

NOTICE OF PUBLIC HEARING

The Village of Onekama Zoning Board of Appeals will hold a Special Meeting/ Public Hearing on Monday, June 16, at 4:00 PM at 5283 Main Street, Onekama, MI. 49675; phone: (231) 889-3171. A special Meeting/ Public Hearing will be held to consider a proposed variance request.

The request for an appeal was submitted for the property located at 8454 Third Avenue, Onekama, MI 49675 or Parcel # 51-41-450-036-20. The request would allow the property owner to add a second story addition to their detached accessory building. Below are the following variances being requested.

The proposed additions height, the height maximum is 10ft sidewalls and shall not exceed the height of the principle building. The proposed addition will have 16' 2 3/4" tall sidewalls and be greater in height than the principal dwelling.

The front yard setback, which shall be 25ft from the property line or 58ft from the centerline of the road, whichever is greater. The proposed addition will have a front setback of 3.06' from the front lot line.

Distance between the proposed addition to the accessory building and the parcels primary dwelling, which is required to be 10ft. The proposed addition will be 5' 6" from the principal dwelling.

All documentation regarding the above request can be found on the Village of Onekama website at <https://www.onekama.info/village> or by visiting the village of Onekama's Offices to review or purchase the proposed Zoning Ordinance text amendment during their regular office hours (Mon-Wed 9:00 AM - 2:00PM).

Correspondence can be sent via mail, or hand delivered to the Village of Onekama's offices, 5283 Main Street. PO Box 477 Onekama, MI 49675. Correspondence can also be sent via email to the Village Clerk at clerk@villageofonekama.org or via fax at (231) 889-3423. Please, mark it ATTN: Village of Onekama Zoning Board of Appeals.

This notice is posted in compliance with PA267 of 1976 as amended (Open Meetings Act), MCLA 41.72 (2) (3) and the Americans with Disabilities Act (ADA) Note: Individuals with disabilities requiring auxiliary aids or services should contact the Village of Onekama by writing or calling the following: Ruth Hudson, Clerk – 5283 Main St. P.O. Box 477 Onekama, MI 49675. Phone (231)-889-3171



David Jarvi
Manistee County Planner
395 3rd Street
Manistee, MI 49660
231.398.3527

Zoning Board of Appeals

March 25, 2025

ZBA Members
Farr Center
5283 Main Street
Onkama, MI 49675

RE: 8454 Third Avenue Variance Request

Dear Zoning Board of Appeals,

Mr. and Mrs. Lee are seeking a variance for their property located at 8454 Third Street, Onkama, MI 49675. The property is located in the residential zoning district. The proposed addition to the accessory structure will require three variances from the Village of Onkama Zoning Ordinance, which are listed below.

The proposed additions height, The height maximum is 10ft sidewalls and shall not exceed the height of the principle building. The proposed addition will have 16' 2 3/4" tall sidewalls and be greater in height than the principal dwelling.

The front yard setback, which shall be 25ft from the property line or 58ft from the centerline of the road, whichever is greater. The proposed addition will have a front setback of 3.06' from the front lot line.

Distance between the proposed addition to the accessory building and the parcels primary dwelling, which is required to be 10ft. The proposed addition will be 2' 6" from the principal dwelling.

This memo is to act as a starting point for actions for these variance requests. The following can be followed completely, partially, or not at all. They are simply to help the ZBA members have a starting point for discussion.

Please review the following information included for Mr. and Mrs. Lee's request:

- Mr. and Mrs. Lee's Variance Application
- Survey, showing existing structures on property
- Site plan: includes elevation drawings
- A 2021 aerial photo with the property outlined red
- Pictures of the property, taken in March 2025, showing current parcel conditions.
- Notice of public hearing/meeting for newspaper
- Letter to parcel owners within 300ft
- A 300' vicinity map
- A list of property owners that mailing went to.
- Motions memo

Sincerely,

David Jarvi

Planner/Zoning Administrator

Manistee Co Planning Department

395 3rd St, Manistee, MI 49660

231-398-3527; fax 231-398-3526

djarvi@manisteecountymi.gov



Harry A. & Lynda S. Lee
8454 Garage Expansion
Onekama, MI 49675

Background & Purpose

I am 74 years old and in the process of retiring. I have been coming to Onekama for almost 60 years and have spent the past 8 summers with Lynda in Onekama. Four years ago, we bought the referenced property. We are moving from McKinney, Texas and forming a permanent residence in Onekama.

As part of this change in life, I am renewing a long-time interest in Model Railroading and want to have a dedicated space for this endeavor that is separated from the house. The logical location is a garage expansion.

The house and garage were built about 50 years ago and is considered a non-conforming property to current zoning rules. We are located at the end of Third Ave. at the base of a tall & steep hill. We would like to add a second level to the existing garage maintaining the existing foot print of the garage. My profession for over 50 years has been a structural engineer registered in more than 20 states including Michigan. Since I am slowly retiring, I have not renewed those registrations except in Texas. It is my opinion that this is feasible.

Zoning Variance Requests Discussion

There is a large hill which is steep and takes up most of Lot #8. This creates a unique hardship for developing this property. The house and garage occupy most of the flat surface on the two combined lots. These physical features deprive the rights commonly enjoyed by owners of other properties in the same Zoning District under this Ordinance. Our property is the only house with a Third avenue address. The garage expansion will not block any neighbor's view and is tucked in at the base of the hill.

Reference the attached survey. The house and garage are on the property, however do not meet the current 25 feet front set back. This is due to the hill. We are requesting a variance on this requirement to 3.06' as shown on the Survey.

Most other properties would add a garage attached to the house. The only place to add a garage is on the northwest side of the existing house. There is not enough space for a suitable driveway on the southwest side of the house. The abandoned alley shown on the survey is actually a sloped surface. We are also drilling a new water well on the northwest side of the house which would conflict a garage addition to the house.

2' 6"

The closest distance between the existing garage is ~~6'-6"~~ at the corner of the house, see the attached survey. Current zoning requires a minimum of 10 feet. Most of the garage and house separation meets this requirement. We are requesting a variance on this issue.

The addition will exceed the 10 feet height restriction. Due to the hill and the garage being partially built into the hill; the new addition eve height will vary from 16'-3" on the west side to 13'-3" on the east side. The ridge will vary from 16' on the north to 19' +/- on the south. We are requesting a variance for this.

Conclusion

The proposed second level to the garage will have little to no impact on adjacent property Owners. Given that we are working around existing conditions that were built long before current requirements that create a hardship for developing this property, we are hopeful the Zoning Board will grant our requests.

Thank-you for your consideration.

Harry A. Lee



Planning & Zoning
395 Third Street
Manistee, MI 49660
231.723.6041 (phone)
231.398.3526 (fax)

Request for Appeal

Zoning Board of Appeals
Please Print

Submission of Application

After receipt of a complete application a public hearing will be scheduled. You will receive written notice from the Village indicating the date and time. You or your representative should be present at the hearing to explain your request to the Board and to answer any questions that they may have. After the hearing, the Board of Appeals will make a decision to approve, approve with conditions, or deny your request. You will receive written notice of their decision. Each application shall be accompanied by the payment of a fee \$450.00 if a current property owner and a separate fee for perspective property owners. These fees will be in accordance with the schedule of fees adopted by the Village Council to cover the costs of processing the application. **If applicant is or represents a prospective property owner; a copy of the proposed purchase agreement, that states if the variance is granted the sale will take place, must be provided.**

Applicant Information

Name of Owner: HARRY ARTHUR & LYNDIA SUE LEE
Address: 3216 JUNIPER DR, MCKINNEY TEXAS 75070
Phone #: _____ Cell#: 214-801-7799 e-mail: HLEEC@ALCO.COM
Name of Agent (if applicable): _____
Address: _____
Phone #: _____ Cell#: _____ e-mail: _____

Property Information

Address: 8454 THIRD AVE, OJEXAMA, MI 49675 Parcel # _____
Present/proposed Land Use: _____
Names and addresses of all persons, firms or corporations having a legal or equitable interest in the land:
WEST SHORE BANK
415 PARKDALE AVE
MANISTEE, MI 49660-1133 ATTN: MARY KAYE WILKINSON
List of Deed Restrictions (cite Liber & Page) and attach additional sheets if necessary:

Has a previous appeal been made with respect to this property? ☐ Yes ☒ No
If a previous appeal, re-zoning or special use permit application was made state the date, nature of action requested and the decision:

Detailed Narrative of Request

State exactly what is intended to be done, on or with the property that necessitates a variance from the Zoning Board of Appeals. (Attach additional documents to application as needed)

ADDIN A SECOND FLOOR TO EXISTING GARAGE, SEE ATTACHED

Rules – The following rules shall be applied in the granting of variances		
Under no circumstances shall the Board grant a variance to allow a use not permitted under the terms of this Ordinance in the Zoning District involved.		
A non-use variance from the terms of this Ordinance shall not be granted by the Board unless a person, who has been given an Administrator's notice that a land use permit has been denied and/or that a variance is required, submits within 45 days of being given such a Notice, a written request for a variance to the Board specifying the grounds that the applicant relies upon to demonstrate: (Applicant needs to ensure their narrative addresses the following:)		
1. That special conditions and circumstances exist which are peculiar to the parcel or structure involved and which are not applicable to other parcels or structures involved and which are not applicable to other parcels or structures in the same district.		
2. That literal interpretation of the provisions of this Ordinance would deprive the requesting person of rights commonly enjoyed by other parcels in the same district under the terms of this Ordinance; and;		
3. That the special conditions and circumstances do not result from the actions of the requesting person.		
No non-conforming structures or non-conforming parcels in the same zoning district and no permitted structures or permitted uses in other districts shall be considered grounds for issuance of a variance.		
No variance which has been denied wholly or in part by the Board shall be resubmitted for a period of one (1) year from such denial, except on grounds of new evidence or proof of changed conditions found by the Board to be valid.		
In granting any non-use variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Ordinance, including requirements for buffering between parcels by landscaping, fencing, vegetation or other similar methods. Violations of such conditions and safeguards that are made a part of the terms of the written decision under which a non-use variance is granted shall be deemed a violation of this Ordinance and punishable under Section 9805.		
A granting of a variance does not excuse the applicant from any other portion of the Zoning Ordinance. Violations of the Zoning Ordinance will be punishable under Section 9805.		
Authorization		
AFFIDAVIT:		
The undersigned acknowledges that if a variance is granted or other decisions favorable to the undersigned is rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of the Village Zoning Ordinance; the undersigned further affirms that he/she or they is (are) the (owner/lessee/authorized agent for the owner, or have contract to purchase the property if variance is granted) involved in the appeal and the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or their knowledge and belief. By signing this affidavit permission is given for Zoning Board of Appeals Members to make a site inspection if necessary.		
Signature: <u>Harry A Lee</u>		Date: <u>2-24-25</u>
Signature: <u>Sydney D Lee</u>		Date: <u>2-24-25</u>
<input checked="" type="checkbox"/> Fee of \$450.00 enclosed or first payment of \$250.00 for potential landowners, and Site Plan for project attached (request cannot be issued without site plan) * Please make all checks out to Village of Onekama		
Office Use Only		
Fee: <input type="checkbox"/> \$450.00 or first payment of \$250.00 for potential landowners.		Receipt #
Date Received:	Hearing Date:	ZBA-

Village of Onekama

- 1 **Introductory Meeting with Planning Staff** - Staff will assist the applicant by explaining the Zoning Ordinance Regulations/Standards. Staff review of a request usually indicates that a site plan proposed by the applicant does not meet the standards of the ordinance. If the applicant feels that they are unable to modify their plan to meet the requirements of the ordinance or if the ZA is mistaken in their interpretation of the ordinance they have the right to request an appeal from the Zoning Board of Appeals. The applicant is encouraged to contact adjoining and nearby property owners and occupants to discuss their project prior to the Public Hearing. A copy of the mailing information for the 300' notification can be obtained from Staff upon request.
- 2 **Submission of Application** – Applicant will submit their request to the ZA who will review it to make sure they have supplied all the necessary information including a site plan. If no Additional information is needed the ZA will then schedule a meeting within 30 days. ***Fee must be received before any requests are processed.***
- 3 **Public Hearing Notification** – Staff will prepare Notice of Public Hearing (Ad in Newspaper, posted on Village Web Page, Village Facebook Page (If existing), Posted at Village Hall, mailing to all owners/occupants within 300' of property). ***Noticing must be at least 15 days prior to meeting date.***
- 4 **Public Hearing** - Applicant shall present their case to the Board along with any correspondence in support of their request. Staff will give their report, the public is invited to speak on the request, and correspondence will be read into the record. Public Hearing will be closed.
- 5 **Meeting** – The Zoning Board of Appeals will begin their deliberation on the request. If the Board determines that no additional information is needed they will deliberate/take action on the request. The will adopt either approve or deny the request. If the Board determines that additional information is needed they will postpone their determination until a specified date and schedule another meeting.
- 6 **Permit** – If approved, Staff will schedule a meeting to certify the minutes. This is typically scheduled for the following week. Once minutes are certified staff will issue a Land Use Permit that states a variance was obtained and specify the variance granted.

****Average time depending on Staff availability, complete application and Meeting Schedules approx. 30-45 days***

[See Article 96 Zoning Board of Appeals](#)

Detailed Request and Justification			
	Identify each requested variance	Required by Zoning	Requested by Appellant
<input checked="" type="checkbox"/>	Front Yard Set Back	From 25' OR 50' FROM CENTERLINE OF ROAD	To 3.00'
<input type="checkbox"/>	Side Yard Set Back	From	To
<input type="checkbox"/>	Side Yard Set Back	From	To
<input type="checkbox"/>	Rear Yard Set Back	From	To
<input type="checkbox"/>	Waterfront Set Back	From	To
<input checked="" type="checkbox"/>	Height	From 10' OR LESS THAN PREVIOUSLY	To 14'-3" EYE / 19'-0" +/- RIDGE
<input type="checkbox"/>	Lot Coverage	From	To
<input type="checkbox"/>	Off Street Parking	From	To
<input checked="" type="checkbox"/>	Other: MAKE TO GARAGE	From 10	To 5'-6" 2' 6"
Please Mark all characteristics of your property which require the granting of a variance			
<input type="checkbox"/>	Too Narrow	Explain:	
<input type="checkbox"/>	Too Small	Explain:	
<input type="checkbox"/>	Too Shallow	Explain:	
<input type="checkbox"/>	Elevation (height)	Explain:	
<input checked="" type="checkbox"/>	Slope	Explain: STEEP HILL OVER LOT B	
<input checked="" type="checkbox"/>	Shape	Explain: CONFLICT WITH FUTURE WATER WELL	
<input type="checkbox"/>	Soil	Explain:	
<input checked="" type="checkbox"/>	Other:	Explain: NO SPACE FOR DRIVEWAY ON WEST SIDE	
Specific Variance			
The Board shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height regulations, yard and depth regulations, and off-street parking and loading space requirements provided it finds that all of the Basic Conditions set forth herein can be satisfied. The appellant shall submit, along with the established fee and other materials, a narrative demonstrating why a variance is sought.			
Basic Conditions - (For Board Member Use Only) - The Board shall find that a variance request meets all the following conditions by majority vote of the presiding members. If any of the following cannot conditions are not met a variance cannot be granted.			
1. Special conditions and circumstances exist which are peculiar to the parcel or structure involved and which are not applicable generally to other parcels or structures in the same Zoning District.			<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: (For Board Member Use Only)			
2. The special conditions and circumstances required to be demonstrated in Section 9604.C.1 do not result from the actions of the requesting person.			<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: (For Board Member Use Only)			
3. A literal interpretation of the provisions of this Ordinance would deprive the requesting person of rights commonly enjoyed by owners of other properties in the same Zoning District under this Ordinance.			<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: (For Board Member Use Only)			
4. The non-use variance, as granted, is in harmony with the general purpose and intent of this Ordinance, is not injurious to the neighborhood or otherwise detrimental to the public safety, and is the minimum variance that will provide substantial justice to the applicant by allowing reasonable use of the structure or parcel.			<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: (For Board Member Use Only)			
5. The grant of the non-use variance is appropriate because there are practical difficulties in carrying out the strict letter of this Ordinance, the spirit of this Ordinance is observed, public safety is secured, and substantial justice is done.			<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: (For Board Member Use Only)			

Site Plan Requirements	
The applicant is responsible to provide a survey (unless waived by the Zoning Administrator) as follows:	
✓	The property identified by parcel lines and location, dimensions, angles, size.
✓	Legal description of property. (on survey)
	A vicinity map showing the location of the site in relation to the surrounding street system within 300 feet of the site.
✓	License #, and signature of land surveyor, engineer, or architect licensed in Michigan who prepared the plan.
✓	Names and addresses of all persons, firms or corporations having a legal or equitable interest in the land.
✓	The scale, with one inch not being less than 100 feet.
✓	North point.
	Contours shown at least (2) feet intervals. (waived)
	Natural features such as woodlots, waterbodies, wetlands, flood plains, high risk erosion areas, slopes over 25%, beach, sand dunes, drainage and similar features. A statement needs to be included speaking on how each of these listed features will be altered or removed. (slope?)
✓	Location dimensions of existing and proposed man-made features such as buildings, structures, high-tension towers, fences, pipelines, utility easements, water, storm sewer and sanitary sewer lines, private sanitary sewage facilities, excavations, bridges, culverts, storm water drainage, retention lines, on subject parcel and adjacent parcels.
✓	The location of proposed and main and accessory buildings, existing structures, the height of all buildings, square footage of floor space and set-backs, riparian setbacks proposed finished floor and grade line elevations, types of buildings, uses, and relation to one another and to any existing structures on site, square footage of floor area for each level.
Does not apply)	For a residential development, a density schedule showing the number of dwelling units per acre and a dwelling schedule showing the unit type and number of each such unit;
N/A	Location of proposed streets, driveways, sidewalks, and other vehicular and pedestrian circulation features within and adjacent to the site; location, size and number of parking spaces in off-street parking areas and of service lanes and service parking; and, a calculation of the percent of the land area of the parcel covered by impervious surfaces. ?
N/A	Proposed location, use and size of open spaces; location of any landscaping, fences or walls on the site, location and extent of proposed alterations to the topography and other natural features, and proposed location of connections to existing utilities and proposed extensions thereof.
N/A	Topography information based on USGS datum or selected on-site elevations.
N/A	Generalized soil analysis.
✓	Soil and sediment control measures, including preventative erosion devices, both during and after any site work related to the development. (When required)
N/A	A complete description of the proposed development including areas of the site, the number of parcels, or units, the number and characteristic of the population impact such as density, elderly persons, school children, tourists, family size, income and related material as applicable.
N/A	Expected demands on community services, and how these services are to be provided, to specifically include: school classroom needs, volume of sewage for treatment in the Village Sanitary Sewer system, volume of water consumption related to groundwater reserves, change in traffic volume on adjacent streets, light pollution, and any other factors the Zoning administrator deems relevant.
N/A	Statements as to the development's impact on soil erosion, shoreline protection, wildlife habitat, air pollution, water pollution, storm water run-off, noise, and the impacts of the development to pre-development levels. ?
N/A	Show any permits, and/or modifications to the site as required by any State, Federal, or local entity. ?
✓	Any additional information which the Planning Commission and/or Village Council may require during its review to facilitate its decision.

CERTIFICATE OF SURVEY

Lots 7 & 8 and that portion to the C/L vacated alley in Block 4 Village of Onekama West Addition,
Manistee County, Michigan.

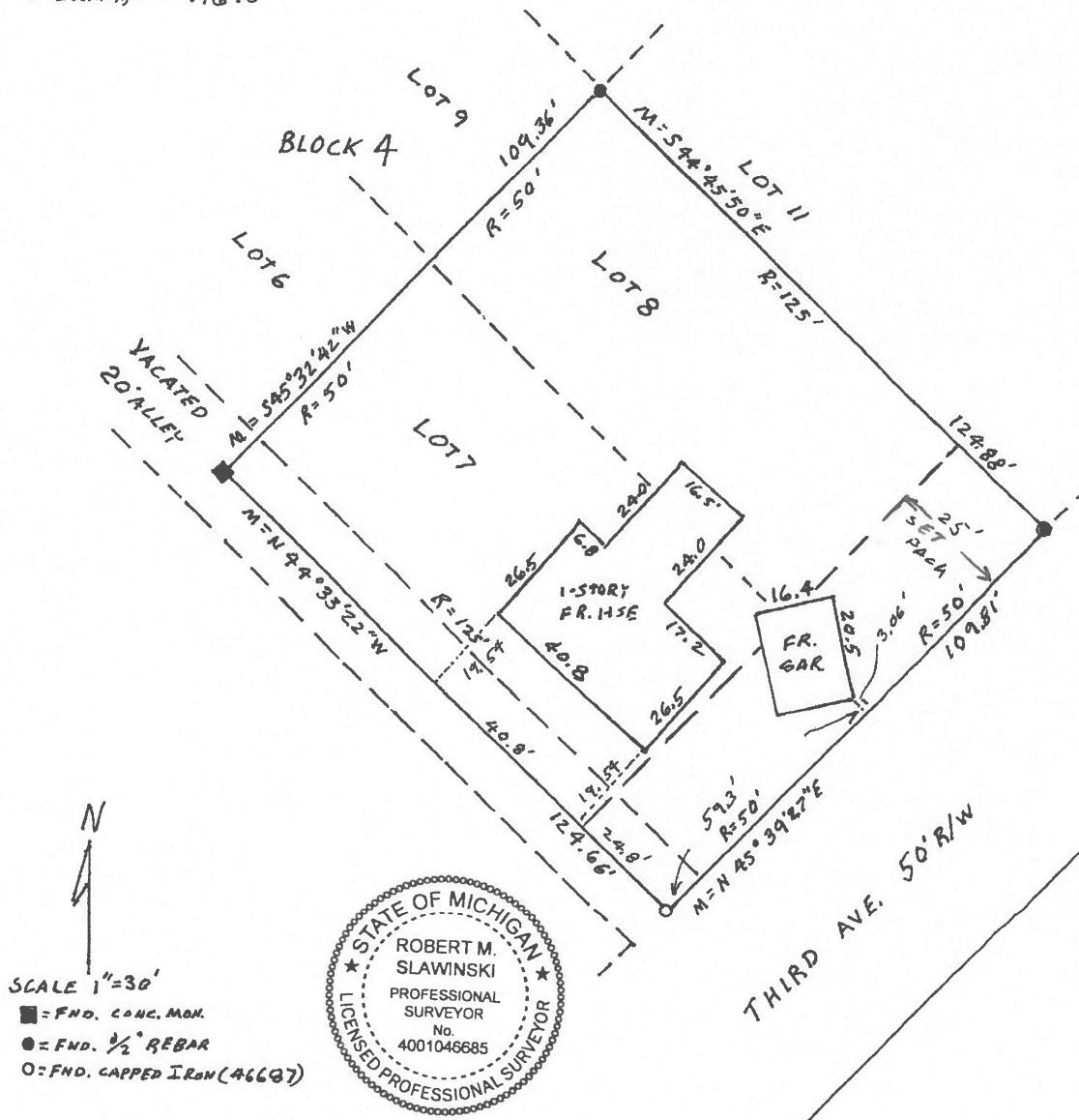
Survey for:

Harry Lee

3216 Juniper Drive

McKinney, TX 75070

PROPERTY ADDRESS
8454 THIRD AVE.
ONEKAMA, MI 49675



Robert M. Slawinski, P.S.

256 Hughes Street

Manistee, MI 49660

231-690-9795 Bobms44a@gmail.com

I hereby certify that I have surveyed and mapped the parcel
above on October 9, 2020

And that the ratio of closure of the unadjusted field observa-
tions was 1/5000 and that the requirements of P.A. 132 of 1970 as
amended have been complied with.

Robert M. Slawinski
Robert M. Slawinski, P. S. #46685

Survey By: RS	Date: 10-9-2020
Drawn By: RS	ADD SET BACK 2-1-25
Sheet 1 of 1	

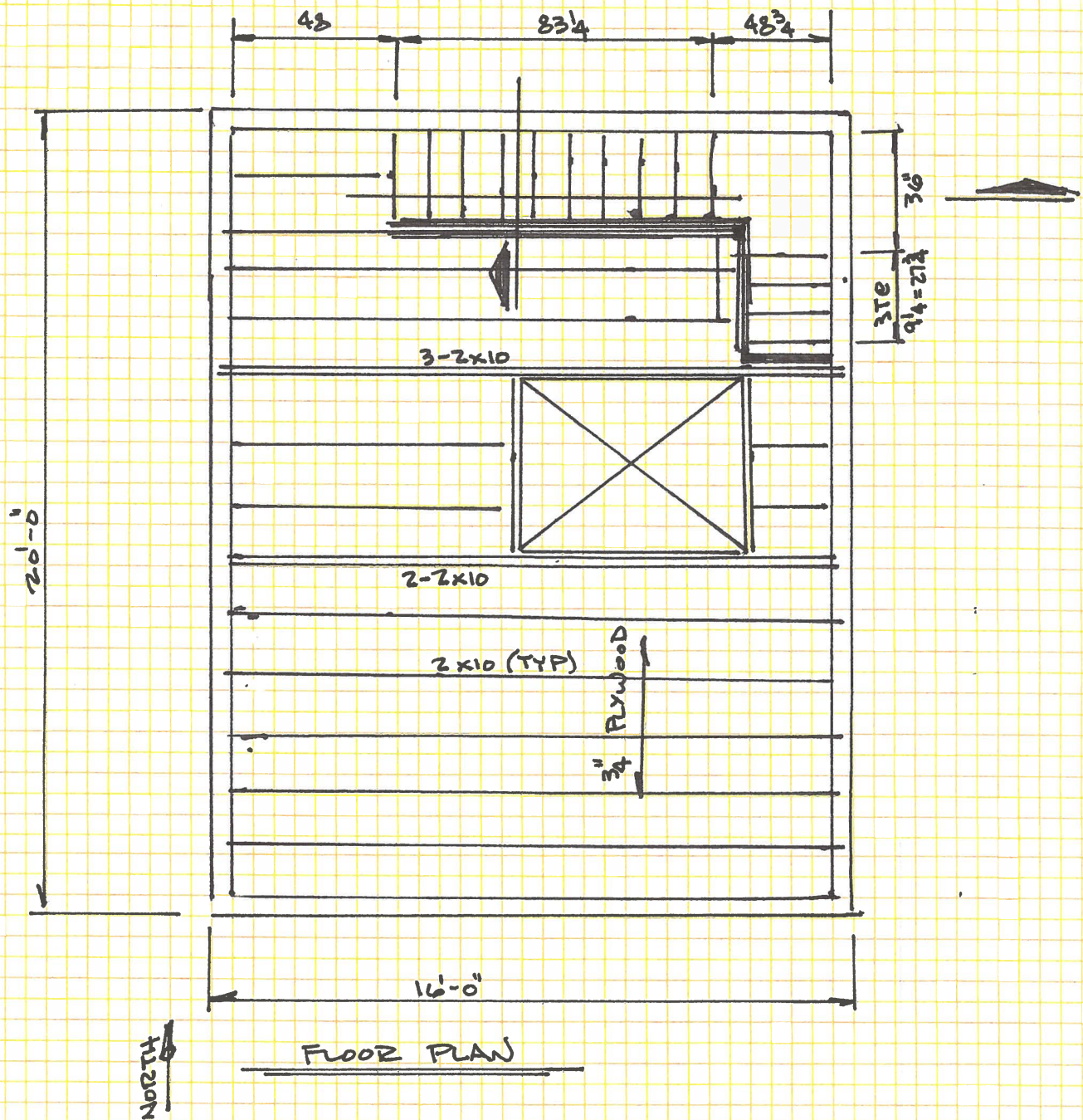
Project: Lee Residence
8454 3rd Ave, Onekama MI

Engineer:
HAL

Page:
SK-01

Garage Expansion
Construction Documents

Job No.:
Date: February 19, 2025



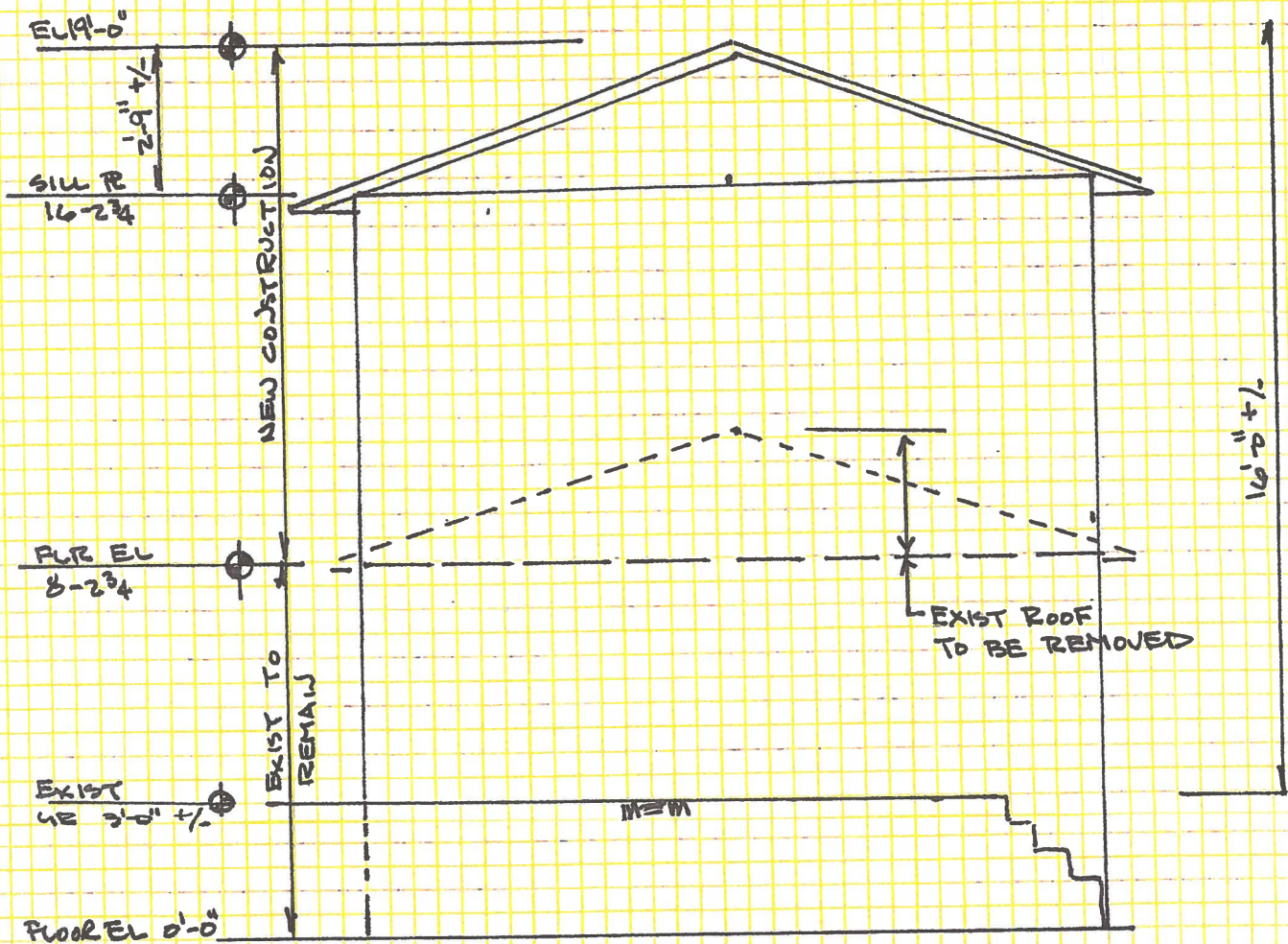
Project: Lee Residence
8454 3rd Ave, Onkama MI

Engineer:
HAL

Page:
SK-02

Garage Expansion
Construction Documents

Job No.:
Date: February 19, 2025



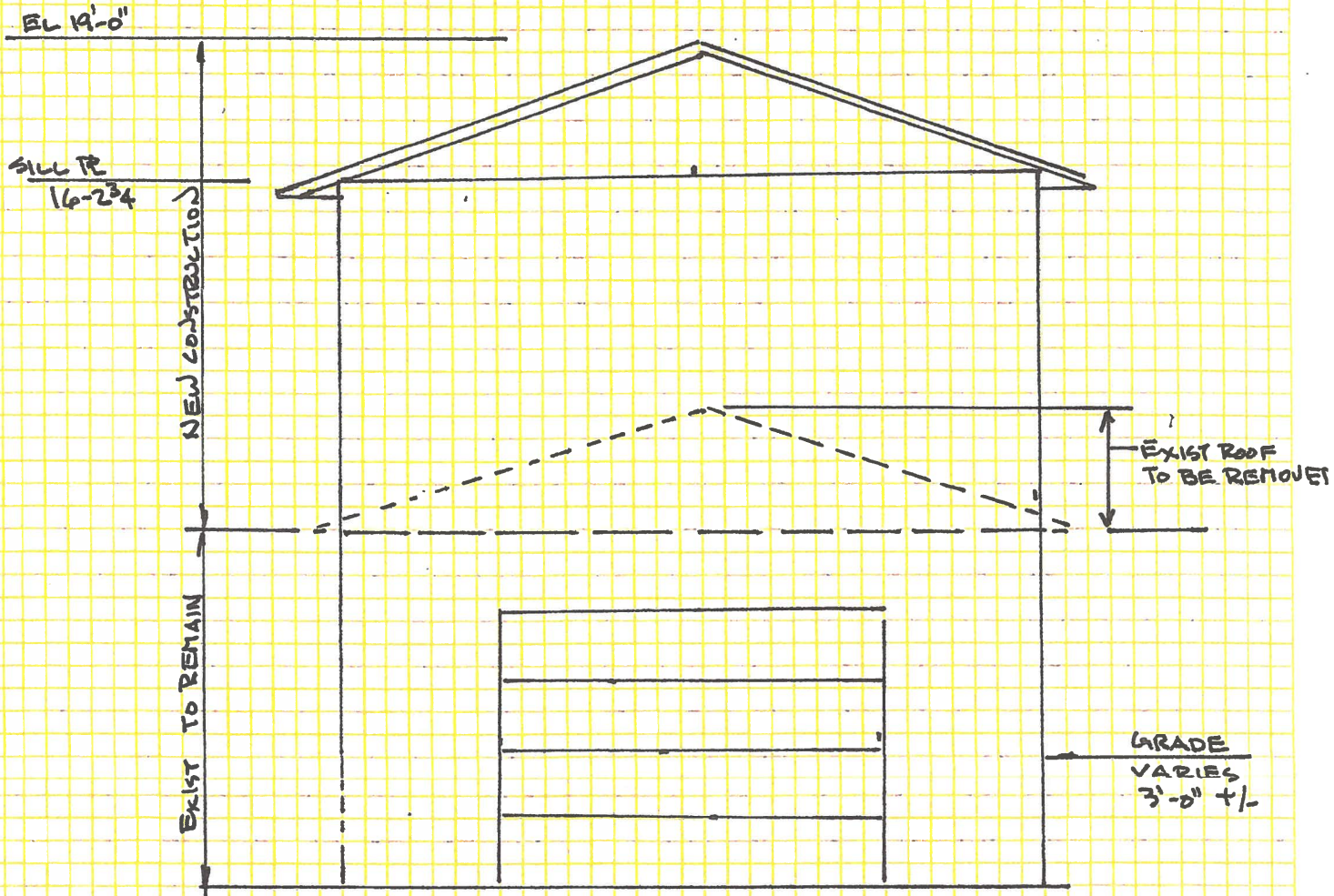
Project: Lee Residence
8454 3rd Ave, Onekama MI

Engineer:
HAL

Page:
SK-03

Garage Expansion
Construction Documents

Job No.:
Date: February 19, 2025



SOUTH ELEVATION

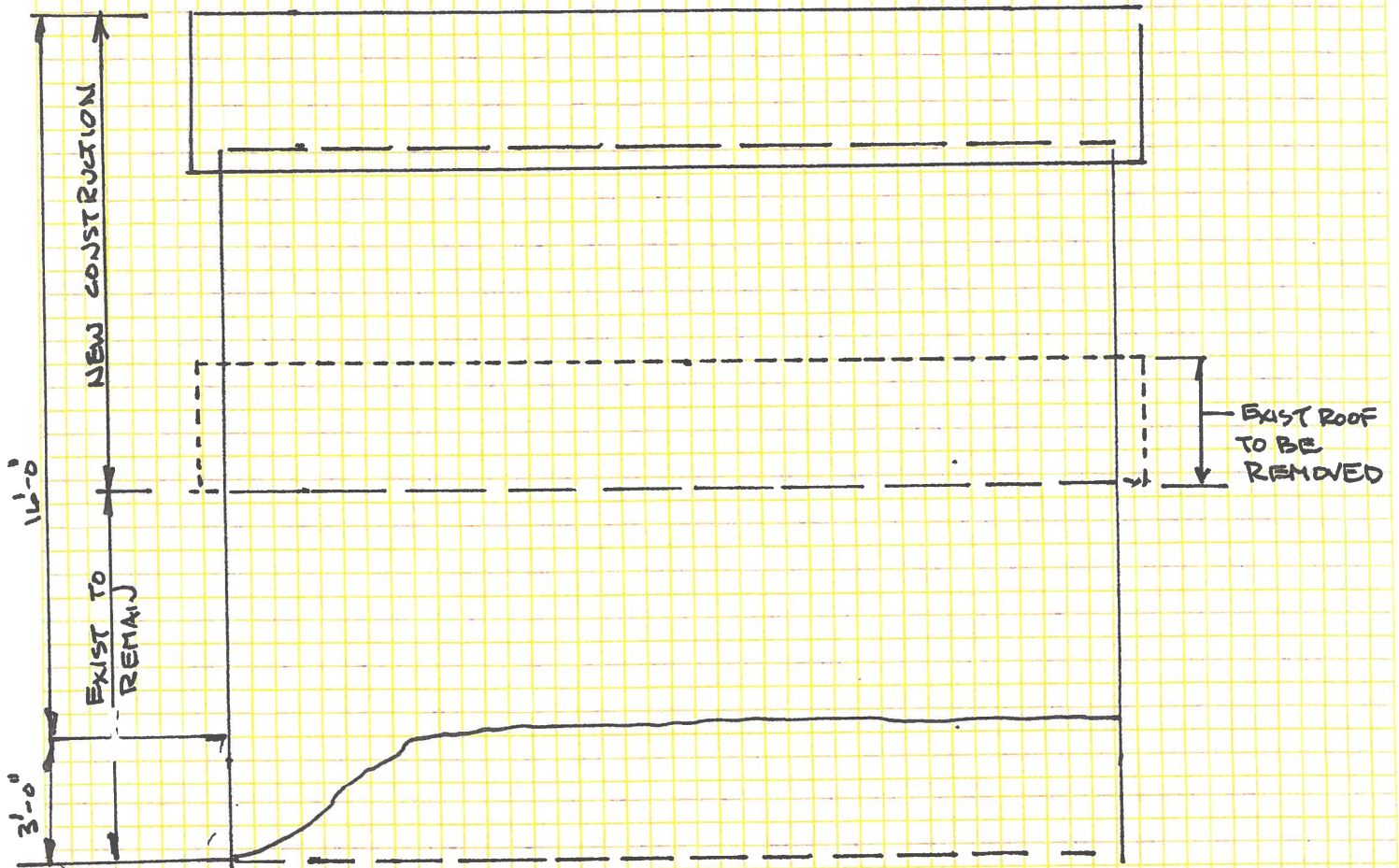
Project: Lee Residence
8454 3rd Ave, Onkama MI

Engineer:
HAL

Page:
SK-04

Garage Expansion
Construction Documents

Job No.:
Date: February 19, 2025



EAST ELEVATION

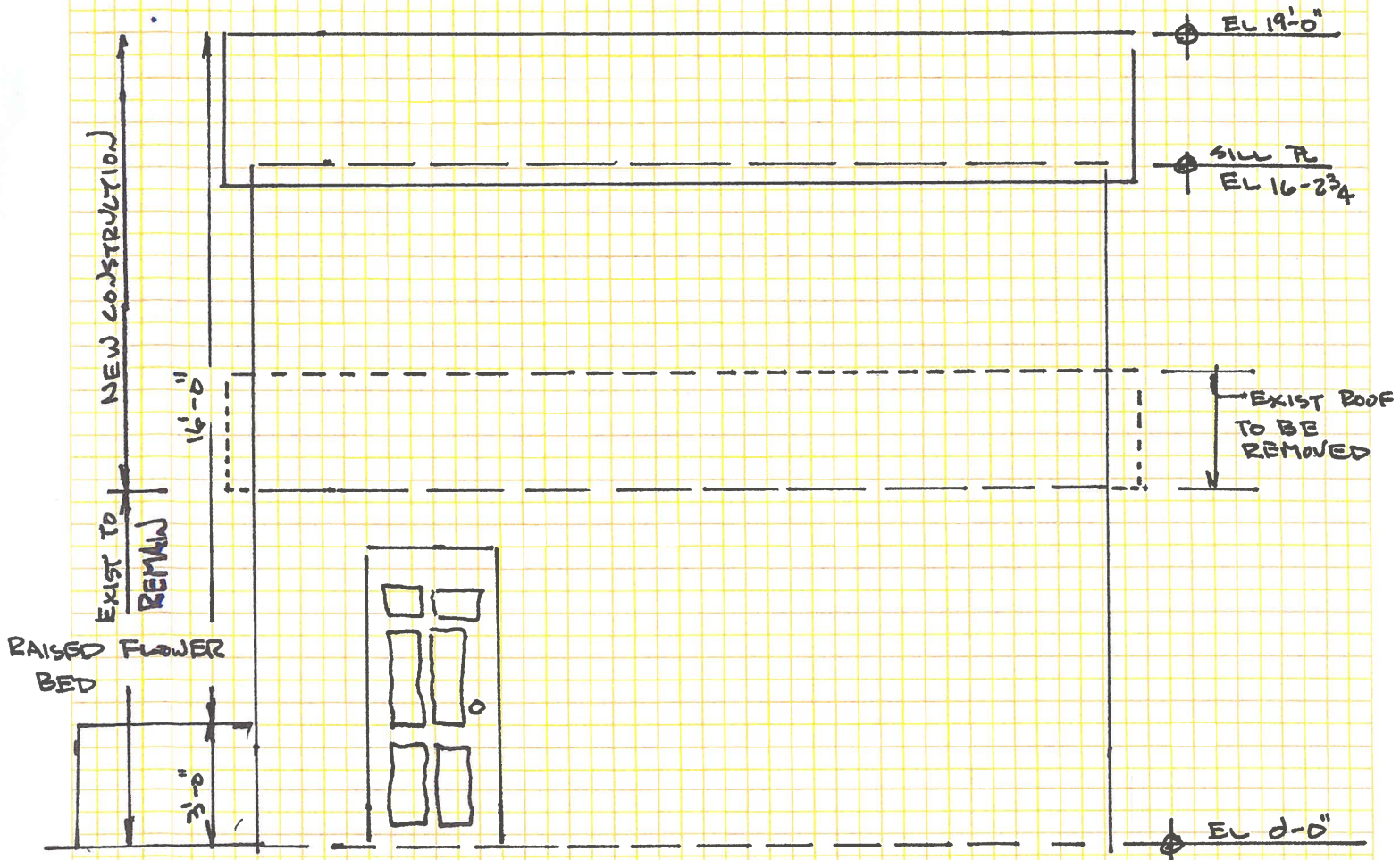
Project: Lee Residence
8454 3rd Ave, Onkama MI

Engineer:
HAL

Page:
SK-05

Garage Expansion
Construction Documents

Job No.:
Date: February 19, 2025



WEST ELEVATION

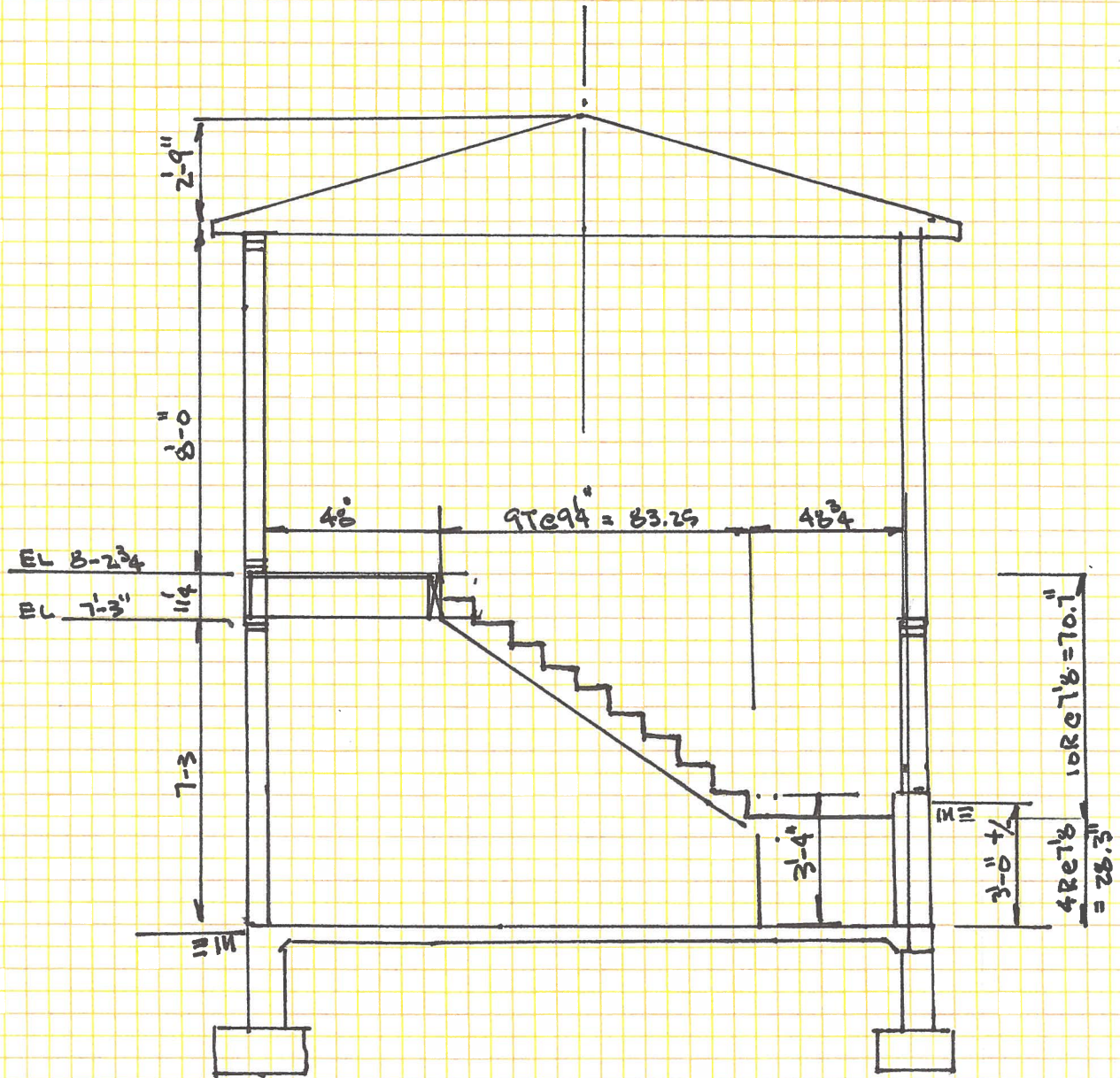
Project: Lee Residence
8454 3rd Ave, Onekama MI

Engineer:
HAL

Page:
SK-06

Garage Expansion
Construction Documents

Job No.:
Date: February 19, 2025



2' 62222222222222"

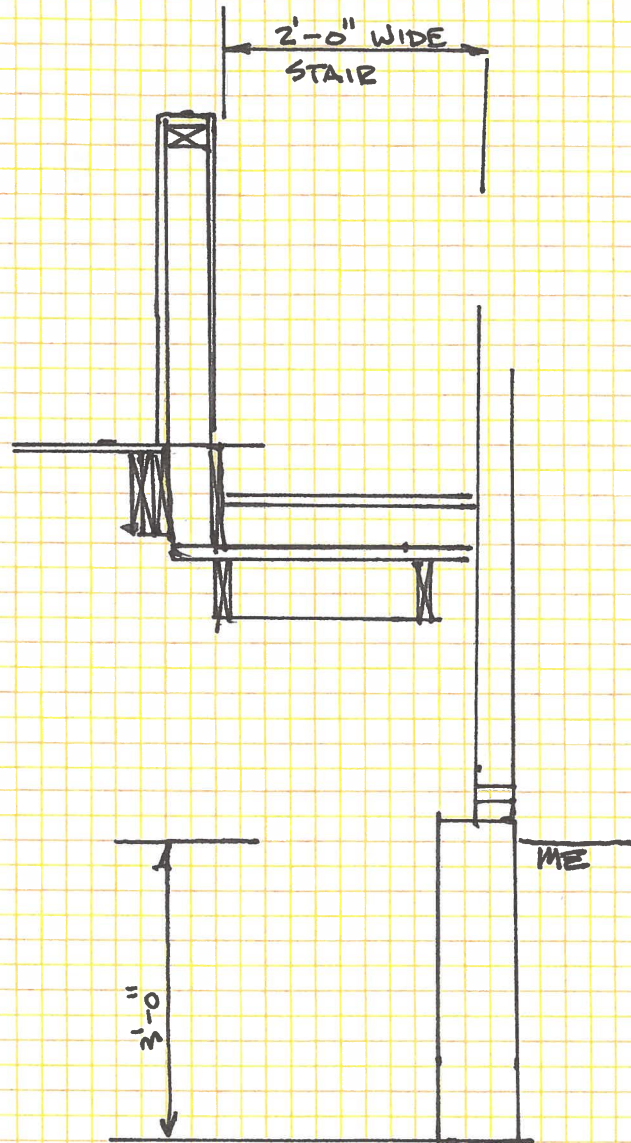
Project: Lee Residence
8454 3rd Ave, Onekama MI

Engineer:
HAL

Page:
SK-07

Garage Expansion
Construction Documents

Job No.:
Date: February 19, 2025



8454 Third Avenue (outlined in red)





View of the parcels "front yard"



View of parcels side yard and front yard



View of parcel's rear yard. The yellow flag picture is where the well will be placed/is.



View showing topography of rear and side yard.



Steep topography on the north side of parcel.



View of garage from the south.



Distance between dwelling and garage.



Another picture showing distance between dwelling and garage.



Front of garage
Type 2 text
here



Slope of yard on north side of property.



Another picture showing slope on north side of property.

BSA_PIN	ownername1	propstreetcombined	propcity	opsta	ownername2	ownercity	ownerstate	ownerstreetaddr	ownerzip
41-300-020-00	GROOVY GUYS LTD	MAIN ST	ONEKAMA	MI		ONEKAMA	MI	PO BOX 58	49675-0058
41-250-016-01	BROOKS SHIRLEY A TRUST	PROSPECT AVE	ONEKAMA	MI		DUNEDIN	FL	1441 STURBRIDGE CT	34698
41-300-019-00	WILDIE COLLEEN Y &	MAIN ST	ONEKAMA	MI	HADLEY KARI	ONEKAMA	MI	4594 MAIN ST	49675
41-300-016-00	DIEMER SHIRLEY (LE) & TRUST	4593 MAIN ST	ONEKAMA	MI		GRAND RAPIDS	MI	2510 LAKE MICHIGAN DR NW B306	49504
41-250-015-01	SCHUT LYLE D & DIANE S	4703 PROSPECT AVE	ONEKAMA	MI		HOLLAND	MI	171 E 26TH ST	49423
41-300-008-00	POLCYN RYAN R & KIMBERLY A (LE) &	4567 MAIN ST	ONEKAMA	MI	POLCYN RYAN R & KIMBERLY A TRUST	MANISTEE	MI	1987 BLOSSOM TRAIL	49660
41-250-014-00	RIGHI JOHN H JR & KAY K (LE)	MAIN ST	ONEKAMA	MI		LEWISTON	MI	PO BOX 122	49756
41-250-017-00	BURGER ROGER & LEANN	4625 PROSPECT AVE	ONEKAMA	MI		ONEKAMA	MI	4625 PROSPECT AVE	49675
41-250-003-00	BRUSVEEN MARK J & SUSAN M (LE) &	4535 MAIN ST	ONEKAMA	MI		NUNICA	MI	12129 LEONARD	49448
41-300-022-00	FOWLER MICHELLE A	MAIN ST	ONEKAMA	MI		DES MOINES	IA	519 WATERBURY CIRCLE	50312
41-300-015-05	LOVE DENISE M (LE) LOVE ANNE M	MAIN ST	ONEKAMA	MI		ST PETERSBURG	FL	6960 20TH AVE N UNIT 109 B	33710
41-250-002-00	OVERMYER MARLENE KAY &		ONEKAMA	MI	MENHART ROSS	GRAND RAPIDS	MI	2950 REEDS LAKE BLVD SE	49506-2041
41-250-001-00	A W Z LAKE LLC		ONEKAMA	MI		GRAND RAPIDS	MI	500 CASCADE WEST PKWY SE	49546-2106
41-450-032-00	FOWLER MICHELLE A	4610 MAIN ST	ONEKAMA	MI		DES MOINES	IA	519 WATERBURY CIRCLE	50312
41-450-035-02	RENEAU MARK & MARLA (LE) &	4570 MAIN ST	ONEKAMA	MI	SIPE AMANDA & SMITH AMY	CANTON	IL	12 MARLEE DR	61520
41-450-035-00	LOVE DENISE M (LE) LOVE ANNE M	4580 MAIN ST	ONEKAMA	MI		ST PETERSBURG	FL	6960 20TH AVE N UNIT 109 B	33710
41-450-033-00	GROOVY GUYS LTD	4604 MAIN ST	ONEKAMA	MI		ONEKAMA	MI	PO BOX 58	49675
41-450-034-00	WILDIE COLLEEN Y &	4594 MAIN ST	ONEKAMA	MI	HADLEY KARI	ONEKAMA	MI	4594 MAIN ST	49675
41-300-006-00	36 ST PROPERTY LLC	4559 MAIN ST	ONEKAMA	MI		GRAND RAPIDS	MI	500 CASCADE WEST PARKWAY SE	49546
41-250-013-00	SYMANSKI STEPHEN S & BARBARA J	8456 FOURTH AVE	ONEKAMA	MI		ONEKAMA	MI	8456 FOURTH AVE	49675
41-450-036-20	LEE HARRY A & LYNDA S	8454 THIRD AVE	ONEKAMA	MI		MC KINNEY	TX	3216 JUNIPER DR	75070
41-250-020-00	ONEKAMA TOWNSHIP		ONEKAMA	MI					
41-250-016-00	BROOKS SHIRLEY A TRUST	4637 PROSPECT AVE	ONEKAMA	MI		DUNEDIN	FL	1441 STURBRIDGE CT	34698
41-250-018-10	SCHWARK FAMILY TRUST	PROSPECT AVE	ONEKAMA	MI		OVID	MI	9700 E COLONY RD	48866
41-250-018-20	MCGRADY BARRY & DAWN	8531 FOURTH AVE	ONEKAMA	MI		ONEKAMA	MI	8547 4TH AVE	49675-9798
41-250-018-00	BROOKS FAMILY TRUST	4656 PROSPECT AVE	ONEKAMA	MI	C/O BROOKS GARY & JENNIFER	KIRKWOOD	MO	1003 BROOKSGATE MANOR DR	63122
41-450-037-00	BURGER ROGER & LEANN	8463 FOURTH AVE	ONEKAMA	MI		ONEKAMA	MI	4625 PROSPECT ST	49675
41-250-018-15	SCHWARK DAVID & MARIJEAN (LE) &	4644 PROSPECT AVE	ONEKAMA	MI	SCHWARK FAMILY TRUST	OVID	MI	9700 E COLONY RD	48866-9672
41-450-036-00	NELSON BRADLEY W & ELIZABETH S	4560 MAIN ST	ONEKAMA	MI		WHEATON	IL	605 E INDIANA	60187
41-300-010-00	REED CHARLES & MARY (LE) &	4573 MAIN ST	ONEKAMA	MI	ETAL	ONEKAMA	MI	PO BOX 486	49675-0486
41-300-001-00	A W Z LLC	4541 MAIN ST	ONEKAMA	MI		GRAND RAPIDS	MI	500 CASCADE WEST PKWY SE	49546-2106



David Jarvi
Manistee County Planner
395 3rd Street
Manistee, MI 49660
231.398.3527

Zoning Board of Appeals

March 25, 2025

Dear Occupant,

You are receiving this letter because you own or reside at a property which is within 300 feet of a property requesting a variance from the Village of Onekama Zoning Ordinance.

The Village of Onekama Zoning Board of Appeals will hold a Special Meeting/Public Hearing beginning at 4:00pm on June 16, 2025, at the Village of Onekama Hall, 5283 Main Street, Onekama, MI 49675, Ph. No. 231-889-3171. The public hearing is to consider a request for appeal from the Onekama Village Ordinance.

Below are the requested variances:

The proposed additions height, The height maximum is 10ft sidewalls and shall not exceed the height of the principle building. The proposed addition will have 16' 2 3/4" tall sidewalls and be greater in height than the principal dwelling.

The front yard setback, which shall be 25ft from the property line or 58ft from the centerline of the road, whichever is greater. The proposed addition will have a front setback of 3.06' from the front lot line.

Distance between the proposed addition to the accessory building and the parcels primary dwelling, which is required to be 10ft. The proposed addition will be 2' 6" from the principal dwelling.

The applicants will present their hardship at the scheduled public hearing.

You are encouraged to attend the scheduled public hearing. If you cannot, correspondence can be sent, or hand delivered to the Village of Onekama Hall, 5283



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Zoning Board of Appeals

Main Street, P.O. Box 477 Onkama, MI 49675. If correspondence is mailed, ensure that enough time is given to guarantee its arrival. Please, mark it ATTN: Zoning Board of Appeals. The zoning variance request can be viewed or purchased at the Village of Onkama Hall, 5283 Main Street, Onkama, MI 49675.

Best regards,

David Jarvi

Planner/Zoning Administrator
Manistee Co Planning Department
395 3rd St, Manistee, MI 49660
231-398-3527; fax 231-398-3526
djarvi@manisteecountymi.gov



NOTICE OF PUBLIC HEARING

The Village of Onekama Zoning Board of Appeals will hold a Special Meeting/ Public Hearing on Monday, June 16, at 4:00 PM at 5283 Main Street, Onekama, MI. 49675; phone: (231) 889-3171. A special Meeting/ Public Hearing will be held to consider a proposed variance request.

The request for an appeal was submitted for the property located at 8454 Third Avenue, Onekama, MI 49675 or Parcel # 51-41-450-036-20. The request would allow the property owner to add a second story addition to their detached accessory building. Below are the following variances being requested.

The proposed additions height, the height maximum is 10ft sidewalls and shall not exceed the height of the principle building. The proposed addition will have 16' 2 3/4" tall sidewalls and be greater in height than the principal dwelling.

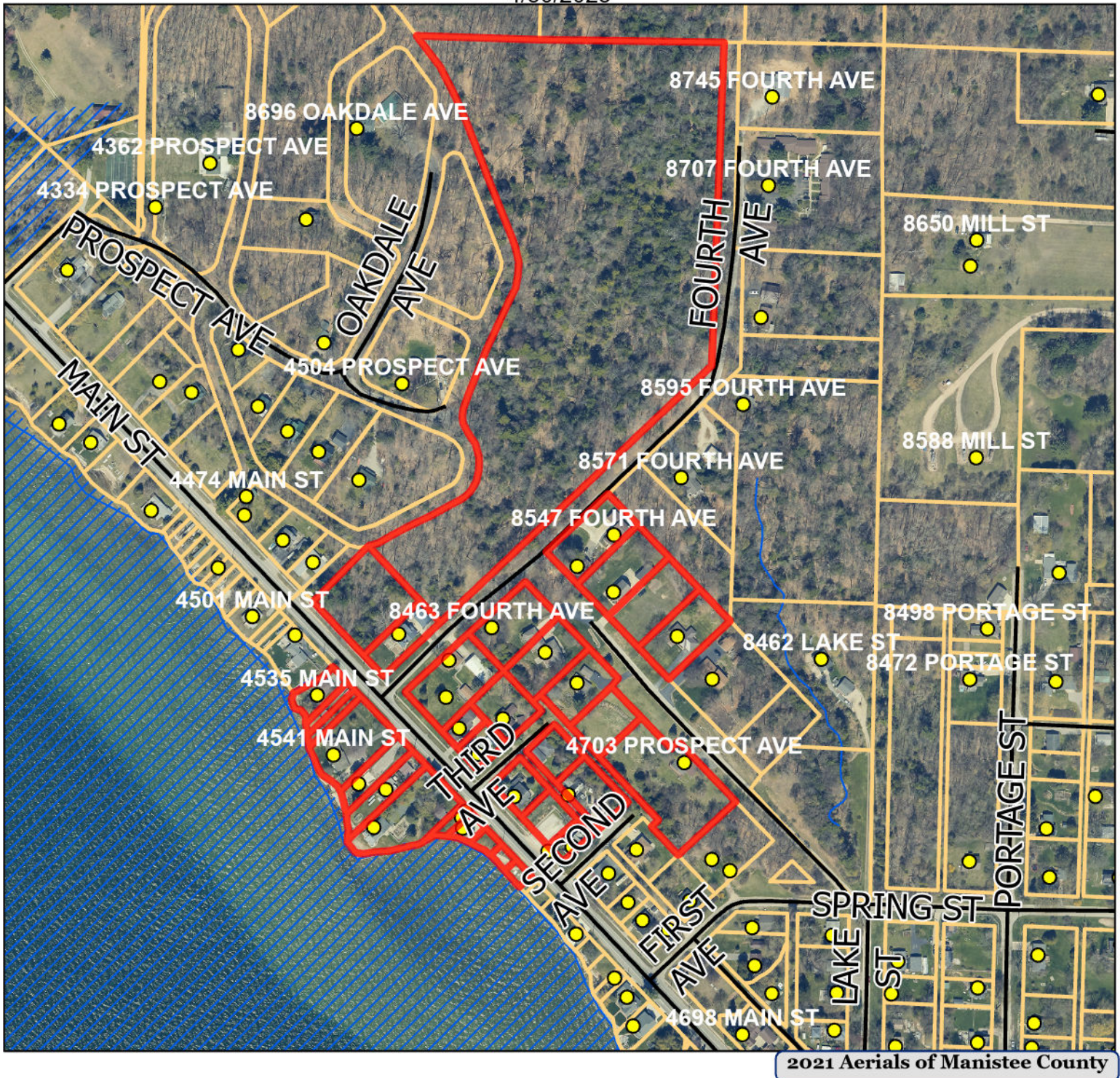
The front yard setback, which shall be 25ft from the property line or 58ft from the centerline of the road, whichever is greater. The proposed addition will have a front setback of 3.06' from the front lot line.

Distance between the proposed addition to the accessory building and the parcels primary dwelling, which is required to be 10ft. The proposed addition will be 2' 6" from the principal dwelling.

All documentation regarding the above request can be found on the Village of Onekama website at <https://www.onekama.info/village> or by visiting the village of Onekama's Offices to review or purchase the proposed Zoning Ordinance text amendment during their regular office hours (Mon-Wed 9:00 AM - 2:00PM).

Correspondence can be sent via mail, or hand delivered to the Village of Onekama's offices, 5283 Main Street. PO Box 477 Onekama, MI 49675. Correspondence can also be sent via email to the Village Clerk at clerk@villageofonekama.org or via fax at (231) 889-3423. Please, mark it ATTN: Village of Onekama Zoning Board of Appeals.

This notice is posted in compliance with PA267 of 1976 as amended (Open Meetings Act), MCLA 41.72 (2) (3) and the Americans with Disabilities Act (ADA) Note: Individuals with disabilities requiring auxiliary aids or services should contact the Village of Onekama by writing or calling the following: Ruth Hudson, Clerk – 5283 Main St. P.O. Box 477 Onekama, MI 49675. Phone (231)-889-3171



All provided GIS data is to be considered at generalized representation subject to revisions. This information is provided as a visual representation only.

Legend

- Address_Points
- Roads
- Parcels

N



0 55 110 220
Meters



David Jarvi
Manistee County Planner
395 3rd Street
Manistee, MI 49660
231.398.3527

Zoning Board of Appeals

March 24, 2025

Zoning Board of Appeals
Farr Center
5283 Main Street
Onkama, MI 49675

RE: 8454 Third Avenue Variance Request

Dear Zoning board of Appeals,

The Planning department has received a completed variance request packet and paid fee from the property owners of parcel #51-41-450-036-20, commonly known as 8454 Third Avenue, Onkama, Michigan 49675. This property is located in the Residential District.

Background

I received a Village of Onkama Zoning Board of Appeals Zoning Variance Application for Harry and Lynda Lee. Mr. and Mrs. Lee are applying for a 336 sqft addition to the current accessory building located on the parcel.

The requested variances are for the proposed additions height, The height maximum are 10ft sidewalls, and shall not exceed the height of the principle building. The proposed addition will have 16' 2 3/4" tall sidewalls and be greater in height than the principle dwelling.

The front yard setback, which shall be 25ft from the property line or 58ft from the centerline of the road, whichever is greater. The proposed addition will have a front setback of 3.06' from the front lot line.

Distance between the proposed addition to the accessory building and the parcels primary dwelling, which is required to be 10ft. The proposed addition will be 2' 6" from the principal dwelling.



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Zoning Board of Appeals

Option A: Deny the variance request. The variance request fails to pass the majority vote needed. The variance request fails to pass the majority vote needed. The variance needed has been caused or somewhat caused by the parcel owner, and/or hardship has not been shown to exist.

Option B: Approve the variance as requested. Granting this variance would permit the construction of a 336 Sqft second-story addition to the accessory building located at 8454 Third Avenue.

Option C: Approve the variance request with conditions. The Zoning Board of Appeals may reverse or affirm, wholly or partly, or modify the request as part of the determination.

The Planning Department requests that if a variance is granted, that it be contingent on pulling of a land use permit, and issuing of all other local, state, and federal requirements prior to building. While this is usually covered under land use permitting, outright stating it within the variance recommendation, if passed, is always preferable. Also stating that this does not relieve the applicant from any other requirements of the Village of Onkama Zoning Ordinance is desirable by staff.

Best regards,

David Jarvi
Planner/Zoning Administrator
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