

NOTICE OF CONDITIONAL USE CONSIDERATION
CHARLOTTE PLANNING COMMISSION

Pursuant to an order of the City Manager of the City of Charlotte, Michigan, NOTICE IS HEREBY GIVEN that the Planning Commission of said City will meet at **7:00 p.m.** on the **1st day of March, 2016**, in the Council Chambers in the Municipal Building, 111 E. Lawrence, in said City for the purpose of considering a proposed Conditional Use permit as provided for under the following:

Zoning Ordinance of the City of Charlotte being Chapter 82, Sec. 82-358(1) of the Code of the City of Charlotte, which proposed application would allow for construction of a commercial building in an I-1 Light Industrial District Location: 243 State St., Charlotte, MI

and at said time and place any person interested will be heard. The City of Charlotte will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon ten days notice to the city. Individuals should contact the City Clerk, 111 E. Lawrence, Charlotte, MI or by telephone (517)543-2750. A decision will be made by the Planning Commission following this hearing.

Ginger L. Terpstra, City Clerk, CMMC
City of Charlotte
111 E. Lawrence
Charlotte, Mi 48813

Zoning Board of Appeals
Application

Name: Dan Bryan & Fleet Service Inc
Address: 201 S. Lincoln St., Charlotte MI 48813
Telephone: Day 517-983-5008 Evening _____
Address and Location of Property: 243 State Street, Charlotte

Legal Description of Property (attach if necessary): - See attached

Interest in property (check one):

- Owner Option Tenant _____

Current Zoning (check one):

- R-1 R-2 RT RM-1 RM-2 MH
 OS-1 B-1 B-2 B-3 CBD PD
 IRO I-1 I-2 P-1

Current Use (check one):

- Residential Vacant Office Industrial _____
 Institutional Commercial Rental

Request for (check one):

- Interpretation Administrative review
 Variance Exception/Special approval permit
 Use Variance
 Non Use Variance

Zoning Ordinance Section(s): 82-426

Details of Request: Irregular lot shape is too restrictive - seeking relief from required front yard setback. Would like to encroach by 1 1/2 feet into front yard - see attached drawing.

I hereby authorize the members of the Zoning Board of Appeals to enter onto the above mentioned property for inspection purposes.


Signature of Applicant

2/17/2016
Date

TYPE OF VARIANCE BEING REQUESTED

Use Variance permits a use of land that is otherwise not allowed in that district.

Example – Temporary use as allowed in the ordinance

Non-Use Variance – Dimensional Variance permits a modification of yard set backs, building heights, parking requirements, landscaping, or buffering restrictions and related building or facility placement matters and sizes.

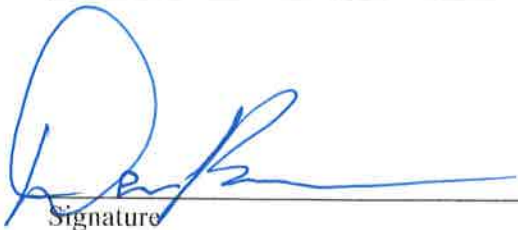
I/we have a practical difficulty or unique condition that relates to my property and is not self-created. That unique condition or circumstance is

Irregular lot shape creating overly restricted conditions - specifically in regard to front yard setback.

Examples of Unique: Narrow lot, irregular shape of lot, shallow lot topographic or natural characteristics lot size.

Other unique circumstance, explain:

Irregular shape of lot


Signature

2/17/2016
Date