

**APPLICATION FOR ZONING PERMIT**

(Expires 1 year from date of issuance.)

ST. JAMES Township  
Charlevoix County, Michigan

(Please print clearly or type  
all information.)

FEE AMOUNT: \$ 100 (See Attached Schedule)

Check # \_\_\_\_\_

(Make check payable to appropriate township.)

I. **Identification** - Complete the following:

- A. Property Owner(s) VINCENT / MARGARET EBERSOLDT  
Address 6682 CLIFTON BLUFFS CT ST LOUIS, MO  
Zip Code 63129 Phone (314) 681-7319
- B. Applicant, if other than property owner RON WOJAN  
Address 36869 KINGS HWY, PO BOX 177, BEAUMONT ISLAND, MI  
Zip Code 49782 Phone (831) 645 2289
- C. Legal description of property for which Zoning Permit is being requested, (attach separate sheet, if necessary): UNITS 29 & 12 KARNES WOODS CONDO  
Street address of property (required) 37757 KARNES DR.  
Property tax ID no. 15 - 013 - 590 - 029 - 00 & 013 - 590 - 012 - 00  
Zoning District in which property is located H (Ex: R-1, R-2, A, H, etc.)  
Are there any dedicated rights-of-way or easements which abut or traverse part or all of the subject property? BURIED UTILITIES EASEMENT ALONG KARNES DR.  
(If yes, illustrate locations on sketch plan.)

D. Furnish evidence of the following:

- Driveway/Road Permit, obtained from the Charlevoix County Road Commission.
- Property address, obtained from the Charlevoix Co. Equalization Dept.
- Proof of ownership of the property on which use will occur.
- Health Dept. approval/permit for on-site septic system or hook-up to sewer system.
- Soil and Erosion permit, (if the site is within 500 feet of a lake or stream.) NA
- Other information with respect to the proposed structure, use, lot, and adjoining property as may be required by the Zoning Administrator.

II. **General information** - Complete the following:

- A. Lot dimensions IRREGULAR; Total square feet or acres 1.344 Ac  
1.007 Ac
- B. Exterior dimensions of proposed structure 40' X 14' (1BR) Height 24' ft.  
40' X 26' (2BR)
- C. Proposed use:  
Residential  
  - ( ) One Family
  - (X) Two or more family  
Number of units 24 (12 ON EACH LOT)
  - ( ) Transient hotel or motel  
Number of units \_\_\_\_\_
  - ( ) Mobile Home
  - ( ) Accessory building  
specify \_\_\_\_\_
  - ( ) Other (Specify) \_\_\_\_\_
- Non-Residential  
  - ( ) Commercial  
specify \_\_\_\_\_
  - ( ) Industrial  
specify \_\_\_\_\_
  - ( ) Other  
specify \_\_\_\_\_

Case No.	<u>S-1939</u>
Date Received:	<u>4/26/24</u>
Permit Issued:	____/____/____
Permit Denied:	____/____/____
Action	<input checked="" type="checkbox"/> To the Planning Commission
Deferred:	( ) To the ZBA
Reason Deferred:	_____

\* SEE SITE PLAN

General Information (continued)

F. Type of improvement: (check as many as appropriate)

- New Buildings
- Addition
- Alteration
- Earth change involving land within 500 feet of a lake or stream:

Number of feet to the water \_\_\_\_\_

Body of water involved \_\_\_\_\_

G. Names of Contractors involved in the project:

RON WOJAN - FOUNDATION

JIM WOJAN - EXCAVATION

KRAAI WELLS

III. Complete a sketch (see page 3) or separate site plan, which MUST include:

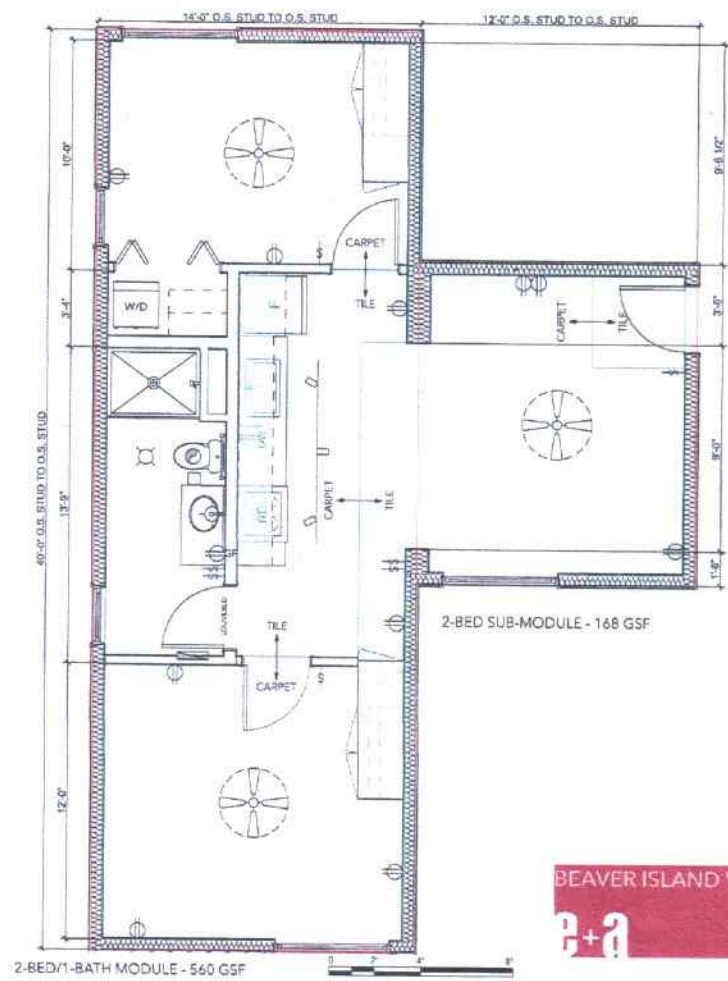
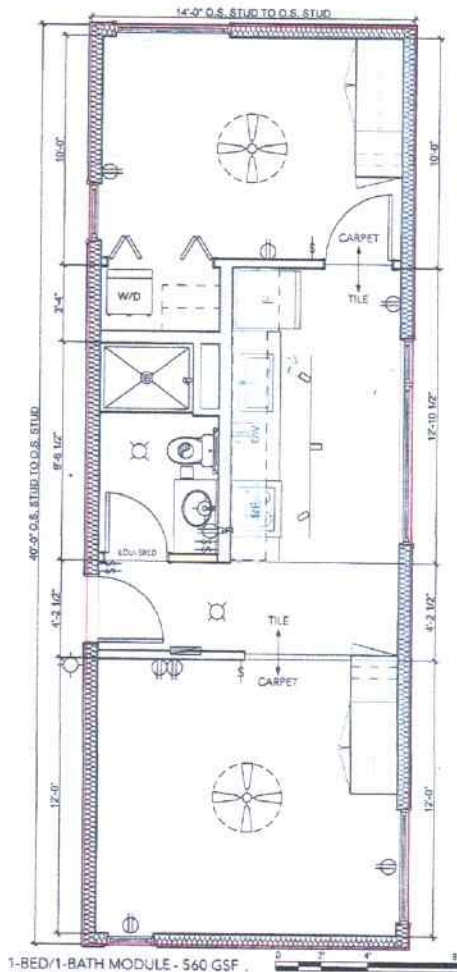
- A. Any existing structure(s) including location and exterior dimensions.
- B. Proposed structure(s) including location and exterior dimensions.
- C. Location of existing or proposed well and septic system.
- D. Location of any public roads or rights-of-way and/or any easements which abut or traverse all or any part of this property.
- E. Location of shore line if this site is within 500 feet of a lake or stream.
- F. Location of structures on abutting lots that are within 10 feet of the property lines.
- G. Depths of all yards: front, back, and side yards (distances from the building lines, including decks, porches, etc., to property boundaries.)
- H. Other details as may be required by the Zoning Administrator.

I hereby depose and say, under the penalties of perjury, that all the statements and information contained herein or submitted with this application are true. If any statements or information are found at a later date to be false, this permit shall become null and void.

*Ronald L. Wojan*

Signature of Owner or Duty Authorized Legal Agent

IT IS UNDERSTOOD THAT THIS IS A CONDITIONAL PERMIT, THE PROPERTY OWNERS ITIP AWAITS APPROVAL OF THE ZONING PERMIT / VARIANCE. IN ADDITION, THE SEPTIC / WELL PERMITS ARE IN PROCESS, WITH MIKE JONES VISITED SITE 4/22/24 AND SHARED "NO ISSUES" - PLENTY ROOM FOR BOTH UTILITIES AND THEIR SEPARATION."



BEAVER ISLAND WORKFORCE HOUSING  
**e+a**  
 PRELIMINARY DESIGN

SHOW THE FOLLOWING ON YOUR SITE PLAN:

- a) An arrow indicating NORTH.
- b) All items listed in Section III of page 2.

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SITE PLAN

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REFER TO ATTACHED SITE PLAN

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**DEVELOPMENT CHARACTERISTICS**

**PHASE 1:**

- (12) TOTAL UNITS - 1 BR UNITS @ 560 SF EACH
- (6) 2-STORY DUPLEX BUILDINGS

**PHASE 2:**

- (12) TOTAL UNITS
- (9) 1 BR UNITS @ 560 SF EACH
- (3) 2 BR UNITS @ 728 SF EACH

TOTAL UNITS 24 (ALL PHASES)

**PARKING:**

- PHASE 1 - 14 SPACES (1:2:1 RATIO)
- PHASE 2 - 14 SPACES (1:2:1 RATIO)
- TOTAL PARKING 28 SPACES
- (2) ACCESSIBLE

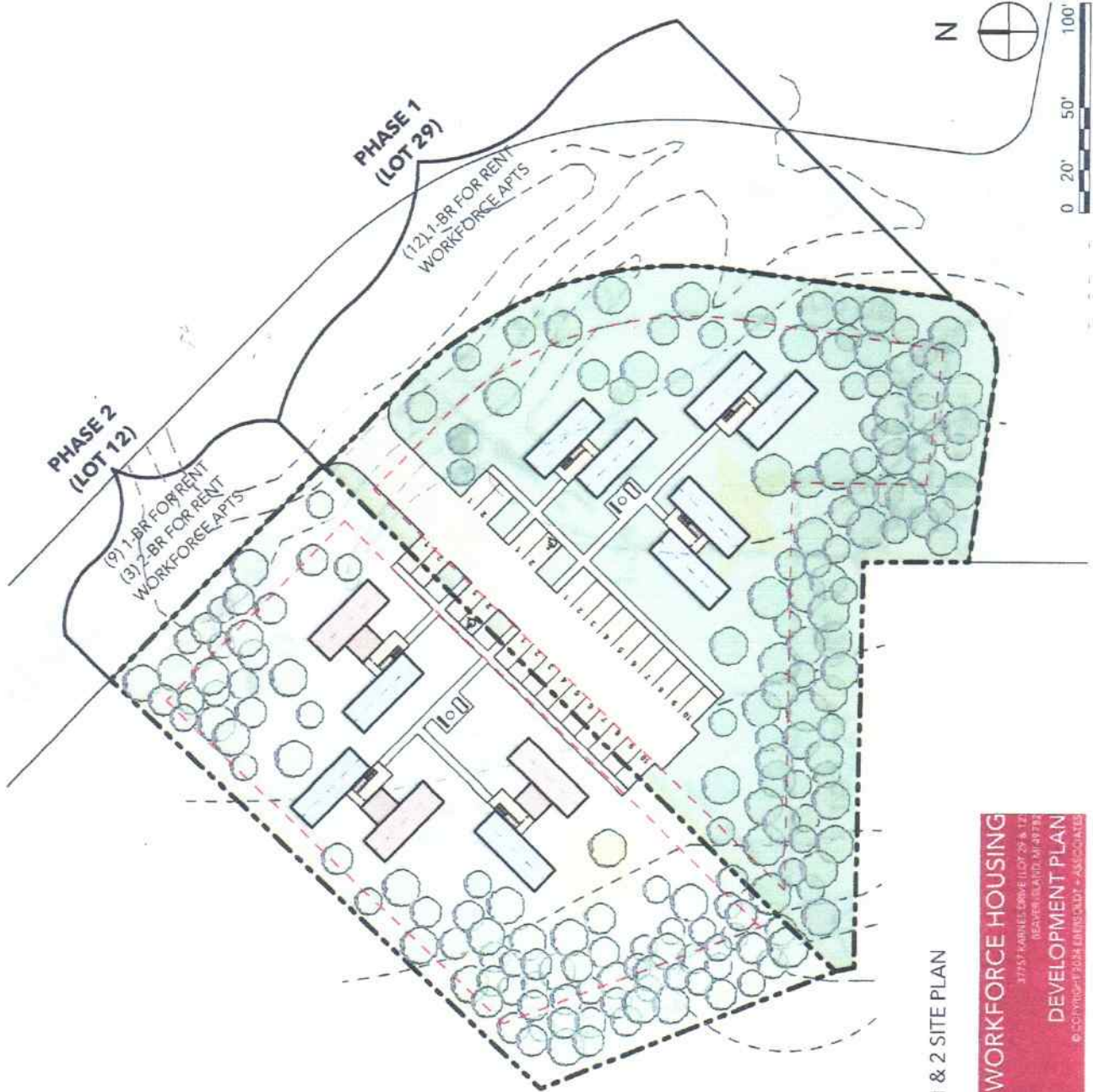
**ZONING DESIGNATION:**  
HARBOR DISTRICT (H)

**RELEVANT ZONING REQUIREMENTS:**

- SETBACKS
  - FRONT (25')
  - SIDE (10')
  - REAR (35')
- MAX BLDG. HEIGHT & LOT COVERAGE
  - 40'
  - 40% LOT COVERAGE
- MIN. LOT AREA
  - 10,000 SF

**ZONING VARIANCES REQUIRED:**

- RESIDENTIAL UNIT MIN. SIZE (PER 6.13 "H" HARBOR DISTRICT)
  - 600 SF REQUIRED
  - 560 SF DESIRED/PROPOSED
- PARKING REQUIREMENT (PER 8.03 (L) OFF STREET PARKING SPACE (REOMT))
  - 54 SPACES REQUIRED
  - 28 DESIRED/PROPOSED



PROPOSED PHASE 1 & 2 SITE PLAN

**BEAVER ISLAND WORKFORCE HOUSING**  
 3757 KARNER DRIVE (LOT 29 & 12)  
 BEAVER ISLAND, MI 49733  
**DEVELOPMENT PLAN**  
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