

APPLICATION FOR ZONING BOARD OF APPEALS

SUTTONS BAY TOWNSHIP

P.O. BOX 457

SUTTONS BAY, MI 49682

Applicant:

Name: William and Dana Peterson

Address: 25634 Arcadia Drive
Novi, MI 48374

Phone: 248-561-0222 Fax: _____

Email: wirelandpeterson@gmail.com

Applicant's Interest / Relationship in the property (ie: Owner, Option, Land Contract, Developer, Agent, etc.):
Owners

Owner (If other than the Applicant) :

Name: _____

Address: _____

Location of Property:

Property (Tax) Number: 45-011-027-018-00 Section: 27

Street Address of Parcel: 220 South Stony Point Road

Current Zoning of Parcel: Residential

Acreage of Parcel: 0.877

Existing Structures on Parcel: Cottage and separate 2-car garage

Requested Action:

We are requesting a variance to allow us to expand our existing cottage into a full time home. The request is to extend the home to the north and west (per attached site plan) to include additional living space and attached 2-car garage.

This Application must be accompanied by documentation supporting the requested action, including the items listed on the Suttons Bay Township ZBA Checklist.

Signature: By: William I. Peterson & Dana L. Peterson

Name: William I. Peterson & Dana L. Peterson

Title: Owners

Date: 12-8-21

Suttons Bay Township Zoning Board of Appeals

Checklist for ZBA Applications

REQUIRED ITEMS:

1. Application Form – signed by property owner (or agent with agency form)
2. Filing Fee
3. Survey or Site Plan, drawn to scale, that clearly shows the request being made along with existing and proposed structures, adjacent buildings where applicable, roads, property lines, easements, and pertinent natural features.
4. Statement of requested action and reason for request
5. Statement addressing standards for variances (if request is for a variance)
6. Legal Description of parcel.

OPTIONAL ITEMS:

1. Photos of property.
2. Statements of support
3. Agency Permits or Approvals.

TOWNSHIP WILL PROVIDE THE FOLLOWING:

1. List of Property Owners within 300 feet of the subject parcel.
2. Area map around the subject parcel.

Suttons Bay Township Variance Applications must contain a statement that addresses how the proposal meets all of the following standards:

SECTION 16.3.3 VARIANCES

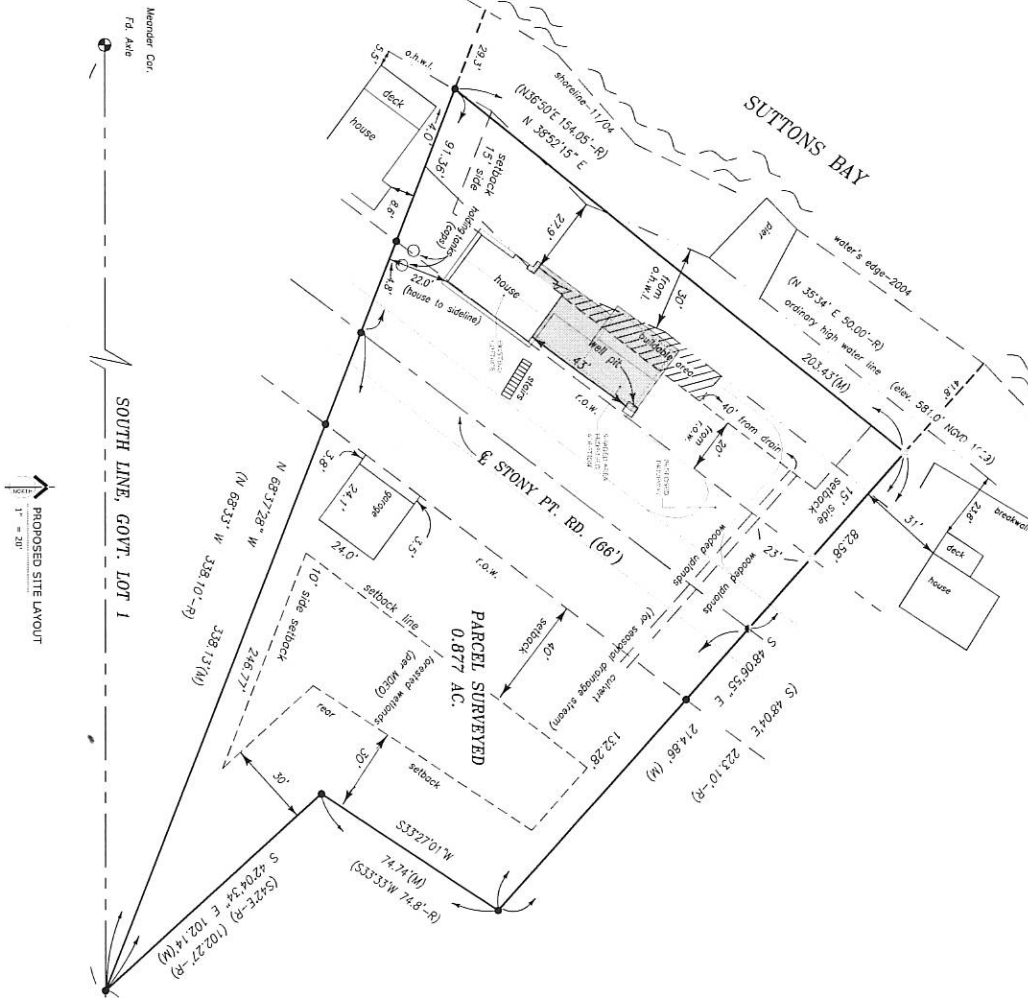
The Zoning Board of Appeals may grant dimensional variances from the strict and literal enforcement of the provisions of this Ordinance. Practical difficulties unique to the property in question must be demonstrated before a variance is granted. Listed below are the standards to be applied:

A. Standards for Variance. Listed below are the five standards to be applied:

1. That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography as compared with other properties in the zoning district. The need for variance shall not be due to the applicant's personal or economic difficulty.
2. That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).
3. That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.
4. That the requested variance is necessary to do substantial justice to the applicant as well as to other property owners in the district.
5. That the requested variance will not cause an adverse act on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

B. Lesser Variance. The Zoning Board of Appeals may grant a lesser variance than that applied for if it would give substantial relief to the owner of the property and be more consistent with justice to other property owners.

C. Conditions. The Zoning Board of Appeals may grant a variance with conditions necessary to comply with the intent of this Ordinance.



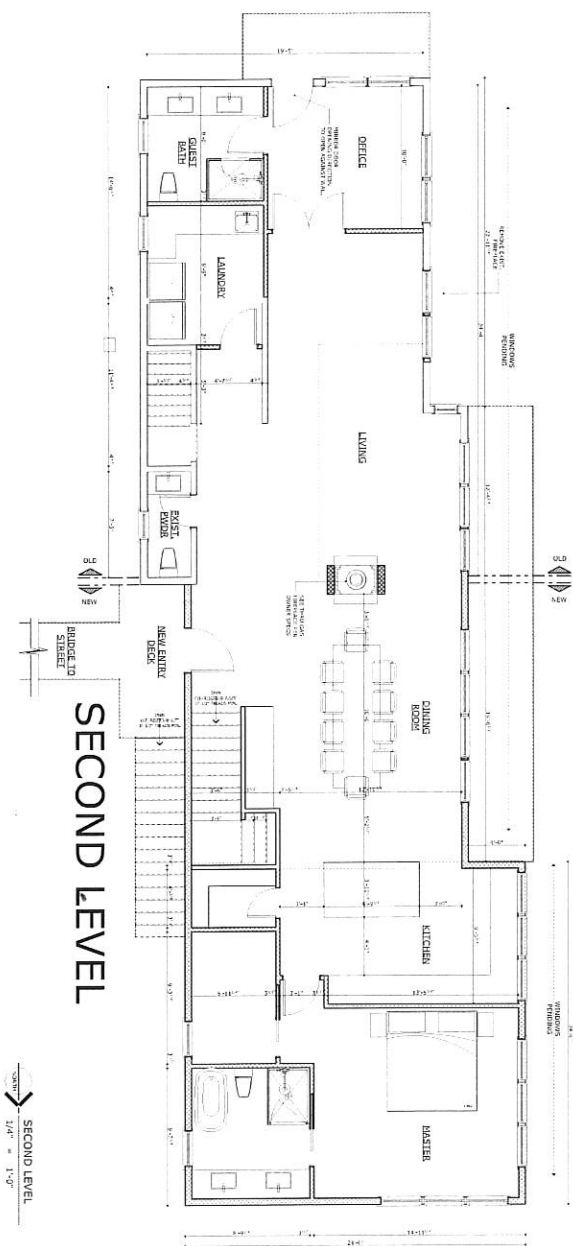
SD1

PETERSON COTTAGE
 220 S. STONEY POINT ROAD . SUTTONS BAY . MI

a . rink architects inc

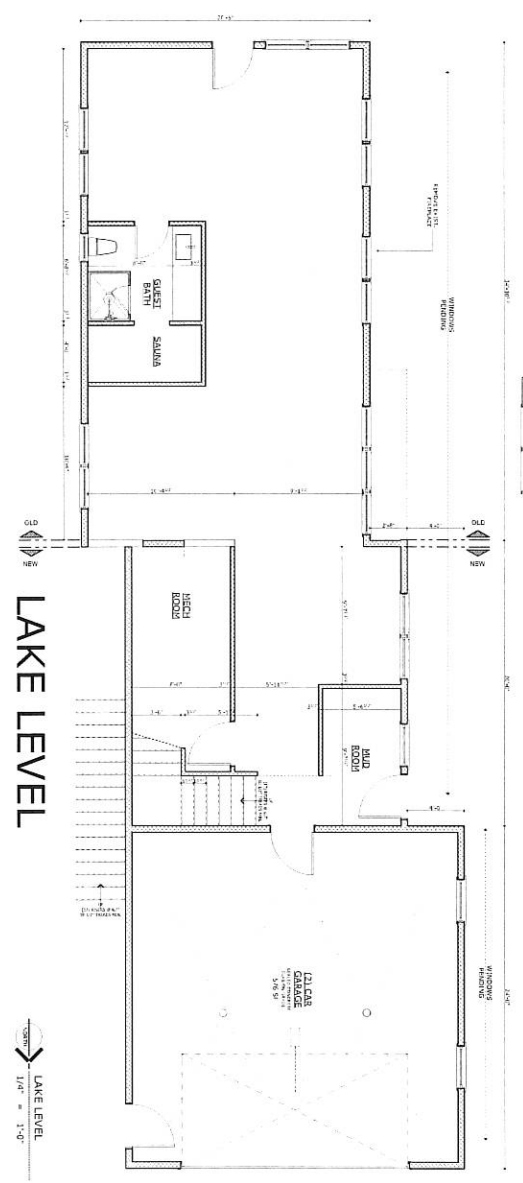


10/5/2021 526 west 7th street traverse city, mi 49684 231 . 620 . 4077



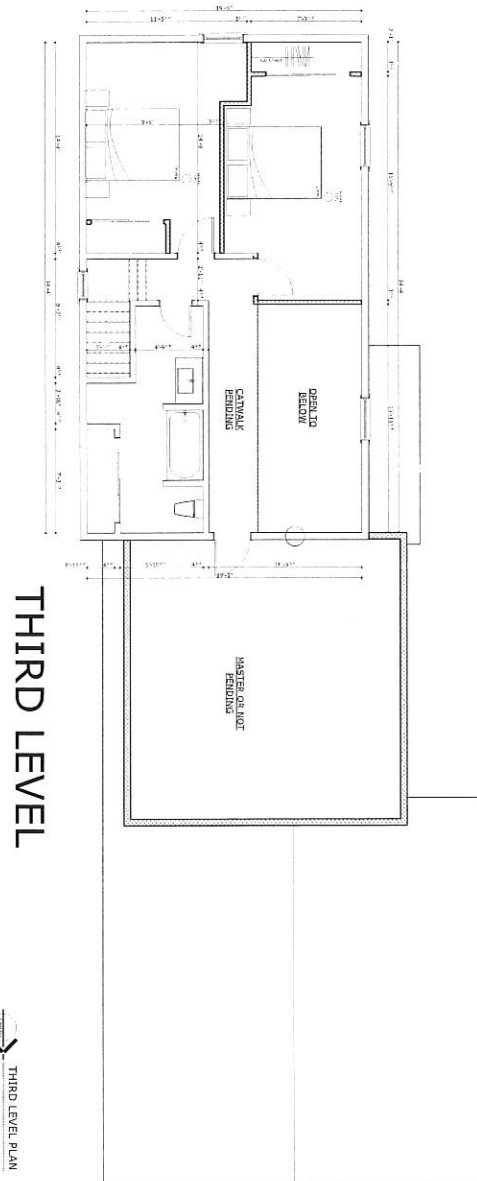
SECOND LEVEL

→ SECOND LEVEL
1/4" = 1'-0"



LAKE LEVEL

→ LAKE LEVEL
1/4" = 1'-0"



THIRD LEVEL

→ THIRD LEVEL PLAN
1/4" = 1'-0"



William & Dana Peterson Request for Variance - Supporting Information
220 South Stony Point Road, Suttons Bay 49682

Statement of Requested Action:

We are requesting a variance to allow us to expand our existing cottage into a permanent residence. The request is to extend the home to the north and west per the attached site plan, to include additional living space and attached two car garage.

Reason for Request:

We have owned our cottage at 220 South Stony Point and spent as much time as possible there for more than 15 years. As we now look to transition out of our downstate residence, there is nowhere we would rather move to and spend our retirement years than our spot in Suttons Bay. However, space is limited at our cottage and we would like to expand and upgrade our existing home there for year-round use. We have three grown children who love to spend as much time as possible in Suttons Bay, which is the scene of their happiest childhood memories. As they form their own families, we hope to have enough space for them to stay with us when they visit. We are also hoping to include a driveway and attached two car garage, for the sake of safety and convenience, so that we (and our future grandkids) do not have to cross the road to access our vehicles.

Statement Addressing Standards for Variances:

1. That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography as compared with other properties in the zoning district. The variance shall not be due to the applicant's personal or economic difficulty.

Our cottage, originally built in 1960, is uniquely situated between Stony Point Road and Suttons Bay. As a result, the lot is narrow and the options for expansion are limited. We have worked with our architect, Andy Rink, to take advantage of as much buildable area as possible, but the shape of our property is such that a variance is necessary for us to realistically use that space.

2. That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).

The existing home was purchased as a summer cottage, and we have used it as such since 2005. Our original intention was not to alter the footprint, and we have enjoyed the existing space for many years. We now find ourselves at a different point in our lives, with the freedom to live in Suttons Bay year-round. The previous property owners did use the home as a year-round residence, but did not have the need for offices and guest space that we do. We both work from home, and our children all live out of state. If our cottage is to meet our changing family needs as a primary residence, we need a variance to expand the living space.

3. That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

It is our dream to use our property for the permitted purpose of a year-round residence. We need more space to do so, and strict compliance with the setback regulations will prevent us from utilizing a larger amount of our property for living area. There is some existing buildable area available to us, and we are incorporating that in our plan, but we cannot reasonably expand our home using only that buildable area.

4. That the requested variance is necessary to do substantial justice to the applicant as well as to other property owners in the district.

Current regulations exist to provide standards by which the community can fully enjoy our uniquely beautiful region. There are numerous homes located within the setbacks along Stony Point Road, including large, year-round residences. We are requesting a variance that will allow us to enjoy our property in the same way that others do. The requested variance does substantial justice to us as well as other property owners in the district by supporting our ability to enjoy our property in a reasonable, permitted way despite its unique situation.

5. That the requested variance will not cause an adverse act on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

The variance we are requesting will not adversely impact our neighborhood or zoning district in any way. Our plans will not impede on any neighbor's view or use of their property, and will likely boost surrounding property values. We have shared our plans with many of our neighbors and all of those within 300 feet of our property. Everyone we have spoken with has been in favor of our proposed expansion, and we have included several letters of support with our variance application.

Legal Description of Parcel:

L119 P323/76 DC L564 P68/00 L578 P733/01BEG AT PT ON S LINE GOVT LOT 1 AT PT 1301.5 FT W OF SE COR LOT 1 TH N 68 DEG 33' W 338.1 FT TO SHORE SUTTONS BAY TH N 36 DEG 50' E 154.05 FT ALONG SHORE TH N 35 DEG 34' E 50 FT ALONG SHORE TH S 48 DEG 04' E 223.10 FT TH S 33 DEG 33' W 74.8 FT TH S 42 DEG E 102.27 FT TO POB SEC 27 T30N R11W .82 A.





Dana Peterson <danapetersontaxes@gmail.com>

Fwd: Schematic Site & Plans

1 message

William Peterson <williamirelandpeterson@gmail.com>
To: Dana Peterson <danapetersontaxes@gmail.com>

Sun, Nov 7, 2021 at 10:45 AM

----- Forwarded message -----

From: **Comcast** <ljnorn@comcast.net>
Date: Sun, Nov 7, 2021 at 10:43 AM
Subject: Re: Schematic Site & Plans
To: William Peterson <williamirelandpeterson@gmail.com>

November 7, 2021

We own the cottage (190 S. Stony Pt. Rd.) just to the north of the Petersons and have been their neighbors for many years. They showed us their building/site plans and it looks amazing. We fully support the changes they would like to make.

Jim and Lauri Normandin

8588 W. St. Joe Hwy.
Lansing, MI. 48917
Jim (517)285-2714
Lauri (517)643-0504

Sent from my iPad

On Nov 1, 2021, at 9:33 PM, William Peterson <williamirelandpeterson@gmail.com> wrote:

Hi Laurie,
An email is easy and should be fine. I'm sure they will call you to validate.
THANK YOU SO MUCH!!!
Bill

On Mon, Nov 1, 2021 at 2:25 PM Comcast <ljnorn@comcast.net> wrote:
Should I send it as an email or send you a letter (I would need your address).
Lauri

Sent from my iPad

> On Oct 31, 2021, at 9:32 PM, William Peterson <williamirelandpeterson@gmail.com> wrote:
>

November 8, 2021

Zoning Board of Appeals
Suttons Bay Township
P.O. Box 457
Suttons Bay, MI 49682

To Whom It May Concern,

I own the residence at 180 South Stony Point Road. I have been apprised of the Petersons' renovation plans, and am in support of their request for a variance.

Sincerely,

Charles Day

*Charles H. Day
Joyce H. Day*

November 11, 2021

Dear Variance Board,

I am writing to express my views on the variance requested by Bill & Dana Peterson. They own the property two houses north of mine on S. Stony Point Road in Suttons Bay. I have lived at 240 S. Stony Point Road for 32 years and have known them for the past 17 years as great neighbors with a summer cottage nearby.

They are now retiring to Suttons Bay to enjoy our wonderful region year round and are asking for a variance to renovate and expand their present cottage into a year round home. I have met with Bill, reviewed their architectural plans and am in complete support of this variance. The new proposed home will upgrade and add value to the neighborhood also.

Sincerely,

Randy Hawley



Dana Peterson <danapetersontaxes@gmail.com>

Fwd: Bill and Dana Peterson's request for a variance

1 message

William Peterson <williamirelandpeterson@gmail.com>
To: Dana Peterson <danapetersontaxes@gmail.com>

Mon, Nov 29, 2021 at 8:05 PM

----- Forwarded message -----

From: <mrpatmac44@gmail.com>
Date: Mon, Nov 29, 2021 at 6:31 PM
Subject: Bill and Dana Peterson's request for a variance
To: <williamirelandpeterson@gmail.com>

From: Pat and Mary Macdonald @ 232 S. Stony Point Rd. (next door to Bill and Dana Peterson)
whom it may concern:

To

We have reviewed the architectural plans that the Petersons are presenting to you. We have no objection to the project and wholeheartedly support what they are doing.
Pat and Mary Macdonald
Sent from my iPhone



Dana Peterson <danapetersontaxes@gmail.com>

Fwd: Variance S. Stony Pt

1 message

William Peterson <williamirelandpeterson@gmail.com>
To: Dana Peterson <danapetersontaxes@gmail.com>

Mon, Nov 29, 2021 at 9:15 PM

----- Forwarded message -----

From: **Dave H** <davidjhouston@gmail.com>
Date: Tue, Oct 12, 2021 at 3:51 PM
Subject: Variance S. Stony Pt
To: <WilliamIrelandPeterson@gmail.com>

I support the application for variance to allow expansion of the Peterson Home on S. Stony Pt.

Dave Houston 170 S. Stony Pt

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Dave Houston
davidjhouston@gmail.com
Mobile 517.388.4777