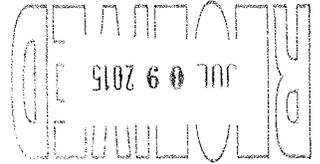


**VERGENNES TOWNSHIP**

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



Adopted 5/97

**VERGENNES TOWNSHIP ZONING BOARD OF APPEALS  
APPLICATION**

Date: \_\_\_\_\_

Fee - \$300.00

1. Owner/Applicant: Rosser Jolene M  
(Last) (First) (Initial)

Address: 3431 Causeway Dr Lowell MI 49331  
(Street & No.) (City) (State) (Zip)

Telephone: 616-446-2899 616-432-6567  
(Home) (Office)

2. Describe Variance Request: Asking to build garage on front of property that will be closer to the road than zoning ordinance. Need approx 15-20'. Specs and photos attached.

3. Description of Property & Parcel Number: 41-16-04-202-017  
Tax Description attached.

4. Address of Property: 3431 Causeway Dr NE, Lowell MI

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

6. Present use of the property is: Primary residence

7. Present zoning classification of the property: 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 R. Reed* Date 7/7/15

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

X *John R. Reed* Date 7/7/15

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

The home sits too close to the road to  
build a garage and still maintain the  
proper distance required by the zoning ordinance.

- 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

property cannot be improved to  
a livable home similar to other properties.  
A garage is needed for proper storage  
and to house vehicles in the winter.

- 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 garage will be an improvement  
to the property, and will not impair  
any visibility.

# PROPERTY SEARCH

## Tax Description

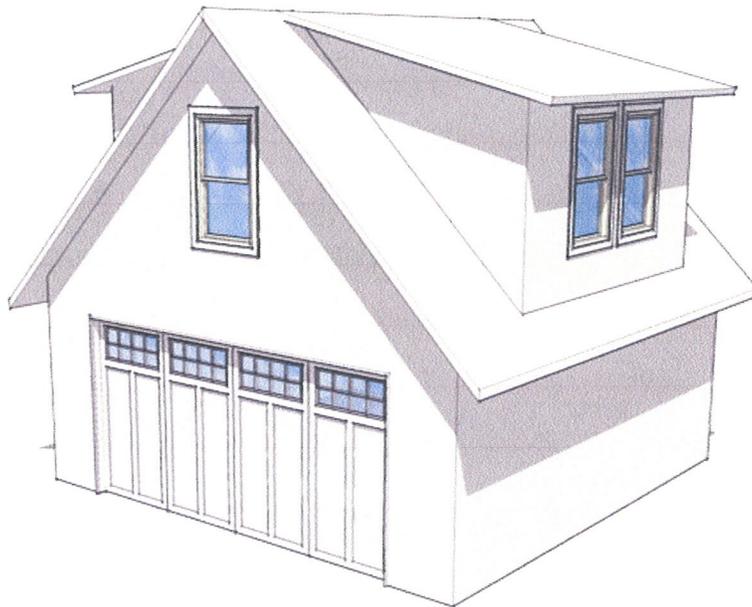
**Parcel Number:** 41-16-04-202-017

**Property Address:** 3431 CAUSEWAY DR NE

### Description

PART GOVT LOT 1 COM 355 FT SELY ON WLY LINE OF CAUSEWAY DR /60 FT WIDE/ FROM SE COR OF LOT 7 OF HORSESHOE PLAT AT MURRAY LAKE TH S 23D 53M E ALONG WLY LINE OF SD DR 71 FT TH S 82D W TO ELY SHORE OF A CANAL TH NLY ALONG SD ELY SHORE TO A PT W FROM BEG TH E PAR WITH S LINE OF SD LOT 7 TO BEG \* SEC 4 T7N R9W 0.16 A.

Current home.  
Garage to be attached to  
front of the home.



Proposed Garage  
with room in attic  
and dormer windows.  
Siding and windows  
to match existing home.

22'd x 24'w 2-Car Room-in-Attic Garage. The garage has a 12" overhang on four sides. Some of the garage materials include oriented strand board (OSB) roof sheathing, 30-year shingles, 2" x 4" studs, roof edge, nails and hardware.

- One 16' x 7' overhead garage door
- One prehung entry door and four windows
- 12" overhang on four sides
- 1/2" OSB roof sheathing, 30-year shingles
- Preassembled clear span trusses 24" on center
- 2" x 4" studs 16" on center

Current home  
45' from road.  
35' from right-  
of-way lines.  
New structure  
20' from road,  
15' from right-  
of-way lines.



Driveway  
to move away  
from neighboring  
property and be  
more centrally  
located on the  
land.

Proposed  
garage  
location.

Other homes on Causeway Drive with Garages closer to the right of way lines than zoning ordinance.

