

**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: 20 JULY 2015

1. Owner/Applicant: STAUDI JOHN W  
(Last) (First) (Initial)  
Address: 21 KENDRA CT. LOWELL, MI 49331  
(Street & No.) (City) (State) (Zip)  
Telephone: 616 821-3300  
(Home) CELL (Office)

2. Describe Variance Request: SIDE YARD CORNER LOT, BUILDING SET BACK MINIMUM 35' FROM ROAD RIGHT OF WAY LINE. REQUESTING SIDE YARD SETBACK BE REDUCED TO 25'.

3. Description of Property & Parcel Number: UNIT 42, RIVER BLUFF, KENT COUNTY CONDOMINIUM SUBDIVISION PLAN # 319 IN VERGENNES TOWNSHIP. PARCEL # 41-16-26-426-042

4. Address of Property: 21 KENDRA CT. LOWELL, MI 49331

5. Names and address of all other persons or entities having an ownership interest in the property: RIVER BLUFF CONDOMINIUM ASSOCIATION c/o LISA HINDLEY, 104 CHLOE CT., LOWELL, MI 49331 616-581-9163

6. Present use of the property is: RESIDENCE

7. Present zoning classification of the property: R-1 LOW DENSITY RESIDENTIAL

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 John Wm. Stavel

Date 20 July 2015

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

X John Wm. Stavel

Date 20 July 2015

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

CORNER LOT SETBACKS GREATLY LIMIT  
ADDITION OF DETACH GARAGE ON THIS  
PROPERTY.

- 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 RIVER BLUFF CONDO ASSOC ALLOWS  
FOR A 24' X 24' DETACHED GARAGE TO BE  
ADDED TO HOME SITES.

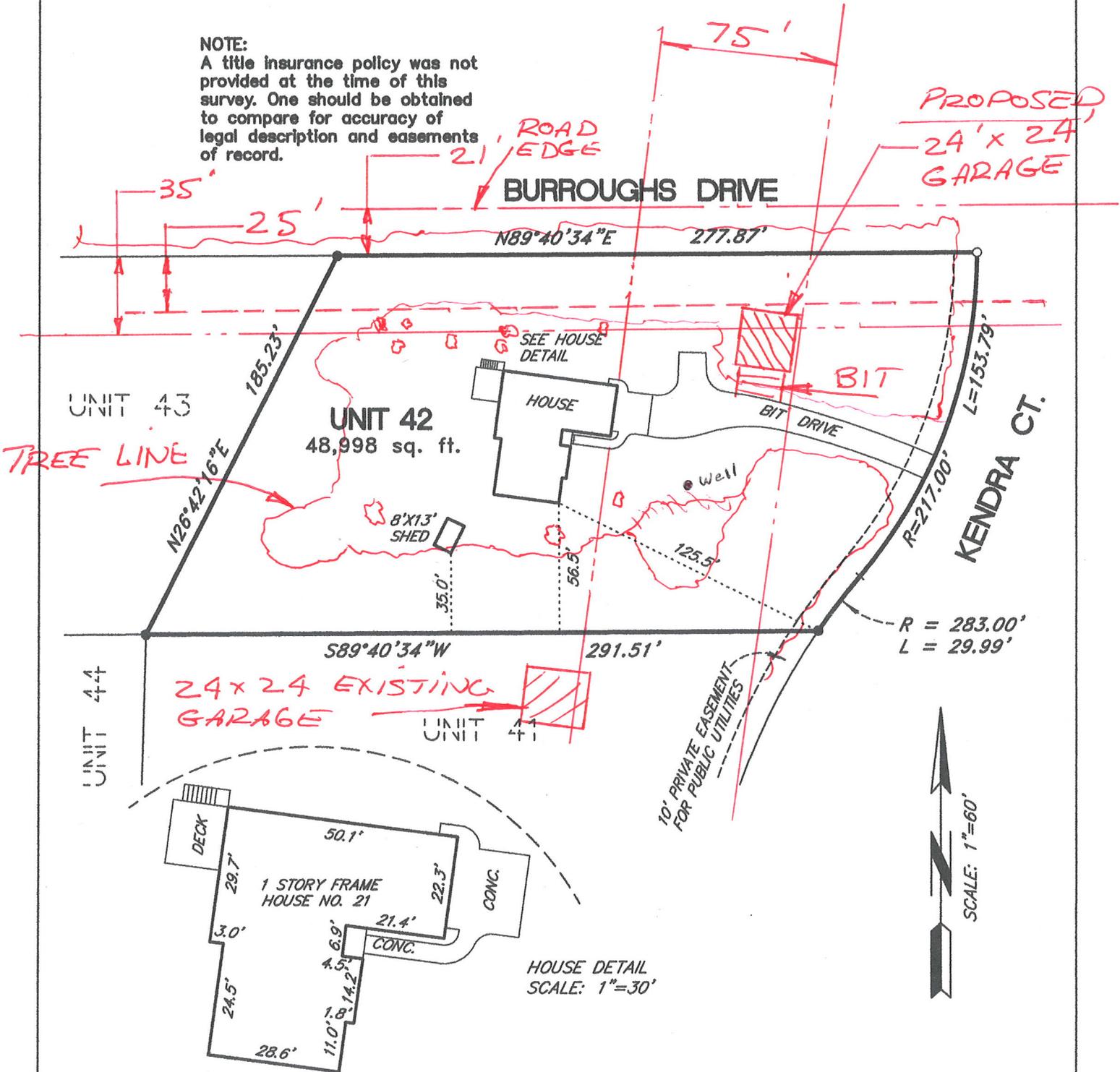
- C. That authorizing such variance will not be of substantial detriment to adjacent property, and will not impair the intent and purpose or the public interest because ADJACENT PROPERTY HAS A  
DETACHED GARAGE AND VEGETATION  
WILL SCREEN GARAGE FROM  
BURROUGHS STREET. THERE WOULD ALSO  
REMAIN AT LEAST 46' FROM ROAD EDGES  
TO CLOSEST PART OF BUILDING. WILL  
ALSO BE ADDING ADDITIONAL EVERGREENS  
TO THE PROPERTY FOR MORE SCREENING.<sup>2</sup>

Prop. Address: 21 Kendra Ct SE

LEGAL DESCRIPTION FROM TAX RECORDS

Unit 42, River Bluff, Kent County Condominium Subdivision Plan No. 319 in Vergennes Township, Kent County, Michigan, according to the Master Deed recorded in Liber 3695, Page 453, as amended by Replat No. 1 of Kent County Condominium Subdivision Plan No. 319, recorded in Liber 3886, Page 467.

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

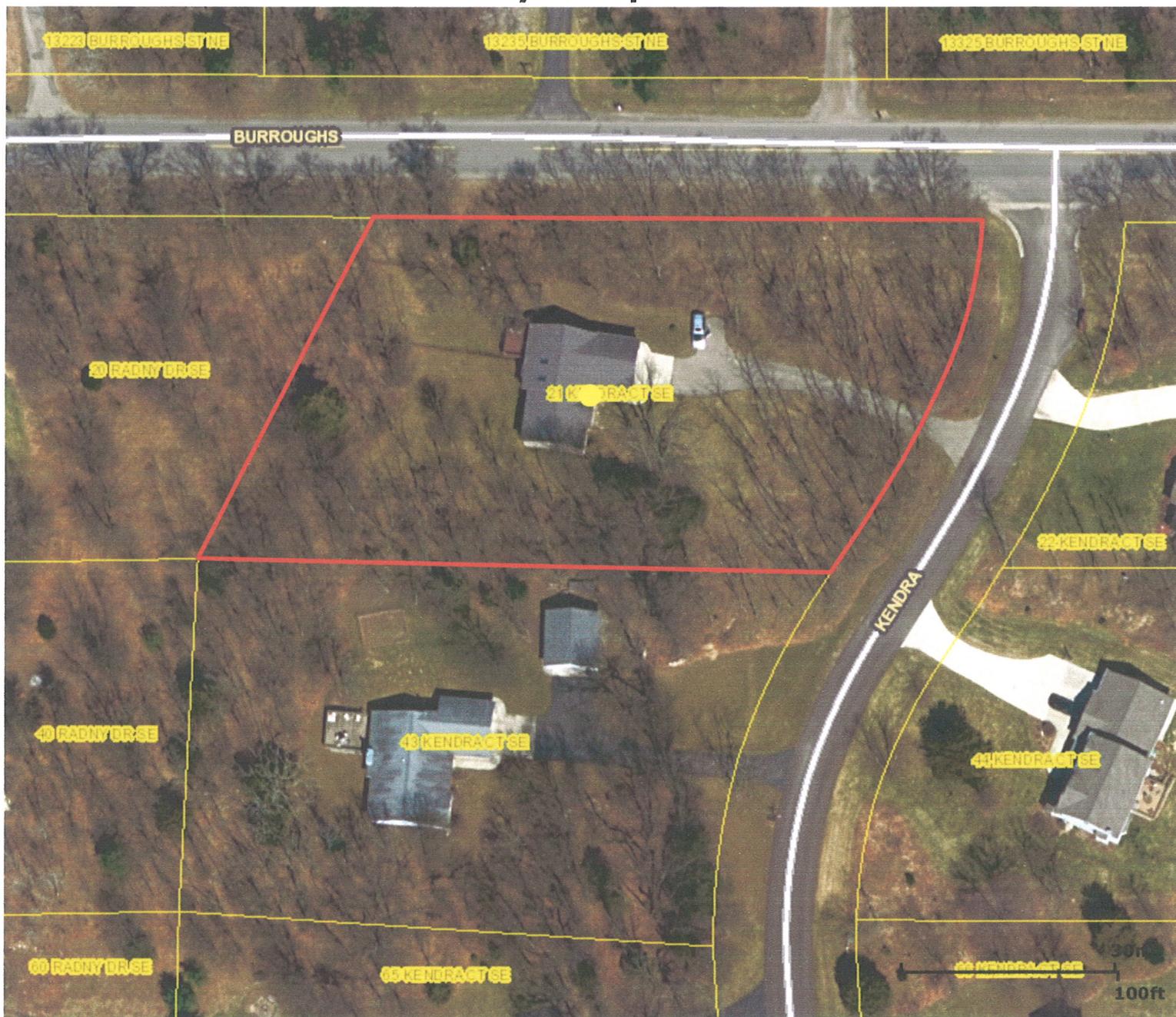
- - IRON STAKE - SET
- - IRON FOUND



Roosien & Associates



# Kent County Geospatial Service



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## Kent County Geospatial Service

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# Kent County Geospatial Service

BURROUGHS



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Proposed  
Bldg



Bldg



↑ BLDG ↑