

? prop # ?
c/o Hunter

HAYES TOWNSHIP

CHARLEVOIX COUNTY
CHARLEVOIX RT. 3, MICHIGAN 49720

Office of: Zoning Board Of Appeals - October 16, 1985

A Special Meeting of the Hayes Township Board of Appeals for the purpose of hearing a request for a variance from Scott L. Hunter.

The Board met at 7:00 PM at the Township Hall and proceeded to the property in question for an on site inspection. John Ferguson, Mr. Hunter's representative, was present and reviewed the request and answered many questions from the Board.

Members of the Board that were present are Lloyd Kuebler, Sara Gay Dammann, Fred Parsons, and Betty Straw. Dan Berg was absent from the site inspection.

The Board members then proceeded to the Township hall where they were joined by Dan Berg, Chairman, who called the meeting to order at approximately 7:45.

Also present were Orville Beal Zoning Administrator, and Paul Hoadley, Township Supervisor.

Case: Request by Scott Hunter for a Variance from section 4.13 (Parcel area Regulations) of the Hayes Township Zoning Ordinance, in order to allow him to split existing non-conforming parcel containing 1.03 acres into two parcels of 0.31 acres which has existing driveway to large new home on said parcel, and a 0.72 acre parcel containing existing older cottage. The 0.31 acre parcel to be added to (1 legal description) to 2.50 acre parcel to West which contains newer home.

John Ferguson presented reasons for the request and arguments in favor of approval. Noting the seven points attached to the application.

Sara Dammann said she failed to see any hardship caused by existing lot lines, and that granting the variance would be, in effect, allowing an expansion of a non-conforming use.

Fred Parsons said that if there is a hardship that it is self-imposed caused by the owner constructing the driveway for one parcel on another parcel and then asking for a variance.

Fred Parsons moved that the variance request be denied because there was no hardship demonstrated by the owner, that future sale of the property would not be in jeopardy, because the of easement laws which would allow a solution to his problem, and suggested that an easement across the smaller parcel would solve the problem. Sara Dammann supported the motion.

Roll Call Vote: Ayes; Fred Parsons, Betty Straw, Lloyd Kuebler, Sara Dammann.
Nayes; None. Motion passed.

Meeting was then Adjourned, after a discussion on conflicts of interest.

Ronald S. Gray, Clerk

HAYES TOWNSHIP ZONING BOARD OF APPEALS

July 24, 1985

The meeting of the Hayes Township Zoning Board of Appeals was called to order by Acting Chairman, Betty Straw, at 7:40 P.M.

Members Present: Betty Straw, Lloyd Kuebler, and Ethel Knepp.

Members Absent: Dan Berg and Sara Gay Dammann

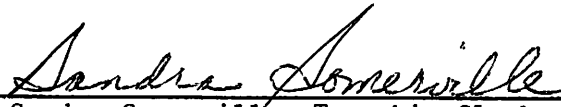
Variance #V-2-85: Request for 39 foot side yard variance in order to make a lot split for sale of property. The property is a 20 acre parcel located at Quarterline Road in Hayes Township. Legal Description: S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 28 T34N, R7W. Present Zoning Classification District: A-1.

The property is presently owned by Shelly Kevelder. She was represented at the meeting by Realtor, Brian Seymour.

Discussion was held regarding possible alternative lot splits that would require a lesser variance. The Board of Appeals recessed the meeting at 8:20 P.M. to inspect the property. Board returned and meeting reconvened at 9:10 P.M.

The following motion was made by Ethel Knepp: That approval be granted for a 20 foot width variance on the back of Parcel A and a 24 foot sideyard variance from the existing shed to the adjoining parcel to the east and a 20 foot front width variance on Parcel B. There can be no expansion of the shed toward the east property line. Support for this motion was made by Lloyd Kuebler. Roll Call Vote: Ayes; Lloyd Kuebler, Ethel Knepp, and Betty Straw. Nays-None. Motion Carried.

Meeting adjourned.


Sandra Somerville, Township Clerk