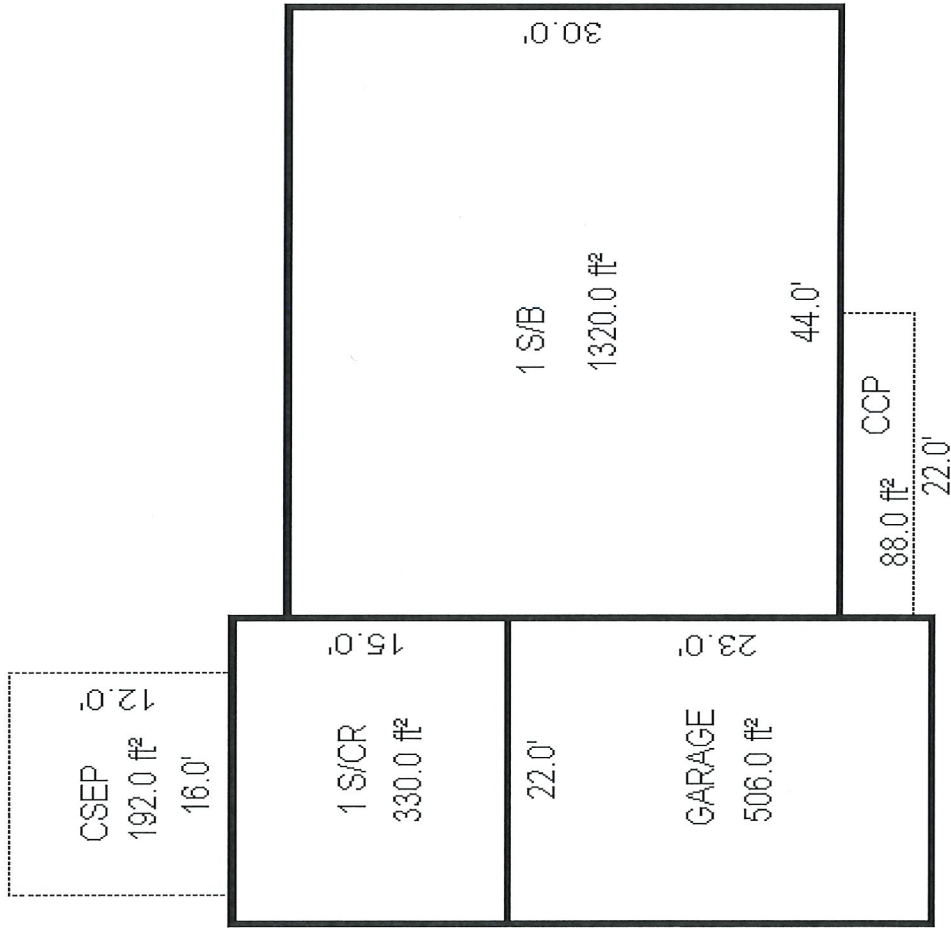
one small square equals 2 feet
one large square equals 10 feet

BACKY FENCE

EAST



1005 Krust Drive



Sketch by Apex N™

*** Information herein deemed reliable but not guaranteed***

City of Owosso

Building

Permit No: PB-16-181

Building Department

301 W. Main Street

Owosso, MI 48867

MICHIGAN RES CODE 2015

Phone: (989) 725-0535

Fax: (989) 725-0546

Hours: Monday-Friday 9 am - 5:00 pm

1005 KRUST DR 050-370-000-019-00	Location
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PAPPAS, PETER & MARGARET 1005 KRUST DR OWOSSO MI 48867	Owner
--	--------------

Issued: _____	Expire Date: _____
Res. Add/Alter/Repair	
<u>CALL BEFORE YOU DIG FOR UNDERGROUND LINES! 811</u>	

PAPPAS, PETER & MARGARET 1005 KRUST DR OWOSSO MI 48867	Applicant
--	------------------

Work Description: ADDITION, APPLICANT REQUEST TO REMOVE EXISTING 12' X 16' ALUMINUM -- REPLACE WITH NEW FRAME CONSTRUCTION (STICK BUILT). 22' X 14' 308 SQ. FOOT ADDITION. (4-SEASON SUN ROOM)

05-17-16 - DENIED BY BRAD HISSONG
DOES NOT MEET THE REQUIRED REAR YARD SET BACK OF 35'. NEW ADDITION WILLBE AT 22' FROM REAR, RESULTING IN A 13' VARIANCE REQUEST.

Stipulations:

Permit Item	Work Type	Fee Basis	Item Total
2013 - BASE FEE	STANDARD ITEM	1.00	\$30.00

CONSTRUCTION COMPANY SIGNS DISPLAYED IN FRONT OF BUILDING SITES MUST BE REMOVED AT THE END OF THE PROJECT. SIGNS CAN BE NO LARGER THAN 16 SQUARE FEET AND MUST BE SET BACK FIVE FEET FROM THE SIDEWALK TOWARD THE CONSTRUCTION SITE.

DENIED

Fee Total: \$30.00

Amount Paid: \$30.00

Building Official

Balance Due: \$0.00

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. A PERMIT WILL BE CLOSED WHEN NO INSPECTIONS ARE REQUESTED AND CONDUCTED WITHIN 180 DAYS OF THE DATE OF ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION. CLOSED PERMITS CANNOT BE REFUNDED. THE CHARGE TO RE-OPEN A CLOSED PERMIT IS \$75.00.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.

POST THIS PERMIT SO IT IS VISIBLE FROM THE STREET
Failure to pass any inspection will result in a \$50 re-inspection fee.

PLEASE CALL (989) 725-0535
FOR AN INSPECTION AT LEAST 24 HOURS IN ADVANCE

Inspection Record:

	<u>BUILDING</u>	<u>ELECTRICAL</u>	<u>MECHANICAL</u>	<u>PLUMBING</u>	REQ'D ADD'L PERMITS
Footing	_____	Only on Tues.	On Wednesdays only		BUILDING _____
Backfill	_____	Wed. & Thurs.	Rough _____	U.G. _____	ELECTRICAL _____
Rough	_____	Service _____	Final _____	Rough _____	MECHANICAL _____
Rough	_____	Rough _____		Final _____	PLUMBING _____
Final	_____	Final _____			



EXT. 12X16 A

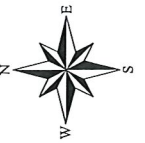
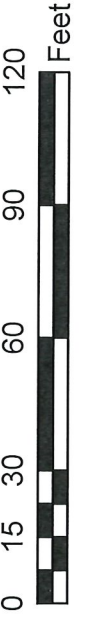


1005 KRUST DR.

City of Owosso

Zoning Board of Appeals

1005 Krust Drive



June 6, 2016

Phone call received from Vertia Francis regarding ZBA petition for 1005 Krust Drive. Verta lives at 1010 Krust Drive and states she has no problem with the request. Phone 989-723-8351.

OFFICIAL NOTICE OF PROPOSED VARIANCE

The Zoning Board of Appeals of the City of Owosso will hold a Public Hearing in the Council Chambers of City Hall at 9:30 a.m. on Tuesday, June 21, 2016 to consider the following request:

APPLICANT: Peter and Margaret Pappas
Case # 2015-01 Parcel 050-370-000-019-00
LOCATION OF APPEAL: 1005 Krust Drive, Owosso, MI 48867

APPEAL: The petitioner is seeking a 13' dimensional variance to the rear setback requirement at the property listed above. The property is currently zoned R-1 (Single Family Residential). Applicant requests to remove existing 12' X 16' aluminum screened in porch and replace with a stick built 22' X 14' four season sun room.

THE PROPOSAL IS CONTRARY TO THE ORDINANCE AS FOLLOWS:

The petitioner's request does not meet the required rear yard setback of 35'. New addition will protrude into the setback requirement 13'.

APPLICABLE SECTION OF THE ZONING ORDINANCE:

Section 38-351 – Schedule of Regulations.

CURRENT ZONING: R-1 (Single Family Residential)
SIZE OF LOT: 93' X 99.34' (9,238.62 square feet)

As an affected property owner, resident, business, or taxpayer, you are encouraged to acquaint yourself with this proposal and make your position on the request known to the Zoning Board of Appeals. You may do so by being present for the public hearing, writing a letter stating your position, email me at susan.montenegro@ci.owosso.mi.us or phoning 989-725-0544. Information on this case is on file in the Zoning Office at City Hall for your review.

Susan Montenegro, Assistant City Manager/Director of Community Development

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. Website address is www.ci.owosso.mi.us.]