

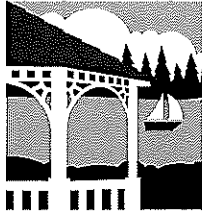
VILLAGE OF PENTWATER

ON PENTWATER LAKE AND LAKE MICHIGAN
327 South Hancock Street, P.O. Box 622, Pentwater, Michigan 49449
(231) 869-8301 - FAX (231) 869-5120
www.pentwatervillage.org

Village of Pentwater Zoning Board of Appeals Meeting
Tuesday, December 20, 2022 at 6:00 pm
310 N. Rush Street, Pentwater, MI 49449

Agenda

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Agenda
- V. Approval of the Minutes of the September 20, 2022 Meeting
- VI. Public Hearing – 294 E. Lake St. (Parcel #64-044-396-011-00)
- VII. Correspondence / Public Comments
- VIII. Unfinished Business
 - A. None.
- IV. New Business - Variance Request Discussion: 294 E. Lake St.
- X. Adjournment



VILLAGE OF PENTWATER
Zoning Board of Appeals

65 South Hancock Street – P.O. Box 622
Pentwater, Michigan 49449
(231) 869-8301

Annual Meeting Minutes – September 20, 2022 in-person
Park Place - 310 N. Rush St., Pentwater, MI 49449

Chairperson Bainton called the annual meeting of the Pentwater Zoning Board of Appeals Meeting to order at 6:01 p.m. with the pledge of allegiance.

ROLL CALL: **Present:** Lisa McKinney, Jane Dosemagen and Bill Bainton.
 Absent: Nancy Ceton, Mary Temple and Jim Young.
 Alternate Jane Dosemagen filled in for Mary Temple.

Others present: Zoning Administrator Keith Edwards, and Deputy Clerk/Treasurer Kate Anderson.

APPROVAL OF AGENDA: *Motion* by McKinney, second by Dosemagen to approve the agenda as presented. Voice Vote: Ayes: 3, Nays: 0. Absent: 2. **Motion carried.**

APPROVAL OF MINUTES of June 21, 2022: *Motion* by McKinney, second by Dosemagen to approve the minutes of June 21, 2022 as submitted. Voice Vote: Ayes: 3, Nays: 0. Absent: 2. **Motion carried.**

PUBLIC COMMENTS: None

UNFINISHED BUSINESS: None

PUBLIC HEARING – 540 N. Hancock (Parcel ID No. 64-044-580-101-90)

Chairperson Bainton asked Zoning Administrator Keith Edwards to present the highlights of his report which determined that the proposed handicap ramp between the existing and proposed deck would be within 8.66 feet of the rear (east) property line, thus a 21.34 ft variance is requested, in accordance with the requirements of Section 10.04.F of the Residential-Office Zoning District.

The existing home (former dental office) is located only 12.66 feet from the east lot line adjacent to 64 E. Sands Street, where 30 feet is now required. In accordance with the research completed by Zoning Administrator Keith Edwards and Assessor, Barbie Eaton, it appears that the existing building was constructed prior to 1983, when the southern portion of the property was split off for the medical office of Dr. Nelson and Spectrum Health.

Prior to 1983, the existing building, the dental office of Dr. Williams (which was allowed by Special Land Use approval) would have been considered a corner lot that would have required two front setbacks on the west and south sides of the property at 17 feet each, and just two side setbacks of 6 feet each, while a rear yard setback would not have been required. Thus, when the property was divided for the Physician's Office, the existing building became nonconforming as

it was no longer a corner lot, but an interior lot, where the setback from the east property line changed from 6 feet to 30 feet. This action rendered the building nonconforming.

The existing deck on the southeast side of the home was reconstructed under permit in 2013. The existing deck is in compliance with the Zoning Ordinance since Section 3.07.B no 1, paragraphs “b” and “d” allow for such projections into yards.

Chairperson Bainton then referred to the applicant, Melissa Williams explained the reason for the request was to connect the existing east deck with a proposed north deck so that her husband Ryan, a quadriplegic would be able to move his wheelchair around the outside of the building so that he could observe the small children in the yard and provide a secondary means of egress from the building in the case of an emergency.

Chairperson Bainton opened the public hearing at 6:05 pm and closed the public hearing at 6:08 pm when he learned that no members of the audience wished to offer comment on the request.

CORRESPONDENCE / PUBLIC COMMENTS: Mr. Edwards said he had received no correspondence from the notices mailed.

NEW BUSINESS:

A. Variance Request for 540 N. Hancock – 21.34 feet variance from 30 ft. required rear yard setback.

Discussion: (Members reviewed Section 18.08.A Standards for Dimensional Variances)

Condition #1: (Section 18.08 A (1)): “Granting the variance will not be contrary to the public interest and will ensure that the spirit of this Ordinance is observed.”

Comments: All agree not contrary to public interest.

Condition #2: (Section 18.08 A (2)): “Granting the variance will not cause a substantial adverse effect to property or improvements in the vicinity or in the district in which the subject property is located.”

Comments: Yes, all agree, will not cause an adverse effect to property in the vicinity, especially since it is adjacent to the Village North Park.

Condition #3: (Section 18.08 A (3)): “The variance request is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practicable.”

Comments: Yes, all agree, this is the first time such a request has been heard.

Condition #4: (Section 18.08 A (4)): “That there are practical difficulties in the way of carrying out the strict letter of these regulations which are caused by exceptional of extraordinary circumstances or conditions applying to the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the vicinity in the same zoning district. Exceptional or extraordinary circumstances of conditions include:

- a. Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Ordinance;
- b. Exceptional topographic conditions;
- c. By reason of the use or development of the property immediately adjoining the

- property in question; or
- d. Any other physical situation on the land, building or structure deemed by the Board of Appeals to be extraordinary.

Comments: Yes, all agree, the property narrows from the south to the north and the nonconforming condition was created when the property no longer was a corner lot, resulting in the existing condition when the building was no longer used as an office and became residential.

Condition #5: (Section 18.08 A (5)): “That granting such variance is necessary for the preservation of a substantial property right possessed by other properties in the vicinity in the same zoning district.”

Comments: Yes, all agree, the variance requested represents the existing conditions and typical use of a property for residential purposes.

Condition #6: (Section 18.08 A (6)): “That the variance is not necessitated as a result of any action or inaction to the property prior to the variance request by the applicant or his/her representative.”

Comments: All agree. The conditions for the request were clearly not the result of any action of the applicant (new property owners), as the property was made nonconforming when it was divided.

Motion by McKinney, seconded by Dosemagen to grant the variance request for 21.34 ft. for the required 30 ft. rear setback, resulting in a rear (east) setback of 8.66 feet.

Roll call vote: Young, yes; Ceton, yes; McKinney, yes; Koorndyk, yes; Bainton, yes.
Ayes: 3. Nays: 0. Absent: 2. Motion passed. Variance Approved for 540 N. Hancock St.

ADJOURNMENT: Chairperson Bainton moved to adjourn the meeting at 6:17 pm, second by McKinney. Ayes: 3. Nays: 0 Absent:2 Motion passed.

Respectfully submitted by:

Keith Edwards, Zoning Administrator
Village of Pentwater

September 27, 2022

Approved by the Zoning Board of Appeals on _____.

MEMORANDUM

To: Pentwater Village Zoning Board of Appeals
From: Katie Anderson, Zoning Administrator
Date: November 18, 2022
Subject: **Staff Report - Variance Requested for 294 E. Lake Street
Parcel ID No. 64-044-396-11-00**

Introduction

Dave Peterhans, owner of 294 E. Lake Street, seeks to construct a 10' x 11' accessory building addition to the "Club House", please see attached.

Background

The Peterhans residence is located on the north side of E. Lake Street, west of Judd Street. The existing property is approximately 17,337 sq. ft. in size and currently has 1,254 sq. ft. of accessory building GFA on the property. Mr. Peterhans seeks to add an additional 110 sq. ft. of accessory building to the property. In accordance with Section 3.08.D.1.b "For lots greater than ten thousand (10,000) square feet in area, up to two (2) acres: one thousand (1,000) square feet GFA (Gross Floor Area) of accessory building is allowed. Therefore, a variance of 110 sq. ft. is requested to further exceed the allotted GFA on the property.

Details of the Variance Request and Zoning Ordinance Standards Review

Applicant is requesting an additional 110 sq. ft. of accessory building.

In accordance with Section 3.08.D.1.b "For lots greater than ten thousand (10,000) square feet in area, up to two (2) acres: one thousand (1,000) square feet GFA (Gross Floor Area).

Therefore, a variance of 110 sq. ft. is needed to further exceed the allotted GFA on the property.

SECTION 18.08 REVIEW STANDARDS FOR VARIANCES

(Amended 10-12-2020)

In limited circumstances, the Zoning Board of Appeals may waive application of one or more zoning ordinance provisions by granting a "variance" from such provision(s). The Zoning Board of Appeals may only grant a variance if the applicant is found to have satisfied each of the

following seven Standards, based on competent material and substantial evidence on the record. The Zoning Board of Appeals must base its decision on such evidence, and its findings shall be consistent with (a) the facts and circumstances presented to it, and (b) the deductions that can be reasonably made from such facts and circumstances. The Zoning Board of Appeals shall base its decisions only on these Standards and not on matters unrelated to these Standards.

A. First Standard – Practical Difficulty or Unnecessary Hardship. The applicant shall demonstrate that the circumstances constitute **either** a practical difficulty (the standard for a non-use variance) or an unnecessary hardship (the standard for a use variance), as follows:

1. Dimensional (Non-Use Variance). A non-use or dimensional variance would permit the modification or waiver of a non-use zoning regulation (such as minimum requirements for setbacks, lot width, lot area, building separation, or other dimensional regulations that do not alter the fundamental type of building or use permitted).

For a non-use variance -- the First Standard will be satisfied only if the Zoning Board of Appeals finds that a “**practical difficulty**” exists that prevents compliance with the non-use zoning regulation. A practical difficulty exists when there are exceptional or extraordinary circumstances or conditions applying to the property (such as exceptional narrowness, shallowness or shape of the property, topographic conditions, conditions caused by the use or development of the property immediately adjoining the property in question), where such practical difficulty would unreasonably prevent the owner from using the property for a permitted use or would render conformity unnecessarily burdensome.

--or--

2. Use Variance. A use variance permits a land use that is not otherwise permitted in the relevant zoning district.

For a use variance -- the First Standard will only be satisfied if the Zoning Board of Appeals finds that an “**unnecessary hardship**” will exist as to the applicant’s land if the requested use is not permitted. An “unnecessary hardship” exists when the property, as a whole, cannot be put to a conforming use because the applicant has demonstrated that the land cannot yield a reasonable rate of return when used for a use that complies with the ordinance.

B. Second Standard – Special or Unusual Circumstances. The circumstances creating the need for the variance must be peculiar to the land, structures or buildings involved and shall not be recurrent or applicable as to a sufficient number of other lands, structures or buildings in the same zoning district, to a degree that the ZBA concludes that a general zoning ordinance amendment would be more appropriate.

C. Third Standard – Substantial Justice. The Zoning Board of Appeals should find that strict application of the ordinance provisions would deprive the applicant of property rights that are commonly enjoyed by other properties in the same zoning district.

- D. Fourth Standard – Protecting Neighborhood Properties. The Zoning Board of Appeals shall not grant the variance if it would cause a substantial detriment or harm to other lands and uses, or if in the judgment of the Zoning Board of Appeals, the variance would be contrary to the spirit and purpose of the Zoning Ordinance Regulations.
- E. Fifth Standard – Not Self-Created. If the Zoning Board of Appeals determines that the applicant or the applicant’s representatives were involved in any action or inaction with respect to the property, prior to the variance request, where such action or inaction created the circumstances which prompts the variance request, no variance shall be granted.
- F. Sixth Standard – Minimum Variance Necessary. The Zoning Board of Appeals shall grant only the minimum necessary variance from current Zoning Ordinance provisions to afford the applicant the relief created by the requested variance.
- G. Seventh Standard – Voting. An affirmative vote of a majority of the members of the Zoning Board of Appeals is required to grant a dimensional (non-use variance). For a use variance, an affirmative vote of two-thirds of the members of the Board of Appeals is required.

In approving a variance, the Zoning Board of Appeals may include in its ruling such terms and conditions as the Zoning Board of Appeals may deem to be reasonably necessary to carry out the intent and purposes of this Ordinance and to protect and advance the public interest, including the interests of neighboring property owners.

**Notice of Public Hearing
December 20, 2022
Village of Pentwater
Zoning Board of Appeals**

The Zoning Board of Appeals (ZBA) for the Village of Pentwater will conduct a public hearing on Tuesday, December 20, 2022, at 6:00 p.m. in the Park Place Meeting Center, 310 N. Rush Street Pentwater, Michigan, to take public comments on the following request for a dimensional variance:

The Peterhans residence is located on the north side of E. Lake Street, west of Judd Street. The existing property is approximately 17,337 sq. ft. in size and currently has 1,254 sq. ft. of accessory building GFA on the property. Mr. Peterhans seeks to add an additional 110 sq. ft. of accessory building to the property. In accordance with Section 3.08.D.1.b "For lots greater than ten thousand (10,000) square feet in area, up to two (2) acres: one thousand (1,000) square feet GFA (Gross Floor Area) of accessory building is allowed. Therefore, a variance of 110 sq. ft. is requested to further exceed the allotted GFA on the property.

Written comments to be considered by the Zoning Board of Appeals may be deposited with the Village Zoning Administrator or mailed to: Village of Pentwater, Zoning Board of Appeals, PO Box 622, Pentwater, Michigan 49449 by 4:00 p.m., December 19, 2022. You may also appear at the public hearing to have your comments heard.

A copy of the request as well as the Zoning Ordinance are available for inspection at the Zoning Administrator's Office, 65 S. Hancock St., Pentwater, Michigan during regular business hours.

Pentwater Village Zoning Board of Appeals

Village of Pentwater
327 S. Hancock Street
P.O. Box 622
Pentwater, MI 49449
Phone: (231) 869-8301 Fax: (231) 869-5120

ZONING APPLICATION – VARIANCE

Application Date Nov. 8/2022 # _____
Applicant David Peterhans Email: davepeterhans@gmail.com
Owner of Property (if different from Applicant): _____
Owner's signature (consent to application): David Peterhans
Property Address 294 E. Lake St
City Pentwater Zip 49449 Phone 248.217.3974 Fax _____
Mailing Address 1401 Woodglen Ln.
City Bloomfield Hills State MI. Zip 48304
Zoning District _____ of the Village of Pentwater Zoning Ordinance
Permanent Parcel Number 64-044-396-011-00
I am requesting a Dimensional (Non-Use) or _____ Use Variance

Attach Legal Description

1. Does land use conform to current zoning? Yes _____ No
2. Current use(s) of adjoining properties Residential
3. Who will represent applicant? self
4. What is applicant's interest in property? owner

Applicant Signature David Peterhans

ZONING BOARD MEMBERS MAY MAKE ON SITE INSPECTIONS
REGARDING THIS APPLICATION
***** ZONING BOARD ACTION *****

NOTICES MAILED: _____ PUBLIC HEARING: _____

DATE, FINAL ACTION AND CONDITIONS: _____

APPLICANT David Peterhans

ADDRESS 294 E. Lake St. Pentwater, MI.

DATE _____ VARIANCE # _____ SECTION _____

APPLICANT MUST SATISFY EACH OF THE FOLLOWING STANDARDS:

A. **First Standard - Practical Difficulty or Unnecessary Hardship.** The applicant shall indicate which type of variance it requests and shall demonstrate that the circumstances constitute **either a practical difficulty or unnecessary hardship**, as follows:

For a Dimensional (Non-Use Variance). A non-use or dimensional variance would permit the modification or waiver of a non-use zoning regulation (such as minimum requirements for setbacks, lot width, lot area, building separation, or other dimensional regulations that do not alter the fundamental type of building or use permitted). For a non-use variance -- the First Standard will be satisfied only if the Zoning Board of Appeals finds that a "practical difficulty" exists that prevents compliance with the non-use zoning regulation.

A practical difficulty exists when there are exceptional or extraordinary circumstances or conditions applying to the property (such as exceptional narrowness, shallowness or shape of the property, topographic conditions, conditions caused by the use or development of the property immediately adjoining the property in question), where such practical difficulty would unreasonably prevent the owner from using the property for a permitted use or would render conformity unnecessarily burdensome.

-OR-

For a Use Variance. A use variance permits a land use that is not otherwise permitted in the relevant zoning district. For a use variance -- the First Standard will only be satisfied if the Zoning Board of Appeals finds that an "unnecessary hardship" will exist as to the applicant's land if the requested use is not permitted.

An "unnecessary hardship" exists when the property, as a whole, cannot be put to a conforming use because the applicant has demonstrated that the land cannot yield a reasonable rate of return when used for a use that complies with ordinance.

Applicant asserts the following to satisfy this Standard for a [Dimensional/Use] variance (attach additional pages as needed): It's a 10'x11' storage structure attached to an existing accessory building with no setback or other dimensional regulations that alter the existing fundamental building use - A previous zoning review (below)

ZBA's findings (ZBA to complete): This First Standard, for a [Dimensional/Use] variance, is [satisfied/not satisfied] based on the following:

in 2021 allowed for a 10'x11' structure to be built (original request was for a 10'x12' structure) - I poured a 10'x11' concrete slab for a future build out when funds would allow in 2022 or 2023. I believe a "practical difficulty" or "circumstantial difficulty" thru no fault of mine, exists in this case.

- B. **Second Standard – Special or Unusual Circumstances.** The circumstances creating the need for the variance must be peculiar to the land, structures or buildings involved and shall not be recurrent or applicable as to a sufficient number of other lands, structures or buildings in the same zoning district, to a degree that the ZBA concludes that a general zoning ordinance amendment would be more appropriate.

Applicant asserts the following to satisfy this Standard: The "unusual circumstances" described in my 1st standard narrative eluded to a variance request and is not applicable to any ZBA general ordinance amendments.

ZBA's findings (ZBA to complete): This Second Standard is [satisfied/not satisfied] based on the following: _____

- C. **Third Standard – Substantial Justice.** The Zoning Board of Appeals should find that strict application of the ordinance provisions would deprive the applicant of property rights that are commonly enjoyed by other properties in the same zoning district.

Applicant asserts the following to satisfy this Standard: Again - The 10'x11' building addition was previously reviewed and approved in 2021 at a 10'x11' dimensions.

ZBA's findings (ZBA to complete): This Third Standard is [satisfied/not satisfied] based on the following: _____

- D. **Fourth Standard – Protecting Neighborhood Properties.** The Zoning Board of Appeals shall not grant the variance if it would cause a substantial detriment or harm to other lands and uses, or if in the judgment of the Zoning Board of Appeals, the variance would be contrary to the spirit and purpose of the Zoning Ordinance Regulations.

Applicant asserts the following to satisfy this Standard: The 10'x11' building is designed to be consistent with proper architectural cottage style proportions and detail existing on the property - it poses no harm to my neighbors or neighborhood.

ZBA's findings (ZBA to complete): This Fourth Standard is [satisfied/not satisfied] based on the following: _____

E. **Fifth Standard - Not Self-Created.** If the Zoning Board of Appeals determines that the applicant or the applicant's representatives were involved in any action or inaction with respect to the property, prior to the variance request, where such action or inaction created the circumstances which prompts the variance request, no variance shall be granted.

Applicant asserts the following to satisfy this Standard: Definitely not "self created"

ZBA's findings (ZBA to complete): This Fifth Standard is [satisfied/not satisfied] based on the following:

F. **Sixth Standard - Minimum Variance Necessary.** The Zoning Board of Appeals shall grant only the minimum necessary variance from current Zoning Ordinance provisions to afford the applicant the relief created by the requested variance.

Applicant asserts the following to satisfy this Standard: A Minimum Variance would be very appreciated - under the circumstances described above

ZBA's findings (ZBA to complete): This Sixth Standard is [satisfied/not satisfied] based on the following:

G. **Seventh Standard - Voting.** An affirmative vote of a majority of the members of the Zoning Board of Appeals is required to grant a dimensional (non-use variance). For a use variance, an affirmative vote of two-thirds of the members of the Board of Appeals is required.

Additional Terms or Conditions:

The Variance request is [approved/denied] based on the forgoing ZBA findings, pursuant to the following vote:

AYES: Members: _____

NAYS: Members: _____

Parcel Number: 64-044-396-011-00

Jurisdiction: PENTWATER TOWNSHIP

County: OCEANA

Printed on 10/18/2022

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
PETERHANS DAVID A & ELIZAB	PETERHANS DAVID	0	03/02/2021	OTH	07-DEATH CERTIFICATE	2021/9147	DEED	0.0
PETERHANS DAVID	PETERHANS DAVID (LE)	0	03/02/2021	QC	15-LADY BIRD	2021/9580	DEED	0.0
	PETERHANS	20,000	04/03/1978	WD	33-TO BE DETERMINED	91/2390	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV/zoning: R2		Building Permitt(s)		Date	Number	Status
294 E LAKE RD		School: PENTWATER PUBLIC SCHOOL DIST		RES. UTILITY BUILDING		07/14/2016	160200	ISSUED
Owner's Name/Address		P.R.E. 0%		RES. UTILITY BUILDING		04/11/2016	516	ISSUED
PETERHANS DAVID (LE) 1401 WOODGLEN LN BLOOMFIELD HILLS MI 48304-1272		MAP #: 2023 Est TCV 196,901 TCV/TRA: 132.24		Land Value Estimates for Land Table 4450.4450 PLAT ABC/FOREST HILLS/PWTR HTS				
Tax Description		Public Improvements		* Factors *		AVG		
294 E LAKE ST VP-17 LC782694 WD912390 BLOCK 6 - NEAR'S ADDITION TO THE VILLAGE OF PENTWATER LOTS 10 AND 11		Dirt Road		Description		Frontage		Value
		Gravel Road		C FF		132.05 131.18 1.0000 1.0000		800 100
		Paved Road		132 Actual		Front Feet, 0.40 Total Acres		Total Est. Land Value = 105,640
		Storm Sewer		Land Improvement Cost Estimates				
		Sidewalk		Description		Rate		Cash Value
		Water		Fencing: Vnyl, Slat, 4-5'		29.06		132 18
		Sewer		Ad-Hoc Unit-In-Place Items		Rate		Size & Good
		Electric		Description		0.00		1 100
		Gas		FENCE		Rate		Size & Good
		Curb		Total Estimated Land Improvements True Cash Value =		0.00		1 100
		Street Lights		Work Description for Permit 160200, Issued 07/14/2016: BOAT SHED AND WORKSHOP1ST		Rate		Cash Value
		Standard Utilities		FLOOR 600 SF, 2ND FLOOR 390 SF		Rate		Size & Good
		Underground Utilis.		Work Description for Permit 516, Issued 04/11/2016: ADDITION TO ACCESSORY BLDG		Rate		Size & Good
		TOPography of Site		BOAT STORAGE AND WORKSHOP		Rate		Size & Good
		Level		"Club House" 264 SF		Rate		Size & Good
		Rolling				Rate		Size & Good
		Low				Rate		Size & Good
		High				Rate		Size & Good
		Landscaped				Rate		Size & Good
		Swamp				Rate		Size & Good
		Wooded				Rate		Size & Good
		Pond				Rate		Size & Good
		Waterfront				Rate		Size & Good
		Ravine				Rate		Size & Good
		Wetland				Rate		Size & Good
		Flood Plain				Rate		Size & Good
Who		When		What		Year		Land Value
								Building Value
								Assessed Value
								Board of Review
								Tribunal/Other
								Taxable Value
MWH 06/30/2010 DATA ENTER		2023		52,800		45,700		98,500
IMP 05/26/1990 INSPECTED		2022		52,800		46,200		99,000
PW 07/21/1993 DATA ENTER		2021		50,200		55,700		105,900
		2020		75,300		56,400		131,700

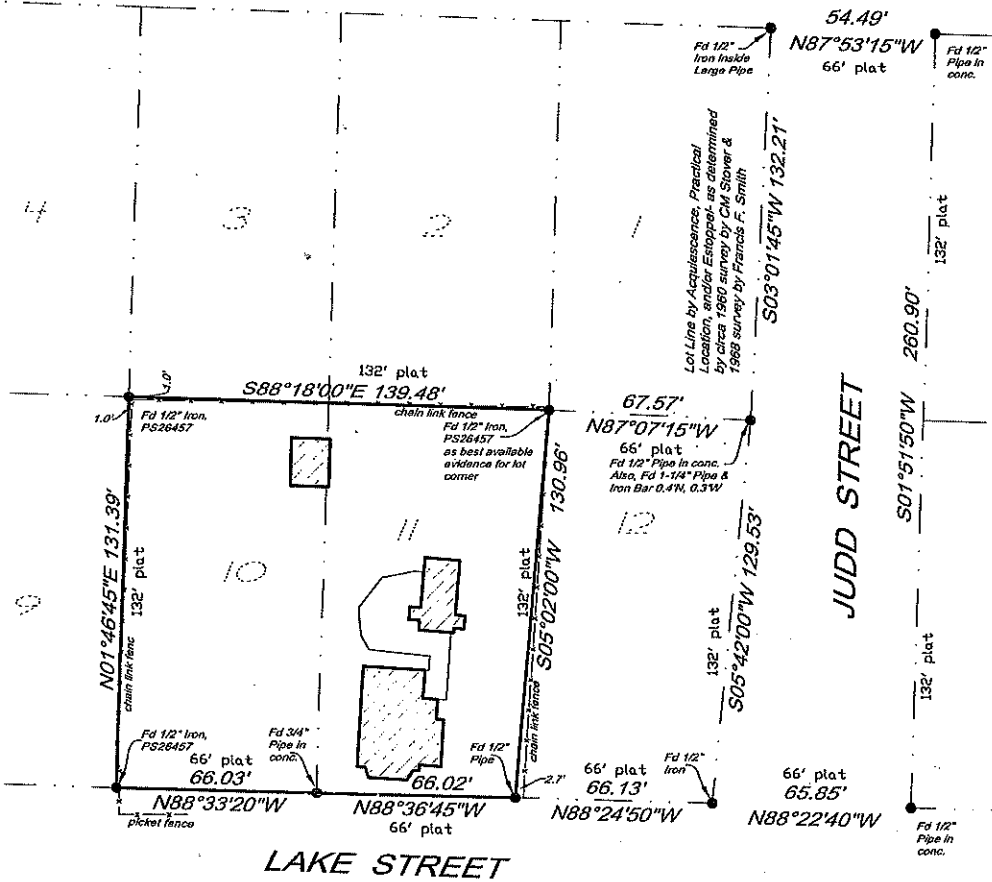


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*** Information herein deemed reliable but not guaranteed***

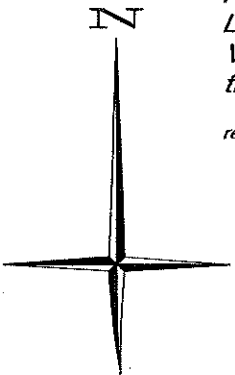
CERTIFICATE OF SURVEY

SIXTH STREET



PP# 64-044-396-010-00
 Lots 10 and 11 of Block 6 of MEARS ADDITION TO THE
 VILLAGE OF PENTWATER, according to the recorded plat
 thereof, Village of Pentwater, Oceana County, Michigan.

re: 294 Lake Street, Pentwater MI 49449



To David Peterhans :

I hereby certify that to the best of my knowledge, information and belief I have surveyed and mapped the property as described and platted herein; that the ratio of closure of such survey was less than one-part in 5000; and that I have substantially complied with the requirements of PA 132 of 1970 as amended.

Furthermore, if the Surveyor's signature is not purple colored, the plan is a copy that should be assumed to contain unauthorized alterations. This certification shall not apply to any copies.

J. Randolph Hepworth, PS 26437

BEARING BASIS - MICHIGAN
 STATE PLANE GRID, SOUTH ZONE

- = SET 1/2" X 24" IRON
- = FOUND IRON AS SHOWN

SCALE: 1" = 50 FEET

FOR:
 DAVID PETERHANS

HEPWORTH LAND SURVEYING, LLC



5774 WAYNE AVE
 PENTWATER, MI 49449

TEL 231-869-2391

DISK: 2015 CRD: S15199

SCR: S15199

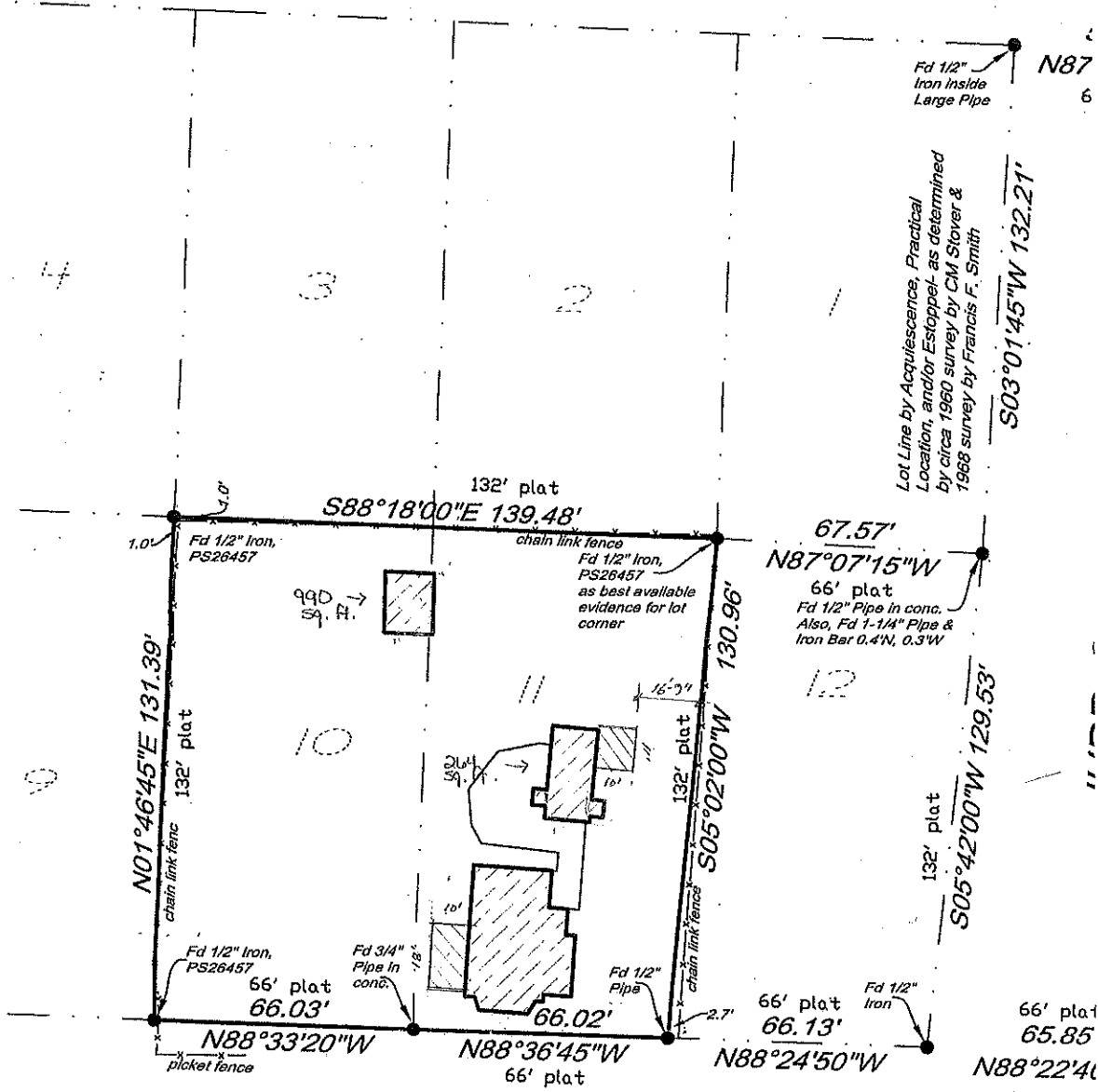
DATE: DECEMBER 29, 2015

JOB NO.: 15199

SHEET 1 of 1

CERTIFICATE OF SURVEY

SIXTH STREET



LAKE STREET

PP# 64-044-396-010-00
 Lots 10 and 11 of Block 6 of MEARS ADDITION TO
 VILLAGE OF PENTWATER, according to the record
 thereof, Village of Pentwater, Oceana County, Michi
 re: 294 Lake Street, Pentwater MI 49449

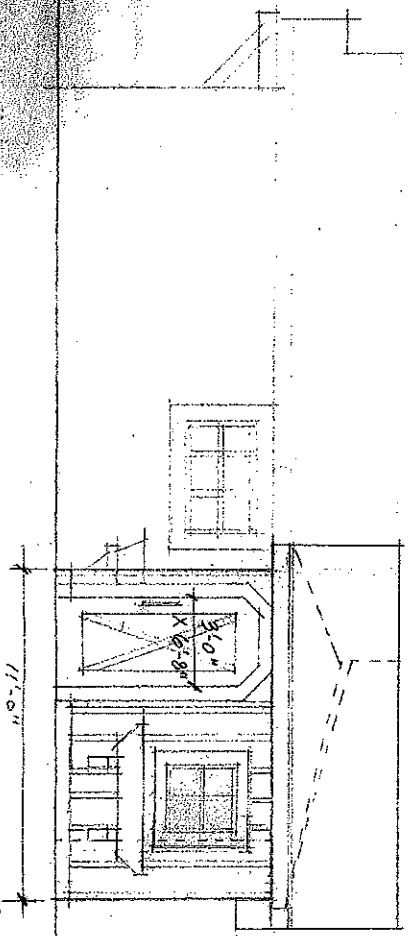
N

1" = 30'

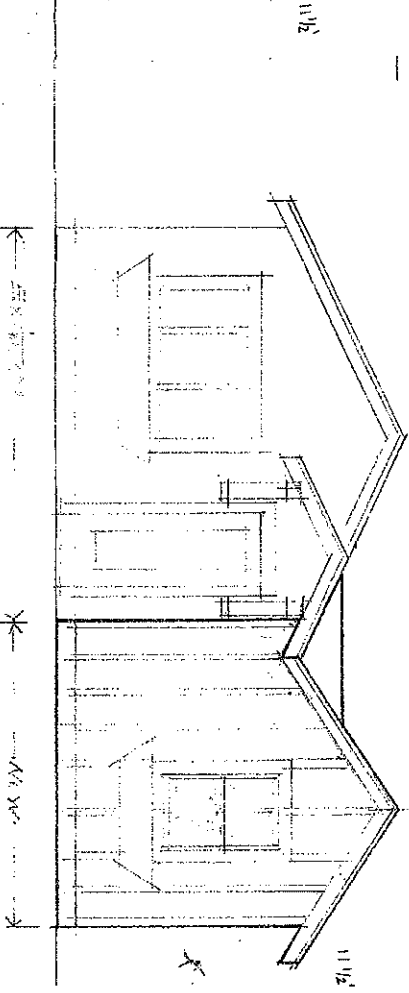
 017 * STAR

m 84
114

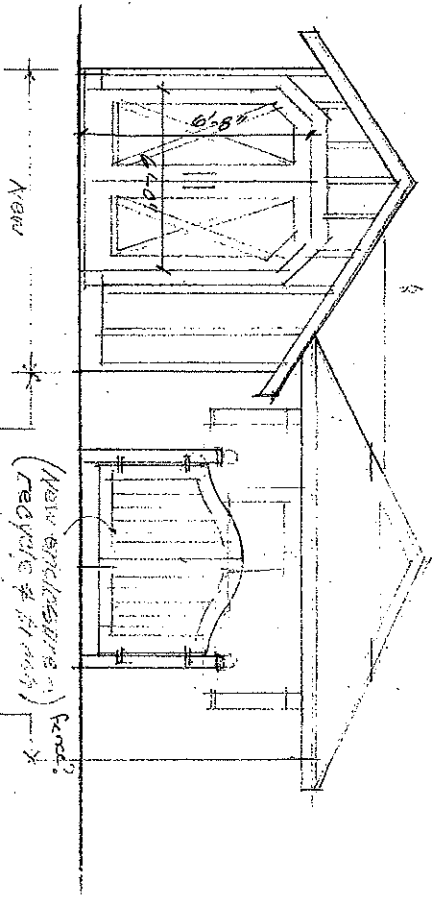
East Elevation



South Elevation

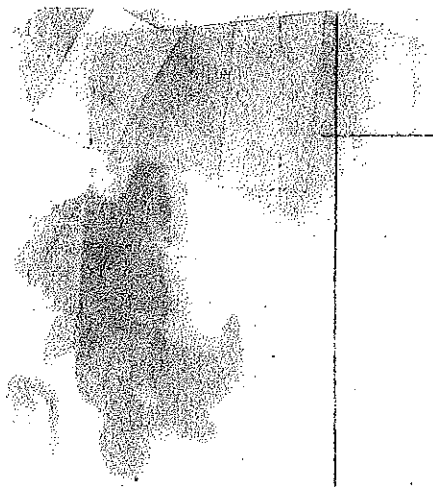


North Elevation



NEW SHED ELEVATIONS
SCALE 1/4\"/>

13
6
18
178
198
200
300
1 - Window : 33 3/4 FT



NEW SHED / ROOF PLAN
SCALE 1/4" = 1'-0"

