

Sept 10

VIENNA TOWNSHIP ZONING BOARD OF APPEALS APPLICATION

I. PROPERTY INFORMATION															
Address or Parcel Number: 18-25-300-024, 18-25-300-025, 18-25-300-033		Site Plan Included: Y <u>N</u> <small>(Please Include some form of site plan)</small>													
Description of General Location: See attached															
Current Zoning: Residential	Lot Size: Type text here	Current Use: Agricultural													
Requesting: <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Interpretation <input type="checkbox"/> Administrative Appeal															
Type of Variance(s): <input checked="" type="checkbox"/> Setbacks <input type="checkbox"/> Signage <input type="checkbox"/> Parking <input type="checkbox"/> Other (Describe Below)															
Requesting a variance on the required 50ft pond setback.															
Reason / Description of Request: Combining parcels and in doing so, they no longer meet the 50ft setback requirement															
II. APPLICANT INFORMATION															
Name: John & Deborah Montague		Phone: 248-736-9934													
Mailing Address: 1404 W Dodge Rd	City: Clio	State: MI	Zip: 48420												
III. PROPERTY OWNER INFORMATION (if different from applicant)															
Owner Name: John & Deborah Montague and Gary & Paula Montague		Owner Phone: 248-736-9934													
Owner Address: 1404 W Dodge Rd and 1474 W Dodge Rd	City: Clio	State: MI	Zip: 48420												
IV. CHECKLIST (Please answer each question to the best of your ability & explain your answer on next page)															
1. Special or unique conditions and circumstances exist which are not generally applicable to other lands, structures, or buildings in the same district.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No												
2. The provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district; and that the variance is the minimum necessary.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No												
3. The special conditions and circumstances do not result from the actions of the applicant.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No												
4. The granting of the variance will be in harmony with the general purpose and intent of this ordinance.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No												
5. The variance will not be injurious to the neighborhood or otherwise detrimental to the general welfare.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No												
6. The spirit of this ordinance shall be observed, public safety secured and substantial justice done.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No												
I hereby affirm that the information provided for this hearing is accurate to the best of my knowledge.															
<u><i>John & Deborah Montague</i></u> Applicant Signature		<u><i>Aug 12, 2025</i></u> <u><i>Aug 4, 2025</i></u> Date													
<u><i>Deborah Montague John Montague</i></u> Owner Signature		<u><i>Gary Montague Deborah Montague John Montague</i></u> Applicant Name Printed													
<u><i>Deborah Montague John Montague</i></u> Owner Signature		<u><i>Aug 4, 2025</i></u> Date													
<u><i>Deborah A. Montague John Montague</i></u> Owner Name Printed		<u><i>John Montague</i></u> Owner Name Printed													
OPTIONAL: By signing below, I hereby grant permission for Vienna Township Officials and/or Zoning Board of Appeals Members to enter my property for on-site inspection related to this application. (Failure to grant permission will not affect any decision on your application)															
<u><i>Deborah A. Montague</i></u> Owner Signature		<u><i>8/4/2025</i></u> Date													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Office Use Only: Fees Paid: Y <u>N</u></td> <td style="padding: 5px;">Amount Paid: <u>800</u></td> <td style="padding: 5px;">Date Paid: <u>8/4/25</u></td> <td style="padding: 5px;">Hearing Date: _____</td> </tr> <tr> <td colspan="4" style="padding: 5px;">Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Determination: _____</td> </tr> <tr> <td style="padding: 5px;">Vienna Township ZBA Signature</td> <td style="padding: 5px;">Date</td> <td colspan="2" style="padding: 5px;">Vienna Township ZBA Name Printed</td> </tr> </table>				Office Use Only: Fees Paid: Y <u>N</u>	Amount Paid: <u>800</u>	Date Paid: <u>8/4/25</u>	Hearing Date: _____	Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Determination: _____				Vienna Township ZBA Signature	Date	Vienna Township ZBA Name Printed	
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Vienna Township ZBA Signature	Date	Vienna Township ZBA Name Printed													

V. PLEASE EXPLAIN YOUR ANSWERS FROM THE CHECKLIST IN SECTION IV. (NON-USE / DIMENSIONAL)

1. Special or unique conditions and circumstances exist which are not generally applicable to other lands, structures, or buildings in the same district.

This property has been in the family for over 180 years. The lake was made more than 60 years ago.

The south boundary of the new parcel was made over 30 years ago. All of the land around the lake is owned by family.

2. The provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district; and that the variance is the minimum necessary.

3. The special conditions and circumstances do not result from the actions of the applicant.

The southern boundary of the new parcel was established 30 years ago.

4. The granting of the variance will be in harmony with the general purpose and intent of this ordinance.

Yes

5. The variance will not be injurious to the neighborhood or otherwise detrimental to the general welfare.

True

6. The spirit of this ordinance shall be observed, public safety secured and substantial justice done.

Yes

A drawing of the site/property must be included with the application showing any pertinent details and dimensions necessary.