

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: \$ 75.00 (See Attached Schedule)

Check # _____

(Make check payable to appropriate township.)

I. Identification - Complete the following:

A. Property Owner(s) Timothy W. Turner

Address 800 N. Michigan Ave., #2301, Chicago, IL

Zip Code 60611

Phone (517) 575 - 5454

B. Applicant, if other than property owner Maura Turner

Address 27890 Barney's Lake Rd. N., Beaver Island, MI

Zip Code 49782

Phone (517) 575 - 5454

C. Legal description of property for which Zoning Permit is being requested, (attach separate sheet, if necessary): Refer to Attachment A, attached

Street address of property (required) 38190 Michigan Ave., Beaver Island, MI 49782

Property tax ID no. 15 - 013 - 223 - 042 - 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? Michigan Ave. abuts the west property line (Attachment A)

(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 318' X 175' ; Total square feet or acres 1.347 acres

B. Exterior dimensions of proposed structure 29' X 47' ; Height +/- 25 ft.

C. Proposed use:

Residential

☒ One Family

☐ Two or more family

Number of units _____

☐ Transient hotel or motel

Number of units _____

☐ Mobile Home

☐ Accessory building

specify _____

☐ Other (Specify) _____

Non-Residential

☐ Commercial

specify _____

☐ Industrial

specify _____

☐ Other

specify _____

General Information (continued)

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

- | | |
|--|--|
| <input type="checkbox"/> New Building | <input type="checkbox"/> Repair, replacement |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Wrecking |
| <input type="checkbox"/> Alteration | <input checked="" type="checkbox"/> Moving, relocation |
| <input checked="" type="checkbox"/> Earth change involving land within 500 feet of a lake or stream; | |

Number of feet to the water 250'

Body of water involved Lake Michigan

G. Names of Contractors involved in the project:

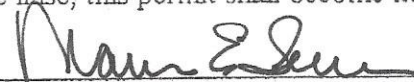
Kasson Contracting (structure moving and related tasks)

Greenwald & BC/trades (crawl space and foundation removal)

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. **Not applicable**
- 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.



Signature of Owner or Duly Authorized Legal Agent

SHOW THE FOLLOWING ON YOUR SITE PLAN:

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

SITE PLAN

Please refer to Attachment A.

This is an application to move a residential structure off this property only.

Parcel Number 15 - 013 - 223 - 042 - 00
Date: 25-July-2022

Name: Maura Turner

ST JAMES TOWNSHIP
ZONING - DEVELOPMENT REVIEW APPLICATION

Maura Turner

(applicant - person filing the application)

27890 Barney's Lake Rd. N.

(address)

Beaver Island, MI 49782

(city, state, zip code)

517-575-5454

(telephone, home and business)

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

Timothy W. Turner

800 N. Michigan Ave. #2301

Chicago, IL 60611

Phone (517) 575 - 5454

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

Builder Agent other Agent

PROPOSED CONSTRUCTION SITE ADDRESS (if known) 38190 Michigan Ave., Beaver Island, MI
49782

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

PARCEL SIZE 1.347 acres

PROPERTY DESCRIPTION Attachment A

PARCEL TAX ID NUMBER 15 - 013 - 223 - 042 - 00

ZONING DISTRICT (see zoning ordinance) Harbor

PROJECT DESCRIPTION

Total number of structures, units, bedrooms, offices: 4-bedroom home being moved off-site

Total floor areas, Approx. 2000 sf parking spaces, n/a garages, n/a

Employment Levels for commercial and/ or industrial uses, n/a

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) not applicable

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. Scott Papineau, PS #50446, Ferguson & Chamberlain Associates, Inc.
103 W. Upright St., Charlevoix, MI, 49720

Total acreage of the project 1.347 acres

Project's proposed beginning 9/15/2022 and completion schedule 12/31/2022 (by phase if the entire project is to be divided into phases. House moving only.

If the project proposed is to be a condominium or site condominium, the proposed Master Deed is to be included with the application package. not applicable

Health department, soil erosion, and any other required county or state permits shall be submitted with the development plan to the Planning Commission. not applicable

This is an application to relocate a private residence off this property.

DEVELOPMENT PLAN DETAILS: See Attachment B.

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.
- 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.
- 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.
- i) Location of all other utilities on property including, but not limited to, propane, fuel oil, electric, satellite TV and telephone.
- 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.

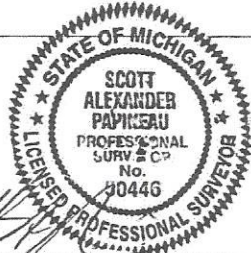
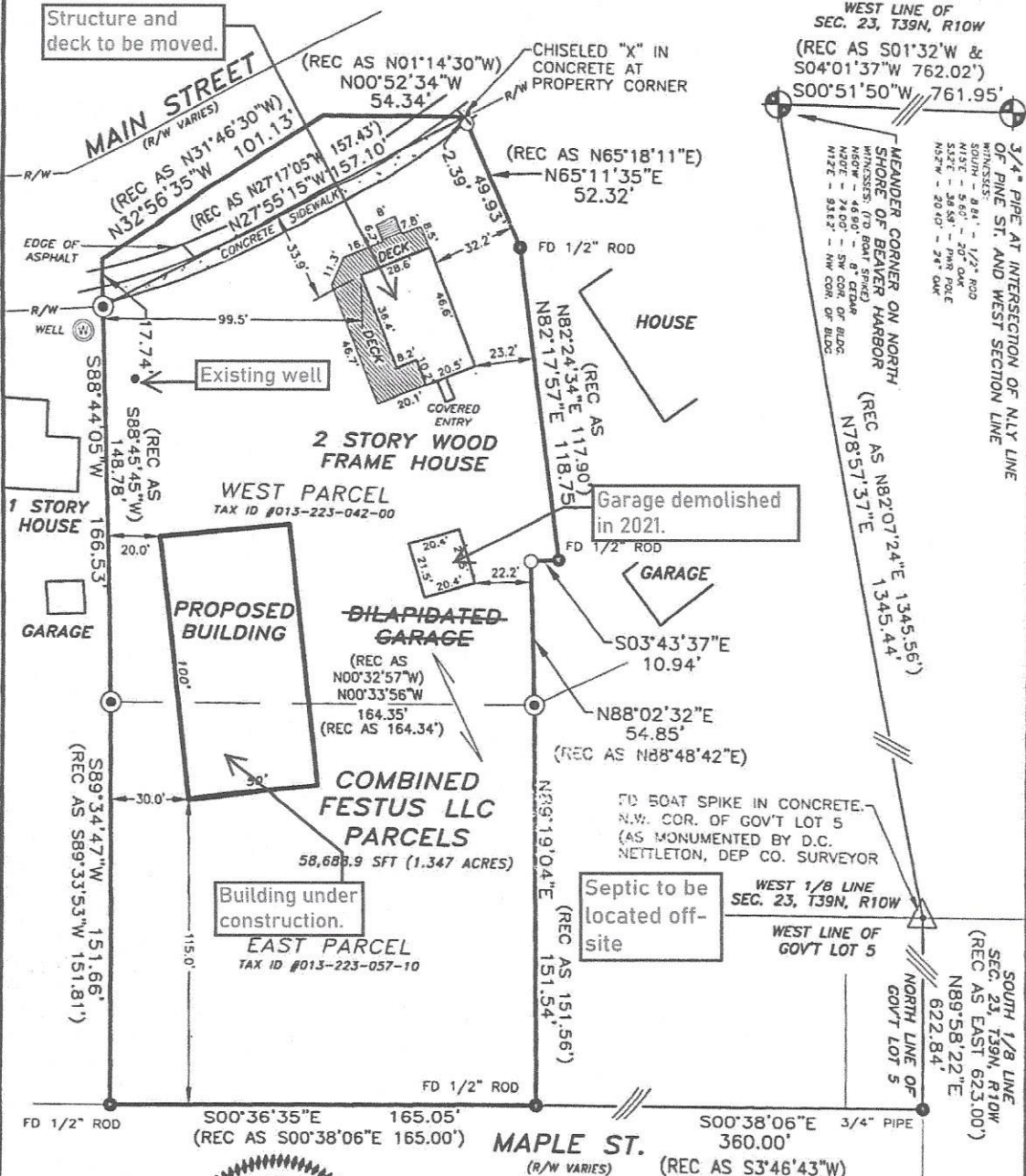
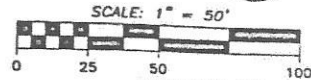
CERTIFICATE OF BOUNDARY SURVEY

CERTIFIED TO: FESTUS LLC
25710 LAKE DRIVE
BEAVER ISLAND, MI 49782

ATTACHMENT A

PART OF GOV'T LOT 5
SECTION 23, TOWN 39 NORTH, RANGE 10 WEST
ST. JAMES TOWNSHIP, CHARLEVOIX COUNTY, MICHIGAN

REVISED ON 9-16-2020



SCOTT A. PAPINEAU P.S. NO. 50446
I HEREBY CERTIFY that I have surveyed and mapped the parcels heron described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of P.A. 132 of 1970, as amended, have been complied with.

FIELD: 07-27-20 STAKED: SAP DRAWN: IDS
JOB: SB-27900c.20 DATE: 08/08/2020

LEGEND:

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS BASED ON CERTIFIED BOUNDARY SURVEY BY SHERMAN A. CHAMBERLAIN, JR., PS #25834.
3. "O" DENOTES FOUND IRON/ROD IN PLACE.
4. "C" DENOTES CONCRETE MONUMENT FOUND IN PLACE.
5. 1/2" x 24" STEEL RODS WITH I.D. CAPS HAVE BEEN SET AT ALL POINTS MARKED WITH "O".

This survey plat was prepared for the exclusive use of the person, persons, or entity named in the certification hereon. Said certificate does not extend to any unnamed third person without an express recertification by the surveyor naming said third person.

SHEET 1 OF 2

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
103 W. UPRIGHT STREET, CHARLEVOIX, MICHIGAN 49720
(231) 547-6882 - FAX (231) 547-0021
EMAIL: info@fcasurveying.com

August 12, 2020


Job No. SB-27900C-20

Legal Description for: Festus LLC

Combined Festus LLC Parcel

In the Township of St. James, Charlevoix County, Michigan, Commencing at a Boat Spike at the Northwest corner of Government Lot 5, Section 23, Town 39 North, Range 10 West; thence along the North line of said Government Lot as monumented North 89°58'22" East (recorded as East), 622.84 feet to a ¾" iron pipe on the extension of the West line of Maple Street being the Northeast corner of the former Dr. Frank Luton property as recorded in Liber 183, Page 341 of Charlevoix County Records; thence along the West line of said street South 0°38'06" East, 360.00 feet to a ½" iron rod being the POINT OF BEGINNING; thence continuing along said West street line South 0°36'35" East, 165.05 feet (recorded as South and South 0°38'06" East 165.00 feet) to a ½" iron rod on the North line of the former Bernard O'Donnell property as recorded in Liber 145, Page 438 of Charlevoix County Records; thence along said North line South 89°34'47" West, 151.66 feet (recorded as West 150.00 feet, and South 89°33'53" West 151.81 feet) to a concrete monument; thence South 88°44'05" West (recorded as West and South 88°45'45" West), 148.78 feet to a concrete monument on the Easterly line of Main Street; thence continuing South 88°44'05" West (recorded as West and South 88°45'45" West), 17.74 feet to the centerline of Main Street; thence along said centerline North 32°56'35" West (recorded as North 31°46'30" West), 101.13 feet; thence North 0°52'34" West (recorded as North 1°14'30" West and North 0°52'34" West), 54.34 feet to a chiseled "X" at the Northeasterly line of Main Street; thence North 65°11'35" East (recorded as North 65°18'11" East), 2.39 feet to a ½" iron; thence continuing North 65°11'35" East (recorded as North 65°18'11" East), 49.93 feet to a ½" iron rod; thence North 82°17'57" East, 118.75 feet (recorded as North 82°24'34" East, 117.90 feet) to a ½" iron rod; thence South 3°43'37" East, 10.94 feet to a ½" iron rod; thence North 88°02'32" East (recorded as North 88°48'42" East), 54.85 feet to a concrete monument; thence North 89°19'04" East, 151.54 feet (recorded as East, 151.56 feet) to the Point of Beginning, being a part of Government Lot 5, Section 23, Town 39 North, Range 10 West and containing 1.347 acres. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road, or highway purposes.

Prepared by:
Ferguson & Chamberlain Associates, Inc.
103 West Upright Street
Charlevoix, Michigan 49720


Scott A. Papineau, P.S. No. 50446



ATTACHMENT B

Prepared by: Maura Turner, Owner's Agent

26235 Pine St., Beaver Island, MI 49782

517-575-5454; Maura@GreenwaldBC.com

- a) Please refer to Attachment A. Current land use: residential. Zoning district: Harbor.
- b) Existing trees (located on the south side of the structure to be moved) will be removed, as well as shrubs and other vegetation in the vicinity of the house. Other vegetation to remain.
- c) Please refer to Attachment A for size and location of existing accessory building under construction, approx. 35' tall. The dilapidated garage was demolished in 2021. All buildings on this lot to be residential use, not for rental property.
- d) No construction proposed under this application.
- e) Please refer to Attachment A.
- f) Not applicable.
- g) Not applicable.
- h) No construction proposed under this application.
- i) No construction proposed under this application.
- j) Not applicable.
- k) Not applicable.
- l) Not applicable.
- m) Not applicable.
- n) Not applicable.
- o) Please refer to Attachment A.
- p) The historic building will be relocated to another parcel of land, and the crawl space and foundation removed. The Owner will construct a new home at this location in the future, not yet designed.
 - 1) Soil type: Alpena, Kiva, and East Lake soils (gravely, sandy loam over very gravelly sand); entire parcel.
 - 2) No new structures proposed at this time.