

**CHARTER TOWNSHIP OF GARFIELD
ZONING BOARD OF APPEALS MEETING**

Thursday, March 17, 2022 @ 6:00 p.m.
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684

A G E N D A

ORDER OF BUSINESS

Call meeting to order
Pledge of Allegiance
Roll call of Board Members

1. Review and approval of the Agenda and declaration of a Conflict of Interest
2. Minutes – January 13, 2022
3. Public Hearings
 - a. A request made by Tom and Luann Nemitz for a variance from the side yard setback requirement in Section 313.E of the Garfield Township Zoning Ordinance. The applicant is requesting a 0.6 foot variance from the ten (10) foot side yard setback, resulting in a 9.4 foot setback for the proposed addition to the existing dwelling. The property is zoned R-1 One Family Residential and is located at 1439 Lake Drive with a property number of 05-295-013-00.
4. Other Business
5. Items for next agenda
6. Public Comment
7. Adjournment

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with Disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.

Charter Township of Garfield
Zoning Board of Appeals Meeting

Thursday, January 13, 2022 @ 7:00pm

Chair Rick Smith called the meeting to order at 7:00pm.

Board Members Present: Rick Smith, Lynn Fricke, Kent Rozycki, Robert Fudge and Scott Swan

Staff Present: Zoning Administrator Michael Green

1. Review and Approval of the Agenda and Declaration of a Conflict of Interest

Swan moved and Fricke seconded to approve the agenda as presented.

Yeas: Swan, Fricke, Rozycki, Fudge, Smith

Nays: None

2. Election of Officers

Fricke moved and Swan seconded to elect Rick Smith as Chair of the ZBA.

Yeas: Fricke, Swan, Fudge, Smith, Rozycki

Nays: None

Rozycki moved and Smith seconded to elect Scott Swan as Vice Chair.

Yeas: Rozycki, Swan, Smith, Fricke, Fudge

Nays: None

Rozycki moved and Swan seconded to elect Lynn Fricke as secretary to the ZBA.

Yeas: Rozycki, Swan, Fudge, Fricke, Smith

Nays: None

3. Minutes – March 17, 2021

Swan moved and Rozycki seconded to approve the minutes of March 17, 2021 as presented.

Yeas: Swan, Rozycki, Fudge, Fricke, Smith

Nays: None

4. Public Hearings

None

5. Other Business

a. Approve 2022 Meeting Schedule

Fricke moved and Fudge seconded to adopt the 2022 meeting schedule as amended noting that the meeting date would be changed to the third Thursday of the month and time would be changed to 6:00pm.

Yeas: Fricke, Fudge, Rozycki, Swan, Smith

Nays: None

6. Items for next agenda

No items at this time.

7. Public Comment

None

8. Adjournment

Rozycki moved and Fricke seconded to adjourn the meeting at 7:06pm.

Lynn Fricke, Secretary



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

ZONING BOARD OF APPEALS STAFF REPORT

Meeting Date: March 17, 2022
Case #: 2022-01 Section 313.E side yard setback variance request
Owner: Tom & Luann Nemitz
Applicant: [same as owner]
Property ID #: 05-295-013-00
Property Location: 1439 Lake Drive
Zoning District: R-1 One Family Residential

Parcel Overview and History

The parcel is located within the Silver Pines Resort subdivision which was platted in 1947. The property is zoned R-1 One Family Residential, and is located at 1439 Lake Drive, with a property number of 05-295-013-00. Adjacent properties within the Silver Pines Resort subdivision are also zoned R-1 One Family Residential. According to Township records and information supplied by the application, the property contains a dwelling with a detached garage located partially in the front yard adjacent to Lake Drive.

Request

A request has been made by property owners Tom & Luann Nemitz for a 0.6-foot (eight-inch) variance from the ten (10) foot side yard setback, resulting in a 9.4-foot setback for the proposed building. The purpose of this request is to construct an addition to the existing dwelling. If approved by the Zoning Board of Appeals, the applicant intends to build an addition to the existing dwelling and add a second story to the existing dwelling and proposed addition as shown on the provided site plan sketch. Staff review has been provided in the following pages of this report. *[IMPORTANT NOTE TO ZBA MEMBERS AND APPLICANT: There appears to be a discrepancy between the written request and what is shown on the site plan. Although the written request is for an eight-inch variance, the elevations shown on the site plan indicate the need for a greater variance as the application incorrectly measures setbacks from the foundation line instead of the roof line. A setback is defined in our Ordinance as "The minimum required distance between the property line and the closest point of any structure whether attached or detached." A roof is considered part of a structure per our definitions. As a result, the granting of the requested variance would not allow the applicant to build the horizontal and vertical additions as shown on their site plan.]*

Aerial view of subject parcel and adjacent properties
(subject property highlighted in light blue)



Aerial View of the subject property**Approval Criteria (Section 454.E)**

A variance may only be granted if the Zoning Board of Appeals finds that each of the Practical Difficulty standards under Section 454.E.1 are met, each of the General Criteria under Section 454.E.2 are met, and at least one of the Special Conditions or Circumstances are met. I have provided you with recommended findings for each Practical Difficulty standard and General Criteria below. As stated in Section 454.E, a variance can be granted only if the Zoning Board of Appeals makes **at least one finding in favor of each of these standards**.

(1) Practical Difficulty

To qualify for a dimensional variance, the applicant shall be required to show “practical difficulty” by demonstrating compliance with all of the following criteria:

- a) Special conditions or circumstances exist that are peculiar to the land, buildings, or other structures for which the variance is sought, do not apply generally to lands, buildings, or other structures in the same district, and could not reasonably be addressed through the formation of general regulation for such conditions. Special circumstances or conditions to be considered for variances shall include, but not be limited to, the circumstances as described in § 454.E.(3);
 - **Applicant response:** *Special circumstances exist main structure is 9'-4" from the north property line with an existing chimney that is only 8'-2" from the north property line. We would offer to remove the chimney to more closely represent the intent of the ordinance. While our search of some properties, indicate possible setback encroachments, we could not confirm any that are as close to meeting the ordinance as our condition is (8")*
 - **Staff Response in opposition:** *The applicant has failed to demonstrate that the conditions are peculiar to their own property and do not apply generally to lands, buildings, and other structures in the same district.*

In fact, there are several subdivisions similarly zoned throughout the township with substandard lots (See attached Attachment "A"). In response to the statements in Practical Difficulty Standard (a), the condition claimed by the applicant and supported by neighboring property owners could be reasonably addressed through a zoning text amendment to reduce the required side yard setback requirement for lots of nonconforming width if found to be necessary.

- b) The special conditions and circumstances peculiar to the land, buildings or other structures did not result from a self-created condition or action taken by the applicant or an owner of the lands;
 - **Applicant response:** *The conditions predate our ownership and predate the current zoning ordinance. It was not self-created and is the product of the adopted zoning ordinance.*
 - **Staff Response in opposition:** *Although the dwelling and the lot were developed prior to adoption of the Zoning Ordinance, the circumstance is not unique to the subject lot as has been demonstrated in the staff response to Practical Difficulty standard (a) above and as illustrated in Exhibit "A". Further, the property owners purchased the lot in July 2021, after adoption of the current Zoning Ordinance. Finally, the site plan supplied by the applicant shows that there is buildable area available outside of the required side and rear setback area that could be used to reconfigure the proposed additions to the existing residence.*
- c) The special conditions and circumstances are such that strict application of the provisions of this ordinance would deprive the applicant of any reasonable use of the land, building, or structure authorized by this Zoning Ordinance;
 - **Applicant response:** *The applicant is actually attempting to get close to complying with the setback requirements. The chimney is 8'-2" from the north property line Zoning requires a setback of 10'-0". We would offer to remove the chimney to more closely represent the intent of the ordinance. Dis-approval would deny us the right to structurally and practically update a decades old structure, in need of renovation.*
 - **Staff response in opposition:** *The strict application of the setback requirements of this Ordinance does not preclude the applicant from constructing an addition to the existing dwelling outside of the required side and rear (lake) setback areas that meets the requirements of this Ordinance.*
- d) Literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance;
 - **Applicant response:** *(We are aware of many- not all, other properties on Silver Lake and the rights they currently enjoy). Many would not meet today's zoning ordinance. We would like to emphasize that we are trying to actually get the current non-conforming setback close to conformance but allowing us in a practical way to construct an addition that DOES not extent into the setback any more than what current exists. We are proposing an 8" variance to the north setback to allow us to renovate in a manner that lessens disruption to our immediate neighbors and the neighborhood. It should be noted that we have discussed and have written endorsement from our north neighbor in favor of this request. (see attached letter).*
 - **Staff response in opposition:** *As demonstrated earlier in this report, there are many other properties in the same zoning district similarly sized that are subject to the same setback requirements, including other nearby subdivisions and lots in the same subdivision.*
- e) For the purpose of this section, a practical difficulty shall not exist because an applicant would incur additional costs to achieve full compliance or could receive additional income with less than full compliance with the ordinance.
 - **Applicant response:** *Practical difficulty would occur most likely to our neighbors, who would experience longer construction times due to complexities of reconstruction with a 10'-0" setback, possible loss of screening vegetation to the north (something our neighbors are opposed to), construction congestion on Lake Drive for a longer period and the impractical solution of moving the entire house south ward 1'-4". This would require replacing structural foundations, disturbing additional site surface soils/vegetation and placing the house about 15' away from the non-conforming neighbor to the south. While it may preserve a 10' setback to the south, it is also a major reconstruction and lessens the fire distance between the residential structure to the south (1431 Lake) and our proposed plan. The current distance of our house is approximately 25' away from the north neighbor's structure. Again... We would prefer a shorter*

construction schedule that would be the rest of keeping the north wall intact and used as a structural bearing for the addition. This is best for the neighbors, the road congestion, the township, and us.

- **Staff Response in favor:** The applicant is not claiming a financial hardship.

(2) General Criteria

Where the applicant is able to demonstrate “practical difficulty” by satisfying all of the criteria of § 454.E.(1), a dimensional variance may be granted if it meets the following general criteria:

- (a) The requested variance shall relate only to property that is under the control of the applicant;
 - **Applicant response:** acknowledged
 - **Staff response in favor:** The variance only relates to property under control of the applicant.
- (b) No nonconforming neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted buildings, or other structures in adjacent districts, shall be considered as grounds for the issuance of a variance;
 - **Applicant response:** acknowledged
 - **Staff response in opposition:** The applicant is asking for a variance based on the existing nonconforming dwelling contrary to this standard.
- (c) The requested variance shall be in harmony with the general purpose and intent of this ordinance and shall not be detrimental to the public health, safety and welfare;
 - **Applicant response:** The applicant is seeking to keep distance between other neighboring structures at a maximum given the existing conditions of the lot configuration.
 - **Staff response in opposition:** The requested variance for the vertical (2nd story addition) and horizontal addition to the existing dwelling do not meet the purpose statement found in Article 8, Section 800, which states, in part, that “Nonconformities shall not be enlarged upon, expanded or extended, except in compliance with this article [Article 8 – Nonconformity], nor shall they be used as grounds for adding other structures or uses prohibited by the underlying zoning district.”
- (d) The requested variance shall not alter the essential character of the area or cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located;
 - **Applicant response:** (The size of the proposed renovation is smaller in scale and designed to fit with the traditional “resort” feel of Lake Drive.)
 - **Staff response in favor:** The requested variance would not cause a noticeable effect on neighboring properties beyond what is permitted by right.
- (e) The requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure, and there is no reasonable alternative location on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.
 - **Applicant response:** The applicant is asking for an 8” dimensional variance to the north property line to allow us to keep the south wall and foundation (structural system) in place and accommodate the proposed renovations.
 - **Staff response in opposition:** The applicant has not adequately demonstrated that there is no reasonable alternative location on the parcel for the proposed improvements that wouldn’t require a variance.

(3) Special Conditions or Circumstances

Special conditions or circumstances to be considered for the purposes of § 454.E.(1) shall include, but not limited to, the circumstances as described below:

(a) Physical Conditions

The proposed project site contains physical conditions such as narrowness, shallowness, shape, or topography of the property involved that do not generally apply to other property or uses in the same zoning district.

- **Applicant response:** Applicant’s lot is a legal non-conforming 50’ wide lot. While these exist in the area there are approximately 3 50’ lots compared to 13 proximate lots that are all 100’ wide (23%). This percentage drops to 16% when properties in the Silver Cove area are included. What is different about

this parcel is that a variance of 8" along the north property line, AND the removal of the chimney actually improves the perceived setback and is closer to compliance.

- **Staff response in opposition:** As pointed out throughout this report, the narrowness of the lot is a general condition present throughout the Township and around Silver Lake and is not unique to the subject property.

(b) Significant Vegetation or Natural Features

The proposed project site contains significant vegetation or other natural features identified as Stream environment/Wetland by the Garfield Township Master Plan.

- **Applicant response:** The site contains a screening line of mature Arbor Vitae trees along the north property line. This provides for privacy between 1439 and 1455 properties, and we (and our neighbors) will want to limit construction in this area in an effort to protect those trees. The variance will assist with this as demolition and reconstruction will be minimized with the reuse of the existing north wall framing to support the proposed second level.
- **Staff response in opposition:** The Master Plan does not indicate any significant vegetation or other natural features identified as a stream or wetland environment in the vicinity of the subject property. The site plan provided by the applicant also does not indicate any stream or wetland environmental features.

(c) Substandard Lots(s)

The proposed project involved the utilization of an existing legal nonconforming lot(s).

- **Applicant response:** Correct.
- **Staff response in support:** The subject property is a legal nonconforming lot.

(d) Historic Resources

The proposed project site contains historical significance.

- **Applicant response:** Does not apply.
- **Staff response in opposition:** The applicant acknowledges that property contains no site of historical significance.

(e) Neighborhood Character

The proposed project promotes the established historical or traditional development pattern of a blockface, including setbacks, building height, and other dimensional requirements.

- **Applicant response:** The established development pattern has changed from the "resort" intentions of the past. This is evident with the difference in sizes of new constructed houses, and the contrast of smaller existing, older houses and cottages that we still evident, but in smaller numbers. The design and existing placement of our proposed renovation and addition keeps the scale to a smaller/medium sized format while preserving the existing land to the lake side. The final design, if approved will fit with the vocabulary of the area.
- **Staff response in opposition:** Although the applicant cites the need to accommodate the increase in size from historically small "cottages" to larger year round dwellings, Article 8 already addresses the issue by recognizing nonconforming structures and lots.

Staff Comments

As you see in my staff findings for the Practical Difficulty standards and General Criteria, I was unable to make findings in favor of each standards based on information provided by the applicants. My analysis, however, is not meant to steer the Zoning Board of Appeals to deny the request or preclude the Zoning Board of Appeals from considering additional information provided by the applicant in support for each standard. I am including a chart below to assist you in reviewing the applicable standards prior to making a motion to grant or deny the request.

Review Standard	Staff Response	ZBA Determination/Comments
Practical Diff. (a)	Standard not met	
(b)	Standard not met	

(c)	Standard not met	
(d)	Standard not met	
(e)	Standard met – N/A	
Gen. Criteria (a)	Standard met – N/A	
(b)	Standard not met	
(c)	Standard not met	
(d)	Standard met – N/A	
(e)	Standard not met	

Possible Motion

Upon review of each finding, the Zoning Board of Appeals may consider a motion to take one of the following actions:

Motion to **GRANT** the request for variance from Sections 313.E of the Garfield Township Zoning Ordinance to allow an eight (8) inch side yard variance based on findings for each Practical Difficulty standard and General Criteria for granting such request being met.

Motion to **DENY** the request for variance from Sections 313.E of the Garfield Township Zoning Ordinance to allow an eight (8) inch side yard variance based on findings for each Practical Difficulty standard and General Criteria for granting such request NOT being met.

Please feel free to contact me if you have any questions before the meeting.

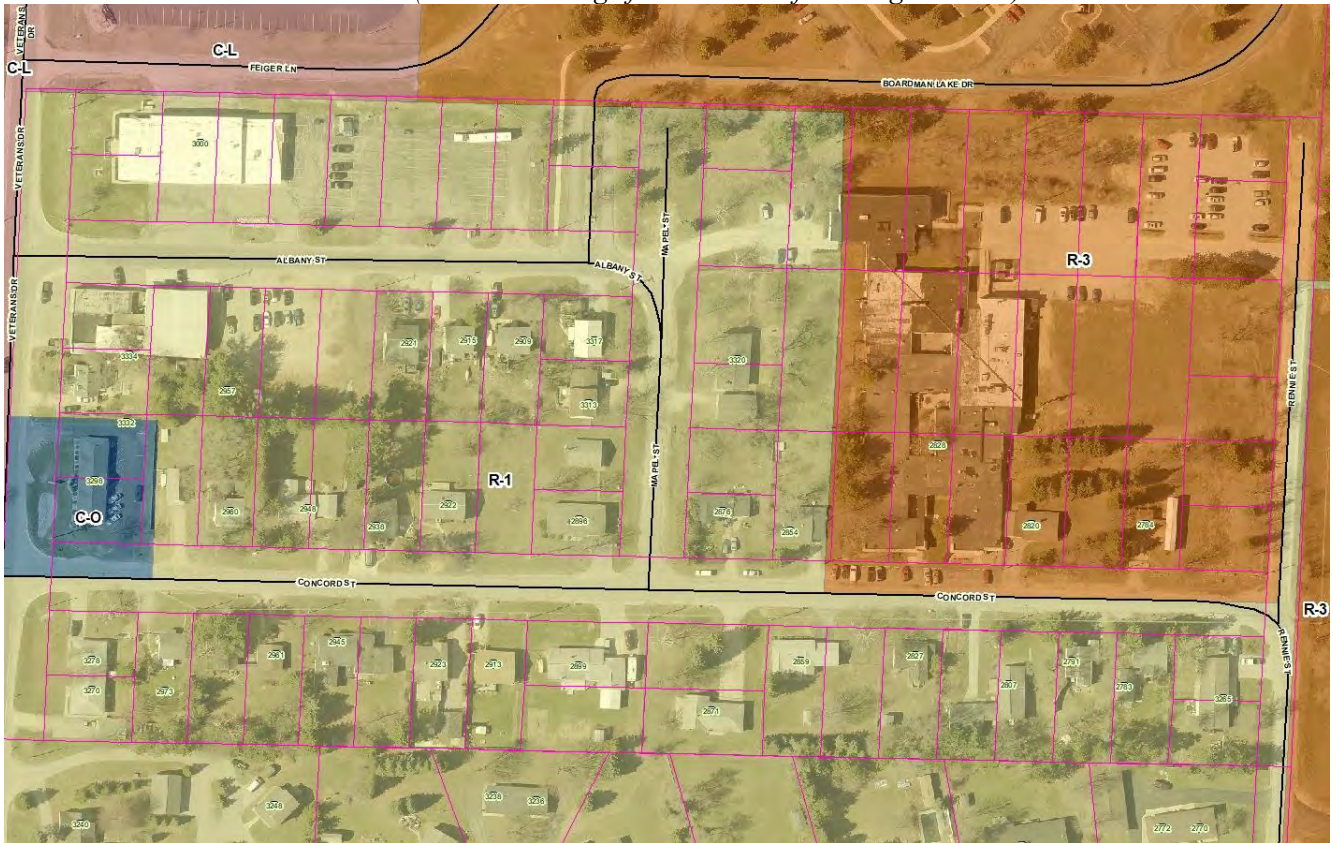
Sincerely,

Michael Green, Zoning Administrator
Charter Township of Garfield

Attachments:

- A. Map of Subdivisions zoned R-1 with substandard width lots.
- B. Article 8 of the Zoning Ordinance with highlighted text.
- C. Section 313.E of the Zoning Ordinance (R-1 District Dimensional Standards)
- D. Written Correspondence:
 - 1) Ron & Marcia Bowman, 1455 Lake Drive
 - 2) Philip Ellis PhD, 1476 Lake Drive
 - 3) Thomas Steben, 1408 Lake Drive

Cross Subdivision #1 – Section 15 (Lot widths range from 59 to 66 ft. throughout Plat)



This aerial map displays a residential neighborhood with property boundaries highlighted in pink. The streets shown include Beverly Dr, Neuman St, and S Neuman St. A large area is labeled 'R-1'. The map is oriented with the water body on the right side.

Hulets Silver Lake Subdivision – Section 31 (All fourteen lots are 50 ft. wide)



Silver Pines Resort – Section 31 (Includes subject property; most lots are between 45-50 ft. wide)



Attachment “B” - Article 8 – Nonconformity from the Zoning Ordinance (with highlighted text)**SECTION 800 PURPOSE**

The purpose of this article is to protect the rights of property owners who have lawfully established, and continuously maintained in a lawful manner, a use, site, structure or lot prior to the adoption of this ordinance or prior to any amendment to this ordinance that otherwise renders such use, site, structure or lot unlawful. Such legal nonconformities shall be permitted to continue until they are lost or removed. Nonconformities shall not be enlarged upon, expanded or extended, except in compliance with this article, nor shall they be used as grounds for adding other structures or uses prohibited by the underlying zoning district.

Nothing in this ordinance prohibits the voluntary compliance with this or any future ordinance, regulation, or incentive.

SECTION 810 GENERALLY**A. Applicability**

This article applies to any nonconformity. There are four categories of nonconformities as defined in Table 8-1. Nonconformity shall mean either Nonconforming Use, Nonconforming Site, Nonconforming Structure or Nonconforming Lot.

**Table 8-1
Nonconformities**

Situation	Definition
Nonconforming uses (§ 811 Nonconforming Uses of this article)	A use that was lawfully established but that no longer complies with the use regulations applicable to the zoning district in which the property is located
Nonconforming site (§ 812 Nonconforming Sites of this article)	A lot, parcel, or development site that was lawfully established but that does not comply with the standards of Article 5, Development Standards, of this ordinance
Nonconforming structure (§ 813 Nonconforming Structures of this article)	A structure that was lawfully erected but that no longer complies with all the regulations applicable to the zoning district in which the structure is located
Nonconforming lot (§ 814 Nonconforming Lots of this article)	A lot that fails to meet the requirements for area, height, yards, buffer, or other bulk standards and regulations, generally applicable in the district because of a change in the applicable zoning district regulations, annexation, condemnation of a portion of the lot, or other governmental action

B. Continuation

On or after the effective date of this ordinance, a nonconformity that was lawfully operated, established, or commenced in accordance with the provisions of all ordinances, statutes, or regulations in effect at that time may continue subject to this article.

C. Issued Land Use Permit at Effective Date

Any land use permits issued prior to the effective date of this ordinance shall be valid, in accordance with its terms, even though not conforming to the provisions of this ordinance, provided that construction is commenced within six (6) months after the date of permit issuance and proceeds meaningfully until completion.

D. Exception for Repairs Pursuant to Public Order

Nothing in this article shall be deemed to prevent the strengthening or restoration to a safe condition of a building or structure in accordance with an order of a public official who is charged with protecting the public safety and who declares such structure to be unsafe and orders it to restoration to a safe condition, provided that such restoration is not otherwise in violation of the various provisions of this ordinance prohibiting the repair or restoration of partially damaged or destroyed buildings or structures.

E. Loss of Nonconformity

A legal nonconformity is lost by changing to conform to the ordinance or through vacancy, lack of operation or otherwise for twelve (12) or more successive calendar months. If lost, any future use of such premises shall be in conformity, in its entirety, with the provisions of this ordinance. Loss of a nonconformity shall terminate the right to continue the nonconformity.

SECTION 811 NONCONFORMING USES

A. Applicability

This section applies to the continuation, enlargement, or expansion of a nonconforming use.

B. Continuance

A legal nonconforming use of any structure may be continued, although such use does not conform to the provisions of this ordinance. Such use may be extended throughout the structure, provided that no structural alterations or additions to the structure are made.

C. Enlargement or Expansion

A conforming structure in which a nonconforming use is operated shall not be enlarged or expanded except as required by law or to comply with an order of the township building official.

D. Change of Use Regulations

(1) Changes to Conforming Uses

Any nonconforming use may be changed to a use conforming with the regulations established for the district in which the nonconforming use is located, provided, however, that a nonconforming use so changed shall not in the future be changed back to the former nonconforming use.

(2) Changes to Other Nonconforming Uses

A nonconforming use may be changed to another nonconforming use by order of the Zoning Board of Appeals, provided that the new use is determined to be more consistent with the spirit of this ordinance, the neighborhood, and the master plan than the nonconforming use which is being replaced. The order may be made by the Zoning Board of Appeals only if it make findings in support of each of the following:

- (a) The new use will not be contrary to the public interest;
- (b) The new use will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- (c) The new use will be in harmony with the spirit and purpose of these regulations and the master plan goals, objectives, and policies;
- (d) The plight of the applicant for which the new use is sought is due to unique circumstances existing on the property and/or within the surrounding district;

- (e) Approval of the new use will not substantially weaken the general purposes of this article or the regulations established in this ordinance for the applicable zoning district;
- (f) The new use shall not require more off-street parking and loading space than the former nonconforming use unless additional adequate off-street parking and loading space is provided for the increment of the new nonconforming use as if the increment were a separate use;
- (g) The new use shall conform to all regulations established in Article 5, Development Standards, of this ordinance; and
- (h) The new use will not adversely affect the public health, safety, and welfare.

SECTION 812 NONCONFORMING SITES

A. Applicability

This section applies to the continuation, enlargement, or expansion of a nonconforming site.

B. Generally

Various site design standards are established in Article 5, Development Standards, of this ordinance. Consequently, many development sites do not meet current requirements for such items as parking lot standards, landscaping, storm water requirements and other design specifications. This section requires that such nonconforming sites be brought into conformance with the site development standards prescribed by this ordinance.

C. Authority to Continue

Any legal nonconforming site may be continued so long as it remains otherwise lawful subject to this section.

D. Extension

(1) Generally

A nonconforming site on which there is a conforming use shall not be expanded or contracted unless the site is brought into conformance with the provisions of this ordinance.

(2) Single Family Residential Exception

A single-family residential structure that is located on a legally nonconforming site with respect to required yards, areas, or height may be structurally altered or enlarged, providing the portion of the structure that is altered or enlarged conforms with the provisions of this ordinance.

E. Relocations

No structure shall be relocated within a nonconforming site until the site is brought into conformance with the provisions of this ordinance.

F. Change in Use

No existing structure located on a nonconforming site shall be changed from one use classification to another use classification until the site is brought into conformance with the provisions of this ordinance or a nonconforming site variance has been approved by the Zoning Board of Appeals.

SECTION 813 NONCONFORMING STRUCTURES

A. Applicability

This section applies to the continuation, repair, replacement, enlargement, or expansion of a nonconforming structure.

B. Continuance of Nonconforming Structures

Subject to all limitations in this section, and the provisions of § 810.D. Exception for Repairs Pursuant to Public Order of this article, any nonconforming structure may be occupied, operated, and maintained in a state of good repair, but no nonconforming structure shall be enlarged or extended unless in accordance with § 813.E. Enlargement or Expansion provided that such maintenance does not exceed an aggregate cost of thirty (30) percent of the assessed value of the structure.

C. Repair and Maintenance of Nonconforming Structures

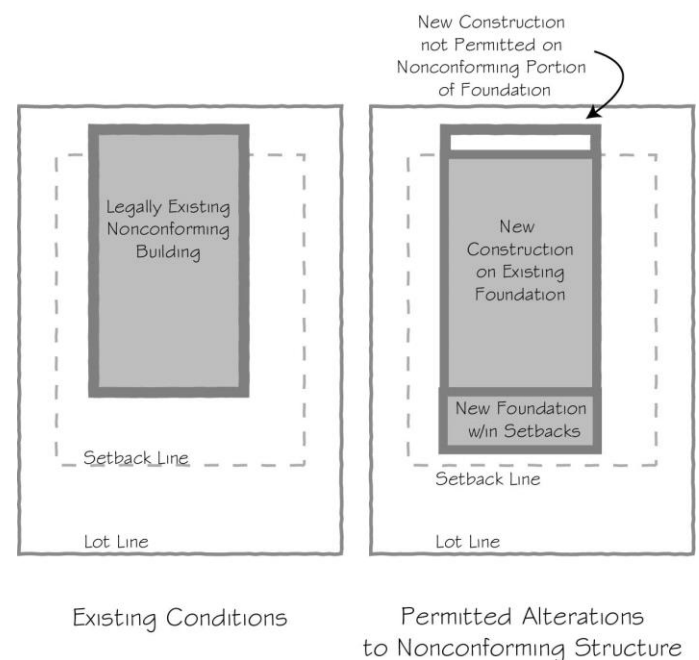
Nothing in this ordinance shall prevent the repair, reinforcement, improvement or rehabilitation of any nonconforming structure, or any part thereof, which results from wear and tear, deterioration, fire, windstorm, snowstorm, rainstorm, flood or other casualty damage, nor shall it prevent compliance with the provisions of the State Construction Code Act, relative to the maintenance of buildings or structures. Such repair and maintenance shall not be so extensive as to constitute a replacement of the structure by replacing an exterior wall(s). For the purposes of this subsection, the determination of whether proposed repairs and maintenance constitute replacement shall be made by the Zoning Administrator. The determination of the Zoning Administrator shall be appealable to the Zoning Board of Appeals provided that no approval under this subsection shall permit the replacement of a structure.

D. Replacement of Damaged Nonconforming Structures

Nothing in this ordinance shall prevent the replacement of any nonconforming building or structure damaged or destroyed by fire, windstorm, snowstorm, rainstorm, flood or other casualty damage beyond the control of the owner, provided such replacement utilizes the original structure footprint and does not increase the original usable floor area or volume of such structure. Such replacement shall commence within twelve (12) months of the damage or destruction.

E. Enlargement or Expansion

A nonconforming structure in which only permitted uses are operated may be enlarged or expanded provided that the area of nonconformance is not increased and provided further that compliance with all of the provisions of this ordinance established for structures in the district in which the nonconforming structure is located. Such enlargement shall also be subject to all other applicable township ordinances.



SECTION 814 NONCONFORMING LOTS

A. Applicability

This section applies to the continuation, enlargement, or expansion of a nonconforming lot.

B. Development

Any lawfully established nonconforming lot may be developed and used for any permitted use specified by the zoning district in which the lot is located, whether or not such lot complies with the lot area and lot width requirements of this ordinance, provided that all other requirements of this ordinance are complied with. This section does not require the replatting or combination of lots under the same ownership.

SECTION 815 TERMINATION OF NONCONFORMITIES

A. Violation of Article

The violation of this article shall immediately terminate a nonconformity.

B. Specific Acts of Termination

Any of the following specific acts of termination shall immediately terminate a nonconformity:

- (1) Changing a nonconformity to a conforming use or a more conforming use pursuant to
§ 811.D.(2). This type of termination applies only to the nonconforming use existing prior to any change;
or
- (2) Nonuse of a nonconformity for a period of twelve (12) or more successive calendar months.

Attachment “C” – Section 313.E – R-1 Dimensional Standards from the Zoning Ordinance

E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area (A):

- With Public Sewer: 15,000 sq. ft.
- Without Public Sewer: 20,000 sq. ft.

Notes to Dimensional Standards:

- (A) Lots in subdivisions having stubbed sewers shall be considered as having public sewer.
- (B) Setbacks shall be measured from the furthest protruding point of structure.

Minimum Lot Width: 100 feet

Maximum Building Height:

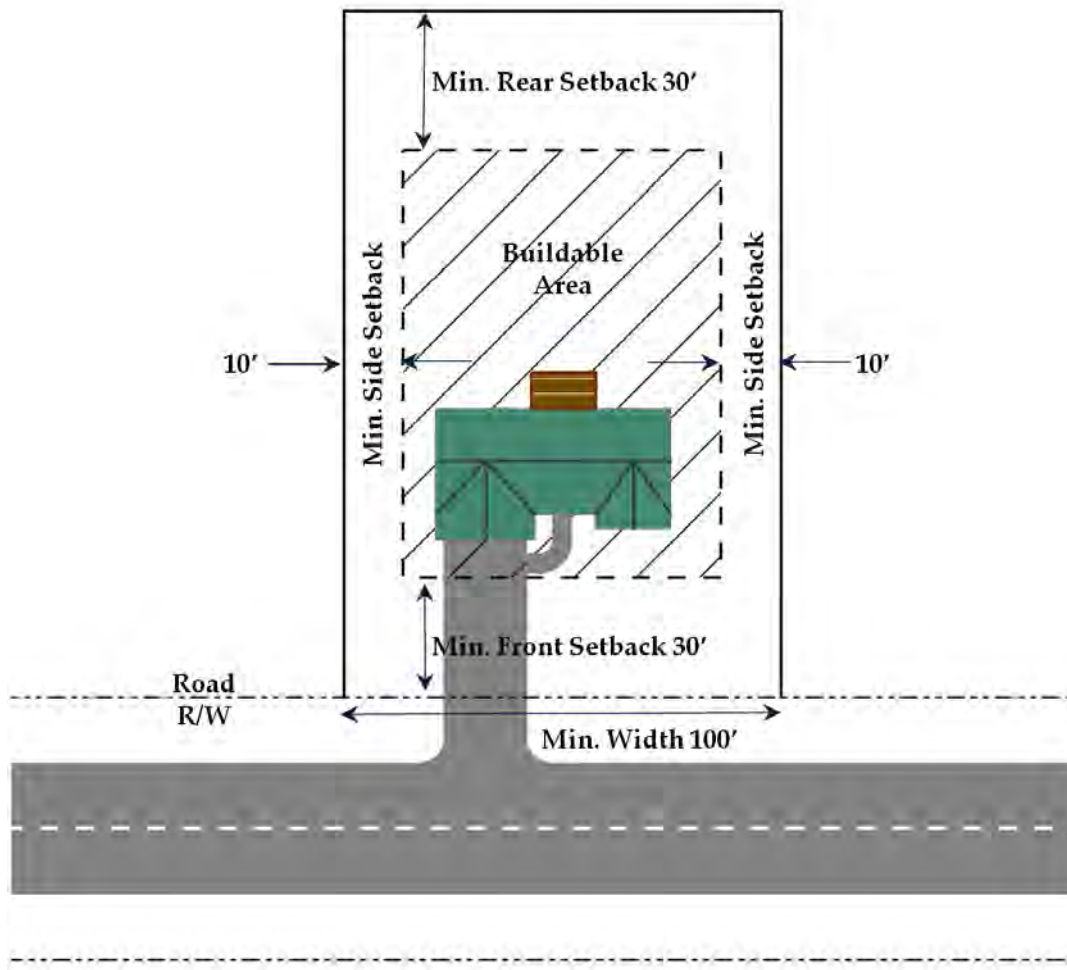
- In Stories: 2 ½ stories
- In Feet: 35 feet

Minimum Yard Setbacks (B):

- Front: 30 feet
- Each Side: 10 feet
- Rear: 30 feet

Maximum Lot Coverage: 30 percent

Minimum Bldg. Cross Section: 24 feet



Attachment “D” – Written Correspondence

- 1. Ron & Marcia Bowman, 1455 Lake Drive**
- 2. Philip Ellis PhD, 1476 Lake Drive**
- 3. Thomas Steben, 1408 Lake Drive**

D.1

January 14, 2022

Mr. Mike Green-Zoning
The Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

Re: Support of Dimensional Variance
1439 Lake Drive
Traverse City, Michigan

Mr. Green and to all ZBA Members,

We would like to support the request and approval for the dimensional variance requested by our neighbors to the south at 1439 Lake Drive, Traverse City, Michigan.

We have reviewed their plans for the renovation and addition to the existing cottage and urge your approval of their submitted plans.

We understand that the existing structure at 1439, through no fault of any involved party, is located approximately 9'-4" away from our south property line. The required setback is 10'-0". Their chimney extends into the setback approximately 2'-6". In review of their plans, they propose to remove the chimney, maintain the vegetative tree line, and improve the existing structure. All of these intentions are agreeable to us.

This roughly 8" dimensional variance will allow them to construct a proposed small addition to the west, and construct an upper level that aligns with the existing cottage north wall and foundation system. Doing so makes logical sense and will minimize added work to adjust structure. Requiring them to essentially move the house south ward 8" is costly, impractical, and would likely extend construction times and disruption to both the neighbors and the site.

We urge your approval of the proposed variance as it does not detrimentally affect our property and with the removal of the chimney actually improves the dimensional intent of the required setback.

Sincerely,

Ron Bowman
Marcia Bowman

Ron and Marcia Bowman
1455 Lake Drive
Traverse City, MI 49685
269.930.2892
mbowman6345@gmail.com

RECEIVED

JAN 18 2022

BUILDING/ZONING

D.2

*Philip L. Ellis, Ph.D.
Clinical Psychologist
1476 Lake Dr.
Traverse City, MI. 49685
philip@drpellis.com
231-342-7727*

January 25, 2022

Mike Green
Zoning Office
Garfield Township Offices
3848 Veterans Dr.
Traverse City, MI. 49684

RE: Dimensional Variance
1439 Lake Dr.
Traverse City, MI. 49685

RECEIVED

FEB 22 2022

BUILDING/ZONING

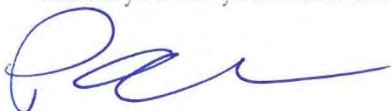
Dear Mr. Green and ZBA members,

I'm writing in support of a request that has been presented to you on behalf of my neighbors at 1439 Lake Dr.

I live on the other side of the street from Tom and Luann Nemitz and have seen the plans for renovation and addition and I urge you to support their plans. I am aware that there is the need for a roughly 8 inch variance to allow them to construct a proposed, small addition to the west and construct an upper level that aligns with the existing cottage north wall and foundation system. This makes sense and I understand that this will minimize work to make adjustments to the structure. As I understand it, actually requiring them to move the house to the south 8 inches is impractical and costly, to say nothing of the time required.

I have lived on several lakes and recognize that there are frequently issues such as the Nemitz face and strongly encourage you to approve their requested variance. The work they are proposing will enhance not only their home, but the neighborhood as well.

Thank you for your consideration,



Philip Ellis

D.3

Date: 1/26/2022

Mr. Mike Green-Zoning
The Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

Re: Support of Dimensional Variance
1439 Lake Drive
Traverse City, Michigan

RECEIVED

FEB 22 2022

BUILDING/ZONING

Mr. Green and to all ZBA Members,

We would like to support the request and approval for the dimensional variance requested by our neighbors at 1439 Lake Drive, Traverse City, Michigan.

We have reviewed their plans for the renovation and addition to the existing cottage and ~~use~~ ^{ENCOURAGE} your approval of their submitted plans.

We understand that the existing structure at 1439, through no fault of any involved party, is located approximately 9'-4" away from ~~our~~ ^{their} south property line. The required setback is 10'-0". Their chimney extends into the setback approximately 2'-6". In review of their plans, they propose to remove the chimney, maintain the vegetative tree line, and improve the existing structure. All of these intentions seem reasonable and an actual improvement for the property and the neighbors to the north.

This roughly 8" dimensional variance will allow them to construct a proposed small addition to the west, and construct an upper level that aligns with the existing cottage north wall and foundation system. Doing so makes logical sense and will minimize added work to adjust structure. Requiring them to move the house south ward 8" is impractical, costly and would likely extend ~~the time and disruption to both the neighbors and the site.~~

~~ENCOURAGE~~
We ~~use~~ ^{ENCOURAGE} your approval of the proposed variance as it does not detrimentally affect our property and we support their request.

Sincerely,

Thomas R. Steben

Signature

Name THOMAS R. STEBEN

Address 1408 LAKE DRIVE
TRAVERSE CITY, MI 49685



Case # _____

Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE TRAVERSE
CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

ZONING BOARD OF APPEALS APPLICATION

1. Owner / Applicant information

Tom & Luann Nemitz
Owner: _____
1439 Lake Drive
Address: _____
Traverse City, MI 49685
City, State, Zip Code
616-293-3115
Phone Numbers _____

Tom & Luann Nemitz
Applicant: _____
Address: _____
City, State, Zip Code
Phone Numbers _____

2. Property Information:

- a. Property Address: 1439 Lake Drive, Traverse City, Michigan
- b. Property Location: E. Silver Lake Rd south to Silver Pines to Lake Drive-south.
- c. Lot # 13 Subdivision Name: Silver Pines Resort
- d. Parcel ID# 28-05- 295-013-00
- e. Current Zoning: R-1
- f. Current Use: R-1

3. Purpose For Request:

Variance <u>X</u>	Appeal _____	Interpretation _____	Review _____
Other _____ Please explain request / List section(s) related to request: _____			
Section 454 Dimensional Variance			

Affidavit:

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, and that the answers and statements herein contained and the information submitted are in all respects true and correct. In addition, the undersigned represents that he/she or they is authorized and does hereby grant a right of entry to Township officials for the purpose of inspecting the premises and uses thereon for the sole purpose of gathering information regarding the request.


Owner signature

1/15/2022
Date

Applicants signature

Date

Any party aggrieved by the decision of the Zoning Board of Appeals may appeal the decision to circuit court. An Appeal of the decision shall be filed in accordance with PA 110 of 2006, as amended.

SECTION 454 VARIANCES

A. Applicability – Dimensional Variances

The Zoning Board of Appeals may authorize a non-use variance relating to the construction, structural changes, or alterations of buildings or structures related to dimensional requirements of this ordinance, or to any other non-use related standard of this ordinance, that comply with the requirements of this section.

E. Approval Criteria

(1) Practical Difficulty

To qualify for a dimensional variance, the applicant shall be required to show “practical difficulty” by demonstrating compliance with all of the following criteria:

- (a) Special conditions or circumstances exist that are peculiar to the land, buildings, or other structures for which the variance is sought, do not apply generally to lands, buildings, or other structures in the same district, and could not reasonably be addressed through the formation of general regulation for such conditions. Special circumstances or conditions to be considered for variances shall include, but not be limited to, the circumstances as described in § 454.E.(3); *Special circumstances exist as the location of the existing main structure is 9'-4" from the north property line with an existing chimney that is only 8'-2" from the north property line. We would offer to remove the chimney to more closely represent the intent of the ordinance. While our search of some properties, indicate possible setback encroachments, we could not confirm any that are as close to meeting the ordinance as our condition is (8").*
- (b) The special conditions and circumstances peculiar to the land, buildings or other structures did not result from a self-created condition or action taken by the applicant or an owner of the lands; *The conditions predate our ownership and predate the current zoning ordinance. It was not self-created, and is the product of the adopted zoning ordinance.*
- (c) The special conditions and circumstances are such that strict application of the provisions of this ordinance would deprive the applicant of any reasonable use of the land, building, or structure authorized by this Zoning Ordinance; *The applicant is actually attempting to get closer to complying with the setback requirements. The chimney is 8'-2" from the north property line Zoning requires a setback of 10'-0". We would offer to remove the chimney to more closely represent the intent of the ordinance. Dis-approval would deny us the right to structurally and practically upgrade a decades old structure, in need of renovation.*
- (d) Literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance; and *(We are aware of many –not all, other properties on Silver Lake and the rights they currently enjoy). Many would not meet today's zoning ordinance. We would like to emphasize that we are trying to actually get the current non-conforming setback closer to conformance, but allowing us in a practical way to construct an addition that DOES not extend into the set back any more than what currently exists.*

We are proposing an 8" variance to the north setback to allow us to renovate in a manner that lessens disruption to our immediate neighbors and the neighborhood. It should be noted that we have discussed and have written endorsement from our north neighbor in favor of this request (See attached Letter).

- (e) For the purpose of this section, a practical difficulty shall not exist because an applicant would incur additional costs to achieve full compliance or could receive additional income with less than full compliance with the ordinance.

Practical difficulty would occur most likely to our neighbors, who would experience longer construction times due to complexities of reconstruction with a 10'-0" set back, possible loss of screening vegetation to the north (something our neighbors are opposed to), construction congestion on Lake Drive for a longer period and the impractical solution of moving the entire house southward 1'-4". This would require replacing structural foundations, disturbing additional site surface soils/vegetation and placing the house about 15' away from the non-conforming neighbor to the south. While it may preserve a 10' setback to the south, it is also a major reconstruction and lessens the fire distance between the residential structure to the south (1431 Lake) and our proposed plan. The current distance of our house is approximately 25' away from the north neighbor's structure. Again... We would prefer a shorter construction schedule that would be the result of keeping the north wall intact and used as structural bearing for the addition. This is best for the neighbors, the road congestion, the township, and us.

(2) General Criteria

Where the applicant is able to demonstrate "practical difficulty" by satisfying all of the criteria of § 454.E.(1), a dimensional variance may be granted if it meets the following general criteria:

- (a) The requested variance shall relate only to property that is under the control of the applicant; *Acknowledged.*
- (b) No nonconforming neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted buildings, or other structures in adjacent districts, shall be considered as grounds for the issuance of a variance; *Acknowledged.*
- (c) The requested variance shall be in harmony with the general purpose and intent of this ordinance and shall not be detrimental to the public health, safety and welfare; *The applicant is seeking to keep distances between other neighboring structures at a maximum given the existing conditions of the lot configuration.*
- (d) The requested variance shall not alter the essential character of the area or cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located; and *(The size of the proposed renovation is smaller in scale and designed to fit with the traditional "resort" feel of Lake Drive.)*
- (e) The requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure, and there is no reasonable alternative location on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.
The applicant is asking for an 8" variance dimensional variance to the north property line to allow us to keep the south wall and foundation (structural system) in place to accommodate the proposed renovations.

(3) Special Conditions or Circumstances

Special conditions or circumstances to be considered for the purposes of § 454.E.(1) shall include, but not be limited to, the circumstances as described below:

(a) Physical Conditions

The proposed project site contains physical conditions such as narrowness, shallowness, shape, or topography of the property involved that do not generally apply to other property or uses in the same zoning district. *Applicant's lot is a legal non-conforming 50' wide lot. While these exist in the area there are approximately 3 50' lots compared to 13 proximate lots that are all 100' wide (23%). This percentage drops to 16% when properties in the Silver Cove area are included. What is different about this parcel is that a variance of 8" along the north property line, AND the removal of the chimney actually improves the perceived setback and is closer to compliance.*

(b) Significant Vegetation or Natural Features

The proposed project site contains significant vegetation or other natural features identified as Stream Environment/Wetland by the Garfield Township Master Plan.

The site contains a screening line of mature Arbor Vitae trees along the north property line. This provides for privacy between 1439 and 1455 properties, and we (and our neighbors) will want to limit construction in this area in an effort to protect those trees. The variance will assist with this as demolition and reconstruction will be minimized with the reuse of the existing north wall framing to support the proposed second level.

(c) Substandard Lot(s)

The proposed project involves the utilization of an existing legal nonconforming lot(s).

Correct.

(d) Historic Resources

The proposed project site contains historical significance.

Does not apply.

(e) Neighborhood Character

The proposed project promotes the established historic or traditional development pattern of a blockface, including setbacks, building height, and other dimensional requirements.

The established development pattern has changed from the "resort" intentions of the past. This is evident with the difference in sizes of new constructed houses, and the contrast of smaller existing, older houses and cottages that are still evident, but in smaller numbers. The design and existing placement of our proposed renovation and addition keeps the scale to a smaller /medium sized format while preserving the existing land to the lake side. The final design, if approved will fit with the vocabulary of the area.

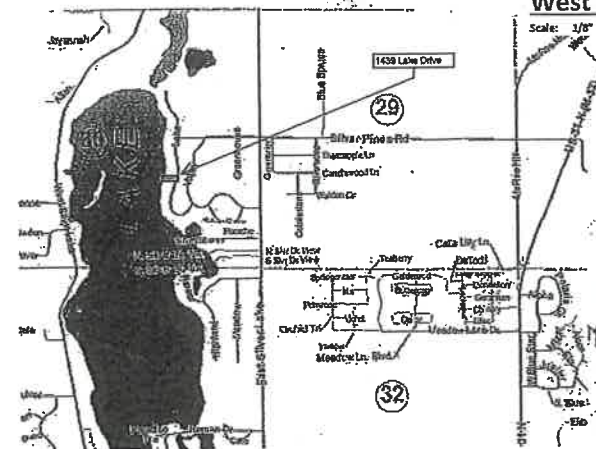
Thank you for your consideration of this dimensional variance request.



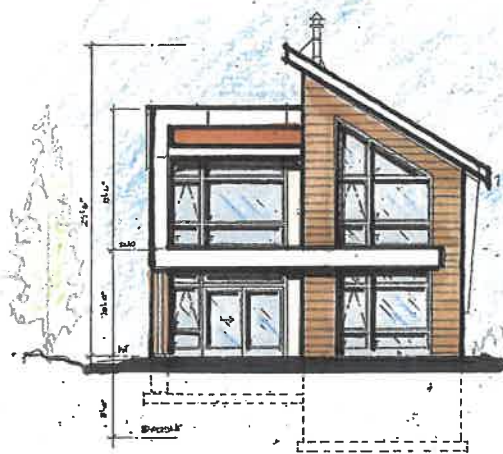
2439 Lake Drive
Traverse City, Michigan
Zoning Designation: R-1 Legal Non-conforming property and structure.
Parcel ID: 28-05-295-013-00 Land situated in the State of Michigan, County of Grand Traverse, Township of Garfield.
Legal Description: Lot 13, Silver Pines Resort, according to the plat thereof recorded in Liber 4 of Plats, page 69, Grand Traverse County Records.

ZONING ORDINANCE:	Standard Article 5	Existing Lot	Proposed
Non-Conforming Lot:	Minimum 100' width	50' wide x 181' deep 9,050 sf	No Change 9,050 sf
Minimum Size R-1 Lot:	20,000 sf (W/O Sewer)	9,050 sf Non-Conforming	9,050 sf
Non-Conforming Structures:	Side Yard Setback: 10'-0" Front Yard Set Back 30'-0"	11'-2" south/9'-4" north Approx. 13'-11" Non-Conforming	10'-0" south/9'-4" north (no change) Garage-Existing to remain
Waterfront Set Back:	50'-0" Min from AHHWM	Approx. 65'-0"	Approx. 60'-0" Complies
Lot Coverage:	Maximum: 30%	2,715 sf	2,715 sf
Actual		1,685 sf Complies (18%)	1,868 sf Complies (21%)
Structures			
Maximum Height:	35'-0" (2.5 stories)	21'-0" approx. Complies One Story	31'-0" Complies Two Stories

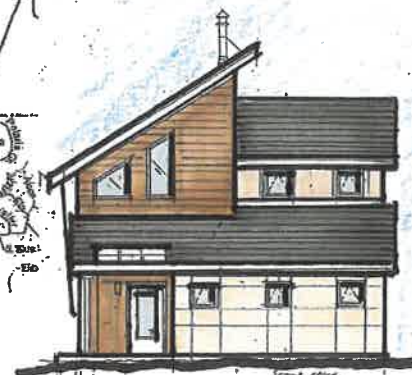
Alteration of Non-Conforming Structure (Section 812.D (2):	<p>Single Family Residential Exception</p> <p>A single-family residential structure that is located on a legally nonconforming site with respect to required yards, areas, or height may be structurally altered or enlarged, providing the portion of the structure that is altered or enlarged conforms with the provisions of this ordinance.</p>
Erosion Control:	Implementation of silt fencing at any areas of soil disturbance, Minimum 60' away from Silver Lake.



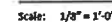
Location Map



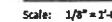
West Elevation



East Elevation



South Elevation



North Elevation:



**1439 Lake Drive
Traverse City, Michigan**

Home Renovation

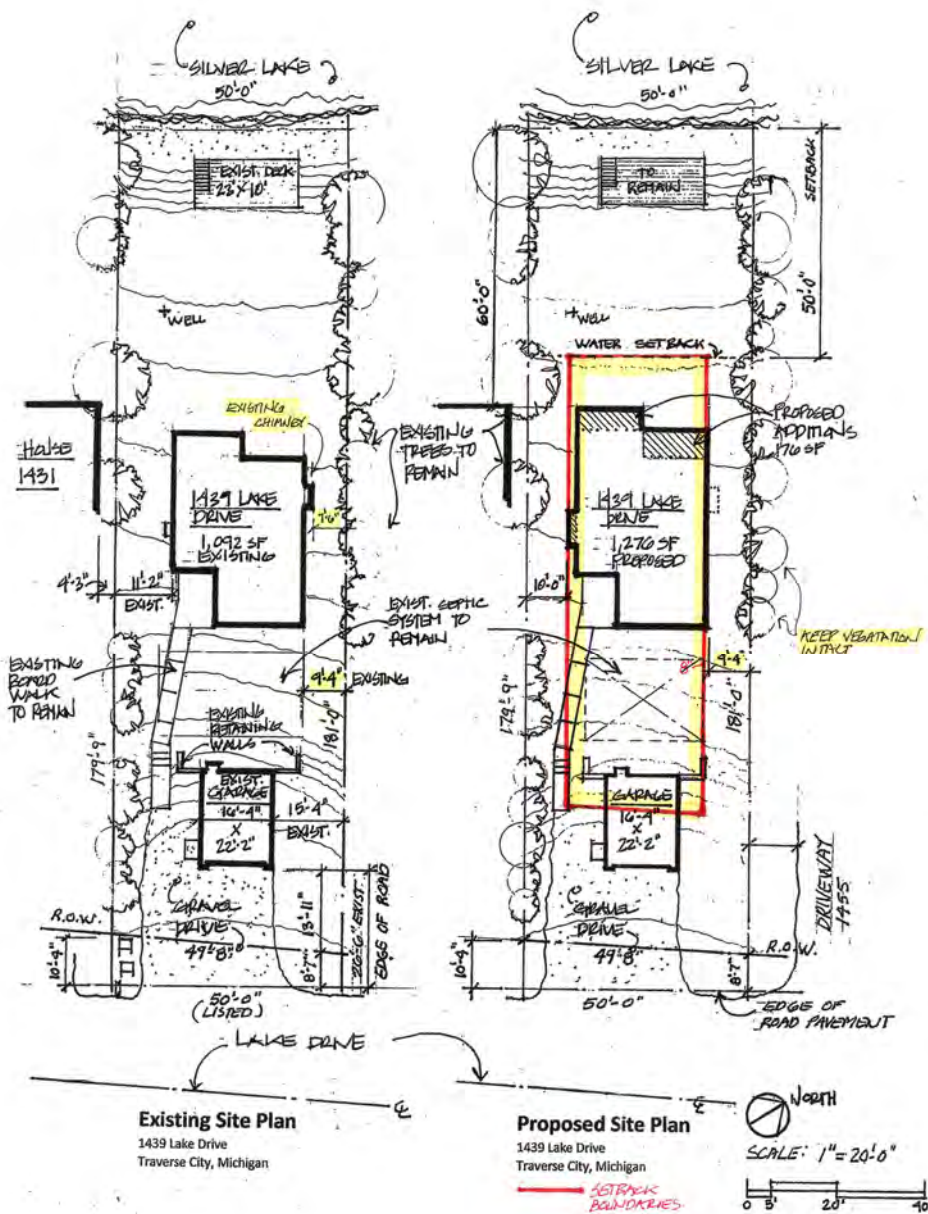
1439 Lake Drive
Traverse City, Michigan 49685

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Cornerstone Architects, Inc.
Architecture Interior Design Historic Preservation

122 S. Union, Suite 200 Traverse City, MI 49884
231.947.2177 p www.cometstone-andi.com 231.933.4310 f

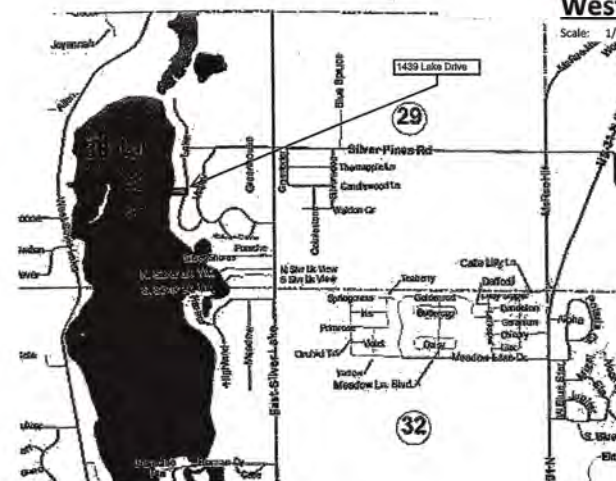
DATE	ISSUED FOR
12-28-01	REVIEW
PIC:	Principal in Charge
FIR:	Project Manager
DRAFT:	Date and By
PROJECT NO: 21.599	
SHEET ONE	
SHEET TWO	



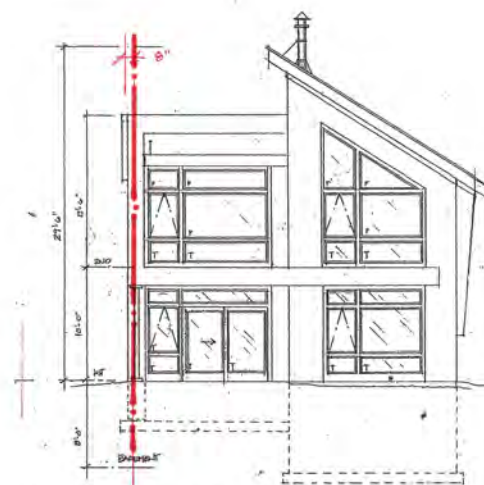
Existing & Proposed Site Plan

1439 Lake Drive
Traverse City, Michigan
Zoning Designation: R-1 Legal Non-conforming property and structure.
Parcel ID: 28-05-295-013-00 Land situated in the State of Michigan, County of Grand Traverse, Township of Garfield.
Legal Description: Lot 13, Silver Pines Resort, according to the plat thereof recorded in Liber 4 of Plats, page 69, Grand Traverse County Records.

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Non Conforming Structure:	Side Yard Setback: 10'-0"	11'-2" south/9'-4" north	10'-0" south/9'-4" north (no change)
Waterfront Set Back:	Front Yard Set Back 30'-0"	Approx. 13'-11" Non-Conforming	Garage-Existing to remain
	50'-0" Min from AHHW	Approx. 65'-0"	Approx. 60'-0" Complies
Lot Coverage:	Maximum: 30%	2,715 sf	2,715 sf
Actual:		1,688 sf Complies (21%)	1,868 sf Complies (21%)
Structures:			
Maximum Height:	35'-0" (2.5 stories)	21'-0" approx. Complies One Story	31'-0" Complies Two Stories
Alteration of Non-Conforming Structure (Section 812.D (2):	<p>Single Family Residential Exception A single-family residential structure that is located on a legally nonconforming site with respect to required yards, areas, or height may be structurally altered or enlarged, providing the portion of the structure that is altered or enlarged conforms with the provisions of this ordinance.</p>		
Erosion Control:	Implementation of silt fencing at any areas of soil disturbance, Minimum 60' away from Silver Lake.		

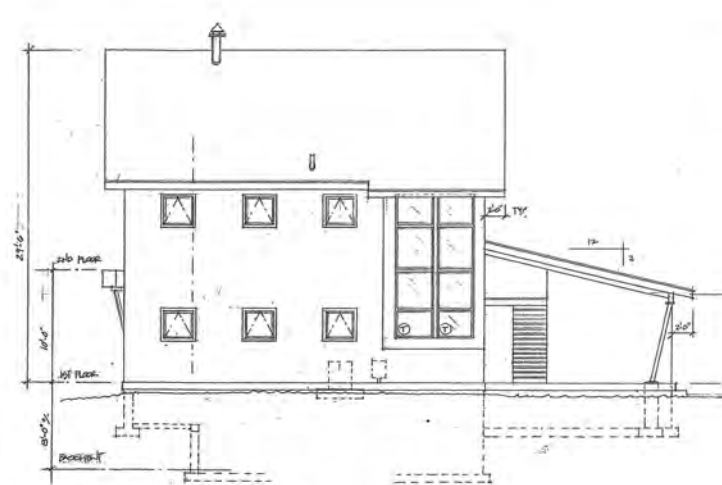


Location Map



West Elevation

Scale: 1/8" = 1'-0"



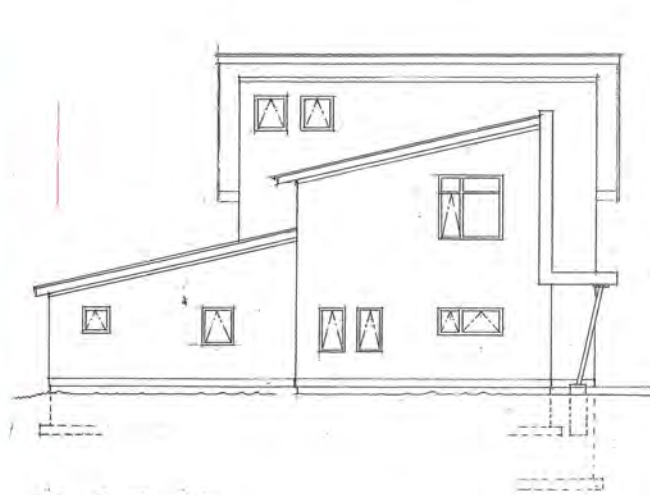
South Elevation

Scale: 1/8" = 1'-0"



East Elevation

Scale: 1/8" = 1'-0"



North Elevation

Scale: 1/8" = 1'-0"

Proposed Renovation For:

Tom and Luann Nemitz

1439 Lake Drive
Traverse City, Michigan

Home Renovation

1439 Lake Drive
Traverse City, Michigan 49685

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Cornerstone Architects, Inc.
Architecture Interior Design Historic Preservation

122 S. Union, Suite 200
Traverse City, MI 49664
231.947.2177 p
www.cornerstone-arch.com 231.933.4310 f

DATE	ISSUED FOR
12-20-21	REVIEW
1-15-22	PER REVIEW

PIC: Principal in Charge
PM: Project Manager
DRA/TS: Drawn By

PROJECT NO:
21.599

SHEET TITLE

SHEET NO.

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

NOTICE OF PUBLIC HEARING

TO: THE RESIDENTS AND PROPERTY OWNERS OF GARFIELD CHARTER TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the **Garfield Township Zoning Board of Appeals** will conduct a public hearing during its regular meeting on **Thursday, March 17, 2022, commencing at 6:00 pm**, as required under the provisions of the Michigan Zoning Enabling Act.

PLEASE TAKE FURTHER NOTICE that the items to be considered at the public hearing include, in brief, the following:

1. A request made by Tom and Luann Nemitz for an eight inch variance from the north side setback requirements. The specific request is asking for a variance from 10 ft to 9.4 ft to allow construction of an addition. The property is zoned R-1 Single Family Residential and is currently used as single-family residential. The property is located at 1439 Lake Drive with a property number of 05-295-013-00.
2. Such other and further matters as may properly come before the Zoning Board of Appeals at the public hearing.

A copy of the application, zoning ordinance and zoning map may be inspected at the zoning office of the Charter Township of Garfield located at 3848 Veterans Drive, Traverse City, Michigan between the hours of 7:30 am and 6:00 pm Monday through Thursday. All persons will have the right to speak at the Public Hearing. Any written comments with respect to this application may be submitted to the Township zoning department at the address above during regular office hours as described above or during the Public Hearing. The Township's telephone number is 231-941-1620.

Lynn Fricke – Secretary
Garfield Township Zoning Board of Appeals
3848 Veterans Drive
Traverse City, MI 49684

Michael Green – Zoning Administrator
Garfield Township
3848 Veterans Drive
Traverse City, MI 49684

Garfield Township will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.



Public Hearing Notice for 1439 Lake Drive Zoning Board of Appeals

Legend

- 1439 Lake Drive
- 300-foot notice area
- Garfield Township Parcels

This map is based on digital databases prepared by Garfield Township. The Township does not warrant, expressly or impliedly, that the information on this map is current or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.

Garfield Charter Township
3848 Veterans Drive
Traverse City, MI 49684
Phone: 231.941.1620
Fax: 231.941.1688
www.garfield-twp.com



NOT A LEGAL SURVEY

Garfield Township Planning Dept: 2/23/2022

Document Path: I:\GarfieldGIS\Planning\Steve\Steve_Base_Project_Map_2022.mxd

MAUSOLF PATRICK A & DIANE M
1381 LAKE DR
TRAVERSE CITY, MI 49685

CANELLOS JAMES G & KERRY E TRUST
101 SKYVIEW WAY
SAN FRANCISCO, CA 94131

OCCUPANT
1397 LAKE DR
TRAVERSE CITY, MI 49685

FOA RICHARD & LINDA TRUST
1415 LAKE DR
TRAVERSE CITY, MI 49685-8919

DOTEN DALE D & SUZANNE M
550 NORWOOD SE
GRAND RAPIDS, MI 49506

OCCUPANT
1431 LAKE DR
TRAVERSE CITY, MI 49685

NEMITZ THOMAS & LUANN
7266 DENISON DR SE
GRAND RAPIDS, MI 49546

OCCUPANT
1439 LAKE DR
TRAVERSE CITY, MI 49685

BOWMAN RONALD F & MARCIA A
1455 LAKE DR
TRAVERSE CITY, MI 49685

JAGLES RYAN & KIMBERLY
927 BROCADE DR
HIGHLANDS RANCH, CO 80126-5765

OCCUPANT
1471 LAKE DR
TRAVERSE CITY, MI 49684

MINER ROBERT J & KRISTEN T
1514 BROOKWOOD AVE
FLINT, MI 48503

OCCUPANT
1481 LAKE DR
TRAVERSE CITY, MI 49685

BIRACH JAMES & WEAVER SUSAN M
1491 LAKE DR
TRAVERSE CITY, MI 49685

ALSHAMMA JAMAL & WILLOW
870 E EIGHTH ST
TRAVERSE CITY, MI 49686

OCCUPANT
1494 LAKE DR
TRAVERSE CITY, MI 49685

ELLIS PHILIP
1476 LAKE DR
TRAVERSE CITY, MI 49685

BERTRAM DOROTHY H TRUST
1450 LAKE DR
TRAVERSE CITY, MI 49685

ALLINGTON AARON
1434 LAKE DR
TRAVERSE CITY, MI 49685

STEBEN THOMAS R
1408 LAKE DR
TRAVERSE CITY, MI 49685

TVC INCOME PROPERTY LLC
3635 COURTNEY PL
TRAVERSE CITY, MI 49684

OCCUPANT
1400 LAKE DR
TRAVERSE CITY, MI 49685

1390 LAKE DR LLC
707 WEST SILVER LAKE RD N
TRAVERSE CITY, MI 49685

OCCUPANT
1390 LAKE DR
TRAVERSE CITY, MI 49685

FELLOWS DENNIS JR & JENNY
1469 VALLEY DR
TRAVERSE CITY, MI 49685

CAMELOT CONSTRUCTION &
DEVELOPMENT
2774 S KOHLER ROAD
SUTTONS BAY, MI 49682

OCCUPANT
1465 VALLEY DR
TRAVERSE CITY, MI 49685

BENNETT ARTHUR R
1455 VALLEY DR
TRAVERSE CITY, MI 49685

THOMAS JEFFERY L & SHAWNA
1437 VALLEY DR
TRAVERSE CITY, MI 49685

WELLS DONNA
1413 VALLEY DR
TRAVERSE CITY, MI 49685

LEMAN CHRIS ALAN
4644 BUCKHORN DR
TRAVERSE CITY, MI 49684

OCCUPANT
1401 VALLEY DR
TRAVERSE CITY, MI 49685