

City of Charlotte

ZBA Application Form

REQUEST FOR HEARING BEFORE ZONING BOARD OF APPEALS
(Submit to Building Department 111 East Lawrence, Charlotte, Michigan 48813)

This application must be returned with the appropriate fee no later than 6-21-18, to be considered at the 7-9-18, Zoning Board of Appeals meeting. The meeting will take place in the Council Chambers second floor of Charlotte City Hall 111 East Lawrence at 6:00 p.m.

THIS SECTION TO BE COMPLETED BY CITY OFFICIALS

Date Application Filed: ___/___/___

Fee Paid: \$ _____

Receipt No. _____

Check No. _____

THIS SECTION TO BE COMPLETED BY APPLICANT

PLEASE PRINT OR TYPE

Applicant Name: MHC Charlotte LLC

Address: 150 W. Jefferson Ave. Suite 2500
(Notice to be mailed) Detroit, MI 48226

Applicant's Phone Number: 248-881-6718 Same
Day Evening

Address of property to be considered: 1716 Lansing, Charlotte, MI

Designated person(s) to represent the applicant at the hearing: Mark Nassab

The representative will have to address the board in regard to the request.

MHC Charlotte LLC
150 W. Jefferson Ave. Suite 2500
Detroit, MI 48226
248-881-6718

June 20, 2018

City of Charlotte
Zoning Board of Appeals
111 East Lawrence Avenue
Charlotte, MI 48813

Re: 1716 Lansing Road, Charlotte, MI 48813

Dear Members of the Board,

On the behalf MHC Charlotte LLC, the purchasers of Maple Knoll Manufactured Home Community; located at 1716 Lansing Road, I respectfully request your consideration for the approval of the required dimensional variances to allow for the setting of newer manufactured homes on existing stated licensed manufactured home pad sites.

The current zoning ordinance requires the following setbacks for manufactured homes:

- 10' from the pavement of the internal road
- 20' from the front, side or rear of the nearest manufactured home

The existing lot layout and its position of sites relative to the roadway and one another provide exceptional and unique challenges which make it substantially more difficult to meet all the zoning requirements of the current ordinance.

Maple Knoll is licensed for 50 manufactured homes. The community was developed in the 1960s; well before being annexed into the City of Charlotte. Considering the community was developed multiple decades before being annexed into the City of Charlotte, the setbacks stated in the ordinance were not instituted. The vast majority (if not all) of the existing home sites are oriented in a manner in which the front, rear and side setbacks are shorter than what is required by the ordinance.

Manufactured homes from the 1960's – 1970's; comprising the majority of the community, consist of metal siding and flat metal roofs versus vinyl siding and pitched shingled roofs that are offered currently.

Over time, metal homes are replaced with newer vinyl sided; pitched shingled roof homes once they have reached their useful life. When older homes are removed from the community and replaced with new, more modern homes, the aesthetic of the Property is drastically improved. However, in order to abide by the ordinance when moving newer homes into the community, dimensional variances are needed.

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We do not propose to create any additional non-conformity. We are requesting a variance to allow for the setting of homes no closer within the existing setbacks than what is currently present on site and shown on an ALTA Survey that is in the process of being completed.

The overall goal is to better harmonize with the aesthetic of the surrounding area and promote the continuity, character and integrity of the corridor. A practical difficulty that was not self-imposed is demonstrated by the fact that that setback issues are pre-existing. The same practical difficulty exists with new homes or older homes.

The spirit of the ordinance is met in the request for dimensional variances that does not increase the existing non-conformities. You will be doing substantial justice with the approval of these variances by allowing for a significant improvement in the appearance and functionality of the community

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark S. Kassab', with a stylized flourish at the end.

Mark S. Kassab
Authorized Agent