

**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: \$ \_\_\_\_\_ (See Attached Schedule)

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

(Make check payable to appropriate township.)

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

- A. Property Owner(s) Brian French  
Address 4435 N. Evergreen Dr, Sheboygan WI  
Zip Code 53081 Phone (920) 980-1046
- B. Applicant, if other than property owner McDonough Construction Inc  
Address 32409 East Side Dr, Beaver Island MI 49782  
Zip Code 49782 Phone (231) 448-3038
- C. Legal description of property for which Zoning Permit is being requested, (attach separate sheet, if necessary): see attached  
Street address of property (required) 26030 Main St, Beaver Island  
Property tax ID no. 15-013-222-017-40  
Zoning District in which property is located MR (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? \_\_\_\_\_

(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.)
- 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 X ; Total square feet or acres \_\_\_\_\_
- B. Exterior dimensions of proposed structure 40 X 60 ; Height NOT ft. to exceed 17'9" (previous home)
- C. Proposed use:
- |  |   |
|--|---|
| Residential  | Non-Residential                                   |
| <input checked="" type="checkbox"/> One Family         | <input type="checkbox"/> Commercial specify _____ |
| <input type="checkbox"/> Two or more family            | <input type="checkbox"/> Industrial specify _____ |
| Number of units _____                                  |   |
| <input type="checkbox"/> Transient hotel or motel      | <input type="checkbox"/> Other specify _____      |
| Number of units _____                                  |   |
| <input type="checkbox"/> Mobile Home                   |   |
| <input checked="" type="checkbox"/> Accessory building |   |
| specify <u>24 X 24 EXISTING POLE BARN</u>              |   |
| <input type="checkbox"/> Other (Specify) _____         |   |

General Information (continued)

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

- ☒ New Building ( ) Repair, replacement  
( ) Addition ☒ Wrecking  
( ) Alteration ☒ Moving, relocation

☒ Earth change involving land within 500 feet of a lake or stream;

Number of feet to the water 25

Body of water involved Lake Michigan

G. Names of Contractors involved in the project:

McDonough Construction Inc.

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.

Kevin B McDonough

Signature of Owner or Duly Authorized Legal Agent



## ST JAMES TOWNSHIP

## ZONING - DEVELOPMENT REVIEW APPLICATION

McDonough Construction / Kevin  
(applicant - person filing the application)

## OFFICE USE ONLY

Case number 5-1886  
Date Rec'd 01/12/22  
Fee Rec'd ✓  
Receipt # \_\_\_\_\_  
Hearing date \_\_\_\_\_

32489 East Side Dr.  
(address)

Beaver Island MI 49782  
(city, state, zip code)

231-448-3038 / 231-675-5444  
(telephone, home and business)

## PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant)

Brian French  
4435 N. Evergreen Dr  
Sheboygan, WI 53081

Phone (920) 980-1046

## APPLICANT'S CAPACITY IF NOT PROPERTY OWNER (circle one):

Builder Agent/other Contractor

PROPOSED CONSTRUCTION SITE ADDRESS (if known) 26030 Main St.

(If new construction, an address will not be known yet.)

PARCEL SIZE \_\_\_\_\_  
PROPERTY DESCRIPTION see attached  
PARCEL TAX ID NUMBER - 013 - 222 - 017 - 40  
ZONING DISTRICT (see zoning ordinance) St James

## PROJECT DESCRIPTION

Total number of structures, units, bedrooms, offices; 1 structure, 2 bdrms  
Total floor areas, 2400 Sq Ft parking spaces, \_\_\_\_\_ garages, - existing - but would like to move  
Employment Levels for commercial and/ or industrial uses, \_\_\_\_\_  
Amount of recreation and open space, type of recreation facilities to be provided as pertinent or otherwise required by this ordinance. (attach sheets if necessary) ( ☐ attached)

Name and address of all registered professionals involved with the proposed project, including engineers, architects, and surveyors. Plan shall contain the seal of a minimum of one (1) of the registered professionals responsible for preparation of the plan, if required by the ordinance.

Total acreage of the project less than 1

Project's proposed beginning April 15, 2022 and completion schedule April 15, 2023 (by phase if the entire project is to be divided into phases.)

If the project proposed is to be a condominium or site condominium, the proposed Master Deed is to be included with the application package.

Health department, soil erosion, and any other required county or state permits shall be submitted with the development plan to the Planning Commission.



#### DEVELOPMENT PLAN DETAILS:

Seven (7) copies of the Development Plan drawings shall be submitted with the application package, one of which shall be capable of being reproduced. The development plan shall consist of accurate drawings at a scale of 1" = 100' or less, showing the site and all land within 150' of the site. If multiple sheets are used, each shall be labeled and the preparer identified. Each set of development plan drawings shall depict the following.

- a) Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, as well as the current land uses, zoning classifications on the subject parcel. *see attached*
- b) Location and type of existing vegetation to be retained as well as those proposed to be removed if applicable.
- c) Location of existing and proposed buildings and intended use thereof, as well as the length, width and height of each building. *attached*
- d) Proposed location of accessory structures, buildings and uses, including but not limited to all satellite dishes over 3.5' in diameter, antennas, flag poles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable.
- e) Location of all existing public and private easements including road and utility rights-of-way on or abutting the property.
- f) Location, design and dimensions of existing and/or proposed, barrier free access, or parking areas.
- g) Location, size and characteristics of all loading and unloading areas if applicable.
- h) Location of water supply lines and/or wells, and the location of waste water lines, and septic systems. *attached*
- i) Location of all other utilities on property including, but not limited to, propane, fuel oil, electric, satellite TV and telephone. *td*
- j) Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.
- k) Location, size and specification of all signs.
- l) Exterior lighting locations with area of illumination depicted as well as the type of fixtures and shielding to be used.
- m) Location and type of fencing, walls and size and specifications for screening of all trash receptacles or other solid waste disposal facilities.
- n) Location and specifications for all proposed perimeter and internal landscaping or buffering features. Each new planting, will specify the type and size of plant or tree at the time of planting. All vegetation to be retained on the site, must also be indicated, as well as its size and specific location.
- o) Plan will contain an arrow indicating North, the scale of all drawings, and date of original submission and last revision.
- p) Other information deemed necessary by the Planning Commission to allow the Commission to determine whether the project will be harmonious with the community and to ensure the health, safety and welfare of the community is protected including but not limited to the following.
  - 1) The location and type of soils.
  - 2) Elevations of buildings, signs and other structures and typical elevation views of proposed structures.
    - a) The Zoning Administrator shall review the contents of the application package and shall forward said materials to the Planning Commission, upon determination that the application package is complete and meets all requirements of this ordinance.
    - b) The Planning Commission upon request of the applicant may waive certain requirements of the plan listed above provided the Planning Commission shall document on the record specific reasons why the identified requirements are being waived.

\* Soil and erosion permit has been extended  
Spoke to Charlevoix County on 4/12/2022 to extend  
Exp 10/2023

## Viewing Parcel Number: 013-222-017-40

## Parcel Details

**Assessing City/Township:** St. James Township  
**Property Address:** 26030 MAIN ST  
 BEAVER ISLAND, MI 49782  
**Owner Information:** ~~WANTY RUTH C TRUST & LESLIE JEANNINE M~~  
~~6780 CARPENTER RD~~  
~~YPSILANTI, MI 48197~~  
**Property Class:** 401 - Residential - Improved  
**School District:** 15010 - Beaver Island  
**P.R.E. Percentage:** 0%  
**Current SEV:** \$167,800  
**Current Taxable Value:** \$73,956  
**Prior Year SEV:** \$166,600  
**Prior Year Taxable Value:** \$72,578

Brian  
French

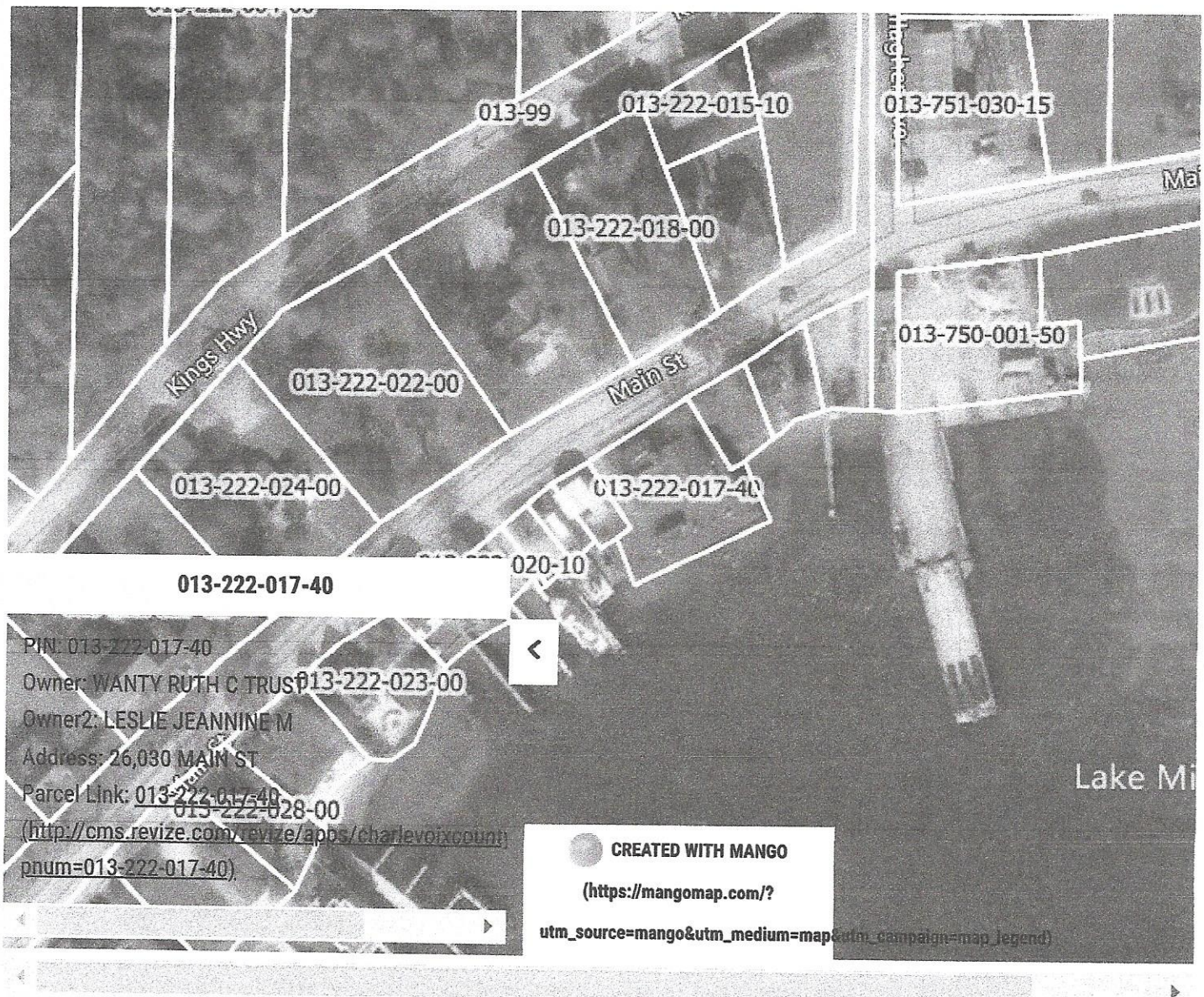
## Tax Description

COM AT A PT ON N SH OF B.H. WHERE SEC 22& 23 INTER ON N SH LI OF B.H. AT HIGH WATER MARK  
 SWLY AL SD SH 14 RDS TO POB TH N35DEGW TO BACK HWY TH N56DEGE TO JB GALLAGHERS LOT TH  
 S29DEGE 11 RDS & 18 LKS TH SE 5 RDS & 12 LKS TH SWLY 110FT M/L TO POB ALSO COM AT INTER E LI  
GOVT LOT 1 WI SH LK MICH TH S76DEG57'09"W 116.06FT TH S42DEG05'56"E 11.46FT AL SD SH LI FOR  
 POB TH S26DEG21'58"E 59.61FT TH S63DEG22'38"W 121.68FT TH N24DEG40' 19"W 52.93FT TH  
 N82DEG30'24"E 4.81FT TH S68DEG43'25"E 14.46FT TH N53DEG08'42"E 105.41FT TO POB PT GOVT LOT 1  
 SEC 22-3 9-10 EX:COM AT N SH OF BEAVER HARBOR(LK MICH)ON E LI OF SEC 22 T39N R10W(E LI OF  
 GOVT LOT 1 OF SD SEC)SD PT BEING S04DEG 01'37"W 762.02FT FRM SD SEC LI TH S76DEG 57'09"W AL  
 SD SH 116.06FT TO WLY LI OF FORMER REV VICTOR PAUL GALLAGHER PROP THN42DEG06'24"W AL WLY  
 LI OF SD GALLAGHER PROP 97.16FT TO N LI OF MAIN ST TO POB TH S60DEG59'30"W AL MAIN ST  
 55.31FT TO PT OF TANGENCY OF 908.09FT RAD CUR TO LFT TH AL SD CUR AN ARC DIST OF 52.08FT (LG  
 CHD BEARS S59DEG20'53"W 52.08FT)TH N35DEG17'00"W(RECD AS N35DEGW)200.45FT TO S SIDE OF  
 BACK HWY TH N61DEG28'36"E (RECD AS N56DEGE)143.17FT TH S24DEG57' 59"E 197.04FT(RECD AS  
 S29DEGE 11 RDS 18 LKS)TO N LI MAIN ST & POB BEING PT GOVT LOT 1 OF SEC 22-39-10 2001SP042000  
 FROM 222-017-20





## Data Search



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Charlevoix County Department of Building Safety  
Soil Erosion Control Program  
301 State St., Suite #5  
Charlevoix, MI 49720  
(231) 547-7236  
Fax (231) 547-7250  
1-800-548-9147 Ext. 4

Date:

Charlevoix County Department of Building Safety  
Soil Erosion Program  
301 State St., Suite #5  
Charlevoix, MI 49720

To Whom It May Concern:

I hereby authorize (Contractor name) Kevin B. McDonough to apply  
for and sign (as the agent) the necessary Soil Erosion/Stormwater Permits for this project. Any questions  
should be directed to (Business name) McDonough Construction Inc.

Sincerely,

Brian J. French  
Signature

Brian J. French  
Please print name

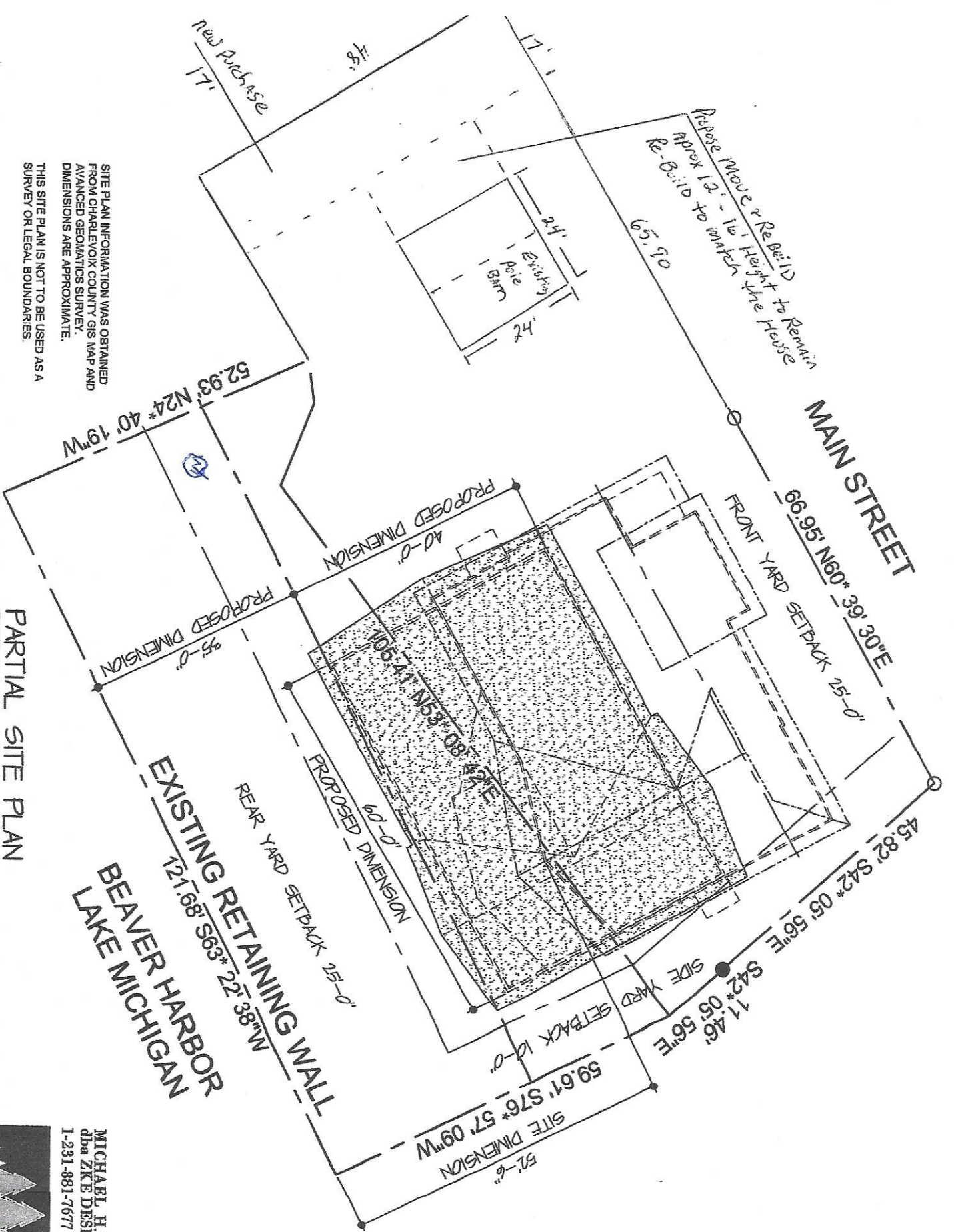
SITE PLAN INFORMATION WAS OBTAINED FROM CHARLEVOIX COUNTY GIS MAP AND ADVANCED GEOMATICS SURVEY. DIMENSIONS ARE APPROXIMATE. THIS SITE PLAN IS NOT TO BE USED AS A SURVEY OR LEGAL BOUNDARIES.

PARTIAL SITE PLAN  
SCALE: 1" = 20'-0"

BEAVER HARBOR  
LAKE MICHIGAN  
EXISTING RETAINING WALL  
REAR YARD SETBACK 25'-0"

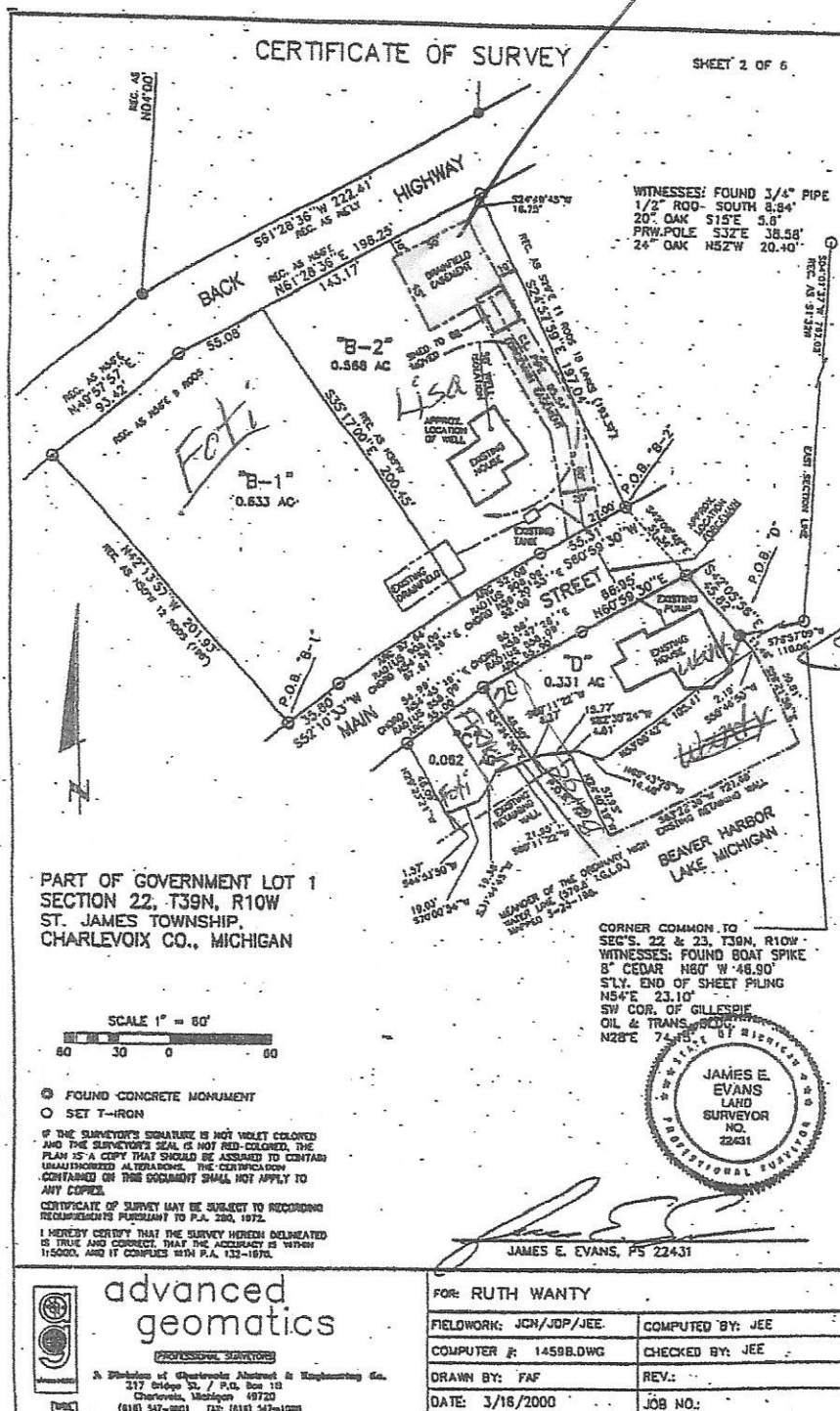


MICHAEL H. KASUSKE, LLC.  
dba ZKE DESIGN  
1-231-881-7677

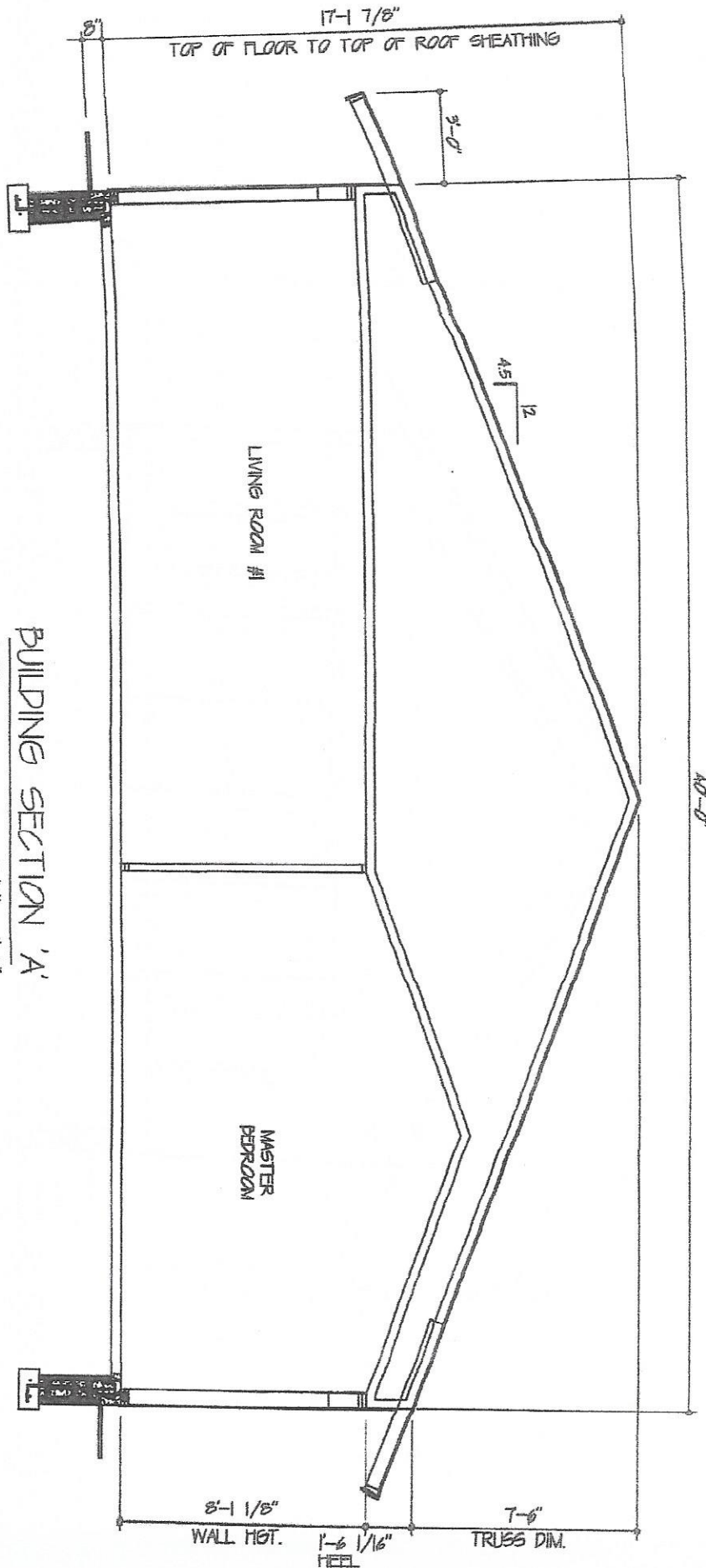




Brian French  
Existing Septic



Brian French  
Lot  
(not Wanty)



BUILDING SECTION 'A'

SCALE: 3/16" = 1'-0"

MICHAEL H. KASUSKE, L.L.C.  
 dba ZKE DESIGN  
 1-231-881-7677  
 ZONING RELEASE: 11222