

**VILLAGE OF NORTHPORT ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE, APPEAL OR
INTERPRETATION**

VILLAGE OF NORTHPORT OFFICE OF PLANNING & ZONING

P.O. Box 336, 116 W. Nagonaba St, Northport, Michigan, 49670

Phone (231)386-5182 ext. _____

Date:	Parcel I.D Number : 042- 200-079-00	Fee: \$300
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Property Owner or Agent's Name: Samuel Scott

Address: 5860 N Overlook Rd Northport, MI 49670

Phone: 231-409-7892 Email address: Samuel@scottcarpentryllc.com

This is an application for (circle all that apply)

Variance

Appeal

Interpretation

Section 1. Application for a Variance- The following information must be included or the application will be determined incomplete and returned to you.

- A. Survey or site diagram, drawn to scale including the following information:
 - 1. Dimension of parcel
 - 2. Location of all existing and proposed structures, including dimensions and setbacks of existing structures to property lines or rights-of-way (including decks, porches, overhangs).
 - 3. Location of sewer and water lines.
 - 4. Location of all existing and proposed driveways and/or easements.
 - 5. North directional arrow.
 - 6. Attach a legal description of the property involved.
- B. Property lines and proposed structure must be flagged at the site.
- C. Provide copies of other regulatory agency permits, if applicable.
- D. A written explanation of the request.

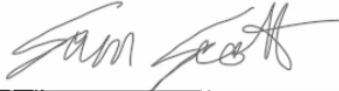
Section 2. Application for an Appeal or Interpretation-A written explanation of the reason for the appeal of an administrative action or interpretation of the Zoning Ordinance.

Application is hereby made for a request before the Village of Northport Zoning Board of Appeals. I certify that I am familiar with the information contained in the application, and that to the best of my knowledge and belief such information is true and accurate. I certify that I have the authority to request the proposed action. All applications must be signed by the property owner unless an agent is

representing the property owner, in which case a letter signed by the property owner authorizing the agent's actions must be provided with the application. By signing this application, I understand to allow representatives of the Village of Northport to enter upon said property in order to inspect the proposed request. Application must be signed by property owner and his/her designated agent to be valid. If applicant is agent, a letter from the property owner designating such agent shall also be required.

Property Owner

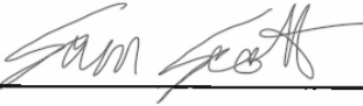
Signature:



Date:

2/21/25

Agent Signature:



Date:

2/21/25

Please make checks payable to Village of Northport

Dear Members of the Zoning Board of Appeals,

I am writing to request a variance to reduce the front yard setback for the proposed structure at 160 South West St, allowing it to be built at the property line. According to zoning regulations for the R2 district, a twenty feet setback from the property line is required. Due to the special nature of this property, following this setback requirement would increase the structures proximity to a wetland ecosystem, old growth trees, and involve more invasive excavation measures.

Normally the property line of most homes in the village starts at the right of way, but in this case, it starts 25-30' from the right of way. This requires the proposed structure to start about sixty feet from the right of way. Approximately 19% of the property is considered wetland which is most of the west end back yard of the proposed structure. This would result in the structure being closer to the wetland, requiring the removal of more old growth trees and more of the backyard being taken up by the footprint of the structure instead of native wetland plant species.

If the variance is granted, it would allow the structure to be further from the wetland and help preserve more of the natural ecosystem in the backyard. The proposed setback would still meet a twenty feet setback from the right of way, like most properties within the village, while also meeting all other required yard setbacks. The structure being built on the property line would also reduce the amount of required offsite fill material, lessen ground disturbance from excavation, and ensure gravity fed waste drainage to the sewer connection.

I hope you can agree that my proposal to reduce the setback so the structure can be built on the property line does not negatively impact the village or neighboring residences. I kindly request your consideration of this variance and appreciate your time and attention to this matter.

Thank you for your time and consideration,

Samuel Scott

samuel@scottcarpentryllc.com

2314097892

SITE PLAN



SCALE: 1"=20'
0 10 20

NOTE:
- Elevations are in feet
- Datum is NAVD88
- Basis of bearings is MSPC Central Zone #2112
- Utilities shown were marked by Miss Dig

- LEGEND**
- = IRON (SET)
 - = IRON (FND)
 - = MONUMENT (FND)
 - R = RECORD
 - M = MEASURED
 - C = COMPUTED
 - TV— = Underground Cable TV
 - T—T— = Underground Telephone



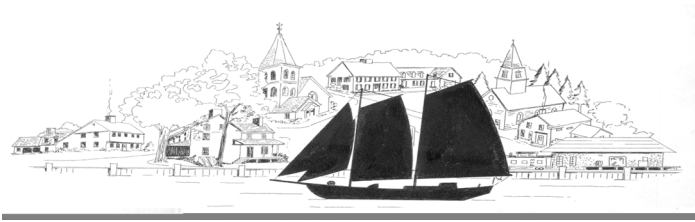
Legal Description

LOT 79 HUTCHINSONS ADD TO VILLAGE OF NORTHPORT SEC 3 T31N R11W 0.2 A M/L 2024 SPLIT INTO 042-200-080-00 & 042-200-081-00 WHILE RETAINING PARCEL NUMBER 042-200-079-00 ON ALTERED LEGAL 2016 SPLIT FROM 042-200-077-00

REVISIONS:		CLIENT:		DRAWN:		DATE:		SHEET:		JOB NO.:	
Lot 79-81, Hutchinson's Add'n to Village of Northport, Section 3, T31N, R11W, Village of Northport, Leelanau County, Michigan.		Sara Scott		WAB		4-27-24		1 of 1		11052	

San manhole
San manhole

LEELANAU LAND SURVEYING
P.O. BOX 701
LELAND, MI 49654
(231) 256-7352



Village of Northport

116 W.Nagonaba - P.O.Box 336 - Northport, MI 49670 - (231) 386-5182

February 25, 2025

Property Owners
Within 300 Feet of
Lot 79 Hutchinson's Addition
On the West Side of West Street

Re: Front Yard Set Back Variance Request
Parcel 042-200-079-00

Dear Property Owner:

You are receiving this notice because you are the registered owner of property located within 300 feet of a currently vacant lot on the west side of West Street.

The current owners of this lot are planning to build a residence on Lot 79, according to the site plan attached to this notice. They are asking that the 20-foot setback requirement be waived. You will note from the site plan, in this case, the right of way for West Street does not directly abut the lot line of lot 79, as is the case with most lots within the Village.

Because of the location of West Street, as built, and certain conditions present on the lot, the applicant believes that it is impractical to build the residence on the property if compliance with the strict provisions of the Zoning code were required. More information is enclosed in the application itself.

As indicated in the attached notice, the Northport Village Council, acting as the Zoning Board of appeals will consider this variance at its regularly scheduled meeting on March 13, 2025, at 7 PM at the Village Hall, 116 Nagonaba St.

If you have any questions, or cannot attend the meeting, please feel free to contact me at Village Hall. I can be reached at (231) 386-5182.

Sincerely,

James L. Dyer
Village Manager

BOGDANSKI GREGORY T & LA...
3664 HARTLAND HILLS DR
HARTLAND, MI, 48353

FISCHER KRISTI L
183 S WEST ST
NORTHPORT, MI, 49670

LEELANAU TWP COM FOUNDA...
PO BOX 818
NORTHPORT, MI, 49670

NORTHPORT PUBLIC SCHOOL...
PO BOX 188
NORTHPORT, MI, 49670

NORTHPORT RAINBOW PROPE...
2222 W GRAND RIVER AVE STE...
OKEMOS, MI, 48864

VILLAGE OF NORTHPORT
PO BOX 336
NORTHPORT, MI, 49670

BUSS WESLEY A & BONA DEA ...
PO BOX 162
NORTHPORT, MI, 49670

NORTHPORT RAINBOW PROPE...
2222 W GRAND RIVER AVE STE...
OKEMOS, MI, 48864

THATCHER JAMES T & DEBRA ...
208 S WEST ST
NORTHPORT, MI, 49670

HIGH STREET HOLDINGS LLC
9637 N ONOMINESE TRL
NORTHPORT, MI, 49670

VILLAGE OF NORTHPORT
PO BOX 336
NORTHPORT, MI, 49670

WODEK ELIZABETH C
187 S WEST ST
NORTHPORT, MI, 49670

WELLS THOMAS C TRUST
PO BOX 142
NORTHPORT, MI, 49670

NORTHPORT RAINBOW PROPE...
2222 W GRAND RIVER AVE STE...
OKEMOS, MI, 48864

WOODS GERALD R & LINDA E
PO BOX 364
NORTHPORT, MI, 49670

PUBLIC NOTICE
ZONING BOARD OF APPEALS

The Village of Northport Village Council, acting as the Zoning Board of Appeals (ZBA), will conduct a Public Hearing at its regular meeting to be held on March 13, 2025. This Public Hearing will occur at the Village Hall located at 116 Nagonaba Street at 7:00 p.m. The Public Hearing is for the purpose of hearing a request by Northport Rainbow Properties, LLC, by its agent Samuel Scott, the property owner of Lot 79 of Hutchinson's Addition to the Village of Northport, a parcel on the west side of West Street, Northport, MI, 49670 (Parcel Number 042-200-079-00) for a variance from the strict application of Article 9.2 (2) of the Northport Village Zoning Ordinance, concerning the required twenty (20') foot front yard setback.

You are encouraged to attend this Public Hearing or communicate any comments in writing to the Village of Northport Zoning Administrator at P.O. Box 336, Northport, MI 49670.

James L. Dyer
Village Manager and
Zoning Administrator

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James L. Dyer
Village Manager and
Zoning Administrator

March 9, 2025

Gregory T. Bogdanski
3664 Hartland Hills Drive
Hartland, MI 48353

Mr. James L. Dyer
Northport Village Manager
116 W. Nagonaba
P.O. Box 336
Northport, MI 49670
manager@villageofnorthport.net

Re: Front Yard Set Back Variance Request
Parcel 042-200-079-00

Dear Mr. Dyer:

Thank you for providing me with the Variance Application and supporting documentation.

I write this comment based on 16 years past of local government experience in Hartland Township, from Board of Review to Trustee to two terms as Supervisor, as well as 50 years of Real Estate Analytics.

My wife and I own the adjacent lot (Parcel 042-200-078-00) to the north. We have reviewed the relevant documents supplied and have no objection to the granting of the variance.

This variance will allow the owner/applicant to receive the same considerations that the Municipality received when it located the West Street pavement to its current location without any adverse consequences to the Northport community.

Respectfully,

A handwritten signature in dark ink, reading "Gregory T. Bogdanski". The signature is written in a cursive style with a large, stylized "G" and "B".

Gregory T. Bogdanski
Cell: (517) 861-1000
Email: gregbog@comcast.net

Cc: Mr. Sam Scott; Samuel@scottcarpentryllc.com