

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: April 25, 2013
File No.: VAR2013 0011

Gary Koehler Jr.
24669 Camille Drive
Harrison Township, MI

Application For: Variance to lot width and size requirements to allow subdivision with frontage on a minor arterial that does not meet the D-1 lot size to allow a standard lot and bungalow lot.

Legal Description: USMS 569 Tract 1

Property Address: North Douglas Highway

Parcel Code No.: 6-D06-0-101-001-0

Hearing Date: April 23, 2013

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 18, 2013, and approved the Variance to be conducted as described in the project description and project drawings submitted with the application to allow for a reduction to lot width and size requirements to allow subdivision with frontage on a minor arterial that does not meet the D-1 lot size to allow a standard lot and bungalow lot.

Attachment: April 18, 2013, memorandum from Beth McKibben, Community Development, to the CBJ Board of Adjustment regarding VAR2013 0011.


This Notice of Decision does not authorize construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain the required building permits.

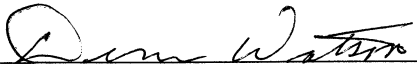
This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Board of Adjustment shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).


Effective Date: The permit is effective upon approval by the Board, April 23, 2013.

Expiration Date: The permit will expire 18 months after the effective date, or October 23, 2014, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

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Project Planner: 
Beth McKibben, Planner
Community Development Department


Dennis Watson, Vice-Chair
Planning Commission

 4/26/13
Filed With City Clerk Deputy Clerk Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.