

CITY OF MARINE CITY

ZONING BOARD OF APPEALS AGENDA

Regular Meeting: Wednesday, April 6, 2016 @ 7:00 PM

Marine City Fire Hall: 200 South Parker Street, Marine City, Michigan

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairperson Kim Weil; Commissioners Mark Bassham, Gary Gabler; Planning Commissioner Rudy Menchaca; City Commissioner James Turner; Building Inspector Arthur Garbarino; and, City Manager Elaine Leven

4. APPROVE AGENDA (Additions / Deletions)

5. APPROVE MINUTES

- A. Zoning Board of Appeals Meeting ~ November 4, 2015
- B. Zoning Board of Appeals Meeting ~ March 2, 2016

6. COMMUNICATIONS

7. PUBLIC COMMENT *Residents are welcome to address the Zoning Board of Appeals. Please state name and address. Limit comments to five (5) minutes.*

8. UNFINISHED BUSINESS

9. NEW BUSINESS

- A. Public Hearing
 - Appeal #16-01 ~ Daniel Griffin – 102 N. Main Street
- B. Public Hearing
 - Appeal #16-02 ~ Sydney Allen Elsdon & Carrie Gallo-Elsden

10. OTHER BUSINESS

11. ADJOURNMENT

**City of Marine City
Zoning Board of Appeals
November 4, 2015**

A regular meeting of the Marine City Zoning Board of Appeals was held on Wednesday, November 4, 2015 in the Fire Hall, 200 South Parker Street, Marine City, and was called to order by Chairperson Kim Weil at 7:00 pm.

The Pledge of Allegiance was led by Chairperson Weil.

Present: Chairperson Weil; Commissioners Gabler, Menchaca, City Commissioner Turner; Building Inspector Garbarino, City Manager Leven, and, Deputy Clerk McDonald

Absent: Commissioner Bassham

Motion by Commissioner Menchaca, seconded by City Commissioner Turner, to excuse Commissioner Bassham from the meeting. All Ayes. Motion Carried.

Approve Agenda

Motion by Commissioner Menchaca, seconded by Commissioner Gabler, to approve the Agenda, as presented. All Ayes. Motion Carried.

Approve Minutes

Motion by Commissioner Menchaca, seconded by Commissioner Gabler, to approve the Minutes of the Regular Meeting of the Zoning Board of Appeals held August 5, 2015, as presented. All Ayes. Motion Carried.

Communications

- *Neighbor Support of Variance Applicants (Christopher & Suzanna Deveny)*

Motion by Commissioner Gabler, seconded by Chairperson Weil, to accept and file the communication. All Ayes. Motion Carried.

Public Comment

No residents addressed the Commission.

Unfinished Business

None.

New Business

Public Hearing ~ Appeal #15-03 – Christopher & Suzanna Deveny

Chairperson Weil announced that the Zoning Board of Appeals would conduct a hearing to receive public comments for and against the proposed variance request by Christopher and Suzanna Deveny, the owners of property located at 202 Union Street (parcel #02-475-0170-000). The variance request is to build a breezeway thereby enlarging the nonconformity of the existing structure.

Chairperson Weil opened the Public Hearing at 7:02 pm.

Building Inspector Garbarino said the variance was requested to erect a breezeway connecting the main structure, (2 story wood frame house) to an accessory structure, (masonry garage). The review, completed by Building Inspector Arthur Garbarino, said the site is located in the R1A, One Family Residential District.

No residents addressed the Commission.

Chairperson Weil closed the Public Hearing at 7:04 pm.

Motion by Commissioner Menchaca, seconded by Commissioner Gabler, to approve the Applicant's variance request to build a breezeway connecting the main structure to a secondary structure; Appeal #15-03. All Ayes. Motion Carried.

Adjournment

Motion by Chairperson Weil, seconded by Commissioner Menchaca, to adjourn at 7:04 pm.
All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald
Deputy Clerk

Kristen Baxter
City Clerk

**City of Marine City
Zoning Board of Appeals
March 2, 2016**

A regular meeting of the Zoning Board of Appeals was scheduled in the Fire Hall, 200 South Parker Street, Marine City, Michigan, on Wednesday, March 2, 2016 at 7:00 pm.

Due to a lack of quorum, the meeting was cancelled by City Clerk Baxter.

Respectfully submitted,

Kristen Baxter
City Clerk

9-A



CITY OF MARINE CITY

303 S. Water Street
MARINE CITY, MICHIGAN 48039
(810) 765-8846 • Fax (810) 765-4010

To: Chairman and Members of the Marine City Zoning Board of Appeals

From: Arthur Garbarino, City of Marine City Building Official

Date: February 1, 2016

Subject: Variance request regarding 102 N Main Ground Sign location.

REVIEW:

Enclosed with this memo is a copy of the Zoning Board of Appeals Application along with applicants' explanation and hand drawn site plan.

This business is located in the B-1 Central Business District.

Per the Sign Ordinance 160.220(B).1.3.(b).1,

- g. A ground sign shall be at least 10 feet from a building wall.
- h. The minimum required setback for a ground sign from the property line separating the lot from the street shall be as follows:

Height of ground sign	Setback
Less than 2 feet	3 feet
At least 2 feet but less than 3 feet	6 feet
At least 3 feet but less than 4 feet	9 feet
At least 4 feet but less than 5 feet	12 feet
<u>At least 5 feet but less than 6 feet</u>	<u>15 feet</u>

SUMMARY:

Please note any concerns that you may have regarding the above issues. The main reasons for approval or denial should always be listed and the applicant only needs to show practical difficulty for the granting of the variance.

Note:

This variance is not an approval for the existing non-conforming structure presently erected in this location. A Building Permit for the existing non-conforming structure is pending a seal engineering drawing for the structure.

PAID

JAN 25 2016

City of Marine City

Appeal # _____

ZONING BOARD OF APPEALS APPLICATION

CITY OF MARINE CITY, MICHIGAN

303 S. Water Street, Marine City, Michigan 48039

The Zoning Board of Appeals meets on the first Wednesday of each month in which there are appeals for consideration. Applications must be filed at least thirty (30) days prior to a scheduled meeting. Application fee must be paid in full before your application is added to the Agenda. Applicant will reimburse the City of Marine City for all Planning Consultant fees and publication costs, if required, prior to being placed on the Agenda. The City must notify the surrounding property owners within a 300-foot radius from the address on this application.

Application fees: \$150.00 - Residential \$200.00 - Commercial / Industrial

Site plan requirements for all dimensional variance requests must include the following:

- a) Minimum site plan submittal shall be based on a land survey prepared and sealed by a registered land surveyor or registered engineer.
- b) The plan must be drawn to scale
- c) The plan must include property lines and dimensions, all structures and buildings (existing and proposed), all setback dimensions, driveways, and all adjacent uses and structures of adjoining lots.

Your application will not be considered unless all required information is provided at the time of submission, and any / all required fees are paid prior to the meeting date.

Building permits must be obtained within one year of approval of your variance.

Address of property where variance is being requested:

102 N. MAIN (old Methodist Church)
 Number Street Parcel #

Applicant(s) Name: Daniel GRIFFIN

Address: P.O. Box 130 Marine City MI 48039
 Street City State Zip

Phone: _____ Fax: _____ Email: _____

Appeal # _____

Owner Name (If different from Applicant): _____

Address: _____
Street City State Zip

Phone: _____ Fax: _____ Email: _____

Variance Request Information

Subject property is zoned: Comm.

Size of Lot: _____ x _____

Total Square Footage: _____

Circle One: Corner Lot Interior Lot Waterfront Lot

Number of Buildings on lot now: 2

Percentage of lot coverage by buildings / structures now: _____ %

Type / Use / Size of Each Building:

shed - 10x15'

church - 3500 sq ft

Describe Proposed Building / Structure, Addition, Fence, Sign, Etc.:

Sign

Complete as it pertains to each situation; e.g. complete for all for buildings, height & length for fence, etc.

Height: 5 Width: 12 Length: 48 Sq. Footage: 80-90

Height: _____ Width: _____ Length: _____ Sq. Footage: _____

Height: _____ Width: _____ Length: _____ Sq. Footage: _____

Percentage of lot coverage with proposed building / structure, addition, fence, etc.: _____ %

Setbacks after completion of proposed project:

Front: 3 1/2' Rear: _____ Side: _____ Side: _____

REASON FOR APPEAL: NOT ENOUGH room between sidewalk and CHURCH to meet both setbacks.

Appeal # _____

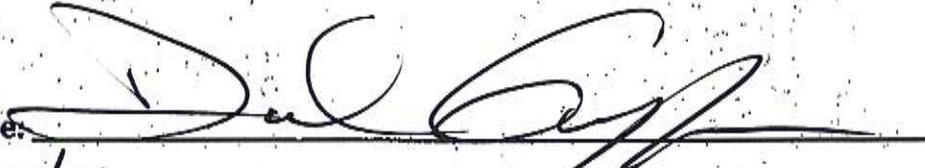
For a variance to be granted, the Applicant must prove a unique circumstance or an undue hardship relating to his / her situation.

Explanation of above stipulation: IN FRONT OF BUILDING IS ONLY PLACE TO PUT SIGN OTHER THAN ON THE 162 YEAR OLD CHURCH - NOT FEASIBLE - (see attached letter)

Will approval of this appeal change the character of your immediate neighborhood and / or the zoning district in which the property is located? NO X YES _____

if yes explain: IT ENHANCES THE BUSINESS DISTRICT.

I (We) hereby attest that all the information provided in this application, and attachments submitted, are true and correct to the best of my (our) knowledge and belief.

Applicant's Signature: 

Dated: 1/25/16

Owner's Signature: Same

Dated: _____

Return to: City of Marine City
303 South Water Street
Marine City, Michigan 48039

Appeal # _____

OFFICE USE	
Fee Amount Paid: <u>200⁰⁰</u>	Date Paid: <u>1/25/16</u>
Reviewed by: _____ <i>Building Official</i>	_____ <i>City Manager</i>

Explanation:

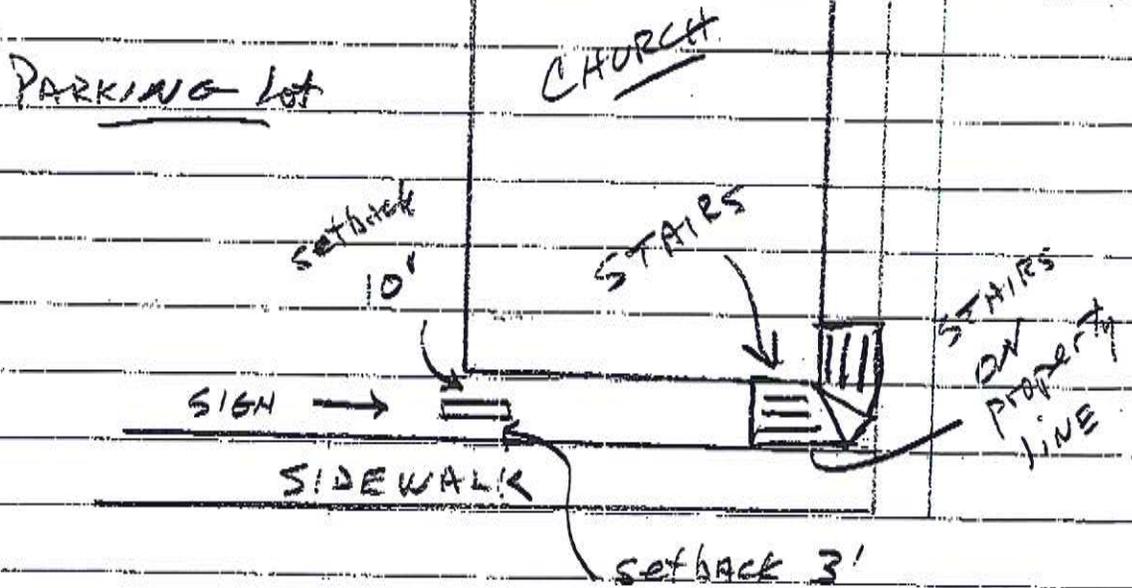
According to the ordinance, there should be a certain setback for any sign from the public easement and the building.

I can only qualify for one of the 2 setbacks because of the lack of space.

I keep the sign 10' off the church, and can only get 3' off the sidewalk.

However, the sign is setback inside the existing concrete steps.

This is the only location to put the sign other than on the 162 year old church, which is unfeasible.



ONLY 3' setback, but further in the property than the STAIRCASE.

PUBLIC NOTICE

**CITY OF MARINE CITY
ZONING BOARD OF APPEALS**

In compliance with Michigan Zoning Enabling Legislation, the General Ordinances of the City of Marine City, and the Rules and Regulations of the Marine City Zoning Board of Appeals, please take notice that on Wednesday, April 6, 2016, at 7:00 PM in the Marine City Fire Hall, 200 South Parker Street, Marine City, Michigan, the Marine City Zoning Board of Appeals will hold a Public Hearing to consider a Zoning Variance Application, as follows:

ZBA Appeal No. 16-01

Applicant Daniel Griffin, the owner of the property located at **102 N. Main Street, Marine City**, is requesting a variance for a non-conforming sign location:

- ❖ A variance to approve a proposed sign location for a ground sign that is 5-6 feet in height. The sign location does not meet zoning requirements, per the sign ordinance 160.220 (B).1.3.(b).1, (g), (h).

The legal description of the subject property, zoned Commercial, is currently shown on the tax roll, is as follows:

LOTS 6-7 AND 8 BLK 36 MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

Citizen comments are welcome and may be given in person at the Public Hearing. Written comments will also be received at the Marine City Offices, Zoning Board of Appeals, 303 South Water Street, Marine City, Michigan 48039, until 5:00 pm on April 6, 2016. The application is on file at the City Offices and may be inspected during regular business hours.

Kristen Baxter
City Clerk
March 2, 2016

9-B



CITY OF MARINE CITY

303 S. Water Street
MARINE CITY, MICHIGAN 48039
(810) 765-8846 • Fax (810) 765-4010

To: Chairman and Members of the Marine City Zoning Board of Appeals
From: Arthur Garbarino, Building Official
Date: February 23, 2016
Subject: Variance request regarding altering a nonconforming structure.

REVIEW:

Attached with this memo is a request for the proposed demolition of an existing detached garage. The demolition will allow for the erection of a new attached garage on the northwest corner of the existing home. Included in the alterations is a 2 story addition the south side of the home. The alteration would allow for greater separation on the rear lot line exceeding the 3' minimum setback required for an accessory structure on the rear lot line ord. 160.213(D), while maintaining the existing nonconforming set back of 2' along the north property line. This separation is allow per the 2015 Michigan Building Code, Table R302.1(1) states < 5' separation requires the installation of a 1 hour rated fire wall. The home own agrees to comply with the code if allowed the variance. The house is located in the R1A, One Family Residential District.

SUMMARY:

Please note any concerns that you may have regarding the above issues. The main reasons for approval or denial should always be listed and the applicant only needs to show practical difficulty for the granting of the variance.

"In the Heart of Blue Water District"

Request for Variance - Feb. 8, 2016

424 S. Main St. - Al and Carrie Elsdon

Contents

Zoning Board of Appeals Application form

Attachment 1 Existing and planned buildings – worksheet

Attachment 2 Unique Circumstance and Undue Hardship

Current Survey and Site Plan – David J. Little Surveyor

Pictures of Existing Home and Detached Garage

Picture 1 Existing House and Garage taken from S. Main St.

Picture 2 Existing Detached garage

Picture 3 Existing rear setback and proximity to neighbor garage

Picture 4 Existing garage showing proximity to existing house

Plans for Renovated Home with Addition and Attached Garage – Gerald Fournier Architect

Existing and Planned Buildings - Worksheet

Attachment 1

424 S. Main St. -- Al and Carrie Elsdon

	Width	Depth	Sq. Ft.
Property Sq. Ft.	80.32	110.50	8,875.36

Existing Buildings Sq. Ft. - Ground Floor:

<u>Main House</u>			
Mud Room	7.00	8.00	56.00
Kitchen	20.30	16.00	324.80
Dining, Living, misc.	22.40	32.50	728.00
Sub-Total			1,108.80
<u>Detached Garage</u>	24.40	20.30	495.32
Total Building Sq. Ft.			1,604.12

Note Open Porches (2) not included in square footage

% of lot covered by current buildings **18.07**

Buildings with Planned Changes Sq. Ft. - Ground Floor:

<u>Main House</u>			
Mud Room	Included in new garage		
Kitchen (Existing)	20.30	16.00	324.80
Dining, Living, misc. (Existing)	22.40	32.50	728.00
Sub-Total (Exist)			1,052.80
<u>Addition South side (New)</u>	21.60	27.40	591.84
<u>Attached garage (New)</u>	31.60	26.00	821.60
Total Building Sq. Ft.			2,466.24

% of lot covered by all buildings with Planned Changes **27.79**

Setbacks Before and after Planned Changes:

	Before Changes	After Changes
Front (East) Main House	30.4'	30.4'
Rear (West) Detached Garage	2.0'	6.0'
Side (South) Addition	34.4'	12.8'
Side (North) Garage	2.0'	1.3'

Unique Circumstance and Undue Hardship

424 S. Main St. - Al and Carrie Elsden

Description of Requested Variance:

A variance is requested to replace the existing detached garage with an attached garage. Following the change, the setback will be improved from 2' to 6' at the rear of the building and reduced slightly from 2' to 1.3' on the north side. The closest building on the north side is 28.5' from the property line. The garage will be consistent with the traditional style of the house and compatible with the attractive architectural styles of other homes in the area.

Undue Hardships and Unique Circumstance:

The inability to replace the existing garage with an attached garage presents us with the following undue hardships and unique circumstance at our new home in Marine City:

1. Fire hazard and risk hardship:
 - a. The existing garage is within 2' to 2.5' from a garage and utility building on the lot directly behind 424 Main. A fire in any of the 3 buildings would create an undue risk of spreading between the 3 buildings. This, of course, would increase the risk of fire spreading to the houses closest to the garages and utility buildings.
2. Safety hardship:
 - a. I (Al Elsden) am 73 years old and my wife and I plan to spend our future years in our new home. Lack of an attached garage, particularly in the winter months, presents an undue risk of falls or accidents as we get older.
3. Security risk hardship:
 - a. Although we consider Marine City to be a safe and welcoming city, an attached garage provides a more secure entry to our new home.
4. Unique circumstance:
 - a. Our plan is to restore and remodel the existing home in an attractive colonial style. The existing, unsightly garage in addition to having a serious rear setback issue does not complement the house or the neighborhood. Renovating the existing garage in place will not resolve the hardships noted above and provides a far less functional and attractive alternative to ourselves as well as the adjoining properties and neighborhood.

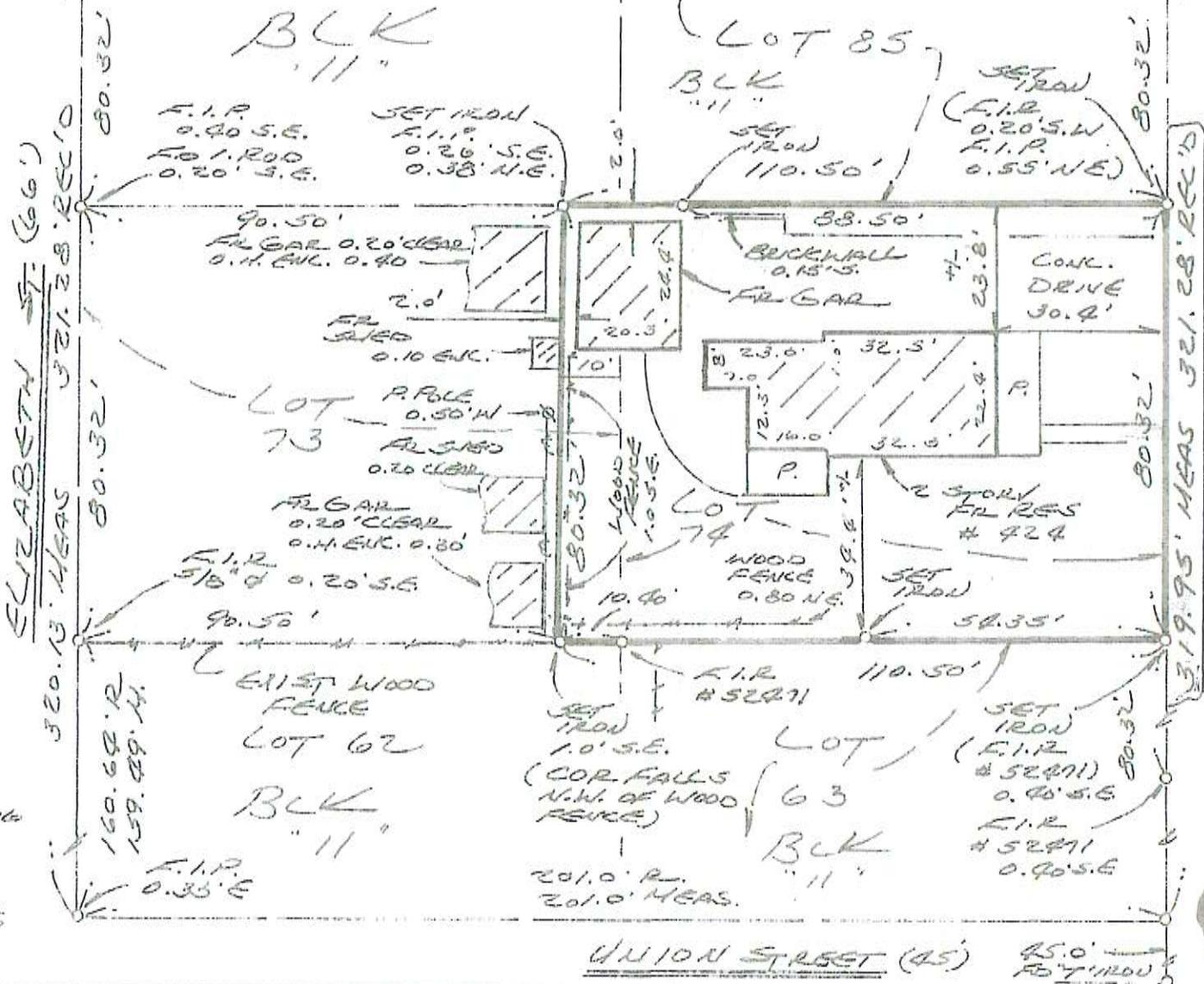
We very much appreciate your consideration of this variance request.

Certificate of Survey

R.O. ROAD UNDER
WALK
(0.10)

ST. CLAIR STREET
201.00' REC'D & MEAS.

F.I.R.
(0.10' S.W.
0.20' S.E.)



For: Sy
DESCR:
Lot 74:
"MAP C
City of
Referer

DATE: FEB 1, 2016
SCALE: 1" = 30'
DRN: D.C.
JOB NO.: 16-105
SHEET: 1 OF 1

DAI
LICENS
P.O. BOX

RECEIVED
FEB 08 2016

CITY OF MARINE CITY
13 S. WATER STREET
MARINE CITY, MI 48039
Phone : (810) 765-8847
MARINECITY-MI.ORG

ZONING BOARD OF APPEALS APPLICATION

City of Marine City

Received From:
SYDNEY ELSDEN

Date: 02/08/2016 Time: 2:24:53 PM
Posting Date: 02/08/2016
Receipt: 146805 *** REPRINT ***
Cashier: THOMAS
Workstation: Drawer: 1

CITY OF MARINE CITY, MICHIGAN
Water Street, Marine City, Michigan 48039

ZONING BOARD OF APPEALS APPLICATION
424 S. MAIN ST.
74-02-475-0137-000

On the first Wednesday of each month in which there are appeals for a variance, the fee shall be at least thirty (30) days prior to a scheduled meeting. Application fee is added to the Agenda. Applicant will reimburse the City of Marine City for publication costs, if required, prior to being placed on the Agenda. The fee shall be \$100.00 for residential and \$500.00 for commercial/industrial. The fee shall be paid by the applicant and all owners within a 300-foot radius from the address on this application.

ITEM REFERENCE	AMOUNT
VAR VARIANCE-ZONING BOARD OF APPEALS	
VARIANCE-ZONING BOARD OF APP	
101-000.000-608.000	\$250.00
TOTAL	\$250.00
Check 2578	\$250.00
Total Tendered:	\$250.00
Change:	\$0.00

\$100.00 - Residential \$500.00 - Commercial / Industrial

All variance requests must include the following:
1. All requests shall be based on a land survey prepared and sealed by a registered professional engineer.

2. All requests shall show property lines and dimensions, all structures and buildings (existing and proposed), driveways, and all adjacent uses and structures of adjoining lots.

3. All requests shall include all required information is provided at the time of submission, and the meeting date.

Building permits must be obtained within one year of approval of your variance.

Address of property where variance is being requested:

424 S. MAIN 74-02-475-0137-000
Number Street Parcel #

Applicant(s) Name: SYDNEY ALLEN ELSDEN & CARRIE GALLO-ELSDEN

Address: COTTRELLVILLE ME 48039
Street City State Zip

Phone: Fax: N.A. Email: 2

Appeal # _____

Owner Name (if different from Applicant): SAME

Address: SAME
Street City State Zip

Phone: _____ Fax: _____ Email: _____

Variance Request Information (SEE ATTACHMENT #1 FOR DETAIL)

Subject property is zoned: R-1A ~~R-1B~~ Size of Lot: 80.32' x 110.5'

Total Square Footage: 8,875.36 Circle One: Corner Lot Interior Lot Waterfront Lot

Number of Buildings on lot now: 2

Percentage of lot coverage by buildings / structures now: 18.07 %

Type / Use / Size of Each Building:

MAIN HOUSE: 2 STORY RESIDENTIAL HOME TO BE PERMANENT RESIDENCE
OF APPLICANTS FOLLOWING RESTORATION & RENOVATION - GROUND
FLOOR SQ. FT. = 1,108.8 TOTAL SQ. FT. = APPROX. 1,800
GARAGE: 1 STORY DETACHED WITH STORAGE ABOVE - UNUSED, WILL BECOME
A 2 CAR ATTACHED GARAGE FOR NEW OWNERS IF APPROVED - 495 SQ. FT. NOW

Describe Proposed Building / Structure, Addition, Fence, Sign, Etc.:

PLAN IS TO RESTORE AND RE-MODEL HOME IN STYLE (COLONIAL) OF PERIOD
AND COMPATIBLE WITH AREA. RESTORATION WILL INCLUDE
AN ADDITION ON SOUTH SIDE OF HOUSE AND NEW ATTACHED 2-CAR GARAGE
ON NORTH SIDE OF HOUSE. NEW GARAGE WILL REPLACE EXISTING DETACHED
GARAGE.

Complete as it pertains to each situation; e.g. complete for all for buildings, height & length for fence, etc.

Height: <u>SAME AS EXIST HOUSE</u>	Width: <u>21.6'</u>	Length: <u>27.4'</u>	Sq. Footage: <u>591.84</u>	<u>NEW ADDITION</u>
Height: <u>APPROX 5' LOWER THAN EXIST HOUSE</u>	Width: <u>31.6'</u>	Length: <u>26.0</u>	Sq. Footage: <u>821.60</u>	<u>REPLACEMENT ATTACH. GAR.</u>
Height: _____	Width: _____	Length: _____	Sq. Footage: <u>1,052.80</u>	<u>EXISTING MAIN HOUSE</u>

Percentage of lot coverage with proposed building / structure, addition, fence, etc.: 27.79 %

Setbacks after completion of proposed project:

Front: 30.4' Rear: 6.0' SOUTH Side: 12.8' NORTH Side: 1.3'

REASON FOR APPEAL: THE APPEAL IS TO REQUEST APPROVAL OF AN ATTACHED
GARAGE THAT, WHILE IMPROVING SETBACK OF EXISTING DETACHED

Appeal # _____

GARAGE, DOES NOT CONFORM WITH THE CURRENT ORDINANCE
FOR SETBACK AT REAR (WEST) AND NORTH SIDE.

For a variance to be granted, the Applicant must prove a unique circumstance or an undue hardship relating to his / her situation.

Explanation of above stipulation: SEE ATTACHMENT # 2

Will approval of this appeal change the character of your immediate neighborhood and / or the zoning district in which the property is located? NO YES _____

If yes, explain: _____

I (We) hereby attest that all the information provided in this application, and attachments submitted, are true and correct to the best of my (our) knowledge and belief.

Applicant's Signature: *S. O. Cherry*

Dated: 2-8-2016

Owner's Signature: *S. O. Cherry*

Dated: 2-8-2016

Return to: City of Marine City
303 South Water Street
Marine City, Michigan 48039

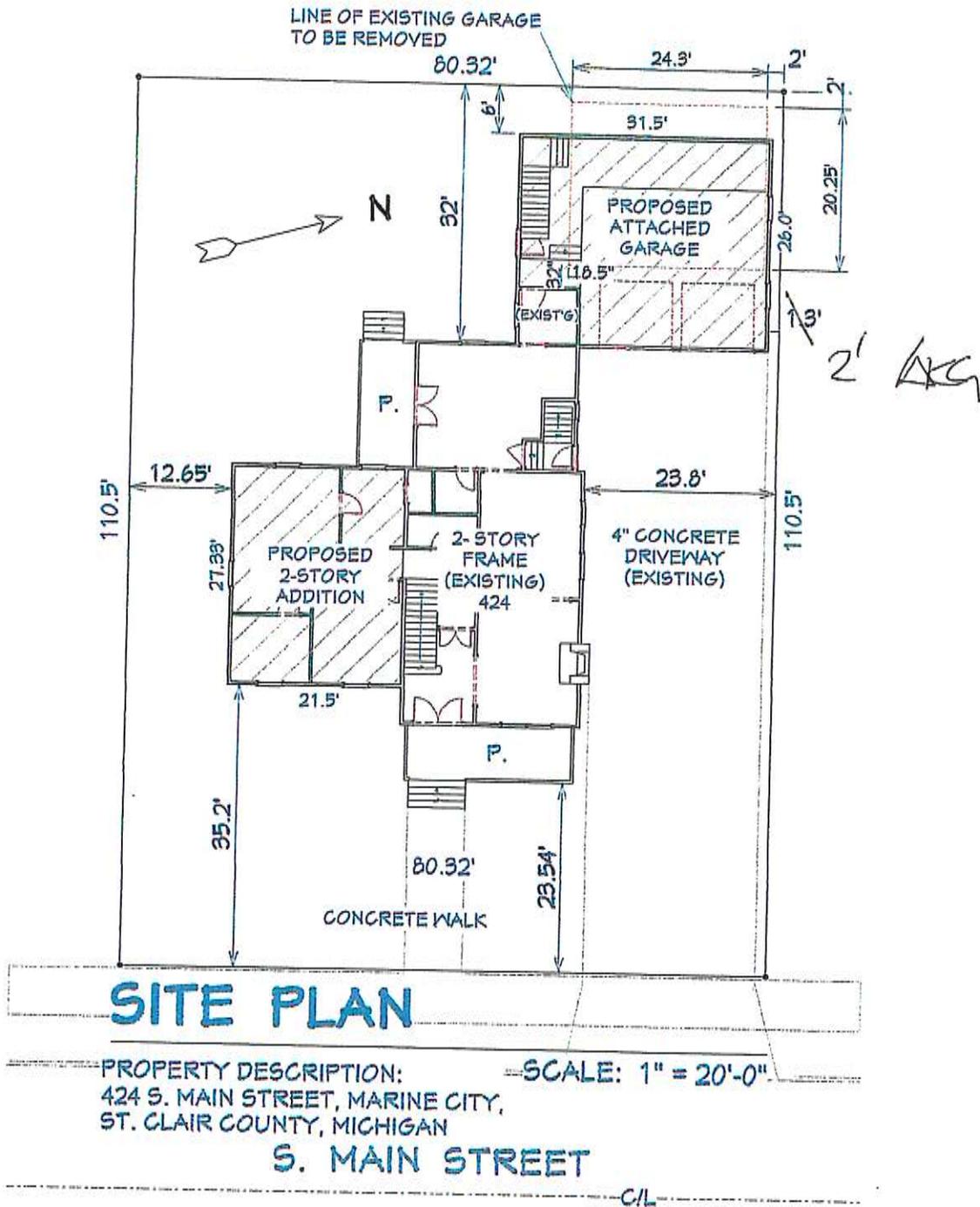


Homes of Style & Distinction

A Classic Collection of Custom Designs

by Gerald Fournier

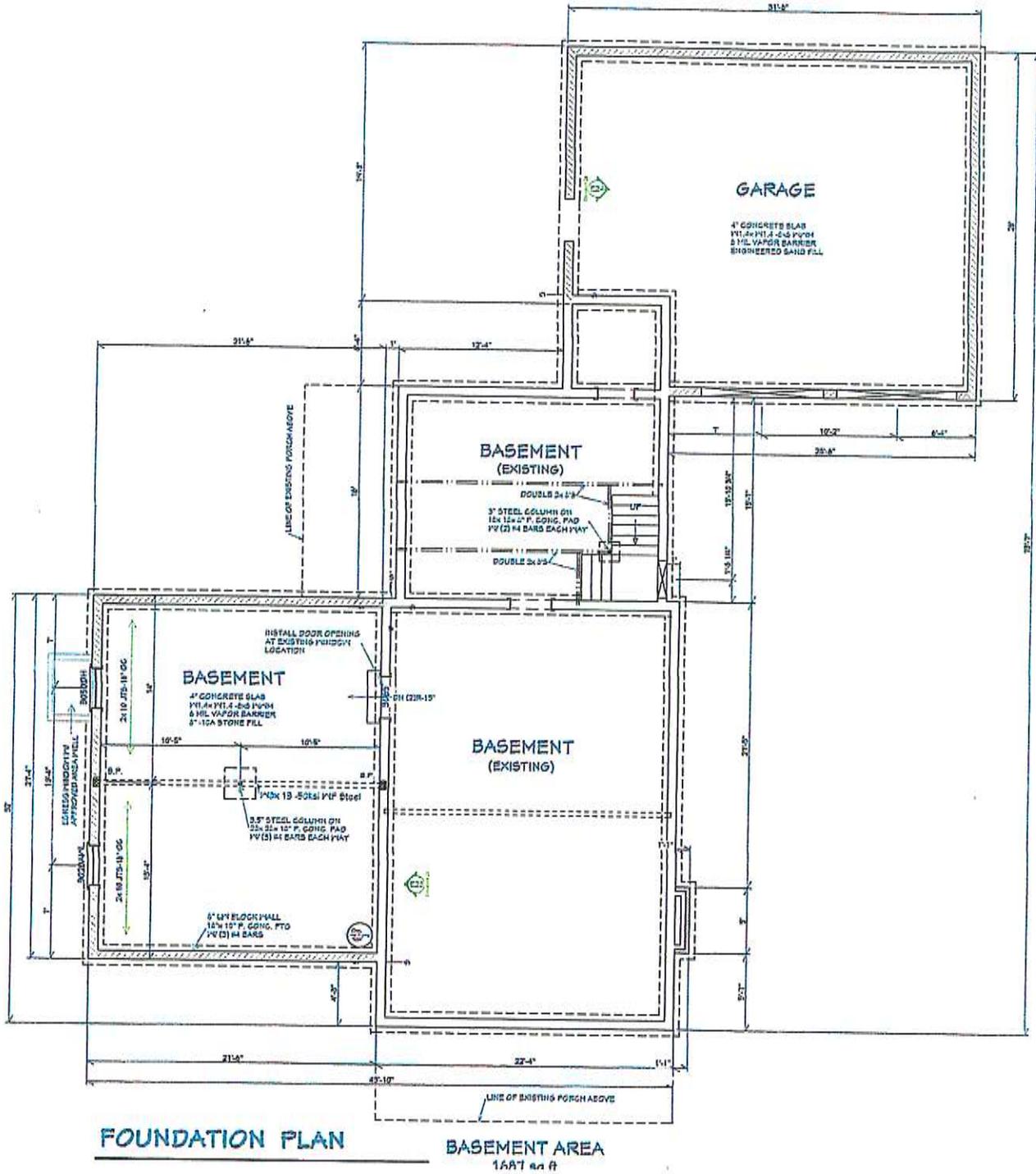
Home Designs
314 Fairway Ct.
St. Clair, MI. 48079
Ph: (810) 329-5822





Homes of Style & Distinction
 A Classic Collection of Custom Designs
 by Gerald Fournier

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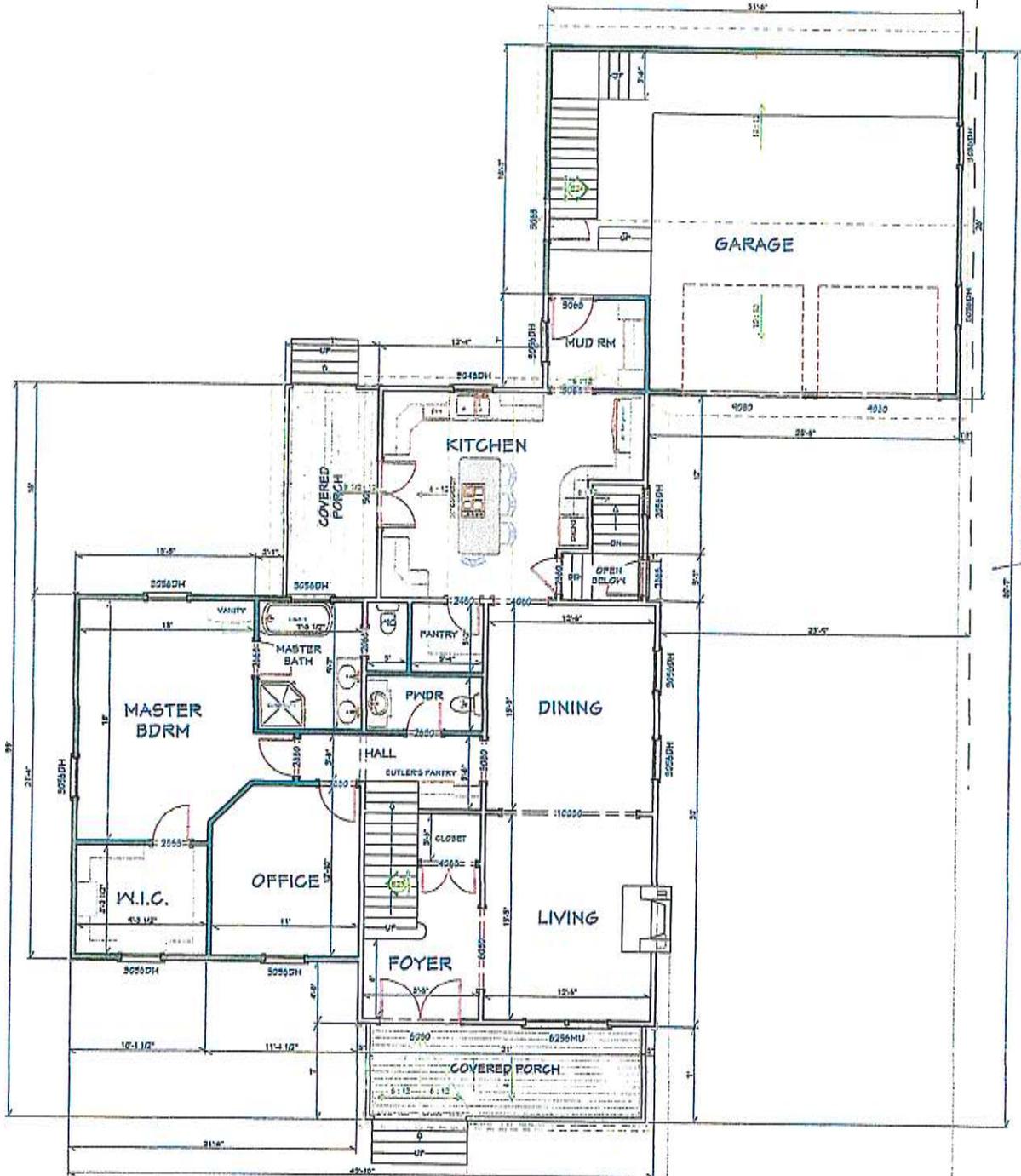


Homes of Style & Distinction

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Home Designs
314 Fairway Ct.
St. Clair, MI. 48079
Ph: (810) 329-5822



1st FLOOR PLAN LIVING AREA 1634 sq ft

A I American Institute of
B D Building Design Professional Member

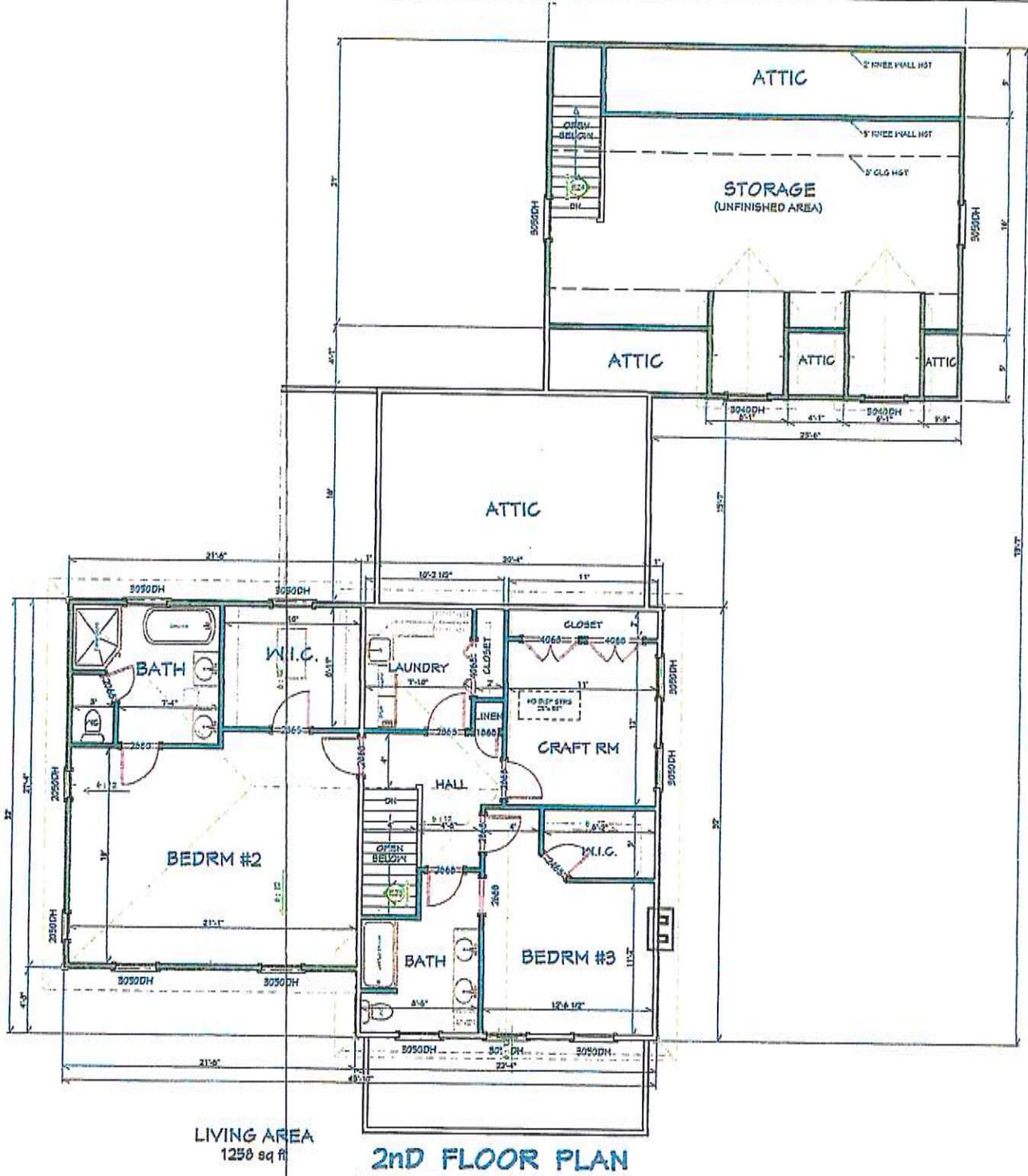
AL & CARRIE ELSDEN
Marine City, MI
Jan. 28, 2016



by Gerald Fournier

Homes of Style & Distinction
A Classic Collection of Custom Designs

Home Designs
314 Fairway Ct.
St. Clair, MI. 48079
Ph: (810) 329-5822



A I
B D

American Institute of
Building Design

Professional Member

AL & CARRIE ELSDEN

Marine City, MI
Jan. 28, 2016











Homes of Style & Distinction

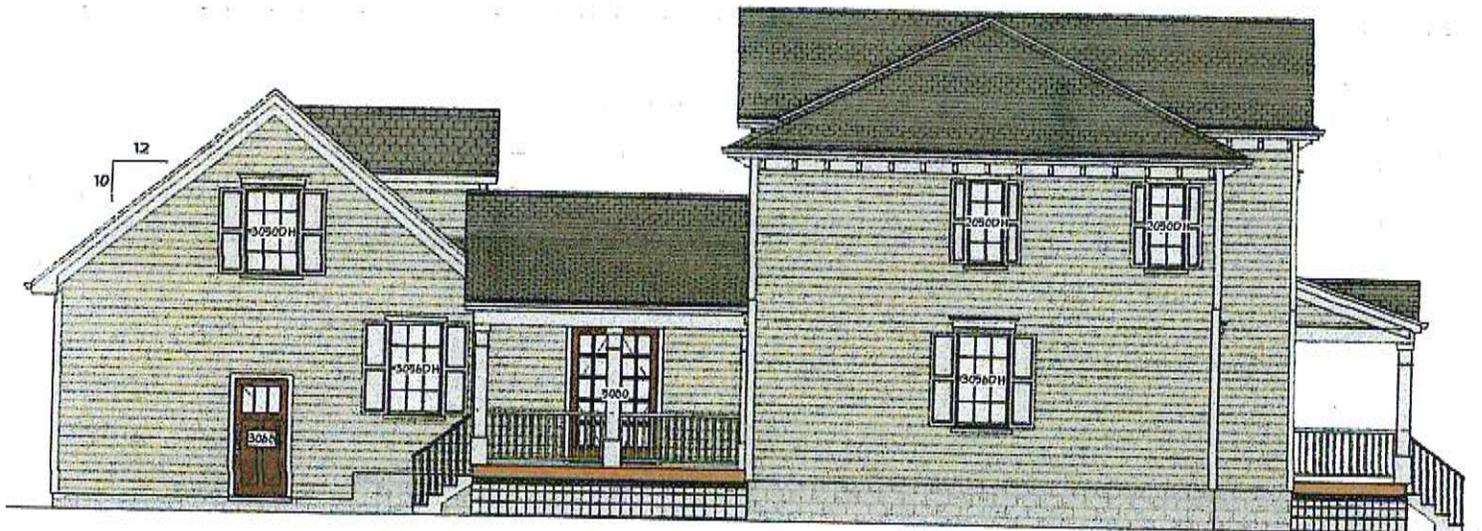
A Classic Collection of Custom Designs

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314 Fairway Ct.
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Ph: (810) 329-5822



FRONT ELEVATION



LEFT SIDE ELEVATION

A | I American Institute of
B | D Building Design Professional Member

AL & CARRIE ELSDEN

Marine City, MI
Jan. 28, 2016

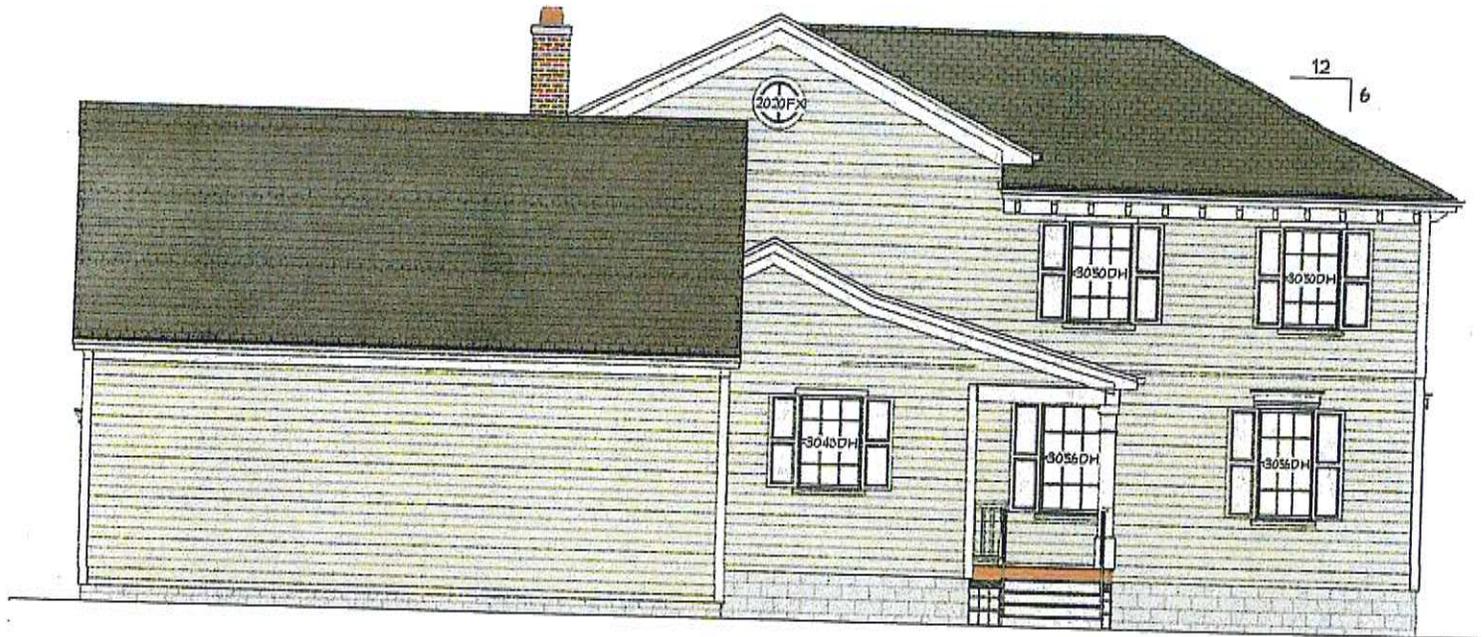


Homes of Style & Distinction

A Classic Collection of Custom Designs

by Gerald Fournier

Home Designs
314 Fairway Ct.
St. Clair, MI. 48079
Ph: (810) 329-5822



REAR ELEVATION



RIGHT SIDE ELEVATION

A | I American Institute of
B | D Building Design Professional Member

AL & CARRIE ELSDEN

Marine City, MI
Jan. 28, 2016

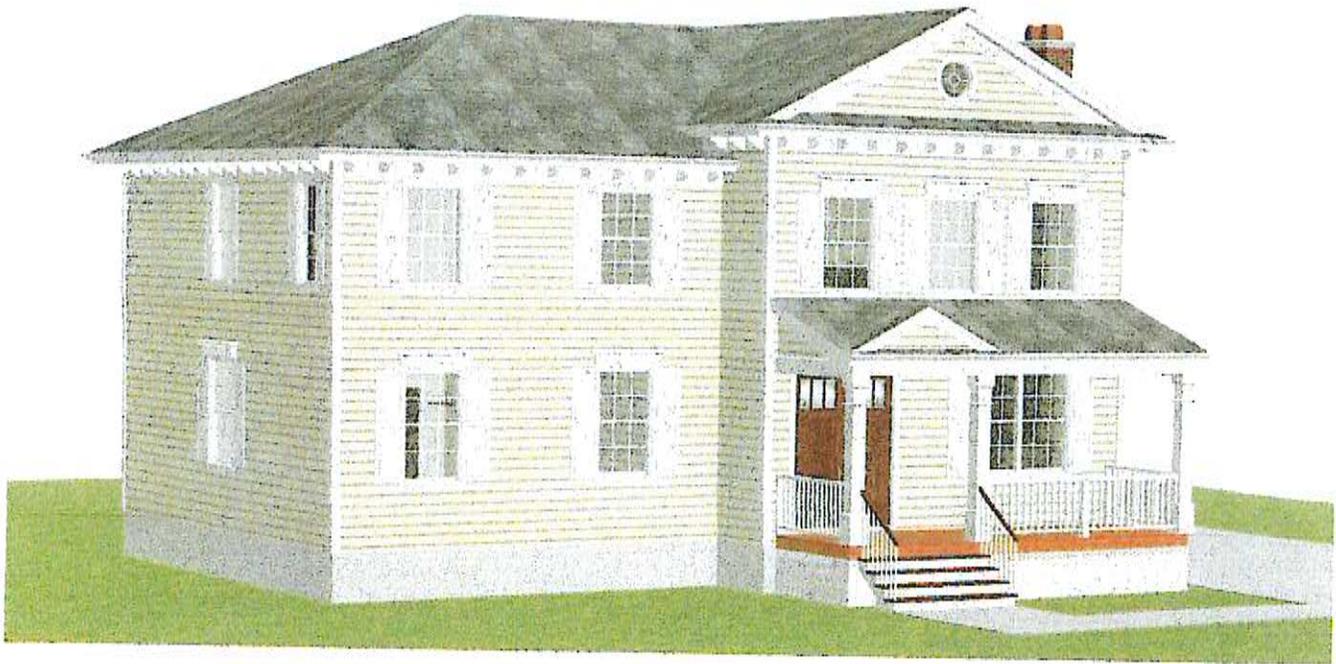
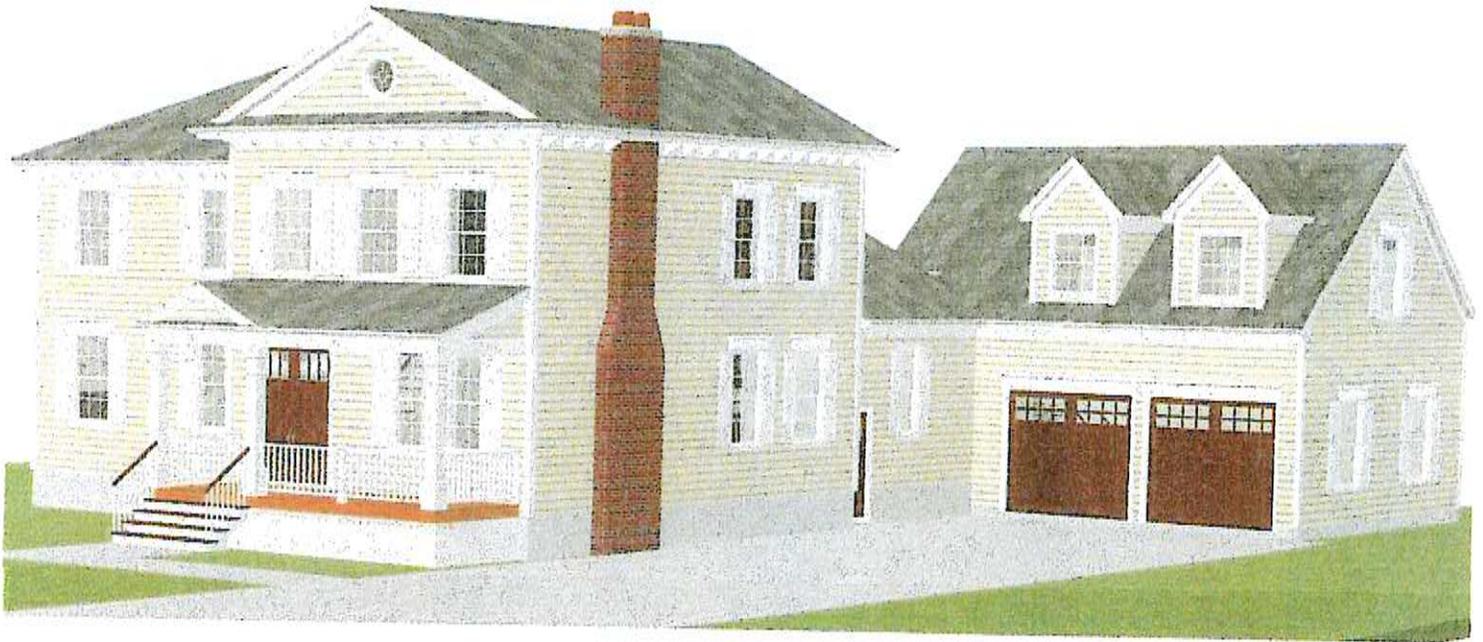


Homes of Style & Distinction

A Classic Collection of Custom Designs

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314 Falway Ct.
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Ph: (810) 329-5822



A I American Institute of
B D Building Design Professional Member

AL & CARRIE ELSDEN

Marine City, MI
Jan. 28, 2016

PUBLIC NOTICE

**CITY OF MARINE CITY
ZONING BOARD OF APPEALS**

In compliance with Michigan Zoning Enabling Legislation, the General Ordinances of the City of Marine City, and the Rules and Regulations of the Marine City Zoning Board of Appeals, please take notice that on Wednesday, April 6, 2016, at 7:00 PM in the Marine City Fire Hall, 200 South Parker Street, Marine City, Michigan, the Marine City Zoning Board of Appeals will hold a Public Hearing to consider a Zoning Variance Application, as follows:

ZBA Appeal No. 16-01

Applicant Daniel Griffin, the owner of the property located at **102 N. Main Street, Marine City**, is requesting a variance for a non-conforming sign location:

- ❖ A variance to approve a proposed sign location for a ground sign that is 5-6 feet in height. The sign location does not meet zoning requirements, per the sign ordinance 160.220 (B).1.3.(b).1, (g), (h).

The legal description of the subject property, zoned Commercial, is currently shown on the tax roll, is as follows:

LOTS 6-7 AND 8 BLK 36 MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

Citizen comments are welcome and may be given in person at the Public Hearing. Written comments will also be received at the Marine City Offices, Zoning Board of Appeals, 303 South Water Street, Marine City, Michigan 48039, until 5:00 pm on April 6, 2016. The application is on file at the City Offices and may be inspected during regular business hours.

Kristen Baxter
City Clerk

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