

Resolution ____ of 2024

**Village of Northport
State of Michigan**

**RESOLUTION APPROVING
VARIANCE 2024-02 FOR
320 SHABWASUNG**

WHEREAS, the owners of the property located at 320 Shabwasung, being tax parcel number 042-100-066-00, have filed a properly supported application for a variance from the 20-foot front yard set-back requirement in the zoning district where the property is located; and

WHEREAS, the Northport Village Council, acting as the Northport Village Zoning Board of Appeals held a public hearing concerning variance 2024-02 on September 12, 2024; and

WHEREAS, the Zoning Board of Appeals heard a presentation by a representative of the applicant, considered a written Staff Report from the Village Manager/Zoning Administrator, considered two telephone comments from nearby property owners in support of the variance application, and there being no other public comment, and no comment in opposition to the variance request; and

WHEREAS, the Zoning Board of Appeals reviewed the requirements of Section 20.09 of the Northport Zoning Ordinance and made findings on the record concerning the criteria necessary to grant a variance; and

WHEREAS, the Zoning Board of Appeals on Motion by Trustee Cook, Seconded by Trustee Ager, did vote unanimously to approve the variance, as presented.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Zoning Board of Appeals finds that the existing front façade of the residence at 320 Shabwasung, being tax parcel number 042-100-066-00, was built 20-feet from the lot line.
2. Further, that the property located at 320 Shabwasung, being tax parcel number 042-100-066-00, is hereby granted a 6-foot variance from the required 20-foot front yard setback, for a new setback of 14-feet.
3. Further, consistent with the variance granted the property located at 320 Shabwasung, being tax parcel number 042-100-066-00, may construct a 5' 11" x 24' x 7" covered/open porch along the existing front façade.
4. Further, that the variance granted is subject to the provisions of the Northport Village Zoning Ordinance, as amended, and shall run with the land.

I hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the Northport Village Council, State of Michigan, at a Regular meeting held on September 12, 2024, at 7:00 p.m., Eastern Time, that the meeting was conducted and public notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan,

1976, and that the minutes of the meeting were kept and will be or have been made available as required by Act 267.

I further certify that:

The following Members were present at said meeting: President McCann, Trustees, Ager, Cavendish, Conley, Cook, Gale, and Harper

The following Members were absent: None.

Member Cook moved for adoption of said resolution and that Member Ager supported said motion.

Members voting for adoption of the resolution: All in Favor

Members voting against adoption of the resolution: None.

Village Clerk

Dated: _____