



PLANNING DEPARTMENT
HEARING DATE: 10-20-09
CITY OF MIDLAND, MICHIGAN
PETITION NO: 09-07

ZONING BOARD OF APPEALS

The petition of Junior Achievement of Central Michigan, address: 501 Townsend Street and 802 Rodd Street for an appeal from the requirements of Section 14.03 of the Zoning Ordinance No. 1585, said regulations and requirements being invoked by the Building Inspector in his determination, for an area/dimension variance X , a use variance , an Interpretation , an administrative review , so as to permit: a variance to the side yard setback on a corner lot.

It was moved by Higgins and supported by Steele to approve Petition No. 09-07 based on the findings of fact for an area/dimension variance at 501 Townsend and 502 Rodd Streets.

Findings of Fact:

1. The property is in the Office Service zoning district.
2. The property is a corner lot.
3. The proposed location of the house is approximately the same setback as other buildings in the area.
4. It is a 60 foot wide lot.
5. It is an old house moved to the lot which is approximately 35 feet wide.
6. The speed limit on Indiana is 35 feet per hour.
7. They plan to merge the two lots.
8. The future goal of the city is to move this to a downtown district.
9. This house is adjacent to the RA-4 district.
10. The house was moved on September 14th.
11. The house is sitting on wooden blocks.
12. The zoning on the adjacent lots are Office Service zoning.

YEA: Green, Higgins, Lichtenwald, and Steele
NAY: Holthoff

Motion was approved 4-1.

All permits necessary for prosecution of the work shall be obtained within six months from the date.

SW ½ OF LOTS 5 & 6 BLK 60 CARPENTERS DIV

SWLY ½ OF LOTS 7 & 8 BLK 60 CARPENTERS DIV