



City of  
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

(517) 849-2104  
(517) 849-9037 Fax

[www.jonesville.org](http://www.jonesville.org)  
[manager@jonesville.org](mailto:manager@jonesville.org)

**CITY OF JONESVILLE  
ZONING BOARD OF APPEALS AGENDA  
OCTOBER 21, 2014 - 6:00 P.M.  
CITY HALL**

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. DECLARATION OF A QUORUM**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES – April 15, 2014**
- 5. PUBLIC COMMENTS**
- 6. PUBLIC HEARING AND SUBSEQUENT BOARD ACTION**
  - A. Request from Dusser Investments, LLC (Cyndi and Clint Barrett) to allow installation of a driveway on Walnut Street within the 150 foot setback from Chicago Street. The property is located at 124-126 W. Chicago Street
    - i. Public Hearing
    - ii. Action on Request
- 7. OTHER BUSINESS**
- 8. ADJOURNMENT**





To: Jonesville Zoning Board of Appeals  
From: Jeffrey M. Gray, Village Manager  
Date: October 17, 2014  
Re: Manager Report – October 21, 2014 Zoning Board of Appeals Meeting

**6. A. i. Public Hearing – Variance Request for 124-126 W. Chicago Street**

This is the time reserved on the agenda to hear public comments regarding the request from Dusser Investments, LLC/Cyndi and Clint Barrett to a driveway to be installed along Walnut Street, less than 150 feet from Chicago Street, as is required in the HC, Highway Commercial zoning district. If approved, the existing west driveway would be closed and a new driveway would be installed on Walnut at the rear of the property, approximately 100 feet from Chicago Street.

**6. A. ii. Variance Request for 124-126 W. Chicago Street [Action]**

This is the subsequent action item related to the request to change the nonconforming use.

The applicant has recently purchased the former Don Holmes Muffler property. Seven residential units are currently being renovated and the auto service area is up for lease. The applicant is concerned about the safety of the existing west driveway, which is located within the Walnut Street/Olds Street/W. Chicago Street intersection. The applicant proposes the installation of a new driveway on Walnut Street, as near as possible to the rear property line.

The property is located in the HC (Highway Commercial) zoning district. Section 10.04(A)(1)(f)(iii) requires driveways to be placed a minimum of 150 feet from an intersection. However, due to the depth of the lot, the driveway can only be placed approximately 100 feet from the Walnut Street/W. Chicago Street intersection. Final placement of the driveway will be dependent upon dealing with the grade of the property from Walnut Street and existing utility poles.

The variance would appear to be in keeping with the intent of the ordinance, as the relocated driveway would improve the overall traffic safety of the property and intersection. In staff's view, the lot shape poses a practical difficulty in meeting the strict setback requirement listed in the ordinance.

Section 17.08(A) of the Zoning Ordinance provides the standards for non-use (or dimensional) variances. The motion to approve or deny the variance to allow the driveway within the 150 foot setback from the Walnut Street and W. Chicago Street intersection should state the decision, as well as the basis for the decision. It may be beneficial to visit the property prior to the meeting.

If the variance is granted, the ZBA may want to consider a condition that the existing west driveway is permanently closed to assure that the public safety objectives of the ordinance are advanced. Staff has discussed permanent closure of the driveway with the applicant.

Following action on the variance, the ZBA should consider a motion to certify the decision, giving immediate effect to the action as follows:

A motion that the ZBA give immediate effect to the [approval or denial] of the variance for the property located at 124-126 W. Chicago Street, as necessary for the preservation of property and hereby certified on the record.

Otherwise, the decision will not take effect until the ZBA holds another meeting to approve the minutes.

*Please refer to the attached supporting documentation, ordinance excerpts, and aerial map.*

**\*\*Subject to Zoning Board of Appeals Approval**

**VILLAGE OF JONESVILLE**  
**ZONING BOARD OF APPEALS**  
**MINUTES – APRIL 15, 2014**

**Present:** Tim Bowman, Larry Jose, Dana Kyser, Todd Shroats, Mike Venturini, Manager Jeff Gray, Assistant to the Manager Tim McLean, Police Chief Lance, and Supt. of Public Works Mike Kyser.

**Absent:** None

**Guests:** 181 guests were present.

The meeting was called to order at 6:35 p.m. by Chairperson Dana Kyser.

A quorum was declared.

Mike Venturini made a motion and was seconded by Todd Shroats to accept the minutes of December 4, 2013. All in favor. Motion carried.

The Public Hearing for the request to allow one nonconforming use to be changed to another nonconforming use in a Residential District (R-2) located at 115 East Street and 470 Oak Street at the Manor Foundation property and to be used for residential and outpatient treatment, with a mission of discipleship and training, was opened at 6:36 p.m.

Chairperson Kyser read the rules of participation to the audience.

Manager Gray gave a brief synopsis of the request being brought to the Zoning Board of Appeals, advising that the Manor was nonconforming in the R-2 District, and that Life Challenge of Michigan is proposing to utilize buildings at the Manor for a residential and outpatient State licensed alcohol and substance abuse treatment facility, which is also nonconforming in the R-2 District. Section 2.28 (C) (5) of the Zoning Ordinance allows the ZBA to consider changing one nonconforming use to another, provided that the conditions listed in that section are met. The conditions are intended to assure that the new use will be as compatible or more compatible with the surrounding neighborhood than the previous use, and that there will be no enlargement of the use. He explained that a previous application had been submitted and denied on December 4, 2013, based on a lack of security. He noted reservations with the current application, as stated in his memo dated April 3, 2014. He also stated that a neighborhood meeting had been held in January, and that Village staff had met with Mr. Mosley on several occasions. He also explained new materials received by Village staff after the agenda was distributed. They included a comparison between Manor residents and Life Challenge of Michigan students, a Life Challenge of Michigan Security Plan, and letters and information from concerned citizens.

Jack Mosley, on behalf of Life Challenge of Michigan, addressed the board regarding the proposed nonconforming use request, advising the board that many applicants are broken and have character defects. He stated that these people need support, counseling, and restoration. Mr. Mosley advised that the required licenses are in place to open the treatment facility, and that the program is accredited with The Joint Commission for behavioral health, chemical dependency, community integration, employment services, and peer support.

Mr. Mosley introduced Jerry Furich, Tim Ritchey and Alexandra Kenney, who each spoke to various aspects of the existing Life Challenges program, including intake procedures, success rates, and program requirements. Each also spoke of personal experiences with this program and others like it. Mr. Mosley introduced Jason King, resident of 2210 Spring Road in Hillsdale, who spoke of his experiences living near the existing Life Challenges facility. He also introduced Pastor Dennis Haarer with Hillsdale Assembly of God Church, who discussed work with the existing program. Fred Prasser, Executive Director of The Manor, spoke in favor of the proposed use.

Those present were invited to speak, with 42 individuals addressing the board. Those in favor of the proposal discussed experiences with the program and others like it, and/or the need for services for those with addictions. Others voiced concerns regarding the location, planned security, the vicinity to Jonesville Community Schools, the neighborhood, and the organization's 501c3 status. Many stated that they are for the program, but against the planned location.

Public Hearing closed at 8:51 p.m.

Mr. Mosley spoke regarding his 501c3 status, and stated that he could provide a copy of his tax exemption certificate.

After some discussion, Todd Shroats moved to deny the request from Life Challenge of Michigan/The Manor to allow one nonconforming use to be changed to another nonconforming use, based on the finding that the applicant has not demonstrated that the request meets the requirements of Section 2.28(5) of the Zoning Ordinance that the proposed use will be more compatible with the neighborhood than the prior use of the property. The proposed use will be incompatible with the community. Larry Jose seconded. All in favor. Motion carried.

Tim Bowman made a motion for the immediate effect of denial of the nonconforming use request as necessary for the preservation of property and hereby certified on record. Seconded by Todd Shroats. All in favor. Motion carried.

The meeting was adjourned at 9:04 p.m.

Submitted by,

Lenore M. Spahr  
Deputy Clerk



City of  
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

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## **CITY OF JONESVILLE**

### **NOTICE OF PUBLIC HEARING**

The Jonesville Zoning Board of Appeals will meet at 6:00 p.m., Tuesday, October 21, 2014 at the Jonesville City Hall, 265 E. Chicago Street, Jonesville, MI 49250.

The board will meet to consider the following Variance:

To allow a driveway be placed on Walnut Street within the required separation of 150 feet between intersection and driveway in a Highway Commercial District (HC) located at 124-126 W. Chicago Street, Jonesville MI 49250.  
Property ID #30-06-004-100-014-04-6-3 (Part of)

Attendance at the ZBA Hearing is welcomed, but not required.

A copy of the application materials can be viewed in the Jonesville City Hall during normal business hours, 8:00 a.m. to 4:30 p.m., Monday thru Friday.

Individuals with disabilities requiring auxiliary aids or services should contact the Village of Jonesville by writing or calling the following:

City of Jonesville  
265 E. Chicago Street  
Jonesville MI 49250  
517-849-2104


with the applicant and the Board.

- C. Any decision of the Board shall not become final until minutes of the meeting at which final action on the request was taken are officially approved and adopted by the Board of Appeals, unless the Board shall find the immediate effect of such order is necessary for the preservation of property or personal rights and shall so certify on the record.
- D. The decision of the Board of Appeals shall be final; however, any person having an interest affected by any such decision shall have the right of appeal to the Circuit Court on questions of law and fact.
  - 1. Each decision entered under the provisions of this Chapter shall become null and void unless the construction or other action authorized by such decision has been started within one (1) year after the decision was made and is being carried forward to completion or occupancy of land, premises, or buildings.
- E. No application which has been denied wholly or in part by the Board shall be resubmitted for a period of one (1) year from the date of the last denial, except on grounds of changed conditions that would significantly change the nature of the request or affect the reasons for denial first ordered by the Board.

#### **SECTION 17.07 APPEALS**

- A. Appeals to the Board of Appeals may be taken by any person aggrieved, or by any officer, department or board of the community. Applications for appeals shall be filed within twenty one (21) days after the date of the decision which is the basis of the appeal. The appellant must file with the Zoning Administrator a notice of appeal specifying the nature and grounds for the appeal. The Zoning Administrator shall transmit to the Board of Appeals all the papers constituting the record upon which the action appealed from was taken.
- B. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Zoning Administrator certifies to the Board of Appeals after the notice of the appeal shall have been filed with him that, for reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the Board of Appeals or, on application, by the Circuit Court when due cause can be shown.
- C. The Board of Appeals shall base its decision upon the record submitted to the person or body responsible for making the decision which is being appealed. No additional information or evidence shall be submitted by the appellant which was not otherwise available to the person or body making the decision from which the appeal was taken.

#### **SECTION 17.08 REVIEW STANDARDS FOR VARIANCES**

- 
- A. Non-Use Variance: A non-use or dimensional variance may be allowed by the Board of Appeals only in cases where there is reasonable evidence of practical difficulty in the official record of the hearing and that ALL of the following conditions are met:
    - 1. Granting the variance will not be contrary to the public interest and will ensure that the spirit of this Ordinance is observed.

2. Granting the variance will not cause a substantial adverse effect to property or improvements in the vicinity or in the district in which the subject property is located.
3. The variance request is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practicable.
4. That there are practical difficulties in the way of carrying out the strict letter of these regulations which are caused by exceptional or extraordinary circumstances or conditions applying to the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the vicinity in the same zoning district.

Exceptional or extraordinary circumstances or conditions include:

- a. exceptional narrowness, shallowness or shape of a specific property on the effective date of this Ordinance;
  - b. exceptional topographic conditions;
  - c. by reason of the use or development of the property immediately adjoining the property in question; or
  - d. any other physical situation on the land, building or structure deemed by the Board of Appeals to be extraordinary.
5. That granting such variance is necessary for the preservation of a substantial property right possessed by other properties in the vicinity in the same zoning district.
  6. That the variance is not necessitated as a result of any action or inaction of the applicant.

B. Use variance: A use variance may be allowed by the Board of Appeals only in cases where there is reasonable evidence of unnecessary hardship in the official record of the hearing and that ALL of the following conditions are met:

1. That the building, structure, or land cannot yield a reasonable return if required to be used for a use allowed in the zone district in which it is located;
2. That there are unnecessary hardships in the way of carrying out the strict letter of these regulations which are caused by exceptional or extraordinary circumstances or conditions applying to the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the vicinity in the same zoning district. Exceptional or extraordinary circumstances or conditions include:

- a. exceptional narrowness, shallowness or shape of a specific property on the effective date of this Ordinance;
- b. exceptional topographic conditions;
- c. by reason of the use or development of the property immediately adjoining the property in question; or
- d. any other physical situation on the land, building or structure deemed by the Board of Appeals to be extraordinary;

3. That the proposed use will not alter the essential character of the neighborhood.
4. That the variance is not necessitated as a result of any action or inaction of the

VILLAGE OF JONESVILLE / TOWNSHIP OF FAYETTE

- F. Restaurants, exclusive of drive-through facilities.
- G. Private clubs, fraternal organizations, and lodge halls.
- H. Dry-cleaning and laundry establishments performing cleaning operations on the premises, including retail/service operations.
- I. Indoor recreational facilities, excluding bowling alleys.
- J. State licensed child care facilities in accordance with Section 2.32.
- K. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- L. Accessory buildings, structures, and uses, customarily incidental to any use, in accordance with Section 2.21.

### SECTION 10.03 SPECIAL LAND USES

The following uses shall be considered Special Land Uses within the HC Highway Commercial District and may be approved by the Planning Commission subject to the applicable standards in Chapter 14.

- A. Commercial greenhouses and nurseries.
- B. Commercial kennels, veterinary hospitals and animal clinics.
- C. Funeral homes and mortuary establishments.
- D. Retail businesses of greater than fifty thousand (50,000) square feet gross floor area conducting business entirely within an enclosed building.
- E. Hotels and motels.
- F. Theaters, or similar places of public assembly, as determined by the Zoning Administrator.
- G. Restaurants with drive-through facilities.
- H. Vehicle service stations, excluding body shops.
- I. Vehicle wash establishments, either self-serve or automatic.
- J. Open air businesses.
- K. Bowling alleys.
- L. Public or private campgrounds.
- M. Commercial storage warehouses.
- N. Towers in excess of fifty (50) feet in height for Commercial Wireless Telecommunication Services, and related equipment and accessory structures.

### SECTION 10.04 SITE DEVELOPMENT REQUIREMENTS

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements.

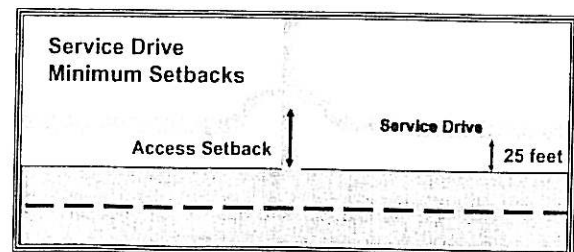
- A. Driveways
  - 1. Driveways within the Highway Commercial District shall be located as follows:
    - a. Each lot may be permitted one (1) driveway, provided the spacing requirements of this Section can be achieved.
    - b. One (1) additional driveway may be permitted on parcels with lot widths exceeding five hundred (500) feet.
    - c. Additional driveways may be permitted by the Planning Commission for any site, providing the spacing and alignment criteria listed below are met, and a traffic impact study is completed which justifies an additional

- driveway.
- d. The Planning Commission may permit two (2) one-way driveways rather than a single dual movement driveway for particular uses where safer, more efficient circulation and function of the drives can be demonstrated.
  - e. The applicant shall submit evidence indicating that the sight distance requirements of the Michigan Department of Transportation (MDOT) or Hillsdale County Road Commission, as appropriate, are met.
  - f. Spacing and Alignment
    - i. Driveways shall be spaced a minimum of 185 feet from driveways on the same side of the street, centerline to centerline.
    - ii. Driveways shall be aligned with driveways on the opposite side of the street or offset spaced a minimum of 150 feet, centerline to centerline.
    - iii. Driveways shall be spaced at least 150 feet from an intersection of a private road or public street measured from near pavement edge of the street to near pavement edge of the driveway throat.
    - iv. The Planning Commission may require greater spacing if traffic or pedestrian safety, traffic circulation, or site conditions warrant a greater distance between driveways.



## 2. Frontage Roads and Service Drives

- a. The Planning Commission may require the construction of frontage roads or rear service drives along parcels to connect future or existing developments.
- b. In particular the Planning Commission shall require development of service drives where service drives can provide access to signalized locations, where service drives may minimize the number of driveways onto abutting roadway, and as a means to ensure that traffic is able to safely ingress and egress.
- c. Where service drives and frontage roads are constructed they shall be set back as far as reasonably possible from the intersection of the access driveway with the street.
- d. A minimum of twenty-five (25) feet shall be maintained between the public street right-of-way and the pavement of the service drive.



## B. Setbacks and Landscaping

1. Setbacks - Service Drives
2. Where service drives are placed in the front yard, front yard setbacks for main buildings within the HC District shall be set back not less than, nor more than sixty (60) feet from the right-of-way of the adjacent roadway(s).
3. Where service drives are placed in the rear yard, or no service drive exists, front yard setbacks for main buildings within the HC District shall be set back not less than, nor more than forty (40) feet from the right-of-way of the adjacent roadway(s).

**Village of Jonesville  
Zoning Board of Appeals  
VARIANCE PETITION FORM**

265 E. Chicago Street  
Jonesville Michigan 49250  
Phone: 517-849-2104 Fax: 517-849-9037

Date of Petition Form:

Sept 24, 2014

**Property Owner**

Name <u>Cyndi &amp; Clint Barrett</u>		Business Name <u>Dusser Investments, LLC</u>	
Street Address <u>125 W. Chicago St.</u>		Email Address <u>Michiganpure@gmail.com</u>	
Cell Phone Number <u>517-398-2222</u>	Fax Phone Number <u>517-849-0077</u>	Phone Number <u>517-849-1000</u>	

**Applicant (If Not Owner)**

Name		Email Address	
Address (Street No. and Name)		City	State Zip Code
Cell Phone Number	Fax Phone Number	Phone Number	
Applicant's Interest in the Property (Land Contract, Lease, Etc.)			

Zoning District: \_\_\_\_\_

VARIANCE FEE: \$250.00

Property Address: 124-126 W. Chicago

Property ID #: 130-06-004-100-014-04-6-3

Date of Denial of Zoning Permit: 9-23-14

Reason of Denial: TOO CLOSE TO INTERSECTION (MORE THAN 150')

Purpose of Request (Specify exactly what is being requested):

INSTALLING DRIVEWAY  
ENTRANCE OFF WALNUT STREET TO 124-126 W. CHICAGO.  
THIS ALLOWS COMMERCIAL PROPERTY PATRONS STOP RIGHT ACCESS.

Explain Nature of Practical Difficulty or Hardship:

UNSAFE COMMERCIAL DRIVEWAY  
AT THE INTERSECTION OF OLDS ST & CHICAGO ST.

Signature of Applicant

Date:

9.24.14

Signature of Property Owner

Date:

9.24.14

Signature of Village Clerk

Date:

9-29-14

**Official Use Only**

Fee Paid	<u>250.00</u>
Date Paid	<u>9-29-14</u>
Receipt #	<u>55292</u>
Date of Hearing:	<u>10/21/14</u>

## VARIANCE APPLICATION REVIEW

What circumstances are unique to the property, which give rise to the request?

The ~~the~~ West Access To property sits just east of the light on Olds St & Chicago Street. Left turns are impossible. Right turns force traffic to go against the stop light.

What would be the impact to adjacent property owners by granting the variance?

NONE

What undue hardship would be created if strict enforcement of the zoning regulations is required?

Property Accessibility is awkward and ~~at~~ dangerous. Traffic is not prepared for a car exiting the West drive just east of stop light.

What effect would granting the variance have on public health, safety, morals, convenience, order, prosperity and general welfare?

Public Safety... pedestrian and vehicle traffic will be greatly enhanced.

Would granting the variance oppose the general spirit and intent of the zoning regulations?

No

Recommended conditions or restrictions:

Installation of a 24'-30' Drive exit onto Walnut St.

Drive will be along N.W. Corner of 124-126 W. Chicago St. See Attached:

- o Zoning Compliance Application
- o Building Sketches Diagram
- o Map of Survey highlighting proposed drive way.

Date: August 29, 2014

To: City of Jonesville Zoning Committee

RE: Driveway Zoning Application for Dusser Investments, LLC

I purchased the Don Holme's three buildings and lots on 124-126 W Chicago Street today. Our goal is to renovate the landscaping and buildings.

We plan on rehabbing and converting the rear 1152 SF building from a 4 unit "Motel" to a duplex.

The 1352 SF Red West single story structure is currently a three bedroom weekly rental. We will rehab this structure and convert to commercial office / retail space.

The 5880 SF steel span structure will have renovations, repairs and fresh paint and landscaping. Our goal is to rent this building commercially.

This property is at the North East intersection of Olds Street and Chicago Street. In other words, this location is the gateway to Jonesville. We want to clean up the property for our benefit and the benefit of all residents and business patrons in our city.

Currently, there is no safe egress from the property onto Chicago Street. The attached zoning permit will allow us to add a drive onto Walnut Street. Please see attached maps / drawings. This will provide commercial clients, tenants and employees a safe traffic controlled signal to access 124-126 W Chicago from the property and vice versa.

Feel free to call me at 849-1000 should you have further questions.

Thank you,

A handwritten signature in black ink, appearing to read "Cyndi Barrett", with a long horizontal line extending to the right.

Cyndi Barrett for Dusser Investments, LLC.

**Village of Jonesville**  
**Application for Zoning Compliance Report**

265 E. Chicago Street  
Jonesville Michigan 49250

Phone: 517-849-2104 Fax: 517-849-9037

Date of Application : 8-29-14

**Job Location/Property Owner**

Name of Owner/Agent <u>Cyndi Barrett</u>		Business Name <u>Dusser Investments, LLC</u>	
Street Address and Job Location (Street No. & Name) <u>124-126 W. Chicago St.</u>		Email Address <u>CLINT@BARRETTINS.COM</u>	
Cell Phone Number <u>517-849-2222</u>	Fax Phone Number <u>517-849-0077</u>	Phone Number <u>517-849-1000</u>	

**Contractor**

Name of Owner or Company <u>Duba's Excavating</u>		Email Address	
Address (Street No. and Name) <u>3350 Beck Rd</u>		City <u>Hillsdale</u>	State <u>MI</u>
Cell Phone Number		Fax Phone Number	Zip Code <u>49242</u>
		Phone Number <u>517-439-9740</u>	

**ZONING DISTRICT:** \_\_\_\_\_

Application is hereby made by the undersigned to:

<input type="checkbox"/>	Construct New Building**	Sq. Ft.	<input type="text"/>
<input type="checkbox"/>	Add to Existing Building	Sq. Ft.	<input type="text"/>
<input type="checkbox"/>	Residential Garage**	Sq. Ft.	<input type="text"/>
<input type="checkbox"/>	Storage Building**	Sq. Ft.	<input type="text"/>

**Fee Schedule**

< 200 Sq. Ft.	\$20.00
201 - 500 Sq. Ft.	\$25.00
501 - 2000 Sq. Ft.	\$150.00
Ea. Add. 1000 Sq. Ft.	\$25.00
< 200 Sq. Ft.	\$20.00
> 200 Sq. Ft.	\$50.00

Height of Structure from Ground Level: \_\_\_\_\_

Type of Siding and Color: \_\_\_\_\_

Built on Pad or Basement: \_\_\_\_\_

**\*\*NEW BUILDINGS REQUIRE ONE SET OF PRINTS**

<input type="checkbox"/>	Removal or Demolition of Building	N/C
<input type="checkbox"/>	Fence	\$20.00
<input checked="" type="checkbox"/>	Driveway, Approach, Paved Pad, Foundation or Private Sidewalk	\$20.00
<input type="checkbox"/>	Decks/Porches (w/out roof)      Sq. Ft. <input type="text"/>	\$20.00
<input type="checkbox"/>	Swimming Pool	\$20.00
<input type="checkbox"/>	Basic Zoning Compliance Permit Fee for Structures not listed	\$50.00

Applicant(s) is/are:

<input checked="" type="checkbox"/>
<input type="checkbox"/>

Owner of property involved

Acting on behalf of owner of property

I hereby certify that the proposed work is authorized by the owner of the record and that I have been authorized by the owner to make this application as his authorized agent and we agreed to conform to all applicable laws of this jurisdiction.

Signature of Applicant

8-29-14

Date

**Official Use Only**

Fee Paid	
Date Paid	
Receipt #	

**SITE OR PLOT PLAN:**

*See Attached drawing.*

A Zoning Compliance Permit for the proposed use of said property is hereby:

<input type="checkbox"/>	Granted
<input type="checkbox"/>	Refused

for the following reason(s):

\_\_\_\_\_

\_\_\_\_\_  
Zoning Administrator Signature

\_\_\_\_\_  
Date of Approval

☐ Special Conditions - Requires Final Approval from Zoning Administrator

☐ Special Conditions Approved:

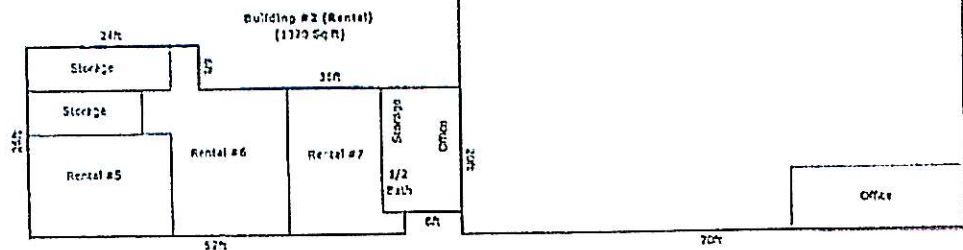
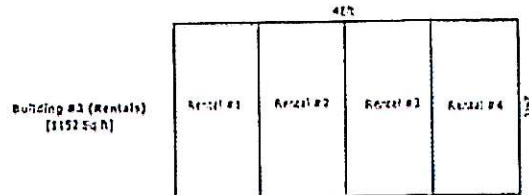
\_\_\_\_\_  
Zoning Administrator Signature

\_\_\_\_\_  
Date

**NOTE:** Approval contingent upon all requirements to local ordinances, local, township and county building codes and state laws pertaining to the requirements being completed during construction and before habitation.

## Building Sketches

24'-30'  
wide Drive  
to exit on  
Walnut St.



Area Calculations Summary		Calculation Details
Living Area	1152 Sq ft	$48 \times 24 = 1152$
Building #3 (Rentals)	1320 Sq ft	$26 \times 24 = 624$ $20 \times 28 = 560$ $8 \times 17 = 135$
Building #2 (Rental)	5650 Sq ft	$70 \times 81 = 5650$
Building #1 (Garage)	8352 Sq ft	
Total Living Area (Rounded):		





