



**SPECIAL MEETING
ZONING BOARD OF APPEALS
Thursday, February 18, 2021 at 5:00 p.m.
City of New Buffalo
224 W. Buffalo Street
New Buffalo MI 49117**

AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/89260598024?pwd=MzBneHhZSGgzSnhpZDNwbnFqcHpqZz09>

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Previous Minutes – February 3, 2021
5. Public Comment
6. Old Business
 - a. Variance Request 910 Lake Drive – Allow a side yard set back of 5 feet instead of the required 10 feet for an inground pool
7. Adjournment

**CITY HALL • 224 WEST BUFFALO • NEW BUFFALO, MICHIGAN 49117
269.469.1500 • FAX 269.469.7917**

Call to Order at 5:02 pm

Roll Call. Attending from New Buffalo, MI, Berrien County: Arlene Pokuta, Richard Cooper, Mark Joseph, Mark Gabryszewski

Attending from Boston, MA, Suffolk County: Tom Smith

Attending from Naples, FL, Collier County: Wayne Borg

Approval of Agenda. Motion by Gabryszewski, seconded by Borg to approve the agenda: roll call vote, motion carried, 6-0.

Approval of Previous Minutes- November 19, 2020. Motion by Gabryszewski, seconded by Pokuta to approve the previous minutes from November 19, 2020: roll call vote, motion carried, 6-0.

Public Comment:

None

Public Hearing

103 N. Smith Street

Motion by Smith, seconded by Borg to **open** public hearing for 103 N. Smith Street: roll call vote, motion carried, 6-0.

Dale Johnson – President of the Merchant St. Condos was present and observing the meeting.

Motion by Smith, seconded by Borg to **close** the public hearing for 103 N. Smith Street: roll call vote, motion carried, 6-0.

301 W. Mechanic Street

Motion by Smith, seconded by Borg to **open** the public hearing for 301 W. Mechanic Street: roll call vote, motion carried, 6-0.

No comment.

Motion by Smith, seconded by Pokuta to **close** the public hearing for 301 W. Mechanic Street: roll call vote, motion carried, 6-0.

910 Lake Drive

Motion by Smith, seconded by Pokuta to **open** the public hearing for 910 Lake Drive: roll call vote, motion carried, 6-0.

No comment.

Motion by Smith, seconded by Pokuta to **close** the public hearing for 910 Lake Drive: roll call vote, motion carried, 6-0.

New Business

Variance Request 103 N. Smith Street to allow demolition of existing house and construction of new house located in the same footprint, with variance for rear yard setback requirements.

Building Official and the applicants stated area is zoned R3 (high-density residential), not zoned R1 (single family residential).

Comments made that proposal matches what is happening in the area.

The new house will be the same size as the house that was there.

Building permit is good for 6 months.

Motion by Joseph, seconded by Pokuta to allow the variance request for 103 N. Smith Street to allow demolition of existing house and construction of new house located in the same footprint, with variance for rear yard setback requirements, as presented: roll call vote, motion carried, 6-0.

Variance Request 301 W. Mechanic Street to allow a 6' privacy fence in the designated front yard.

Corner lot has two front yards and want to block the view from Smith St.

Wanting to erect a 30 ft. section to get privacy for the back yard.

Motion by Borg, seconded by Gabryszewski to allow the variance request for 301 W. Mechanic Street to allow a 6' privacy fence in the designated front yard: roll call vote, motion carried, 6-0.

Variance Request 910 Lake Drive to allow a side yard setback of 5 feet instead of the required 10 feet for an inground pool.

Owner, Tim Hancz, stated he was trying not to take up the whole area between the house and Lake Michigan and keep the pool at least 10 ft. from the house.

The neighbor to the east did not have an issue with the pool placement.

The plan is to have a 4 ft. glass fence between the pool and the property line to the west.

There is a 15 ft. easement on the west side of the property between 910 Lake Drive and the property to the west. The property to the west is owned by Albee.

Smith would have liked to have input from the Albee's. Mark Joseph suggested sending a certified letter to the Albee's requesting a response. Pokuta is familiar with the family.

Motion by Borg, seconded by Pokuta to allow the variance request for 910 Lake Drive to allow a side yard setback of 5 feet instead of the required 10 feet for an inground pool: motion denied,

Roll call vote:

Borg – yes
Pokuta – yes
Cooper – yes
Smith – no
Gabryszewski – no
Joseph - no

Motion by Borg, seconded by Smith to table the variance request for 910 Lake Drive until requester, Tim Hancz, gets a response from the neighbor to the west, Albee, in writing to approve/deny a side yard setback of 5 feet instead of the required 10 feet for an inground pool and Board will respond as quickly as possible with a special meeting: roll call vote, motion carried, 6-0.

Board Members Comments:

None

Motion by Joseph to adjourn, seconded by Gabryszewski at 6:15 p.m. to adjourn the meeting: roll call vote, motion carried, 6-0.

Adjournment at 6:15 PM.

af



City of New Buffalo
Zoning Board of Appeals
Staff Report

Hearing Date: February 3, 2021

Project Number: PT21-0001

Applicant: Tim Hancz

Subject Property Address: 910 Lake Drive, New Buffalo, MI 49117

Nature of the Request: Allow a side yard set back of 5 feet instead of the required 10 feet for an inground pool.

Zoning District: R-1

OVERVIEW

The applicant is requesting a reduction in the required side yard setback for an inground pool which currently requires a 10' foot set back. Applicant because of yard size is requesting a 5' foot setback for one side yard.

The property at 910 Lake drive is currently being renovated and utilized as a single family residence and the dwelling constitutes an allowable primary structure. The pool must be surrounded by a 4' fence with locking gates and must comply with the Michigan Building Codes.

Recommendation: Upon review of the application materials, validation of the facts reported, site inspection and evaluation of each of the criteria required for review and noted in this staff report, it is the recommendation of the Zoning Administrator to approve the requested side yard setback variance and allow the applicant to construct the pool within 5' of the side property line.

Respectfully submitted,

Ted Hanson
Building Official
City of New Buffalo

Zoning Ordinance Provisions

Section 3-14, SWIMMING POOLS

B. Swimming pools shall not be located less than 10' from any lot line or any main building. The coach house is an accessory building and does not require a variance.

Section 21-5 JURISDICTION

The Zoning Board of Appeals shall not have the power to make any change in the terms of this Ordinance, but does have power to act on those matters where this Ordinance provides for an administrative review, interpretation, and to authorize a variance as defined in this Section and the laws of the State of Michigan. The powers of the Zoning Board of Appeals include:

B. Granting of Variances

A variance from the specific requirements of this Ordinance may be granted by the Zoning Board of Appeals in accordance with the requirements and procedures of this Article.

SECTION 21-8 VARIANCE PROCEDURES

A. Authority for Variances

The Zoning Board of Appeals, after public hearing, shall have the power to grant requests for variances from the provisions of this Ordinance where it is proved by the applicant that there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the Ordinance relating to the construction, equipment, or alteration of buildings or structures so that the spirit of the Ordinance shall be observed, public safety secured and substantial justice done.

B. Granting of Non-Use Variances

A non-use variance may be allowed by the Zoning Board of Appeals only in cases where there is reasonable evidence of practical difficulty in the official record of the hearing and that all of the following conditions are met:

1. That there are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties in the same zoning district;

There are no apparent extraordinary circumstances applying to the subject property making compliance impossible. The proposed pool is 18'x36' and it seems a smaller pool may require a lesser variance and be a reasonable request unless the property owner can explain why a pool of such large dimensions is essential.

2. That the condition or situation of the specific piece of property for which the variance is sought is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such conditions or situations. Unique circumstances include: exceptional narrowness, shallowness or shape of a specific property on the effective date of this Article, or by reason of exceptional topographic conditions or other extraordinary situation on the land, building or structure or by reason of the use or development of the property immediately adjoining the property in question, the literal enforcement of the requirements of this Article would involve practical difficulties;

The location of the coach house presents a dimensional, topographical or other characteristics that should be considered a practical difficulty.

3. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

This variance is not necessary for the preservation and enjoyment of any substantial property right similar to that possessed by other properties in the same zoning district.

4. The variance will not be significantly detrimental to adjacent property and the surrounding neighborhood.

The variance will not be detrimental to adjacent properties nor the surrounding neighborhood.

5. The variance will not impair the intent and purpose of this Ordinance.

Granting a variance will impair the intent and purpose of the City of New Buffalo's Zoning Ordinance by limiting the authority of the building permitting and inspection process.

6. That the immediate practical difficulty causing the need for the variance request was not created by any action of the applicant.

The variance requested is not created by the proposed actions of the property owner.

SECTION 21-6 DECISIONS

D. Decisions

1. The concurring vote of a majority of the membership of the Board shall be required to reverse an order, requirement, decision, or determination of an administrative official or body, or to decide in favor of the applicant a matter upon which the Board is required to pass, or to effect a variation in the ordinance; except that a concurring vote of two-thirds (2/3) of the membership shall be necessary to grant a use variance.

2. The Zoning Board of Appeals shall render its decision upon any appeal or application submitted to it within sixty (60) days after the hearing thereon.

3. All decisions of the Zoning Board of Appeals shall become final five (5) days after the date of entry of an order, unless the Board shall find, and so certify on the record, that it is necessary to cause such order to have immediate effect, in order to preserve property or personal rights.

4. Any variance granted by the Board shall only be valid for a period of twelve (12) months from the date of approval, unless substantial construction, as determined by the Board, has occurred and is progressing meaningfully toward completion. The Board may grant up to an additional twelve (12) month extension, if requested by the property owner in writing prior to the expiration of the original twelve (12) month period, upon showing that the expiration of the variance will cause an undue hardship on the owner.

E. Record of Actions

For each decision of the Zoning Board of Appeals, a record shall be prepared. Such record shall include, at a minimum, the following items:

1. Description of the applicant's request.
 2. The Zoning Board of Appeal's motion including an explanation of how the request meets each standard outlined in Sec. 21-8 B, for Non-Use Variances, or Sec. 21-8 C, for Use Variances, or conversely, an explanation of how the request does not meet each said applicable standard.
 3. The Board's vote on the motion.
 4. A summary or transcription of all relevant material and evidence presented at hearing; and,
 5. Any conditions attached to an affirmative decision.
-









City Staff Use Only

Project Name
Project Number
Review Fee Paid
Escrow Fee Paid

RECVD
DEC 15 2020
CITY OF NEW BUFFALO

APPLICATION TO: PLANNING COMMISSION ZONING BOARD OF APPEALS

224 W Buffalo St, New Buffalo, MI 49117 City Hall: 269-469-1500 Building Dept: 269-469-7144 Facsimile: 269-469-7917

Instructions: Fill-in all blanks and 'X' applicable boxes (). Incomplete applications cannot be processed.

I. Applicant and Owner Information

A) Applicant(s) principal contact:

Name Tim HANEZ

Address [Redacted]
Telephone [Redacted]

E) Property owner(s) principal contact:

Name Same

Address _____
Telephone _____

B) Applicant(s) secondary contact:

Name Same

Address _____
Telephone _____

F) Architect (if applicable):

Name _____
Address ~~_____~~
Telephone ~~_____~~

C) Agent or Attorney (if applicable):

Name _____
Address ~~_____~~
Telephone _____

G) Engineer (if applicable):

Name _____
Address ~~_____~~
Telephone _____

D) Is the property held in Trust? No - Skip below

Yes - Answer below
Name of Trust _____
Address ~~_____~~
Telephone _____

H) Applicant is (check one):

- Property owner
- Attorney
- Agent
- Engineer
- Other: _____

ts: Provide an attached statement from the trustee verifying the names of all the beneficial owners.

II. Purpose of Application

A) This application is a request for the following action:

Rezoning of Property

Subdivision Approval

Site Plan Approval

Rezoning Amendment

Variance(s) Approval

Special Use Approval

Lot Split - Subdivision or Land Division

Other: _____

B) The reasons for the requested action(s) are as follows:

am Requesting 5' variance from ~~10' 10'~~
Required 10' on WEST PROPERTY line
For pool.

C) The specific section(s) of the City Zoning Ordinance or City General Ordinances which addresses the amendment, variance, or other action which is being requested:

I DONT KNOW

D) The following two questions are only for applications which contain a request for a zoning variance:

1. Are the conditions which prevent the development of the property the result of action by an individual who has or had a property interest in the subject property: Yes No

2. If the conditions were self-imposed (not hardship), explain why the variance should be granted:

~~The prop~~ The pool will be too close
to house if required 10' setback
enforced, pool is small already 12x24.

III. Site and Surrounding Property Information

A) Common address or property location of subject property:

910 Lake Dr
New Buffalo ME 49117

B) Legal description (attach an additional sheet if necessary):

ATTACHED TO OTHER APPLICATION

C) Permanent Real Estate Tax Identification Number:

ATTACHED TO OTHER APPLICATION.

D) Parcel Size:

____ Square feet
____ Acres
____ Dimension of lot frontage
____ Dimension of lot depth

ALL ON SURVEY SENT WITH OTHER APPLICATIONS

E) What are the current land uses and zoning on the property and the adjoining properties:

	Current zoning	Current land use
1. On Site:	I DONT	KNOW
2. Adjoining property:		
a) North of Site		
b) South of Site		
c) East of Site		
d) West of Site		

F) Describe any existing structures or other improvements and physical attributes of the site:

LAKE PROPERTY WITH SEA WALL, SHED HAS BEEN REMOVED.

IV. Description of the Proposed Development

A) Please describe the proposed use of the land and/or building assuming approval of the request:

same

B) What is the proposed time frame for the build-out of this development: _____

C) For each intended use please fill-in the number of buildings, square footage of each building, the total square footage of the development, and the required number of parking spaces; as well as the number and size of the water and the sewer connections:

Building Use	Number of Buildings	Building Area (sq ft)	Total Building (sq ft)	Required Parking Spaces	Water Connections and Sizes	Sewer Connections and Sizes
Single Family R-1	1	2200	2200	2	—	—
Two Family R-2						
Mufty-Family R-3						
Central Business CBD						
Gen. Commercial GCD						
Waterfront Marina WM						
General Industrial I-1						
TOTAL						

D) If this application is for a development please provide information concerning the amount of traffic and the proposed road configuration it will have:

- 1) Average daily traffic count for the proposed development: _____
- 2) Peak traffic flow count for the proposed development: _____
- 3) How many lineal feet of roadway is proposed to be developed: _____
- 4) How many cul-de-sacs will be constructed as part of this project: _____
- 5) How many curb cuts to City, County or State roads are proposed: _____

E) Does the request contemplated in this application concern any hazardous materials:
 No Yes – describe the type and quantity of materials (attach extra pages if necessary):

V. Attachments

- A) Plat of Survey with legal description.
- B) Site plan of proposed use of project showing traffic patterns, parking locations and court, drainage patterns including detention areas, landscaping plans, exterior lighting locations and illumination pattern, building facade portrait and building size and location dimensions.
- C) Floodplain map (engineer's drawing or FEMA map showing location of subject property).
- D) Application fee in the amount of \$_____.
- E) High Risk Dune Area Designation and/or Soil Conservation Analysis (if applicable).
- F) Application for permits (specify type):
 - 1) Michigan DOT _____
 - 2) County Road Commission _____
 - 3) County Health Department _____
 - 4) State Dept. of Public Health _____
 - 5) Michigan DEQ _____
 - 6) Others _____
- G) Sand Dune Permit for Construction (if applicable).

VI. Additional Information - Please describe the reasons this petition should be granted and include any additional comments or pertinent information (attach additional pages if necessary):

VII. Signature and Declaratory Statement

A) Required attendance at public hearing(s) and/or meeting(s): The Planning Commission and Zoning Board of Appeals (ZBA) have established a policy requiring the applicant or a designated representative of the applicant to be present at any meeting or public hearing at which their application is to be considered. Failure of the applicant or designee of the applicant to appear may postpone consideration of the application by the Planning Commission or ZBA.

B) Declaratory Statement:

I, Tim Hartz, hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge and further, I acknowledge the required attendance of the applicant as set forth in paragraph A above. I furthermore grant permission for identified members of the City of New Buffalo's Planning Commission or Zoning Board of Appeals to visit the site(s) referenced in this application.

C) Applicant Signature:  Date: 12/10/20

D) Notary Public Certification Statement:

I, _____, Notary Public in and for the State of Michigan this _____ day of _____, _____ the above captioned applicant appeared before me and under oath, stated that all matters contained in this application are true.

My commission expires: _____

VIII. City Staff Review

A) Fire Department approval of Site and Building Plans, except for single family dwellings: This application and associated documentation must be reviewed by the Fire Chief or his designee, which can be arranged by calling the Fire Department: 269-469-4993.

Review Date: _____

Approval: Yes No Signature: _____

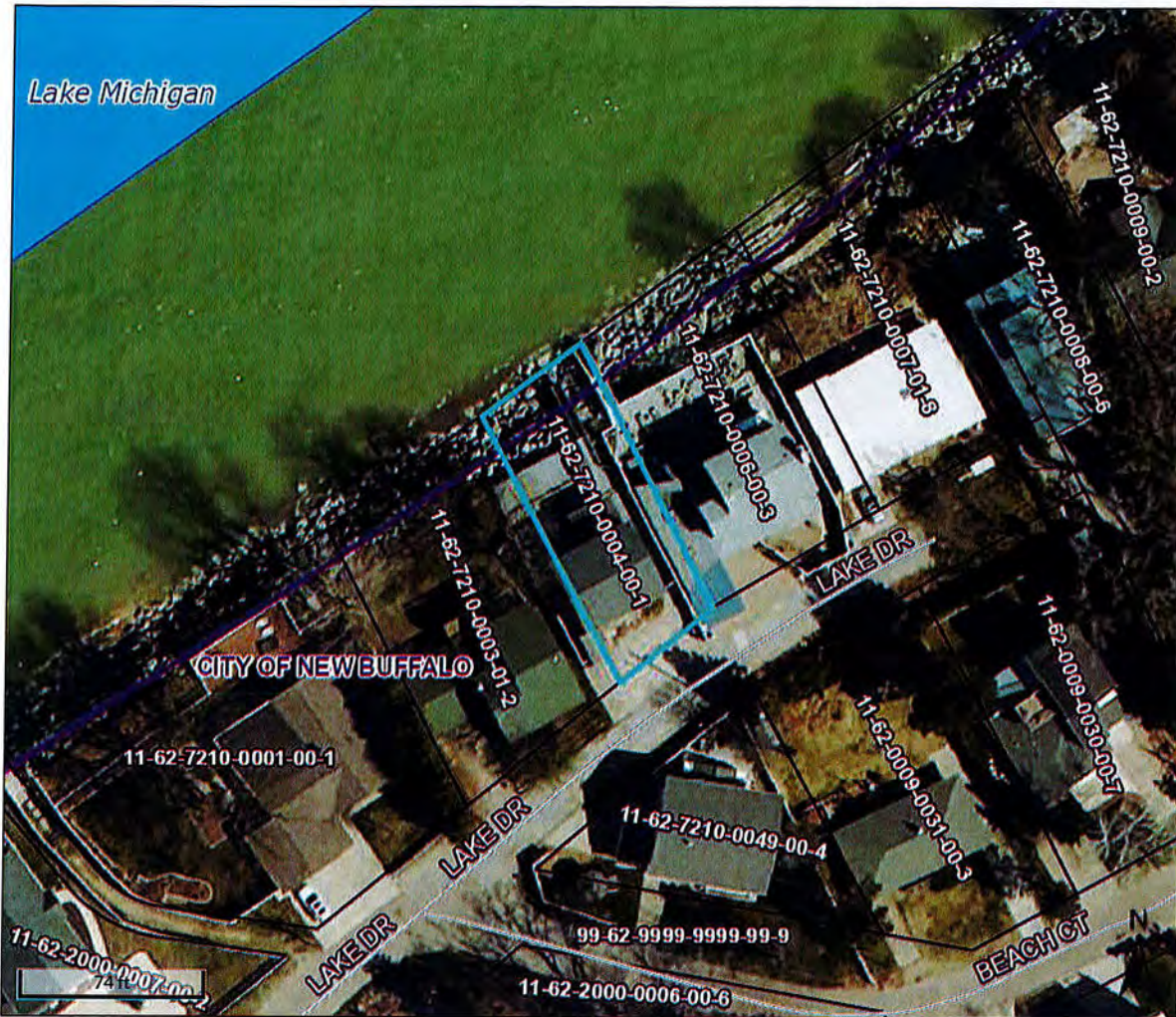
Conditions: Attached None Title: _____

B) Note to applicant: The original application must be filed in the Office of the Zoning Administrator, where the following signatures are required for verification that this is a complete and valid application to be considered by the Planning Commission or the Zoning Board of Appeals.

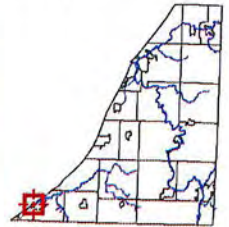
Building Inspector: _____ Date: _____

Zoning Administrator: _____ Date: _____

Initial meeting date: _____



Overview



Legend

- Railroads
- Roads
 - Interstate
 - Major Arterial
 - Minor Arterial
 - Roads
- Parcels
- Lakes
- Rivers
- Parcel
- Lake Michigan

Parcel ID	11-62-7210-0004-00-1	Alternate ID	n/a	Owner Address	HANCZ TIMOTHY
Sec/Twp/Rng	n/a	Class	401		606 CEDAR ST
Property Address	910 LAKE DR	Acreage	n/a		SAINT CHARLES, IL 60174
	NEW BUFFALO				
District	11200				
Brief Tax Description	LOT 4 SUNSET SHORES NO 2				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/7/2021
 Last Data Uploaded: 1/7/2021 2:30:34 AM

Developed by Schneider
 GEOSPATIAL



EMAIL: manager@cityofnewbuffalo.org
 WEBSITE: www.cityofnewbuffalo.org
 Authority: 1972 PA 230
 Completion: Mandatory to obtain permit
 Penalty: Permit cannot be issued

269-469-1500
 269-469-7917

ZONING PERMIT APPLICATION

A drawing (site plan shown from a "bird's eye" view) indicating property lines, location of all buildings presently on the property and location of the proposed new structure(s), must be submitted with this application. The site plan should also include measurements from your new project to property lines and distances between all buildings. The project must be marked in some way (in ground with stakes or on ground with painted markings). "Change of Use" applicants are exempt from providing a site plan as indicated and instead, will provide a statement of the proposed new use of the existing structure.

I. Job Location

JOB Address	910 Lake Dr	Name of Owner	Tim Hanz
Name of City, Village or Township in which job is located:	New Buffalo MI 49117	County	Berrien
Owner Telephone	[REDACTED]		

II. Applicant (Contractor/Property Owner Information)

<input type="checkbox"/> Contractor	<input checked="" type="checkbox"/> Owner	TIM HANZ	
Address	910 Lake Dr	City, State	New Buffalo, MI 49117
Telephone	[REDACTED]	Fax	[REDACTED]

III. Type of Job (PLEASE MARK AS MANY AS ARE APPLICABLE)

- New Addition
- Alteration/Remodel Circle One
- Change of Use (Current Use _____)
- Other _____
- Single Family or Two Family Home Circle One
- Mobile Home or Prefab Circle One
- Fence - Indicate Type Here _____
- Foundation Only
- Deck/Porch Circle One (Attached/Detached) Circle One
- Outbuilding (Barn, Shed, Carport) Circle One
- Garage (Attached/Detached) Circle One
- Pool (Above/Below Ground) Circle One
- Commercial Building

IV. Project Dimensions

32.7 Project Width 41.1 Project Length 28 Project Height (from grade to highest point) 2 # of Floors 2200 Total Square Feet

V. Zoning Questions (PLEASE CIRCLE YES OR NO)

Does this property have frontage on two roads?	YES	<input checked="" type="radio"/> NO
Does this property have lake frontage?	<input checked="" type="radio"/> YES	NO
Is there a dwelling presently on this property?	<input checked="" type="radio"/> YES	NO
Is there an accessory building presently on this property?	<input checked="" type="radio"/> YES	NO
Is the construction located within 500 ft of a lake, stream, or natural body of water?	<input checked="" type="radio"/> YES	NO
Will the construction require the moving of one surface acre or more of land?	YES	<input checked="" type="radio"/> NO
If construction is for an accessory building, will it contain animals?	YES	<input checked="" type="radio"/> NO

VI. **Responsibilities of Applicant** It is your responsibility to be aware of any deed restrictions, subdivision regulations, flood plain regulations, and wetland regulations. I have read, acknowledged, and will comply with all of the above and with the land use regulations, as determined by the zoning administrator, or will go to the proper board for a variance/special consideration and will provide in writing such approvals, if granted, to the zoning administrator.

APPLICANT SIGNATURE

Tim Hancz

DATE

12/1/20

Zoning Official's Signature

Date

Tim Hancz
910 Lake Drive
New Buffalo, IL 49117

December 2, 2020

City of New Buffalo, Michigan
224 W Buffalo Street
New Buffalo, MI 49117

PROPOSED POOL FOR TIM HANCZ
910 LAKE DRIVE, NEW BUFFALO, MI 49117

RE: Zoning variance request for 5' setback from West property line from required 10' setback

Project Description - Install 12'x24' inground pool 5-6' on deep end, 3' on shallow end. The deep end will have a ladder built into wall and shallow end will have corner steps. Pool will have foundation with 3" stone base, steel walls and vinyl liner. Pool will have automatic cover with vermiculite pool floor. Salt water treated. 36"x4" concrete apron around pool. No slide or diving board. Pool will have required 48" (or more) fence around it.

Legal Description - Lot 4 in Sunset Shores No. 2, City of New Buffalo, Berrien County, Michigan, according to the Plat thereof, recorded in Liber 13 of Plats, Page 6, Berrien County Records.

Tax ID - 11-62-7210-0004-00-1

Respectfully submitted,



Tim Hancz, Owner

Enclosures

MICHIGAN PROPERTY SURVEY

COMPANY ORDERED BY: Coldwell Banker Realty
 CONTACT PERSON: Chad Gradowski
 FIELD WORK DATE: 07 Oct 20
 PROJECT NO.: M-206225

DRAWN BY: CS
 BUYER: N/A
 REVISED DATE: N/A
 ADDRESS: 910 Lake Drive
 New Buffalo, Michigan 49117

LEGAL DESCRIPTION

Lot 4, SUNSET SHORES NO. 2, Village of New Buffalo, Berrien County, Michigan, being a Subdivision of part of Section 9, Township 8 South, Range 21 West, New Buffalo Township, Berrien County, Michigan.

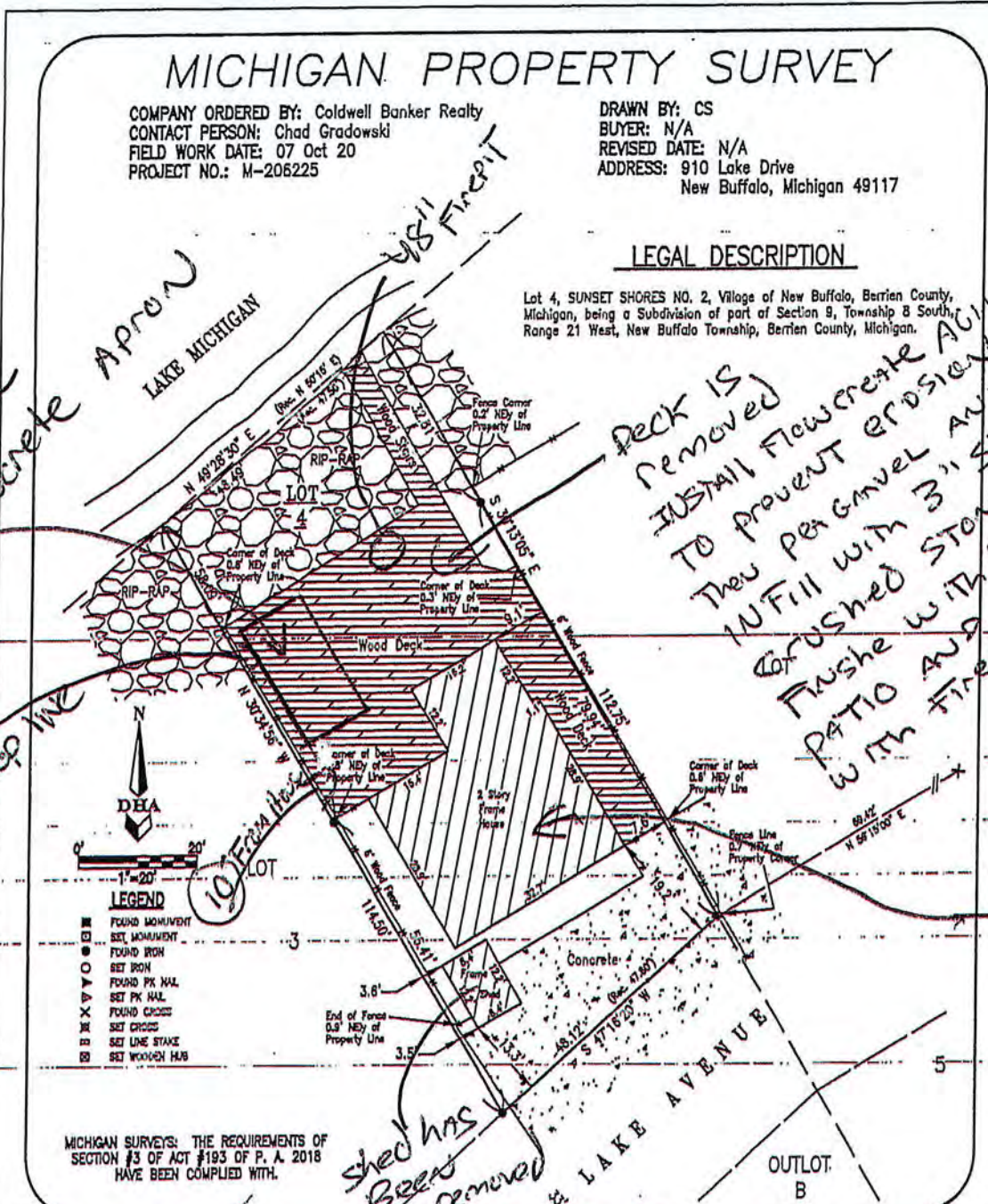
12x24 Pool
 36" Concrete APRON

5' From West Prop Line
 T.D.H.

Deck IS removed
 INSTALL Flowcrete AGAINST EXISTING Sea wall
 TO prevent erosion From Lake
 10" Fill with 3" STONE AND Blue Stone
 COMPACTED with Firepit.
 PATIO AND GreenSpace

STAB Home
 2200#
 50 Feet
 2 story
 NO Unrags or Sheds

Shed has been removed



MICHIGAN SURVEYS: THE REQUIREMENTS OF SECTION #3 OF ACT #193 OF P. A. 2018 HAVE BEEN COMPLIED WITH.

TO: Tim Hanz

I, the undersigned am a Registered Land Surveyor in the State of Michigan and hereby certify that I have surveyed the Lands hereon described and delineated; That a FIELD ERROR OF CLOSURE was no greater than 1 in 5,000; That the attached plat is a true representation of said survey; That there are no encroachments other than as shown.

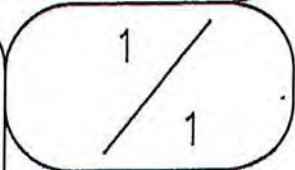
Ronald Lee Harner P.S. #4001022436

Danch, Harner & Associates, Inc.



Land Surveyors • Professional Engineers
 Landscape Architects • Land Planners
 www.danchharner.com

Office: 260-471-3010 • Fax: 260-471-7237
 208 W. Mars Street • Berrien Springs, MI 49103
 © Copyright 2016 Danch, Harner & Associates, Inc.



Tim Hanz 12/3/20
 [Signature]

2

QUESTIONS

PLEASE

A SITE PLAN MUST BE SUBMITTED THAT INCLUDES

- A description of the project ✓
- North arrow ✓
- Legal description or address and Tax ID # of the subject property ✓
- Location of the property lines and an illustration of the setbacks ✓
- Dimensions of the parcel, the development area and open space ✓
- Location of existing and proposed structures on the site and within 50' of the parcel. Include length, width, height and total square footage of all structures
- Location of adjoining streets, sidewalks and private easements ✓
- Any other information helpful in making a determination ✓

QUESTIONS

1 CAN YOU pull ~~from~~ ^{From} your PLAT Books
 I DON'T have Neighboring properties.
 or do I have to come in and do?

2 CAN I come to meeting
 AND IF SO, when AND where?

VI. Responsibilities of Applicant: It is your responsibility to be aware of any deed restrictions, subdivision regulations, flood plain regulations, and wetland regulations. I have read, acknowledged, and will comply with all of the above and with the land use regulations, as determined by the zoning administrator, or will go to the proper board for a variance/special consideration and will provide in writing such approvals, if granted, to the zoning administrator.

APPLICANT SIGNATURE	DATE
Zoning Official's Signature	Date

MICHIGAN PROPERTY SURVEY

COMPANY ORDERED BY: Coldwell Banker Realty
 CONTACT PERSON: Chad Gradowski
 FIELD WORK DATE: 07 Oct 20
 PROJECT NO.: M-206225

DRAWN BY: CS
 BUYER: N/A
 REVISED DATE: 01/12/2021
 ADDRESS: 910 Lake Drive
 New Buffalo, Michigan 49117

LEGAL DESCRIPTION

Lot 4, SUNSET SHORES NO. 2, Village of New Buffalo, Berrien County, Michigan, being a Subdivision of part of Section 9, Township 8 South, Range 21 West, New Buffalo Township, Berrien County, Michigan.

RECVD

JAN 12 2021

CITY OF NEW BUFFALO

Revised Survey



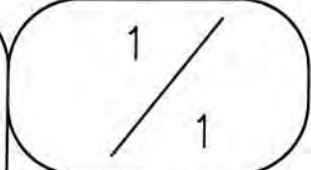
- LEGEND**
- FOUND MONUMENT
 - SET MONUMENT
 - FOUND IRON
 - SET IRON
 - ▲ FOUND PK NAIL
 - △ SET PK NAIL
 - × FOUND CROSS
 - ✕ SET CROSS
 - ▬ SET LINE STAKE
 - ⊗ SET WOODEN HUB

MICHIGAN SURVEYS: THE REQUIREMENTS OF SECTION #3 OF ACT #193 OF P. A. 2018 HAVE BEEN COMPLIED WITH.

TO: Tim Hancz

I, the undersigned am a Registered Land Surveyor in the State of Michigan and hereby certify that I have surveyed the Lands hereon described and delineated: That a FIELD ERROR OF CLOSURE was no greater than 1 in 5,000: That the attached plat is a true representation of said survey: That there are no encroachments other than as shown.

Ronald Lee Harner P.S. #4001022436



Danch, Harner & Associates, Inc.
 Land Surveyors • Professional Engineers
 Landscape Architects • Land Planners
www.danchharner.com
 Office: 269-471-3010 • Fax: 269-471-7237
 208 W. Main Street • Berrien Springs, MI 49103
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CITY OF NEW BUFFALO

Receipt: 87238

12/07/20

224 W. BUFFALO STREET
NEW BUFFALO, MI 49117

Cashier: SBOONE
Received Of: TIM HANCZ

(269) 469-1500

The sum of: 350.00

VAR	POOL VAR		350.00
		Total	350.00



350.00
10.50



Signed: _____

Pool Construction at 910 Lake Drive

filomena albee <[REDACTED]>

Thu 2/4/2021 8:16 PM

To: Amy Fidler <afidler@cityofnewbuffalo.org>

Cc: Tim Hancz <[REDACTED]>

I own the property adjacent to 910 Lake Drive. My address is 916 Lake Drive

Time Hancz the owner at 910 wants to add a pool in his yard and that pool would be 5 feet from the property line. After a discussion with Mr Hancz I have no objection to having the pool 5 feet from the property line between the two properties

If you need further information please call me t [REDACTED]