

VILLAGE OF RAVENNA

2023 Zoning Board of Appeals Public Hearing Tuesday, June 13th, 2023 6:30 PM

1. Public Hearing

- a. Review the First Reformed Church Variance
- b. Public Comments
- c. ZBA decision on First Reformed Church Variance

2. Public Hearing

- a. Review the Application from Ron Pattyn for a Variance at 3073 Mortimer St.
- b. Public Comments
- c. ZBA decision on Application from Ron Pattyn for a Variance at 3073 Mortimer St.

3. ADJOURNMENT

If you are unable to attend the meeting, please call Emily at 231-853-2360.

Village of Ravenna

12090 CROCKERY CREEK DRIVE • RAVENNA, MICHIGAN 49451 • TELEPHONE (231) 853-2360 • FAX (231) 853-6443

APPLICATION FOR APPEAL/VARIANCE REQUEST ZONING BOARD OF APPEALS

Date: May 22, 2023

Application Fee: \$200.00
(must accompany completed application)

1. Property Address for Appeal/Variance: 3073 Mortimer Street, Ravenna MI 49451
Parcel Number: 61-43-730-000-0008-00
Zone District: _____ (obtain from Zoning Administrator)

Legal Description:

R-RHTS-8 RAVENNA TOWNSHIP LOT 8 PLAT OF RAVENNA HEIGHTS.

2. Applicant Name: Ronald Pattyn (include additional sheets if needed)
Address: 2575 S Slocum Road

City, State, Zip: Ravenna MI 49451

Phone: 616-240-4841

Relationship of Applicant to Property Owner: Owner

3. Property Owner: Stud Boy Properties LLC
Address: PO Box 338
City, State, Zip: Ravenna MI 49451
Phone: 231-853-2323

4. Purpose of Request: (variance, interpretation of zoning ordinance, administrative appeal, expansion of nonconforming residential use, other – please specify):

Expansion of non-conforming use. Adding an addition to rear of the building 20'x76'
approximately 1500sq.ft.

5. Summary of Facts:
This will allow us to have some additional indoor storage space and clean up the look of the rear of the building by improving the appearance with new steel siding and covering up the dated windows.

(include additional sheets if needed)

(continued on reverse side)

6. Site Plan: On a separate sheet of paper, provide a site plan (map of the property), drawn to scale, showing all data pertinent to the proposed variance or other request or appeal. It is advised that the site plan be based on an accurate property survey. In some cases, the property survey can be used as the site plan. Sample site plans are available from the Zoning Administrator upon request. The site plan shall include at least the following:
- (A) Date of the drawing;
 - (B) Scale;
 - (C) North arrow;
 - (D) Name of the person or firm who drew the site plan;
 - (E) Locations and dimensions of all property lines, abutting rights-of-way, easements, setbacks, off-street parking, proposed landscaping, and existing and/or proposed structures and additions.
7. Variance Justification – Complete Only if Applying for a Variance. (Note: Answer each question. Use additional sheets if needed.)

No variance from the provisions or requirements of the Zoning Ordinance shall be authorized by the Board unless the Board makes affirmative findings, based upon competent material and substantial evidence on the whole record, as to each of the standards listed below. As to a dimensional variance, being a variance regarding the dimensional characteristics of a lot, parcel or property or a variance because of exceptional topographic or other conditions of the land, buildings or structures, the Board must make findings as to each of the standards based on no less than three affirmative votes. As to a use variance, being a variance from the provisions or requirements of the Zoning Ordinance because of the actual or proposed use of the property requested by the applicant, the Board must make findings as to each of the standards based on no less than four affirmative votes. No variance shall be granted unless all of the following standards are met:

- (A) Enforcement of the literal requirements of the zoning ordinance would cause unnecessary hardship, as to a use variance, or practical difficulties, as to a dimensional variance.

If applying for a use variance, explain the unnecessary hardship that would be caused by enforcement of the literal requirements of the zoning ordinance. If applying for a dimensional variance, explain the practical difficulties that would be caused by enforcement of the literal requirements of the zoning ordinance:

We need additional space to store our inventory indoors. Since the Covid 19 pandemic the leadtimes for raw materials and inventory items have significantly increased requiring us to have additional material in inventory to meet production needs. This inventory requires more storage space.

(continued on next page)

Village of Ravenna

APPLICATION FOR APPEAL/VARIANCE REQUEST (continued)

- (B) Special conditions or circumstances exist which are peculiar to the land, building or structure involved and which are not applicable to other lands, buildings or structures in the same zoning district.

Explain the special conditions or circumstances that are peculiar to the land, building or structure involved and which are not applicable to other lands, buildings or structures in the same zoning district:

This building is "non-conforming" due to a change in the zoning after the building was in place and functioning as an industrial property. The building has continued in this industrial use both before and after the zoning change this puts a burden on the property to be used as originally intended.

- (C) Literal interpretation of the zoning ordinance would deprive the applicant of property rights commonly enjoyed by other properties in the same zoning district.

Explain why literal interpretation of the zoning ordinance would deprive the applicant of property rights commonly enjoyed by other properties in the same zoning district:

To use our property as it was originally intended.

- (D) The authorizing of the requested variance will not be of substantial detriment to adjacent or nearby lands, structures or buildings, and will not be contrary to the spirit and purpose of the zoning ordinance.

Explain how the requested variance will not be of substantial detriment to adjacent or nearby lands, structures or buildings, and will not be contrary to the spirit and purpose of the zoning ordinance:

The new addition while giving us more space will improve the appearance of the building by covering up the old dated windows and give a modern fresh look to the rear of the building that is facing residential homes. This will benefit our neighbors as well as us.

(continued on reverse side)

- (E) The special conditions or circumstances do not result from actions of the applicant. (Financial consideration alone shall not be grounds for granting a variance.)

Explain why the special conditions and circumstances described above under standard (B) are not the result of your own actions:

Since the Covid 19 pandemic the leadtimes for raw materials and inventory items have significantly increased requiring us to have additional material in inventory to meet production needs. This inventory requires more space. This is a well known and common problem facing most businesses.

- (F) The Board of Appeals shall, when granting a variance, determine that the variance is the minimum that will make possible the reasonable use of the land, building or structure. To this end, the Board of Appeals may grant a lesser variance than that requested by the applicant, provided the lesser variance also meets standards (A) through (E), above.

Explain why the requested variance is the minimum that will make possible the reasonable use of the land, building or structure:

We would like a bigger addition to fit our needs but feel that this small addition will help us get by while improving the appearance of the building and not imposing on neighbors.

8. Applicant Certification.

By my signature below, I certify that I am the property owner, agent of the owner, or authorized by the property owner to submit this application. Further, I certify that the information provided within or attached to this application is, to the best of my knowledge, true and accurate. I hereby authorize the Village to enter the property associated with this application for purposes of conducting necessary site inspections.

Date: May 22, 2023

Ronald Pattyn

Applicant's Printed Name

Ronald C Pattyn

Applicant's Signature

(continued on next page)

Village of Ravenna

APPLICATION FOR APPEAL/VARIANCE REQUEST (continued)

FOR VILLAGE USE ONLY:

Date Application Received: _____ Application Fee Received: \$ _____
Escrow Payment Received: _____ Escrow Payment Charged: _____

Approved: _____ Denied: _____

Approved with the following condition(s): _____

Denied for the following reason(s): _____

Zoning Administrator/Village Official: _____ Date: _____



PARCEL A:

Lot 3, Ravenna Heights, a subdivision in Section 2, T9N, R14W, Village of Ravenna, Muskegon County, Michigan, according to the recorded plat thereof.

PARCEL B:

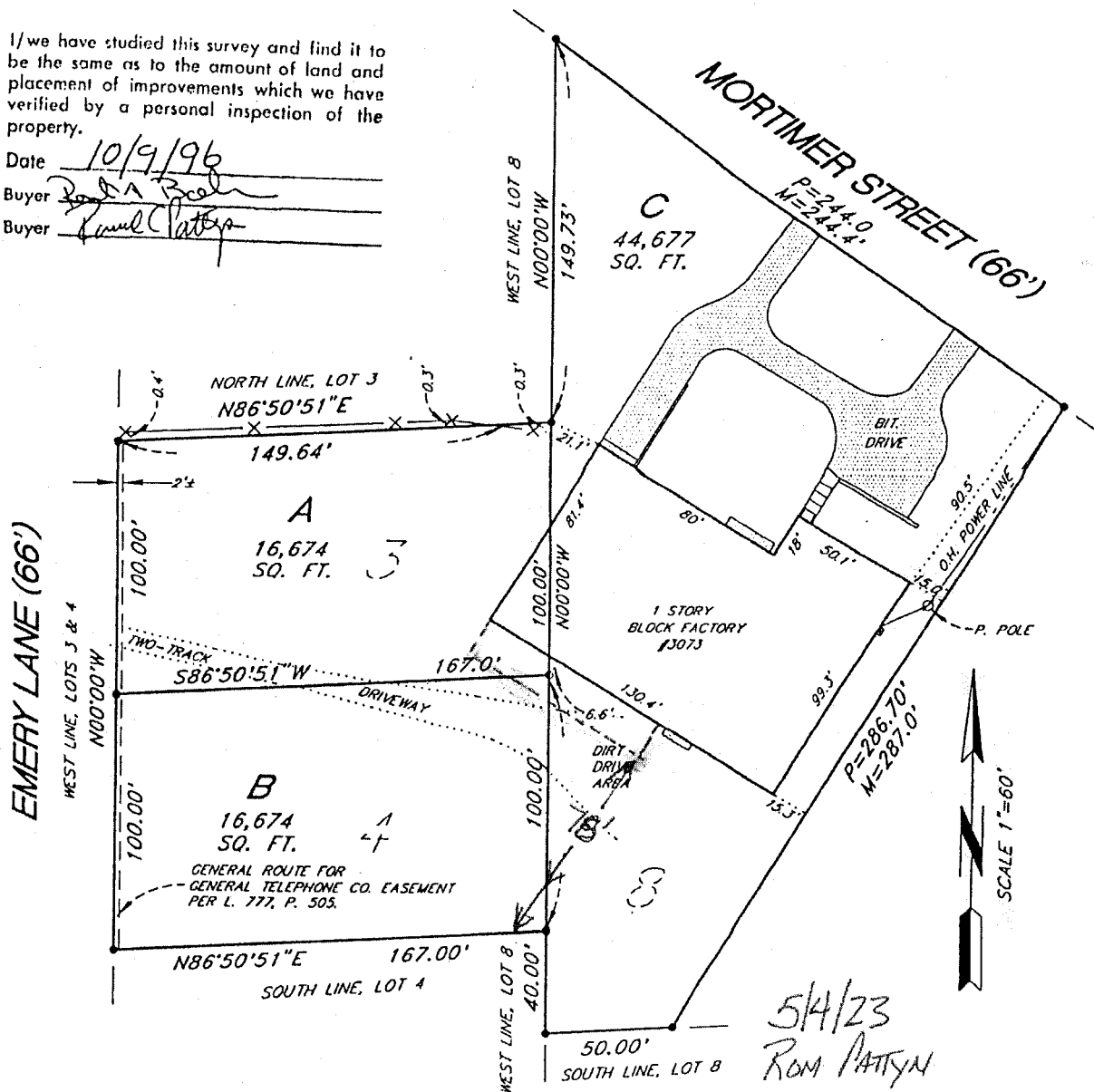
Lot 4, Ravenna Heights, a subdivision in Section 2, T9N, R14W, Village of Ravenna, Muskegon County, Michigan, according to the recorded plat thereof.

PARCEL C:

Lot 8, Ravenna Heights, a subdivision in Section 2, T9N, R14W, Village of Ravenna, Muskegon County, Michigan, according to the recorded plat thereof.

I/we have studied this survey and find it to be the same as to the amount of land and placement of improvements which we have verified by a personal inspection of the property.

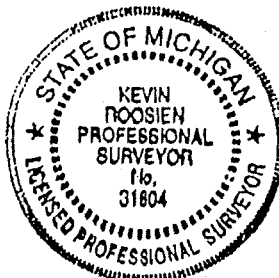
Date 10/9/96
 Buyer Paul A. Zeeb
 Buyer Paul Patton



I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and properly described unless otherwise shown hereon.

LEGEND

- - IRON STAKE - SET
- - IRON FOUND
- - WOOD STAKE
- R - RECORDED DIMENSION
- D - DEED DIMENSION
- M - MEASURED DIMENSION
- C - CENTER LINE
- x-x - FENCE LINE



BY Kevin Roosien

5/4/23