



Zoning Administrator Case Report
Prepared for: South Branch Zoning Board of Appeals
Regarding: Dimensional Variance – Stream Corridor District

Date: February 6, 2019
Applicant: Streit, Patrick
Address: 11155 Red Pine Drive
Zoning: Farm Forest & Stream Corridor
Parcel #: 064-680-000-016-00

Case #: ZBA2019-01
Site Visit Date(s): 2/4/19
MDNR O.L. Required: YES, requested 1/29/19
MDNR O.L. Status: Pending

Case Details:

Applicant seeks two dimensional variances from the applicable standards for the zoning district in which the subject parcel is located. The first dimensional variance is a 35' reduction to the minimum lot width standard of 200' for a parcel located in the Stream Corridor Overlay zoning district, as the subject parcel is only ~165' wide at the widest section of the parcel. The second dimensional variance is a 28' reduction to the front setback distance standard of 181' as allowed considering a bank height of 19' as measured at the closest point of the proposed building site to the ordinary high water mark (OHWM).

Site Details:

Lot #16 of Red Dog #2 platted subdivision is an odd shaped parcel which is very narrow at the end abutting the access road, and widens out a bit at the end which abuts the river. The river wraps around the north end of the parcel creating two land-water interface junctions along portions of the west and east lot lines of the parcel. Subject parcel is bordered on both the west and east sides by other lots (Lot #15 & Lot #17) which are under separate ownership and which are located between the subject parcel and the river's edge. The distance measurements from the proposed building site on the subject parcel to both of the closest points along the OHWM is a straight line crossing each of the abutting parcels, Lot #15 & Lot #17.

Upon a site inspection performed on 2/4/19, the zoning official noted the following details. The river can be heard from the proposed building site, but CANNOT be seen from that location. The area between the proposed building site and the river's edge is heavily wooded & quite steep at an approximate 12% grade. The proposed building site is in line with the existing dwellings located on the neighboring parcels to either side of the subject parcel. See site photos and survey for supporting details.

Zoning Details:

Subject parcel is located in the Farm Forest zoning district and is encompassed entirely by the Stream Corridor Overlay. Subject parcel has a total land area of ~59,985 square feet, and is roughly 1.377 acres in overall size. This meets the minimum lot area standard for the Stream Corridor (SC) district, however, at only ~165' wide it does not meet the minimum lot width standard

of 200' for SC district. Proposed building site conforms to SC district standards for both side yard setbacks (30') and rear yard setback (25') as well as the roadway right-of-way setback (50'). Proposed building site does not conform to SC district standards for the front yard setback of 200' from the OHWM only because of the shape of the parcel and the fact the river curves around the end of the lot. As measured in a straight line parallel with both side lot lines, the distance between the proposed building site and the river's edge exceeds 200'

Other Considerations:

The proposed location of the associated septic system that would serve the primary dwelling complies with the prescribed standard of 150' as regulated by the District Health Department #10 and the SBT Zoning Ordinance, Section 5.07.4 (F 2).

Sincerely,

Bonnie J. Shunatona
South Branch Township Zoning Administrator
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