

# 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 (See Attached Schedule)

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

(Make check payable to appropriate township.)

## I. Identification - Complete the following:

- A. Property Owner(s) TIMOTHY T. RAE  
Address 800 N. MICHIGAN AVE, CHICAGO, IL  
Zip Code 60644 Phone (312) 972-0500
- B. Applicant, if other than property owner GREENWALD & BL  
Address 87890 BARNES LAKE RD B.T. MI  
Zip Code 49782 Phone (989) 763-2342
- C. Legal description of property for which Zoning Permit is being requested, (attach separate sheet, if necessary): SEE ATTACHMENT A  
Street address of property (required) 6000 MAPLE ST  
Property tax ID no. 15 - D13 - 223 - 057 - 20  
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 181 X 78; Total square feet or acres .3
- B. Exterior dimensions of proposed structure 40' X 34'4"; Height 27'6" ft.
- C. Proposed use:
- |                                      |                 |
|--------------------------------------|-----------------|
| Residential                          | Non-Residential |
| ( ) One Family                       | ( ) Commercial  |
| ( ) Two or more family               | specify _____   |
| Number of units _____                |                 |
| ( ) Transient hotel or motel         | ( ) Industrial  |
| Number of units _____                | specify _____   |
| ( ) Mobile Home                      |                 |
| ( ) Accessory building               | ( ) Other       |
| specify _____                        | specify _____   |
| (X) Other (Specify) <u>4 VEHICLE</u> |                 |

GARAGE/STORAGE BLDG

Case No.	<u>5-1904</u>
Date Received:	<u>3/24/23</u>
Permit Issued:	<u>1/1/</u>
Permit Denied:	<u>1/1/</u>
Action	<input checked="" type="checkbox"/> To the Planning Commission
Deferred:	( ) To the ZBA
Reason Deferred:	_____

General Information (continued)

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> New Building  | <input type="checkbox"/> Repair, replacement |
| <input 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 \_\_\_\_\_

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

G. Names of Contractors involved in the project:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

SEE ATTACHED  
DEVELOPMENT REVIEW



Parcel Number 15 - 013 - 223 - 057 - 20

Date: 22 March 2023

Name: Turner, Timothy W.

ST JAMES TOWNSHIP  
ZONING - DEVELOPMENT REVIEW APPLICATION

Preston Herren - Greenwald & BC Inc.  
(applicant --person filing the application)

27890 Barney's Lake Rd. N., PO Box 83  
(address)

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

989.763.2342  
(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 ( 312 ) 972 - 0500

OFFICE USE ONLY

Case number 5-1906

Date Rec'd 3/24/23

Fee Rec'd 11

Receipt # 4144

Hearing date 4/4/23

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

Builder Agent/other \_\_\_\_\_

PROPOSED CONSTRUCTION SITE ADDRESS (if known) New Construction: Address to be determined  
00000 Maple St.

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

PARCEL SIZE 0.3 acre: approximately 75' by 166'

PROPERTY DESCRIPTION Exhibit A: Property Description (attached)

PARCEL TAX ID NUMBER 15 - 013 - 223 - 057 - 20

ZONING DISTRICT (see zoning ordinance) (H) - Harbor

PROJECT DESCRIPTION

(4) Private vehicle storage space; separate entry and stairwell  
accessing storage areas within the roof trusses (bonus room).

Total number of structures, units, bedrooms, offices; (0) units; (0) bedrooms; (0) offices; (0) bathrooms; (0) kitchens.

Total floor areas, gar-1270sf; stairwell 192; storage-750 parking spaces, 4 garages, 4 vehicle

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 ) n/a

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. Exhibit B (attached)

Total acreage of the project 0.3 acre

Project's proposed beginning 15-May-2023 and completion schedule 31-May-2024 ( 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. n/a Private - - Family use only.

Health department, soil erosion, and any other required county or state permits shall be submitted with the  
development plan to the Planning Commission. Permits will be completed when Planning Commission approval  
is granted; submittal will be made at that time.

#### 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.
- 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.



## DEVELOPMENT PLAN DETAILS

- a) Legal description is shown on Exhibit A. Exhibit C shows locations, zoning classifications and current land use. Building plans, dimensions, and setbacks are shown on Exhibit D.
- b) Refer to Exhibit C for existing vegetation. Trees were removed for septic system construction; additional vegetation will be removed for the storage building construction, future driveway, and site grading.
- c) This information is included in Exhibit D. There are no existing buildings on the property. The proposed building is proposed to be located 10 feet off the North side property line; and 25 feet off the Maple Street front property line. Building dimensions: 60' wide, 34'4" deep, 24'6" high. Multi-purpose usage, including vehicular storage below and seasonal/long-term storage above, in the building's attic trusses.
- d) No accessory structures are proposed.
- e) This property fronts (and abuts) Maple Street on the East, and has non-described utility easement.
- f) Not applicable – private property.
- g) Not applicable – private property.
- h) Well is located on adjoining property owned by the same party. Septic is located on this property and serves the adjoining property. No well or septic service is needed for this building.
- i) Not applicable – vacant land.
- j) Not applicable.
- k) Not applicable.
- l) Exterior lighting will be dark-sky compliant, to be (2) sconces flanking the South pedestrian door; (1) sconce at the East pedestrian door, wafer lighting over the overhead door; and (2) small gable lights.
- m) No outdoor trash receptacles are anticipated.
- n) The project will be restored with lawn in the landscaped areas. Plantings and hardscape will be finalized in conjunction with the main residence construction on the adjoining lot.
- o) Refer to Exhibit E for a detailed site plan.
- p) 1) Soil type: Ak – Alpena, Kiva, and East Lake soils; 2) provided in Exhibit D.

EXHIBIT A  
PROPERTY DESCRIPTION

A parcel of land located in the Township of St. James, Charlevoix County, Michigan, Commencing at a  $\frac{3}{4}$ " pipe in concrete at the intersection of the Northerly line of Pine Street with the West line of Section 23, Town 39 North, Range 10 West; thence along the West line of said section, South  $00^{\circ}51'50''$  West 761.95 feet (recorded as South  $01^{\circ}32'$  West and South  $04^{\circ}01'37''$  West 762.02 feet) to a boat spike at the Meander Corner on the north shore of Beaver Harbor (Lake Michigan); thence North  $78^{\circ}57'37''$  East 1345.44 feet (recorded as North  $82^{\circ}07'24''$  East 1345.56 feet) to a boat spike in concrete at the Northwest corner of Government Lot 5 of said section, as monumented by D.C. Nettleton, D.S.; thence along the North line of said government lot, as monumented, North  $89^{\circ}58'22''$  East (recorded as South  $86^{\circ}51'44''$  East) 622.84 feet to a  $\frac{3}{4}$ " pipe at the Northeast corner of the Dr. Frank Luton Property; thence along the East line of said Luton Property and West line of Maple Street, South  $00^{\circ}38'06''$  East (recorded as South  $03^{\circ}46'43''$  West) 285.00 feet to a  $\frac{1}{2}$ " rod, being the Point of Beginning of this description; thence continuing along the West line of said street, South  $00^{\circ}34'04''$  East 75.02 feet (recorded as South  $00^{\circ}38'06''$  East 75.00 feet) to a  $\frac{1}{2}$ " rod; thence North  $89^{\circ}19'04''$  East 151.54 feet (recorded as 151.56 feet) to a concrete monument; thence North  $22^{\circ}05'45''$  West 80.56 feet (recorded as North  $22^{\circ}07'32''$  West 80.58 feet) to a  $\frac{1}{2}$ " rod; thence North  $89^{\circ}18'41''$  East 181.10 feet (recorded as North  $89^{\circ}19'04''$  East 181.09 feet) to the Point of Beginning of this description, being a part of Government Lot 5, Section 23, Town 39 North, Range 10 West. 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.

EXHIBIT B  
REGISTERED PROFESSIONALS  
INVOLVED WITH THE PROPOSED PROJECT

SURVEYOR:	Ferguson & Chamberlain Associates Inc. 103 W Upright St. Charlevoix , MI 49720 231.547.6882  Scott A. Papineau, PS #4001050446
ENGINEER	Performance Engineering 406 Petoskey Ave. Charlevoix, MI 49720 231.547.2121  Bryan W. Lindfors, PE #6201039675
BUILDER	Greenwald & BC Inc. 1970 Airway Dr. Mt. Pleasant, MI 48858 989.772.2202  Colin W. Herren #2101117660

## EXHIBIT C

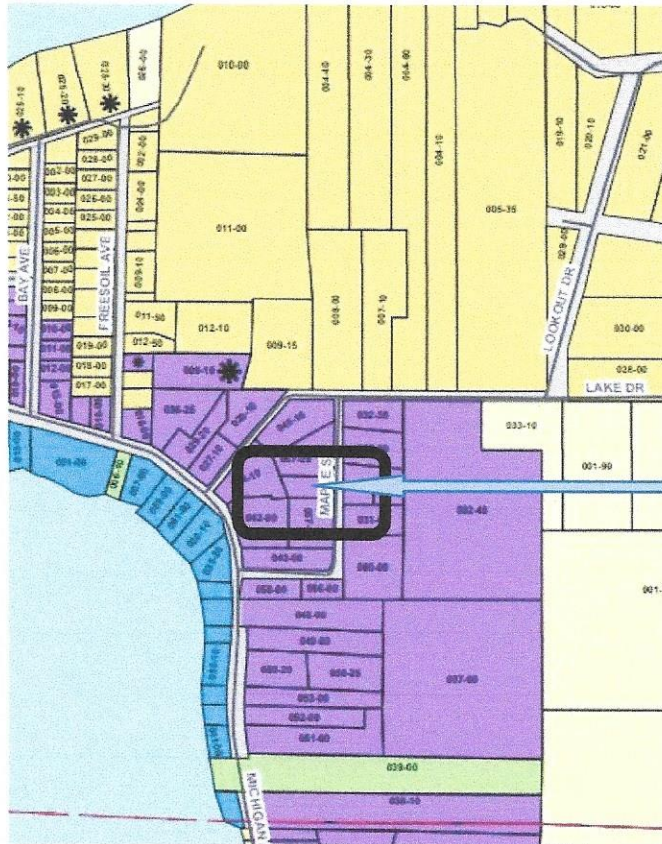
# ST JAMES TOWNSHIP ZONING MAP

ZONING EFFECTIVE 6/27/2017 - 5/21/2018



Charlevoix County  
Equalization Department  
201 State Street, Charlevoix, MI 49720  
231-547-7225

The official zoning map is on display at the township hall. Zoning should be confirmed with the township zoning administrator. This map is not survey quality and cannot be used to replace an actual survey.



### LEGEND

- STREETS
- ST JAMES SECTION LINES
- ST JAMES PARCELS 2017
- PEABE PARCELS/ROAD ROW
- ZONING DISTRICTS**
  - A: AGRICULTURAL
  - C-1 RESORT COMMERCIAL
  - CD: CRITICAL DUNE
  - H: HARBOR
  - MR: MARINE RELATED
  - PLFD: PUBLIC LAND AND FACILITIES
  - R-1: SINGLE-FAMILY RESIDENTIAL
  - R-2: SINGLE-FAMILY RESIDENTIAL
  - \* CONDITIONAL REZONE

### PARCEL LOCATION

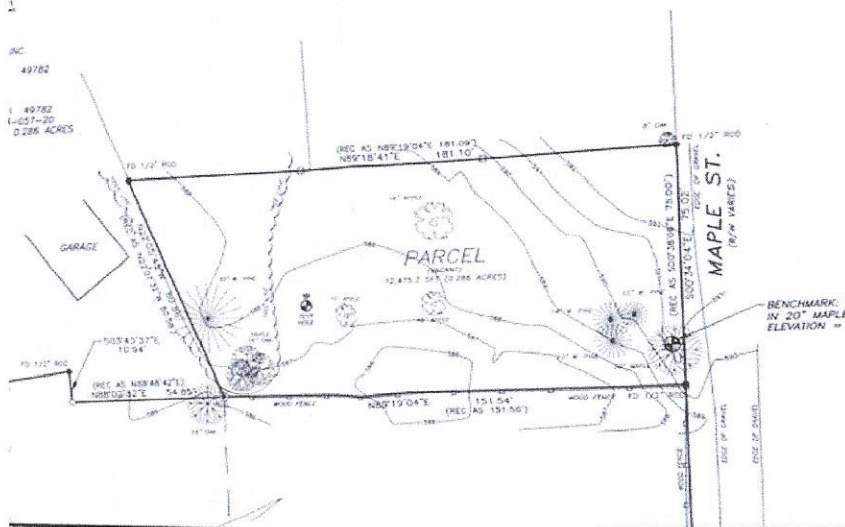
### CURRENT LAND USE

This parcel

- Vacant land with septic system serving adjoining parcels.

Surrounding properties

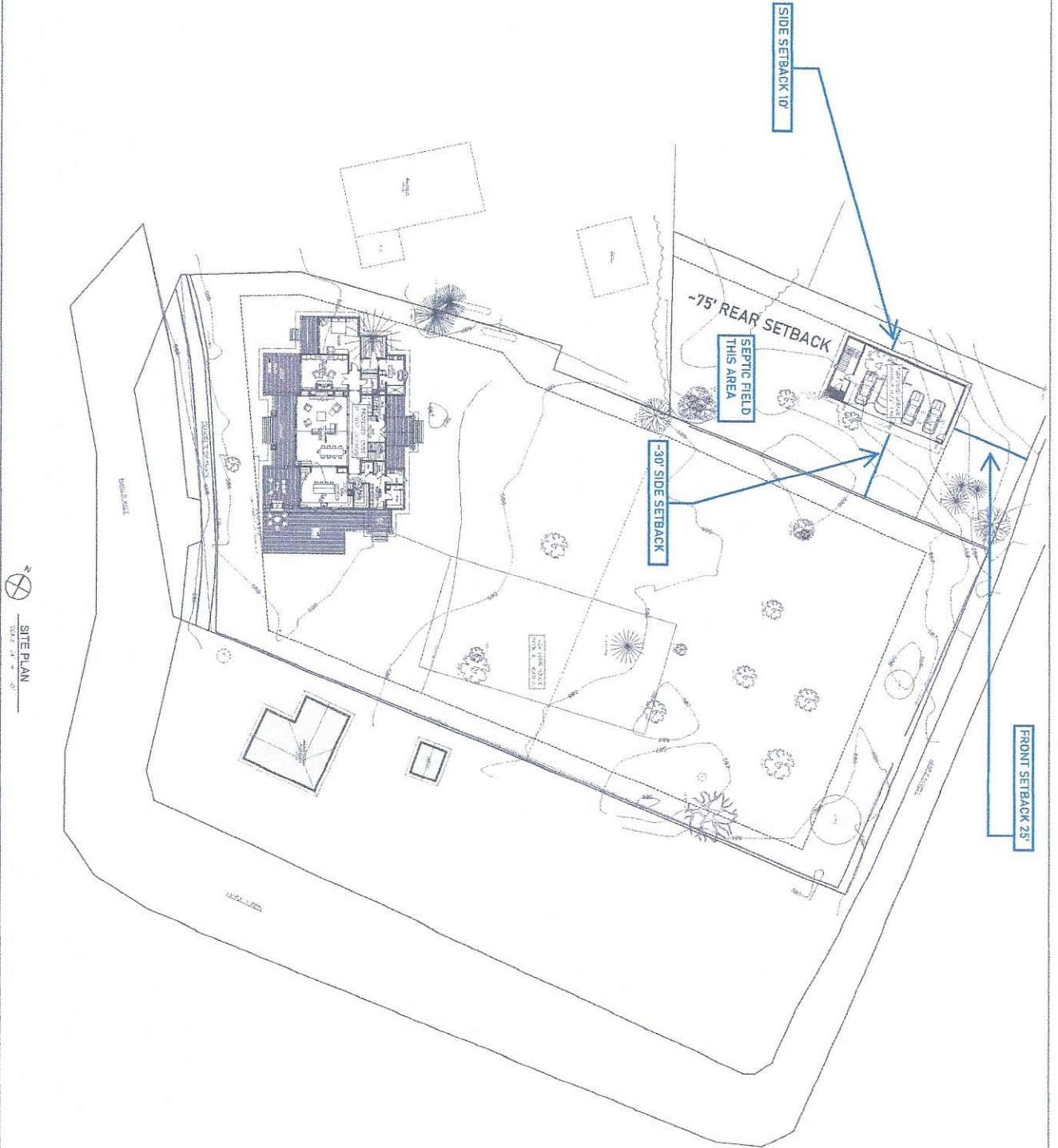
- Residential
- Seasonal rentals



### EXISTING TOPOGRAPHY

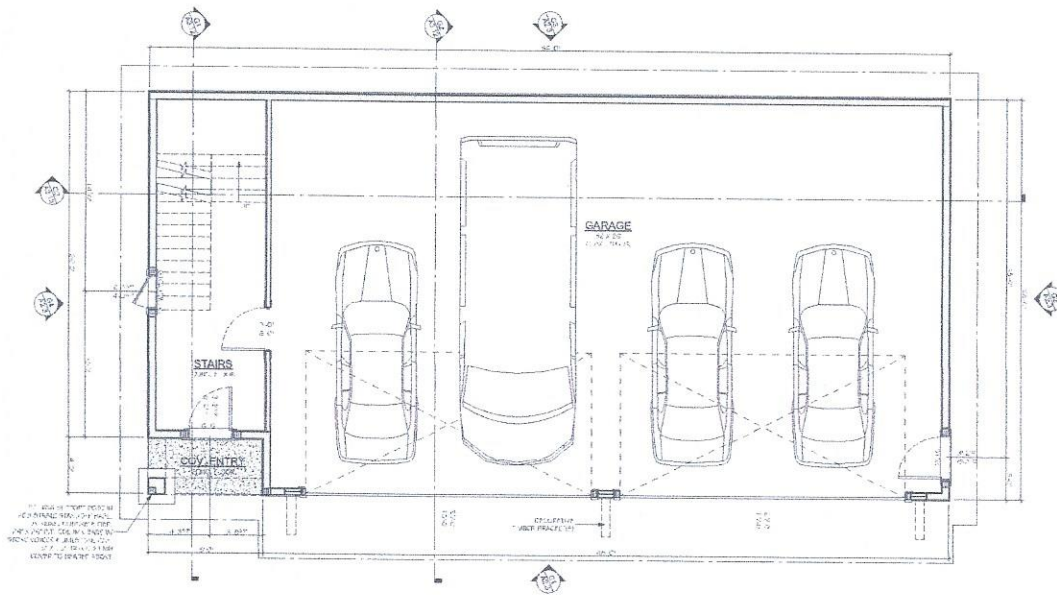
- Open lawn areas with a mixture of trees & shrubs.
- Trees were removed during installation of the septic field.
- Additional trees to be removed during garage construction & site grading.



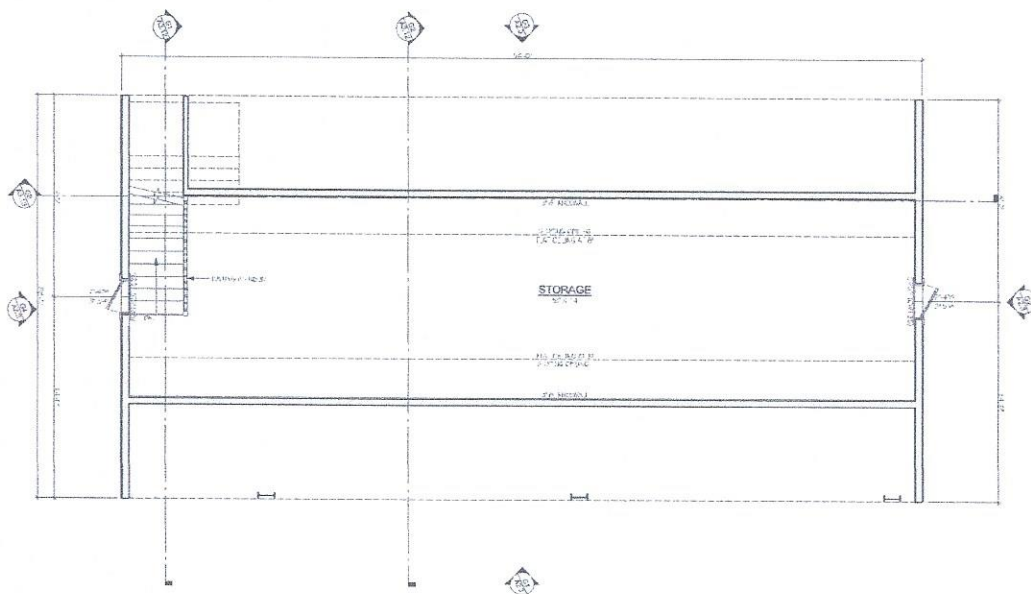


A0.4	PROJECT EXCLUSIVELY DESIGNED FOR:	DATE	REVISIONS	CHK	<div>301 E. MITCHELL STREET PETOSKEY, MICHIGAN 49773 (231) 345-0497</div> <div>THIS DRAWING IS CLASSIFIED AS PROPRIETARY MATERIAL OF EDGEWATER DESIGN GROUP, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF EDGEWATER DESIGN GROUP, LLC</div> <div>EDGEWATER DESIGN GROUP</div>
	TURNER FH23	12/1/2023	NO LAYOUT FOR SH	CV	
	DRAWING NAME:	12/1/2023	1.000000	CV	
	PROPOSED SITE PLAN	12/1/2023	2.000000	CV	
	12/1/2023	3.000000	CV		
DATE: 3/14/2023	SCALE: AS SHOWN	DATE: 3/14/2023	SCALE: AS SHOWN	DATE: 3/14/2023	SCALE: AS SHOWN

FLOOR PLAN - MAIN LEVEL



FLOOR PLAN - UPPER LEVEL



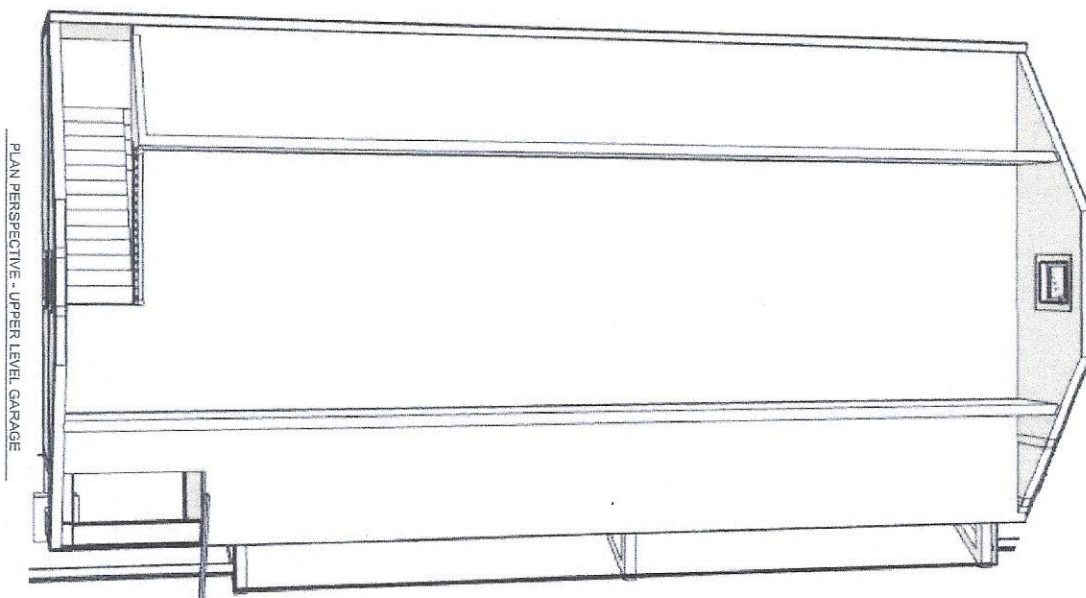
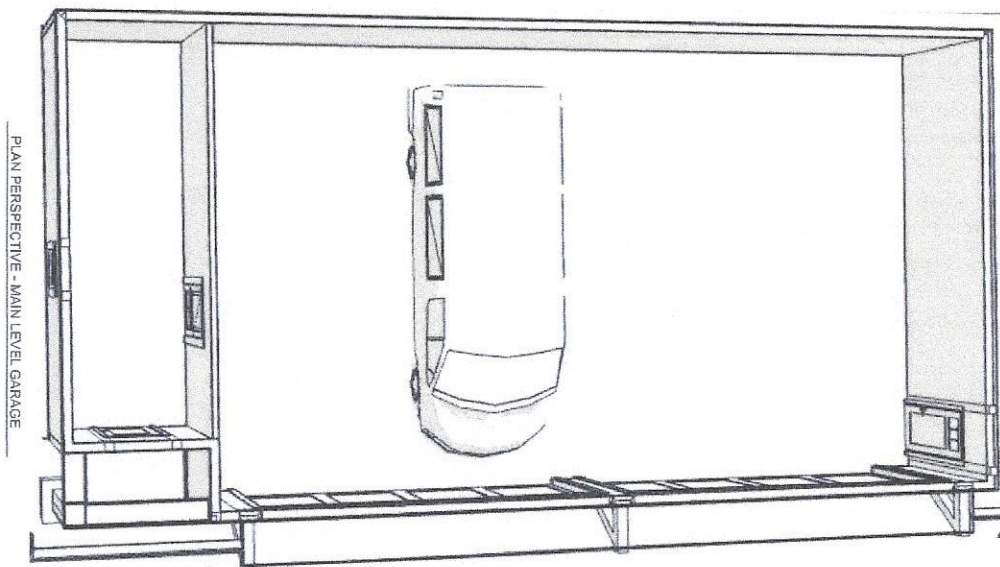
PROJECT EXCLUSIVELY DESIGNED FOR:  
**TURNER FH23**  
 DRAWING NAME:  
**FLOOR PLAN - GARAGE**

DATE	REVISIONS	CHK	BY
10/1/2018	NO. GARAGE FOR SH	CH	CH
10/1/2018	NO. GARAGE FOR SH	CH	CH
10/1/2018	NO. GARAGE FOR SH	CH	CH
10/1/2018	NO. GARAGE FOR SH	CH	CH
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**EDGEWATER  
 DESIGN GROUP**

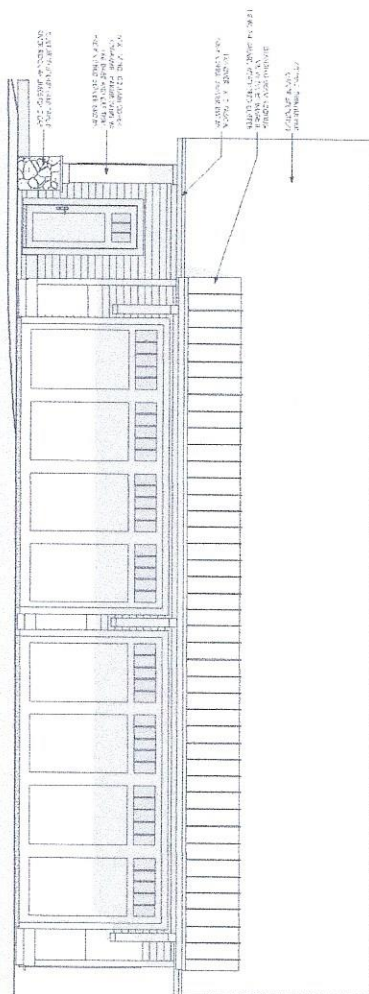
301 E. MITCHELL STREET  
 PETOSKEY, MICHIGAN 49779  
 (231) 345-0457  
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A1.7

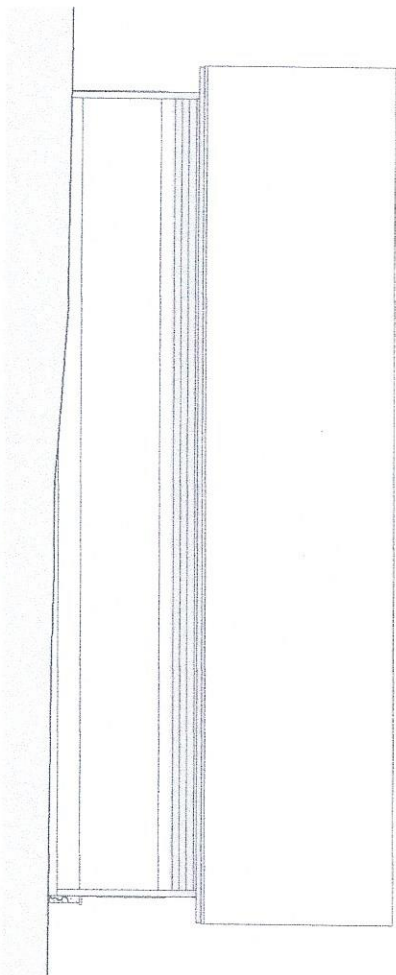


A18	TITLE: AS SHOWN DATE: 3/24/2023 DRAWN BY: JRM	PROJECT EXCLUSIVELY DESIGNED FOR:	DATE:	REVISIONS:	DATE:	REVISIONS:	301 E. MITCHELL STREET PETOSKEY, MICHIGAN 49773 (231) 345-3667  THE FIRM IS A CORPORATION INCORPORATED IN THE STATE OF MICHIGAN. THE FIRM'S OFFICE IS LOCATED AT 301 E. MITCHELL STREET, PETOSKEY, MICHIGAN 49773. M.D. TORRES
		TURNER FH23					
		DRAWING NAME:					
		PLAN PERSPECTIVE - UPPER LEVEL					

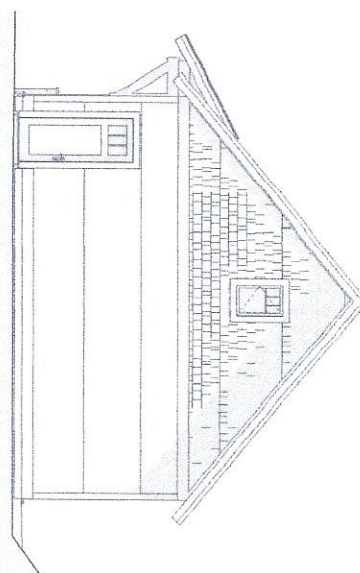
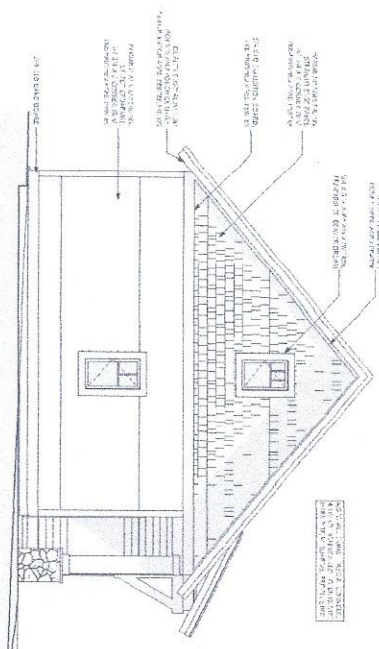




**GARAGE ELEVATION - FRONT**



**GARAGE ELEVATION - REAR**  
 1/4" SCALE 1/4" = 1'-0"

GARAGE ELEVATION - SIDE  
 21 - 3015.44' = 1.00'

**GARAGE ELEVATION - SIDE**  
 1/8" = 1'-0"

DATE	REVISIONS	ENG
12/1/2022	INITIALING PER SH	01
1/24/2023	CONTRACT REVIEW	02
2/14/2023	REVISIONS REQUIRED FOR ENGINEERING DESIGN	03
2/24/2023	COORDINATION DOCUMENTS PREPARED FOR PRELIMINARY CONSTRUCTION	04
3/24/2023	REVISIONS REQUIRED FOR ENGINEERING DESIGN	05

PROJECT EXCLUSIVELY DESIGNED FOR:

TURNER FH23

DRAWING NAME:

### GARAGE ELEVATIONS

acp

—

MC

22-31

2063

31

10

2.50

A2.3

EDGEWATER  
DESIGN GROUP

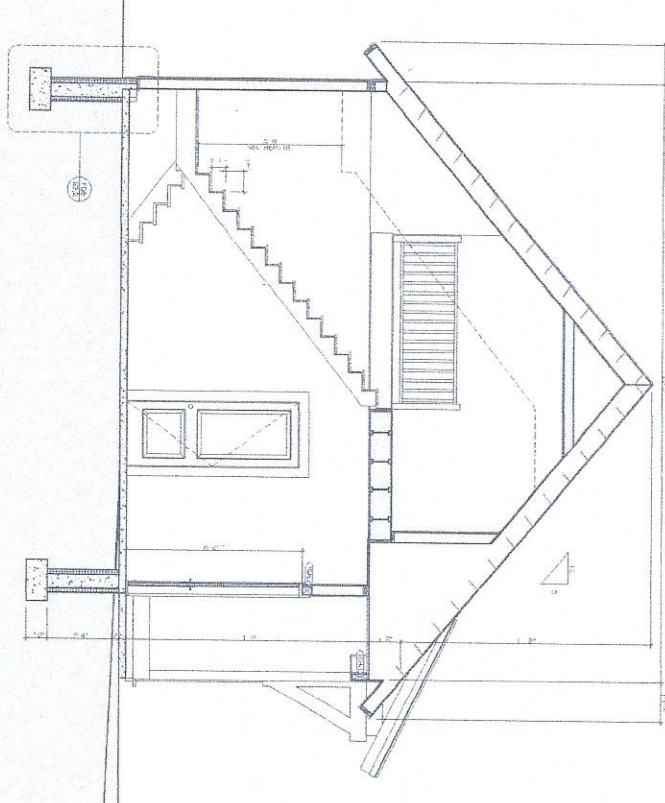
301 E. MITCHELL STREET

PETOSKEY, MICHIGAN 49770  
(231) 345-0467

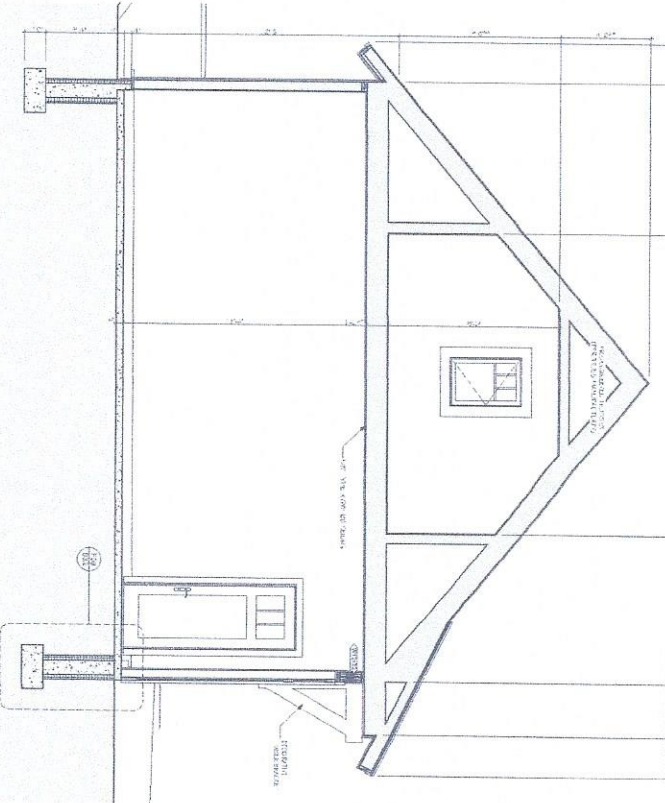
THE INSTITUTE OF CLERGYMEN  
10, THE TEMPLE, LONDON, E.C. 4, ENGLAND

[illegible]

01 BUILDING SECTION  
20'-0" x 12'-0" = 1/8"



02 BUILDING SECTION  
20'-0" x 12'-0" = 1/8"



PROJECT EXCLUSIVELY DESIGNED FOR:		DATE		REVISIONS		TWO	
TURNER FH23		1/1/2020		1. REVISED FOR LAYOUT PER SH		1/1	
DRAWING NAME:		1/1/2020		2. REVISED FOR LAYOUT PER SH		2/1	
GARAGE SECTIONS		1/1/2020		3. REVISED FOR LAYOUT PER SH		3/1	
SCALE:		1/1/2020		4. REVISED FOR LAYOUT PER SH		4/1	
AS SHOWN		1/1/2020		5. REVISED FOR LAYOUT PER SH		5/1	
PROJECT: 3/4/2020		1/1/2020		6. REVISED FOR LAYOUT PER SH		6/1	
TWO		1/1/2020		7. REVISED FOR LAYOUT PER SH		7/1	
A3.12		1/1/2020		8. REVISED FOR LAYOUT PER SH		8/1	

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DESIGN GROUP

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PETOSKEY, MICHIGAN 49770  
(231) 355-0497

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SCALE 1" = 20'

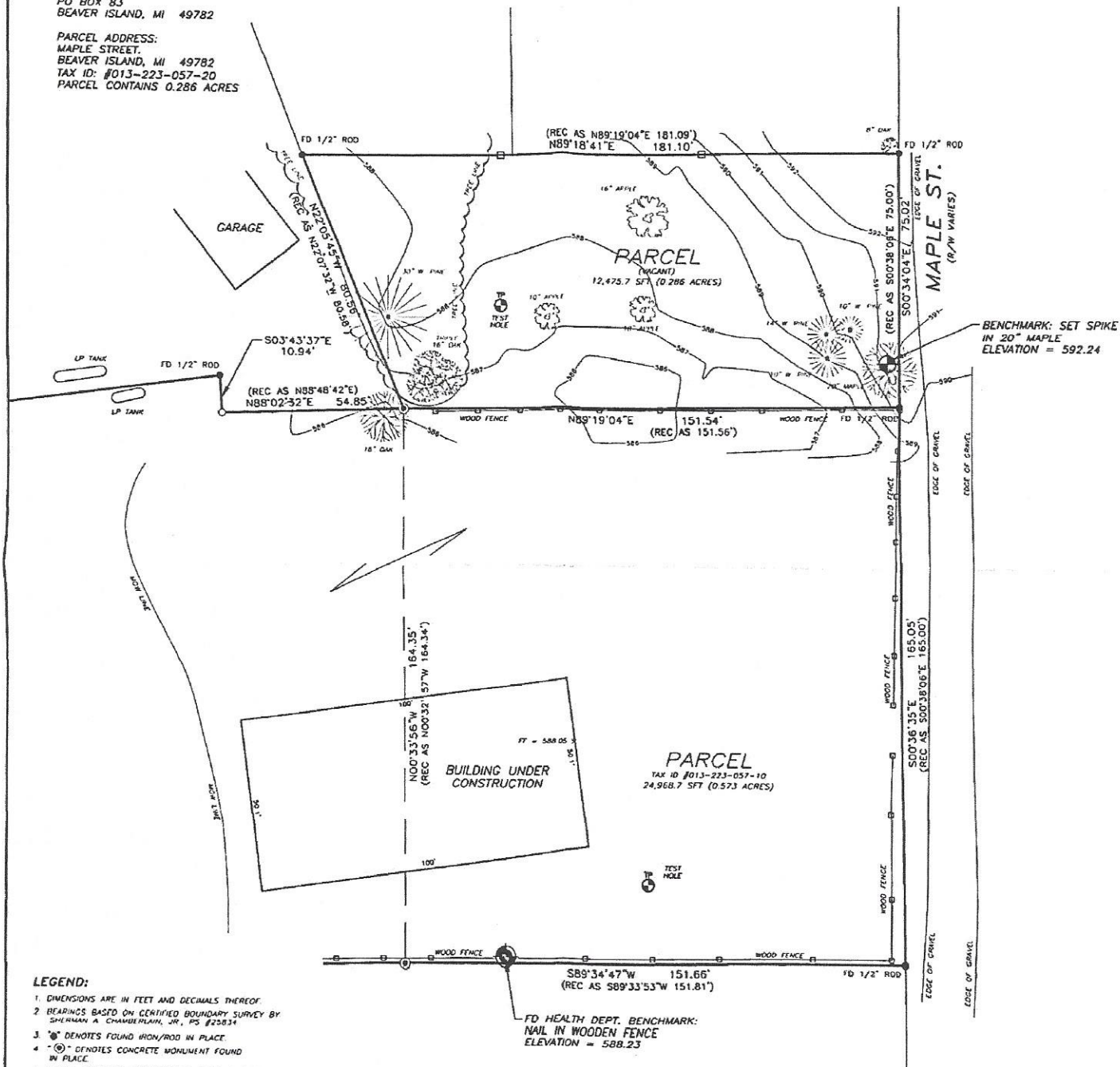


PREPARED FOR:  
PRESTON HERREN  
GREENWALD & BC INC.  
PO BOX 83  
BEAVER ISLAND, MI 49782

PARCEL ADDRESS:  
MAPLE STREET,  
BEAVER ISLAND, MI 49782  
TAX ID: #013-223-057-20  
PARCEL CONTAINS 0.286 ACRES

# EXISTING SITE & TOPOGRAPHIC PLAN FOR

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



## LEGEND:

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS BASED ON CERTIFIED BOUNDARY SURVEY BY SHERMAN A. CHAMBERLAIN, JR., PS #25834
3. "B" DENOTES FOUND IRON/ROD IN PLACE
4. "C" DENOTES CONCRETE MONUMENT FOUND IN PLACE
5. 1/2" x 24" STEEL RODS WITH 10 CAPS HAVE BEEN SET AT ALL POINTS MARKED WITH "C"
6. CONTOURS AS SHOWN ARE EXISTING GROUND ELEVATIONS. CONTOUR INTERVALS ARE ONE (1) FOOT. ELEVATIONS ARE BASED ON I.G.L. DATUM OF 1985
7. "E" SET WOODEN LATH ALONG PROPERTY LINE

NOTE: IT IS THE RESPONSIBILITY OF THE OWNER/OWNERS AGENT TO VERIFY ALL ZONING SETBACKS AND REQUIREMENTS PRIOR TO ANY CONSTRUCTION OR ALTERATIONS ON THE LOT.



SCOTT A. PAPINEAU P.S. NO. 4001050446

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.  
PROFESSIONAL SURVEYORS

103 W. UPRIGHT STREET  
CHARLEVOIX, MICHIGAN 49720  
PHONE (231) 517-6883  
Email: info@fergusonchamberlain.com

DRAWN BY	IDS	DATE	05/03/2022
CHECKED BY	SAP	DRAWING NO.	285001topo.dwg
SHEET NO.	SB-28500-22	SHEET	1 OF 1

NO.	DATE	REVISION