

CITY OF GRAND LEDGE
NOTICE OF PUBLIC HEARING

The Grand Ledge Zoning Board of Appeals will hold a public hearing during its regular meeting at 7:00 p.m., on Thursday, 19 September 2024, to consider and receive public input on a request for a variance to permit the fence in the side and back yards along the east property line of 913 Candela Lane that extends up to 7.6 feet at its maximum height. Grand Ledge City Code Chapter 46 – Zoning, Section 46-9(3)b restricts the height of a fence in a side or back yard to a maximum of 6 feet. A variance of 1.6 feet to the fence height limitation is therefore requested. The proposed variance is available for review on the City’s website at www.cityofgrandledge.com and at the City Clerk’s office, 310 Greenwood St., Grand Ledge, Michigan, between 8:00 a.m. and 5 p.m., Monday through Friday.

The meeting will be held in the Council Chambers, City Hall, 310 Greenwood St., Grand Ledge MI 48837, in compliance with the Open Meetings Act, as amended, and will also be livestreamed via Zoom for informational purposes only. The online stream can be accessed at <https://www.zoom.us> with the Meeting ID: 837 1581 1740, or by calling +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 876 9923 US (New York), +1 646 931 3860 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 360 209 5623 US, +1 386 347 5053 US, +1 408 638 0968 US (San Jose), +1 507 473 4847 US, +1 564 217 2000 US, +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 689 278 1000 US, +1 719 359 4580 US with Meeting ID: 837 1581 1740.

The Zoning Board of Appeals invites anyone interested to attend in person and offer comments at the public hearing. Written comments can be mailed or delivered to Elected or Appointed Officials at 310 Greenwood St., Grand Ledge, MI 48837, placed in the drop box in front of City Hall, or emailed to cityhall@cityofgrandledge.com. All written comments will be considered if received by 5:00 p.m. the day of the hearing. Please call (517) 627-2149 or email cityhall@cityofgrandledge.com for further information or to request accommodations for disabilities.

Gregory Newman, City Clerk



VARIANCE APPLICATION

Applicant(s)	JOANNE M. THEIS, Trustee	Phone Number (517) 622-3852
Email Address <i>Required</i>	jtheis095@gmail.com; cc to jlandon@curtiscurtislaw.com	
Address	913 CANDELA LN, GRAND LEDGE, MI 48837	Daytime
<i>Interest in Properties (Check One)</i>	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Represent Owner <input type="checkbox"/> Option to Buy <input type="checkbox"/> <input type="checkbox"/> Lessee <input type="checkbox"/> Other:	
Complete address of the property request to be reviewed:	400-044-200-320-00 Owner: Joanne M. Theis Living Trust Address: 913 CANDELA LN <u>GRAND LEDGE, MI 48837</u>	Current Zoning District Residential Phone Number (517) 622-3852
Lot Size: Width: _____ Length: _____ Area: _____		
Legal Description:	<i>Indicate attached if needed.</i> City of Grand Ledge, County of Eaton, State of Michigan: Lot 32, Candlewood Estates No. 2, a Subdivision of part of the Southwest 1/4 of Section 12, T4N, R4W, Oneida Township, (now City of Grand Ledge), Eaton County, Michigan, According to the recorded plat thereof as recorded in Liber 12 of plats, page 26, Eaton County Records.	
Proposed use of property:	<i>Indicate attached if needed.</i> See attached addendum.	

City of Grand Ledge – Planning & Zoning – Variance Application

<p>Estimate the following:</p>	<p><input type="checkbox"/> General Traffic Volume: _____</p> <p><input type="checkbox"/> Total Population Increase: _____</p> <p><input type="checkbox"/> Population per Acre: _____</p> <p><input type="checkbox"/> Hours of Operation: _____</p> <p><input type="checkbox"/> Total number of employees: _____</p> <p><input type="checkbox"/> Total building area proposed: _____</p> <p><input type="checkbox"/> Parking Spaces: _____</p>
<p>Application must include photographs of the property, copies of any other required permits, and a site plan, as follows:</p>	<p><input type="checkbox"/> Drawn to scale of 1" = 100'</p> <p><input type="checkbox"/> Existing and proposed structures (buildings, trash receptacles, landscaping, etc.)</p> <p><input type="checkbox"/> Existing and proposed parking areas and driveways</p> <p><input type="checkbox"/> Existing and proposed roads, easements and other access points</p> <p><input type="checkbox"/> Flood plain elevations, if applicable</p> <p><input type="checkbox"/> Zoning classifications of all abutting land within 300 feet</p>

I stipulate and understand the site plan review, if approved by the City of Grand Ledge, does not guarantee I may proceed with the proposed development. I understand there may be additional permits required to meet trade codes and other governmental requirements, and I understand the City of Grand Ledge does not have any power or authority over these additional permits. I certify the statements made and the information provided in this site plan review application are true, accurate and complete.

Applicant Signature: _____ Date: _____

For Office Use Only -----	Required Reviews	Approve / Deny		Initials
Fee Paid: _____	<input type="checkbox"/> Zoning Administrator	<input type="checkbox"/>	<input type="checkbox"/>	_____
Date Received: _____	<input type="checkbox"/> Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>	_____

ADDENDUM TO VARIANCE APPLICATION

1. I am the Trustee of the Joanne M. Theis Living Trust, who owns the real property located at 913 Candela Lane, Grand Ledge, Michigan 48837.

2. Following a storm last year, my privacy fence was partially destroyed. I hired a contractor to replace my privacy fence at considerable cost. I subsequently learned that the new fence is taller than six feet from grade in some spots along my East property line.

3. I now know the fence ordinance for the City of Grand Ledge provides that fences may not exceed a height of six feet.


4. I am requesting a variance to allow my new fence to remain, as is.

5. Enclosed are pictures of the fence.

6. Enclosed is a July 8, 2024 survey prepared to show the height of the posts and fence along the East side of the property. As indicated on the survey:

- a. The fence panels are six foot in height.
- b. The posts are 0.3 feet taller than the fence panels.
- c. The height of my posts are as follows:
 - i. No. 1 is 6.6 feet, making the fence panel 6.3 feet
 - ii. No. 2 is 6.6 feet, making the fence panel 6.3 feet
 - iii. No. 3 is 6.6 feet, making the fence panel 6.3 feet
 - iv. No. 4 is 6.6 feet, making the fence panel 6.3 feet
 - v. No. 5 is 6.8 feet, making the fence panel 6.5 feet
 - vi. No. 6 is 6.9 feet, making the fence panel 6.6 feet
 - vii. No. 7 is 7.6 feet, making the fence panel 7.3 feet
 - viii. No. 8 is 7.3 feet, making the fence panel 7.0 feet
 - ix. No. 9 is 7.0 feet, making the fence panel 6.9 feet

- x. No. 10 is 6.7 feet, making the fence panel 6.4 feet
- xi. No. 11 is 6.4 feet, making the fence panel 6.1 feet
- xii. No. 12 is 6.4 feet, making the fence panel 6.1 feet
- xiii. No. 13 is 6.6 feet, making the fence panel 6.3 feet
- xiv. No. 14 is 6.3 feet, making the fence panel 6.0 feet
- xv. No. 15 is 6.7 feet, making the fence panel 6.4 feet


Joanne M. Theis

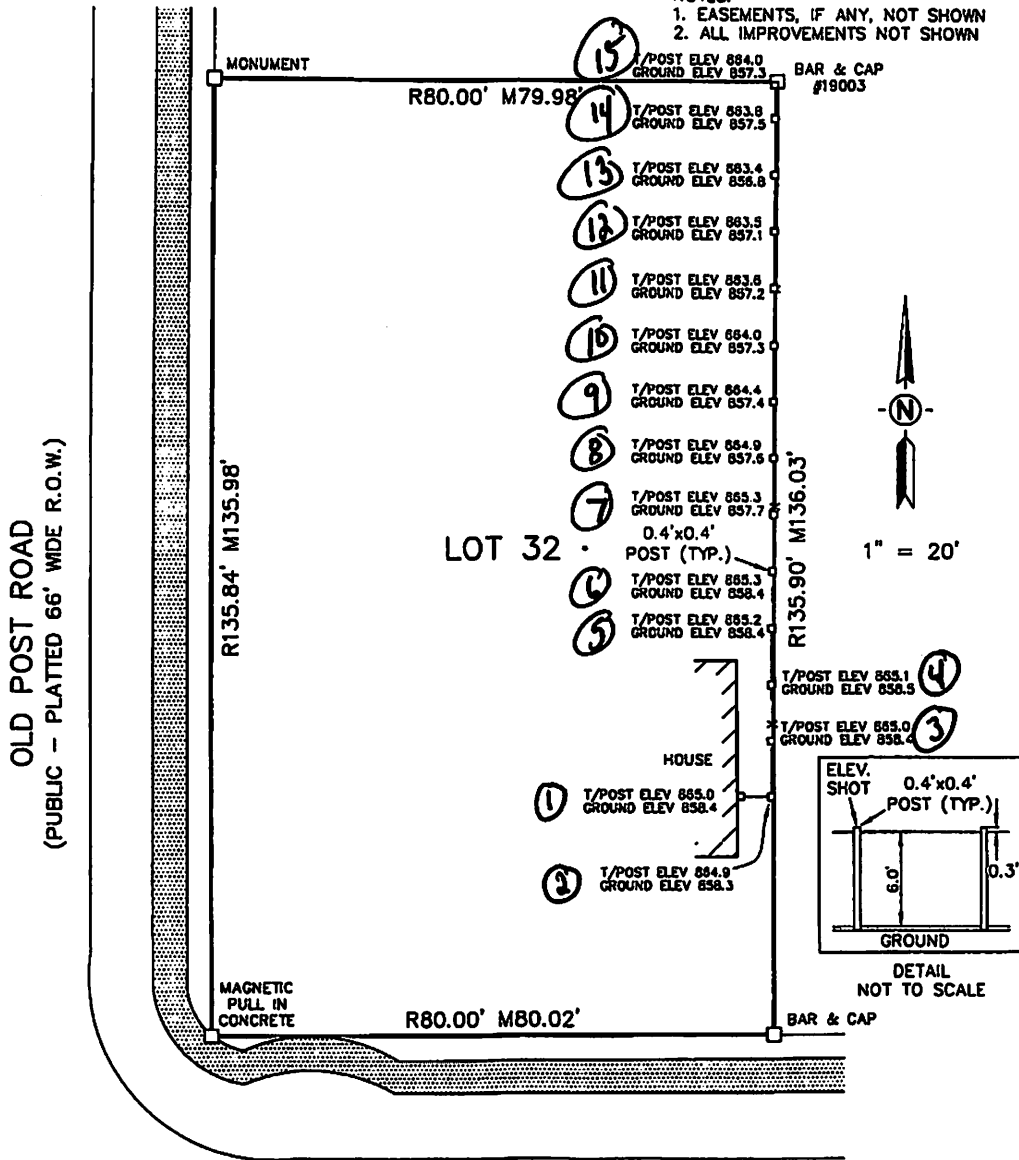
LOT SURVEY

For:
 Joanne Theis
 913 Candela Lane
 Grand Ledge, MI 48837

Survey Address:
 913 Candela Lane
 Grand Ledge, MI 48837
 ID: 400-044-200-320-00

Legal Description (as provided): Lot 32, Candlewood Estates No. 2, City of Grand Ledge, Eaton County, Michigan, according to the recorded plat thereof, as recorded in Liber 12 of Plats, Page 26, Eaton County Records.

NOTES:
 1. EASEMENTS, IF ANY, NOT SHOWN
 2. ALL IMPROVEMENTS NOT SHOWN



CANDELA LANE

(PUBLIC - PLATTED 66' WIDE R.O.W.)

I hereby certify only to the parties heron that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted heron, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- +— = Fence
- 0.0'± = Denotes Distance to the Survey Line

7/8/24

D. Pascoe
 DANE B. PASCOE
 PROFESSIONAL SURVEYOR

DATE
 No. 54434

KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS

2118 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

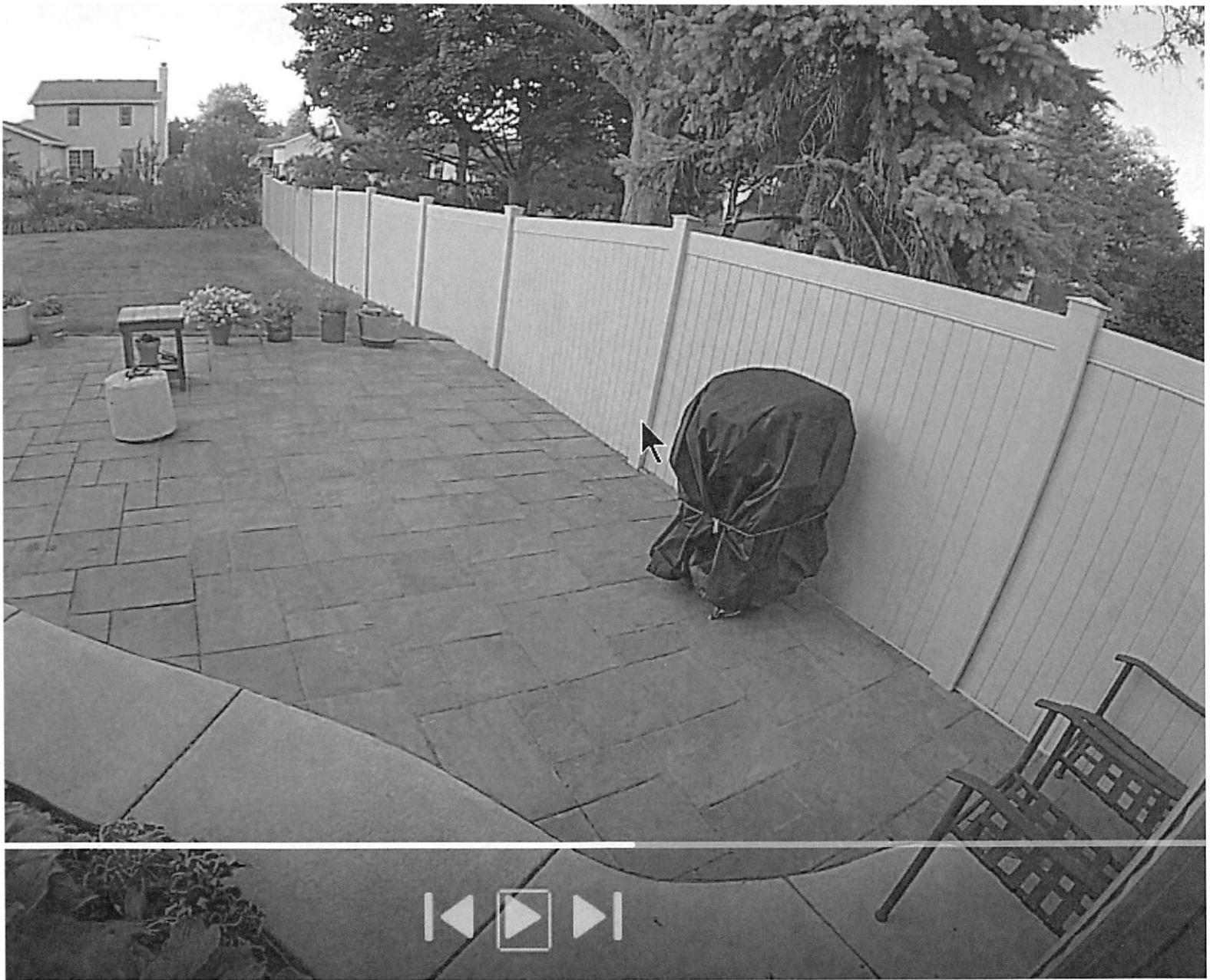
13432 PRESTON DRIVE, MARSHALL, MI 48088
 PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	KDB	SECTION 12, T4N, R4W
FIELD WORK BY	NW	JOB NUMBER:
SHEET	1 OF 1	102864.LOT









5, 8:38 PM



