

VERGENNES TOWNSHIP

PO Box 208
Lowell, MI 49331
Phone: 897-5671 Fax: 897-5674

Adopted 5/97

**VERGENNES TOWNSHIP ZONING BOARD OF APPEALS
APPLICATION**

Date: 7/15/15

1. Owner/Applicant: MAKUSHE William E
(Last) (First) (Initial)
Address: 505 BAILEY KNOWS DR. ADA MI 49301
(Street & No.) (City) (State) (Zip)
Telephone: 616-299-1725
(Home) (Office)

2. Describe Variance Request: CHANGE SIDE YARD SETBACK TO 10'
VS 35' DOC TO PAPER ROAD

3. Description of Property & Parcel Number: _____

4. Address of Property: 11459 Lowy St Lowell MI 49331

5. Names and address of all other persons or entities having an ownership interest in the property: DEBRA MAKUSHE

6. Present use of the property is: VACANT

7. Present zoning classification of the property: LOWE

8. Attach an accurate drawing of the site showing:
- A. Property boundaries
 - B. Existing and proposed building
 - C. The distance from the lot lines of each existing or proposed building
 - D. Unusual physical features of the site or building

E. Abutting streets

9. Reason for Zoning Board of Appeals hearing:

- A. Variance
- B. Ordinance or map interpretation
- C. Appeal from administrative decision
- D. Other authorized review

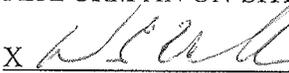
10. Owner/Applicant Signature:

I UNDERSTAND THAT IF MY REQUEST IS GRANTED, I AM NOT RELIEVED FROM ANY OTHER APPLICABLE REQUIREMENTS OF THE VERGENNES TOWNSHIP ORDINANCE.

X 

Date 7/15/15

11. I HEREBY AUTHORIZE VERGENNES TOWNSHIP REPRESENTATIVES PERMISSION TO PERFORM AN ON-SITE INSPECTION OF THIS PROPERTY.

X 

Date 7/15/15

12. If you are requesting a variance, please complete the following:

- A. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not generally apply to other properties in the same zoning district because

OF THE PAPER ROAD THAT DO NOT
COMPLY WITH CURRENT ORDINANCES.
THAT THE PAPER ROAD IS NOT USED FOR ANY
ACCESS TO PROPERTIES.

- B. Variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the zoning district and in the vicinity because

THERE ARE OTHER HOMES THAT DO
NOT MEET THE ORDINANCE. WILL NOT BE
A SAFETY ISSUE TO ANYONE OR CAUSE ANY
AESTHETIC ISSUES.

- C. That authorizing such variance will not be of substantial detriment to adjacent property, and will not impair the intent and purpose or the public interest because

THE USE OF THE ROAD IS NOT
VIABLE.

Project No. 141497

Date: January 8, 2015

For: Bill Makuski
Makuski Builders
505 Bailey Knolls Dr.
Ada, MI 49301

Prop. Address: 11535 Lally

Sheet 2 of 2
Prev. Proj. #070381-1

080646
100313

Revised: March 23, 2015
(split parcel & extend esm't)
Revised: March 24, 2015
(correct mailing address)
Revised: April 21, 2015
(add sqft)

LEGAL DESCRIPTION

Parcel 1: The East 100.0 feet of the West 170.0 feet of Lot 23, Hickory Grove at Murray Lake, ALSO part of Government Lot 2, Section 4, T7N, R9W, Vergennes Township, Kent County, Michigan, lying North of and adjacent to the East 100.0 feet of the West 170.0 feet of said Lot 23, and extending to the waters edge of Murray Lake. (31,642 sqft ±)

Together with a 30.0 foot wide Sewer Easement in part of Lot 23, Hickory Grove at Murray Lake, Section 4, T7N, R9W, Vergennes Township, Kent County, Michigan ALSO part of Government Lot 2, Section 4, T7N, R9W, Vergennes Township, Kent County, Michigan, described as: Beginning at the Northwest corner of said Lot 23; thence N00°42'13"W 4.00 feet along the West line of said Lot 23 as extended; thence N89°59'56"E 70.00 feet; thence N78°41'00"E 101.73 feet parallel with the North line of said Lot 23; thence S00°42'13"E 30.00 feet along the East line of the West 170 feet of said Lot 23; thence S78°41'00"W 101.73 feet; thence S89°59'56"W 70.00 feet; thence N00°42'13"W 26.00 feet along the West line of said Lot 23 to the Place of Beginning of said easement.

Parcel 2: Lot 23, except the West 170.00 feet thereof, Hickory Grove at Murray Lake, ALSO part of Government Lot 2, Section 4, T7N, R9W, Vergennes Township, Kent County, Michigan, lying North of and adjacent to said Lot 23, except the West 170.00 feet thereof and extending to the waters edge of Murray Lake. (26,136 sqft ±)

Together with a 30.0 foot wide Sewer Easement in part of Lot 23, Hickory Grove at Murray Lake, Section 4, T7N, R9W, Vergennes Township, Kent County, Michigan ALSO part of Government Lot 2, Section 4, T7N, R9W, Vergennes Township, Kent County, Michigan, described as: Beginning at the Northwest corner of said Lot 23; thence N00°42'13"W 4.00 feet along the West line of said Lot 23 as extended; thence N89°59'56"E 70.00 feet; thence N78°41'00"E 101.73 feet parallel with the North line of said Lot 23; thence S00°42'13"E 30.00 feet along the East line of the West 170 feet of said Lot 23; thence S78°41'00"W 101.73 feet; thence S89°59'56"W 70.00 feet; thence N00°42'13"W 26.00 feet along the West line of said Lot 23 to the Place of Beginning of said easement.

NOTE:

A title insurance policy was not provided at the time of this survey. One should be obtained to compare for accuracy of legal description and easements of record.

I hereby certify that the buildings and Improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

LEGEND

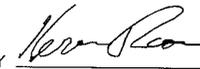
- o - IRON STAKE - SET
- - IRON FOUND
- - WOOD STAKE
- R - RECORDED DIMENSION
- D - DEED DIMENSION
- P - PLATTED DIMENSION
- M - MEASURED DIMENSION
- ⊕ - CENTERLINE
- xx - FENCE LINE

 Roosien & Associates
SURVEYING AND ENGINEERING

5055 PLAINFIELD AVENUE, NE
GRAND RAPIDS, MICHIGAN 49525
TELE. (616) 361-7220
FAX (616) 361-1822



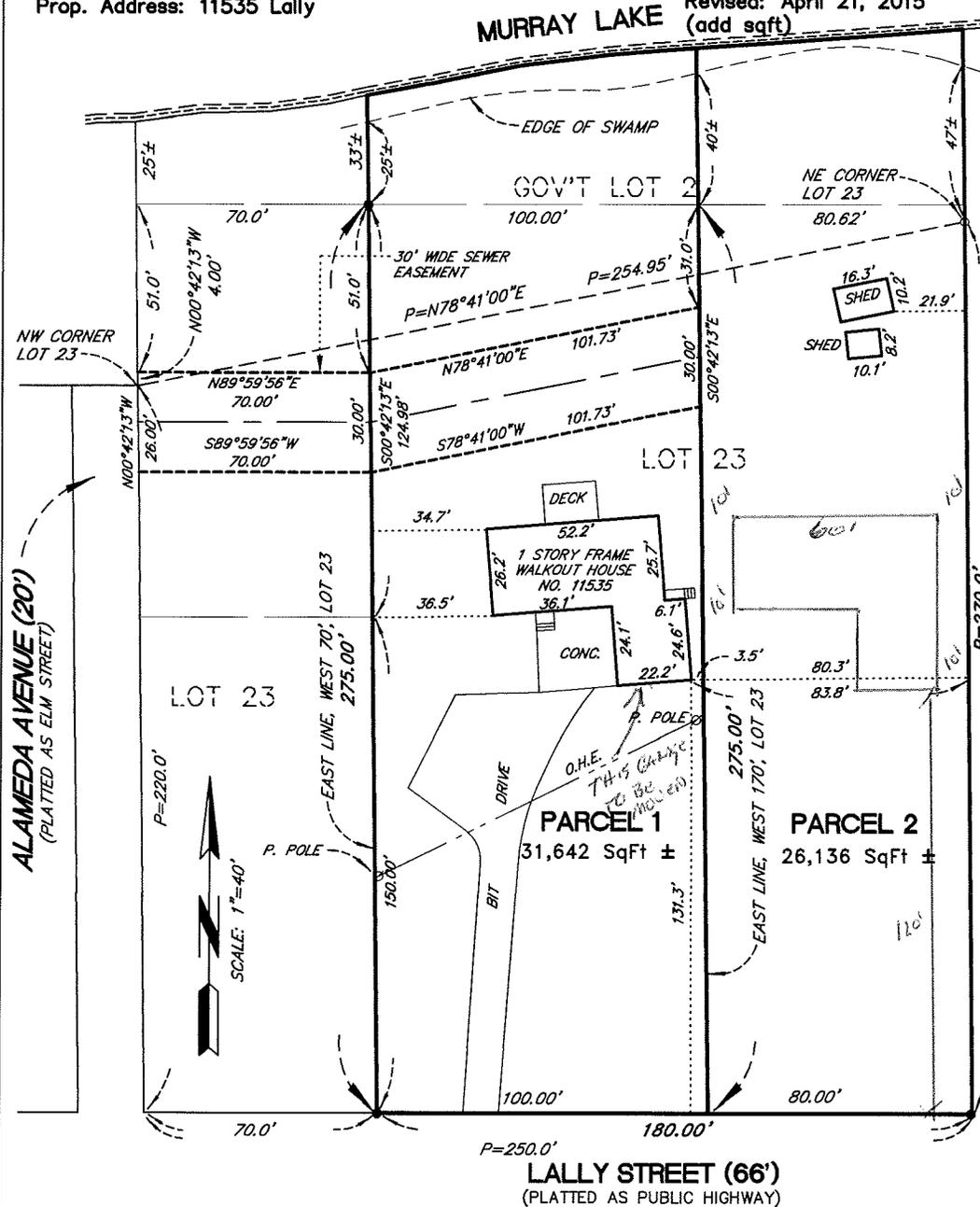
BY



Project No. 141497
 Date: January 8, 2015
 For: Bill Makuski
 Makuski Builders
 505 Bailey Knolls Dr.
 Ada, MI 49301
 Prop. Address: 11535 Lally

LEGAL DESCRIPTION
 (See Sheet 2 of 2)

Sheet 1 of 2
 Prev. Proj. #070381-1
 080646
 100313
 Revised: March 23, 2015
 (split parcel & extend esm't)
 Revised: March 24, 2015
 (correct mailing address)
 Revised: April 21, 2015
 (add sqft)



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R
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STATE OF MICHIGAN
 KEVIN ROOSIEN
 LAND SURVEYOR
 No. 31604
 PROFESSIONAL SURVEYOR

BY *Kevin Roosien*

DEDICATION

FOR ALL MEN BY THESE PRESENTS,

That I, Mrs. Jane Lolly, with Power of Attorney from HEIRS OF LARRY ESTATE have caused the land embraced in the annexed plat to be surveyed, laid out, and platted, to be known as Hickory Grove at Murray Lake, Vergennes Twp., Kent Co., Michigan.

and that the streets and alleys as shown on said plat are hereby dedicated to the use of the public.

Signed and Sealed in Presence of

Harry Row (L.S.)
Jane Ridd (L.S.)
Jane Ridd (L.S.)

STATE OF MICHIGAN
County of KENT

On this 17th day of August, 1925, before me, a Notary Public in and for said county, personally came the above named Mrs. Jane Lolly, with Power of Attorney.

known to me to be the persons who executed the above dedication and acknowledged the same to be their free act and deed.

Notary Public *Harry Row*
Kent Co., Mich.
My commission expires *April 31-28*

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of Hickory Grove of Murray Lake Vergennes Twp., Kent Co., Michigan is described as follows: Commencing 13384 feet East of the 4th Post on West side Section 4, T7N, R34W, Thence North 133 Feet; thence East 2000 Feet; thence North 1820 Feet; thence East 4800 Feet; thence North 22483 Feet; thence East 3350 Feet; thence South 3030 Feet; thence West 15050 Feet to place of beginning.

SURVEYORS CERTIFICATE

I hereby certify that the plat hereon dedicated is a correct one, and that permanent monument consisting of 3/4 by 1 1/2 Gas pipe have been planted at points marked thus O as shown shown at all angles in the boundaries of the land platted, and at all intersections of streets or streets and alleys.

This plat was approved by the TOWNSHIP BOARD of the TOWNSHIP of VERGENNES at a meeting held August 8 1925

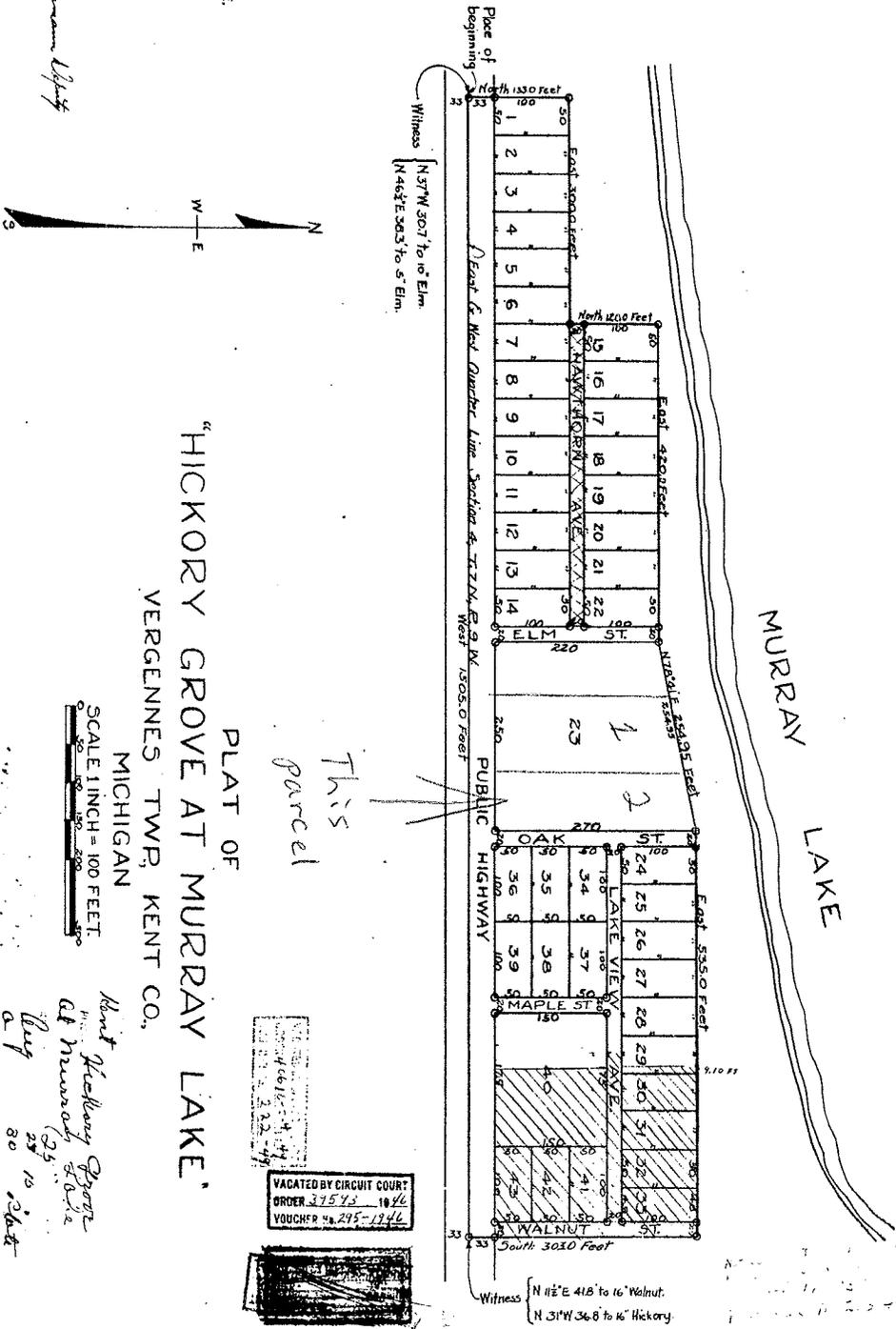
This plat was approved on the 13th day of August 1925
Roy C. Brown Clerk
Gould D. Hester
Chas. H. Brown
Geo. W. Clark

COUNTY TREASURERS CERTIFICATE

Office of the County Treasurer KENT County
I hereby certify that there are no tax liens or titles held by the State on the lands described herein, and that there are no tax liens or titles held by individuals on said lands, for the five years preceding the 10th day of August 1925 and that the taxes for said period of five years are paid, as shown by the records of this office.

Geo. W. Clark
County Treasurer

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.



"HICKORY GROVE AT MURRAY LAKE"
VERGENNES TWP., KENT CO.,
MICHIGAN

This parcel

VACATED BY CIRCUIT COURT:
ORDER 27573 10/6
VOUCHER No. 245-1946

SCALE 1 INCH = 100 FEET
Geo. W. Clark
Aug 20 1925
County Treasurer

Geo. W. Clark
Aug 20 1925
County Treasurer

COPY
Aug 20-1925
Geo. W. Clark