

**HAYES TOWNSHIP
ZONING BOARD OF APPEALS**

DECISION AND ORDER

Applicant: Frank Schultz

Hearing Date: June 25, 1997

PROPERTY DESCRIPTION

The property of Frank Schultz described as:

SEE ATTACHED LEGAL DESCRIPTION

hereinafter referred to as the "property."

APPLICATION

The Applicant desires to construct a dwelling and attached garage on his property located on Birdland Drive. To allow this construction, Applicant is seeking a 50 feet variance from the 100 feet setback requirement from Woods Creek as provided in Section 5.13(A) of the Hayes Township Zoning Ordinance. In addition, the Applicant seeks a 5.4 feet variance from the requirement that the lowest floor of any structure be no less than 590 feet above sea level (IGLD) as provided in Section 5.13(A) of the Hayes Township Zoning Ordinance.

The Board having considered the Application, a public hearing having been reconvened on June 25, 1997 from the original hearing held on December 11, 1996, after giving due notice as required by law, the Board having heard the statements of the Applicant, the Board having considered letters submitted by members of the public and several comments by members of the public, the Board having considered _____ Exhibits, and the Board having reached a decision on this matter, states as follows:

GENERAL FINDINGS OF FACT

1. The Board finds that the property is currently zoned R-1 under the zoning ordinance.
2. The Board finds that the property is bordered on the west by Lake Charlevoix and on the north by Woods Creek.
3. The Board finds that under Section 5.13(A) of the zoning ordinance a 100 feet setback is required from Woods Creek.

*Where are
minutes for
this meeting?
not in binder
or prop #
file!
- 2017
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