

## Marine District - Section 6.12– Permit Application Checklist

Applicant \_\_\_\_\_ Brian French \_\_\_\_\_ Permit # \_\_S-1923\_\_\_\_ Date \_\_10-17-2023

Project Address: \_\_26040 Main St\_\_\_\_\_

Identification

\* General Information ***Equalization Report for Combination of Lots not approved***

\* Proposed Use and Lot Dimensions: Current 24x25 x 19'9H Garage with upstairs office  
**Height over 16' Standard – handle as non-conforming**

Sketch or Site Plan

\_\_\_\_ Existing Structure location and exterior dimensions ***24x25x16H***

Proposed Structure – ***Non-conforming***

Location of proposed or existing well and septic

Location of public roads and right-aways

\* Location of shoreline within 500 ft – ***Need Soil Erosion – proposed 10' from shore***

Location of structures on abutting lots within 10 ft of property lines

Depths of all yards including decks, porches, etc F:25 S:10 RLS:25 HWM – ***10' proposed***

\* Height – shall not exceed 16' ***Proposed is non-conforming at 19'9***

Floor Area - shall not exceed 50% of the total lot area

\* Non-Conforming Replacement – Does not exceed general height, size, or scope of existing Building - ***Will meet roofline of main building at 19'9***

Wall faces shall not be increased in width or height

No greater impairment of views to Bay

No increase in # of buildings, structures, dwelling units, or businesses

\_\_\_\_ Development Plan Required  Y/N ***Site Plan included***

COMMENTS: *Will handle as Non-Conforming replacement of existing pole barn*

Motion to Approve

Motion to Approve with Conditions: ***Approved but need Soil Erosion Permit and Equalization letter of approval of submitted Lot Combination permit application***

Motion to Deny

Motion to Postpone

### Finding of Fact

#### Description of the request/application

*Applicant replacing existing 24x25x16 pole barn with 24x25x19.9 two story garage and office. Moving from existing position to south and east to within 10' of edge of sea wall. Extra 3'9" to roofline height will match the new main building. Garage will be excavated lower and will not obstruct views of the bay any more than existing building.*

**Motions Made** Approved with Conditions of obtaining Soil Erosion Permit and receipt of approval of submitted Equalization permit.

#### Each Standard and the reasons why the standard was or was not met

Standard is Non-Conforming as it is a replacement of an existing building structure and meets the conditions of Marine District Non-Conforming Section 10.08.

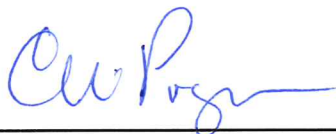
#### Any Conditions attached to an approved request

1. Approval of Charlevoix County Equalization Department approval of combination of lots:  
013-222-019-40  
013-222-019-20
2. Soil Erosion Permit approving location of building 10' from Lake Michigan

#### Post Decision Documentation of Planning Commission Decisions

\_\_\_\_ Signed Site Plans by Applicant, Recording Secretary or Chair – (3) copies  
(1) Applicant, (2) Planning Commission (3) Official File

X Copy of approved minutes along with letter to Applicant and Zoning Administrator noting the action taken and any conditions - Recording Secretary  
Date sent to Applicant and Zoning Administrator 10 / 25 / 2023  
Date posted on the Website 10/25/23



Recording Secretary

10/25/23

Date