

# 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: \$ 50.00 (See Attached Schedule)

Check # 4597

(Make check payable to appropriate township.)

## I. Identification - Complete the following:

- A. Property Owner(s) Welke Family TRUST - Roberta Welke  
Address 37850 Michigan Avenue Beaver Island MI  
Zip Code 49782 Phone ( ) \_\_\_\_\_
- B. Applicant, if other than property owner Nick Olson  
Address 27688 Dungen Bay Rd Beaver Island MI  
Zip Code 49782 Phone (231) 675-8180
- C. Legal description of property for which Zoning Permit is being requested, (attach separate sheet, if necessary):  
Street address of property (required) 37850 Michigan Avenue  
Property tax ID no. 15-013-226-010-10  
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? NO  
(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 156' X 115'; Total square feet or acres 17,940 sqft
- B. Exterior dimensions of proposed structure 10' X 17.5'; Height 12 ft.
- C. Proposed use: ADDITION
- |  |                              |
|--|------------------------------|
| Residential                                    | Non-Residential              |
| <input checked="" type="checkbox"/> One Family | ( ) Commercial specify _____ |
| ( ) Two or more family                         |                              |
| Number of units _____                          |                              |
| ( ) Transient hotel or motel                   | ( ) Industrial specify _____ |
| Number of units _____                          |                              |
| ( ) Mobile Home                                |                              |
| ( ) Accessory building                         | ( ) Other specify _____      |
| specify _____                                  |                              |
| ( ) Other (Specify) <u>GAME ROOM/DECKS</u>     |                              |

Case No. 5-1900  
Date Received: 10/25/22  
Permit Issued: \_\_\_\_\_  
Permit Denied: \_\_\_\_\_  
Action ( ) To the Planning  
Deferred: Commission  
( ) To the ZBA  
Reason Deferred: \_\_\_\_\_

General Information (continued)

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

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

Number of feet to the water 293 FT

Body of water involved LAKE Michigan

*-I Have Soil and Erosion  
Permit*

G. Names of Contractors involved in the project:

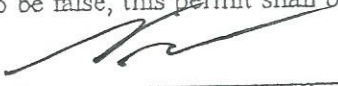
NICK OLSON - OLSON Construction

DAVE SWARTZFISHER - SWARTZFISHER STONEWORKS

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.

  
\_\_\_\_\_  
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

SEE ATTACHED



**Soil Erosion****CHARLEVOIX COUNTY**

Department of Building Safety  
301 State Street, Suite #5  
Charlevoix, MI 49720  
Phone: (231) 547-7236  
Fax: (231) 547-7250

**PERMIT****PERMIT: PS2022-0110**

Issued: 09/14/2022  
Expires: 09/13/2024

**APPLICANT**

OLSON CONSTRUCTION  
27655 Donegal Bay Rd..  
BEAVER ISLAND MI 49782  
Phone: (231) 675 8180

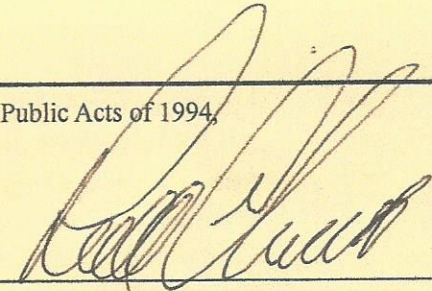
**OWNER**

WELKE FAMILY TRUST  
37850 MICHIGAN AVE  
BEAVER ISLAND MI 49782

**Phone:****Fax:**

**JOB LOCATION:** 37850 MICHIGAN AVE  
**CITY/TWP:** ST JAMES  
**PROPERTY #:** 15-013-226-010-10

Under the provision of Part 91, Soil Erosion & Sedimentation Control, Act 451 of the Public Acts of 1994, and the Charlevoix County Stormwater Ordinance, authority is hereby granted for:

**Work Description:** ADDITION**Project Priority:** Soil Erosion**Responsible Party:** OLSON CONSTRUCTION

**CEA Signature**  
**Russell Smith**

**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 federal, state or local permits.
- 3) Permittee shall notify the permitting agency within one week after completing the permitted activity or one week prior to the permit expiration date, whichever comes first.

**REMARKS:**

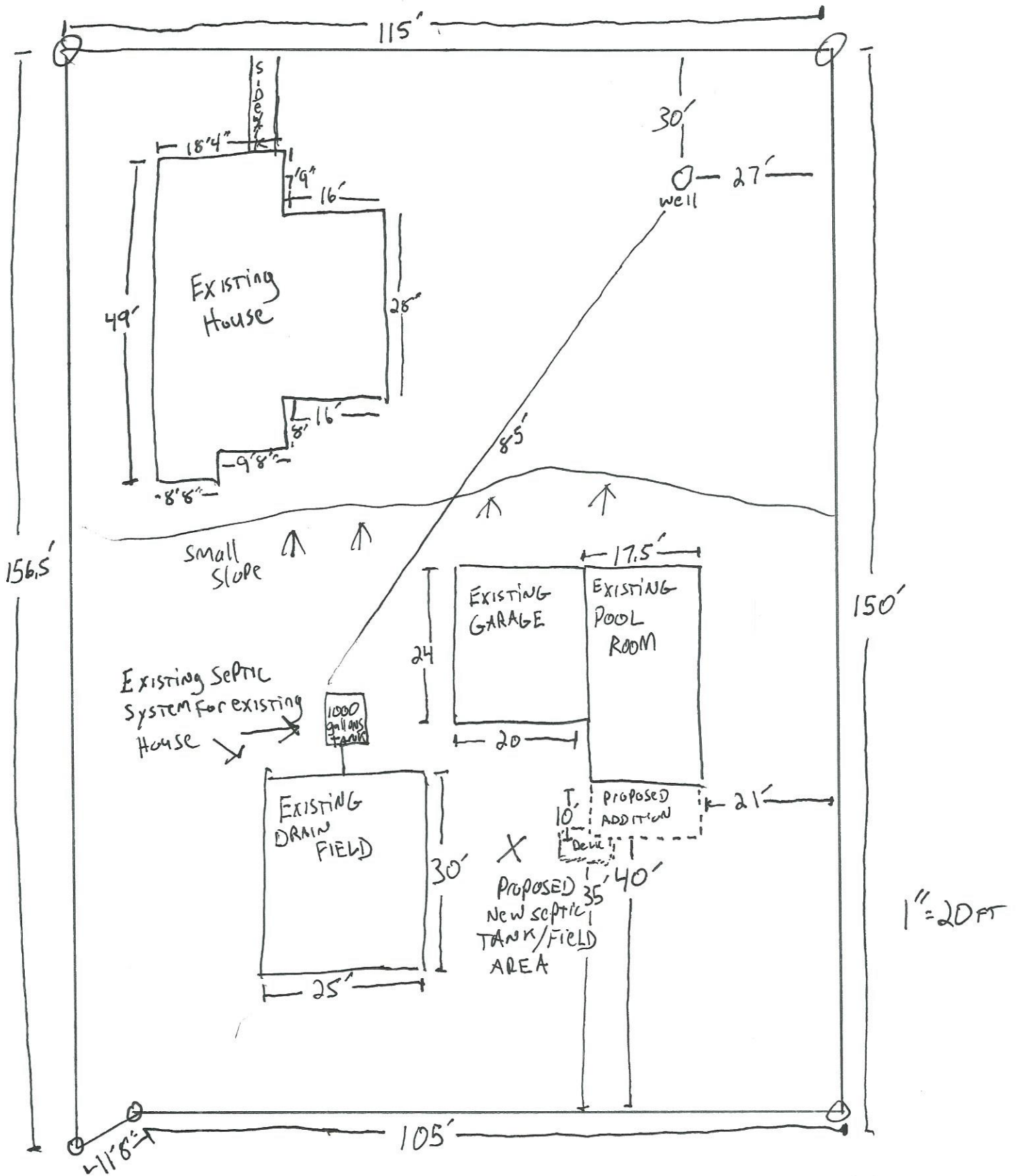
Permit Item	Work Type	Fax:	Fee Basis	Item Total
Administration Fee	Standard Item		1.00	45.00
Res - SF Dwelling up to 1 Acre	Standard Item		1.00	75.00

THIS PERMIT WILL NOT TAKE THE PLACE OF ANY PERMIT THAT MAY BE REQUIRED BY THE DEQ OR ARMY CORP. OF ENGINEERS. ISSUANCE OF THIS PERMIT WILL AUTHORIZE ACCESS FOR ONSITE INSPECTIONS BY THIS DEPARTMENT DURING REASONABLE HOURS.

**Fee Total:** \$120.00  
**Amount Paid:** \$120.00  
**Balance Due:** \$0.00

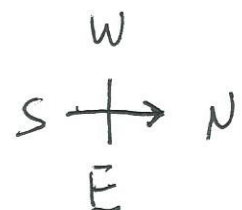
**POST THIS CARD SO IT IS VISABLE FROM THE STREET.**





OLSON CONSTRUCTION  
NICK OLSON

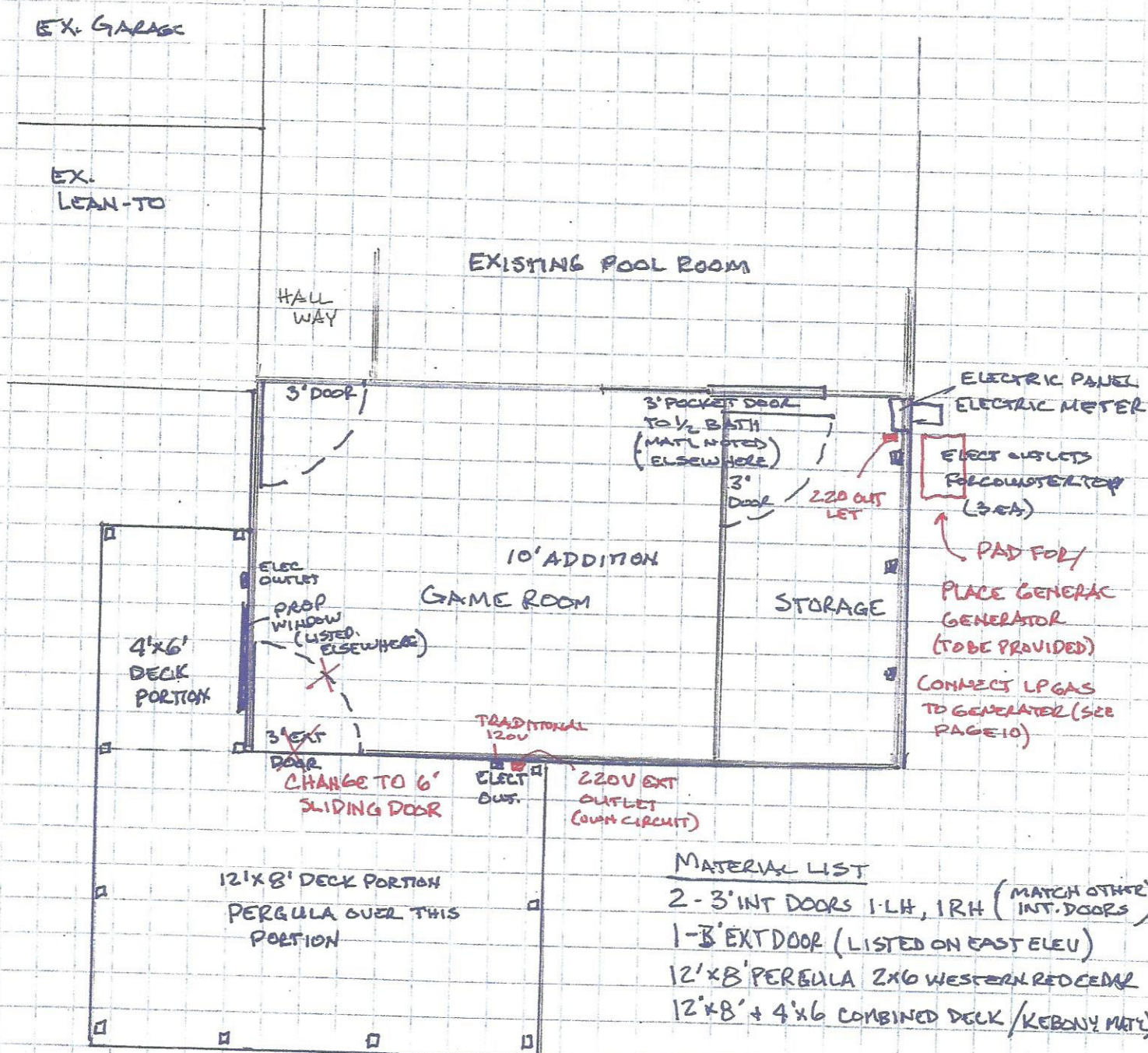
WELKE FAMILY TRUST  
37850 Michigan Avenue  
013-226-010-10



5/10

# POOL HOUSE

## 10'x17.5' ADDITION - FRAMED CONSTRUCTION



ROOFING: MATCH EXISTING  
TRUSSES: MATCH EXISTING



# Checklist for Reviewing Completeness of a Site (Development) Plan

For: 15-013-226-010-10 : Date 9/26/22Address (if known) 37850 Michigan Avenue Beaver Island MI 49782

Property description \_\_\_\_\_

Applicant/property owner Nicholson Applicant Welke Family Trust-Owner

In the Plan			Specific Information Outline
Yes	No	Not Applicable	The following items are to be used solely as guidelines. Each should be considered, but the necessity of their completeness or presence shall be left to the discretion of the reviewer.
<b>A. Type of Site Plan:</b>			
<input checked="" type="checkbox"/>			1. Basic (dwellings, additions to dwellings, accessory structures, etc.)
		<input checked="" type="checkbox"/>	2. Medium (appeals, required by ordinance for district, C-1, C-2, I, PLFD, MR, H, etc.)
			3. Detailed (special use, PUD, CD district, etc.)
<b>B. Drawing Requirements:</b>			
			1. Basic
<input checked="" type="checkbox"/>			A. Sketch, drawn to scale or superimposed on an aerial photo or survey of the parcel.
			2. Medium
<input checked="" type="checkbox"/>			A. Drawn on paper which is not smaller than 8½ by 11 inches.
<input checked="" type="checkbox"/>			B. The drawing can be readily interpretable (including multiple drawings, if necessary).
			3. Detailed
<input checked="" type="checkbox"/>			A. Scale not greater than 1 inch equals 20 feet, nor less than 1 inch equals 100 feet.
<input checked="" type="checkbox"/>			B. The drawing can be readily interpretable (including multiple drawings if necessary).
		<input checked="" type="checkbox"/>	C. Designed/drawn by a registered professional architect, landscape architect, engineer, land surveyor or community planner (or, if acceptable to the Commission, owner or other qualified individual).
<b>C. Content</b>			
			1. Basic Site Plan
<input checked="" type="checkbox"/>			A. The property, identified by parcel lines and location and size.
<input checked="" type="checkbox"/>			B. Name and address of the property owner(s), developer(s), and designer(s), and their interest in said properties.
			C. The scale, north arrow
<input checked="" type="checkbox"/>			D. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over 25%, beach, sand dunes, drainage and similar features.
<input checked="" type="checkbox"/>			E. The location of proposed and main and accessory buildings, existing structures, fences on the site, the height of all buildings and square footage of floor space.
		<input checked="" type="checkbox"/>	F. The proposed driveway, if any.
		<input checked="" type="checkbox"/>	G. Show any changes or modifications required for any applicable regulatory agencies' approvals. (Site plan or development plan changes required after the planning commission directs, zoning administrator to issue a Special Use Permit.
			2. Medium Site Plan
			A. All the data required for a Basic Site Plan, above
			B. The parcel's legal description.
			C. Boundary dimensions of natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over 25%, beach, sand dunes, drainage, and similar features.

Yes	No	Not Applicable	The following items are to be used solely as guidelines. Each should be considered, but the necessity of their completeness or presence shall be left to the discretion of the reviewer.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Location dimensions of existing and proposed man-made features such as buildings, structures, utility easements, water, storm sewer and sanitary sewer lines, storm water drainage, and retention lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Neighboring driveways and other vehicular circulation features within and adjacent to the site; also the location, size and number of parking spaces in the off-street parking areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Any proposed alterations to the topography and other natural features shall be indicated.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Any proposed location of connections to existing utilities and proposed extensions thereof.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. A description of the proposed development.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. A vicinity map showing the location of the site in relation to the surrounding street system.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Detailed Site Plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. All the data required for a Basic Site Plan, above, and a Medium Site Plan, above.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. The proposed location of any open spaces, landscaping, and buffering features such as greenbelts, fences, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. The location, proposed finished floor, and grade line elevations.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Site plans for residential development shall include a density schedule showing the number of dwelling units per acre, including a dwelling schedule showing the unit type and number of each unit type.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Any proposed roads, sidewalks, and other vehicular and pedestrian circulation features within and adjacent to the site;
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Generalized soil analysis data, which may include data prepared by the County Soil Conservation District or modern progressive soil survey regarding the soils and their adaptability to the use. More detailed information may be required where the commission determines that the site and use warrant a more critical review of soils.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Soil erosion and sediment control measures which shall include preventative soil erosion devices or measures, both during and after any site work related to the development, when required.