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**CHARTER TOWNSHIP OF GARFIELD
ZONING BOARD OF APPEALS MEETING**

Wednesday, November 16, 2016 @ 7:00 p.m.
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684

A G E N D A

Call meeting to order
Roll call of Board Members

1. Review and approval of the Agenda and declaration of a Conflict of Interest
2. Minutes – October 19, 2016
3. Public Hearing
 - a. Case # 2016-05 – Brian A. Ameel – Rear setback variance
4. Other Business
5. Items for next agenda
6. Public Comment
7. Adjournment

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with Disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922-4412.

Charter Township of Garfield
Zoning Board of Appeals Meeting

Wednesday, October 19, 2016 @ 7:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684

Chair Rick Smith called the meeting to order at 7:00pm.

Board Members Present: Kent Rozycki, Steve Duell, Lynne Fricke, Gil Uithol, Rick Smith

Staff Present: Michael Green

1. **Review and approval of the agenda and declaration of a Conflict of Interest**
Uithol moved and Duell seconded to approve the agenda as presented.

Yeas: Uithol, Rozycki, Fricke, Duell, Smith
Nays: None

2. **Minutes – April 20, 2016 and March 10, 2016**
Fricke moved and Rozycki seconded to approve the minutes of April 20, 2016 as presented

Yeas: Duell, Fricke, Uithol, Rozycki, Smith
Nays: None

3. **Public Hearing**

- a. **Case #2016-05 – Brain A. Ameel – Rear Setback Variance**

The application requests a variance from Section 3 for a reduction in the required rear yard setback. The property is zoned R-1 One Family Residential and is located at 3167 Orthwoods Drive. The property consists of about .55 acres of land that is mostly open with some clusters of trees and slopes upward from the front to the back of the lot. The lot is within the Orthwoods Subdivision, which was platted in 1964. Applicant Brain Ameel said that he would like a garage on the front side of the house. He said that the road right-of-way is creating a problem because it infringes onto his property by 27 feet. Board members asked questions regarding the front house address and the setback requirement for the front and back lots. Ameel added that his long term strategy is to have a main floor garage.

Board members noted that Gord Ann Drive is a county road and if the proposed cul-de-sac were ever developed, the garage would encroach on the road commission right of way. Board members suggested that Ameel approach the road commission regarding their future plans for Gord Ann Drive and if they were willing to vacate the cul-de-sac.

Smith opened the Public Hearing at 7:19 and seeing no one wishing to speak, closed the public hearing.

Duell moved and Uithol seconded to postpone any decision on Case #2016-05 until the applicant can discuss the Road Commission setback on Gord Ann Drive.

Yeas: Duell, Uithol, Fricke, Rozycki, Smith

Nays: None

4. Other Business

a. Zoning Ordinance Update

Green told Board members to add the latest updates in their books.

5. Items for next agenda

6. Public Comment

None

7. Adjournment

Uithol moved and Fricke seconded to adjourn the meeting at 7:21pm.



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

ZONING BOARD OF APPEALS STAFF REPORT

Meeting Date: October 19, 2016
Followup Meeting: November 16, 2016
Case #: 2016-05 Request to allow a rear yard setback variance
Owner: Ameel, Brian A.
Applicant: Ameel, Brian A.
Agent: [none]
Property ID #: 05-245-008-00
Property Location: 3167 Orthwoods Drive
Zoning District: R-1 One-Family Residential

Request

A request has been made by Brian A. Ameel for a variance from Section 3. Schedule of Regulations of the Garfield Township Zoning Ordinance for a reduction in the required rear yard setback. The property is zoned R-1, One Family Residential, and is located at 3167 Orthwoods Drive, with a property number of 05-245-008-00.

Parcel Overview

The property consists of approximately 0.55 acres of land that is mostly open with clusters of trees and slopes upward from the front to rear of the lot. The surrounding land uses consist mostly of single family homes on roughly ½ acre lots. The westerly property has a higher elevation and is separated by a tiered landscaped area. The lot is within the Orthwoods Subdivision, which was platted in 1964. The subdivision features rolling terrain and mixed hardwoods.

Structure Overview

According to township tax records, the original residence was built in 1964 and remodeled in 2010. The dwelling is a one story ranch on a walkout basement and attached garage. The applicant is seeking a variance to build an attached garage on the upper level which would be built off the rear of the dwelling with a driveway leading to Gord-Ann Court. As shown on the attached site plan, there is little room for an addition off the rear of the house toward the setback line. Also note that the dwelling is roughly centered on the lot from side to side, with most available building area toward the east side lot line and toward the front lot line.



For reference purposes, the numbers illustrated above show the location of which the pictures below were taken.

1



2



3



4



Staff Comments

The request before you is for a variance of 14 feet, to allow a 16 foot corner of the building to protrude into the rear setback requirement.

In regard to the practical difficulty standards found in Section 454.E, there are no special conditions or circumstances based on the lot itself that would warrant a variance, as there are no unique physical conditions, significant vegetation, or historical resources present. In addition, this particular lot is considered a legal-conforming lot, which means that it meets current development standards for the zoning district in which it is located.

The only thing that may be of note is that the garage that exists is at the basement level; it is customary for a garage to be on the main level of a house. Although the condition was not created by the applicant, an attached garage for the upper level could conceivably be built to either side of the existing home. Because of this, the Ordinance does not deprive the applicant of any reasonable use of the land, building, or structure nor does it deprive the applicant of rights enjoyed by other properties in the same district.

UPDATE – 11/9/2016: I spoke with Dr. Ameel on the phone to find out if he contacted the Road Commission regarding the status of the right-of-way in the cul-de-sac. Dr. Ameel stated that he did speak with a representative there who informed him that the Road Commission doesn't need the extra right-of-way but that they couldn't deed it to him as it is platted. As Dr. Ameel stated, it is a convoluted process that would require him to "sue" the Road Commission and the all other land owners in the plat to have the right-of-way vacated; he added that the Road Commission representative couldn't communicate any information in writing.

Based on discussion at the October 19, 2016 meeting and information in this staff report, I would continue to recommend denial of the variance request, as submitted.

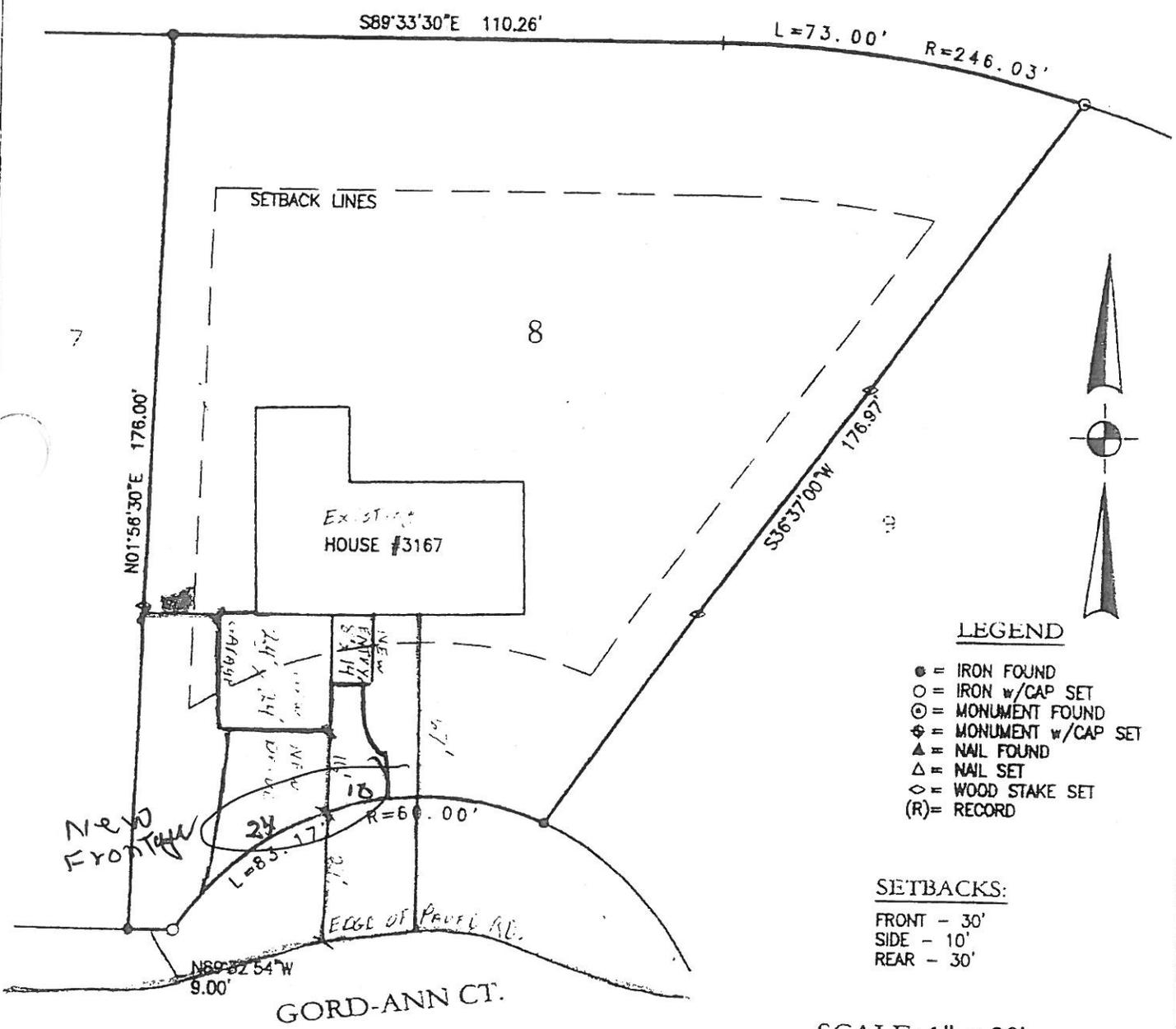
5 no plow

SITE MAP

LOT 8, ORTHWOODS, SECTION 16,
GARFIELD TOWNSHIP,
GRAND TRAVERSE COUNTY, MI

10-19

ORTHWOODS DR (66)



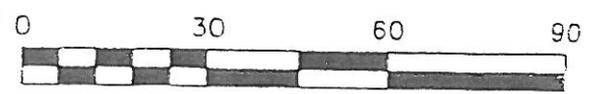
LEGEND

- = IRON FOUND
- = IRON w/CAP SET
- ⊙ = MONUMENT FOUND
- ⊕ = MONUMENT w/CAP SET
- △ = NAIL FOUND
- ▲ = NAIL SET
- ◇ = WOOD STAKE SET
- (R) = RECORD

SETBACKS:

- FRONT - 30'
- SIDE - 10'
- REAR - 30'

SCALE: 1" = 30'



Andersen & Crain, Inc.
 Surveying Engineering, Consulting, & Design
 2636 Garfield Road N - Suite 30
 Traverse City, MI 49686
 Phone: (231) 947-7255 Fax: (231) 947-7275

PREPARED FOR: BRIAN AMEEL
 DATE: 2-01-16
 JOB NO.: 384716



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

ZONING BOARD OF APPEALS STAFF REPORT

Meeting Date: October 19, 2016
Case #: 2011-06 - Request to allow a rear yard setback variance
Owner: Ameel, Brian A.
Applicant: Ameel, Brian A.
Agent: [none]
Property ID #: 05-245-008-00
Property Location: 3167 Orthwoods Drive
Zoning District: R-1 One-Family Residential

Request

A request has been made by Brian A. Ameel for a variance from Section 3. Schedule of Regulations of the Garfield Township Zoning Ordinance for a reduction in the required rear yard setback. The property is zoned R-1, One Family Residential, and is located at 3167 Orthwoods Drive, with a property number of 05-245-008-00.

Parcel Overview

The property consists of approximately 0.55 acres of land that is mostly open with clusters of trees and slopes upward from the front to rear of the lot. The surrounding land uses consist mostly of single family homes on roughly ½ acre lots. The westerly property has a higher elevation and is separated by a tiered landscaped area. The lot is within the Orthwoods Subdivision, which was platted in 1964. The subdivision features rolling terrain and mixed hardwoods.

Structure Overview

According to township tax records, the original residence was built in 1964 and remodeled in 2010. The dwelling is a one story ranch on a walkout basement and attached garage. The applicant is seeking a variance to build an attached garage on the upper level which would be built off the rear of the dwelling with a driveway leading to Gord-Ann Court. As shown on the attached site plan, there is little room for an addition off the rear of the house toward the setback line. Also note that the dwelling is roughly centered on the lot from side to side, with most available building area toward the east side lot line and toward the front lot line.



For reference purposes, the numbers illustrated above show the location of which the pictures below were taken.

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Staff Comments

The request before you is for a variance of 14 feet, to allow a 16 foot corner of the building to protrude into the rear setback requirement.

In regard to the practical difficulty standards found in Section 454.E, there are no special conditions or circumstances based on the lot itself that would warrant a variance, as there are no unique physical conditions, significant vegetation, or historical resources present. In addition, this particular lot is considered a legal-conforming lot, which means that it meets current development standards for the zoning district in which it is located.

The only thing that may be of note is that the garage that exists is at the basement level; it is customary for a garage to be on the main level of a house. Although the condition was not created by the applicant, an attached garage for the upper level could conceivably be built to either side of the existing home. Because of this, the Ordinance does not deprive the applicant of any reasonable use of the land, building, or structure nor does it deprive the applicant of rights enjoyed by other properties in the same district.

Staff recommends denial of the variance request, as submitted.



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

ZONING BOARD OF APPEALS APPLICATION

1. Owner / Applicant information

Brian Albert Ameel
Owner:
3167 Orthwoods Drive
Address:
Traverse City, MI 49684
City, State, Zip Code
231-620-3215
Phone Numbers

Brian Albert Ameel
Applicant:
3167 Orthwoods Drive
Address:
Traverse City, MI 49684
City, State, Zip Code
231-620-3215
Phone Numbers

2. Property Information:

- a. Property Address: 3167 Orthwoods Drive
- b. Property Location: Garfield Township, Grand Traverse County
- c. Lot # 8 Subdivision Name: Orthwoods
- d. Parcel ID# 28-05- 245-008-00
- e. Current Zoning: Single Family Dwelling District R-1B
- f. Current Use: Single Family Dwelling

3. Purpose For Request:

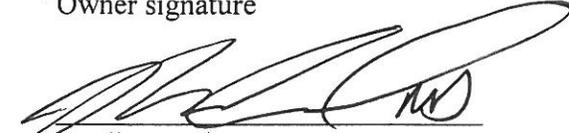
Variance <u>X</u> Appeal _____ Interpretation _____ Review _____
Other _____ Please explain request / List section(s) related to request: _____
<u>Please see attached.</u>

Affidavit:

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, and that the answers and statements herein contained and the information submitted are in all respects true and correct. In addition, the undersigned represents that he/she or they is authorized and does hereby grant a right of entry to Township officials for the purpose of inspecting the premises and uses thereon for the sole purpose of gathering information regarding the request.


Owner signature

08/29/2016
Date


Applicants signature

08/29/2016
Date

Any party aggrieved by the decision of the Zoning Board of Appeals may appeal the decision to circuit court. An Appeal of the decision shall be filed in accordance with PA 110 of 2006, as amended.

SECTION 454 VARIANCES

A. Applicability – Dimensional Variances

The Zoning Board of Appeals may authorize a non-use variance relating to the construction, structural changes, or alterations of buildings or structures related to dimensional requirements of this ordinance, or to any other non-use related standard of this ordinance, that comply with the requirements of this section.

B. Applicability – Use Variances

The Zoning Board of Appeals shall not grant a use variance or take any action that would have the effect of granting a variance from the permitted use of land.

E. Approval Criteria

(1) Practical Difficulty

To qualify for a dimensional variance, the applicant shall be required to show “practical difficulty” by demonstrating compliance with all of the following criteria:

- (a) Special conditions or circumstances exist that are peculiar to the land, buildings, or other structures for which the variance is sought, do not apply generally to lands, buildings, or other structures in the same district, and could not reasonably be addressed through the formation of general regulation for such conditions. Special circumstances or conditions to be considered for variances shall include, but not be limited to, the circumstances as described in § 454.E.(3);
- (b) The special conditions and circumstances peculiar to the land, buildings or other structures did not result from a self-created condition or action taken by the applicant or an owner of the lands;
- (c) The special conditions and circumstances are such that strict application of the provisions of this ordinance would deprive the applicant of any reasonable use of the land, building, or structure authorized by this Zoning Ordinance;
- (d) Literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance; and
- (e) For the purpose of this section, a practical difficulty shall not exist because an applicant would incur additional costs to achieve full compliance or could receive additional income with less than full compliance with the ordinance.

(2) General Criteria

Where the applicant is able to demonstrate “practical difficulty” by satisfying all of the criteria of § 454.E.(1), a dimensional variance may be granted if it meets the following general criteria:

- (a) The requested variance shall relate only to property that is under the control of the applicant;
- (b) No nonconforming neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted buildings, or other structures in adjacent districts, shall be considered as grounds for the issuance of a variance;
- (c) The requested variance shall be in harmony with the general purpose and intent of this ordinance and shall not be detrimental to the public health, safety and welfare;
- (d) The requested variance shall not alter the essential character of the area or cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located; and
- (e) The requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure, and there is no reasonable alternative location on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.

(3) Special Conditions or Circumstances

Special conditions or circumstances to be considered for the purposes of § 454.E.(1) shall include, but not be limited to, the circumstances as described below:

(a) Physical Conditions

The proposed project site contains physical conditions such as narrowness, shallowness, shape, or topography of the property involved that do not generally apply to other property or uses in the same zoning district.

(b) Significant Vegetation or Natural Features

The proposed project site contains significant vegetation or other natural features identified as Stream Environment/Wetland by the Garfield Township Master Plan.

(c) Substandard Lot(s)

The proposed project involves the utilization of an existing legal nonconforming lot(s).

(d) Historic Resources

The proposed project site contains historical significance.

(e) Neighborhood Character

The proposed project promotes the established historic or traditional development pattern of a blockface, including setbacks, building height, and other dimensional requirements.

08/10/2016

Variance request from Brian Ameel, owner of Lot 8, Section 16, Garfield Township, Grand Traverse County, MI with permanent address of 3167 Orthwoods Drive, Traverse City, MI 49684 (To be known as Lot 8 in the remainder of the document)

Dear Sirs and Madams:

I am requesting a site variance for the above noted property. Attached you will find a rough site plan and satellite overview of the property in question. The request is for a variance in the Set Back requirements that exist between the south side of the dwelling on Lot 8 and Gord-Ann Court.

As you will see from the satellite view, there exists a right of way that was in the initial subdivision design, but which protrudes 27 feet from the existing roadway toward the existing structure on Lot 8. That right of way was for a potential cul-de-sac circle that was never built when the road was put in place in the mid 1960's. This is a very short road with only three houses having driveway access at present. As it is a cul-de-sac with houses at the end, there clearly is no intention to widen or extend this road in the future. As such, the continued presence of this pronounced, protruding right of way is superfluous. In fact if the right of way were consistent with the road edge, then the need for a setback variance would most likely not be necessary.

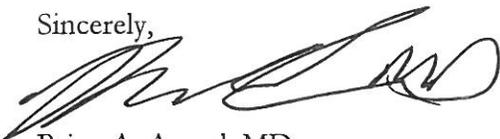
The intent for the addition of a garage and entryway on the Gord-Ann Court side of the home is driven by a number of factors. The home on Lot 8, sits on a sloping lot. The back side of the home faces Orthwoods Drive. On this side it would structurally be considered a raised ranch, with a walkout basement. On the Gord-Ann Court side of the home it appears as a more traditional one story ranch home. All houses facing Gord-Ann Court that have driveway access, have two car attached garages that allow for direct access to the main living floor of the dwelling. The addition of a driveway with attached garage and entryway to the dwelling on Lot 8 would be consistent with the current architectural structures on this street, [454.E.(3.e)]. In addition, I do believe that the requirements of 454.E.(2) are met within this request

The most important factor prompting the request for this variance has to do with the concept of aging in place. It is my intent to remain in my current home on Lot 8, until such time as I am no longer able to care for myself. The current structure and means of access to the home prevent this possibility, due to the lack of sheltered parking and main floor entry and exit. Without a variance that would allow for the construction of a single level garage, entry way and main floor living, there will come a time when I would be forced to move, even if able to care for myself otherwise. The addition of a garage, entryway and drive off Gord-Ann Court would alleviate the need for a move later in life when it would be quite burdensome.

Lastly, I have attached documents from those home owners who live on Gord-Ann Court indicating that they do not object to a variance being granted that would allow for the construction of the attached garage and entryway on the south side of the dwelling on Lot 8.

Thank you for your consideration in this matter.

Sincerely,



Brian A. Ameel, MD

I have reviewed the site plans for the proposed garage and entry way addition to the home owned by Brian Ameel and located at 3167 Orthwoods Drive, Traverse City, MI 49684; Lot 8, Orthwoods, Section 16, Garfield Township, Grand Traverse County, MI.

I understand that in order for this addition to be built a zoning variance is required. I have no objection to Brian Ameel being allowed a variance in order for him to complete the addition of the garage and entryway additions.

3157 GORD ANNA COURT

Address of home owner(s)

THOMAS L. CLARK

Printed name of home owner #1

Printed name of home owner #1



Signature of home owner #1

Signature of home owner #1

August 26, 2016

Date

Date

I have reviewed the site plans for the proposed garage and entry way addition to the home owned by Brian Ameel and located at 3167 Orthwoods Drive, Traverse City, MI 49684; Lot 8, Orthwoods, Section 16, Garfield Township, Grand Traverse County, MI.

I understand that in order for this addition to be built a zoning variance is required. I have no objection to Brian Ameel being allowed a variance in order for him to complete the addition of the garage and entryway additions.

3167 ORTHWOODS DR TRAVERSE CITY MI 49684

Address of home owner(s)

Ed Ameel

Printed name of home owner #1

Printed name of home owner #1

Ed Ameel

Signature of home owner #1

Signature of home owner #1

8/28/16

Date

Date

I have reviewed the site plans for the proposed garage and entry way addition to the home owned by Brian Ameal and located at 3167 Orthwoods Drive, Traverse City, MI 49684; Lot 8, Orthwoods, Section 16, Garfield Township, Grand Traverse County, MI.

I understand that in order for this addition to be built a zoning variance is required. I have no objection to Brian Ameal being allowed a variance in order for him to complete the addition of the garage and entryway additions.

3290 Crestview Dr.

Address of home owner(s)

David Sprenkle

Printed name of home owner #1

[Signature]

Signature of home owner #1

8/28/16

Date

Printed name of home owner #1

Signature of home owner #1

Date

I have reviewed the site plans for the proposed garage and entry way addition to the home owned by Brian Ameal and located at 3167 Orthwoods Drive, Traverse City, MI 49684; Lot 8, Orthwoods, Section 16, Garfield Township, Grand Traverse County, MI.

I understand that in order for this addition to be built a zoning variance is required. I have no objection to Brian Ameal being allowed a variance in order for him to complete the addition of the garage and entryway additions.

3161 Gord-Ann Ct.

Address of home owner(s)

GARY T. WITTBRODT

Printed name of home owner #1

LINDA B. WITTBRODT

Printed name of home owner #1



Signature of home owner #1



Signature of home owner #1

8-28-16

Date

8/28/16

Date

I have two concerns about the proposed variance for a second garage addition at the rear of the property at 3167 Orthwoods Drive.

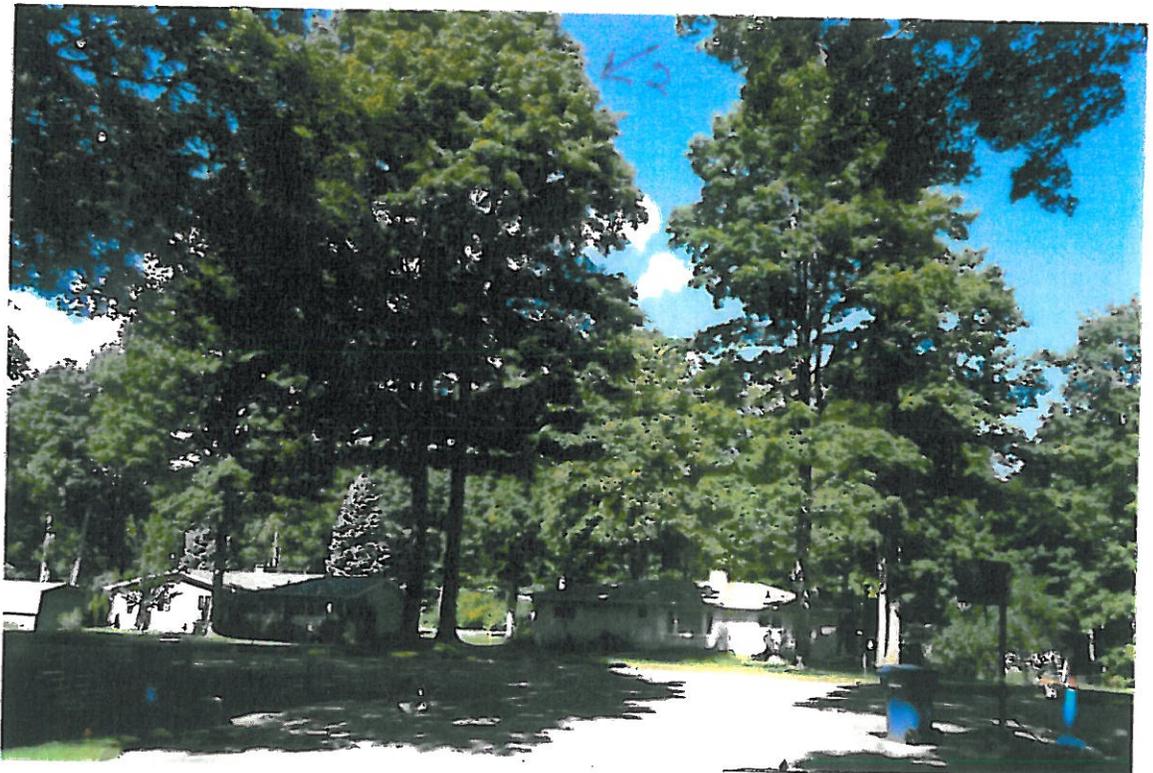
First , from the drawing on the site map, it looks to me like the proposed driveway area exiting on Gord-Ann Court would require the removal of two healthy shade trees on the road right of way.

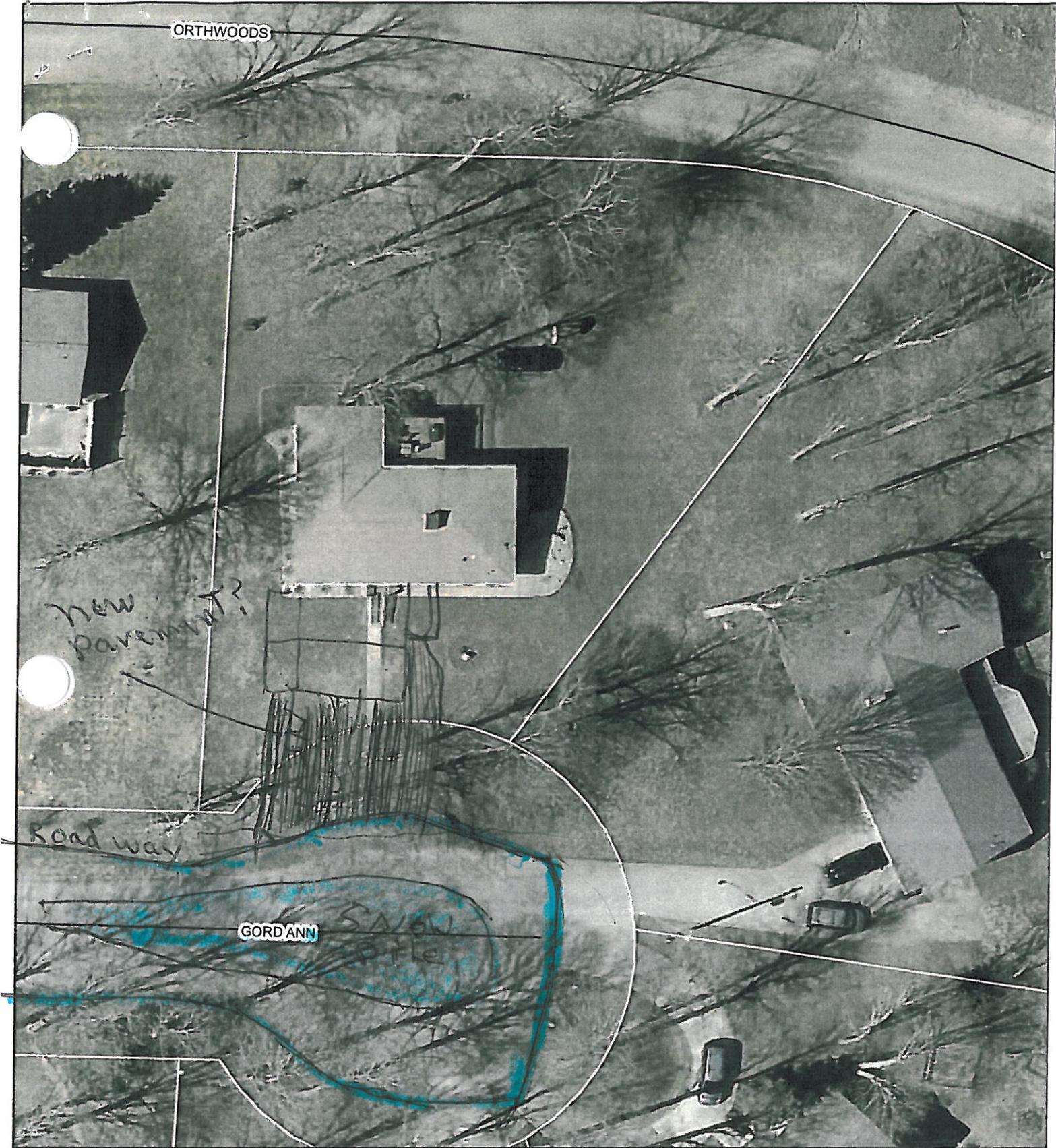
Photo attached.

Second, Gord-Ann Court is a short , narrow cul-de-sac with three houses fronting it. The county snow plow has to manuver a lot to effectively clear the road and uses that frontage area where the proposed new driveway would be as an area to spread out the snow. Adding an additional 35 feet or so of additional driveway frontage to that area would make the snow removal even more difficult.

Respectfully submitted,

Tom Clark
10-17-2016
Tom Clark
3157 Gord Ann court





Parcel Map

— ROAD EDGE

Legend

□ Parcel_2016

This map is based on digital databases prepared by Garfield Township. The Township does not warrant, expressly or impliedly, that the information on this map is current or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.

Garfield Charter Township
 3848 Veterans Drive
 Traverse City, MI 49684
 Phone: 231.941.1620
 Fax: 231.941.1688
www.garfield-twp.com



NOT A LEGAL SURVEY

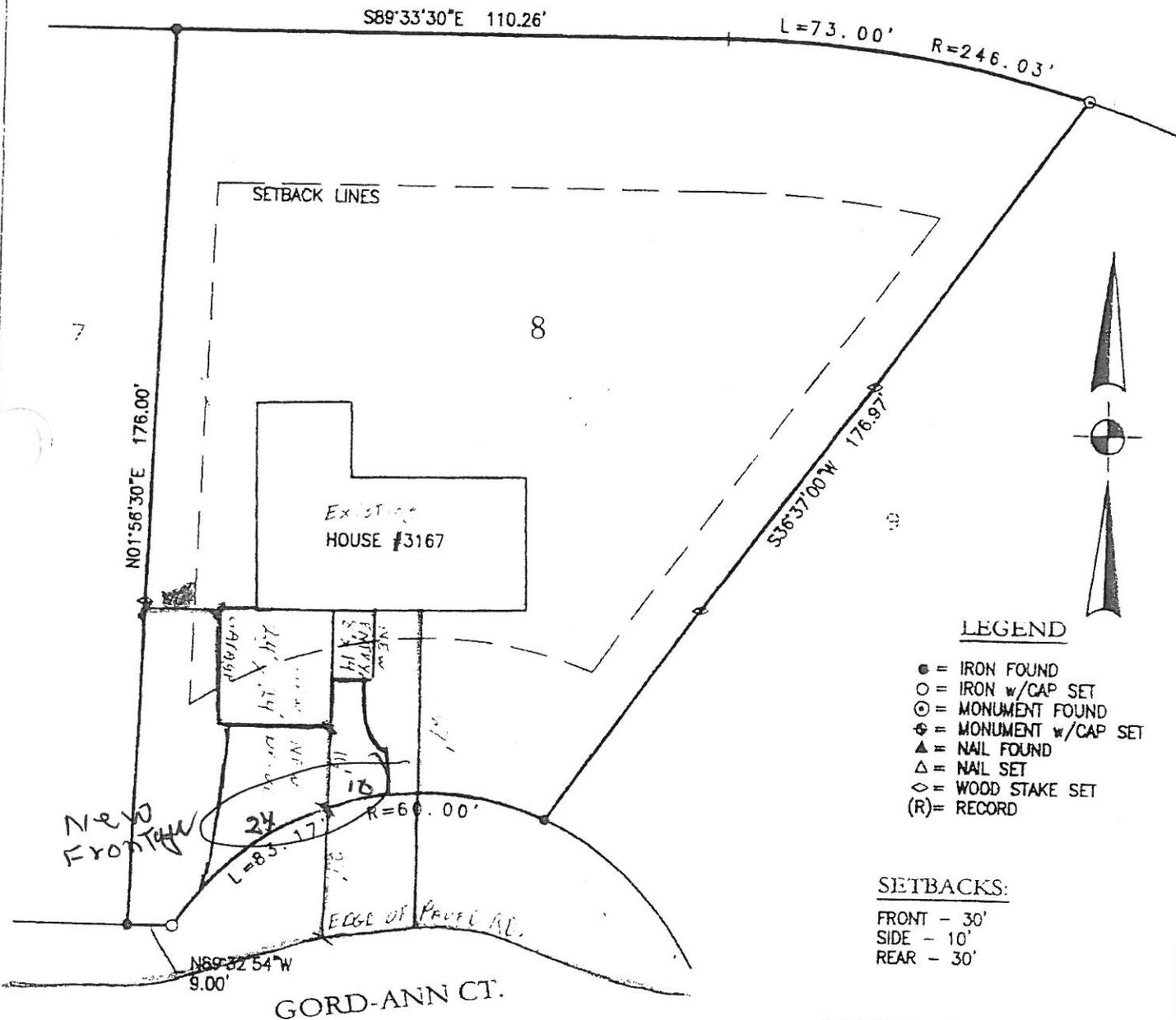
5 no plow

SITE MAP

LOT 8, ORTHWOODS, SECTION 16,
GARFIELD TOWNSHIP,
GRAND TRAVERSE COUNTY, MI

10-19

ORTHWOODS DR (66')



LEGEND

- = IRON FOUND
- = IRON w/CAP SET
- ⊙ = MONUMENT FOUND
- ⊕ = MONUMENT w/CAP SET
- ▲ = NAIL FOUND
- △ = NAIL SET
- ◇ = WOOD STAKE SET
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SETBACKS:

- FRONT - 30'
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SCALE: 1" = 30'



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 Phone: (231) 947-7255 Fax: (231) 947-7275

PREPARED FOR: BRIAN AMEEL
 DATE: 2-01-16
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Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

September 27, 2016

Dear Township Resident/Property Owners:

PLEASE TAKE NOTICE that the Garfield Township Zoning Board of Appeals will hold a public hearing at their regular meeting on 10/19/2016 at 7:00 pm. The hearing will take place at the Garfield Township Hall, located at 3848 Veterans Drive, Traverse City, Michigan 49684. The Michigan Zoning Enabling Act requires that we provide all property owners located within 300 feet of the property in which the request is being made with written notice of the hearing.

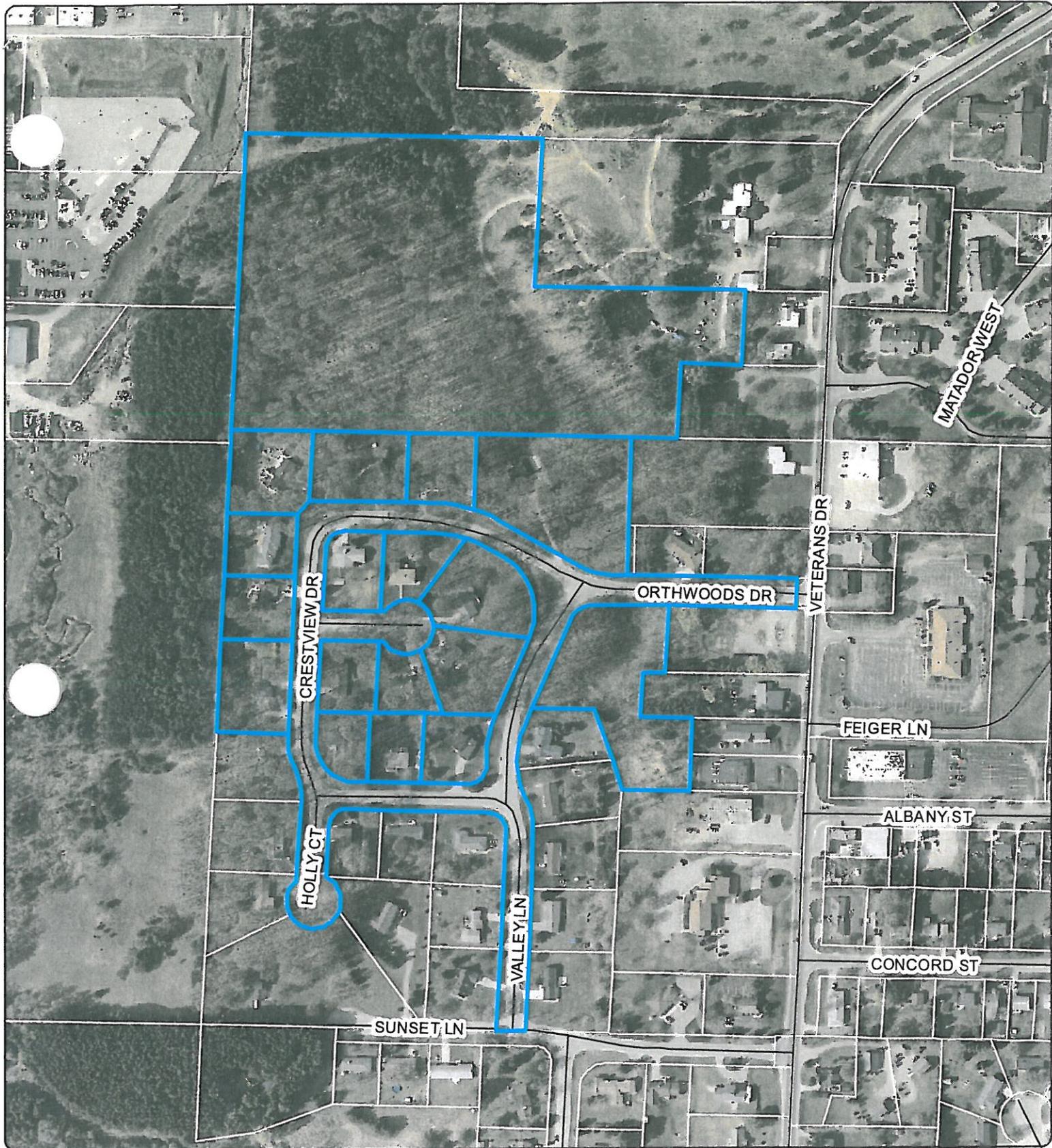
A request has been made by Ameel Brian A. for a variance from Section 313 Schedule of Regulations of the Garfield Township Zoning Ordinance for a reduction of the required 30 foot rear yard setback. The property is zoned R-1 and is located at 3167 Orthwoods Drive and with a property number of 05-245-008-00.

A copy of the application, zoning ordinance and zoning map may be inspected at the zoning office of the Charter Township of Garfield located at 3848 Veterans Drive, Traverse City, Michigan between the hours of 7:30 am and 6:00 pm Monday through Thursday. All persons will have the right to speak at the Public Hearing. Any written comments with respect to this application may be submitted to the Township zoning department at the address above during regular office hours as described above or during the Public Hearing. The Township's telephone number is 231-941-1620.

Steve Duell – Secretary
Garfield Township Zoning Board of Appeals
3848 Veterans Drive
Traverse City, MI 49684

Michael Green – Zoning Administrator
Garfield Township
3848 Veterans Drive
Traverse City, MI 49684

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0 130 260 520 Feet

Public Notice Map

Parcel_8_29_16

Garfield Charter Township
3848 Veterans Drive
Traverse City, MI 49684
Phone: 231.941.1620
Fax: 231.941.1688
www.garfield-twp.com



NOT A LEGAL SURVEY

Garfield Township Planning Dept: 9/28/2016

SPRENKLE DAVID C & MELISSA P
3290 CRESTVIEW DR
TRAVERSE CITY, MI 49684-4554

CRAM GREGORY G & ELIZABETH A
3353 CRESTVIEW DR
TRAVERSE CITY, MI 49684-4501

HARDY JOSEPH M & SARAH
3381 CRESTVIEW DR
TRAVERSE CITY, MI 49684-4501

SCHICHTEL KATHERINE W
3325 CRESTVIEW DR
TRAVERSE CITY, MI 49684-4501

MERRIFIELD DENNIS A & SANDRA B
3176 CRESTVIEW DR
TRAVERSE CITY, MI 49684-4554

BRADLEY E TRUST
3196 ORTHWOODS DR
TRAVERSE CITY, MI 49684-4558

KELLEY TIMOTHY J & LOUANNA L
3289 CRESTVIEW DR
TRAVERSE CITY, MI 49684-4555

GRAND TRAVERSE MEMORIAL
GARDENS INC
3575 VETERANS DR
TRAVERSE CITY, MI 49684-4590

AMEEL BRIAN A
3167 ORTHWOODS DR
TRAVERSE CITY, MI 49684

TRZCINSKI GERALD & ROCHELLE
3158 ORTHWOODS DR
TRAVERSE CITY, MI 49684-4558

MOORE KATIE C
3138 GORD ANN CT
TRAVERSE CITY, MI 49684-0000

CLARK FAMILY TRUST
3157 GORD ANN CT
TRAVERSE CITY, MI 49684-4503

PIERCE GERALD E & PATRICIA I
3136 ORTHWOODS DR
TRAVERSE CITY, MI 49684-4558

WITTBRODT GARY T & LINDA B
3161 GORD ANN CT
TRAVERSE CITY, MI 49684-4503

COMMON AREA OF ORTHWOODS
SUBD
TRAVERSE CITY, MI 49684

IRISH THOMAS H
3194 CRESTVIEW DR
TRAVERSE CITY, MI 49684-4554

OBRIEN EDWARD N
3181 ORTHWOODS DR
TRAVERSE CITY, MI 49684-4559

KIPKE CURTIS & JANE
3140 CRESTVIEW DR
TRAVERSE CITY, MI 49684-4554

5508

Garfield Township of
AFFIDAVIT OF PUBLICATION

**LEGAL NOTICE
CHARTER TOWNSHIP OF GARFIELD**

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Garfield Township Zoning Board of Appeals will hold a public hearing at their regular meeting on 10/19/2016 at 7:00 pm. The hearing will take place at the Garfield Township Hall, located at 3848 Veterans Drive, Traverse City, Michigan 49684.

A request has been made by Ameal, Brian A. for a variance from Section 313 Schedule of Regulations of the Garfield Township Zoning Ordinance for a reduction in the required 30 foot rear yard setback. The property is zoned R-1 and is located at 3167 Orthwoods Dr. and with a property number of 05-245-008-00.

A copy of the application, zoning ordinance and zoning map may be inspected at the zoning office of the Charter Township of Garfield located at 3848 Veterans Drive, Traverse City, Michigan between the hours of 7:30 am and 6:00 pm Monday through Thursday. All persons will have the right to speak at the Public Hearing. Any written comments with respect to this application may be submitted to the Township zoning department at the address above during regular office hours as described above or during the Public Hearing. The Township's telephone number is 231-941-1620.

Steve Duell - Secretary
Garfield Township Zoning
Board of Appeals
348 Veterans Drive
Traverse City, MI 49684

Michael Green - Zoning Administrator
Garfield Township
3848 Veterans Drive
Traverse City, MI 49684

Garfield Township will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922-4412.

October 3, 2016-1T

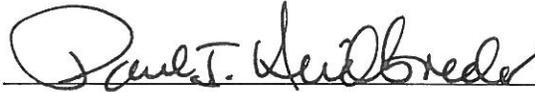
447038

STATE OF MICHIGAN
County of Grand Traverse

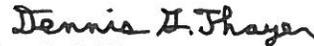
Paul Heidbreder being duly sworn deposes and says the annexed printed copy of notice was taken from the Traverse City RECORD EAGLE, a newspaper printed and circulated in said State and County, and that said notice was published in said newspaper on the following dates:

10/03/2016

that he or she is the agent of the printers of said newspaper, and knows well the facts stated herein



Subscribed and sworn to before
this 3rd of October, 2016.



Dennis G. Thayer
Notary Public, State of MI
County of Grand Traverse
10/08/2022
Acting in County of Grand Traverse