

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

Wednesday, March 20, 2019 @ 6:00 p.m.
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684

A G E N D A

Call meeting to order
Roll call of Board Members

1. Review and approval of the Agenda and declaration of a Conflict of Interest
2. Minutes – November 21, 2018
3. Public Hearing
 - a. A request made by Peninsula Construction & Design on behalf of Living Hope Church for a Variance from the setback requirements. The specific request is asking for a variance from 40 ft to 10 ft for the existing section of asphalt parking located on the south side of the property along Day Dr-approximately 7300 sq ft. The property is zoned R-1 Single Family and the current use is Institutional. The property is located at 3050 W South Airport Road with a property number of 05-105-001-00.
4. Other Business
 - a. Election of Officers
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, or TDD #922-4412.

Charter Township of Garfield
Zoning Board of Appeals Meeting

Wednesday, November 21, 2018 @ 6:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684

Chair Rick Smith called the meeting to order at 6:00pm.

Board Members Present: Steve Duell, Kent Rozycki, Rick Smith
Absent: Lynn Fricke & Scott Swan

Staff Present: Michael Green

1. **Review and approval of the agenda and declaration of a Conflict of Interest**
Duell moved and Rozycki seconded to approve the agenda as presented.

Yeas: Duell, Rozycki, Smith
Nays: None

2. **Minutes –October 17, 2018**
Duell moved and Rozycki seconded to approve the minutes of October 17, 2018 as presented.

Yeas: Duell, Rozycki, Smith
Nays: None

7. **Other Business: Approval of 2019 meeting dates**

Duell moved and Rozycki seconded to approve the meeting dates for 2019 as presented.

Yeas: Duell, Rozycki, Smith
Nays: None

8. **Items for next agenda**
Nothing at this point

9. **Public Comment**
Rick Smith indicated he would be out of State until April, 2019

10. Adjournment

Duell moved and Rozycki seconded to adjourn the meeting at 6:04 pm.

Yeas: Duell, Rozycki, Smith

Nays: None

Steve Duell, Secretary

2019

ZONING BOARD OF APPEALS

MEETING DATES AND DEADLINES

Meeting Dates	Application Deadline	Record Eagle Deadline	Publication Deadline	Packets Deadline
1/16/2019	12/17/2018	12/27/2018	12/31/2018	1/7/2019
2/20/2019	1/21/2019	1/31/2019	2/4/2019	2/11/2019
3/20/2019	2/18/2019	2/28/2019	3/4/2019	3/11/2019
4/17/2019	3/18/2019	3/28/2019	4/1/2019	4/8/2019
5/15/2019	4/15/2019	4/25/2019	4/29/2019	5/6/2019
6/19/2019	5/20/2019	5/30/2019	6/3/2019	6/10/2019
7/17/2019	6/17/2019	6/27/2019	7/1/2019	7/8/2019
8/21/2019	7/22/2019	8/1/2019	8/5/2019	8/12/2019
9/18/2019	8/19/2019	8/29/2019	9/2/2019	9/9/2019
10/16/2019	9/16/2019	9/26/2019	9/30/2019	10/7/2019
11/20/2019	10/21/2019	10/31/2019	11/4/2019	11/11/2019
12/18/2019	11/18/2019	11/28/2019	12/2/2019	12/9/2019



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 20, 2019
Case #: 2019-01	Front yard parking variance request
Owner:	Living Hope Church
Applicant:	Peninsula Construction & Design
Property ID #:	05-105-001-00
Property Location:	3050 W. South Airport Road
Zoning District:	R-1 One-Family Residential

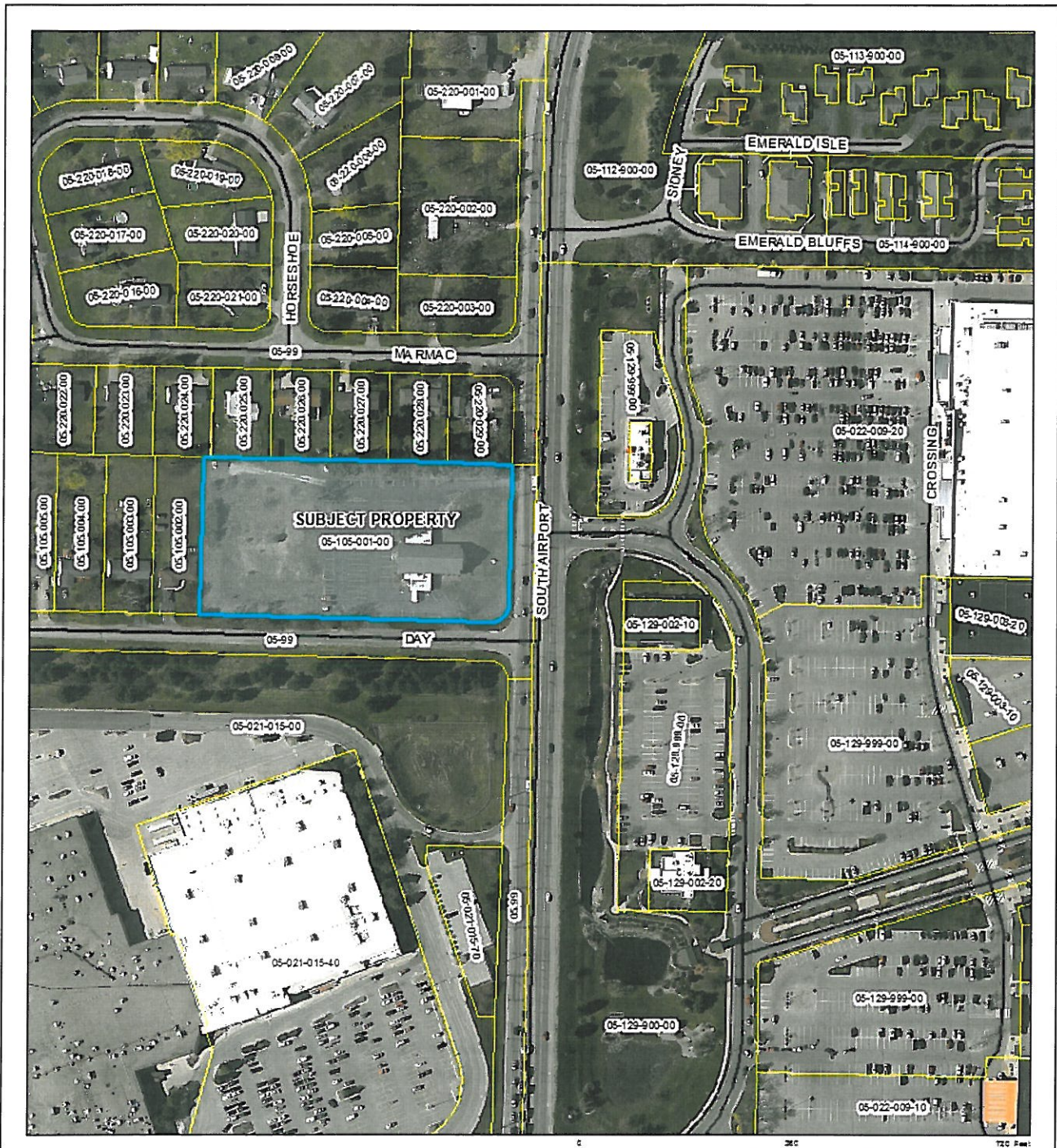
Parcel Overview and History

The parcel is located within an area that is heavily developed with a mix of land uses. The properties to the north and west are also zoned R-1 and contain single-family dwellings. The property to the south is zoned C-P Planned Shopping and contains the Grand Traverse Mall, which is required to maintain a one-hundred (100) foot vegetative buffer along Day Drive to provide a screen for Day Drive residents. The vegetative buffer is clearly visible in the aerial photo provided in this report. The properties to the east are zoned R-1 and are part of the Grand Traverse Crossings Mixed-use PUD District; the area across the street from the subject parcel contains a large shopping outdoor shopping center with several out lots. The subject property is part of the Day Subdivision, which was platted in 1974; a subdivision map is enclosed. The church itself was built in 1976 and renovated in 1995. The parking lot was also paved in 1995. Otherwise, the layout of the property appears to have not changed since originally built in 1976. Since construction of the current facility, more stringent setback regulations for churches were adopted as part of the 2015 Zoning Ordinance, which is described in more detail below.

Request

A request has been made by Peninsula Construction & Design on behalf of Living Hope Church for a 30 foot variance from 40 foot parking lot setback, resulting in a 10 foot parking setback for a portion of the property fronting on Day Drive. The applicant has submitted a site plan that illustrates their overall plan to expand the church building and parking areas. The property is zoned R-1 One-Family Residential, and is located at 3050 W. South Airport Road, with a property number of 05-105-001-00. Churches are defined in the Zoning Ordinance as an “institutional use”. As such, they are not only subject to the underlying R-1 district regulations, but also subject to supplemental regulations found in Section 753. Section 753 requires that all buildings and parking areas be setback at least forty (40) feet from all street right-of-way lines. According to the site plan provided by the applicant, newly established parking areas will meet the setback requirements. However, the applicant wants to maintain and upgrade a portion of the existing parking area that encroaches into the forty (40) foot setback along Day Drive. Although not clearly stated on the application or highlighted on the site plan, the existing parking area along Day Drive would be reconfigured slightly to be setback at least ten (10) feet from the road right-of-way line; doing so would remove portions that encroach into a ten (10) foot utility easement located adjacent to the north right-of-way line of Day Drive.

Aerial view of subject parcel and adjacent properties



Location Map

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



Legend

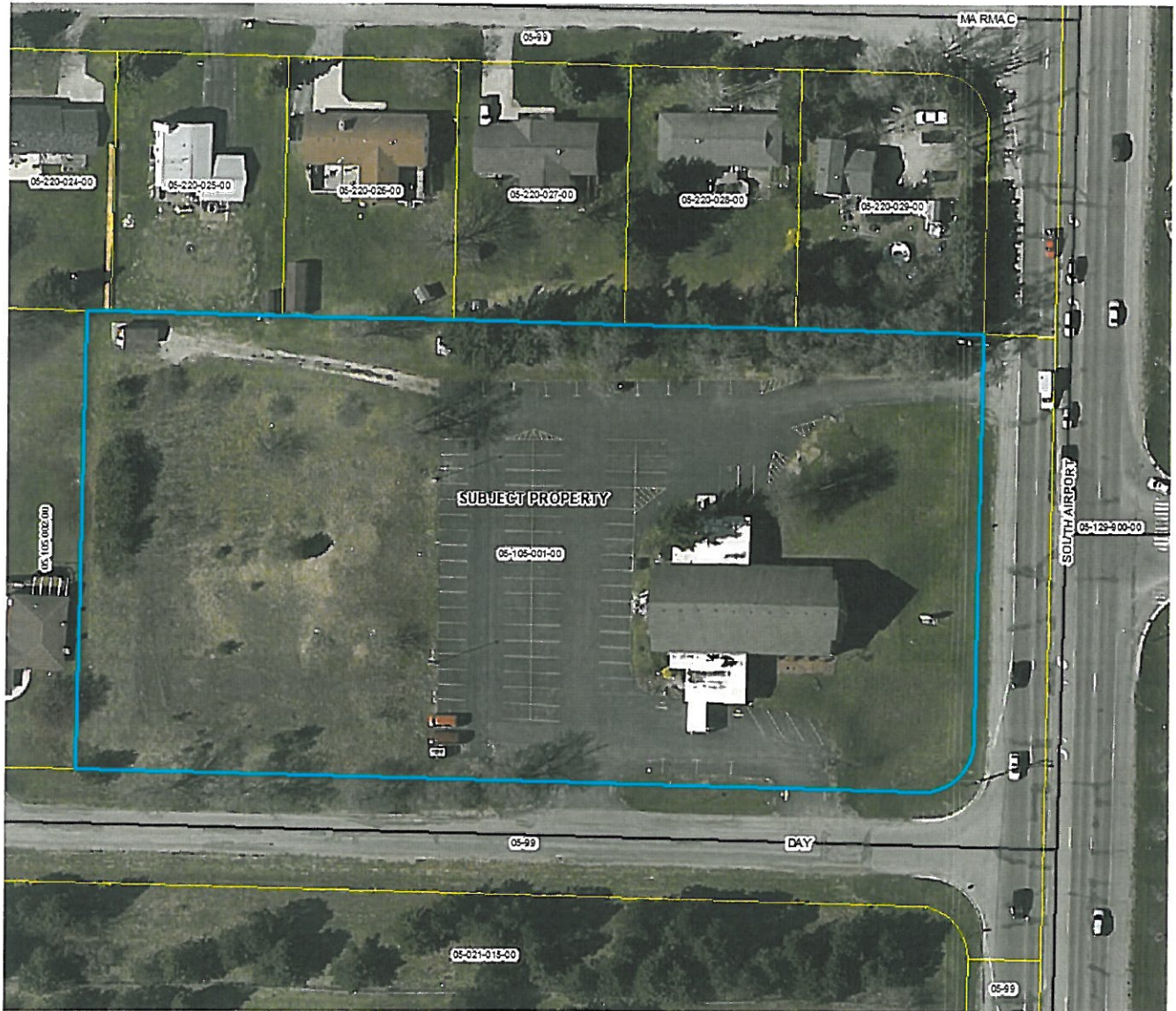
- Subject Property - LivingHope Church
- Parcels2018

This map is based on digital data prepared by Garfield Township. The Township does not warrant the accuracy of the information on this map. Accuracy of location, enclosure and/or contact information is based on the jurisdiction's best available data.

NOT A LEGAL SURVEY

Garfield Township Zoning Dept: 3/4/2019

Aerial View of the Church 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.

(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);

Possible finding in favor: The subject parcel is somewhat smaller than other R-1 parcels containing churches and is situated on a corner lot, which further limits the available building envelope. The subject parcel is 3.21 acres; the other three churches zoned R-1 in the Township range from 4.3 to 7.8 acres.

- (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;

Possible finding in favor: The applicant did not create the hardship as they couldn't have known that the township setback regulations would have changed in 2015.

- (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;

Possible finding in favor: Strict application of the provisions of this Ordinance would require the applicant to remove a large area of parking and would require a redesign of their current building entry.

- (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;

Possible finding in favor: This hasn't been brought up by the applicants as a factor in their decision.

- (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.

Possible finding in favor: This hasn't been brought up by the applicants as a factor in their decision.

(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;

Possible finding in favor: The property is under sole 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;

Possible finding in favor: The request is not based on any nonconformity related to other properties.

- (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;

Possible finding in favor: The requested variance will not be detrimental to the public health safety and welfare due to that the request will not result in further encroachment into the setback area and the fact that the parking area is adjacent to a large buffer between the church and neighboring mall.

- (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;

Possible finding in favor: The requested variance will not alter the essential character of the area due to that the request will not result in further encroachment into the setback area and the fact that the parking area is adjacent to the mall, which also has areas of parking.

- (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.

Possible finding in favor: The applicant is only asking for a variance to maintain a small parking area that already exists and is not seeking a variance for any new construction.

(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.

Possible finding in favor: The subject parcel is somewhat smaller than other R-1 parcels containing churches and is situated on a corner lot, which further limits the available building envelope. The subject parcel is 3.21 acres; the other three churches zoned R-1 in the Township range from 4.3 to 7.8 acres.

(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.

(c) Substandard Lot(s)

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

(d) Historic Resources

The proposed project site contains historical significance.


(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.

Recommendation

I have provided you with possible findings in favor of each Practical Difficulty standard and all of the General Criteria. 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. Please feel free to contact me if you have any questions before the meeting.

Sincerely,



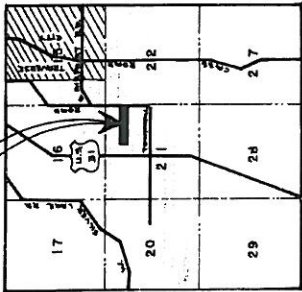
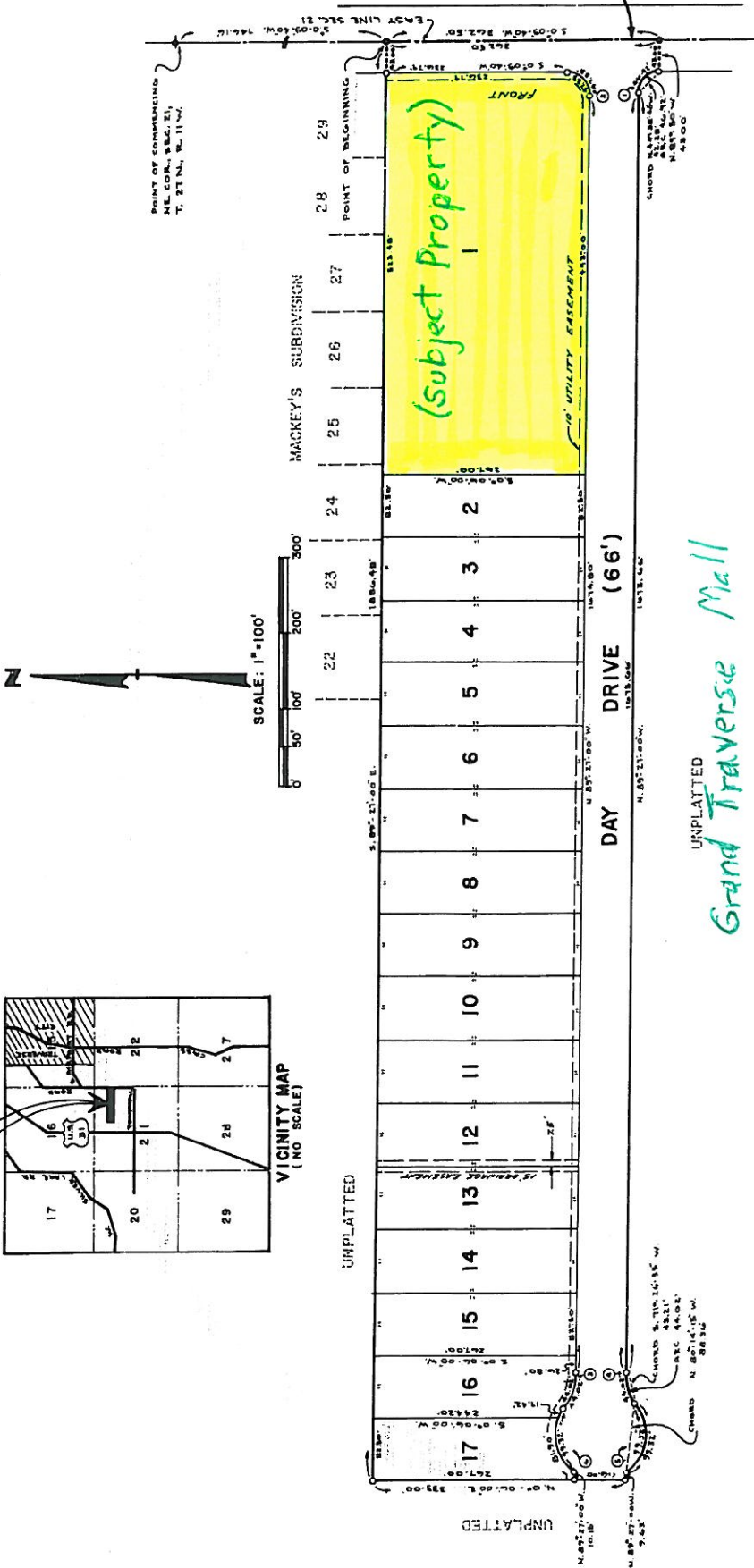
Michael Green, Zoning Administrator
Charter Township of Garfield

Attachment: Day Subdivision map

DAY SUBDIVISION

PART OF THE NE. 1/4, OF SEC. 21, T. 27 N., R. 11 W., GARFIELD TWP., GRAND TRAVERSE CO., MICHIGAN

UNPLATTED
 Remained W. South Airport Rd
 TOWNHALL RD. (86')
 (EXISTING CO. ROAD)



SCALE: 1"=100'

MACKEY'S SUBDIVISION

UNPLATTED

DAY DRIVE (66')

UNPLATTED
 Grand Traverse Mall

NO.	A	RADIUS	ARC	BEARING	CHORD	DIAG.
1	87°-32'-40"	30.00'	46.32'	N. 84°-30'-42" W.	41.33'	41.33'
2	90°-13'-10"	30.00'	47.33'	S. 89°-11'-10" W.	48.33'	48.33'
3	38°-10'-48"	80.00'	44.02'	N. 70°-20'-30" W.	48.21'	48.21'
4	38°-11'-48"	80.00'	44.02'	S. 71°-11'-33" W.	48.21'	48.21'
5	74°-52'-48"	80.00'	74.32'	N. 80°-14'-15" W.	88.30'	88.30'
6	74°-52'-48"	80.00'	74.32'	S. 81°-22'-23" W.	88.30'	88.30'

LEGEND

1. ALL DIMENSIONS ARE IN FEET
2. ALL CURVELINEAR DIMENSION ARE ARC LENGTHS.
3. CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED "O".
4. LOT CORNERS HAVE BEEN MARKED WITH 3/8" IRON PIPE 18" LONG.
5. BEARINGS WERE ESTABLISHED FROM THE RECORDED PLAT OF COLLEGE TERRACE RECORDED IN LIBER. T OF PLATS ON PAGE 44.

58039



GOURDIE MILLER FRASER AND ASSOCIATES, INC.
 124 W. STATE ST., TRAVERSE CITY, MICHIGAN 49684

DAY SUBDIVISION PART OF THE NE 1/4, OF SEC. 21, T. 27 N., R. 11 W., GARFIELD TWP., GRAND TRAVERSE CO., MICHIGAN

COUNTY TREASURER'S CERTIFICATE The records in my office show no unpaid taxes or special assessments for the five years preceding March 29, 1972, involving the lands included in this plat.

CERTIFICATE OF COUNTY ROAD COMMISSIONERS Henry V. Jankos, Grand Traverse Co., Treasurer Approved on May 19, 1972, as complying with Section 183 of Act 288, P.A. 1967 and the applicable published rules and regulations of the Board of Road Commissioners of Grand Traverse County.

CERTIFICATE OF MUNICIPAL APPROVAL I certify that this plat was approved by the Township Board of Garfield Township, at a meeting held 5/19/72 and was reviewed and found to be in compliance with Act 288, P.A. 1967. Approved 5/19/72 by the Grand Traverse - Leelanau - Benzie District Health Department.

COUNTY DRAIN COMMISSIONER'S CERTIFICATE Approved on 5/14/72 as complying with Section 192 of Act 288, P.A. 1967 and the applicable rules and regulations published by my office in the county of Grand Traverse.

COUNTY PLAT BOARD CERTIFICATE This plat has been reviewed and is approved by the Grand Traverse County Plat Board on August 3, 1972, as being in compliance with all of the provisions of Act 288, P.A. 1967, and the plat board's applicable rules and regulations.

RECORDING CERTIFICATE State of Michigan } ss. Grand Traverse County } This plat was received for record on the 24th day of September A. D. 1972 at 10:30 A.M. recorded in Liber 10 of plats on Pages 124-125.

Certified true copy of recorded plat. Registered in my office by Gladys Hatfich, Registrar of Deeds

By Richard A. Redemaker, Notary Public, Grand Traverse County, Michigan. Date: Sept. 15, 1972

GOURDIE, FRASER & ASSOC., INC. 124 W. STATE ST., TRAVERSE CITY, MICHIGAN 49684

Richard A. Redemaker, Notary Public, Grand Traverse County, Michigan. My commission expires 5-19-74

Walter L. Klingensmith, Notary Public, Grand Traverse County, Michigan. My commission expires 5-19-74

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Walter L. Klingensmith, Notary Public, Grand Traverse County, Michigan. My commission expires 5-19-74

ACKNOWLEDGMENT State of Michigan } ss. Grand Traverse County } Personally came before me this 16th day of February, 1972, the above named Gerald M. Oleson and Frances M. Oleson, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission Expires 5-19-74 Richard A. Redemaker, Notary Public, Grand Traverse County, Michigan

PROPRIETOR'S CERTIFICATE We as proprietors certify that we caused the land embraced in this plat to be surveyed, divided, mapped and dedicated as represented on this plat and that the roads are for the use of the public; that the public utility easements are private easements and that all other easements are for the uses shown on the plat.

Leslie T. Walton, A.K.A. Leslie Walton, Traverse City, Michigan 49684

Margaret Walton, Sunset Lane, Traverse City, Michigan 49684

Richard A. Redemaker, Notary Public, Grand Traverse County, Michigan. My commission expires 5-19-74

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SURVEYOR'S CERTIFICATE I, Richard A. Redemaker, surveyor, certify: That I have surveyed, divided and mapped the land shown on this plat, described as follows: DAY SUBDIVISION, Part of the NE 1/4, of Sec. 21, T. 27 N., R. 11 W., Garfield Twp., Grand Traverse Co., Michigan, more fully described as: Commencing at the Northeast corner of Section 21, Town 27 North, Range 11 West; thence South 0°-09'-40" West, 746.16 feet, along the East line of said Section 21, to the Point of Beginning; thence South 0°-09'-40" West, 362.50 feet, along said East Section Line; thence North 89°-50' West, 43.00 feet; thence Northwesterly, 46.92 feet, along the arc of a 30.00 foot radius curve to the left, the long chord of which bears North 44°-38'-40" West, 42.28 feet; thence North 89°-27'-00" West, 1675.66 feet; thence Southwesterly, 44.02 feet, along the arc of a 66.00 foot radius curve to the left, the long chord of which bears South 71°-25'-35" West, 43.21 feet; thence Westerly, 99.32 feet, along the arc of a 60.00 foot radius curve to the Right the long chord of which bears North 80°-14'-18" West, 89.88 feet; thence North 89°-27'-00" West, 9.83 feet; thence North 0°-08'-00" East, 332.00 feet, thence South 89°-27'-00" East, 188.48 feet, to the Point of Beginning, and the East line of section 21. Containing 17 lots numbered 1 through 17.

That I have made such survey, land-division and plat by the direction of the owners of such land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it.

That the required monuments and lot markers have been located in the ground or that surety has been deposited with the municipality, as required by Section 125 of the Act.

That the accuracy of survey is within the limits required by Section 126 of the Act.

That the bearings shown on the plat are expressed as required by Section 126(3) of the Act and as explained in the legend.

February 14, 1972. GOURDIE, FRASER & ASSOC., INC.

Walter L. Klingensmith, Notary Public, Grand Traverse County, Michigan. My commission expires 5-19-74

Richard A. Redemaker, Notary Public, Grand Traverse County, Michigan. My commission expires 5-19-74

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Charter Township of Garfield

Grand Traverse County

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

ZONING BOARD OF APPEALS APPLICATION

1. Owner / Applicant information

Owner: LIVING HOPE CHURCH
Address: 3050 W. SOUTH AIRPORT RD.
City, State, Zip Code: TRAVERSE CITY, MI 49684
Phone Numbers: (231) 946-4530

Applicant: PENINSULA CONSTRUCTION & DESIGN
Address: 1125 BUSINESS PARK DR.
City, State, Zip Code: TRAVERSE CITY, MI 49686
Phone Numbers: 231-947-7951

2. Property Information:

- a. Property Address: 3050 W. SOUTH AIRPORT Rd.
- b. Property Location: @ CORNER OF SOUTH AIRPORT RD & DAY DR.
- c. Lot # ~~2~~ 1 Subdivision Name: ~~DAY~~ DAY SUBDIVISION
- d. Parcel ID# 28-05- 105-001-00
- e. Current Zoning: R-1 SINGLE FAMILY
- f. Current Use: INSTITUTIONAL

3. Purpose For Request:

Variance <u>X</u>	Appeal _____	Interpretation _____	Review _____
Other _____ Please explain request / List section(s) related to request: <u>VARIANCE</u>			
<u>IN SETBACK FROM 40' TO 10' FOR EXISTING SECTION OF</u>			
<u>ASPHALT PARKING LOCATED ON SOUTH SIDE OF PROPERTY</u>			
<u>ALONG DAY DR. APPROX. 7,300 S.F. OF ASPHALT, HATCHED ON SITE PLAN</u>			

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

2-14-2019

Date



Applicants signature

2-14-2019

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 ^(E)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.

B. Applicability ^(E)Use Variances

The Zoning Board of Appeals shall not grant a use variance or take any action that would have the effect of granting a variance from the permitted use of land.

E. Approval Criteria

(1) Practical Difficulty

- ~~§ 454.E(1) shall not apply to any variance granted under this section.~~
- (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);
 - (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;
 - (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;
 - (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
 - (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.

(2) General Criteria

~~§ 454.E(2) shall not apply to any variance granted under this section.~~

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;
- (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;
- (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;
- (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
- (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.

(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.

(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.

(c) Substandard Lot(s)

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

(d) Historic Resources

The proposed project site contains historical significance.

(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.



Charter Township of Garfield

Grand Traverse County

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

PLANNING/ZONING SERVICE FORM

1) Applicant Information

Name of Applicant Carey Waldie, Pastor

Company Name: Living Hope Church

Address: 3050 W. South Airport Road, Traverse City MI 49684

Phone Number: (231) 9946-4530

2) Property Information

Project name: Zoning Board of Appeals variance request

Property Address: 3050 W. South Airport Road

Parcel ID #: 28-05- 105-001-00

Please circle the fee associated with the request. If an escrow is required please insert the amount and mark the project type.
Separate checks are required for fee and escrow amounts.

Request	Fee	Amount	For Office Use Only	Escrow Amount Received	Escrow Account #	
Special Use / PUD Request Condo / Plat	\$800.00					
Administrative Amendment	\$150.00					
Minor Amendment SUP or PUD	\$400.00					
Major Amendment	\$650.00					
Zoning Text Amendment	\$1000.00					
Completeness Review	\$150.00					
Zoning Map Amendment	\$750.00					
Conditional Rezoning	\$1000.00					
PUD Sign Request Major	\$400.00					
PUD Sign Request Minor	\$100.00					
Site Plan Review	\$250.00					
Stormwater Review	\$2,000.00					
ZBA Application	\$750.00	\$750.00				
Other Consultant Review	\$--					
Other:						

CHARTER TOWNSHIP OF GARFIELD

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Garfield Township Zoning Board of Appeals will hold a public hearing at their regular meeting on Wednesday March 20, 2019 at 6:00 pm. The hearing will take place at the Garfield Township Hall, located at 3848 Veterans Drive, Traverse City, Michigan 49684. The following request will be heard:

A request made by Peninsula Construction & Design on behalf of Living Hope Church for a Variance from the setback requirements. The specific request is asking for a variance from 40 ft to 10 ft for the existing section of Asphalt parking located on the south side of the property along Day Dr-approximately 7300 sq ft. The property is zoned R-1 Single Family and the current use is Institutional. The property is located at 3050 W South Airport Road with a property number of 05-105-001-00.

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, or TDD #922-4412.

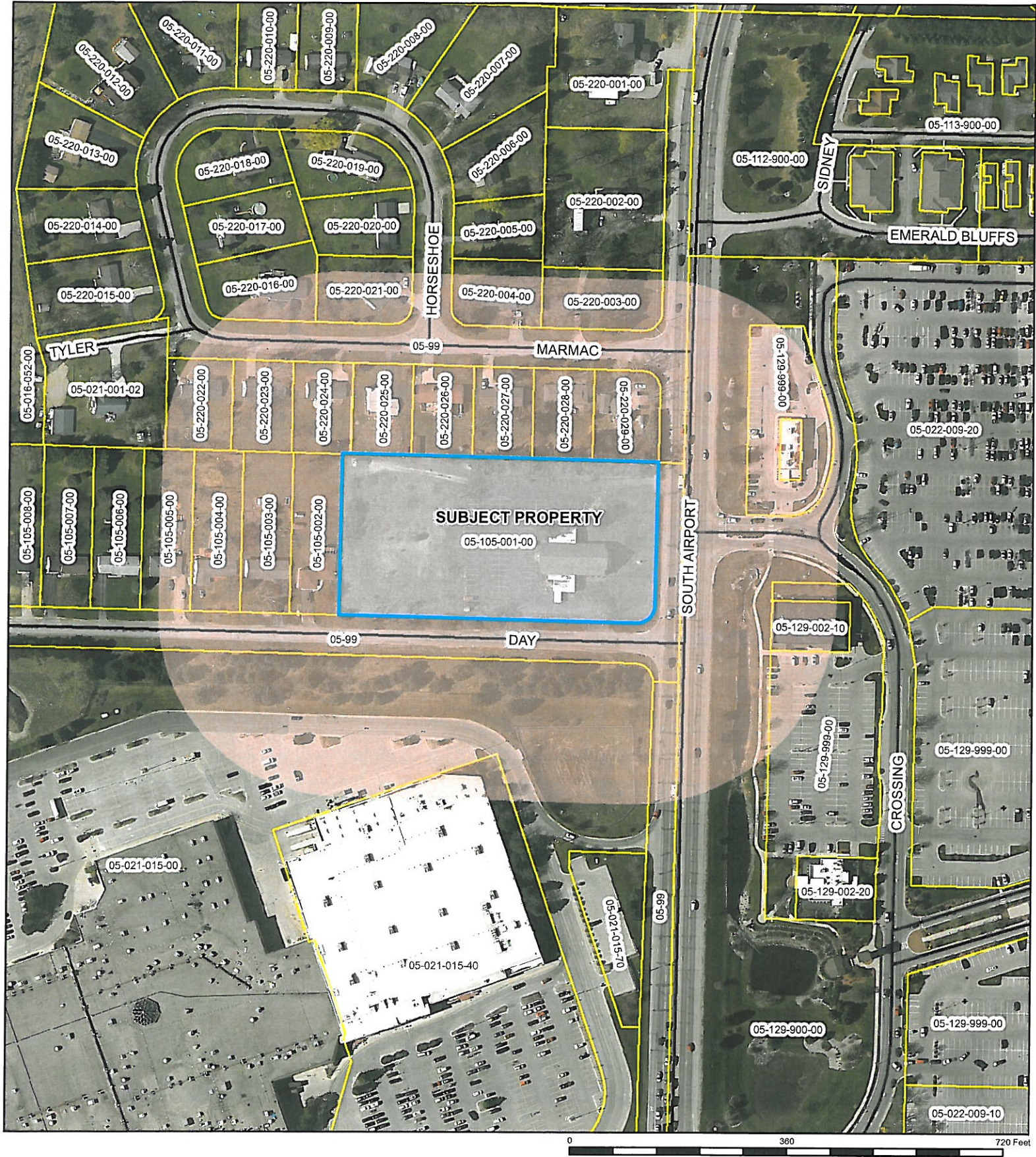
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TO THE RECORD EAGLE:

Please publish on: Monday March 4, 2018

Please send affidavit and bill to: Garfield Township

RECEIVED BY THE RECORD-EAGLE VIA _____



Notification Map

Legend

- Subject Property - Living Hope Church
- 300 ft. Notification Boundary
- Parcels2018

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 Zoning Dept: 3/4/2019