

AGENDA

Grand Haven Charter Township Zoning Board of Appeals
Wednesday, May 29, 2019 – 7:00 pm

- I. Call To Order
- II. Roll Call
- III. Approval of the July 24, 2018 ZBA Meeting Minutes
- IV. New Business
 - A. ZBA Variance Application No. 19-01 – Rust
 - B. ZBA Interpretation Application No. 19-02 - Griffeth
 - C. ZBA Variance Application No. 19-03 - Griffeth
 - D. ZBA Variance Application No. 19-04 - Martin
 - E. Housekeeping:
 - i. Appointment of Officers
 - ii. Approve 2019 Meeting Date Schedule
- V. Reports
- VI. Extended Public Comments (*Limited To Four (4) Minutes Please*).
- VII. Adjournment

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
TUESDAY, JULY 24, 2018 – 7:00 P.M.

I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Zoning Board of Appeals was called to order at 7:00 p.m. by Chair Voss.

II. ROLL CALL

Board of Appeals members present: Voss, Loftis, Slater, Behm, Hesselsweet, and Rycenga
(alternate)
Board of Appeals members absent: None

Also present: Assistant Zoning Administrator Hoisington, and Community Development Director Fedewa.

Without objection, Hoisington was instructed to record the minutes for the meeting.

III. APPROVAL OF MINUTES

Without objection, the minutes of the June 26th meeting were approved.

IV. NEW BUSINESS

A. ZBA Case #18-06 – Dimensional Variance – Urbytes

Party Requesting Variance:	Mitchell and Susan Urbytes
Applicant Representative:	Jeff Swieringa, ReNew Construction
Address:	1378 Spinnaker Ct, Holland 49424
Parcel Number:	70-03-32-132-022
Location:	18326 Holcomb Road

Mitchell and Susan Urbytes, represented by Jeff Swieringa, are seeking to revise the dimensional variance permit P18ZBA0001 that was authorized by the ZBA on 2/27/2018. They are requesting to relocate a staircase to the south deck (instead of approved location on north deck). The relocated staircase would result in a 3-foot setback that remains consistent with the dimensional variance issued for the south deck. The setback request violates Section 21.02 of the Zoning Ordinance.

Hoisington provided an overview of the application through a memorandum dated July 19th.

- Due to the nature of this revision, the Board did not have any questions for the applicant's representative, Jeff Swieringa.

The Board discussed the four standards and noted the following:

- The proposed location of the stairway would reduce the bulk on the property.

Standard No. 1 – Exceptional or extraordinary circumstances:

- Exceptionally small lot.
- Exceptional narrowness.

Ayes: Voss, Loftis, Slater, Behm, and Hesselsweet

Nays: None

Standard No. 2 – Substantial property right:

- Majority of properties along Lake Michigan have a series of decks that provide views.
- Due to narrowness of lot any and all decks would encroach into the required side yards.
- Proposed staircase location would reduce the impact on neighboring properties.

Ayes: Voss, Voss, Loftis, Slater, Behm, and Hesselsweet

Nays: None

Standard No. 3 – Will not be a substantial detriment to adjacent parcels, or material impact on the intent and purpose of the Ordinance:

- The Board noted that no opposition was received from adjacent parcels. One letter was received in support of the variance request.

Ayes: Voss, Loftis, Slater, Behm, and Hesselsweet

Nays: None

Standard No. 4 – Request is not of such a recurrent nature as to make reasonably practical the formulation of a general regulation:

- Case is unique, and does not present a concern that the situation will reoccur and make reasonable the formulation of a general regulation.

Ayes: Voss, Loftis, Slater, Behm, and Hesselsweet

Nays: None

Motion by Slater, supported by Behm, to **approve** a dimensional variance from Section 21.02 to revise the dimensional variance permit P18ZBA0001

that was authorized by the ZBA on 2/27/2018. Requesting to relocate staircase to south deck (instead of approved location on north deck). The relocated staircase would result in a 3-foot setback that remains consistent with the dimensional variance issued for the south deck. Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met. **Which motion carried unanimously**, as indicated by the following roll call vote:

Ayes: Voss, Loftis, Slater, Behm, and Hesselsweet

Nays: None

Absent: None

V. REPORTS

A. Zoning Ordinance Update

The Board requested an update on the status of the new Zoning Ordinance. Fedewa explained the projected timeline has grown longer due to revisions. Thus, the planned Joint Committee Meeting originally planned for July 26th will be rescheduled for a later date. Fedewa noted that certain aspects of the new Zoning Ordinance may take effect earlier than the adoption of the entire Ordinance at the Board's discretion.

VI. EXTENDED PUBLIC COMMENTS – None

VII. ADJOURNMENT

Without objection, the meeting was adjourned at 7:12 p.m.

Respectfully submitted,



Cassandra Hoisington

Acting Recording Secretary



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: May 24, 2019
 TO: Zoning Board of Appeals
 FROM: Cassandra Hoisington, Assistant Zoning Administrator
 RE: 18165 Shore Acres Rd – Dimensional Variance Application No. 19-01

PARCEL INFORMATION

Owner	Dale & Mary Jo Rust
Applicant	Curt Hall LandTechwmi LLC
Property Address	18165 Shore Acres Rd
Parcel Number	70-03-32-331-017
Lot Size	21,350 sqft (.49 ac)
Lot Type	Legal Lot of Record
	Irregular Lot Shape
	Critical Dunes
Elevation	≈ 55 foot elevation change
Zoning	R-1 Single Family Residential
Required Setbacks for an Attached Deck	Front – 50 feet
	Rear – 50 feet
	Side 1 – 15 feet
	Side 2 – 20 feet
Required Setbacks for Retaining Wall System	Front – 50 feet
	Rear – 50 feet
	Side 1 – 15 feet
	Height – 20 feet
Maximum Height for a Retaining Wall	8 ft



Site Location



Critical Dunes



ZBA APPLICATION

The owners have previously requested and received two dimensional variances for this property. The first variance was received in 2014, to build stronger retaining walls after the septic system was replaced. A second variance was received in 2015. This variance allowed a series of stairs and landings along the retaining wall to gain access to the dwelling.



The applicant is pursuing an additional variance to construct more retaining wall series and a deck. This will be part of a larger project to improve the safety and accessibility of the property.



The boardwalks are exempt from the Zoning Ordinance as long as they comply with the EGLE policy of a maximum 5-foot width and installed with hand tools.

Staff visited the property and noted the failing conditions of the existing patio, boardwalk, and deck. Staff recommends ZBA members visit the property to understand the full impact of the deteriorating structures amongst the steep elevation changes.

PROPOSED PROJECT

Aside from the variance request, the applicant will perform additional improvements to the property, which are described below:

- Foundation repair.
- Capture of roof drainage to prevent further soil erosion.
- Installation of a porous paver driveway.
- Installation of new boardwalks.

Staff can confirm the applicant has submitted an application to EGLE, but as of now, when this memo is being drafted, the applicant continues to revise the scope of work.



Due to the fluidity of the scope of work, **staff recommends the ZBA table this application** until the details have been finalized, and an EGLE permit has been issued. In brief, the scope of work on the EGLE permit application is significant, but the scope for the variance is far narrower. To ensure preciseness, a site plan containing variance-only information is necessary.

Another outstanding issue, which may require staff to contact legal counsel, is the request to build a deck in the front yard on an adjacent property that is owned by a third-party. Section 20.03.2.A exempts elevated walkways (*and even allows them to cross lot lines*), so that portion does not need to be addressed by the Township. However, if the ZBA is willing to consider approving a deck at the western end of the walkway then we need guidance from the Township Attorney because the survey shows it is not located on the applicant's property.

As you may notice from the packet materials, the Shore Acres Association gave permission to let the boardwalk cross over the platted walkway. Historically, these "paper walkways" do not exist and the Township has accepted written approval from the HOA to build structures on these areas.

SAMPLE MOTIONS

Motion to table the dimensional variance application for 18165 Shore Acres Road until the June 25th meeting, or when the applicant has addressed the items below:

1. Site plan for all variance components only—remove the other items within the scope of work that do not pertain to the variance application.
2. Height information for each retaining wall, including profiles.
3. Issued EGLE permits
4. Direct staff to contact the Township Attorney to determine what is required or necessary to address the western deck on the adjacent parcel.

Please contact me with questions or concerns

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

ZONING BOARD OF APPEALS APPLICATION

Application Type	Fee	Escrow*
Variance or Appeal	\$250	\$300
Special Meeting	\$425	n/a
Interpretation	\$125	n/a

* To cover cost of legal and consulting fees, may be increased as necessary

Applicant/Appellant Information

Name LANDTECH WMI, LLC / CURTIS R. HALL
 Phone (616) 836-2286 (mobile) Fax (616) 928-0786
 Address 76 VETERANS DR., STE 500 ON LIBERTY CT. HOLLAND, MI 49423
 Email Address wrt@landtechwmi.com

Owner Information (If different from applicant/appellant)

Name DALE RUST
 Phone (847) 323-4975 Fax _____
 Address 1939 KOEHLING RD NORTH BROOK, IL 60052
 Email Address dlr.koehling@gmail.com

Property Information (Include a survey or scaled drawing)

Address 18165 SHORE ACRES RD.
 Parcel No. 70-03-32-331-017 Current Zoning RESIDENTIAL
 Lot Width 43.5 x 2 feet Lot Depth 107 x 2 feet
 Parcel Size .49 ACRES ± acres Parcel Size .49 ACRES ± sq. ft. PER SURVEY.
 Lot Type Typical Lot Corner Lot _____ Interior Lot _____

FLAG LOT ENCOMPASSES 4 LOTS

General Information (Check one)

- Application for Variance
- Request for Interpretation
- Notice of Appeal

NOTE: Please provide a scaled drawing with details of your proposed work including the dimensions of any structure(s) (i.e. height, width & length), building materials, the setbacks to ALL property lines, and other existing structures on the parcel, and any other relevant information, as needed.

VARIANCE REQUESTED (If applicable)

1. Attach a Narrative: Description of Request; Why it is needed; and Addresses each of the 4 Standards ATTACHED
2. Variance Requested From the Requirements of Section Number(s) _____
3. Relating to PROXIMITY OF SITE IMPROVEMENTS TO PROPERTY LINES, WITHIN SETBACKS
4. Structure/Land Use (After Variance) HOUSE, DECK, STEPS, RETAINING WALLS
5. Overall Building Size (After Variance) _____
6. Setbacks from lot lines (After Variance):
 - a. Front Yard 5 feet
 - b. Rear Yard 22 feet
 - c. Side Yard #1 1 feet
 - d. Side Yard #2 19 feet

INTERPRETATION REQUEST (If applicable)

Description of requested interpretation(s) and relevant Section number(s):

APPEALS AND OTHER APPLICATIONS (If applicable)

Description of action being appealed or other matter which is basis of application.

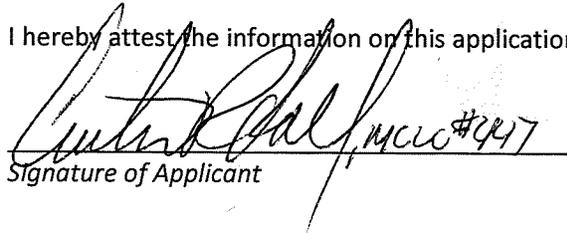
TO PERFORM REPAIRS TO FOUNDATION, CONSTRUCT NEW AND REPLACE EXISTING
RETAINING WALLS, REPLACE KIST DRUGS/POTS W/ OFF GROUND DRUGS/BODDYNOLLS,
CAPTURE ROOF DRAINAGE TO PREVENT EROSION TO THE SLOPE AND INSTALLATION
OF A POROUS PAVEMENT DRIVEWAY OVER THE SEPTIC FIELD.

GROUND FOR APPEAL OR OTHER APPLICATION (If applicable)

THE HOUSE AND AMENITIES WERE CONSTRUCTED IN VARIOUS AREAS BY
PREVIOUS OWNERS WITHIN THE SETBACKS AND DEEDS EASEMENT
LINES, SO THERE SEVERAL AREAS OF EXCEPTIONAL NARROWNESS,
TOPOGRAPHICAL CONDITIONS AND EXTRA ORDINARY PHYSICAL SITUATIONS.

IF THE SPACE PROVIDED ON THIS APPLICATION IS INADEQUATE
PLEASE ATTACH ADDITIONAL SHEETS AS NEEDED

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.


Signature of Applicant

3/6/19
Date

Signature of Zoning Administrator

Date

For Office Use Only

Date Received _____

Fee Paid? _____

RELEASE FORM

The undersigned has applied to the Grand Haven Charter Township Construction Board of Appeals for an appeal. The undersigned hereby authorizes the members of the Construction Board of Appeals and appropriate Township staff members to inspect the property (*address stated below*) at reasonable times, in regards to the consideration of my request for an appeal.

Curtis R. Wolf, MCIC #447
Applicant's Signature

3/4/19
Date

x Dale L. Rust
Owner's Signature (if different from applicant)

3/4/19
Date

18165 SHORE ACRES RD, GRAND HAVEN, MI.
Property Address

ACTION TAKEN BY TOWNSHIP BOARD OF APPEALS

- () Application Approved
- () Application Denied

Description of appeal granted or other action taken including conditions imposed, if any:

Signature of CBA Chairperson

Date

ZONING BOARD OF APPEALS PROCEDURAL EXPLANATIONS

The granting of variances is outlined in Section 26.05 of the Grand Haven Charter Township Zoning Ordinance, as amended. It states, in order to grant a non-use variance the Zoning Board of Appeals (ZBA) shall find affirmatively for each of the following four standards:

1. There are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification. Exceptional or extraordinary circumstances or conditions include:
 - a. Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Ordinance, or amendment thereto;
 - b. Exceptional topographic conditions;
 - c. Any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary; or
 - d. By reason of the use or development of the property immediately adjoining the property in question.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.
3. Authorization of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purpose of this Ordinance or the public health, safety, and general welfare of the community.
4. The condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

At the conclusion of the discussion the ZBA will vote on each of the four standards described above. If the majority of the members present find affirmatively for all four standards the variance will be approved.

Second, all motions for acting on requested variances are made in the positive; that is, they are worded so a YES vote grants the variance. This is not done to show personal preference of the motioner, but to prevent confusion when the ZBA votes on acceptance.

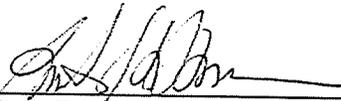
Dale and Mary Jo Rust
1939 Koehling Road
Northbrook, IL 60062

November 30, 2018

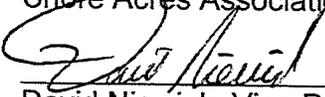
The Board has reviewed your requests for several private use structural changes and additions to the Trust Property that follows the West side of your property in Shore Acres Association, Cottage #28 as you are preparing your stabilization project. First, we will repeat our acknowledgement from our email of October 6, 2018 that your well, driveway and retaining wall exists on Trust Property. These structures were in place when you purchased the property. We stated then that we have no objection to the re-do of the retaining wall in the same location as it is now. You have also asked us to approve the building of a stair structure on the Trust Property from your proposed "boardwalk" on the South side of your home, up the dune on Trust Property (drawing attached). We have no objection to the stairs as long as it does not cut off trafficking over the Trust Property by other Association members. We also have no objection to the placement of a dry well or rain water vault to be placed on the Trust Property, again as long properly installed and maintained and does not impede trafficking over the Trust Property. This letter being signed by both of you will acknowledge that you will modify or remove any of the private structures on Trust Property at your expense if required by the Board to allow for pedestrian traffic as required in the Court's 1956 Order.

We ask that you provide us a copy of your MDEQ permit and any further building plans for our files.

This letter represents the position of the Shore Acres Board of Directors.



Bob DeBoer, President
Shore Acres Association

 12-31-18

David Niewiek, Vice-President
Shore Acres Association

 12/3/18

Dale Rust
Cottage #28
Shore Acres Association

 12/3/18

Mary Jo Rust
Cottage #28
Shore Acres Association



Dale Rust- Shore Acres <drust.shoreacres@gmail.com>

My request letter

Paul Kemink <p.kemink@charter.net>

Fri, Oct 5, 2018 at 3:15 PM

To: Dale Rust- Shore Acres <drust.shoreacres@gmail.com>

Cc: Bob DeBoer <bobloisdeboer@gmail.com>, M CR <mcrdevelopment@hotmail.com>, Joan Rietdyk <joanriet@gmail.com>, Jennifer Brown <jennbrown.m@gmail.com>, David Niewiek <niewijk@msn.com>, creativebrig@icloud.com

Dale, after consideration, my family has agreed to allow your contractors to use the very western edge of our property for the removal of your debris. As you acknowledged in your previous message, the contractors will make sure that any damage done to the property will be fixed as soon as possible. May my families gesture be the beginning of a different culture in shore acres association.

Paul

Sent from my iPhone

[Quoted text hidden]



Dale Rust- Shore Acres <drust.shoreacres@gmail.com>

Your stabilization project

Joan Rietdyk <joanriet@gmail.com>

Sat, Oct 6, 2018 at 4:10 PM

To: Dale & Mary Jo Rust <drust.shoreacres@gmail.com>

Cc: Bob DeBoer <bobloisdeboer@gmail.com>, David & Wendy Niewiek <niewijk@msn.com>, Jennifer Brown <jennbrown.m@gmail.com>, Ron Whitwam <ron.whitwam@gmail.com>

Dale:

This email is to acknowledge that your well, driveway and retaining wall exists on Trust Property. The Board has no objection to the re-do of the retaining wall in the same location as it is now.

Joan Rietdyk
Secretary, Shore Acres Association

--

JOAN RIETDYK

Mobile: 616-638-5222
18091 Shore Acres Drive
Grand Haven, MI 49417
joanriet@gmail.com
The Great Lakes Group

Curt Hall

From: Michelle Hohn
Sent: Friday, October 19, 2018 9:11 AM
To: Dale Rust; Curt Hall
Cc: Michelle Hohn
Subject: RE: Letters from my neighbors

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Rust, we have received permission, in writing from the Ottawa County Health Department to place the turf blocks over the septic to create more stable parking. The letter arrived yesterday. Sorry I didn't include this information in my previous email.

Michelle

From: Michelle Hohn
Sent: Friday, October 19, 2018 9:08 AM
To: Dale Rust <dlr.koehling@gmail.com>; Curt Hall <Curt@landtechwmi.com>
Cc: Michelle Hohn <Michelle@landtechwmi.com>
Subject: RE: Letters from my neighbors

Hi Mr. Rust:

Curt was planning to put the dry well to handle the water from the gutters and downspouts on trust property as well. Do you want to go back to those folks and ask if you can put the dry well on their property or would you rather that Curt move the proposed dry well location?

Michelle

From: Dale Rust [<mailto:dlr.koehling@gmail.com>]
Sent: Friday, October 19, 2018 9:04 AM
To: Curt Hall <Curt@landtechwmi.com>; Michelle Hohn <Michelle@landtechwmi.com>
Subject: Letters from my neighbors

Good morning.

I have attached the letters from my neighbors. Does this satisfy your request regarding the MDEQ?

Please let me know.

Dale Rust

Curt Hall

From: Dale Rust- Shore Acres <drust.shoreacres@gmail.com>
Sent: Thursday, October 11, 2018 12:40 AM
To: Curt Hall; Michelle Hohn
Subject: Fwd: Your stabilization project

This message is from the association board. Does this meet our needs?
Dale

--

Sent from myMail app for Android

----- Forwarded message ----- From: Joan Rietdyk <joanriet@gmail.com> Cc: "Dale & Mary Jo Rust" <drust.shoreacres@gmail.com> Cc: "Bob DeBoer" <bobloisdeboer@gmail.com>, "David & Wendy Niewiek" <niewijk@msn.com>, "Jennifer Brown" <jennbrown.m@gmail.com>, "Ron Whitwam" <ron.whitwam@gmail.com> Date: Saturday, 06 October 2018, 11:10PM +02:00 Subject: Your stabilization project

Dale:

This email is to acknowledge that your well, driveway and retaining wall exists on Trust Property. The Board has no objection to the re-do of the retaining wall in the same location as it is now.

Joan Rietdyk
Secretary, Shore Acres Association

--

JOAN RIETDYK
Mobile: 616-638-5222
18091 Shore Acres Drive
Grand Haven, MI 49417
joanriet@gmail.com
The Great Lakes Group

To Whom It May Concern;

I, We, the duly appointed authorized owner's representative hereby authorize LandTech Management of LandTechwmi, Holland, MI to act as our authorized agent pertaining to the design / proposal, MDEQ, MDNR, County Vegetation Assurance, and/or SESC permit applications, the installation of erosion control structures / measures, site restoration, building permits and all associated work to be performed at located at:

18165 SHORE ACRES ROAD

GRAND HAVEN, MI 49417

Project Property Tax ID # 70-03-32-331-017

LandTech Management is authorized to communicate directly with all vendors and government agencies on our behalf.

Sincerely,

Signature Dale L. Rust

Printed Name(s) DALE L. RUST

MARY JO RUST

Date 8/15/18

PROPERTY LINE ADJUSTMENT DESCRIPTIONS

P.P. #70-03-32-331-014 (Parcel "C")

Lots 70 and 71, Shore Acres Subdivision, as recorded in Liber 8 of Plats on Page 23, Ottawa County records, Grand Haven Township, Ottawa County, Michigan.

P.P. #70-03-32-331-012 (Parcel "A" & "B" combined)

Lots 4 and 5, also Lots 83-88, Shore Acres Subdivision, as recorded in Liber 8 of Plats on Page 23, Ottawa County records, Grand Haven Township, Ottawa County, Michigan.

Parcel "A"

Lots 4 and 5, also Lots 83-88, Shore Acres Subdivision, as recorded in Liber 8 of Plats on Page 23, Ottawa County records, Grand Haven Township, Ottawa County, Michigan,

Except:

Beginning at the Northeast corner of Lot 71, of said Shore Acres Subdivision, then along the East line of Lot 71 extended north, North 04 degrees 22 minutes 59 seconds West a distance of 12.83 feet to a point 100.00 feet south of a line between the Northeast corner of Lot 85 and the Northwest corner of Lot 87 measured perpendicularly; then parallel with said line between the Northeast corner of Lot 85 and the Northwest corner of Lot 87 North 89 degrees 58 minutes 56 seconds West a distance of 182.21 feet; then South 77 degrees 31 minutes 51 seconds West a distance of 195.95 feet to the West line of Lot 5, said point being North 15 degrees 22 minutes 18 seconds West a distance of 10.00 feet from the Southwest corner of Lot 5; then along the West line of Lot 5 South 15 degrees 22 minutes 18 seconds East a distance of 10.00 feet to the Southwest corner of Lot 5; then along the South line of Lot 5, North 88 degrees 23 minutes 55 seconds East a distance of 273.55 feet to the Southeast corner of Lot 5; then along the East line of Lot 5, North 00 degrees 22 minutes 42 seconds East a distance of 8.83 feet to the Southwest corner of Lot 88; then along the South line of Lot 88 and Lot 87, North 77 degrees 02 minutes 53 seconds East a distance of 100.94 feet to the point of beginning. Containing 56,783 sq. ft.

Parcel "B" (To be transferred to Parcel "C")

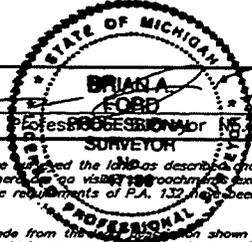
That part of Lot 5, Lot 87 and Lot 88 of Shore Acres Subdivision, as recorded in Liber 8 of Plats on Page 23, Ottawa County records, Grand Haven Township, Ottawa County, Michigan, described as:

Beginning at the Northeast corner of Lot 71, of said Shore Acres Subdivision, then along the East line of Lot 71 extended north, North 04 degrees 22 minutes 59 seconds West a distance of 12.83 feet to a point 100.00 feet south of a line between the Northeast corner of Lot 85 and the Northwest corner of Lot 87 measured perpendicularly; then parallel with said line between the Northeast corner of Lot 85 and the Northwest corner of Lot 87 North 89 degrees 58 minutes 56 seconds West a distance of 182.21 feet; then South 77 degrees 31 minutes 51 seconds West a distance of 195.95 feet to the West line of Lot 5, said point being North 15 degrees 22 minutes 18 seconds West a distance of 10.00 feet from the Southwest corner of Lot 5; then along the West line of Lot 5 South 15 degrees 22 minutes 18 seconds East a distance of 10.00 feet to the Southwest corner of Lot 5; then along the South line of Lot 5, North 88 degrees 23 minutes 55 seconds East a distance of 273.55 feet to the Southeast corner of Lot 5; then along the East line of Lot 5, North 00 degrees 22 minutes 42 seconds East a distance of 8.83 feet to the Southwest corner of Lot 88; then along the South line of Lot 88 and Lot 87 North 77 degrees 02 minutes 53 seconds East a distance of 100.94 feet to the point of beginning. Containing 11,605 sq. ft.

Parcel "B" and Parcel "C" combined

Lots 70 and 71 and also that part of Lot 5, Lot 87 and Lot 88 all in Shore Acres Subdivision, as recorded in Liber 8 of Plats on Page 23, Ottawa County records, Grand Haven Township, Ottawa County, Michigan, described as:

Beginning at the Northeast corner of Lot 71, of said Shore Acres Subdivision, then along the East line of Lot 71 extended north, North 04 degrees 22 minutes 59 seconds West a distance of 12.83 feet to a point 100.00 feet south of a line between the Northeast corner of Lot 85 and the Northwest corner of Lot 87 measured perpendicularly; then parallel with said line between the Northeast corner of Lot 85 and the Northwest corner of Lot 87 North 89 degrees 58 minutes 56 seconds West a distance of 182.21 feet; then South 77 degrees 31 minutes 51 seconds West a distance of 195.95 feet to the West line of Lot 5, said point being North 15 degrees 22 minutes 18 seconds West a distance of 10.00 feet from the Southwest corner of Lot 5; then along the West line of Lot 5 South 15 degrees 22 minutes 18 seconds East a distance of 10.00 feet to the Southwest corner of Lot 5; then along the South line of Lot 5, North 88 degrees 23 minutes 55 seconds East a distance of 273.55 feet to the Southeast corner of Lot 5; then along the East line of Lot 5, North 00 degrees 22 minutes 42 seconds East a distance of 8.83 feet to the Southwest corner of Lot 88; then along the South line of Lot 88 and Lot 87, North 77 degrees 02 minutes 57 seconds East a distance of 100.94 feet to the point of beginning. Containing 9,940 sq. ft.

 <p>BRIAN A. FORD PROFESSIONAL SURVEYOR No. 47199</p>	<p>Milanowski and Englert Engineering and Surveying, Inc. 927 Beechtree Street, Suite 3 Grand Haven, Michigan 49417 Phone(616)847-4070 Fax(616)847-6626</p>			
	<p>FOR DALE L RUST</p>			
<p>I certify that I have surveyed the land as described and shown hereon and that there are no visible encroachments, except as shown and that the requirements of P.A. 132 have been complied with.</p> <p><i>This survey was made from the information shown above. The description should be compared with the Abstract Title or Title Insurance Policy for accuracy, easements and exceptions.</i></p>	<p>LEGEND</p> <ul style="list-style-type: none"> <input type="checkbox"/> SET CON. MON <input type="checkbox"/> FOUND CONC. MON <input type="checkbox"/> SET CAPPED IRON <input type="checkbox"/> SET MAG NAIL <input type="checkbox"/> FOUND IRON <input type="checkbox"/> SET CUT "X" P. PLATTED M. MEASURED D. DESCRIBED CALC. CALCULATED 			
	<p>SEC. 32, T8N, R16W, GRAND HAVEN TWP.</p>			
	<table border="1"> <tr> <td>DATE 10-03-2014</td> <td>DRAWN BY TV/DRB</td> </tr> <tr> <td>SHEET 3 of 3</td> <td>JOB NO. 14763</td> </tr> </table>	DATE 10-03-2014	DRAWN BY TV/DRB	SHEET 3 of 3
DATE 10-03-2014	DRAWN BY TV/DRB			
SHEET 3 of 3	JOB NO. 14763			

Construction Sequence for Rust application.

Install silt fences down slope from the area of site where work will take place.

Cut 3 trees, two at the top of the wall around the parking area which will be replaced and one on the south west corner of the two story deck. This tree is leaning over the deck. Note: 6 native shrubs will be planted to make up for the tree removal.

Replace the existing retaining wall on the north side of the house. This wall runs from the west edge of the house to the addition on the east end of the house. Wall is currently cement block will be replaced with vinyl sheet pile.

Place helical piers under the house on the south side of the main floor and inside the basement. The foundation is unstable and the house is collapsing.

Place two new retaining walls on the north side of the east addition on the house. The soil is against the house, so one wall at the foundation and another one about 3 feet up the dune. These walls will be vinyl sheet pile. Note: these are the only "new" walls, all others are replacements in the same location as the current walls.

Replace the block walls at the top of the stairs, east of the house. Currently block walls to be vinyl sheet pile.

Replace block wall next to the red basement door with vinyl sheet pile.

Replace the wood retaining wall under the upper deck and next to the gas meter. This wall will form part of the utility pit. This wall runs east/west.

Place another wall running north/south under the upper deck to form the last side of the utility pit.

Replace the block wall next to the parking with stacked sand stone.

Place a drywell in the parking area to accept the water from the downspouts and possibility the water filter discard water. The tubing running to the drywell will be run over the top of the ground to the top of the retaining wall around the parking lot. It then will be installed behind the stacked sand stone wall and run into the drywell. The portion behind the wall will be installed as the wall is being constructed.

Replace all decks (except one) all decks to be replaced in place and same size exception for the deck part way up the stairs to the house, on the south side of the house. This deck is newer and will not be replaced. The upper deck on the west side of the house will also have a new deck under it.

Replace all boardwalks with 3-4' wide boardwalks elevated above grade on hand dug posts.

Replace patio on the east side of the house. The cement will be broken up and removed from the site. A new deck on pilings will be constructed here. Deck will be the same size as the patio but will be on pilings.

Replace stairs, except for the main stairs which go from the parking to the new deck, all stairs will be replaced with 4-5 foot wide stairs, elevated above grade on hand dug posts.

Place turf block over the septic system. This action this action has been approved by the Ottawa County Health Department, see letter.

Repair the tram, just a new motor, no contour change expected.

Stabilize all disturbed areas with vegetation native to the dunes.

Summary of proposed activities at Dale Rust site, 18165 Shore Acres

Retaining walls:

To be replaced:

- 1) Block wall next to current parking will be replaced with stacked sandstone.
- 2) Walls at the top of the stairs east of the house to be replaced with vinyl sheet pile.
- 3) Wall under the upper deck to be replaced with vinyl sheet pile.
- 4) Wall next to the red basement door to be replaced with vinyl sheet pile.
- 5) Wall on the north side of the house. Runs from the west edge of the house to the addition on the east end of the house. Follows the west side of the addition.

New:

- 1) On the north side of the east addition on the house. The soil is against the house, so one wall at the foundation and another one about 3 feet up.

The retaining wall north of the patio will remain.

Helical house support, 11 helical supports planned under the south side of the house to lift and support the house. Some are likely to be placed inside the basement as well.

Turf block over the septic system. This action will require a letter or permit from the Health Department.

Tram system repair, no contour changes expected. Just putting in new motor.

Replace all decks (except one) all decks to be replaced in place and same size exception for the deck part way up the stairs to the house, on the south side of the house. This deck is newer and will not be replaced. The upper deck on the west side of the house will also have a new deck under it.

Replace all boardwalks with 3-4" wide boardwalks elevated above grade on hand dug posts.

Tree removal:

2 near the retaining wall by the parking, one large one south west of the house that is leaning on the deck. Six shrubs planted to replace the three trees.

New stairs, except for the main stairs which go from the parking to the new deck, all stairs will be replaced with 4-5 foot wide stairs, elevated above grade on hand dug posts.

Utility pit this area is under the upper deck, right now it is a unsecured pit, we are proposing to put retaining walls around (in) the pit to make it more stable.

Down spout and drywell system. The drywell will be in the area of the current parking. The tubing running to the drywell will be laid on top of the ground from the house to the top of the retaining wall. They will be run behind the retaining wall to the parking level and into the drywell.

Replace patio on the east side of the house. The cement will be broken up and removed from the site. A new deck on pilings will be constructed here. Deck will be the same size as the patio but will be on pilings.

Stabilize with native vegetation anything that is disturbed.

August 15, 2018

Subject property
18165 Shore Acres Road
Grand Haven, MI 49417

Surrounding Property Owners

Neighboring properties

Bob DeBoer
18217 Shore Acres Road

Glen Turek
18205 Shore Acres Road

Paul Kemink
18158 Shore Acres Road

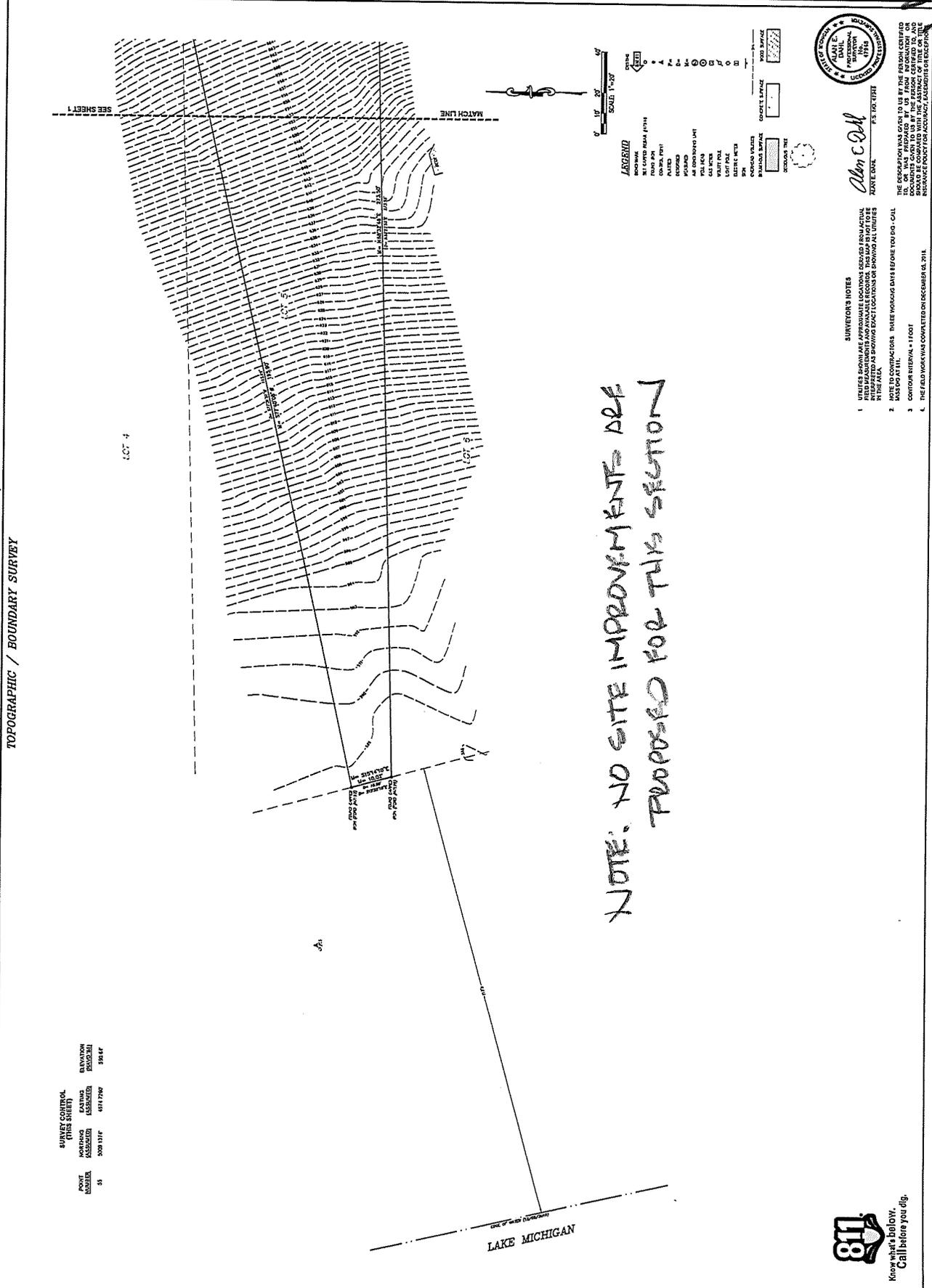
Mike Rowan
18111 Shore Acres Road

Fordson Properties
18111 Ridge Drive

DALE RUST - SITE IMPROVEMENTS
 COORD. LEGENDED COPY - PAGE 1 OF 2
 LANDNOTESCH

TOPOGRAPHIC / BOUNDARY SURVEY

DRISENGA & ASSOCIATES, INC. Engineering • Surveying • Testing 18165 Shore Acres Road Northbrook, IL 60062 Phone: 847-484-1433 Fax: 847-484-1435 Website: www.drisenga.com	TOPOGRAPHIC / BOUNDARY SURVEY 18165 SHORE ACRES ROAD SEC. 32, TOWN RILEY, DEERFIELD TWP., OTTAWA CO. NORTHBROOK, ILLINOIS 60062	Date: 12-07-2018 Scale: 1" = 40' Project No.: 18165	Sheet No.: V-102 Total Sheets: 2 of 2
--	---	---	--



NOTE: NO SITE IMPROVEMENTS ARE PROPOSED FOR THIS SECTION

POINT NUMBER	NORTHING ASSIGNED	EASTING ASSIGNED	ELEVATION (FEET)
51	5009.1374	0111.7260	596.67



- SURVEYOR'S NOTES**
- UNLESS OTHERWISE NOTED, ALL MEASUREMENTS AND AVAILABLE RECORDS, THAT MAY BE NOT TO BE RELIED UPON AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THIS AREA.
 - NOTE TO CONTRACTORS: THESE WORKS GO ON BEFORE YOU DIG - CALL MISS DOG AT 111.
 - CONTOUR INTERVAL = 1 FOOT
 - THE FIELD WORK WAS COMPLETED ON DECEMBER 03, 2018.



Alan C. Dell
 SURVEYOR
 No. 1234

Handwritten signature/initials

DALE RUST - SITE IMPROVEMENTS
 BRIEF DESCRIPTION COPY PAGE 2 OF 2
 LANDTECH

TOPOGRAPHIC / BOUNDARY SURVEY

18166 SHORE ACRES ROAD
 SEC. 32 T06N R16W GRAND HAVEN TWP., OTTAWA CO.
 NORTHBROOK, ILLINOIS 60062
 TOPOGRAPHIC / BOUNDARY SURVEY

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

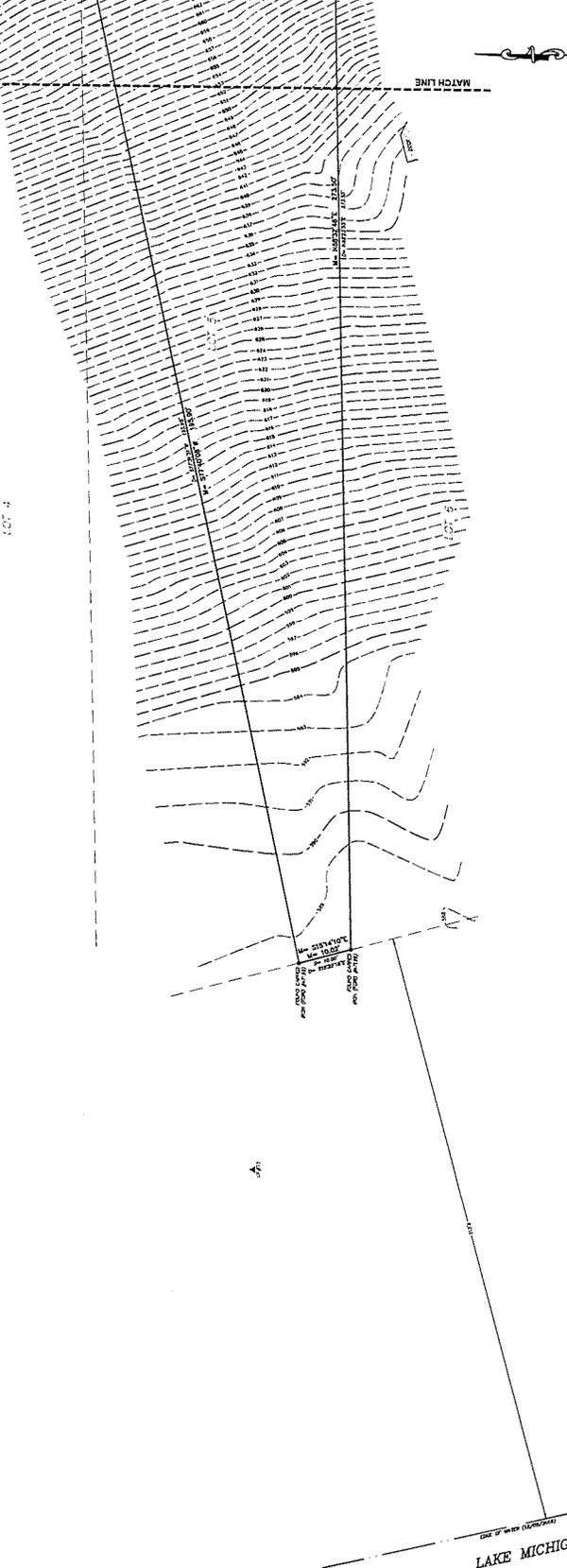
DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062



NOTE: NO SITE IMPROVEMENTS ARE
 PROPOSED FOR THIS SECTION

SURVEY CONTROL (THIS SHEET)

POINT NUMBER	NORTHING ASSUMED	EASTING ASSUMED	SPACING
55	5009.1374	4574.7292	500.00

811
 Know what's below.
 Call before you dig.

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

12-10-18
 12-07-2018
 1816623.5A
 1816623.5A

V-102
 2 of 2

REVISIONS

DALE RUST
 1839 KOEHLING ROAD
 NORTHBROOK, ILLINOIS 60062

B'

Remove concrete patio
Place deck

Concrete block wall to be removed
Place Vinyl Sheet Pile

Soil and Plants to remain

Remove concrete block
wall, place vinyl sheet

Flag stone to remain

1" = 2'

Drawn By: M. J. Holm
Date 11/6/18
Revised:

Scale: 1" = 2'



LandTechwmi
Geo-technical Site Work & Environmental Landscaping

Aesthetics Function Stewardship

Project name:

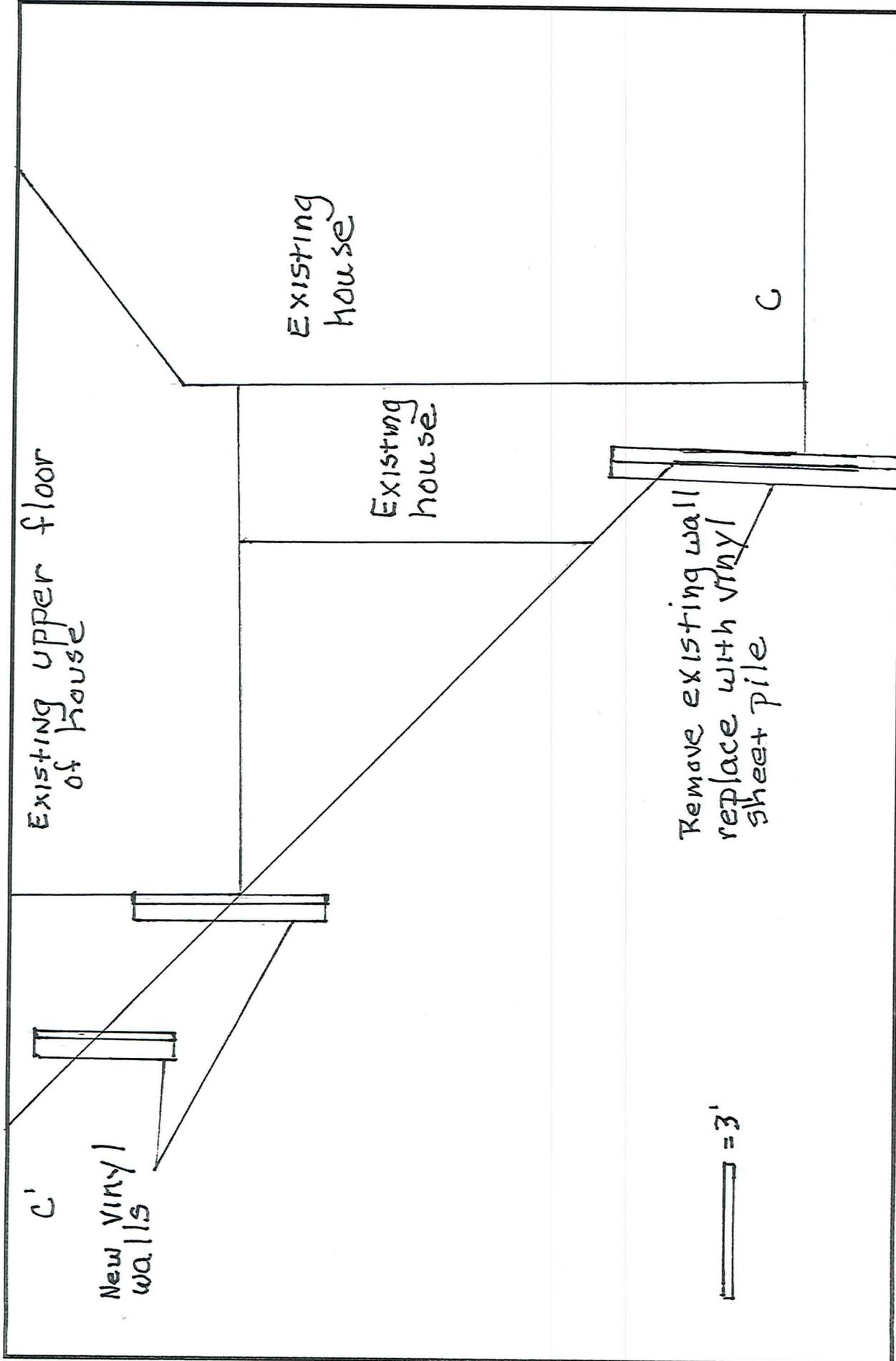
Client Name: Dale Rust
Project Address: 18165 Shore Acres
Grand Haven, MI

76 Veterans Dr., Ste 500 Liberty Ct., Holland, MI 49423

Office: (616) 928-0786

Fax: (616) 928-0787

www.landtechwmi.net



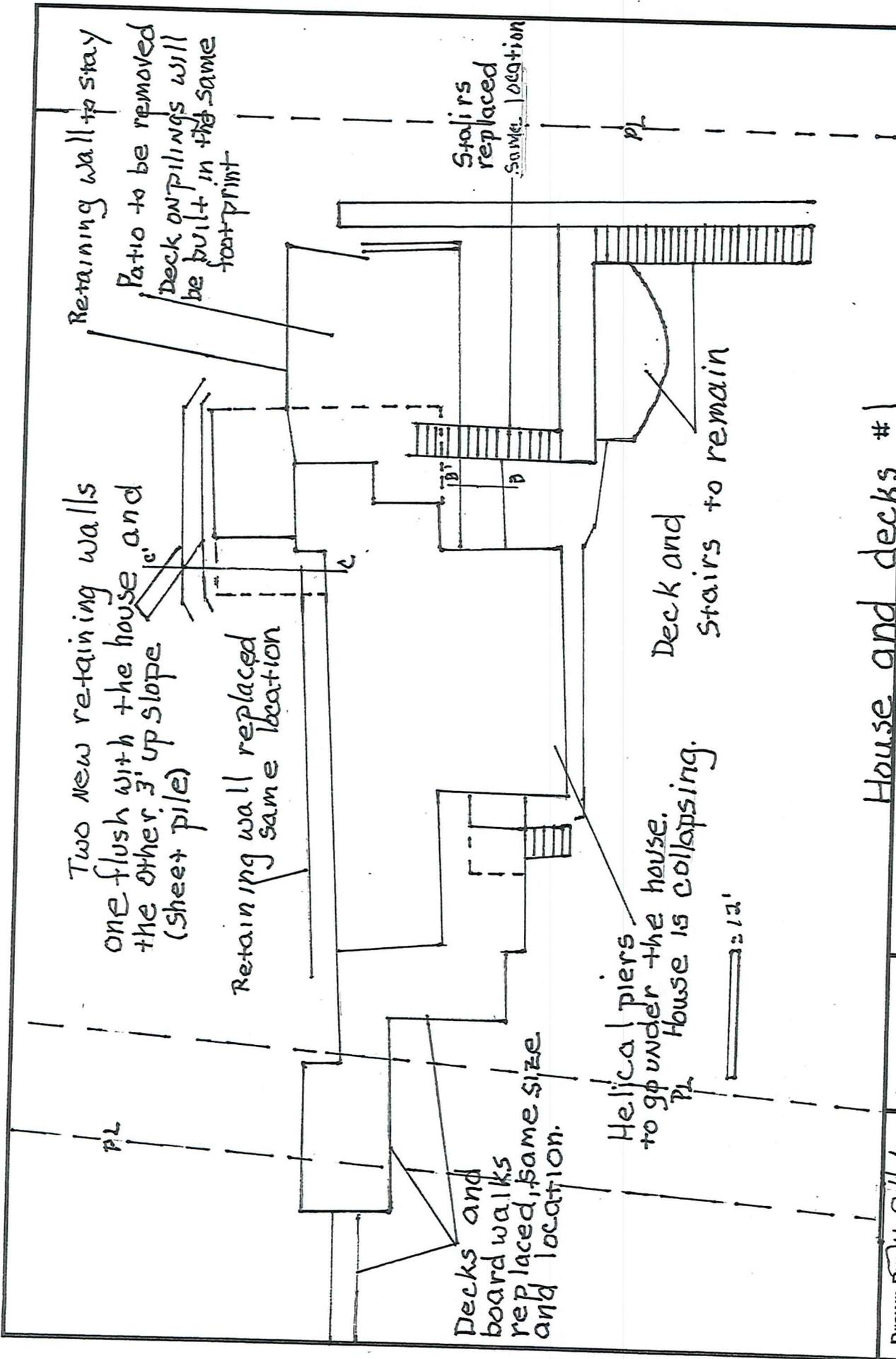
Project name:
 Client Name: Dale Rust
 Project Address: 18165 Shore Acres
 Grand Haven, MI

LandTechwmi
 Geo-technical Site Work & Environmental Landscaping
 Aesthetics Function Stewardship

Drawn By: M. J. Holan
 Date: 11/6/18
 Revised:
 Revised:

Scale: 1" = 3'

76 Veterans Dr., Ste 500 Liberty Ct., Holland, MI 49423 Office: (616) 928-0786 Fax: (616) 928-0787 www.landtechwmi.net



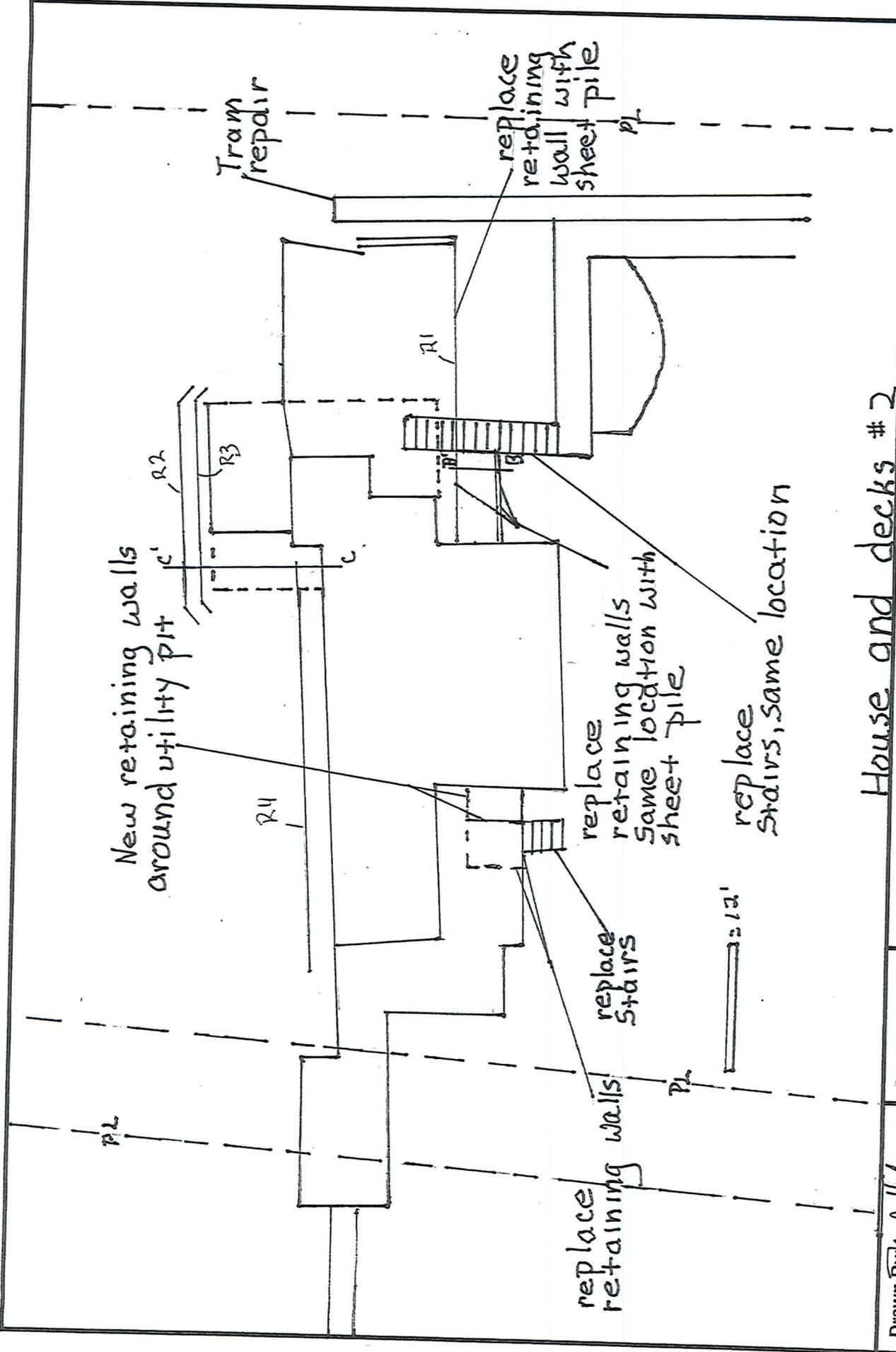
House and decks #1

Drawn By: M. J. Hobbs
 Date 11/2/18
 Revised:
 Revised:

Scale: 

LandTechwmi
 Geo-technical Site Work & Environmental Landscaping
 Aesthetics Function Stewardship

Project name:
 Client Name: Dale Rust
 Project Address: 18165 Shore Acres
 Grand Haven, MI



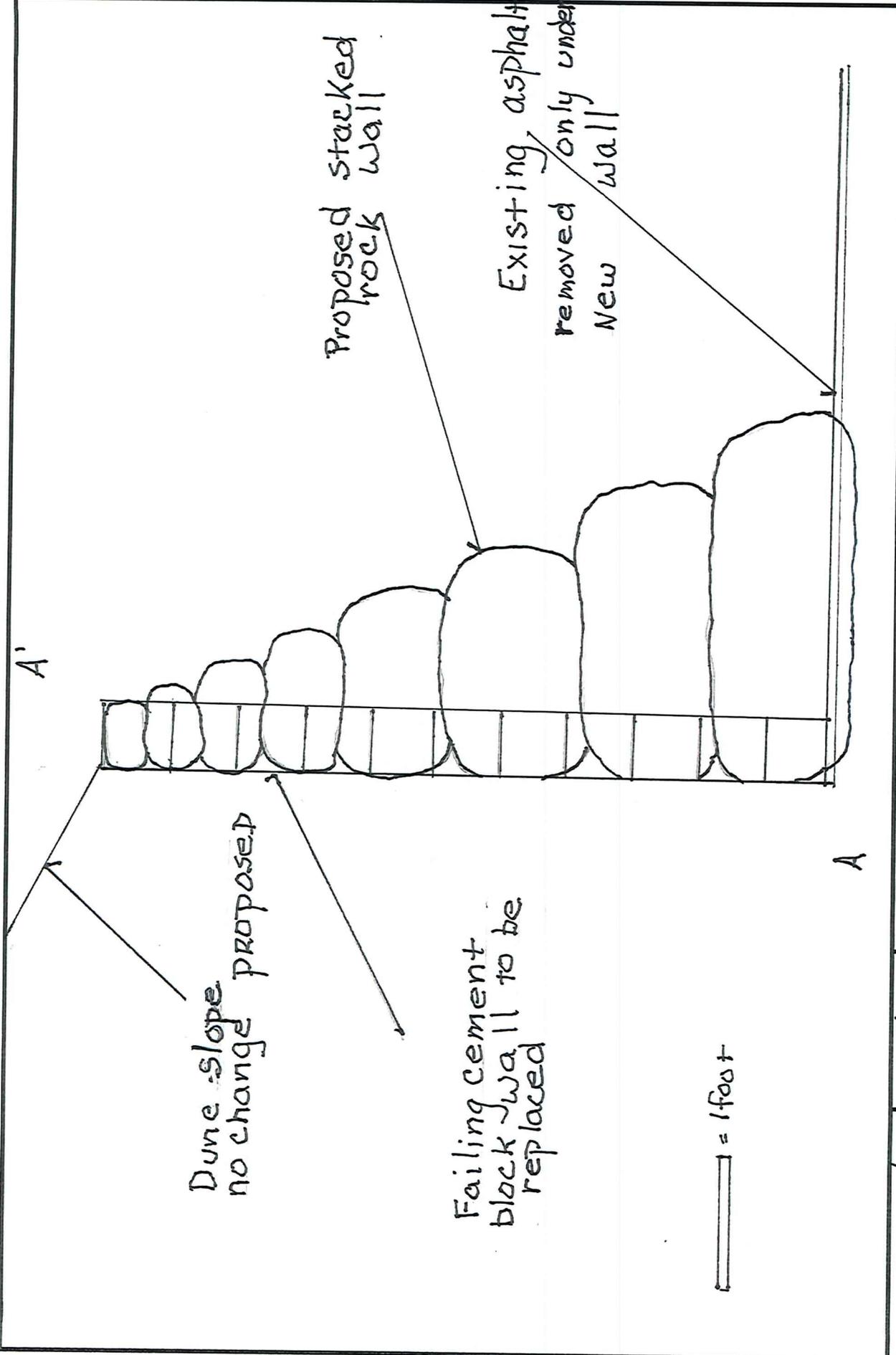
House and decks #2

Project name: Dale Rust
 Client Name: 18165 Shore Acres
 Project Address: Grand Haven, MI

LandTechwmi
 Geo-technical Site Work & Environmental Landscaping
 Aesthetics Function Stewardship

Scale: **N**

Drawn By: *M.A. Holm*
 Date: 11/2/18
 Revised:
 Revised:



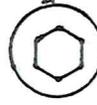
Project name: Dale Rust
 Client Name: Dale Rust
 Project Address: 18165 Shore Acres
 GRAND Haven, MI

LandTechwmi
 Geo-technical Site Work & Environmental Landscaping
 Aesthetics Function Stewardship

Drawn By: M. D. Hoban
 Date: 11/2/18
 Revised:
 Revised:

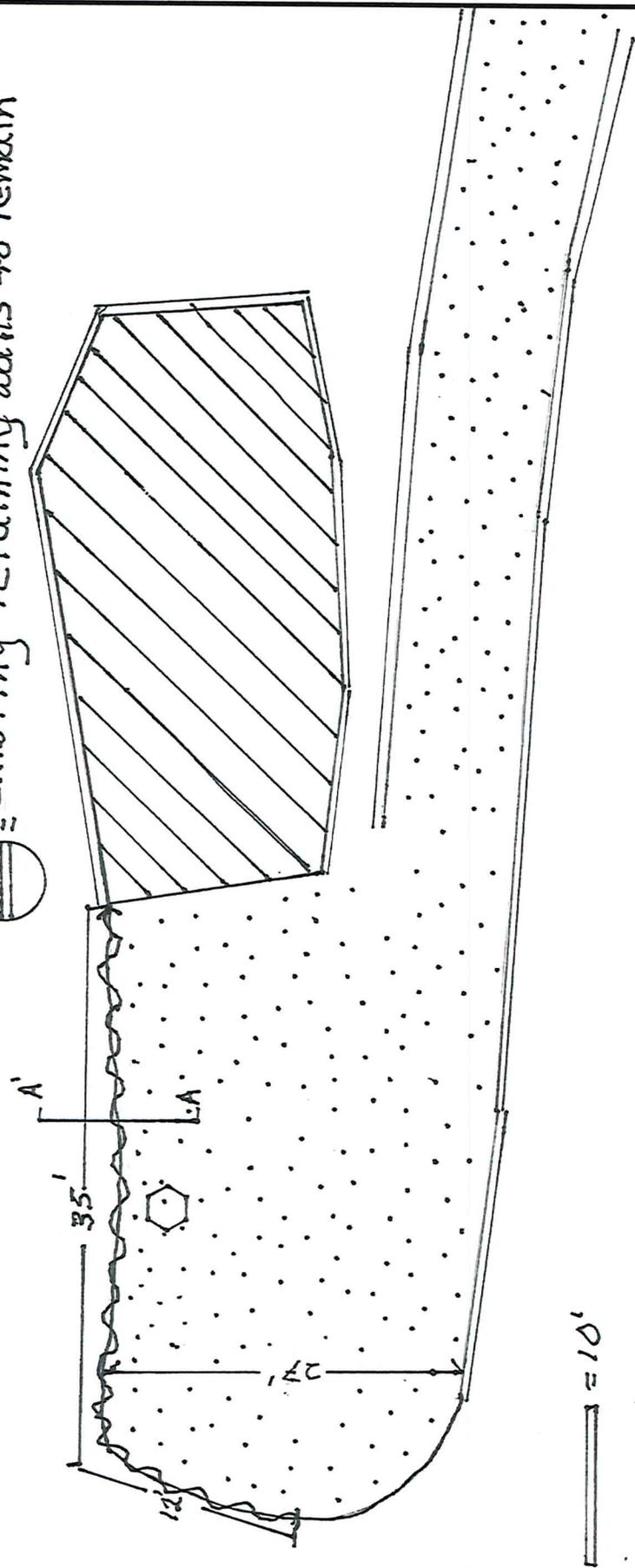
76 Veterans Dr., Ste 500 Liberty Ct., Holland, MI 49423 Office: (616) 928-0786 Fax: (616) 928-0787 www.landtechwmi.net

 failing retaining wall to be replaced - See x-section
 = sand area to be covered with turf block

 = dry well to handle down spout water from house.

 = asphalt - no changes proposed

 = existing retaining walls to remain



Parking Area

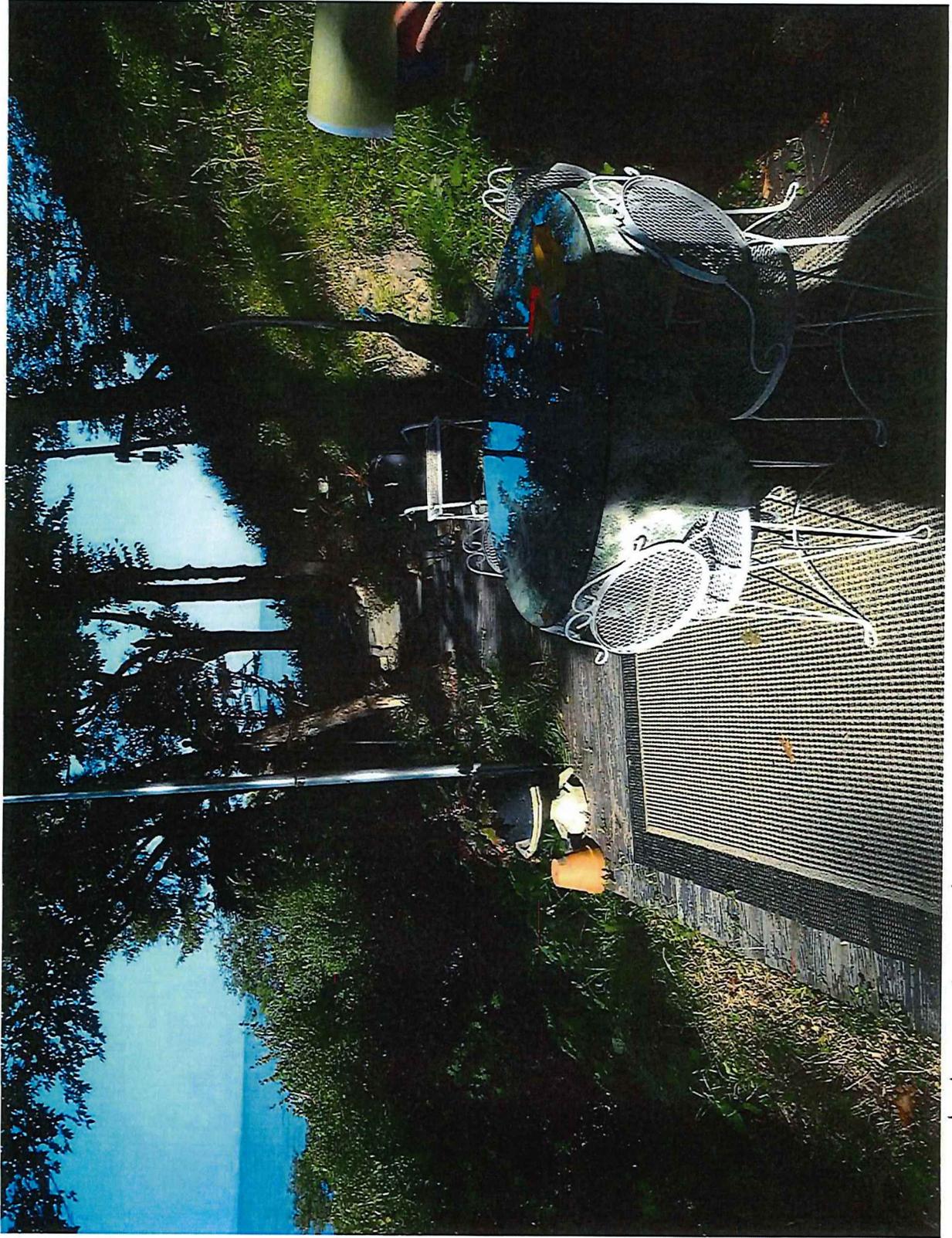
Drawn By: M. A. Hobbs
 Date: 11/2/18
 Revised:
 Revised:

Scale: 1" = 10'




LandTechwmi
 Geo-technical Site Work & Environmental Landscaping
 Aesthetics Function Stewardship

Project name:
 Client Name: Dale Rust
 Project Address: 1876.5 Shore Acres
 GRAND HAVEN, MI

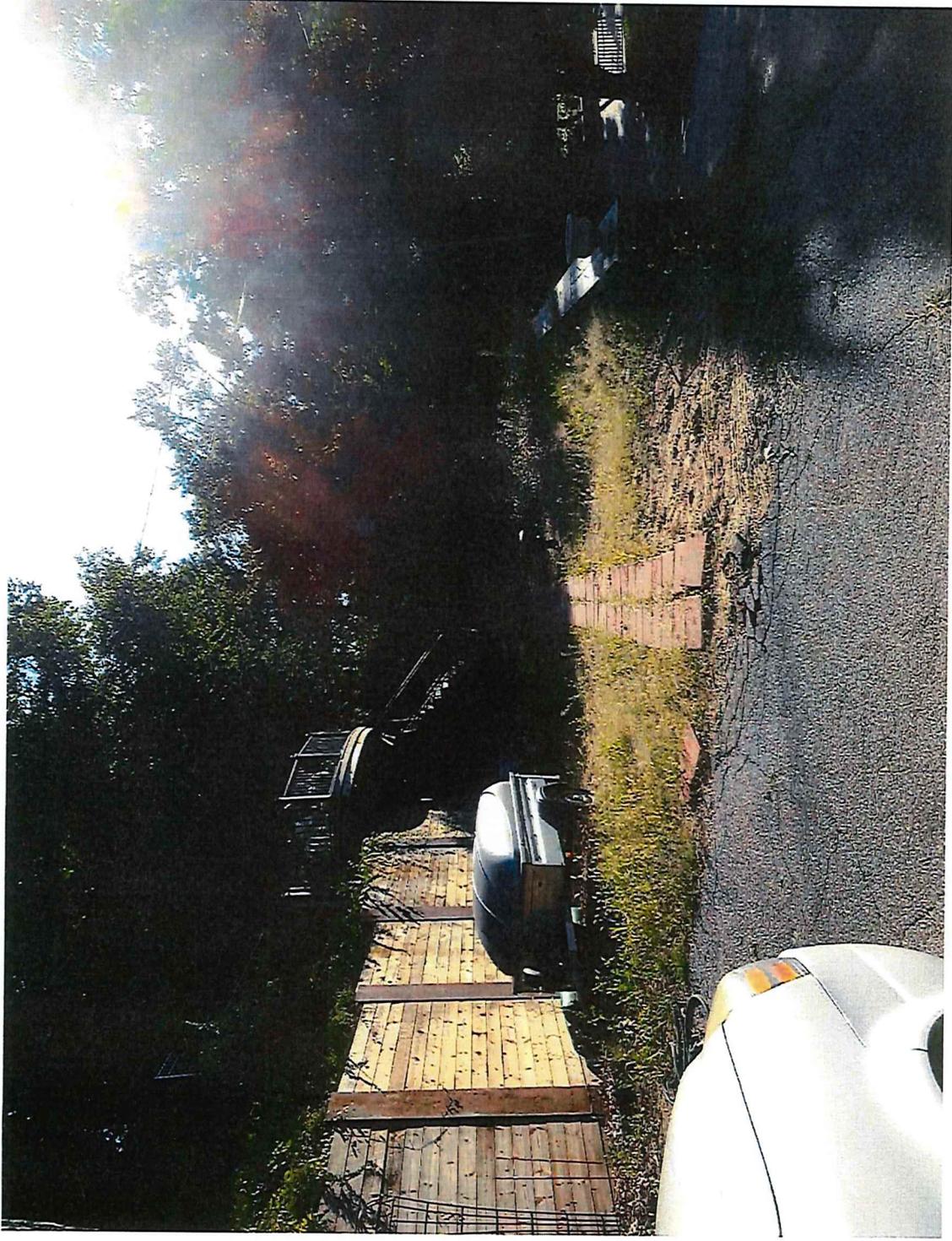


Deck and boardwalk to be replaced. Same size and location,



Retaining wall and driveway to remain

Photos taken 8/23/2018 by Michelle Hohn and Curt Hall



Area where turf block will be placed,)

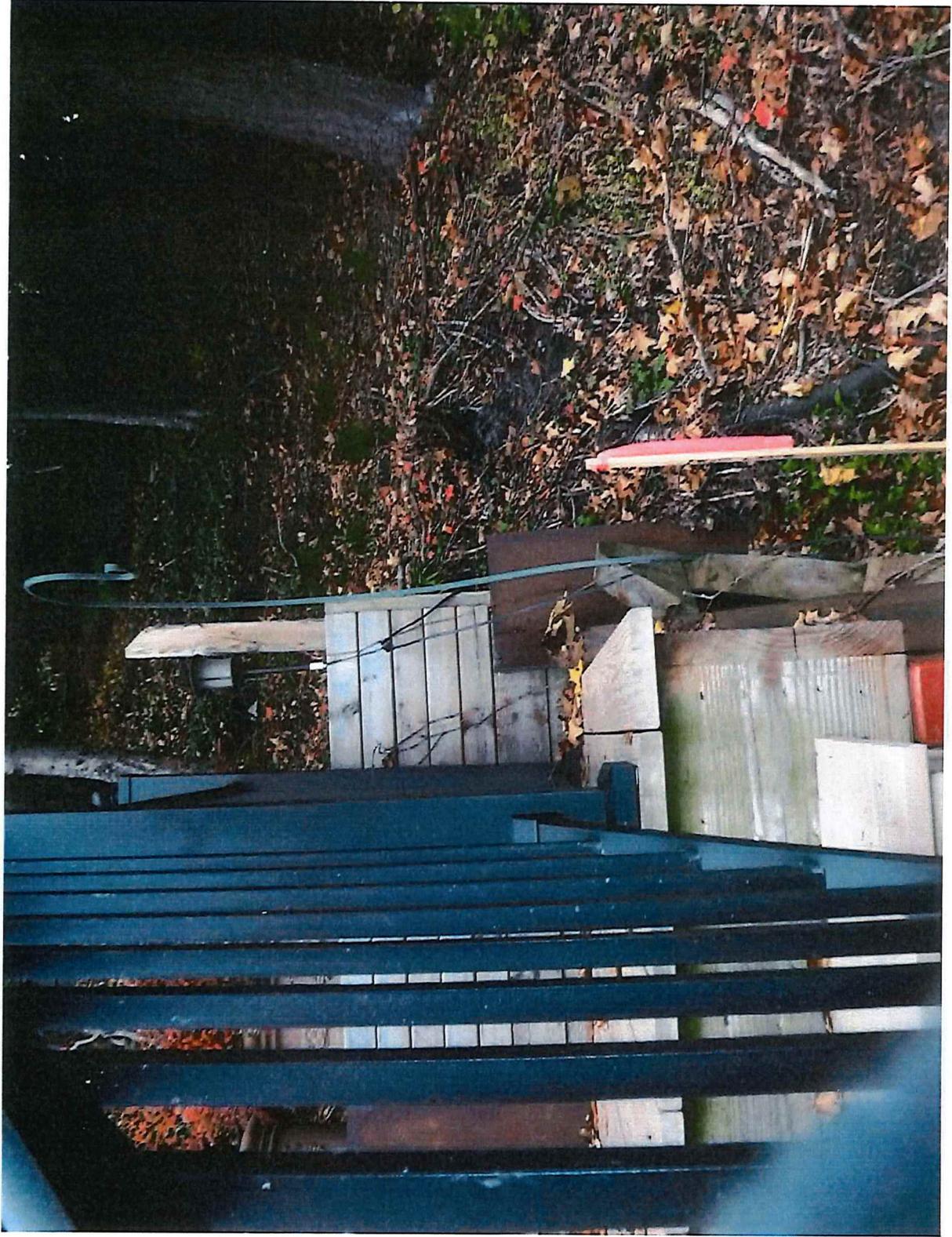


"Lower" deck and retaining to be replaced. Same size and location,

Rust 11/1/2018



Board walk to be replaced, Deck to remain,



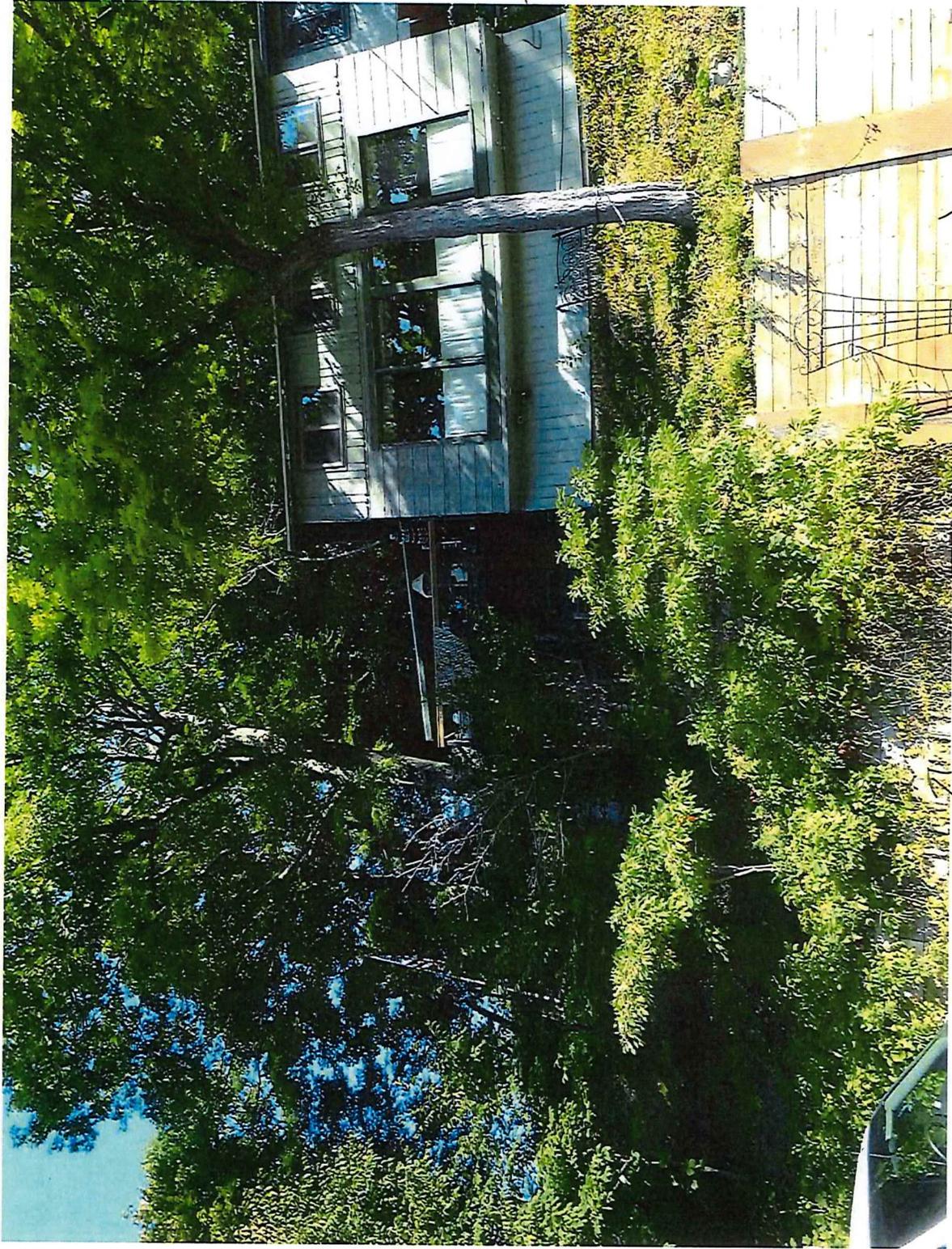
Staking of east property line.



Staking of community property.



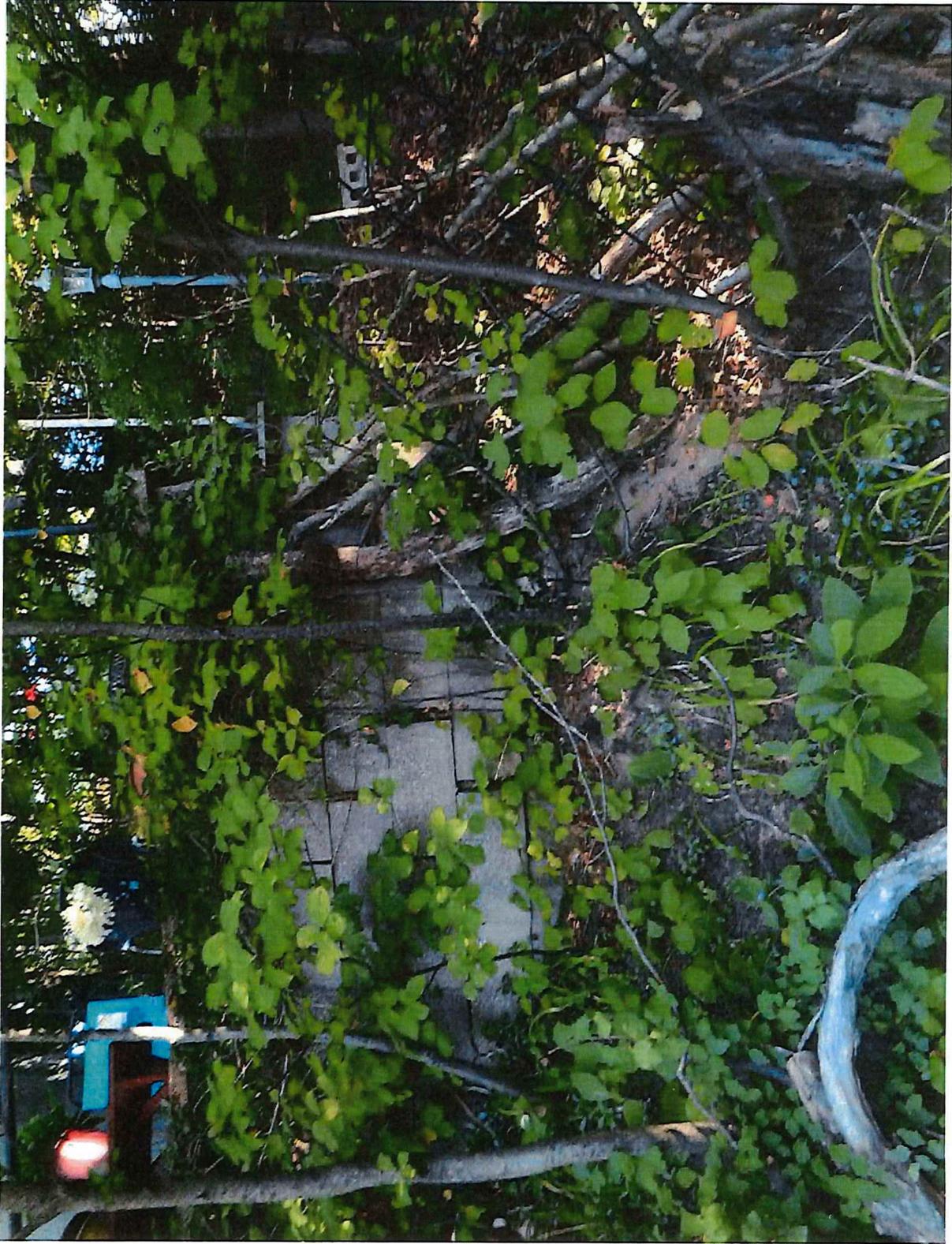
Retaining wall to be replaced.



← helicals
here

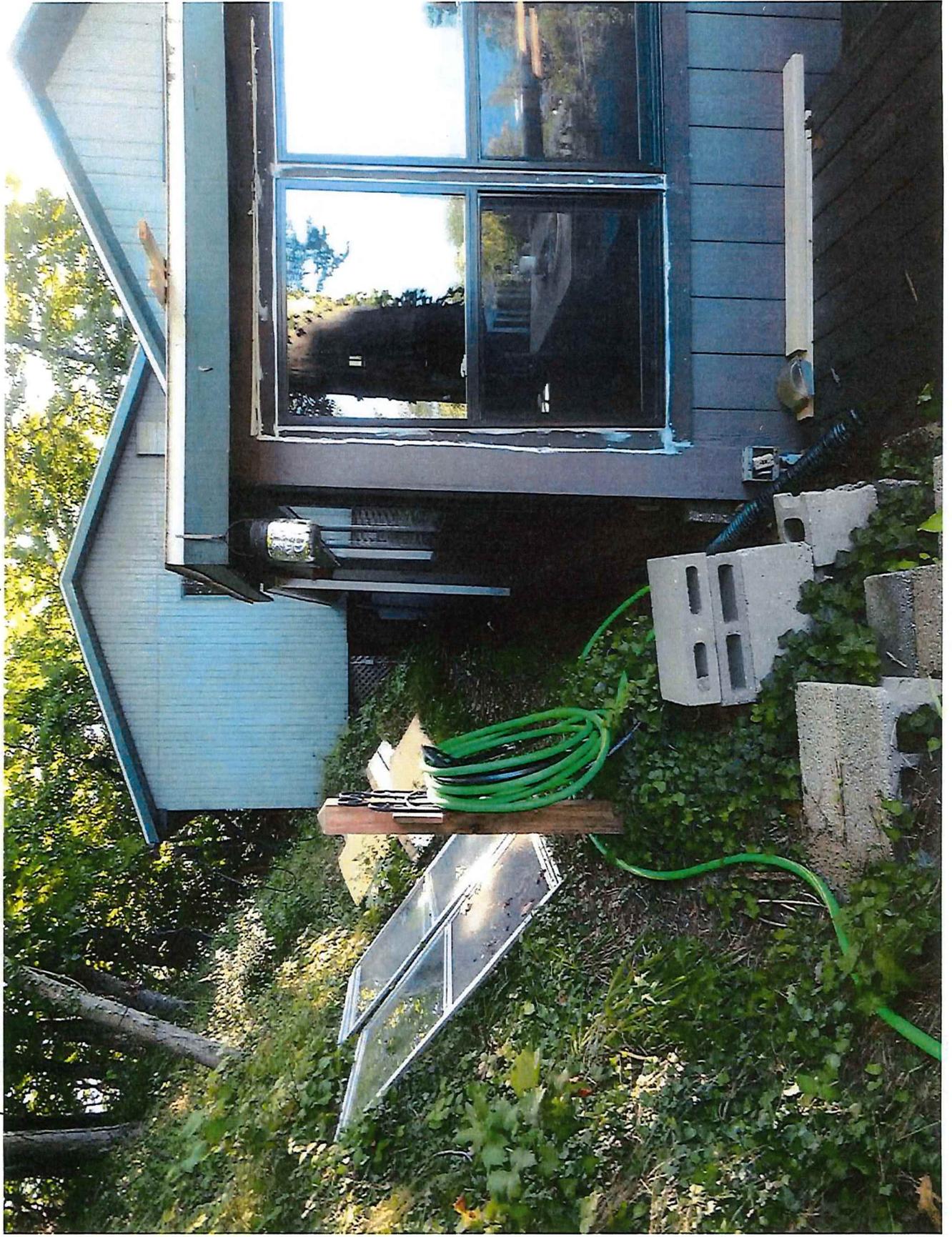
← This retaining wall
to remain.

Retaining wall - to be replaced.

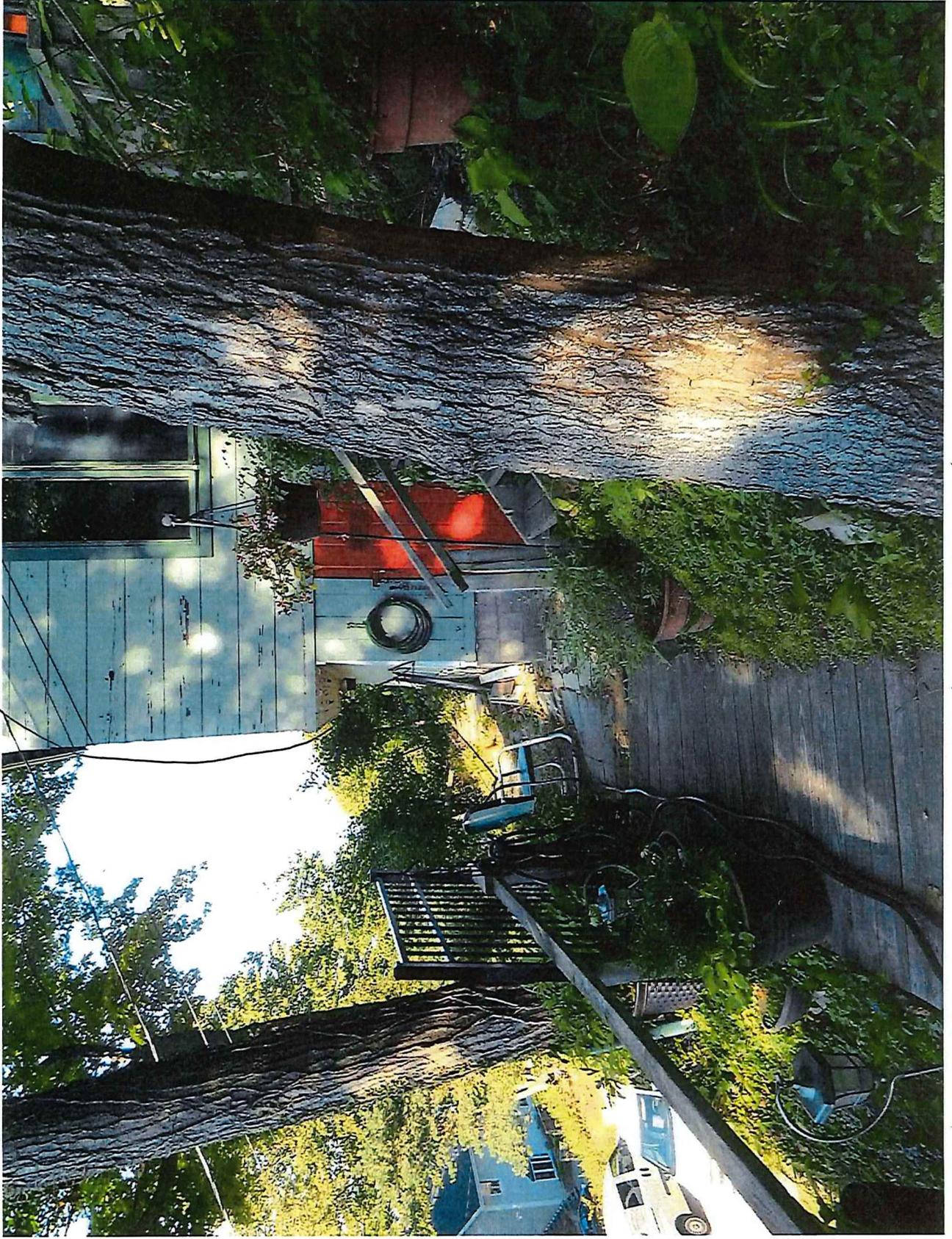


Retaining wall to be replaced.

North side of house from the west,
Area where new walls are proposed.



Area where helicals will be placed,



Board walk and stairs to be replaced,



Deck to be replaced, same size and location.



Permit
Soil Erosion & Sedimentation Control Agency
County of Ottawa

Issued under the authority of Part 91, Soil Erosion and Sedimentation Control,
of the Natural Resources and Environmental Protection Act,
1994 PA 451, as amended

Permittee: Dale Rust
Address: 1939 Koehling Rd
Northbrook, IL 60062

Permit No:	11576
Issued:	10/05/18
Expires:	06/01/20

Project Location: City/Village/Township: Grand Haven **Section:** 32
Address/Property Location: 18165 Shore Acres Rd
On - Site Responsible Person: Curt Hall
Company: LandTech **Telephone Number:** (616) 836-2286

Permitted Activity:

Excavate for new deck, retaining walls, and other site improvement construction.

Permit Conditions:

1. The permitted activity shall be completed in accordance with the approved plans and specifications, and the attached general and specific conditions.
2. This permit does not waive the necessity for obtaining all other required federal, state or local permits.
3. Permittee shall notify the permitting agency before the start of and within one week after completing the permitted activity or one week prior to the permit expiration date, whichever comes first. (616) 994-4528.
4. **PERMITTEE IS RESPONSIBLE FOR PROVIDING A COPY OF PERMIT, APPROVED SESC PLAN, AND ALL RELATED INFORMATION TO THE CONTRACTOR AND ENGINEER.**



Jon Braxmaier
Erosion Control Agent
Water Resources Commissioners Office
616-994-4528

**THIS PERMIT MUST BE POSTED AT
THE PROJECT SITE**

GENERAL CONDITIONS

In accordance with Rule 1709 promulgated under the authority of Part 91, Soil Erosion and Sedimentation Control, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, and in addition to the information on the attached plan(s) and special conditions, the following general conditions apply to the earth change authorized by this permit:

- ❖ Design, construct, and complete the earth change in a manner that limits the exposed area of disturbed land for the shortest period of time.
- ❖ Remove sediment caused by accelerated soil erosion from runoff water before it leaves the site of the earth change.
- ❖ Temporary or permanent control measures shall be designed and installed to convey water around, through, or from the earth change at a non-erosive velocity.
- ❖ Install temporary soil erosion and sedimentation control measures before or upon commencement of the earth change activity and maintain the measures on a daily basis. Remove temporary soil erosion and sedimentation control measures after permanent soil erosion measures are in place and the area is stabilized. ("Stabilized" means the establishment of vegetation or the proper placement, grading, or covering of soil to ensure its resistance to soil erosion, sliding, or other earth movement.) Permit will not be allowed to expire until site is stabilized.
- ❖ Complete permanent soil erosion control measures for the earth change within five calendar days after final grading or upon completion of the final earth change. If it is not possible to permanently stabilize the earth change, then maintain temporary soil erosion and sedimentation control measures until permanent soil erosion control measures are in place and the area is stabilized.
- ❖ Additional erosion control measures not shown on site plan may be necessary as site work progresses. Permittee is responsible for all measures necessary to prevent off-site sedimentation, failure to do so could subject permittee to the appropriate fines and civil penalties.
- ❖ Catch basins for all new development sites need to be cleaned out prior to certificate of completion if there is 6" or more of sediment accumulation. The enforcing agent will need proof of invoice from an environmental cleaning service or a signed statement from the contractor stating that the catch basins have been sufficiently cleaned. This requirement may also apply to new single family home construction based on site conditions.

SPECIFIC CONDITIONS

1. Silt fence shall be trenched in a minimum of six inches, backfilled and maintained throughout duration of project. Maintenance includes removing of built-up sediment, repairing any failed portions of fencing and/or reinstalling any portions damaged by construction machinery.
2. Erosion control blanket or equivalent BMP shall be installed on all disturbed slopes 1:3 (vert.:horiz.) or greater and in all areas of concentrated flow after final grading.
3. All tracking of mud, dirt and debris onto existing roads shall be promptly removed on a daily basis or more frequently as necessary.
4. A Michigan Department of Environmental Quality permit may be necessary for this site. Contact: (616) 356-0258 for more information.

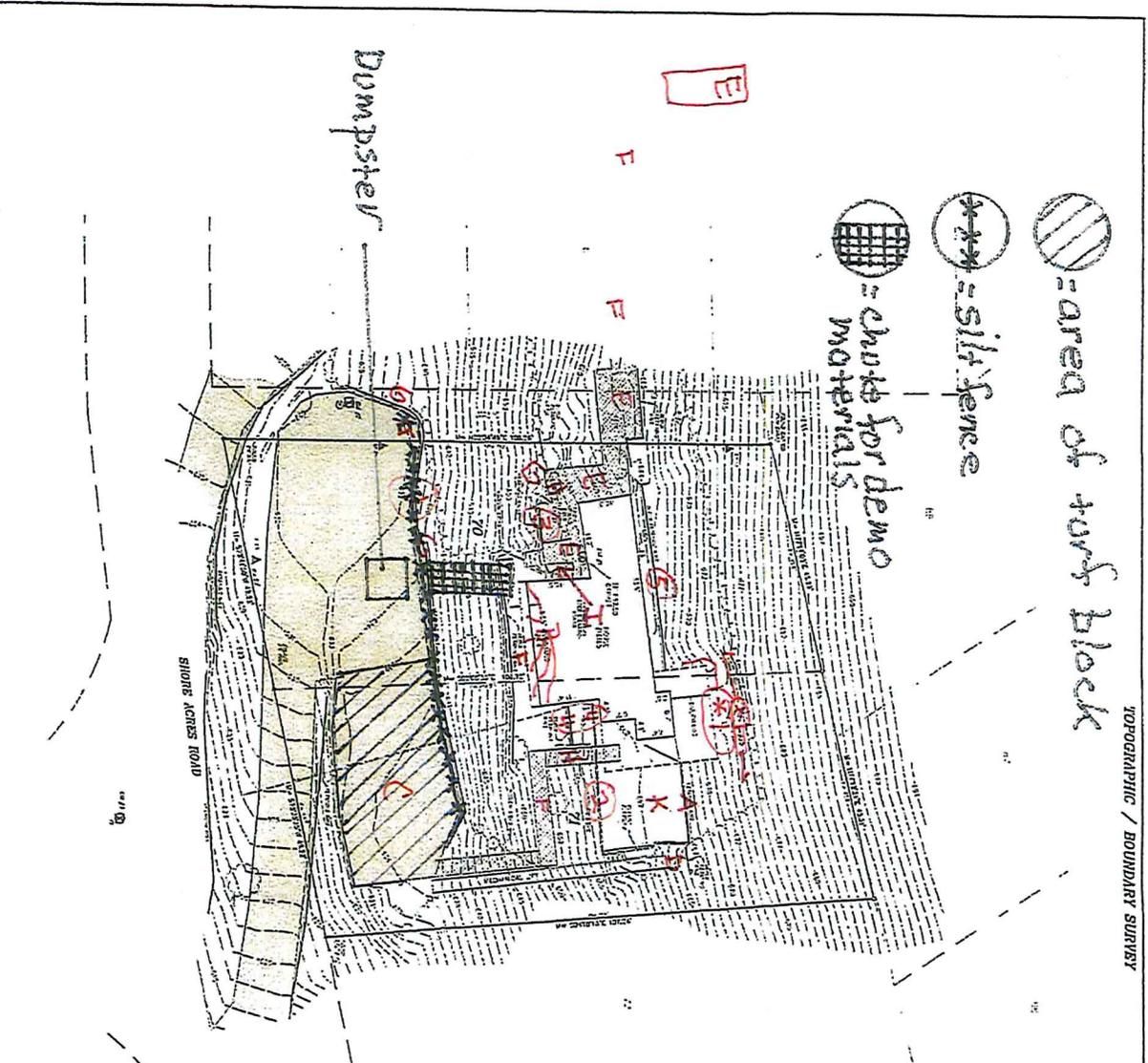
5. All stock piles to be placed in an upland area and properly protected to prevent off site sedimentation. Stock piles left on site for more than 30 days are to be temporarily seeded.

TOPOGRAPHIC / BOUNDARY SURVEY

= area of turf block

= silt fence

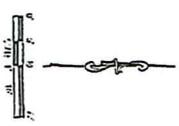
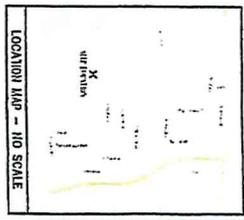
= chute for demo materials



APPROVED

OCT-05-2018

**OTTAWA COUNTY
SESC AGENCY**



LEGEND

1	EXISTING ROAD
2	EXISTING DRIVE
3	EXISTING UTILITY
4	EXISTING FENCE
5	EXISTING CURB
6	EXISTING SIDEWALK
7	EXISTING DRIVEWAY
8	EXISTING DRIVEWAY
9	EXISTING DRIVEWAY
10	EXISTING DRIVEWAY
11	EXISTING DRIVEWAY
12	EXISTING DRIVEWAY
13	EXISTING DRIVEWAY
14	EXISTING DRIVEWAY
15	EXISTING DRIVEWAY
16	EXISTING DRIVEWAY
17	EXISTING DRIVEWAY
18	EXISTING DRIVEWAY
19	EXISTING DRIVEWAY
20	EXISTING DRIVEWAY
21	EXISTING DRIVEWAY
22	EXISTING DRIVEWAY
23	EXISTING DRIVEWAY
24	EXISTING DRIVEWAY
25	EXISTING DRIVEWAY
26	EXISTING DRIVEWAY
27	EXISTING DRIVEWAY
28	EXISTING DRIVEWAY
29	EXISTING DRIVEWAY
30	EXISTING DRIVEWAY
31	EXISTING DRIVEWAY
32	EXISTING DRIVEWAY
33	EXISTING DRIVEWAY
34	EXISTING DRIVEWAY
35	EXISTING DRIVEWAY
36	EXISTING DRIVEWAY
37	EXISTING DRIVEWAY
38	EXISTING DRIVEWAY
39	EXISTING DRIVEWAY
40	EXISTING DRIVEWAY
41	EXISTING DRIVEWAY
42	EXISTING DRIVEWAY
43	EXISTING DRIVEWAY
44	EXISTING DRIVEWAY
45	EXISTING DRIVEWAY
46	EXISTING DRIVEWAY
47	EXISTING DRIVEWAY
48	EXISTING DRIVEWAY
49	EXISTING DRIVEWAY
50	EXISTING DRIVEWAY
51	EXISTING DRIVEWAY
52	EXISTING DRIVEWAY
53	EXISTING DRIVEWAY
54	EXISTING DRIVEWAY
55	EXISTING DRIVEWAY
56	EXISTING DRIVEWAY
57	EXISTING DRIVEWAY
58	EXISTING DRIVEWAY
59	EXISTING DRIVEWAY
60	EXISTING DRIVEWAY
61	EXISTING DRIVEWAY
62	EXISTING DRIVEWAY
63	EXISTING DRIVEWAY
64	EXISTING DRIVEWAY
65	EXISTING DRIVEWAY
66	EXISTING DRIVEWAY
67	EXISTING DRIVEWAY
68	EXISTING DRIVEWAY
69	EXISTING DRIVEWAY
70	EXISTING DRIVEWAY
71	EXISTING DRIVEWAY
72	EXISTING DRIVEWAY
73	EXISTING DRIVEWAY
74	EXISTING DRIVEWAY
75	EXISTING DRIVEWAY
76	EXISTING DRIVEWAY
77	EXISTING DRIVEWAY
78	EXISTING DRIVEWAY
79	EXISTING DRIVEWAY
80	EXISTING DRIVEWAY
81	EXISTING DRIVEWAY
82	EXISTING DRIVEWAY
83	EXISTING DRIVEWAY
84	EXISTING DRIVEWAY
85	EXISTING DRIVEWAY
86	EXISTING DRIVEWAY
87	EXISTING DRIVEWAY
88	EXISTING DRIVEWAY
89	EXISTING DRIVEWAY
90	EXISTING DRIVEWAY
91	EXISTING DRIVEWAY
92	EXISTING DRIVEWAY
93	EXISTING DRIVEWAY
94	EXISTING DRIVEWAY
95	EXISTING DRIVEWAY
96	EXISTING DRIVEWAY
97	EXISTING DRIVEWAY
98	EXISTING DRIVEWAY
99	EXISTING DRIVEWAY
100	EXISTING DRIVEWAY

PLANNING RECOMMENDATION

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SHORE ACRES ROAD AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE DUMPSTER AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE CHUTE FOR DEMO MATERIALS AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SILT FENCE AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE AREA OF TURF BLOCKS AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ENTIRE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SHORE ACRES ROAD AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE DUMPSTER AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE CHUTE FOR DEMO MATERIALS AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SILT FENCE AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE AREA OF TURF BLOCKS AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ENTIRE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS.

DEED RECORD DATA

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SHORE ACRES ROAD AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE DUMPSTER AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE CHUTE FOR DEMO MATERIALS AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SILT FENCE AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE AREA OF TURF BLOCKS AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ENTIRE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS.

REVISIONS

NO.	DATE	DESCRIPTION
1	01-11-13	ISSUED
2	02-11-13	REVISED
3	03-11-13	REVISED
4	04-11-13	REVISED
5	05-11-13	REVISED
6	06-11-13	REVISED
7	07-11-13	REVISED
8	08-11-13	REVISED
9	09-11-13	REVISED
10	10-11-13	REVISED
11	11-11-13	REVISED
12	12-11-13	REVISED
13	01-11-14	REVISED
14	02-11-14	REVISED
15	03-11-14	REVISED
16	04-11-14	REVISED
17	05-11-14	REVISED
18	06-11-14	REVISED
19	07-11-14	REVISED
20	08-11-14	REVISED
21	09-11-14	REVISED
22	10-11-14	REVISED
23	11-11-14	REVISED
24	12-11-14	REVISED
25	01-11-15	REVISED
26	02-11-15	REVISED
27	03-11-15	REVISED
28	04-11-15	REVISED
29	05-11-15	REVISED
30	06-11-15	REVISED
31	07-11-15	REVISED
32	08-11-15	REVISED
33	09-11-15	REVISED
34	10-11-15	REVISED
35	11-11-15	REVISED
36	12-11-15	REVISED
37	01-11-16	REVISED
38	02-11-16	REVISED
39	03-11-16	REVISED
40	04-11-16	REVISED
41	05-11-16	REVISED
42	06-11-16	REVISED
43	07-11-16	REVISED
44	08-11-16	REVISED
45	09-11-16	REVISED
46	10-11-16	REVISED
47	11-11-16	REVISED
48	12-11-16	REVISED
49	01-11-17	REVISED
50	02-11-17	REVISED
51	03-11-17	REVISED
52	04-11-17	REVISED
53	05-11-17	REVISED
54	06-11-17	REVISED
55	07-11-17	REVISED
56	08-11-17	REVISED
57	09-11-17	REVISED
58	10-11-17	REVISED
59	11-11-17	REVISED
60	12-11-17	REVISED
61	01-11-18	REVISED
62	02-11-18	REVISED
63	03-11-18	REVISED
64	04-11-18	REVISED
65	05-11-18	REVISED
66	06-11-18	REVISED
67	07-11-18	REVISED
68	08-11-18	REVISED
69	09-11-18	REVISED
70	10-11-18	REVISED
71	11-11-18	REVISED
72	12-11-18	REVISED
73	01-11-19	REVISED
74	02-11-19	REVISED
75	03-11-19	REVISED
76	04-11-19	REVISED
77	05-11-19	REVISED
78	06-11-19	REVISED
79	07-11-19	REVISED
80	08-11-19	REVISED
81	09-11-19	REVISED
82	10-11-19	REVISED
83	11-11-19	REVISED
84	12-11-19	REVISED
85	01-11-20	REVISED
86	02-11-20	REVISED
87	03-11-20	REVISED
88	04-11-20	REVISED
89	05-11-20	REVISED
90	06-11-20	REVISED
91	07-11-20	REVISED
92	08-11-20	REVISED
93	09-11-20	REVISED
94	10-11-20	REVISED
95	11-11-20	REVISED
96	12-11-20	REVISED
97	01-11-21	REVISED
98	02-11-21	REVISED
99	03-11-21	REVISED
100	04-11-21	REVISED

LOT 70 & 71 SHORE ACRES SUBDIVISION
 SEC 82 TOWN OF GRAND HAVEN TWP., OTTAWA CO.
 THE B TEAM
 1239 KOBELING ROAD
 NORTHBROOK, ILLINOIS 60062
TOPOGRAPHIC / BOUNDARY SURVEY

DRIESENKA & ASSOCIATES, INC.
 Engineering • Surveying • Testing
 2011 St. Charles - Suite 200 - Northbrook, IL 60062
 847-552-5555
 www.driesenkainc.com

APPROVED

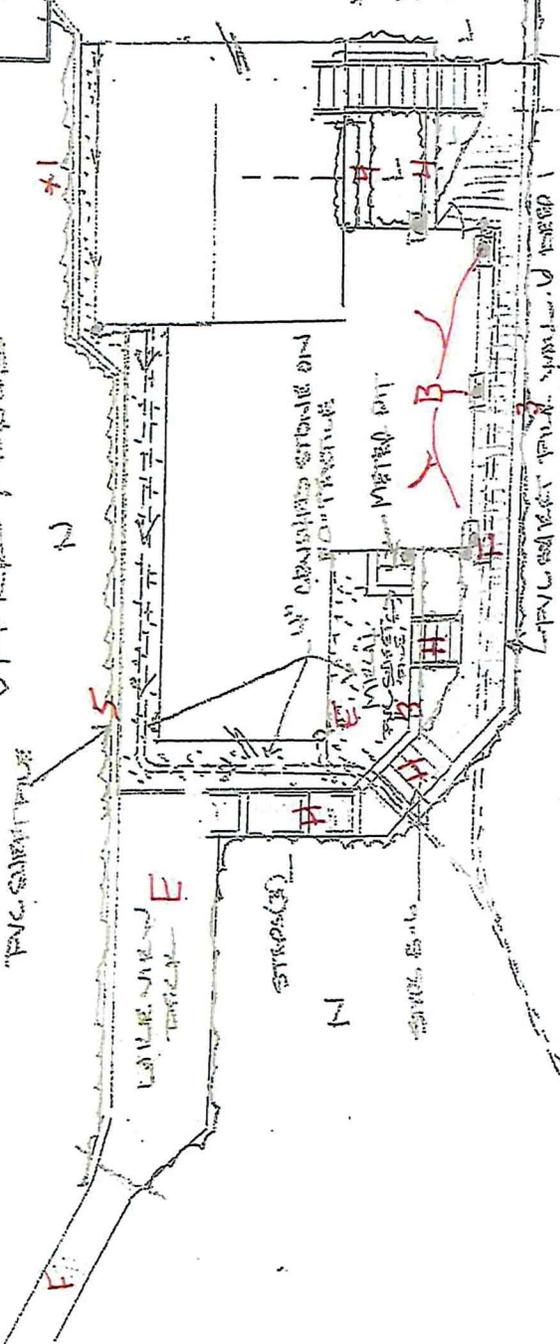
OCT-05-2018

**OTTAWA COUNTY
SESC AGENCY**

Curtis R. Hall, MCLC #A47
Michigan Certified Landscape Contractor
Michigan Certified Shoreline Professional

UPPER PALACE

ENC. SANDSTONE



APPROVED

OCT 05 2018

**OTTAWA COUNTY
SESC AGENCY**

- 13,200' 0"
- 13,900' 0"
- 14,100' 0"
- 14,120' 0"
- 14,700' 0"
- 15,200' 0"
- 15,400' 0"
- 15,450' 0"
- 15,500' 0"
- 15,550' 0"
- 15,700' 0"

- PRELIMINARY PLAN
- 1) INSTALL TUL SALES... OUT W/ THE BOATS
 - 2) INSTALLED... METAL PIT
 - 3) TOWER... 220 SP... ADVANCE
 - 4) TOWER... 220 SP... ADVANCE
 - 5) TOWER... 220 SP... ADVANCE
 - 6) TOWER... 220 SP... ADVANCE
 - 7) 3 MONTH... ADVANCE
 - 8) TOWER... 220 SP... ADVANCE

- 10) 5) DETAILS FOR SOUTH DOORWAY
- 11) 4) DETAILS FOR SOUTH DOORWAY

<p>Scale: 1/4" = 2'-0"</p>	<p>Drawn By: Curt Hall Date: 7/24/18 Revised: Revised:</p>	<p>LandTechwmi Geo-technical Site Work & Environmental Landscaping ShoreTechwmi Bio-engineered Shorelines, Seawalls, Stone Revetment, Docks Boat Lifts and Floating Structures Aesthetics Function Stewardship</p>	<p>Project name: PALACE... Client Name: ... Project Address: ...</p>
<p>76 Veterans Dr., Ste 500 Liberty Ct., Holland, MI 49423 Office: (616) 928-0786 Fax: (616) 928-0787 www.landtechwmi.com</p>			



Site Visit for 18165 Shore Acres Road:

October 16, 2018

Curt Hall / Land Tech
76 Veterans, Ste. 500
Holland, MI 49424

RE: Proposed installation of Turf Block over septic system area:
18165 Shore Acres Road, Grand Haven Township (PP# 70-03-32-331-017)

Dear Mr. Hall,

This notice is regarding the site visit performed on October 15, 2018 in regard to the installation of Turf Block over the septic system area to allow for additional packing area. The existing home has three bedrooms and approximately 1800 Sq. Ft. of living space. The property was evaluated with the following findings:

The existing sewage disposal system was installed May 12, 2015 and consists of two 1000g septic tanks with five precast block trench units. Contact with the installer, Ryan Lubbers of Busschers Septic verified the septic tanks and block trench units are "hard top" and are capable of supporting a vehicle load.

Based on the proposed installation of Turf Block, work may be completed without altering the sewage disposal system. The following requirements and considerations are to be followed:

- No alterations to the septic tanks or block trench units may be made. The area above the block trench units may only be covered with a permeable surface, such as Turf Block. If proposed product changes significantly, contact this department for review.
- Vehicle traffic over drainage area may negatively impact longevity of system due to compaction. It is recommended system not be used as parking area to prolong system functionality.
- Area in question appears to be in Critical Dunes, contact MDEQ (616) 356-0500 to inquire if permits are required for construction activities.

Please contact this office with any questions.

Sincerely,

Ryan McCarthy
Environmental Health Specialist
Ottawa County Environmental Health
616-393-5769



AGENCY USE	Previous USACE File Number	Date Received	DEQ File Number
	USACE File Number		Fee received \$

- Validate that all parts of this checklist are submitted with the application package. Fill out application and additional pages as needed.
- All items in Sections 1 through 9 are completed.
 - Project-specific Sections 10 through 20 are completed.
 - Dimensions, volumes, and calculations are provided for all impact areas.
 - All information contained in the headings for the appropriate Sections (1-20) are addressed, and identified attachments (➔) are included.
 - Map, site plan(s), cross sections; one set must be black and white on 8 1/2 by 11 inch paper; photographs.
 - Application fee is attached.

1 Project Location Information For Latitude, Longitude, and TRS info anywhere in Michigan see www.mcqi.state.mi.us/wetlands/

Project Address (road, if no street address) <i>18165 Shore Acres Road</i>	Zip Code <i>49417</i>	Municipality (Township/Village/City) <i>Grand Haven Township</i>	County <i>Ottawa</i>
Property Tax Identification Number(s) <i>70-03-32-331-017</i>	Latitude <i>43.03512</i> N	Township/Range/Section (TRS) T <i>08N</i> N or S; R <i>16W</i> E or W; Sec <i>32</i>	
Subdivision/Plat and Lot Number	Longitude <i>- 86.23752</i> W	OR Private Claim # _____	

2 Applicant and Agent Information

Owner/Applicant (individual or corporate name) <i>Dale and Mary Jo Rust</i>	Agent/Contractor (firm name and contact person) <i>Curt Hall/LandTech</i>
Mailing Address <i>1939 Koehling Road</i>	Mailing Address <i>76 Veterans, Ste 500</i>
City <i>Northbrook</i> State <i>IL</i> Zip Code <i>60062</i>	City <i>Holland</i> State <i>MI</i> Zip Code <i>49423</i>
Contact Phone Number Fax <i>847-323-4975</i>	Contact Phone Number Fax <i>616 928-0786</i> <i>616 928-0787</i>
Email <i>dlr.koehling@gmail.com</i>	E-mail <i>Michelle@landtechwmi.com</i>
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Is the applicant the sole owner of all property on which this project is to be constructed and all property involved or impacted by this project? ➔ If no, attach letter(s) of authorization from all property owners including the owner of the disposal site.	
Property Owner's Name (If different from applicant)	Mailing Address
Contact Phone Number	City State Zip Code

3 Project Description

Project Name <i>Rust site improvements</i>	Preapplication File Number - - -P
Name of Water body <i>Lake Michigan</i>	Date project staked/flagged

The proposed project is on, within, or involves (check all that apply)		Project Use
<input type="checkbox"/> an inland lake (5 acres or more)	<input type="checkbox"/> a Great Lake or Section 10 Waters	<input checked="" type="checkbox"/> private
<input type="checkbox"/> a pond (less than 5 acres)	<input type="checkbox"/> a wetland	<input type="checkbox"/> commercial
<input type="checkbox"/> a stream, river, ditch or drain	<input type="checkbox"/> a 100-year floodplain	<input type="checkbox"/> public/government
<input type="checkbox"/> a legally established County Drain Date Drain was established	<input type="checkbox"/> a dam	<input type="checkbox"/> project is receiving federal/state transportation funds
<input type="checkbox"/> a channel/canal	<input checked="" type="checkbox"/> a designated high risk erosion area	<input type="checkbox"/> Wetland Restoration
<input type="checkbox"/> 500 feet of an existing water body	<input checked="" type="checkbox"/> a designated critical dune area	<input type="checkbox"/> other
	<input type="checkbox"/> a designated environmental area	

Indicate the type of permit being applied for: General Permit Minor Project Individual (All other projects.) ➔ See Appendix C.

Written Summary of All Proposed Activities *Please see attached summary*

Construction Sequence and Methods *Please see attached construction sequence with methods.*



4 Project Purpose, Use and Alternatives *Attach additional sheets as necessary.*

Describe the purpose of the project and its intended use; include any new development or expansion of an existing land use.
Most of this project is updating and stabilizing a older house that has been in the family for generations. The foundation is unstable, the retaining walls are failing, the decks are unsafe. We are proposing to use helicals under the south side of the house to stabilize the house, put new retaining walls in the same location as the current walls, rebuild the deck, put in stairs that are stable and safe, put in two new retaining walls as the dune has shifted and is causing the north side of the house to buckle.

Describe the alternatives considered to avoid or minimize resource impacts. Include factors such as, but to limited to, alternative locations, project layout and design, and construction technologies. For utility crossings include alternative routes and construction methods.
Do nothing was considered but the house would fall down the dune soon. This proposal is actually the lesser of what was considered, a new house was discussed, home additions were also discussed, this has been a difficult decision for the property owners.

5 Locating Your Project Site *Attach a legible black and white map with a North arrow.*

Names of roads of closest intersection *178th and Shore Acres*

Directions from main intersection to the project site, with distances from the best and nearest visible landmark and water body *Please see attached map and directions*

Description of buildings on the site (color; 1 or 2 story, other) <i>2 story house with many retaining walls, you need to park and walk up to the house.</i>	Description of adjacent landmarks or buildings (address; color; etc) <i>One house is lakeward of this house, stay to the right up the ramp</i>
---	---

How can your site be identified if there is no visible address? *Ramp up to large parking area, address is visible*

6 Easements and Other Permits

No Yes Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?
 ➔ If yes, attach a copy. Provide copies of court orders and legal lake levels if applicable.

List all other federal, interstate, state, or local agency authorizations including required assurances for Critical Dune Area projects.

Agency	Type of Approval	Number	Date Applied	Date approved /denied	Reason for denial
<i>Ottawa Co</i>	<i>SESC</i>		<i>9/25/2018</i>	<i>10/5/2018</i>	
<i>Ottawa Co HD</i>	<i>permissin to put parking over the septic</i>		<i>9/24/2018</i>	<i>10/16/2018</i>	

7 Compliance

If a permit is issued, when will the activity begin? (M/D/Y) ***	Proposed completion date (M/D/Y)
--	----------------------------------

No Yes Has any construction activity commenced or been completed in a regulated area?
 ➔ If Yes, identify the portion(s) underway or completed on drawings or attach project specifications and give completion date(s).
 No Yes Were the regulated activities conducted under a DEQ and/or USACE permit?
 ➔ If Yes, list the permit numbers
 No Yes Are you aware of any unresolved violations of environmental law or litigation involving the property?
 ➔ If Yes, attach explanation.

8 Adjoining Property Owners *Provide current mailing addresses. Attach additional sheets/labels for long lists.*

<input type="checkbox"/> Established Lake Board	Contact Person	Mailing Address	City	State and Zip Code
<input type="checkbox"/> Lake Association				

List all adjoining property owners.
 If you own the adjoining lot, provide the requested information for the first adjoining parcel that is not owned by you.

Property Owner's Name	Mailing Address	City	State and Zip Code
<i>please see attached list</i>			



9 Applicant's Certification

Read carefully before signing.

I am applying for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application; that it is true and accurate; and, to the best of my knowledge, that it is in compliance with the State Coastal Zone Management Program. I understand that there are penalties for submitting false information and that any permit issued pursuant to this application may be revoked if information on this application is untrue. I certify that I have the authority to undertake the activities proposed in this application. By signing this application, I agree to allow representatives of the DEQ, USACE, and/or their agents or contractors to enter upon said property in order to inspect the proposed activity site before and during construction and after the completion of the project. I understand that I must obtain all other necessary local, county, state, or federal permits and that the granting of other permits by local, county, state, or federal agencies does not release me from the requirements of obtaining the permit requested herein before commencing the activity. I understand that the payment of the application fee does not guarantee the issuance of a permit.

- Property Owner
- Agent/Contractor
- Corp. or Public Agency / Title

Printed Name
Curt Hall

Signature

Date
11/9/2018



20 Critical Dune Areas and High Risk Erosion Areas (See Sample Drawings 19 and 20)

Critical Dune Areas (See Sample Drawing 20)

- Although not required, submitting PHOTOGRAPHS of the site may provide for a faster application review.
- For more information go to www.mi.gov/jointpermit, select "Sand Dune Protection" under "Related Links."
- All property boundaries and proposed structure corners, including decks, septic systems, water wells, driveways, grading, and terrain alteration locations must be staked before the WRD site inspection.
- Scaled overhead and cross-section plans must include all property boundaries, locations, and dimensions of all existing structures and impacted areas, and all proposed structures, terrain alterations, and construction access. Cross-sections must show existing and proposed grades, including foundations.
- Construction in critical dune areas on slopes greater than 33 percent (1 vertical: 3 horizontal) is prohibited without a special exception.
- Construction in critical dune areas on slopes that measure from 25 percent (1 vertical: 4 horizontal) to less than 33 percent requires sealed plans prepared by a registered architect or licensed professional engineer.

High Risk Erosion Areas (See Sample Drawing 19)

- For more information go to www.mi.gov/jointpermit, select "HREA" under "Related Links."
- All property boundaries, proposed structure corners, and septic system locations must be staked before the WRD site inspection.
- Scaled overhead plans must include all property boundaries, and the location and dimensions of all structures and septic systems must be included.
- Additional information, including the building construction plans, may be required to complete the application review.

Critical Dune Areas

Parcel dimensions (ft) width 125 depth 400	Date project staked (M/D/Y)
Property is a <input checked="" type="checkbox"/> platted lot <input type="checkbox"/> unplatted parcel	Year current property boundaries created pre 1989
Dune habitat present in Building Site and access route (check all that apply): <input checked="" type="checkbox"/> Wooded <input type="checkbox"/> Open Dune <input type="checkbox"/> Shrubs <input type="checkbox"/> Bare Sand <input type="checkbox"/> Lakefront Lot <input type="checkbox"/> MNFI Community if known: _____	
Type of construction activities <input type="checkbox"/> addition <input type="checkbox"/> driveway <input type="checkbox"/> garage <input type="checkbox"/> new home <input checked="" type="checkbox"/> renovation <input type="checkbox"/> septic <input checked="" type="checkbox"/> deck(s) <input checked="" type="checkbox"/> other retaining walls	
<input checked="" type="checkbox"/> Provide a sand relocation plan with location and dimensions of disposal area. Indicate <input checked="" type="checkbox"/> on-site OR <input type="checkbox"/> off-site If on-site show location and how the disposal site will be accessed on the plans. Indicate the depth of the disposed sand on the plans.	
<input checked="" type="checkbox"/> Provide the permit or letter from the County Enforcing Agent stating the project complies with Part 91 (Soil Erosion and Sedimentation Control).	
The proposed project will be serviced by <input type="checkbox"/> public sewer <input checked="" type="checkbox"/> private septic system. ➔ On the plans, show the location and dimensions of the private septic system. If a private septic system is proposed, has a permit been issued by the health department? <input type="checkbox"/> No <input type="checkbox"/> Yes ➔ If Yes, provide a copy of the permit for all Critical Dune Area projects.	
Sand relocation: <i>Very little sand will be moved. Any extra will be used behind the retaining walls.</i>	
<input type="checkbox"/> Provide a copy of the vegetation assurance letter. <input checked="" type="checkbox"/> Provide a re-vegetation plan, including # <u>3</u> of trees to be removed and # <u>6</u> <i>shrubs</i> of trees to be replanted.	
Proposed Utility Installation	Proposed New Construction
Utility Installation Method <input type="checkbox"/> directional bore <input type="checkbox"/> plowing in <input type="checkbox"/> open trench <input type="checkbox"/> other	Foundation type <input type="checkbox"/> basement <input type="checkbox"/> concrete slab <input checked="" type="checkbox"/> pilings <input type="checkbox"/> crawl space <input checked="" type="checkbox"/> other helicals under the house
➔ Show utility locations and dimensions on the site plan.	Area of existing structure (sq ft)
➔ Show construction access route on the site plan.	Area of proposed structure (sq ft)
➔ Show existing and proposed grades on the cross-section.	Area of existing deck (sq ft) several
➔ Show locations of vegetation to be removed on the site plan.	Area of proposed deck (sq ft) to be replaced in the same footprint
Provide the following information for special use projects: (a) Lot size, width, density, and front and side setbacks. (b) Storm water drainage that provides for disposal of drainage water without serious erosion. (c) Methods for controlling erosion from wind and water. (d) Re-stabilization plan. (e) Environmental Impact Statement.	



High Risk Erosion Areas	Parcel dimensions (ft) width 125 depth 400		Date project staked (M/D/Y)	
	Existing Structure Information		Proposed New Construction	
	Foundation type <input type="checkbox"/> basement <input type="checkbox"/> concrete slab <input type="checkbox"/> pilings <input type="checkbox"/> crawl space <input type="checkbox"/> other		Foundation type <input type="checkbox"/> basement <input type="checkbox"/> concrete slab <input type="checkbox"/> pilings <input type="checkbox"/> crawl space <input type="checkbox"/> other	
	Material above foundation wall <input type="checkbox"/> block <input type="checkbox"/> log <input type="checkbox"/> stud frame <input type="checkbox"/> other		Material above foundation wall <input type="checkbox"/> block <input type="checkbox"/> log <input type="checkbox"/> stud frame <input type="checkbox"/> other	
	Siding material <input type="checkbox"/> block <input type="checkbox"/> vinyl <input type="checkbox"/> wood <input type="checkbox"/> other		Siding material <input type="checkbox"/> block <input type="checkbox"/> vinyl <input type="checkbox"/> wood <input type="checkbox"/> other	
	Area of the foundation, excluding attached garage (sq ft)		Area of the foundation, excluding attached garage (sq ft)	
	Area of the garage foundation (sq ft)		Area of the garage foundation (sq ft)	
	If renovating or restoring an existing structure, indicate the renovation or restoration cost \$			
	Current structure replacement value \$			
	Tax assessed value of existing structure excluding land value \$		Assessment Year	
Provide the number of individual living units in the proposed building				



Department of Environmental Quality
Water Resources Division

Application for a Special Exception for a Use in a Critical Dune Area

Part 353, Sand Dunes Protection and Management, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as Amended

Directions:

- Complete this form to provide the information required by MCL 324.35317. Attach additional sheets as needed to provide complete answers. This information was not requested in the permit application. Answers on the special exception application referring to the permit application will result in the special exception application being considered incomplete. See the [Frequently Asked Questions](#) for information about special exceptions.
- The definition section in Part 353 identifies the individual provisions that are part of the model zoning plan. Part 353 is available online at: www.mi.gov/criticaldunes.
- Provide a property survey showing those areas that are privately owned and publicly owned, including all easements and setbacks.
- Submit a site plan prepared by a registered professional architect or a licensed professional engineer if required by Part 353 and they have not yet been submitted.
- The application fee of \$2,000 payable to the "State of Michigan." This fee is in addition to the fee required for the permit application.
- Submit the completed form, survey, plans, and application fee through MiWaters or to the Department of Environmental Quality (DEQ) local district office identified at www.mi.gov/wrd.

DEQ Submission Number (if known): [Click here](#) to enter text.

Applicant(s) Name: Dale and Mary Jo Rust

Property Address: 18165 Shore Acres, Grand Haven, MI

Property Owner(s) Name: Dale and Mary Jo Rust

1. Identify the conditions of the land that make it practically difficult for the owner to comply with the dimensional requirements of the model zoning plan (MCL 324.35304 to 324.35309 and 324.35311a to 324.35324). Identify all sections of the model zoning plan under which the property owner is requesting relief in the form of a special exception.

There will be two new retaining walls place north of the east portion of the house. This area is sometimes called the addition but it's existing, has been for years and will not be modified. The remainder of the decks and retaining walls will be replacement in place. There is a new dry well proposed but that is in the flat parking area. The drain lines to move water from the proposed gutters and down spouts will be run on top of the ground to avoid slope impacts. Helicyles will be placed under the house on flat areas next to the house and in the basement.

2. How will human health and safety be affected by the project as proposed with a special exception? Is human health and safety protected if the special exception is not granted? Please explain your answers.

Since the dune is shifting into the north side of the house where the proposed retaining walls will be placed, allowing the special exception will keep that portion of the house from failing and therefore will protect human safety. This is just a small portion of what is wrong with this house so, if the special exception is not granted it will just hasten the failure of this structure. May I respectfully suggest that some of the panel come and view this house? But please be careful!

3. Provide documentation that the proposal complies with applicable local zoning, state, and federal laws.

Federal laws do not apply to this project. This house is grandfathered in under local zoning. We have obtained a soil erosion permit which is attached to the application packet. The Health Department has granted permission to place the turf blocks over the septic to provide more parking. A copy of that letter is attached to the application.

4. Describe other pertinent or additional information you would like DEQ to include in the review.

This house, decks and retaining walls are slowly failing. The proposed work is the minimum necessary to keep this structure from failing. This is not an expansion of use, just a maintenance of what's already there. LandTech would be willing to meet you on site if you have questions.

Certification

I am applying for a special exception pursuant to MCL 324.35317 to authorize the activities in a critical dune area described herein. I certify that I am familiar with the information contained in this application and that it is true and accurate. I understand that the payment of the application fee does not guarantee the issuance of a special exception.

<input type="checkbox"/> Property Owner	Printed Name Curt Hall	Signature 	Date 11/9/2018
<input checked="" type="checkbox"/> Agent/Contractor			

B¹

Remove concrete patio
Place deck

R-1

Concrete block wall to be removed
Place Vinyl Sheet Pile

B

Soil and plants to remain

Remove concrete block wall, place vinyl sheet

R-1.1

Flag stone to remain



Drawn By: M. J. Hudson
Date: 11/6/18
Revised: 5/21/18
Revised: [signature]

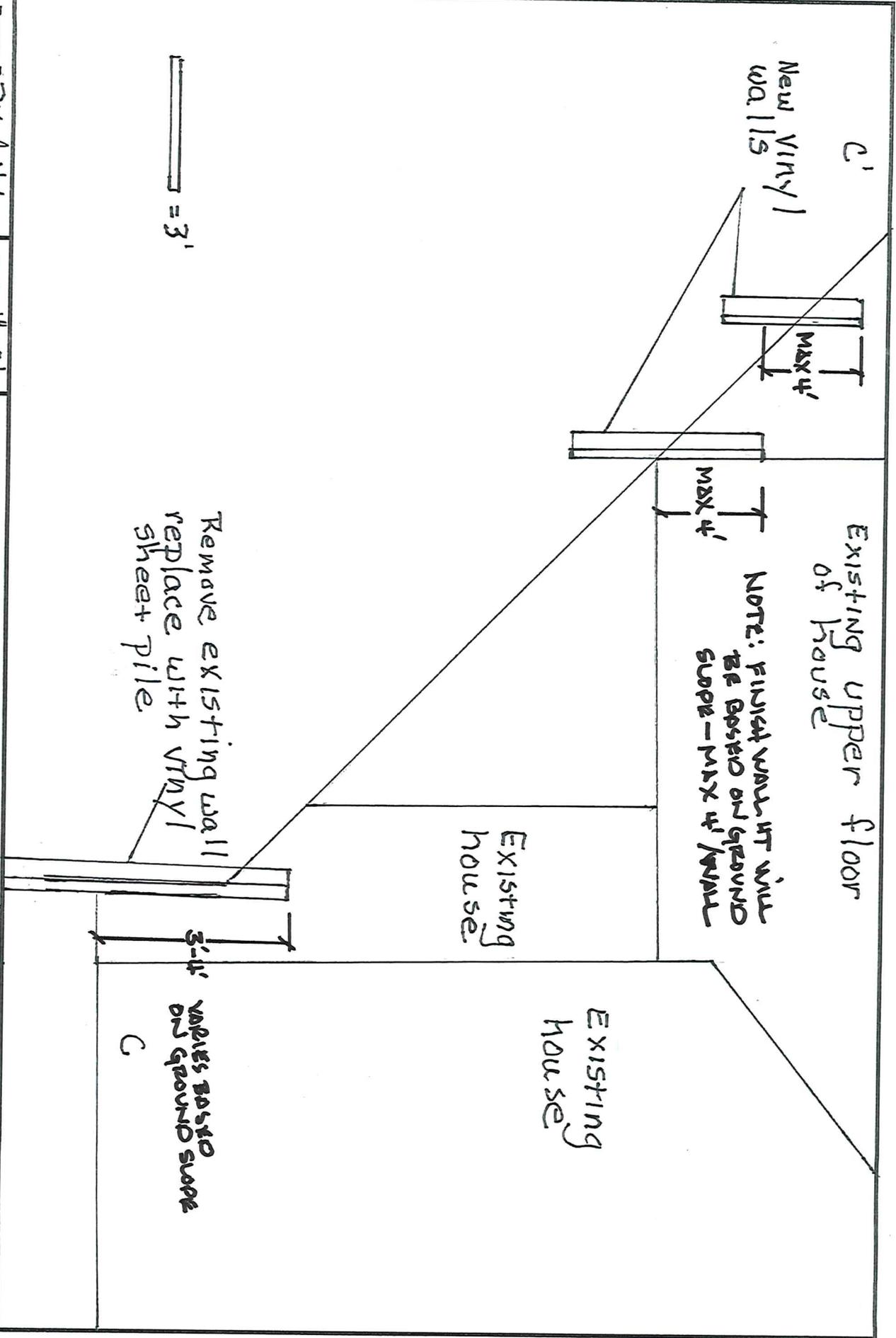
Scale: 1" = 2'



LandTechwmi
Geo-technical Site Work & Environmental Landscaping
Aesthetics Function Stewardship

Project name:
Client Name: Dale Rust
Project Address: 18165 Shore Acres
Grand Haven, MI

76 Veterans Dr., Ste 500 Liberty Ct., Holland, MI 49423 Office: (616) 928-0786 Fax: (616) 928-0787 www.landtechwmi.net



Drawn By: M. J. Holden
 Date: 11/6/18
 Revised: 5/20/19
 Revised: CWH

Scale: 1" = 3'



LandTechwmi
 Geo-technical Site Work & Environmental Landscaping
 Aesthetics Function Stewardship

Project name:
 Client Name: Dale Rust
 Project Address: 1816 S Shore Acres
 Grand Haven, MI

76 Veterans Dr., Ste 500 Liberty Ct., Holland, MI 49423 Office: (616) 928-0786 Fax: (616) 928-0787 www.landtechwmi.net



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: May 24, 2019

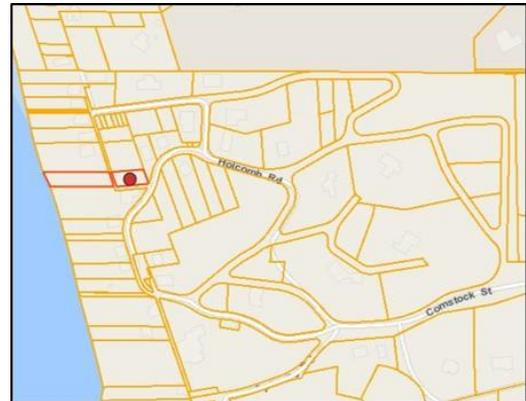
TO: Zoning Board of Appeals

FROM: Stacey Fedewa, AICP – Community Development Director

RE: 18301 Hillside Drive – Interpretation Application No. 19-02

PARCEL INFORMATION

Owner/Applicant	Paul & Michele Griffeth
Property Address	18301 Hillside Drive
Parcel Number	70-03-32-177-015
Lot Size*	0.11 Acres (5,000 sqft)
Lot Type	Legal Lot of Record
	Exceptionally Small Lot Area
	Critical Dunes
	Waterfront
Elevation	≈ 15 foot elevation change
Zoning	R-1 Single Family Residential



Location Map

* Parcel is bisected by the Lakeview Walk Easement, which caused the creation of two parcel numbers. Subject parcel is 5,000 square feet and contains the dwelling unit. Remainder parcel is 11,400 square feet (0.26 acres). In total the land owned by the applicant is 0.376 acres.

INTERPRETATION REGULATIONS

Per Section 26.02, the ZBA has the following jurisdictions and powers, as it relates to interpretations:

1. To hear and decide appeals from any order, requirement, decision, or determination made by the Zoning Administrator. The ZBA may reverse or affirm wholly or partly, or may modify such order, requirement, decision, or determination as in its opinion ought to be done, and to that end it shall have the power to direct the issuance of a permit.

2. To act upon all questions as they may arise in the administration and enforcement of the Ordinance, including interpretation of the Ordinance text.
3. To authorize, upon appeal, a variance or modification of this Ordinance where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of this Ordinance so that the spirit is observed, public safety secured, and substantial justice done.

BACKGROUND

The Griffeths, by way of their architect, Denny Dryer, desire to build another story onto the existing dwelling. The existing dwelling is two stories plus a basement. This interpretation request boils down to interpretation of definitions as they relate to the height regulations.

For clarity's sake 3 terms will be used—basement, lower level, upper level, proposed addition.

Applicant's Position

The lower level does not count as a basement, or story. The ordinance actually does not define what portion of building this is. The definition of a story is “that part of a building included between the surface of any floor above the average grade or ground at the foundation and the surface of the next floor, or if there is no floor above, then the ceiling next above. The lower level is 6-³/₄” below the overall average grade, therefore (by definition of the GHT zoning ordinance) it is not a story, and we are proposing a 2 story building.”

Zoning Administrator's Position

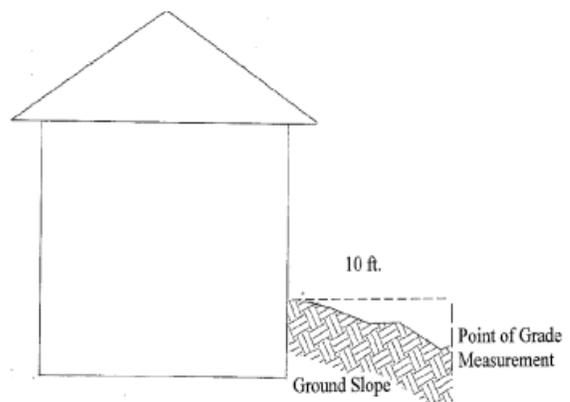
On April 4, 2019 the Zoning Administrator made an official determination on the question of whether the lower level was considered a story—**the lower level is a story**. If the applicant disagrees with the determination, they can appeal. See April 4, 2019 email for additional information.

Section 8.04.1 – Maximum Height

The R-1 zoning district maximum height of structures = 2½ stories, or 35 feet, whichever is lower.

Section 2.08 – Definition – Grade, Average

The average finished ground elevation at the center of all walls of a building or structure established for the purpose of regulating the number of stories and the height of buildings or structures. The average grade shall be determined by averaging the elevation of the ground for each wall of the building or structure being measured. The elevation shall be measured at a point which is ten (10) feet horizontally removed from the wall where the ground elevation is measured.



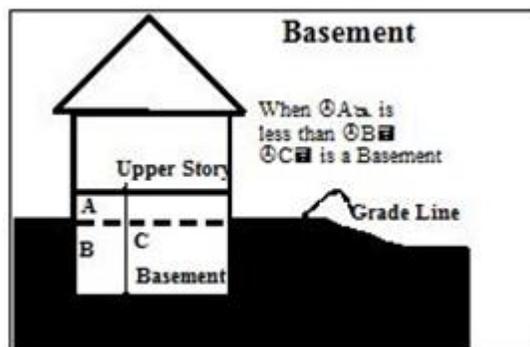
Section 2.20 – Definition – Story

That part of a building included between the surface of any floor above the average grade or ground at the foundation and the surface of the next floor, or if there is no floor above, then the ceiling next above.

- The definition begins with the statement, “that part of a building,” and purposefully does not state the *whole building*.
- Assuming a typical 8’ story height—93% of the dwelling is above average grade at the foundation.

Section 2.03 – Definition – Basement

The portion of a building which is partly or wholly below grade but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A basement shall not be counted as a story.



- Meaning, if 51% or more of the lowest level is below grade it is a basement.
- It specifically states a basement is not counted as a story. That important phrase is absent from the definition of a Story, which is meaningful in zoning.

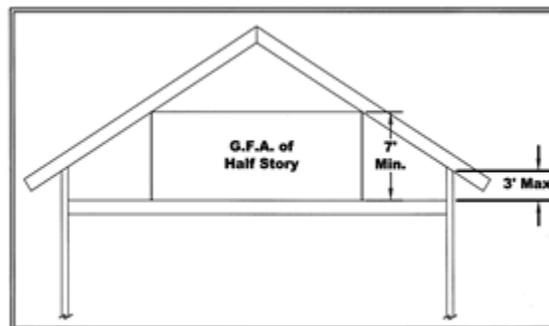
Section 2.08 – Definition – Ground Floor

The first floor (i.e., the lowest floor in elevation) of a building which does not have a basement. The first floor (i.e., the lowest floor in elevation) above the basement of a building which has a basement.

- This definition clearly establishes the story in question is considered the ground floor because it is above the basement.

OTHER OPTIONS

1. The applicant can still build a half story:
 - a. An uppermost story lying under a sloping roof where the line of intersection of roof decking and wall is not more than three (3) feet above the top floor level, and in which the portion of the gross floor area pertaining to the half story is not more than fifty percent (50%) of the portion of the gross floor area pertaining to the story immediately below it.



2. Obtain approval from EGLE (*formerly the DEQ*) to add fill around the dwelling to raise average grade and have the basement and lower level—both considered basements per the ordinance definition.

WHAT ABOUT THE OTHER HOUSES?

The Critical Dune Areas are majestic, elusive, mobile, and unique. From a zoning perspective, each structure is handled separate and independently from the adjacent properties. Analyzing the average grade of adjacent properties and attempting to incorporate those results into the regulations of the neighboring lot is not practical.

Further, the goal of zoning is to provide each and every property owner with the same “bundle of rights.” The “bundles” are not intended to spread across lot lines and create a positive or negative impact on the “bundles” of the other property owners.

Even though the houses on either side of the applicant do appear taller—18305 Hillside was built in 1977, and do not see mentions of height issues in the permit file. 18295 Hillside was rebuilt in 2008—variances were received in 2007 and 2008, and only reference the addition of a second story. These files are available for review.

REQUEST FOR INTERPRETATION

The applicant is requesting the ZBA make an interpretation on the definition of a story to determine if the lower level is to be counted as a story.

Please contact me prior to the meeting with questions or concerns.



Community Development Memo

DATE: May 24, 2019

TO: Zoning Board of Appeals

FROM: Cassandra Hoisington, Assistant Zoning Administrator
Stacey Fedewa, AICP – Community Development Director

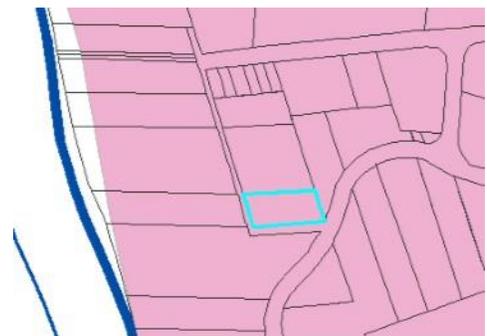
RE: 18301 Hillside Drive – Dimensional Variance Application No. 19-03

PARCEL INFORMATION

Owner	Paul & Michele Griffeth
Applicant	Denny Dryer Dryer Architectural Group
Property Address	18301 Hillside Drive
Parcel Number	70-03-32-177-015
Lot Size*	5,000 sqft (or 0.11-acres)
Elevation	≈ 20 foot elevation change
Lot Type	Legal Lot of Record
	Exceptionally Small & Narrow
	Critical Dunes
Zoning	R-1 Single Family Residential
Maximum Allowable Height	2.5 stories or 35 ft, whichever is less.
Requested Height	3 Stories



Location Map



Critical Dunes Map

* Parcel is bisected by the Lakeview Walk Easement, which caused the creation of two parcel numbers. Subject parcel is 5,000 square feet and contains the dwelling unit and garage. Remainder parcel is 11,400 square feet (0.26 acres). In total the land owned by the applicant is 0.376 acres.



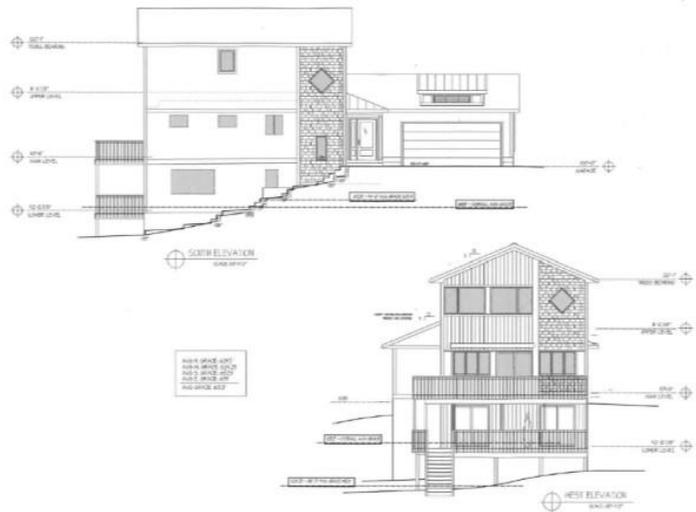
Site Layout

REASON FOR ZBA APPLICATION

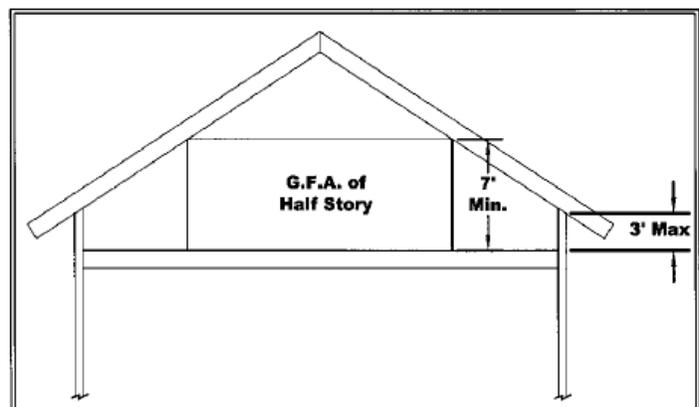
The applicant is seeking a variance to add an additional story to the existing 2-story house. The new story would contain a master suite for the owners. The proposed addition would bring the total height of the house to 3-stories, plus a basement. Section 21.02 of the Ordinance sets a maximum structure height of 2.5 stories or 35 ft, *whichever is lower*.

Even though this parcel is undersized, it is still compliant with side yard setbacks. Section 21.01.16 allows a decreased side setback based on width—for this property it is a minimum of 10' and total of 23' combined. The attached garage received a variance in 2016. Thus, the issue here is solely related to height, and not setbacks.

There is an option that complies with the Zoning Ordinance - to construct an additional half story instead of a full story addition. The applicant and owners were advised of this alternative, but chose to proceed with the variance application. Per the Zoning Ordinance a half story is “an uppermost story lying under a sloping roof where the line of intersection of roof decking and wall is not more than three (3) feet above the top floor level, and in which the portion of the gross floor area pertaining to the half story is not more than fifty percent (50%) of the portion of the gross floor area pertaining to the story immediately below it.” This means a half story addition would be limited to a maximum area of 386 sqft.



Proposed Elevations



If the applicant chooses to proceed with some form of an addition—whether a full or half story—staff it likely requires a permit from EGLE (*formerly known as the DEQ*). However, the applicant’s architect disagrees. For this reason, staff will require an EGLE permit or Letter of No Authority prior to any building permit being issued. If the ZBA moves to grant this variance, staff recommends this be incorporated as a condition.

VARIANCE STANDARDS

To authorize a dimensional variance from the strict applications of the provisions of this Ordinance, the ZBA shall apply the following standards and make an affirmative finding as to each of the matters set forth in the standards.

STANDARD 1

There are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification.

The subject property is within the Critical Dune Area, and has an exceptionally small lot area (*5,000 sqft where 15,000 sqft is required; or 66% smaller in area*). The parcel has steep elevation changes of approximately 20 feet.



The ZBA will need to determine whether this standard is met.

STANDARD 2

The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.

The applicant states that a typical R-1 lot allows for a 2,000 sqft home while maintaining compliance with the Zoning Ordinance.

Staff notes the minimum required floor area for a dwelling in the R-1 district is 1,240 sqft. The applicant has provided a floor plan of the existing levels as part of the application. Based on this information, the two finished stories total 1,656 sqft of living space with an additional 276 sqft of finished area in the basement level. In total, there is 1,932 sqft of finished space (*a difference of only 68 sqft*). Currently, the basement is only partially finished. If additional living space is desired, 496 sqft of basement area is available to be finished.

The ZBA will need to make a determination whether this standard is met given the circumstances of this case.



STANDARD 3

Authorization of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purpose of this Ordinance or the public health, safety, and general welfare of the community.

No correspondence was received for this application (*as of May 24*).

The applicant noted neighboring properties being at a higher elevation than the subject property implying the increased structure height would not impact the neighboring views.

The ZBA will need to make the determination whether this standard is met given the circumstances of this case and the findings on standards 1 and 2.



STANDARD 4

The condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

Legal lots of record are common throughout the Township. Due to the small size of this parcel, there is not an option to increase footprint of the house without increasing the non-conformity.

The ZBA will need to make the determination whether this standard is met.

SAMPLE MOTIONS

If the ZBA determines each standard has been affirmative met, the following motion can be offered:

Motion to conditionally approve a dimensional variance from Section 21.02 to construct an additional 772 sqft story to remain within the existing footprint of the house at 18301 Hillside Drive that will result in a building height of 3 stories. Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met. Approval is conditioned upon the applicant providing an EGLE permit or a Letter of No Authority prior to a building permit being issued.

However, if the ZBA determines each standard has not been affirmatively met, the following motion can be offered:

Motion to deny the dimensional variance from Section 21.02 to construct an additional 772 sqft story to remain within the existing footprint of the house at 18301 Hillside Drive because an alternative exists that does not violate the Grand Haven Charter Township Zoning Ordinance. Denial of this variance is based upon this Board's findings that all four standards have not been affirmatively met.

If the ZBA determines that more information is needed to make an affirmative finding, the following motion can be offered:

Motion to table the dimensional variance application for 18301 Hillside Drive, and direct the applicant and/or staff to provide the following information:

1. *List items.*

Please contact me with questions or concerns.

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

ZONING BOARD OF APPEALS APPLICATION

Application Type	Fee	Escrow*
Variance or Appeal	\$250	\$300
Special Meeting	\$425	n/a
Interpretation	\$125	n/a

* To cover cost of legal and consulting fees, may be increased as necessary

Applicant/Appellant Information

Name Dennis Dryer - Dryer Architectural Group

Phone 616-846-5400 Fax _____

Address 220.1/2 Washington Ave

Email Address dryerarch@gmail.com

Owner Information (If different from applicant/appellant)

Name Paul & Michelle Griffeth

Phone 616-822-2819 Fax _____

Address 18301 Hillside Drive

Email Address westshoresports@gmail.com

Property Information (Include a survey or scaled drawing)

Address 18301 Hillside Drive

Parcel No. 70 - 02 - 32 - 177 - 015 Current Zoning R-1

Lot Width 50 feet Lot Depth 100 feet

Parcel Size .114 acres Parcel Size 4966 sq. ft.

Lot Type Typical Lot Corner Lot _____ Interior Lot _____

General Information (Check one)

- Application for Variance
- Request for Interpretation
- Notice of Appeal

NOTE: Please provide a scaled drawing with details of your proposed work including the dimensions of any structure(s) (i.e. height, width & length), building materials, the setbacks to ALL property lines, and other existing structures on the parcel, and any other relevant information, as needed.

VARIANCE REQUESTED (If applicable)

1. Attach a Narrative: Description of Request; Why it is needed; and Addresses each of the 4 Standards
2. Variance Requested From the Requirements of Section Number(s) _____
3. Relating to _____
4. Structure/Land Use (After Variance) _____
5. Overall Building Size (After Variance) _____
6. Setbacks from lot lines (After Variance):
 - a. Front Yard _____ feet
 - b. Rear Yard _____ feet
 - c. Side Yard #1 _____ feet
 - d. Side Yard #2 _____ feet

INTERPRETATION REQUEST *(If applicable)*

Description of requested interpretation(s) and relevant Section number(s):

There are 2 floors above the basement of the existing residence. The floor immediately above the basement is 6.3/4" below the average grade, therefore it does not fall into the definition of a basement, or a story. The definition of a story is "that part of a building included between the surface of any floor above the average grade or ground at the foundation and the surface of the next floor". This floor level is below the average grade.

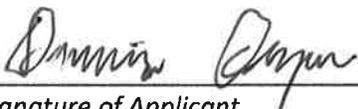
APPEALS AND OTHER APPLICATIONS *(If applicable)*

Description of action being appealed or other matter which is basis of application.

GROUNDS FOR APPEAL OR OTHER APPLICATION *(If applicable)*

IF THE SPACE PROVIDED ON THIS APPLICATION IS INADEQUATE
PLEASE ATTACH ADDITIONAL SHEETS AS NEEDED

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.



Signature of Applicant

5/06/19

Date

Signature of Zoning Administrator

Date

For Office Use Only

Date Received _____

Fee Paid? _____

RELEASE FORM

The undersigned has applied to the Grand Haven Charter Township Zoning Board of Appeals for a variance. The undersigned hereby authorizes the members of the Zoning Board of Appeals and appropriate Township staff members to inspect the property (*address stated below*) at reasonable times, in regards to the consideration of my request for a variance.



Applicant's Signature

5/06/19

Date



Owner's Signature (if different from applicant)

5/6/19

Date

18301 Hillside Drive

Property Address

ACTION TAKEN BY TOWNSHIP BOARD OF APPEALS

- () Application Approved
- () Application Denied

Description of variance granted or other action taken including conditions imposed, if any:

Grounds for Board action including findings as to standards and requirements prerequisite to imposition of conditions under ordinance:

Signature of ZBA Chairperson

Date

Clear Form

Print



ZONING BOARD OF APPEALS APPLICATION

Application Type	Fee	Escrow*
Variance or Appeal	\$250	\$300
Special Meeting	\$425	n/a
Interpretation	\$125	n/a

* To cover cost of legal and consulting fees, may be increased as necessary

Applicant/Appellant Information

Name Dennis Dryer - Dryer Architectural Group

Phone 616-846-5400 Fax _____

Address 220.1/2 Washington Ave

Email Address dryerarch@gmail.com

Owner Information (If different from applicant/appellant)

Name Paul & Michelle Griffeth

Phone 616-822-2819 Fax _____

Address 18301 Hillside Drive

Email Address westshoresports@gmail.com

Property Information (Include a survey or scaled drawing)

Address 18301 Hillside Drive

Parcel No. 70 - 03 - 32 - 177 - 015 Current Zoning R-1

Lot Width 50 feet Lot Depth 100 feet

Parcel Size .114 acres Parcel Size 4966 sq. ft.

Lot Type Typical Lot Corner Lot _____ Interior Lot _____

General Information (Check one)

- Application for Variance
- Request for Interpretation
- Notice of Appeal

NOTE: Please provide a scaled drawing with details of your proposed work including the dimensions of any structure(s) (i.e. height, width & length), building materials, the setbacks to ALL property lines, and other existing structures on the parcel, and any other relevant information, as needed.

VARIANCE REQUESTED (If applicable)

- Attach a Narrative: Description of Request; Why it is needed; and Addresses each of the 4 Standards
- Variance Requested From the Requirements of Section Number(s) 8.04 Standards for Height, Bulk, density & area
- Relating to Maximum Height of Structures - 2.1/2 Stories
- Structure/Land Use (After Variance) Same - R-1
- Overall Building Size (After Variance) 2,428 sf
- Setbacks from lot lines (After Variance):
 - Front Yard 10.2' feet
 - Rear Yard 21.2' feet
 - Side Yard #1 5'-6" feet
 - Side Yard #2 11'-0" feet

INTERPRETATION REQUEST *(If applicable)*

Description of requested interpretation(s) and relevant Section number(s):

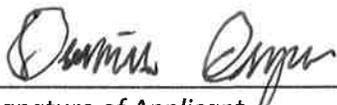
APPEALS AND OTHER APPLICATIONS *(If applicable)*

Description of action being appealed or other matter which is basis of application.

GROUND FOR APPEAL OR OTHER APPLICATION *(If applicable)*

IF THE SPACE PROVIDED ON THIS APPLICATION IS INADEQUATE
PLEASE ATTACH ADDITIONAL SHEETS AS NEEDED

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.



Signature of Applicant

5/06/19

Date

Signature of Zoning Administrator

Date

For Office Use Only

Date Received _____

Fee Paid? _____

RELEASE FORM

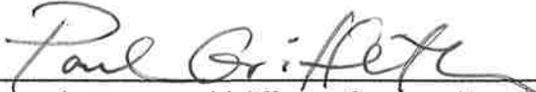
The undersigned has applied to the Grand Haven Charter Township Zoning Board of Appeals for a variance. The undersigned hereby authorizes the members of the Zoning Board of Appeals and appropriate Township staff members to inspect the property (*address stated below*) at reasonable times, in regards to the consideration of my request for a variance.



Applicant's Signature

5/06/19

Date



Owner's Signature (if different from applicant)

5/6/19

Date

18301 Hillside Drive

Property Address

ACTION TAKEN BY TOWNSHIP BOARD OF APPEALS

- () Application Approved
- () Application Denied

Description of variance granted or other action taken including conditions imposed, if any:

Grounds for Board action including findings as to standards and requirements prerequisite to imposition of conditions under ordinance:

Signature of ZBA Chairperson

Date

ZONING BOARD OF APPEALS PROCEDURAL EXPLANATIONS

The granting of variances is covered in Section 26.05 of the Grand Haven Charter Township Zoning Ordinance of 1979 as amended. It states that in order to grant a non-use variance that the Board of Appeals shall find affirmatively for each of the following four standards:

1. That there are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification.

The property is currently zoned R-1, which typically requires a minimum lot size of 15,000 sf, and a lot width of 100'. Front and rear yard setbacks are 50' and sides are 15' min, 35' total.

This lot is nonconforming to R-1 requirements, as it has a lot size of approximately 5,000 sf and a width of 49'. For this reason, the footprint of the house is smaller than a typical footprint in the same zoning district, which makes it difficult to create a master suite without adding an additional floor.

The extreme topography of the property also allows us to fall well within the maximum building height, but not within the maximum number of stories (as interpreted by the zoning administrator).

2. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning District and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.

A typical R-1 lot is large enough to fit a 2,000sf house on (within the setbacks), however this property being zoned R-1 does not give them this right without a variance.

3. That authorization of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purpose of this Ordinance or the public health safety and general welfare of the community.

This additional story will not block the view of, or be a detriment to the adjacent properties. From the street, this home appears to be a single story, and would appear to be 2 stories with the proposed addition. The home to the east of this property sits approximately 40' higher, so this addition would not affect their view. This should have no impact on public health or general welfare.

4. That the condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

This condition (nonconforming lot) is not so general or recurrent in nature as to support a zoning amendment. The extreme topography of the lot also makes this a unique situation.

Thus, at the conclusion of the discussion we will vote on each condition. If the majority of the members present find affirmatively for all four standards, then the variance will be approved.

Second, all motions for acting on requested variances are made in the positive; that is, they are worded so that a YES vote grants the variance. This is done not to show personal preference of the motioner, but to prevent confusion when we actually vote on acceptance.



View of existing residence from street level



Street Side – Looking Northwest



Street Side – Looking southwest



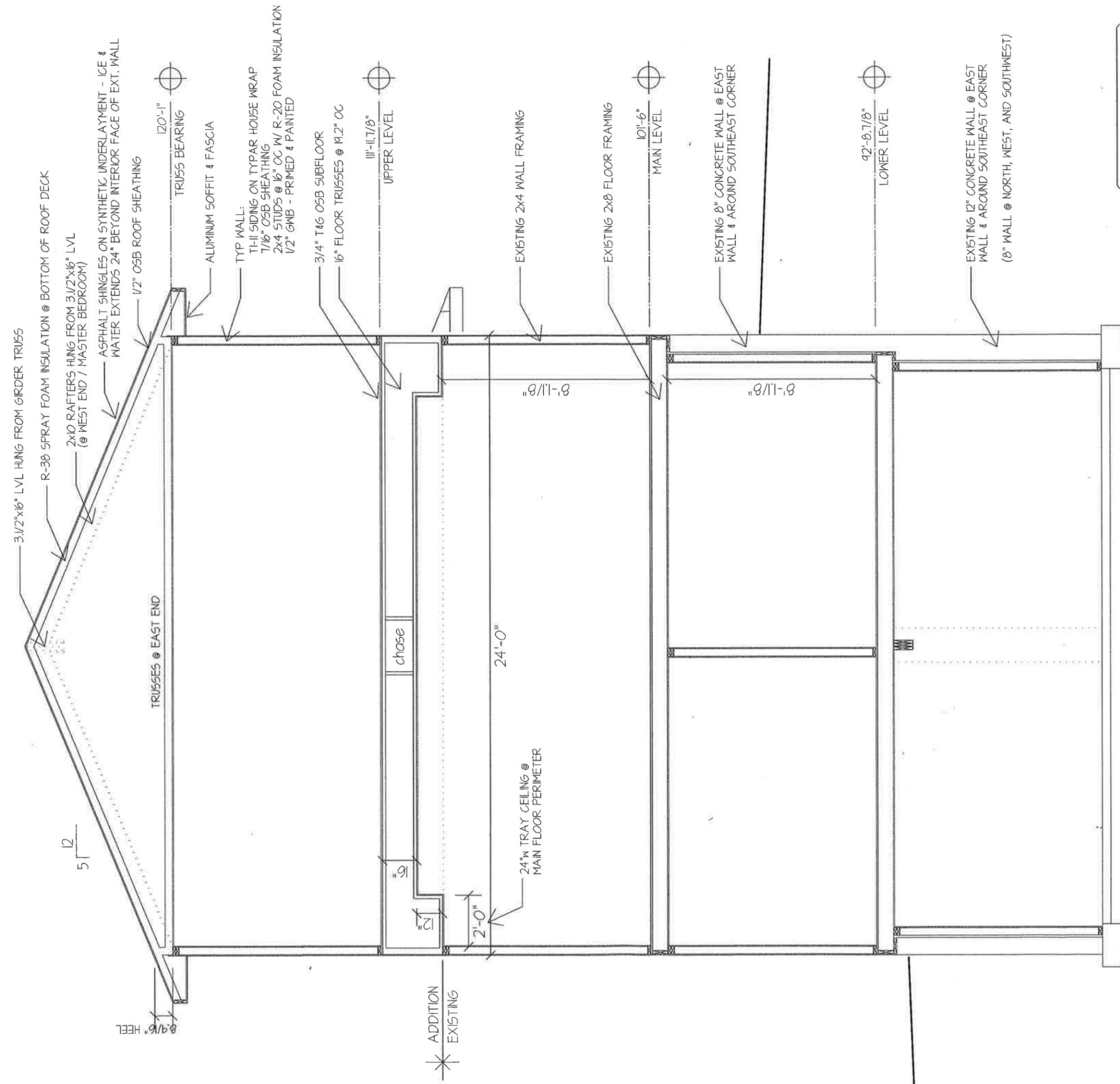
Lake Side – Looking southwest



Lake Side – Looking southwest



Neighbor to South (South side elevation)

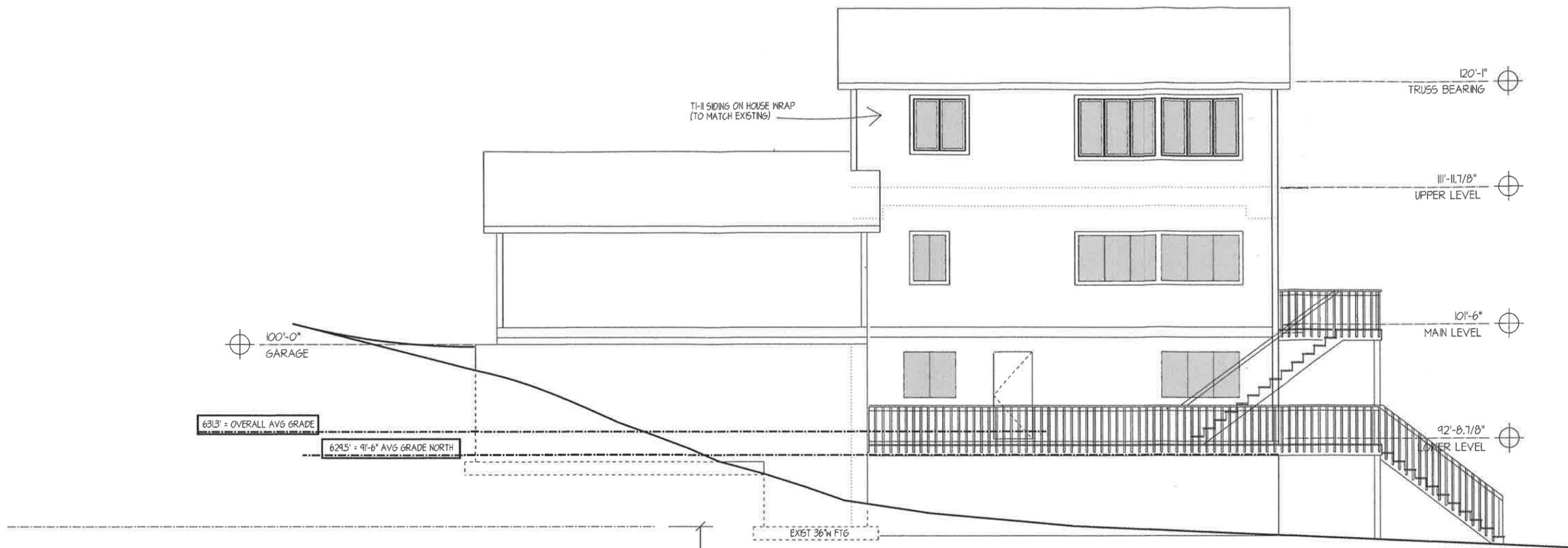


ADDITION FOR:
PAUL & MICHELLE GRIFFETH
 18301 HILLSIDE DRIVE
 GRAND HAVEN, MI

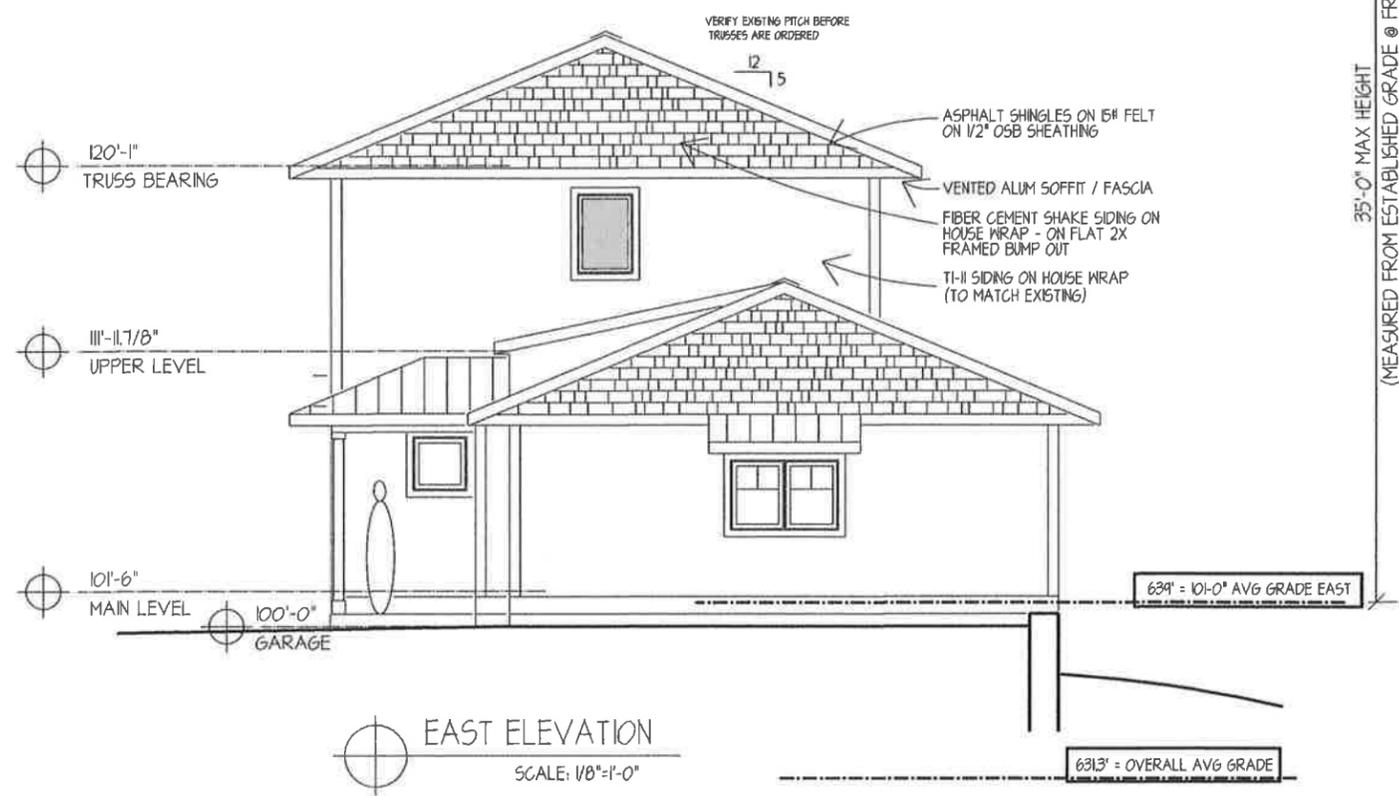
dryer architectural group
 architecture/interiors/design consultants
 228 1/2 Washington
 Grand Haven, Michigan 49417
 616/946-5400
 dryercbg@aol.com

DRAWING INFORMATION	
Drawn:	B5M
Checked:	ddd
Date:	02-18-11
Proj. No.:	18-35
Sheet:	SEC
REVISONS	By
#	Date
FILE No.: 315.A11	

SECTION CUT
 SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

AVG N. GRADE: 629.5'
 AVG W. GRADE: 624.25'
 AVG S. GRADE: 632.5'
 AVG E. GRADE: 639'
 AVG GRADE: 631.3'

ADDITION FOR:
 PAUL & MICHELLE
 GRIFFETH
 18301 HILLSIDE DRIVE
 GRAND HAVEN, MI

dryer architectural group
 architecture/interiors/design consultants
 220.1/2 washington
 grand haven, michigan 49417
 616/846-5400
 dryerarch@gmail.com

DRAWING INFORMATION			
Drawn:	BSN	Checked:	ddd
Date:	03-05-14	PROJ. No.:	18-315
REVISIONS		Sheet:	
#	Date	By	
1	0310	ddd	ELEV.
FILE No.: 315.ALL			

Community Development Memo

DATE: May 24, 2019

TO: Zoning Board of Appeals

FROM: Cassandra Hoisington, Assistant Zoning Administrator

RE: 15297 Vintage Avenue – Dimensional Variance Application No. 19-04

PARCEL INFORMATION

Owner/Applicant	John & Holly Martin
Property Address	15297 Vintage Ave
Parcel Number	70-03-26-380-008
Lot Size	0.3 Acres (13,068 sqft)
Lot Type	Typical Lot
Zoning	R-1 Single Family Residential
Required Setbacks for R-1 Zoning	Rear – 50 feet
Requested Setbacks for R-1 Zoning	Rear – 42 feet



Site Location



ZBA APPLICATION

The applicants are requesting a dimensional variance from section 21.02 of the Zoning Ordinance for an addition of a 12' x 16' three-season room. They recently received a building permit to construct an attached deck and a detached deck to access the pool. If this variance is granted, the three-season room will be built instead of the attached deck.

The applicants believe the addition of the three-season room will enable them to better enjoy their property without being subjected to the elements and mosquitos.



Applicant's Proposal

The applicant is proposing a trade—in exchange for a variance to build the three-season room, they would give up their right to construct another accessory building. The applicants have 480 sqft available to construct another building, but would prefer to exchange that allowance for the 192 sqft three-season room instead.

To compare, a 480 sqft accessory building could be as close as 10-feet to the rear property line, whereas the three-season room would be setback 42-feet from the rear lot line. In this case, the side yards for the three-season room and possible accessory building would have the same side yard setback of 10-feet.



Staff's Response

The proposed trade can only occur if the detached deck is attached to the house in the future. Otherwise, the deck counts as an accessory structure and no additional structure would be permitted. As staff understands, their builder is currently updating the construction drawings to modify their deck permit to attach the two now.

If the ZBA is willing to consider the applicant's proposal, staff recommends members consider Section 26.07 that enables reasonable conditions to be imposed, or the ZBA to modify the request. See inset:

The Township Zoning Board of Appeals **may impose reasonable conditions** in conjunction with the approval of a variance. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility needs caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to insure compatibility with adjacent uses of land, and to promote the use of land, in a socially and economically desirable manner. Conditions imposed shall meet the requirements of the Zoning Act.

VARIANCE STANDARDS

To authorize a dimensional variance from the strict applications of the provisions of this Ordinance, the ZBA shall apply the following standards and make an affirmative finding as to each of the matters set forth in the standards.

STANDARD 1

There are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification.

The ZBA will need to make a determination as to whether this standard is met given the circumstances of this case.

STANDARD 2

The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.

Staff conducted an aerial survey of the neighborhood was able to verify three properties that had non-conforming additions. One was permitted in 1990, the two others appear to have been constructed before building permit records were archived or the owner did not obtain the required permits

It should be noted that the neighborhood, consisting of the Vintage Ridge Subdivision, Lost Channel Subdivision, and South Channel Subdivision, primarily consists of lots that *just* meet the minimum setback standards. Kevin Street, part of the South Channel Subdivision has a notable number of legally non-conforming structures.

The ZBA will need to make a determination as to whether or not this standard is met given the circumstances of this case.

STANDARD 3

Authorization of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purpose of this Ordinance or the public health, safety, and general welfare of the community.

One letter of objection was received for this application (*as of May 24th*).

A property of this size is entitled to two accessory buildings up to a total combined area of 600 sqft. Provided the applicant can attach the deck to the existing structure under the new ordinance, a remaining 480 sqft of accessory structure area would be available. The applicant is proposing to forfeit the remaining 480 sqft of allowable area in exchange for the 192 sqft three-season room. With a rear setback of 42-feet, the proposed addition would be located farther from the lot lines than the minimum standards (10-feet) for an accessory building. The ZBA will need to make the determination as to whether this standard is met given the circumstances of this case and the findings on standards 1 and 2.

STANDARD 4

The condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

The ZBA will need to make the determination as to whether this standard is met.

SAMPLE MOTIONS

If the ZBA determines each standard has been affirmatively met, the following motion can be offered:

Motion to conditionally approve a dimensional variance from Section 21.02 for a 12' x 16' three-season room at 15297 Vintage Avenue that will result in a Rear Yard setback of 42-feet. Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met. Approval is conditioned upon the detached deck being attached to the main building, so the principal structure is compliant with the R-2 setbacks.

However, if the ZBA determines each standard as not been affirmatively met, the following motion can be offered:

Motion to deny a dimensional variance from Section 21.02 for a 12' x 16' three-season room at 15297 Vintage Avenue that will result in a Rear Yard setback of 42-feet. Denial of this variance is based upon this Board's findings that all four standards have not been affirmatively met.

If the ZBA determines that more information is needed to make an affirmative finding, the following motion can be offered:

Motion to table the dimensional variance application for 15297 Vintage Avenue, and direct the applicant and/or staff to provide the following information:

1. *List items.*

Please contact me prior to the meeting with questions or concerns.

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

ZONING BOARD OF APPEALS APPLICATION

Application Type	Fee	Escrow*
Variance or Appeal	\$250	\$300
Special Meeting	\$425	n/a
Interpretation	\$125	n/a

* To cover cost of legal and consulting fees, may be increased as necessary

Applicant/Appellant Information

Name John & Holly Martin, Elsie Sillman

Phone 616.402.0588 Fax _____

Address 15297 Vintage

Email Address jmartin1976@comcast.net

Owner Information (If different from applicant/appellant)

Name _____

Phone _____ Fax _____

Address _____

Email Address _____

Property Information (Include a survey or scaled drawing)

Address 15297 Vintage, Grand Haven, MI

Parcel No. 70 - 03 - 26 - 380 - 008 Current Zoning R-2

Lot Width _____ feet Lot Depth 132 feet

Parcel Size 0.2999 acres Parcel Size _____ sq. ft.

Lot Type Typical Lot Corner Lot _____ Interior Lot _____

General Information (Check one)

- Application for Variance
- Request for Interpretation
- Notice of Appeal

NOTE: Please provide a scaled drawing with details of your proposed work including the dimensions of any structure(s) (i.e. height, width & length), building materials, the setbacks to ALL property lines, and other existing structures on the parcel, and any other relevant information, as needed.

VARIANCE REQUESTED (If applicable)

1. Attach a Narrative: Description of Request; Why it is needed; and Addresses each of the 4 Standards
2. Variance Requested From the Requirements of Section Number(s) 15.0904, Section 9.04
3. Relating to Addition of a three-season room replacing an existing deck.
4. Structure/Land Use (After Variance) Three-season room attached to existing home.
5. Overall Building Size (After Variance) _____
6. Setbacks from lot lines (After Variance):
 - a. Front Yard 50 feet
 - b. Rear Yard 42 feet
 - c. Side Yard #1 10 feet
 - d. Side Yard #2 10 feet

INTERPRETATION REQUEST *(If applicable)*

Description of requested interpretation(s) and relevant Section number(s):

We are requesting a variance of Zoning Ordinance number 15.0904, Section 9.04 Design Requirements,
to allow an attached three-season room to replace an existing 16' x 12' deck. The variance we are
requesting is eight feet in order to complete this addition. Our home is approximately 54 feet from the
western property line and a variance of 8 feet will allow for this small home addition.

APPEALS AND OTHER APPLICATIONS *(If applicable)*

Description of action being appealed or other matter which is basis of application.

GROUND FOR APPEAL OR OTHER APPLICATION *(If applicable)*

IF THE SPACE PROVIDED ON THIS APPLICATION IS INADEQUATE
PLEASE ATTACH ADDITIONAL SHEETS AS NEEDED

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.



Signature of Applicant

May 22, 2019

Date

Signature of Zoning Administrator

Date

For Office Use Only

Date Received _____

Fee Paid? _____

RELEASE FORM

The undersigned has applied to the Grand Haven Charter Township Zoning Board of Appeals for a variance. The undersigned hereby authorizes the members of the Zoning Board of Appeals and appropriate Township staff members to inspect the property (*address stated below*) at reasonable times, in regards to the consideration of my request for a variance.



Applicant's Signature

May 22, 2019

Date

Owner's Signature (if different from applicant)

Date

15297 Vintage, Grand Haven, MI

Property Address

ACTION TAKEN BY TOWNSHIP BOARD OF APPEALS

- () Application Approved
- () Application Denied

Description of variance granted or other action taken including conditions imposed, if any:

Grounds for Board action including findings as to standards and requirements prerequisite to imposition of conditions under ordinance:

Signature of ZBA Chairperson

Date

John & Holly Martin
Elsie Sillman
15297 Vintage
Grand Haven, MI 49417
616.402.0588

Date: May 20, 2019

To: Grand Haven Charter Township Zoning Board of Appeals

From: John Martin, Holly Martin, Elsie Sillman

RE: Appeal of R-2 Rear Yard Setback Requirement

We are requesting a variance of Zoning Ordinance number 15.0904, Section 9.04 Design Requirements, to allow an attached three-season room to replace an existing 16' x 12' deck. The variance we are requesting is eight feet in order to complete this addition. Our home is approximately 54 feet from the western property line and a variance of 8 feet will allow for this small home addition.

According to the R-2 zoning requirements, we are allowed to construct two accessory structures with a total combined floor area of 600 square feet. We have an existing 120 square foot shed, so I believe we are able to add one additional, 480 square foot out building. Rather than add an additional structure to the yard that could be placed much closer to the adjoining property, we are proposing an attached three-season room to the existing home with total square footage of 192 square feet. We will gladly trade this accessory building square footage for a small variance to allow for construction of a three-season addition.

We believe a three-season addition will not only add to our enjoyment of the backyard (mosquito free) but add to the value of the home and neighborhood. Currently, the property to the west of Vintage is undeveloped and wooded. The small addition we are proposing will add to the enjoyment of our home and will not infringe on the property rights of any of our neighbors.

In seeking this variance we have read Zoning Ordinance number 15.2605 and believe our request meets the requirements of Section 26.05, Variances. In addition, this request for variance meets all of the requirements of 15.2605, section 1., A, B, C, and D as set forth below:

- A. *That there are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification.*

Our property, and all other homes along Vintage, abut an undeveloped wooded property along the western boundary. An 8 foot variance will not detract from the value or enjoyment of the adjoining property.

B. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.

To make any addition to our home will require a variance due to the rear yard 50-foot setback requirement. We believe a small addition will enhance our enjoyment of the home, will not detract from the value or enjoyment of neighboring homes and yards, and will add value to our home.

C. That authorization of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purpose of this Ordinance or the public health, safety, and general welfare of the community.

This addition will not be a detriment to our neighbors and will not impair the intent and purpose of the Zoning Ordinance, public safety, health or welfare of our community.

D. That the condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

Due to the location of the home on our property there is no way to make an addition or improvement to the home without a zoning variance. An addition to the front of the home will detract from street view and there is insufficient space on either side for additions. The only sensible space in the yard for an addition is in the rear.

Thank you for consideration of our request.

Sincerely,

John Martin
Holly Martin
Elsie Sillman

5/20/2019

Cassandra Hoisington, Assistant Zoning Administrator

Grand Haven Charter Township

13300 168th Avenue

Grand Haven MI 49417

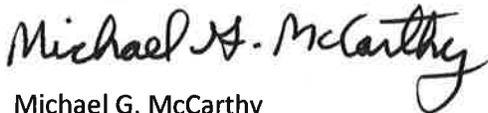
Dear Ms. Hoisington:

We are writing in response to John Martin's dimensional variance application for Parcel No. 70-03-26-380-00 at 15297 Vintage Avenue.

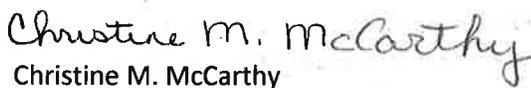
Since the approval of Mr. Martin's dimensional variance request would reduce the distance between his structure and any future structure built on our adjacent property, we are opposed to his request. We are also of the opinion that approval of Mr. Martin's dimensional variance would act to reduce the value of our property should we decide to proceed with development of our acreage at any point in the future. In our opinions, R2 property setbacks are already at a minimum and efforts should be made to maintain those minimum setbacks as prescribed by ordinance.

Of additional concern is the ongoing issue related to the deposit of refuse on or about our property from various border properties including 15297 Vintage. Placing sod, soils, discarded construction materials and yard waste "over the fence" or electing to remove trees from our property without permission fails to meet the test of any good neighbor policy. Lastly, the Vintage Avenue owner should be cautioned that our property extends under the border fence which allows for the service of our fence. The result of this may place the shed located in the back yard of 15297 Vintage Avenue in violation of setback requirements.

Sincerely,



Michael G. McCarthy



Christine M. McCarthy



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: May 24, 2019
TO: Zoning Board of Appeals
FROM: Cassandra Hoisington, Assistant Zoning Administrator
RE: 2019 Housekeeping Duties – Appointments & Meeting Schedule

APPOINTMENT OF OFFICERS

As required by the ZBA Bylaws the officers must be appointed annually. The current appointments are:

- Chairperson Voss
- Vice Chairperson Slater
- Secretary Loftis

If the ZBA wants the appointments to remain the same, the following motion can be offered:

Motion to nominate and reappoint the existing officers for their current positions.

2018 MEETING DATE SCHEDULE

The 2019 Meeting Date Schedule must be approved as well. Meetings are held on the 4th Tuesday of each month and begin at 7pm, except for May where the meeting is held on the 4th Wednesday because of the Memorial Day and December where the meeting is held on the second Tuesday because of the holidays.

Motion to approve the 2019 Meeting Date Schedule as presented.

**GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
2019 MEETING DATES**

Tuesday, January 29, 2019
Tuesday, February 26, 2019
Tuesday, March 26, 2019
Tuesday, April 23, 2019
Wednesday, May 29, 2019
Tuesday, June 25, 2019

Tuesday, July 23, 2019
Tuesday, August 27, 2019
Tuesday, September 24, 2019
Tuesday, October 22, 2019
Tuesday, November 26, 2019
Tuesday, December 10, 2019

All meetings will be held at the Township Hall, 13300 168th Avenue, Grand Haven and will begin at 7:00 p.m.

The Charter Township of Grand Haven will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seven (7) business days' notice to the Charter Township of Grand Haven. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Grand Haven by writing or calling the following:

Personnel Director
13300 168th Avenue
Grand Haven, MI 49417
(616) 842-5988