

ZONING BOARD OF APPEALS
PUBLIC HEARING
HAYES TOWNSHIP
9195 MAJOR DOUGLAS SLOAN ROAD
CHARLEVOIX, MICHIGAN 49720
JANUARY 14TH, 2026
7:00 PM
AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/83141540092?pwd=8B9u2ffX3izb5t85jekpgxyEjDjsre.1>

Meeting ID: 831 4154 0092

Passcode: 396667

1. Chair calls meeting to order
2. Pledge of Allegiance
3. Introduction of Zoning Board Members
4. Review and Approval of Agenda
5. Declaration of Conflict of Interest
6. Chair Opens Public Hearing – 11190 Spring St. (Vickie Laskey) Variance Request
 - a) Zoning Administrator introduces case and presents exhibits
 - b) Petitioner is recognized (and/or Agent) and puts forth case
 - c) Board Members report on their site inspections, if any, and ask questions they may have of Petitioner (and/or Agent). At this time discussion may take place between Petitioner and Board Members
 - d) Chair opens Public Comment
 - e) Correspondence acknowledged
 - f) Chair closes Public Comment
 - g) Review of applicable Section of Hayes Township Ordinance
 - h) Review and discussion of Finding of Fact
 - i) Motion and Roll Call Vote
7. Chair Closes Public Hearing
8. Review of learning gained from training on ZBA and Planning.
9. Public Comment
10. Zoning Board of Appeals Member Comment
11. Adjournment

Public Comment at Meetings of Hayes Township Zoning Board of Appeals

The Hayes Township Zoning Board of Appeals values public input and offers two opportunities for public comment near the beginning and end of its meetings. If you speak, however, you should not expect to engage board members or staff in discussion or debate.

ZBA members will not respond to comments made during public comment except to ask a clarifying question, correct an error, or provide specific factual information.

Public comment is recognized by the Michigan Open Meetings Act. The Act allows public bodies to adopt rules for orderly comment. To that end, the following rules have been adopted by the Hayes Township Zoning Board of Appeals:

1. A person wishing to speak will so indicate on the sign in sheet. Zoom attendees can indicate they would like to speak by raising their hand icon. Individuals attending in person will be called on first.
2. The person will begin by stating their name, spelling it if requested.
3. The speaker addresses the Chairperson, or other person chairing the meeting, on behalf of the entire board. Public comment should not be addressed to individual ZBA members or township staff, or to other members of the audience.
4. There is a three (3) minute time allotment for each speaker. The time limit may be extended by the Chairperson or majority of the board. A person may only speak once during a comment period. Audience members may not 'donate' their time to another speaker.
5. A speaker will be out of order if s/he is disruptive, speaks longer than the allotted time, uses vulgarities or makes a personal attack on a ZBA member or township employee that is unrelated to the performance of that person's duties.
6. A speaker ruled out of order will not be allowed to speak again at the same meeting except by special permission of the board.
7. The chair has the discretion to permit audience members to speak at times other than during public comment.

Zoning Administrator Report

To: Zoning Board of Appeals Hayes Township
From: Ron VanZee Zoning Administrator
Date: 12/11/2025

CASE NO: 011426 (for office use only)

APPLICATION DATE: November 13th 2025

NOTICE POSTING DATE: December 11th 2025

PUBLICATION DATE: December 16th 2025 (Petoskey News Review)

300ft NOTICE SENT DATE: December 11th 2025

APPLICANT(S)/OWNERS: Vickie Laskey

SUBJECT ADDRESS: 11190 Spring St. Charlevoix MI 49720

MAILING ADDRESS: 9157 Brandon Rd. Newport MI 48166

PARCEL NO: 15-007-200-003-00

ZONING: R3

PARCEL SIZE: Approximately .591 acre (legal lot of record), Average Width is <150ft,
Average Length is <700ft

Setback Requirements: (Section 4.13 schedule of regulations)
Front: 100' from Ordinary High-Water Mark of Lake Michigan
Side: 15'
Rear: 25'

Shoreline Protection Strip: (Section 3.14 Waterfront Regulations)
Lake Michigan: 100'

IMPERVIOUS SURFACE: Proposed construction is well below the allowed 30% impervious surface of the R3 district.

REQUESTS:

1. 5 foot variance from the 15 foot side yard setback requirement in section 4.13 To allow for construction of a new single family dwelling with attached garage within 10 feet of the side (west) property line.

SHORELAND PROTECTION STRIP:

Shoreline Protection Strip proposed Site Plan will need to be submitted to the Shoreland Protection Strip committee for review.

USE(S):

INTENT: The residential district is designed to accommodate and encourage single family residential development and associated uses, in keeping with the residential goals and policies specified in the Hayes Township Master Plan. The permitted uses are intended to provide for residential and related uses and those compatible with such, with the intent to keep residential areas relatively quiet and free from detrimental influences.

**Hayes Township
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

**The Hayes Township Zoning Board of Appeals will
conduct a public hearing on Wednesday, January 14th, 2026 at
7:00 P.M.**

The public hearing will be held in the Hayes Township Hall, 9195
Major Douglas Sloan Road, Charlevoix, MI 49720.

The purpose of the
meeting is to hear the following application for a variance from the
requirements of the Hayes Township Zoning Ordinance, as amended (April 9th, 2018).

In the Matter of: Vickie Laskey CASE #011426

Charlevoix County Property Tax Identification Number 15-007-200-003-00, located on
property commonly known as 11190 Spring St. Charlevoix MI 49720. The applicant is
seeking a 5 foot variance from the 15 foot side setback requirement to allow for construction
of a new single family dwelling with attached garage within 10 feet of the side (west) property
line.

Interested parties may comment in person at the meeting or comment in writing to:

Hayes Township Zoning Board of Appeals, 9195 Major Douglas Sloan Road,
Charlevoix, MI 49720, (231) 547-6961, or zoning@hayestownshipmi.gov.

Written comments must be received by 4 p.m. on January 13th, 2026.

April Hilton, Hayes Township Zoning Administrator assistant (zoning@hayestownshipmi.gov)

Fwd: Thank you for placing your order with us.

1 message

clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>
 Reply-To: clerk@hayestownshipmi.gov
 To: Deputy Clerk Email <deputyclerkhayes@gmail.com>

Thu, Dec 11, 2025 at 4:45 PM

----- Forwarded message -----

From: Petoskey Legals <PetoskeyNRLegals@usatodayco.com>
 Date: Thu, Dec 11, 2025 at 4:45 PM
 Subject: Thank you for placing your order with us.
 To: <clerkhayestownshipmi@gmail.com>

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

We appreciate you using our online self-service ads portal, available 24/7. Please continue to visit Petoskey News-Review's online Classifieds [HERE](#) to place your legal notices in the future.

Deadlines vary by publication, changes and/or cancellations may not be honored due to deadline restrictions.

Job Details

Order Number: **LPET0423739**
 Classification: **Govt Public Notices**
 Package: **General Package**
 Additional: **1 Affidavit \$10.00**
 Options: **Total payment: \$149.12**

Schedule for ad number LPET04237390

Tue Dec 16, 2025
 Petoskey News-Review All Zones

Account Details

Hayes Township
 9195 Major Douglas Sloan RD
 Charlevoix, MI 49720-9053
 231-347-2899
clerkhayestownshipmi@gmail.com
 Hayes Township

Hayes Township
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

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townshipmi.gov.

Written comments must be received by 4 p.m. on
13th, 2026.

April Hilton, Hayes Township Zoning Administrator
(zoning@hayestownshipmi.gov)

December 16 2025

LPET0423739



Hayes Township
Zoning Variance Application
Zoning Administrator Phone (231) 647-6961

GENERAL INFORMATION

Name of Property Owner(s) Vickie A. Laskey
Mailing Address 9157 BRANDON Rd.
City Newport State Mi Zip 48166
Telephone 734-582-1234

PROPERTY INFORMATION

Property Tax Code Number: 15-007- 200-~~0003~~-60
Legal Address 11190 Spring St. Hayes Township, Charlevoix, MI.
Nearest Road Intersection Townline & Division Ave. (North of 31)
Zone District R-3

Please type or print; fill in all blanks and return with \$935.00 fee payable to Hayes Township

VARIANCE OR INTERPRETATION REQUESTED

Relief from the following Zoning Ordinance Section(s):

Please review the online copy of the zoning ordinance for the exact section number.
charlevoixcounty.org/hayes.asp

Submit an exact scaled drawing on the reverse side of this document or on a separate sheet of paper showing

- lot location (road names, lakeshore, streams, easements, rights-of-ways, unusual topographic features),
- lot dimensions,
- location and dimensions (including height) of existing and proposed structure(s),
- distance between structure(s) and front, rear, and sides lot lines,
- location of driveway giving distance to nearest side lot line,
- locations of well, septic tank and drain field,
- other structures and uses within 100 feet of the property.

Note: Applicant must supply exact maps, drawings, etc. in order to inform the Zoning Board of Appeals of the type of building or activity, and how it will look when desired construction is completed.

Vickie Laskey
734-502-1234
Pg. 2 of 11

DESCRIBE REASON FOR REQUESTED VARIANCE,
INCLUDING EXACT SIZE AND TYPE OF VARIANCE NEEDED.

The request is to allow the location of the home to be 10' off the WEST property line verses the 15' setback requirement.

Note: The property bordering my west property line is the 56 acre preserve 'Place of Peacefulness.'

DESCRIBE THE PRACTICAL DIFFICULTY THAT EXISTS

What are the unique conditions of your situation)?

* SEE SEPERATE PAGE

EFFECT ON APPLICANT IF VARIANCE IS DENIED

What specific problem(s) would be created to you, as applicant, if your request is not granted? What rights that others enjoy, will you be denied if this variance is denied?

The lot is an irregularly shaped lot with the challenges of 2 bluff levels making approximately 2/3's of the property unuseable for a home site. Variance request is basically a 5' grace towards the west property line (if needed). Without approval the garage size, underground utility path, drain field location and driveway and parking availability would be compromised greatly.

EFFECT OF REQUESTED VARIANCE ON OTHER PROPERTIES

If your variance request is granted, what effect will it have on the area? Does your request represent a change in the types of uses permitted? Will it hamper access by emergency vehicles or personnel? Will it restrict light, air, or access to adjacent properties? Will it in any other way create problems or concerns to other properties in the area?

The request should not really affect any neighboring residences. It would increase the distance from the house @ 11182 Spring St. which is under 6' from my east property line as well as there garage which is under 11' from my property line. The next nearest property is the 56 acre preserve which has no housing or personnel living on that parcel.

DESCRIBE THE PRACTICAL DIFFICULTY THAT EXISTS: Pg. 3 of 11

THE REQUEST STEMS FROM SEVERAL CIRCUMSTANCES:

- 1.) The property being "L" SHAPED with only 31' of ROAD FRONTAGE TO ACCOMDATE A DRIVEWAY AND Utility hookups. AS WELL AS THE IRREGULAR SHAPE limits the locations AVAILABLE to SITE A HOME & GARAGE.
- 2.) There ARE 2 Bluffs ON the property which limits or ELIMINATES the PRACTICAL USE of 2/3's of the PARCEL. The first Bluffs DROPS (FROM STREET LEVEL) down APPROXIMATELY 35' to A Lower Bluffs which EXTENDS OUT ABOUT 150' TO A SECOND Bluff ABOUT 15' ABOVE ACTUAL LAKE SHORE & WATER. The Michigan SHORELINE PROTECTION COMMITTEE pretty much PROHIBITS ANY STRUCTURAL USE OF THAT LOWER Bluff.
- 3.) REQUIRED DISTANCE CLEARANCES for well LOCATIONS VS SEPTIC DRAIN field LOCATIONS ALSO complicate the limited AVAILABLE SPACE ON the STREET LEVEL portion of the property.
- 4.) ANOTHER complication is my NEIGHBOR to the EAST'S DRAIN field WAS ON my property (@ the STREET level PARCEL). This has BEEN MOVED AS OF 7/2025 - HOWEVER, the SITE of that DRAIN field is NOW deemed UNUSABLE for ANY well or FUTURE SEPTIC DRAIN fields. The size of that DRAIN field WAS APPROXIMATELY 2000 sq-ft.
- 5.) East to West property width in the ONLY suitable HOME LOCATION is ONLY 60' - given the Building code RESTRICTIONS THAT limits my HOME width to NO MORE THAN 28' WIDE.

*SEE Plot PLANS TOPO DIAN AND PICTURES.

Vickie Laskey
734-502-1234
Pg. 4 of 11

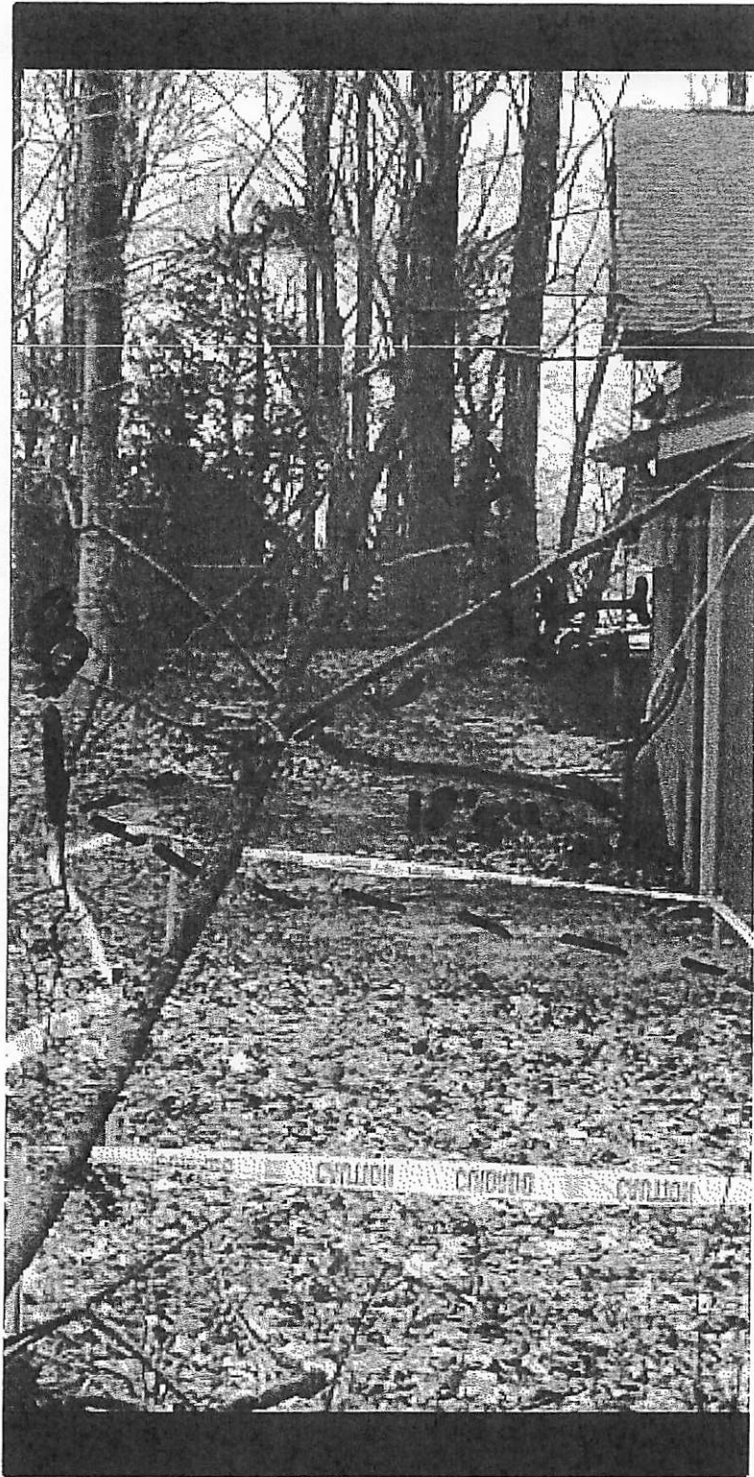


Site: ACRES.com * Map directions: North/\ - East > - West < - South \

The map above depicts the Lot3 parcel outlined in light blue, the two gray horizontal lines on this topographical map define the two bluffs that run along this entire portion of Lake Michigan. (Dufon Lot4 is to the north/east). From the edge of the first bluff (along where the 11190 address is labeled on the map) – essentially everything north of that first bluff is 30' – 35' below the grade where the road access to the properties off N. Spring Street are and are not vehicle accessible (unusable build space). The furthest north gray line is the lower bluff which is approximately 10' – 12' above the Lake Michigan shoreline. Hence the only useable portion of the property to build on is from the middle gray line to the south boundary line. There may also be a distance from the bluff for any construction placement to start any construction as well. Within that useable area, keeping 15' off all the exterior boundary lines: (1.) there needs to be room for a driveway and (2.) an underground pathway for natural gas and electric utilities (front property at the road is approximately only 31'). Additionally, towards the area where (3.) the proposed house location is planned there needs to be available area for (4.) parking. (5.) The proposed garage and parking areas are compromised by the area the Dufon's drain field had occupied. In addition, the Lot3 property house location is approximately 5' from my east property line with the garage being approximately 11' ft from my east property line.

The only available building space is highlighted in red, note corner A and B correspond to the plot plan and to the pictures as well.

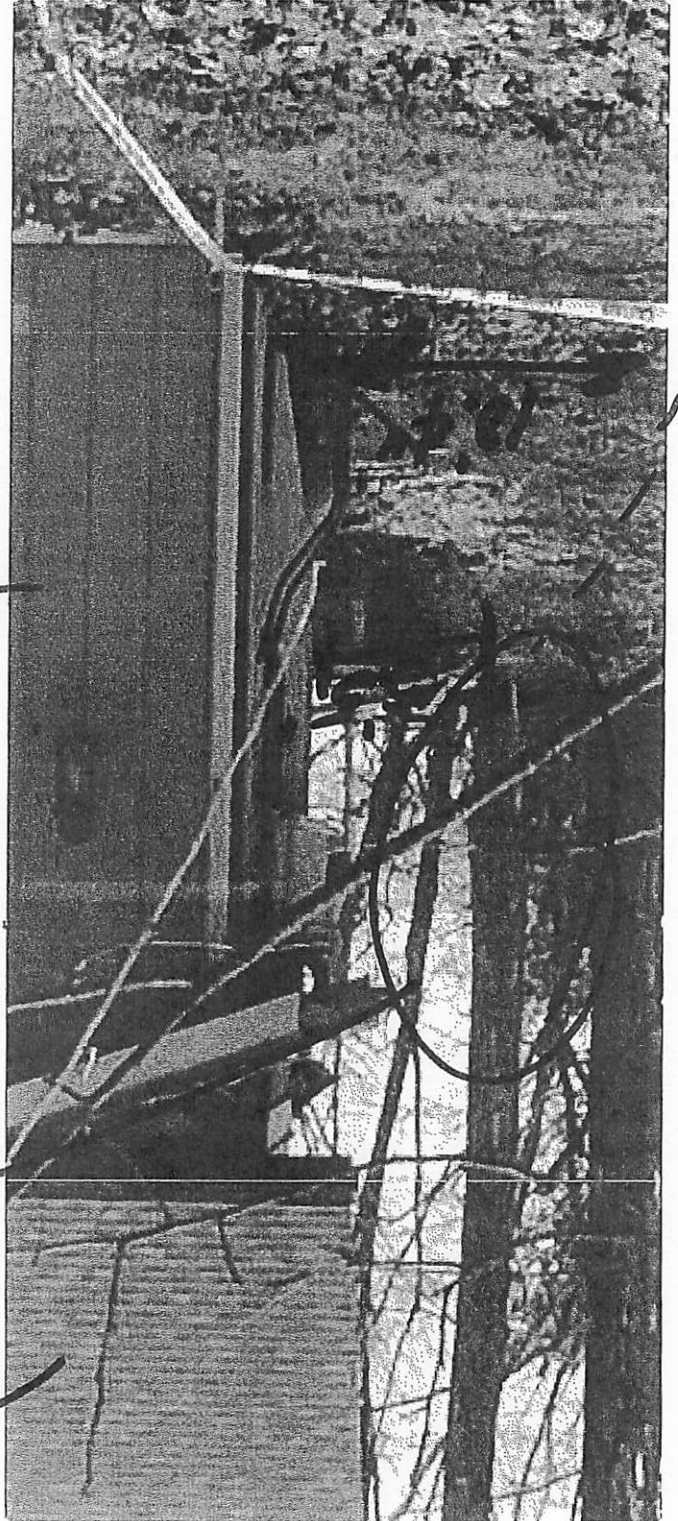
VICKIE LASKEY
734 502-1234
Pag. 5 of 11



Stake A - east side of
my property line to
Stake B - this property
line then runs on a
diagonal out to Spring St.

The taped off area was
my neighbors septic
drain field installed
without consent or knowledge
- it has now been
abandoned and his drain
field is on his property
now.

Spring
St



garage

STAKE A

HOUSE

Viclae Lasky
734-502-1234
Pg 6 of 11

VICKIE LASKEY
734-502-1234
Pg. 2 of 11

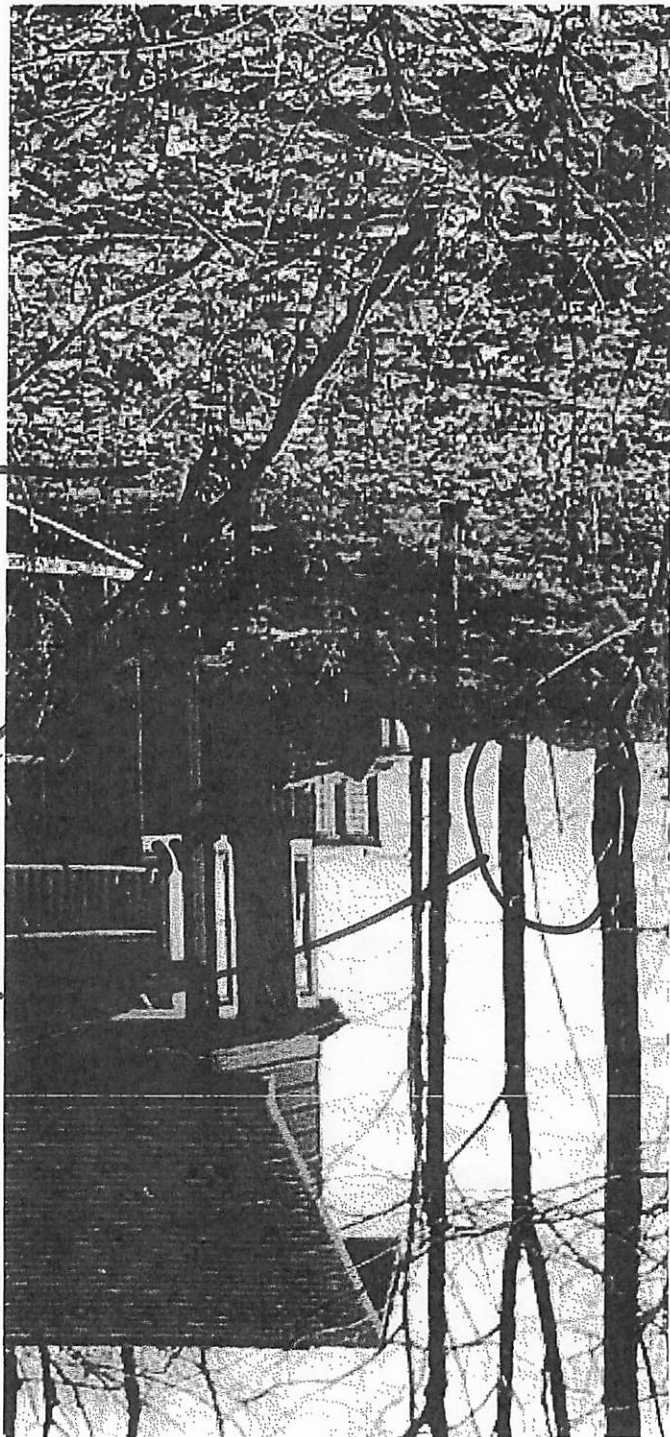
Neighbors House & DECK
-DECK ADDED AROUND
2019

House @ 5'5" off the
PROPERTY LINE (EAST)



Sparks

stake A
stake B



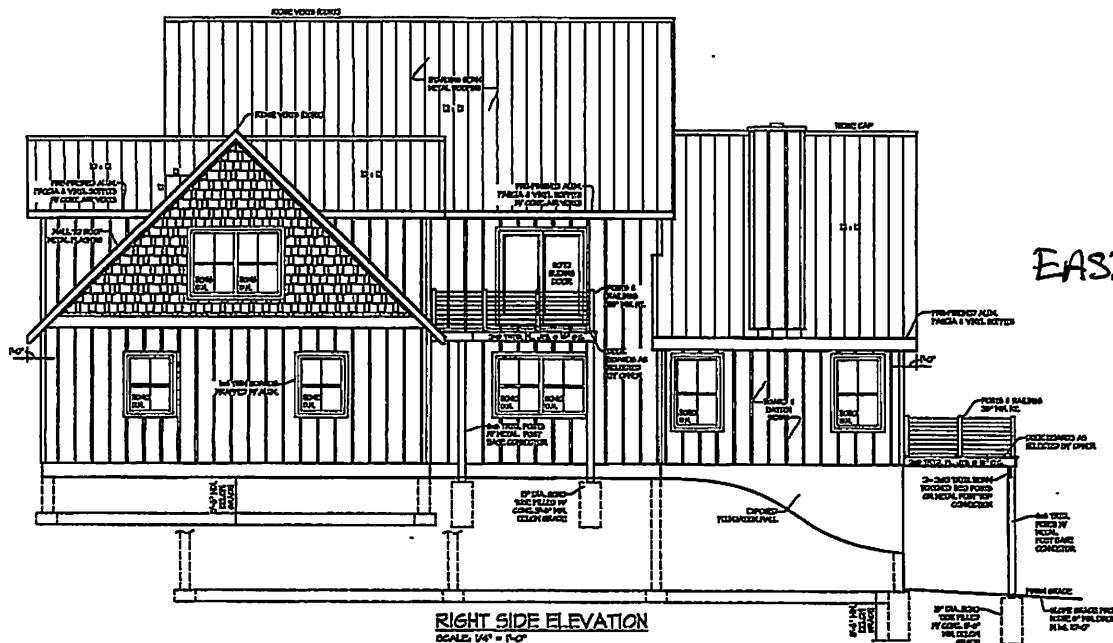
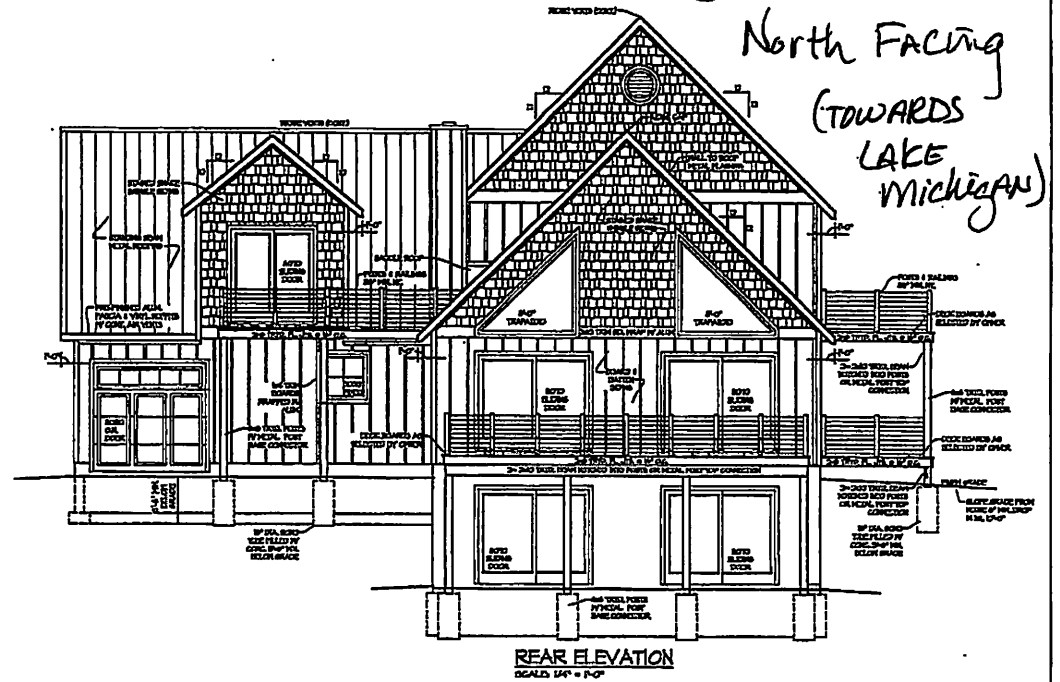
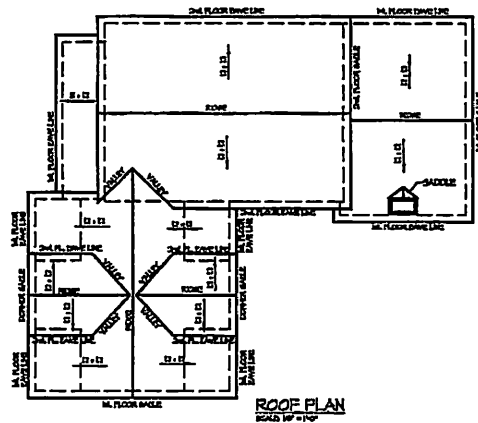
Vidue Lasky
734-502-1234
Pg. 8 of 11

11190 PROPOSED HOME - North & East Views

Vickie Laskey

734-S02-1234

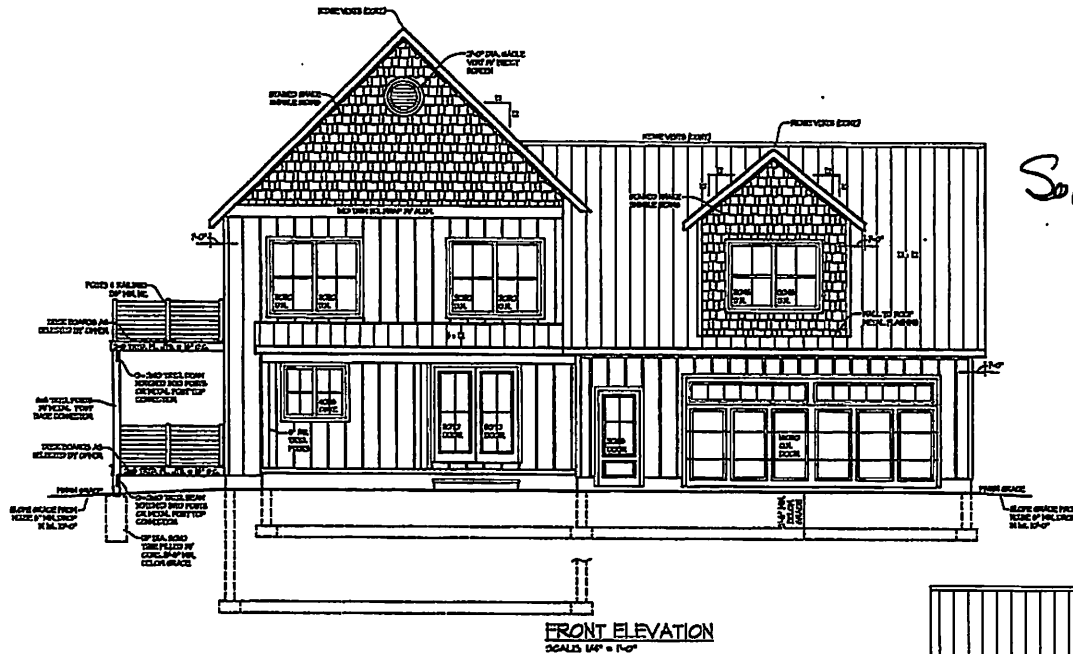
Pg. 9 of 11



VICKIE LASKEY 1110 SPRING STREET HAYES TOWNSHIP, MICHIGAN	
REAR ELEVATION	DATED: 10/20/24
RIGHT SIDE ELEVATION	5 OF 6
ROOF PLAN	SCALE: 1/4" = 1'-0"

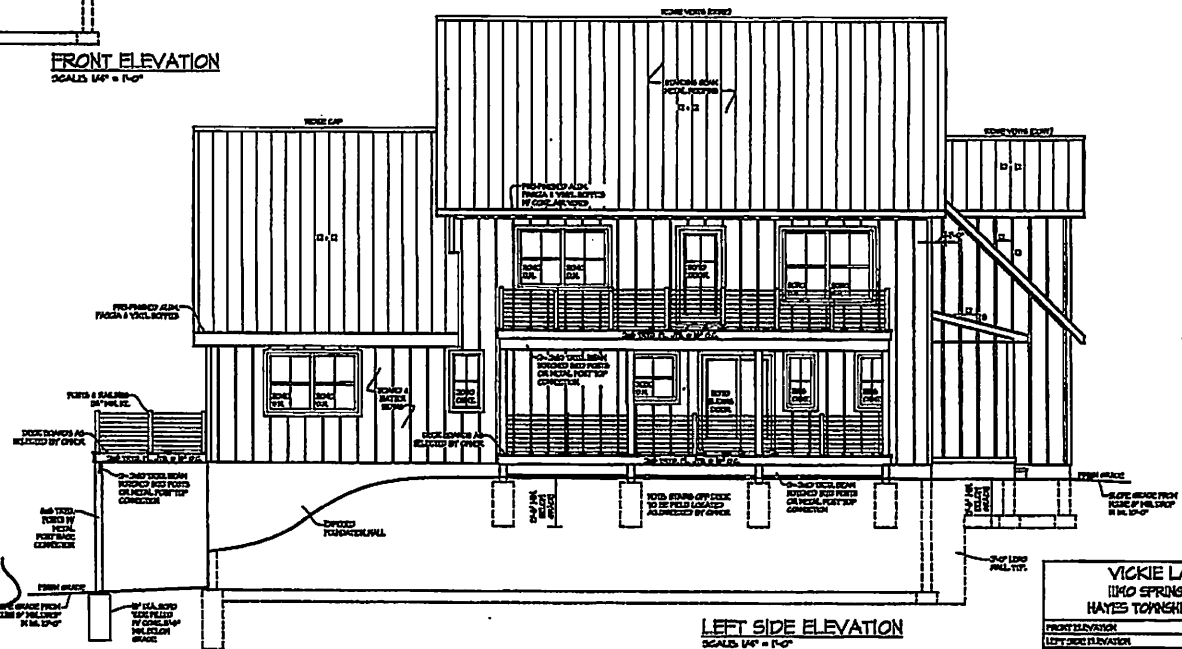
11190 Proposed Home - South & West Views

Vickie Laskey
734-502-1234
Pg. 10 of 11



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

West
Facing
(TOWARDS
THE
PRESERVE)



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

VICKIE LASKEY 11190 SPRING STREET HAYES TOWNSHIP, MICHIGAN	
FRONT ELEVATION	DATED: 12/24/24
LEFT SIDE ELEVATION	4 OF 6
SCALE: 1/4" = 1'-0"	

Permit Issued To:
Vickie Laskey
9157 Brandon Rd
Newport, MI 48166
(734) 502-1234

Mail Permit To:
Vickie Laskey
9157 Brandon Rd
Newport, MI 48166

Permitted Location:			
Address:	11190 Spring St	Permit Number:	C25-201
County:	Charlevoix	Permit Type:	Septic and Well Permit
Township:	Hayes	Section:	1
Subdivision:	Lot:	Permit Issued For:	Conventional System
Tax ID #:	15-007-200-003-00	Replacement or Repair:	No
		Residential/Non-Residential:	Residential

Design Criteria			
Number of Bedrooms:	3	Soil Classification:	S (Sand)
Gallons Per Day:	375	Seasonal High Water Table:	>82 inches

System Design Specifications							
Septic Tank		Gallons	Proposed changes to permit must be approved prior to installation. Call our office at the number listed above if you have any questions regarding this permit.				
		1000					
Design Type	Absorption Area	Size of Pipe	Number of Trenches	Length of Trenches	Width of Trenches	Max. Depth of Trench Bottom	Pipe Spacing
Trench	375 Sq. Ft.	4"	2	38 Feet	3 Feet	36"	7.5 Feet

Permit Requirements/Conditions:

1. Isolate all portions of the system a minimum of 50' from all water well(s).
2. It is strongly recommended that a sewage effluent filter be installed in the outlet baffle of the septic tank.
3. All riser lids must be manufactured to weigh a minimum of 59# to prevent unauthorized access to septic tanks and pump chambers.
4. Contractor responsible for maintaining 10' from all property lines with any portion of the wastewater system.
5. Drainfield replacement area not available.
6. Remove any trees in drainfield area to avoid root intrusion. Strongly recommend 15'-20' perimeter around new drainfield.
7. Wastewater system must remain uncovered for final inspection and approval.
8. Maintain 20' from drainfield to edge of bluff.
9. **The use and effluent burden of this system is designed for a minimum of a (3) three-bedroom home (MAX 6 people). Use in excess of this equivalent effluent burden without department approval may be deemed a violation of the District Sanitary Code.**

ALL WELL PERMIT CONDITIONS

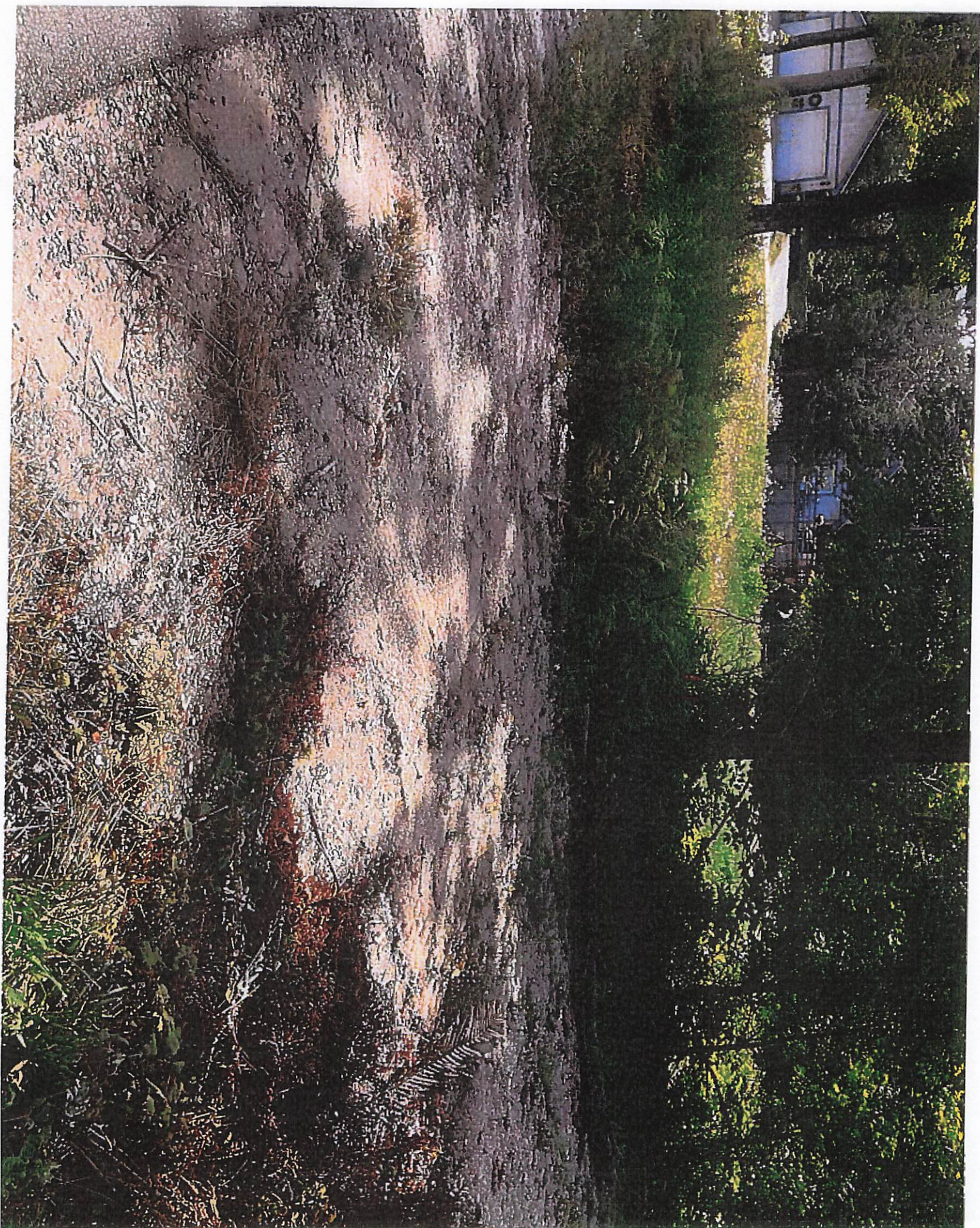
1. Owner responsible to obtain a safe bacteriological water sample prior to use. Sample bottles available at health department offices.
2. Well driller is required to submit a well record to the owner and the health department within 60 days of well completion.
3. Isolate the new well a minimum of 50' from any potential sources of contamination, including all portions of the septic system.

Issued by: Jaimen Waha,
EH Sanitarian

Date Issued: September 17, 2025
Permit Expires 2 years from date issued.

Site Plan Drawing Attached or on Reverse Side

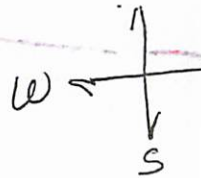
Share your experience with us by visiting www.nwhealth.org and completing a client satisfaction survey.



LOWER BLUFF - 11190 Spring St. — Vickie Laskey 734-502-1234

*PROPERTY WIDTH = 60'

2 STAKES
MARKING
STAIRS TO
LAKESHORE



WEST
PROPERTY
STAKE
@ Bluff

EAST
PROPERTY
STAKE @
Bluff

100'
From
Bluff
to
Deck



EAST END
of prop.
Deck A
(Deck 16)

↑
BASE OF
LOWER Bluff

(picture taken
half way up the Bluff)

The 16'x16' Deck would be 100' From the Bluff.

*ALL STAKES HAVE ORANGE FLAG TAPE AS WELL.
*ASSUMED THE HIGH WATER MARK IS THE NORTH END.

Parcel Details

Assessing City/Township:	Hayes Township
Property Address:	11190 SPRING ST N CHARLEVOIX, MI 49720
Owner Information:	LASKEY VICKIE A 9157 BRANDON RD NEWPORT, MI 48166
Property Class:	402 - Residential - Vacant
Taxable Status:	TAXABLE
School District:	24070 - Petoskey
P.R.E. Percentage:	0%
Current SEV:	\$87,600
Current Taxable Value:	\$76,211
Prior Year SEV:	\$87,600
Prior Year Taxable Value:	\$73,920

Sales Information

Date	Document Type	Liber/Page	Sales Price
07/29/2022	WD	1355/55	\$190,000
07/15/2022	QC	1355/53	\$0

Tax Description

PLAT OF BAYSHORE #1 LOT 3 HAY 545 R5



Feature Info



CREATED WITH MANGO

([https://mangomap.com/?](https://mangomap.com/?utm_source=mango&utm_medium=map&utm_campaign=20250101)

[utm_source=mango&utm_medium=map&utm_campaign=20250101](https://mangomap.com/?utm_source=mango&utm_medium=map&utm_campaign=20250101))

© 2025 Charlevoix County

11190 Spring Street Shoreline Review

Noah Jansen <noah@watershedcouncil.org>

Fri, Nov 7, 2025 at 5:15 PM

To: zoning hayestownshipmi <zoninghayestownshipmi@gmail.com>

If I understand the 11190 Spring St plan correctly, the only thing happening in the shoreline protection strip and the waterfront setback zone is the construction of a set of stairs to access the water down a bluff. This seems very reasonable and appears to be within the restrictions of the ordinance as long as they are no more than 6' wide. I am pleased to see the owners plan to leave the natural vegetation intact outside the stair access corridor, and I recommend they continue this long-term to maintain the stability of the shoreline and the two bluffs. If they are building a house on the upper level, I recommend building as far from the top of the upper bluff as practicable to maintain bluff stability and protect their investment for the long haul.

Thanks



Noah Jansen
Restoration Manager
231.489.7288
noah@watershedcouncil.org
watershedcouncil.org

[Quoted text hidden]

Please let me know you received the requested data

1 message

Vickie Laskey <vlaskey10@gmail.com>
To: zoning@hayestownshipmi.gov

Thu, Jan 8, 2026 at 11:31 AM

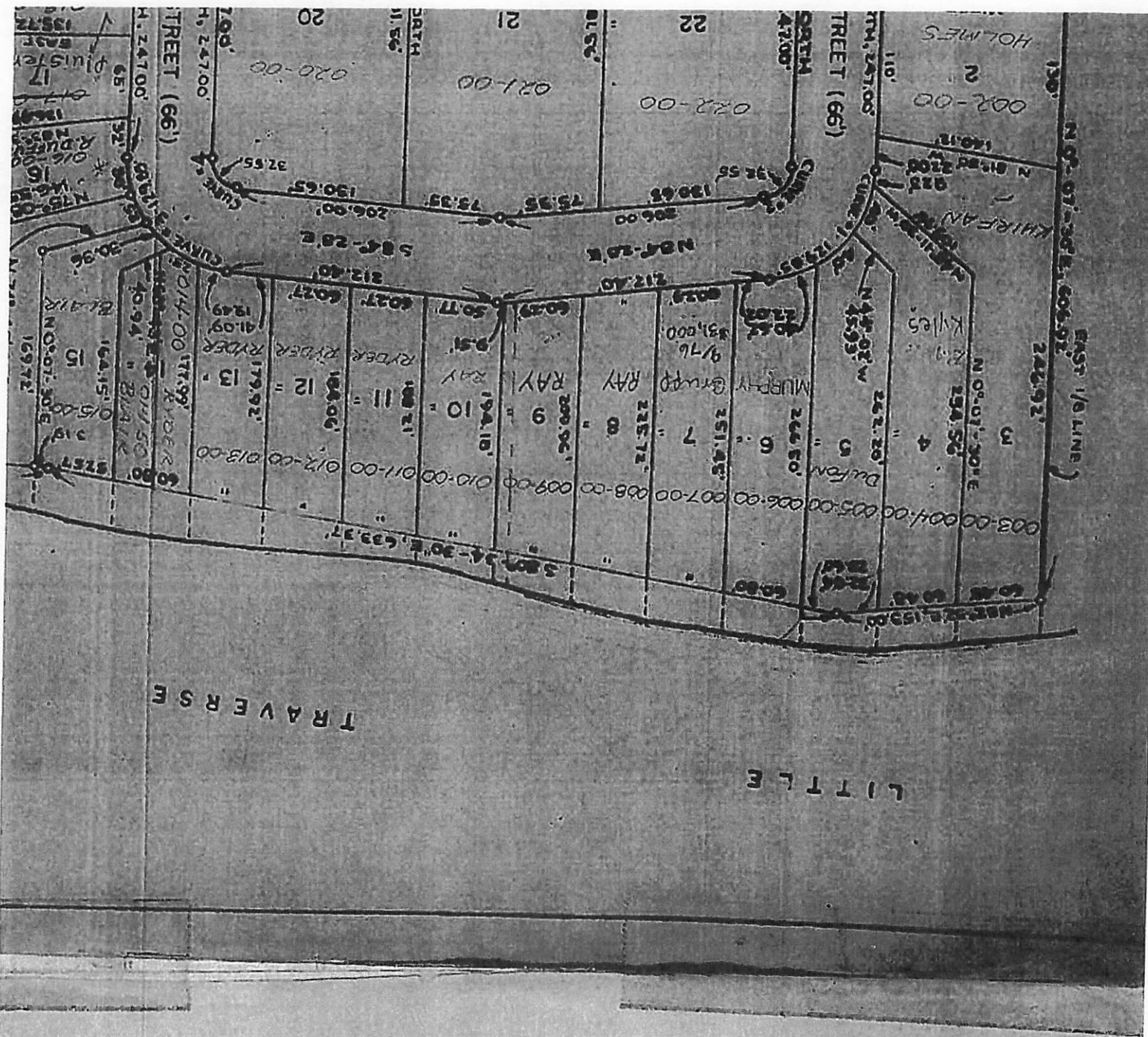
Per yesterday's phone conversation - Requested was the 1966 survey and the Ferguson & Chamberlain plat verification letter from 2022. Mr. Khirfan purchased the property from the Charlevoix Land Company back in 1966 and there has been no property ownership transfer or deliberate or documented parcel dimension changes since my purchase in 2022 which became an ownership change only. With the change exception of - a.) a correction of the 1966 plat west boundary line value (which is the east border of The Place of Peacefulness Preserve) from what was noted then at 246.92' to 333.92' as it would have been in 1966 and b.) encroachment of Lake Michigan on the most northern boundary which is also documented in the July 2022 letter from Ferguson & Chamberlain which revised the 333.92' to the current value of 292.63'.

The plat survey correction letter is filed at the Charlevoix Equalization Dept.

Also, I believe you have the Michigan Shoreline Report, can you forward that?

Thank you, Vickie Laskey

2 attachments**Survey Clarification Letter.pdf**
37K**Plat View_Kirfan_Kyles owners.pdf**
120K



TRaverse

LITTLE

PERKINS & CHAMBERLAIN ASSOCIATES, INC.
PROFESSIONAL SURVEYORS

103 W. Upright
Charlevoix, Michigan 49720
Phone 231-547-6882
Fax 231-547-0021
Email: pappysa@fcasurveying.com

Scott A. Papineau
P.S. 50446

Matthew R. Wynsma
P.S. 46699

July 27, 2022

Ms. Angellotti,

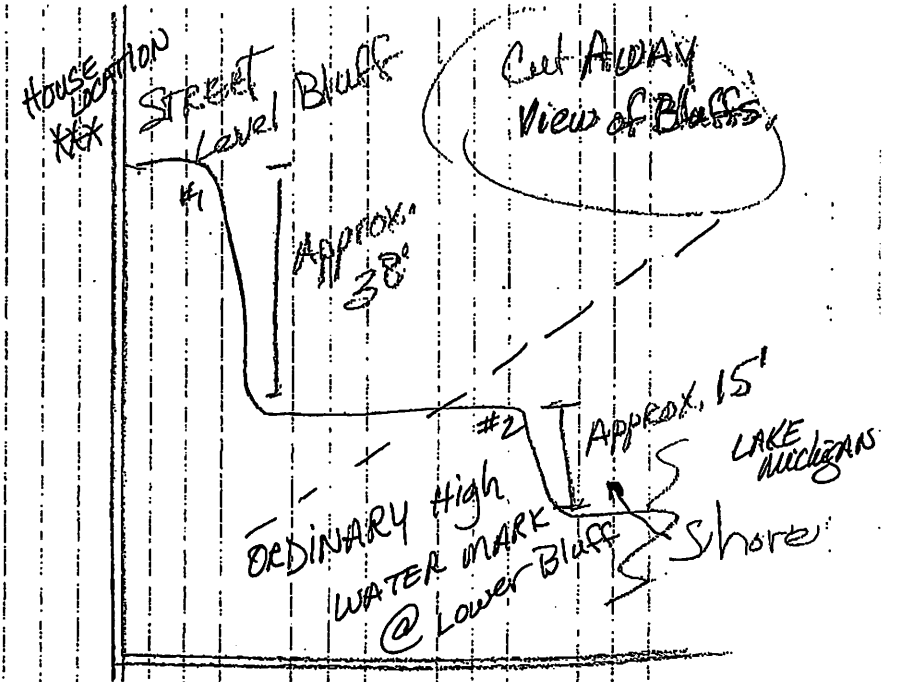
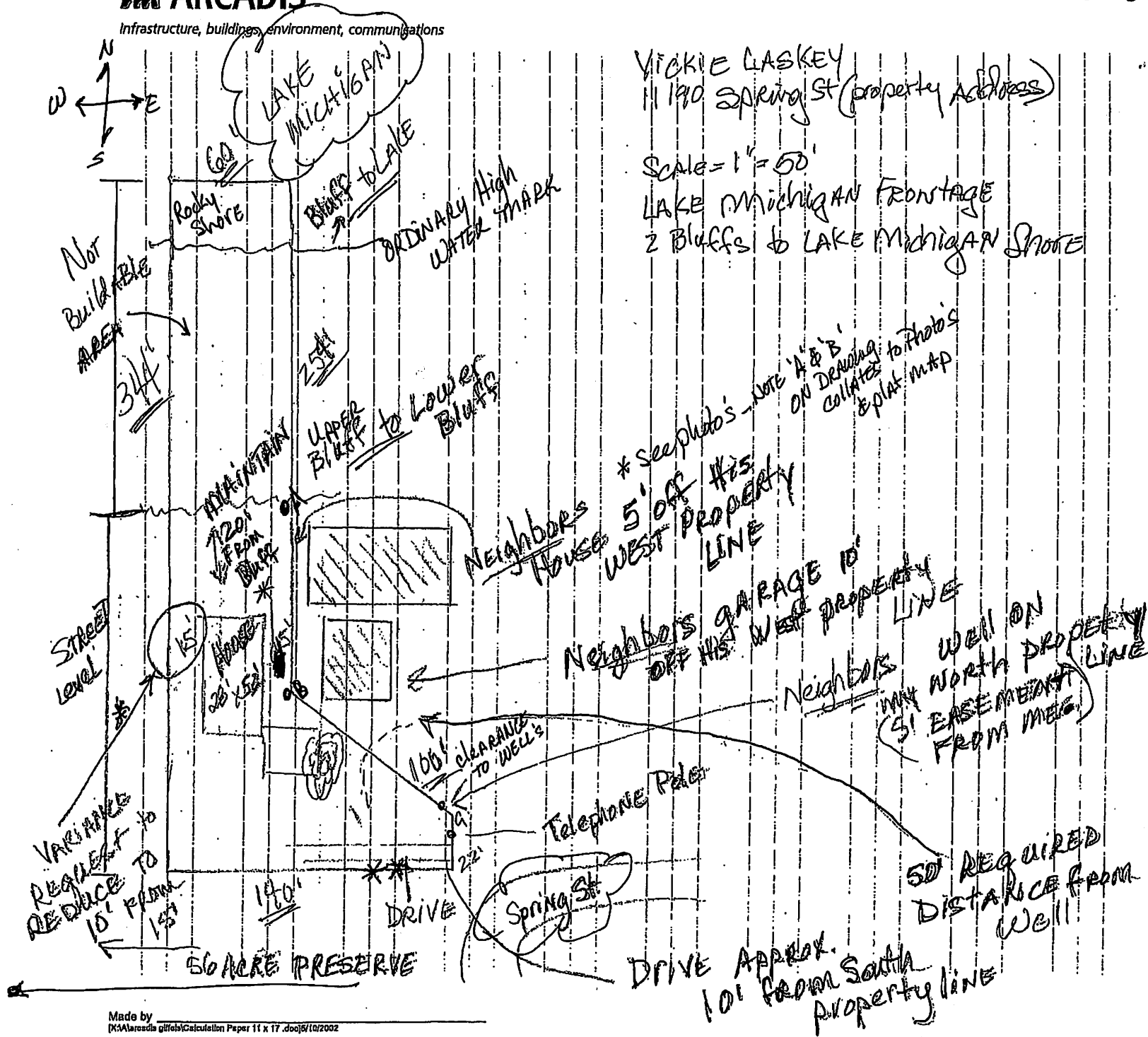
I have included the invoice for the survey work done on the Spring Street parcel in Bayshore, Michigan. I am also sending a copy of the invoice to Leonard Faye Khirfan in Swartz Creek. If there is a question of who will be paying, please contact Mr. Khirfan directly. He can be reached at 810-938-8315.

In regards to the dimension on the West property line, the distance on the plat is in error. The dimension shown is 246.92', however using the overall distance on the West line and subtracting the other dimensions, it should have been 333.92'. The 1" pipe we found measures 292.63' to the Southwest property corner. The shoreline has been eroded significantly and it was not possible to find or set any monuments at the record distances.

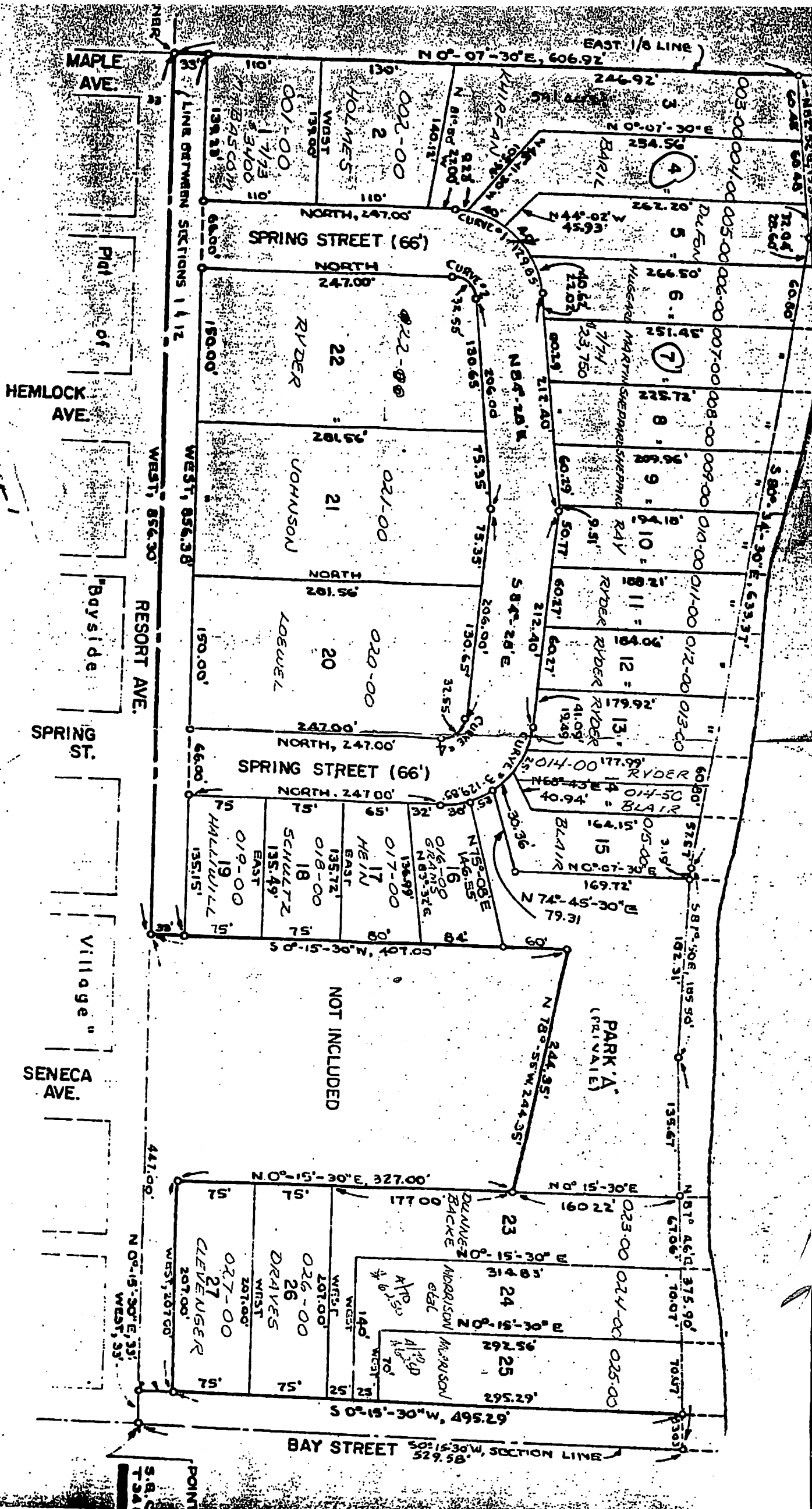
If you have any questions do not hesitate to contact me.

Sincerely,

Scott Papineau, P.S.



- * Propose Septic DRAIN FIELD
- * * Propose Well
- Septic
- (X) Not Use for drain field (Neighbors prior drain field location) on my property



15'

S.B.C.
T-34

CERTIFIED TO: BAYVIEW MORTGAGE CO.
428 E. Lake Street Court
Petoskey, Michigan 49770, and
NORTHERN MICHIGAN TITLE CO.
P.O. Box 175
Charlevoix, Michigan 49720
DATE: September 23, 1992

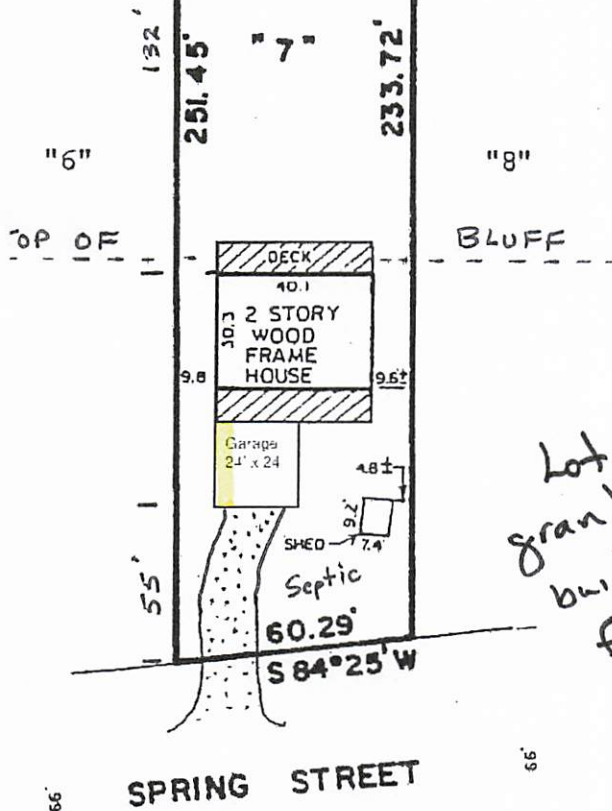
N

0 5' 10' 25' 50'
SCALE: 1" = 50'

LAKE MICHIGAN

LOT 7, BAYSHORE No. 1

(HAYES TOWNSHIP, CHARLEVOIX COUNTY)



PROPERTY DESCRIPTION: Land located in the Township of Hayes, County of Charlevoix, State of Michigan, described as:

Lot #7 BAYSHORE NO. 1 as recorded in Liber 2 of Plats, Page 119, Charlevoix County Records.

*Lot #7
granted variance to
build house 9.8' & 9.5'
from side lines*



John E. Ferguson
JOHN E. FERGUSON L.L.S. 24595

HEREBY CERTIFY that I have inspected the property
reco described; that there are no visible
encroachments except as noted.

NOTE: Eaves and utility lines are not shown. Precise
set-backs are subject to survey.

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.

LICENSED LAND SURVEYORS

101 BRIDGE STREET, PINE RIVER BUILDING - CHARLEVOIX, MICHIGAN 49720

(818) 547-6882 - FAX (818) 547-0021

300 PARK AVENUE - PETOSKEY, MICHIGAN 49770

(818) 348-2003 - FAX (818) 347-8747

- 7669c - 92

DATE: 9 - 23 - 92

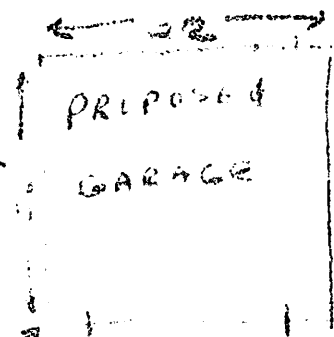
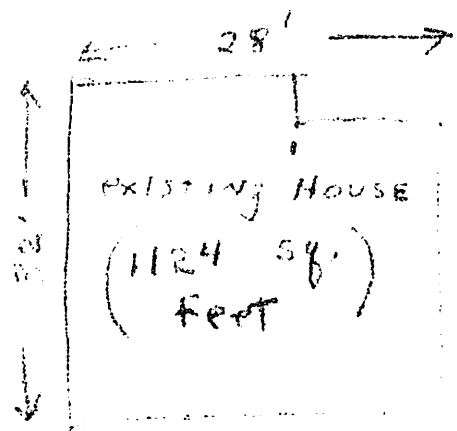
6' 6"

Lot 4

Part of Govt
lot 1, Sect. 1,
T34N, R7W
Hayes township

Lot # 4
Granted variance to construct
garage 6' from west property
line

254' 5 1/2' feet



corner
garage
line to lot

6'

40'

Road

ZBA Variance Request

SECTION 8.07 VARIANCES

The ZBA may grant dimensional variances when the applicant demonstrates in the official record of the hearing that the strict enforcement of this Ordinance would result in practical difficulty. To establish practical difficulty, the applicant must establish all of the following:

1. The need for the requested variance is due to unique circumstances or physical conditions of the property involved that do not apply generally to other properties in the surrounding area and/or zoning district, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic hardship.

The Board Finds that:

2. The need for the requested variance is not the result of action of the property owner or previous property owners (self-created).

The Board Finds that:

3. That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for any permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

The Board Finds that:

4. Whether granting the requested variance would do substantial justice to the applicant as well as to other property owners in the district, or whether granting a lesser variance than requested would give a substantial relief to the property owner and be more consistent with justice to other property owners.

The Board Finds that:

5. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or Zoning District.

The Board Finds that:



zoning hayestownshipmi <zoninghayestownshipmi@gmail.com>

Support for Variance Request – Case #011425 (11190 Spring Street)

1 message

rwgrupp@aol.com <rwgrupp@aol.com>

Tue, Dec 23, 2025 at 10:15 AM

To: "zoning@hayestownshipmi.gov" <zoning@hayestownshipmi.gov>

To: Township Zoning Board of Appeals

Re: Public Hearing January 14, 7:00 PM — Case #011425 — 11190 Spring Street, Charlevoix, MI 49720

Dear Members of the Zoning Board of Appeals,

My wife and I live at 11146 Spring Street, near the property at 11190 Spring Street. I am writing to express our support for the variance request submitted by our neighbor, Vickie Laskey (Case #011425).

As we understand it, the applicant is requesting a 5-foot variance from the 15-foot side setback requirement, to allow construction of a new single-family dwelling with an attached garage within 10 feet of the west side property line. The west side of her property faces the undeveloped land owned by the Little Traverse Bay Conservancy.

We support approval of this variance.

I would also like to share some background that is relevant to our perspective. In 2007, we requested the same 5-foot variance on the west side of our own lot for a garage as part of a house rebuild. Our nearby neighbors supported our request. At that time, we were surprised and frustrated that the request was denied after extensive discussion. The Board ultimately granted only a 2.5-foot variance. That outcome still feels inconsistent to us, especially since a 5-foot setback variance had previously been approved for an addition on our property in approximately 1989—also with neighbor support.

We have never understood why our 2007 request was not granted, and we hope the Board will not put our new neighbor in a similarly difficult position. For these reasons, and because we believe the request is reasonable given the setting and impacts, we respectfully ask that you approve Ms. Laskey's requested 5-foot variance.

Thank you for your consideration.

Sincerely,
Robert Grupp
11146 Spring Street
Charlevoix, MI 49720

HAYES TOWNSHIP ZBA PUBLIC HEARING

Meeting Date:	January 14th, 2026
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Location:

Hayes Township Hall

[illegible]