

*LEONI TOWNSHIP OFFICE
913 FIFTH ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE 517-764-1106 FAX*

NOT I CE

The Leoni Township Zoning Board of Appeals will hold a Public Hearing, Monday, September 21, 2020 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

“This meeting may be held by ZOOM because of the COVID-19 State of Emergency and in conformance with Executive Orders issued by the Governor of the State of Michigan.”

Please visit the Leoni Township website at <http://www.leonitownship.com> prior to the meeting for instructions regarding remote access and any updates that may be needed due to COVID-19 requirements.

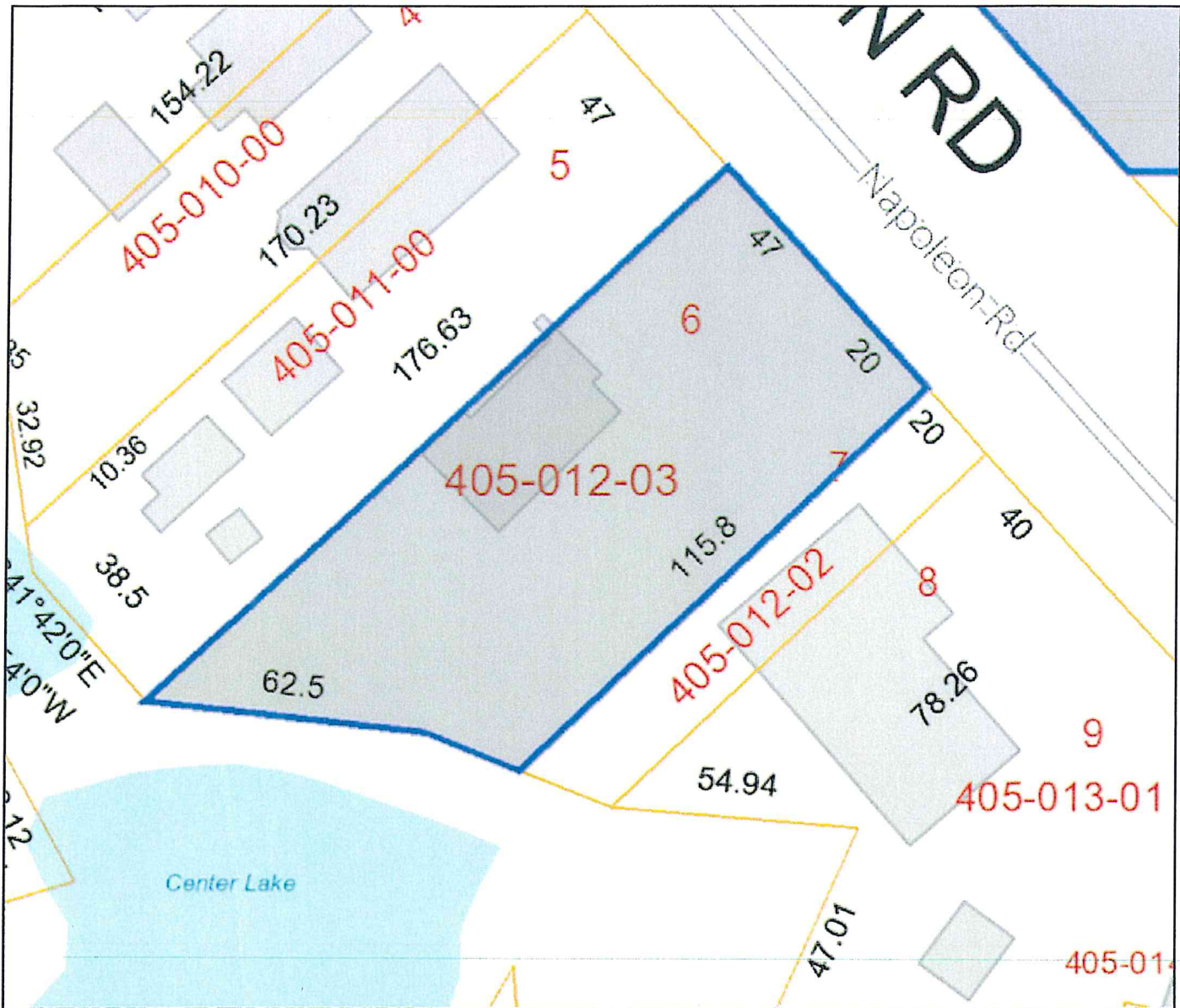
000-14-09-405-012-03
Thomas & Angela Althoff
641 Napoleon Rd., Michigan Center, MI 49254

Purpose of hearing: Variance

Kerry Pickett, Clerk

Parcel Report - Parcel ID: 000-14-09-405-012-03

8/18/2020



Owner Name ALTHOFF THOMAS & ANGELA
Owner Address 641 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 100
Parcel Address 641 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.3
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2059-665

	2018	2019	2020
Taxable Value	\$59,925	\$61,363	\$62,528
Assessed Value	\$74,680	\$79,217	\$96,079

Tax Description:
 LOT 6 AND N 1/2 OF LOT 7 BLOCK 1 WRIGHT WATERWAY PARK ALSP THE N 42 FT OF LOT 1 BLOCK 2 RAMONA PARK; COMBINED ON 02/11/2016 FROM 000-14-09-405-012-01, 000-14-09-414-010-00;



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



000-14-09-415-011-00
JACKOWSKI BARBARA A
645 NINTH ST
MICHIGAN CENTER, MI 49254

000-14-09-414-004-00
HOBART II ERNEST G & SARA R
614 NAPOLEON RD
MICHIGAN CENTER, MI 49254

000-14-09-415-012-00
EARL JOHN & HULL COLLEEN
10925 SEYMOUR RD
GRASS LAKE, MI 49240

000-14-09-405-005-01
SNYDER MICHAEL & STACY L
613 NAPOLEON RD
MICHIGAN CENTER, MI 49254

000-14-09-414-005-00
DERO INC
PO BOX 592
JACKSON, MI 49204

000-14-09-415-013-00
BOOTH ARIK J & BRITTNEY L
655 NINTH ST
MICHIGAN CENTER, MI 49254

000-14-09-414-002-00
MULLINS SHERYL L & RAYMOND JUNIOR
656 NINTH ST
MICHIGAN CENTER, MI 49254

000-14-09-405-006-00
MARR BRIAN & TIFFANY R
615 NAPOLEON RD
MICHIGAN CENTER, MI 49254

000-14-09-415-014-00
MULLINS RAYMOND J & SHERYL L
656 NINTH ST
MICHIGAN CENTER, MI 49254

000-14-09-414-006-00
MARSHALL MARK A & MARIA J
211 WOODSTOCK ST
CEMENT CITY, MI 49233-9700

000-14-09-414-007-00
PELFREY TOBY J & SIERRA O
712 NINTH ST
MICHIGAN CENTER, MI 49254

000-14-09-405-007-01
ARNOLD CANDACE L
31026 MANHATTAN
SAINT CLAIR SHORES, MI 48082

000-14-09-414-008-00
DUFFEY VICKIE L
646 NAPOLEON RD
MICHIGAN CENTER, MI 49254

000-14-09-405-009-00
FISHER GARI & BURNHAM KELLY J
623 NAPOLEON RD
MICHIGAN CENTER, MI 49254

000-14-09-409-001-00
THE CLEARWATER ASS'N
PO BOX 773
MICHIGAN CENTER, MI 49254

000-14-09-414-009-00
LUCAS MARY A
650 NAPOLEON RD
MICHIGAN CENTER, MI 49254

000-14-09-405-010-00
SMITH BERNICE L
627 NAPOLEON RD
MICHIGAN CENTER, MI 49254

000-14-09-408-001-00
THE CLEARWATER ASS'N
PO BOX 773
MICHIGAN CENTER, MI 49254

000-14-09-405-011-00
WOODRUFF ALVIN G ETAL
629 NAPOLEON RD
MICHIGAN CENTER, MI 49254

000-14-09-414-011-00
PELFREY MANAGEMENT SERVICES LLC
202 5TH ST
MICHIGAN CENTER, MI 49254

000-14-09-405-012-02
DOLSON ROBERT J
646 NAPOLEON RD
MICHIGAN CENTER, MI 49254-1347

000-14-09-405-013-01
COMPTON JAY L & ANGELA M
647 NAPOLEON RD
MICHIGAN CENTER, MI 49254

000-14-09-406-003-00
KAPFF ED
3105 HOYER RD
JACKSON, MI 49201

000-14-09-406-004-00
WOJTYLKO FAMILY TRUST
15979 PARDEE
TAYLOR, MI 48180

000-14-09-406-005-00
WOJTYLKO FAMILY TRUST
15979 PARDEE RD
TAYLOR, MI 48180

000-14-09-405-014-00
LERCZAK JOSEPH S & JEANNIE A
4004 STONE RIDGE
JACKSON, MI 49201

000-14-09-406-007-01
J.B.D. PROPERTIES LLC
5206 PAGE AVE
MICHIGAN CENTER, MI 49254

000-14-09-403-001-00
SIMPKINS RAYMOND
453 CHESTNUT
JACKSON, MI 49202

000-14-09-403-002-00
ZYLA ASHLEY
217 S LAKESIDE DR
MICHIGAN CENTER, MI 49254

000-14-09-403-003-00
MILNE JOHN M
2188 S DEARING
SPRING ARBOR, MI 49283

000-14-09-403-004-00
LERCZAK JOSEPH S & JEANNIE A
4004 STONE RIDGE
JACKSON, MI 49201

000-14-09-403-005-00
ERHARDT GEORGE
657 NAPOLEON RD
MICHIGAN CENTER, MI 49254

000-14-09-403-006-00
MASTERS THOMAS E
661 NAPOLEON RD
MICHIGAN CENTER, MI 49254

000-14-09-403-007-00
BULLOCK ROBERT & BRANDI
703 NAPOLEON RD
MICHIGAN CENTER, MI 49254

000-14-09-406-008-00
MARTIN GARY A & NANCEY K
213 DURYEAS POINT
MICHIGAN CENTER, MI 49254

000-14-09-406-009-00
WALTER M & DWANE ADLE
13138 SHERWOOD DR
HUNTINGTON WOODS, MI 48070

000-14-09-406-011-00
MORRIS GREGORY L & MICHELLE D
220 DURYEAS PT
MICHIGAN CENTER, MI 49254

000-14-09-429-010-01
TOOPS DAVID & VALERIE COCHRAN
824 NAPOLEON RD PO BOX 422
MICHIGAN CENTER, MI 49254

000-14-09-415-015-00
PICKETT TODD & KERRY
539 JOUETT AVE
JACKSON, MI 49201

000-14-09-415-016-00
TYTOBIN PROPERTIES LLC
710 NAPOLEON RD
MICHIGAN CENTER, MI 49254

000-14-09-401-029-01
DOUGHER PATRICK S ETAL
PO BOX 141
NORTHVILLE, MI 48167

000-14-09-414-001-00
OKONOWSKI ERICH & TASHINA OBRECHT
652 NINTH ST
MICHIGAN CENTER, MI 49254

000-14-09-327-010-00
TOWNSHIP OF LEONI
913 FIFTH ST
MICHIGAN CENTER, MI 49254

000-14-09-405-012-03
ALTHOFF THOMAS & ANGELA
641 NAPOLEON RD
MICHIGAN CENTER, MI 49254

FOR TOWNSHIP USE:

Public Notice Published: _____

Z.B.A. Case No.: _____

Public Notice Mailed: _____

Date and Time Received: _____

Hearing Held: _____

Date Paid: _____

**LEONI TOWNSHIP ZONING BOARD OF APPEALS - VARIANCE APPLICATION
REQUIRED INFORMATION:**

I. Name of Applicant/Owner Requesting Zoning Board of Appeals Review and Opinion.

A. Applicant:

- 1. Name: Angela/Thomas Althoff
- 2. Mailing Address: 641 Napoleon Rd Michigan Center MI
- 3. Property Address: Former Address 654 (Deeded to 641) 49254
- 4. Phone: 517. 206. 6364

B. Owner of property if different than above:

- 1. Name: Same
- 2. Address: Same
- 3. Phone: _____

II. Location of Property:

- A. Street name and number if assigned: Same
- Zip code: _____

- B. Property tax identification number and legal description of property involved: 000-14-09-405-012-03 - N 42' Lot 1, Block 2 Ramona Park Section 9 T3 S12E

- C. List deed restriction and easements: Combined Properties 641 Napoleon Rd

D. With all requests, a plot plan drawn to scale showing lot, location of existing buildings, proposed buildings and any additions to existing buildings, plus distances from property lines.

- E. Present zoning of property: Residential R1

III. Nature of Request:

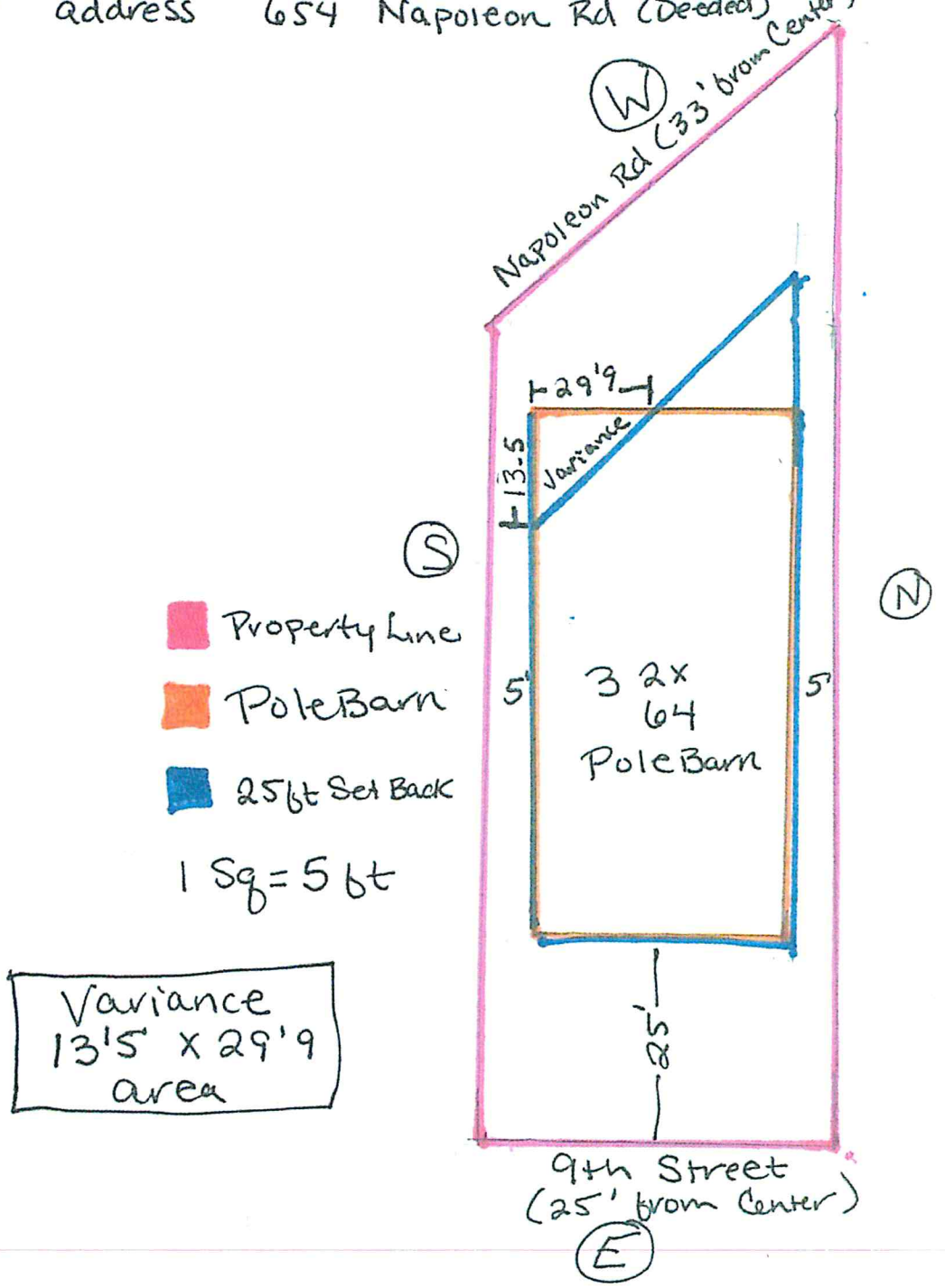
	REQUIRED	PROPOSED
LOT SIZE	<u>1486'8"</u>	<u>-</u>
AVERAGE LOT WIDTH	<u>50'</u>	<u>-</u>
<u>Napoleon Rd</u> - FRONT YARD SETBACK (Angled)	<u>25'</u>	<u>29'9"/13'5"</u>
SETBACK FROM LAKE	<u>NA</u>	<u>NA</u>
TOTAL OF BOTH SIDES	<u>-</u>	<u>-</u>
PERCENT OF LOT COVERAGE	<u>25</u>	<u>21% Per Joe Chambers with 32x72' Barn</u>
<u>9th Street</u> - REAR YARD SETBACK	<u>25</u>	<u>25 - Per Code</u>
BUILDING HEIGHT	<u>14'</u>	<u>14' - Per Code</u>
TOTAL FLOOR AREA	<u>-</u>	<u>2048 Sq Ft</u>
OFF STREET PARKING	<u>-</u>	<u>-</u>
SIGN SIZE/HEIGHT/NUMBER	<u>-</u>	<u>-</u>
SIDE YARD SETBACK	<u>5</u>	<u>5 Per Code</u>

32' x 64' Polebarn

email: angelaalthoff@gmail.com

Angela/Thomas A Hobb
641 Napoleon Rd
(517) 206-6364

Parcel # 38-000-14-09-414-010-00
former address 654 Napoleon Rd (Deeded)



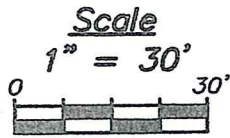
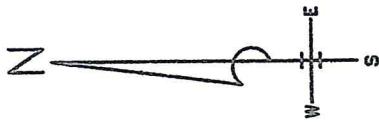
- Property Line
 - Pole Barn
 - 25ft Set Back
- 1 Sq = 5 ft

Variance
13'5" x 29'9"
area

Lot Survey

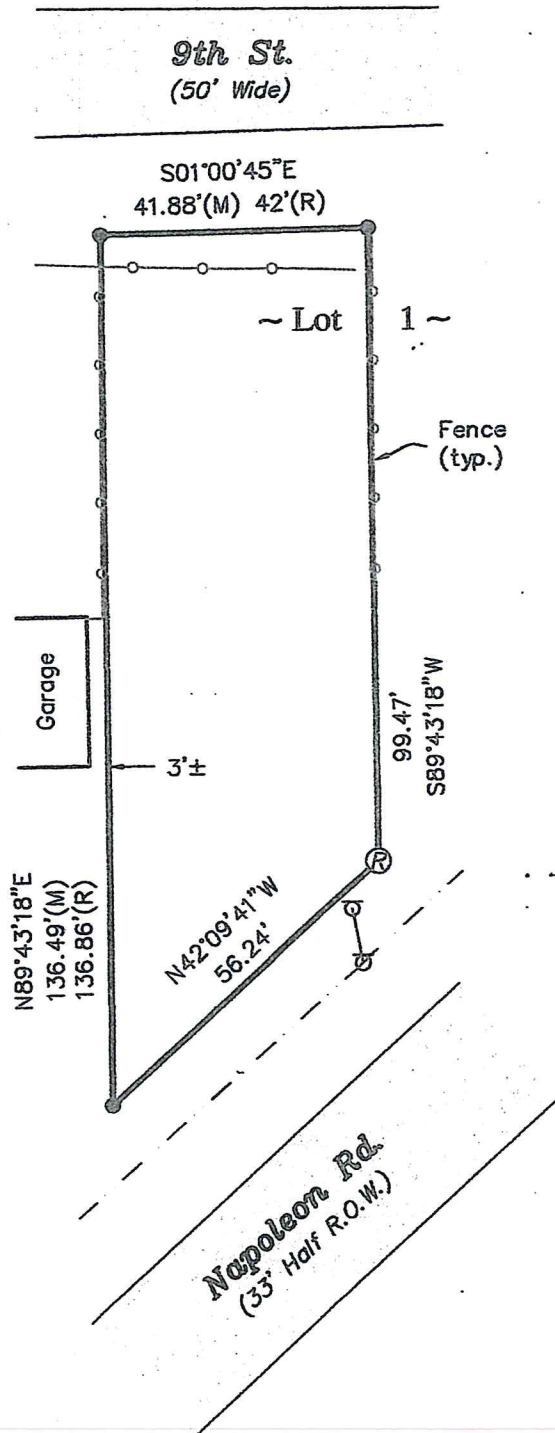
Part of Lot 1, Block 2 of Ramona Park
 SE 1/4 Sec. 9, T3S, R1E
 Leoni Twp., Jackson County, MI

For:
 Thomas & Angela Althoff
 641 Napoleon Road
 Michigan Center, MI 49254



Legal Description:

The North 42 feet of Lot 1, Block 2 of Ramona Park, per the recorded plat thereof, as recorded in Liber 12 of Plats, Page 18, Jackson County Records.



Note

TOWNSHIP OF LEONI

Receipt: 152368

08/17/20

913 5TH STREET
P.O. BOX 375
MICHIGAN CENTER, MI 49254

Cashier: TPOTTER
Received Of: ANGELA ALTHOFF

(517) 764-4694
(517) 764-1106 FAX

The sum of: 450.00

ZON	VARIANCE APP FEE		450.00
		Total	450.00
	CHECK	53397	450.00

Signed: _____

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/17/2020 12:35 PM

Parcel:	000-14-09-405-012-03	Current Class:	401.RESIDENTIAL IMPROVED
Owner's Name:	ALTHOFF THOMAS L & ANGELA	Previous Class:	401.RESIDENTIAL IMPROVED
Property Address:	641 NAPOLEON RD MICHIGAN CENTER, MI 49254	Gov. Unit:	07 LEONI TOWNSHIP
Liber/Page:	1865-16	MAP #	
Split:	11/18/2015	School:	38120 MICHIGAN CENTER SCHOOL DIST
Public Impr.:	Paved Road, Sidewalk, Sewer, Electric, Gas	Neighborhood:	4009L 4009L WATERFRONT RND MC PRICE B
Topography:	Level		

Mailing Address:

ALTHOFF THOMAS L & ANGELA
641 NAPOLEON RD
MICHIGAN CENTER MI 49254

Description:

LOT 6 AND N 1/2 OF LOT 7 BLOCK 1 WRIGHT WATERWAY PARK ALSO THE N 42 FT OF LOT 1 BLOCK 2 RAMONA PARK SEC 9 T3S R1E; COMBINED ON 02/11/2016 FROM 000-14-09-405-012-01, 000-14-09-414-010-00;

Most Recent Sale Information

Sold on 12/18/2006 for 150,200 by JACOBS TIMOTHY LEE & ANGELA S.

Terms of Sale: ARMS LENTH

Liber/Page: 1865-16

Most Recent Permit Information

Permit PB100104 on 06/21/2010 for \$0 category DECK.

Physical Property Characteristics

2021 S.E.V.:	Tentative	2021 Taxable:	Tentative	Lot Dimensions:	
2020 S.E.V.:	96,079	2020 Taxable:	62,528	Acreage:	0.30
Zoning:	R-1 ONE	Land Value:	Tentative	Frontage:	89.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	148.7

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: C+5
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 63
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,479
Ground Area: 888
Garage Area: 352
Basement Area: 591
Basement Walls: Block
Estimated TCV: Tentative

Image

