

RECEIVED

JAN 04 2021

VERGENNES TOWNSHIP

PO Box 208

Lowell, MI 49331

Phone: 897-5671 Fax: 897-5674

Adopted 5/97

VERGENNES TOWNSHIP ZONING BOARD OF APPEALS APPLICATION

Date: 01/04/2021

1. Owner/Applicant: Grohman, Michael K.
(Last) (First) (Initial)

Address: 14222 Thompson Dr Lowell MI 49331
(Street & No.) (City) (State) (Zip)

Telephone: 616-690-4016 616-706-1122
(Home) Michael (Office) Leslie

2. Describe Variance Request: Parcel split to two lots. Riverfront maintaining 3 acres for retirement home and adjacent 2.13 acres to have family member build home

3. Description of Property & Parcel Number: 41-16-24-326-002,
see Exhibit B for full legal description

4. Address of Property: 13850 Covered Bridge Rd., Lowell, MI 49331

5. Names and address of all other persons or entities having an ownership interest in the property: Michael + Leslie Grohman, 14222 Thompson Dr, Lowell, MI 49331

6. Present use of the property is: Vacant with standing garage

7. Present zoning classification of the property: Rural/Ag

8. Attach an accurate drawing of the site showing:

A. Property boundaries Exhibit B+C

B. Existing and proposed building Exhibit A

C. The distance from the lot lines of each existing or proposed building Exhibit A, TBD.

D. Unusual physical features of the site or building none

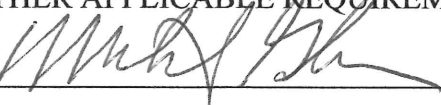
E. Abutting streets Exhibit C

9. Reason for Zoning Board of Appeals hearing:


- A. Variance
- B. Ordinance or map interpretation
- C. Appeal from administrative decision
- D. Other authorized review

10. Owner/Applicant Signature:

I UNDERSTAND THAT IF MY REQUEST IS GRANTED, I AM NOT RELIEVED FROM ANY OTHER APPLICABLE REQUIREMENTS OF THE VERGENNES TOWNSHIP ORDINANCE.

X  Date 01/04/2021

11. I HEREBY AUTHORIZE VERGENNES TOWNSHIP REPRESENTATIVES PERMISSION TO PERFORM AN ON-SITE INSPECTION OF THIS PROPERTY.

X  Date 01/04/2021

12. If you are requesting a variance, please complete the following:

- A. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not generally apply to other properties in the same zoning district because

We have attempted and exhausted all options to acquire additional land in order to meet zoning guidelines (3 acre min) from the adjacent land owners in efforts to provide the min. required acreage for our son to build his home on with plans to assist aging parents.

- B. Variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the zoning district and in the vicinity because this split will maintain (1) 3 acre parcel per Vergennes Twp. ordinance, the second 2.13 acre parcel is larger than the majority of the other parcels in the area. (See Exhibit A-C)

- C. That authorizing such variance will not be of substantial detriment to adjacent property, and will not impair the intent and purpose or the public interest because parcel sizing will be larger than the majority of the parcels in the area and will not detract from the historic district charm. (See exhibit C)

Exhibit "A"



Date: 3-31-1989

Map of survey for: RAYMOND GUILD

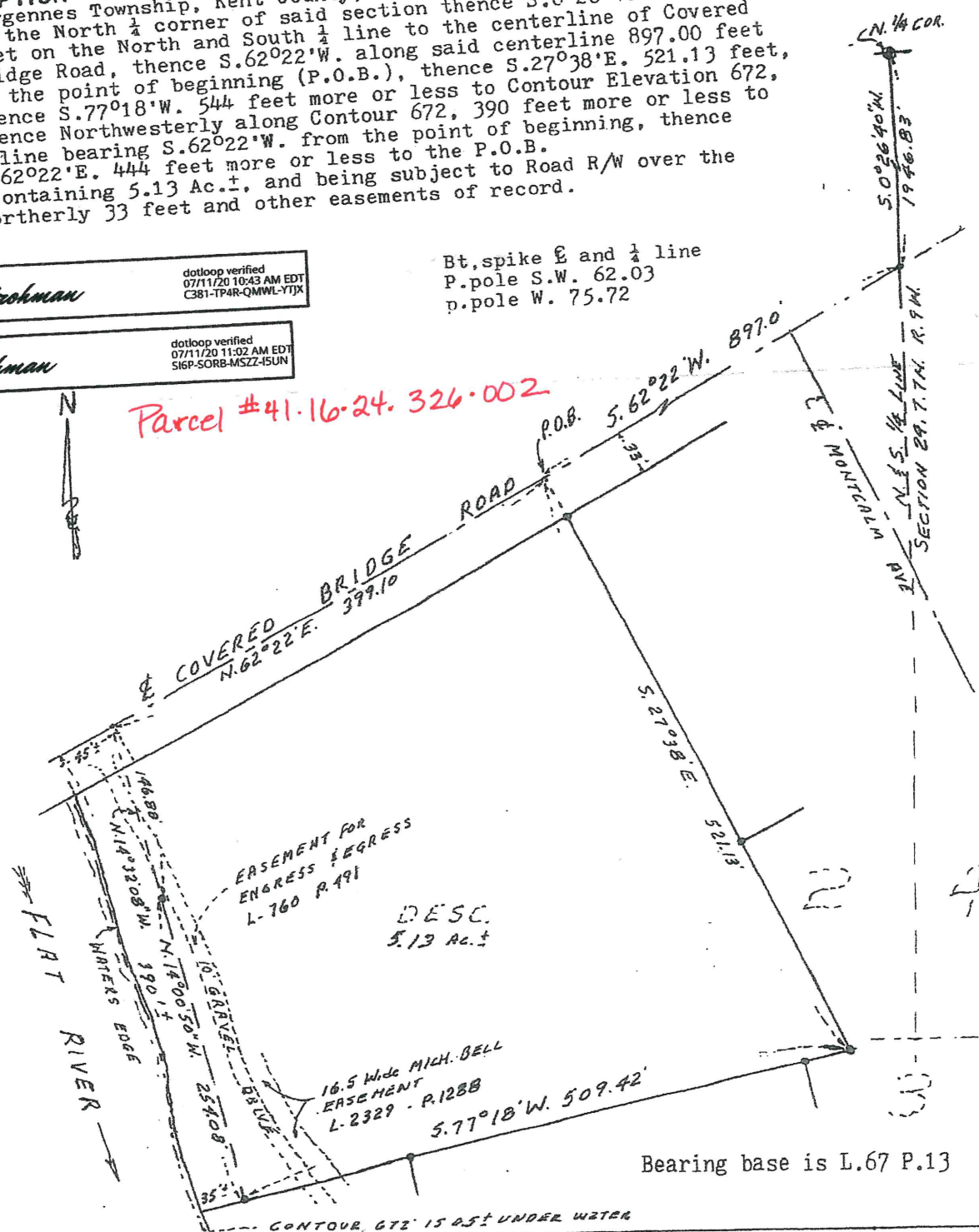
DESCRIPTION: That part of Government lots 2 and 3 in section 24, T.7 N. R.9 W., Vergennes Township, Kent County, Michigan, described as: Commencing at the North $\frac{1}{4}$ corner of said section thence S. $0^{\circ}26'40''$ W. 1946.83 feet on the North and South $\frac{1}{4}$ line to the centerline of Covered Bridge Road, thence S. $62^{\circ}22'$ W. along said centerline 897.00 feet to the point of beginning (P.O.B.), thence S. $27^{\circ}38'$ E. 521.13 feet, thence S. $77^{\circ}18'$ W. 544 feet more or less to Contour Elevation 672, thence Northwesterly along Contour 672, 390 feet more or less to a line bearing S. $62^{\circ}22'$ W. from the point of beginning, thence N. $62^{\circ}22'$ E. 444 feet more or less to the P.O.B. Containing 5.13 Ac. \pm , and being subject to Road R/W over the Northerly 33 feet and other easements of record.

Michael R Grohman
 dotloop verified
 07/11/20 10:43 AM EDT
 C381-TP4R-QMWL-YTJX

Leslie R Grohman
 dotloop verified
 07/11/20 11:02 AM EDT
 S16P-SORB-MSZJ-ISUN

Bt, spike E and $\frac{1}{4}$ line
 P.pole S.W. 62.03
 p.pole W. 75.72

Parcel # 41-16-24-326-002



SCALE: 1 INCH = 100 FEET
 DIMENSIONS IN FEET

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 3-31-1989 . AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS $1/10,000 \pm$. AND THAT ALL OF THE REQUIREMENTS OF P. A. 132 1970 HAVE BEEN COMPLIED WITH.

- LEGEND**
- - IRON STAKE
 - x - FENCE LINE
 - R - RECORDED DIMENSION
 - D - DEED DIMENSION
 - M - MEASURED DIMENSION
 - - CENTER LINE
 - - WOOD STAKE

This survey was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.



GORDON L. BONNEY
 5239 S. EDEN LK. RD.
 CUSTER, MI 49405
 BY *Gordon L. Bonney*
 Registered Land Surveyor
 #12016
 Ph. 757-9264

Exhibit "C"



