

Crystal Lake Township
REQUEST FOR VARIANCE / DEMAND FOR APPEAL

P.O. Box 2129 1651 Frankfort Hwy Frankfort, MI 49635
zoning.clt@gmail.com Ph: 231-352-9791 Fax: 231-352-6689
Forms, Zoning Ordinances and Zoning Maps may also be found at www.crystallaketwp.org

ROBERT WEISBRDT
(applicant --person filing the appeal)
57 N. MICHIGAN AVE
(address)
BEULAH, MI 49617
(city, state, zip code)
(231) 649-1122 (231) 992-4449
(telephone, home and business)

OFFICE USE ONLY:

Case number _____
Date Rec'd. _____
Fee Rec'd. _____
Receipt number _____
Hearing date _____
Appeals Board:
Action: _____
Date: _____
Expiration Date: _____
(attach inspection report sheets)

Applicant's standing (interest) in the appeal:

- Property owner
 Adjacent property owner
 Other affected individual. Explain: REALTOR, FOR OWNER,
 Other. Explain: _____

PROPERTY OWNER'S (OF LAND SUBJECT TO APPEAL) NAME AND ADDRESS

(if not the applicant)

JOE BINKOWSKI
7016 CRYSTAL WATERS LANE
GRAND RAPIDS MI 49525 Phone (616) 905-7597

ADDRESS OF LAND SUBJECT TO APPEAL (if known) EAST OF 71 BROADWAY; LOT 24
(If new construction, an address will not be known yet. An address is obtained after a zoning permit is issued.)

PARCEL DATA PROCESS (tax) NUMBER FOR LAND SUBJECT TO APPEAL

10-05-075-016-00

ZONING DISTRICT OF PROPERTY SUBJECT TO APPEAL (see zoning ordinance) R-1

SIZE OF PARCEL SUBJECT TO APPEAL 50x100

PROPERTY DESCRIPTION FOR LAND SUBJECT TO APPEAL LOT 24 PLAT OF CRYSTAL ACRE

(attach sheets if necessary)

ACTION REQUESTED: (check one and provide explanation, attach additional sheets if necessary)

- To interpret a particular section of the ordinance, as it is felt the Zoning Administrator/Planning Commission is not using the proper interpretation: The Section is: _____
- To interpret the zoning map, as it is felt the Zoning Administrator/Planning Commission is not reading the map properly. Describe the portion of the zoning map in question (attach detail maps if applicable): _____
- To grant a variance to certain requirements of the zoning ordinance, (parking, setbacks, lot size, height, floor area, sign regulations, location of accessory buildings, maximum amount of lot coverage, etc.).

Specify the section and specific regulations a variance is being sought from: SEC 5.4 SETBACKS

To overturn an action of the zoning administrator. The zoning administrator erred (did not issue a permit, issued a permit, enforcement): _____

RULING SOUGHT:

What is the ruling sought by the applicant? TO ALLOW 10 FT SETBACKS
FOR FRONT + REAR YARDS FOR LOT 24 PLAT OF
CRYSTAL LAIRE; ALLOWING A 28 FT WIDTH HOME
FOUNDATION, 30 FT WIDTH TO DRIPLINE
SEE SECTION 2 ACTION REQUESTED

(attach sheets if necessary)

(1 sheets attached)

STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

State specifically the reason for this demand for appeal request: A 28 FT HOME WIDTH
IS MORE IN CONFORMANCE WITH OTHER RESIDENCES,
MORE REASONABLE, PRACTICAL, & DESIREABLE THAN 20
FT WIDTH; AND WOULD BE ALLOWED IF FRONT YARD
FACED LAKEVIEW DRIVE SEE SECTION 3 JUSTIFICATION

(attach sheets if necessary)

(1 sheets attached)

ATTACH FOUR COPIES OF A SITE PLAN,

(attached) SECTION #5

Copy of the initial application concerning this issue and the zoning administrator's (or planning commission's) written ruling on this issue.

(attached) SECTION 9

VARIANCE QUESTIONS:

If you are seeking a variance, on attached sheets, provide answers to the following questions. Please number the answers the same as they are numbered here. Please be specific, and explain your answers.

(If the answer to any of the questions numbered 1-5 is "no," a variance may not be granted,)

(attached) SECTION 4 VARIANCE QUESTIONS

1. Do special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?
2. Does the literal interpretation of the provisions of the zoning ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance?
3. Are the special conditions and circumstances a result of unique characteristics of the parcel of land in question, and not a result of actions of the applicant or previous owners of the land?
4. Does granting the variance preserve the essential character of the area?
5. Is the requested variance for a permitted land use or a potential special use within the respective zoning district?

VARIANCE, MAP INTERPRETATION INFORMATION:

If you are seeking a variance, or a map interpretation, the following must be provided:

1. Attach or list all deed restrictions for the property in question.
(~~Attached~~) NONE
2. Attach a list of names and address of all other persons, firms, or corporations having a legal or equitable interest in the property in question. NONE
(~~Attached~~)
3. This area is ___ unplatted, platted, ___ will be platted. If platted, name of plat: CRYSTAL LAKE
4. What is the present use of the property? VACANT RESIDENTIAL LOT

WHAT ARE THE NUMBER OF ATTACHED SHEETS: 32

List and describe them:

- | | |
|--|--------------------------|
| 1. <input checked="" type="checkbox"/> Zoning Map Detail | Number of pages <u>9</u> |
| 2. <input checked="" type="checkbox"/> Action Requested | Number of pages <u>1</u> |
| 3. <input checked="" type="checkbox"/> Justification | Number of pages <u>1</u> |
| 4. <input checked="" type="checkbox"/> Variance Questions | Number of pages <u>1</u> |
| 5. <input checked="" type="checkbox"/> Site Plan | Number of pages <u>6</u> |
| 6. <input type="checkbox"/> List of all owners | Number of pages <u>0</u> |
| 7. <input type="checkbox"/> Deed Restrictions | Number of pages <u>0</u> |
| 8. <input checked="" type="checkbox"/> Copies of permits | Number of pages <u>5</u> |
| 9. <input checked="" type="checkbox"/> CL Township's ruling | Number of pages <u>3</u> |
| 10. <input checked="" type="checkbox"/> <u>FINDS OF FACT</u> | Number of pages <u>1</u> |
| 11. <input checked="" type="checkbox"/> <u>AUTHORIZATION</u> | Number of pages <u>1</u> |
| 12. <input type="checkbox"/> <u>SITE PLAN 4 COPIES</u> | Number of pages <u>4</u> |
- (add more lines if needed)

AFFIDAVIT: I agree the statements made above are true, and if found not to be true, any Zoning Appeals Board ruling that may be issued may be void. Further I agree, any Appeals Board ruling and subsequent permit that may be issued is with the understanding all applicable sections of the Crystal Lake Township Zoning Ordinance will be complied with. Also, I agree to notify the zoning administrator for Crystal Lake Township for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of Crystal Lake Township, the County and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Also I understand any zoning action by the Board of Appeals conveys only land use rights, and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Signed: Joseph Binkowski OWNER
Robert W. Weisbrodt JOSEPH BINKOWSKI
(Name Printed) ROBERT W. WEISBRODT
 Date: 11/15/19

When completed send two (2) forms with original signatures and one (1) set of all attachments to:
 Crystal Lake Township
 Zoning Administrator
 1651 Frankfort Hwy. M-115
 P.O. Box 2129
 Frankfort, Michigan 49635

Bob Weisbrodt

From: joseph binkowski <super_ace@hotmail.com>
Sent: Monday, November 25, 2019 10:59 PM
To: Rlw@betsievalley.net
Subject: Re: Letter of authorization

I authorize Robert Weisbrodt to act on my behalf for an application for a zoning permit and for a variance request for lot 24 plat of crystalaire. Signed Joe Binkowski

Joe Binkowski
11/25/2019

From: Rlw@betsievalley.net <Rlw@betsievalley.net>
Sent: Monday, November 25, 2019 10:52 PM
To: super_ace@hotmail.com <super_ace@hotmail.com>
Subject: Letter of authorization

Joe I need a letter by 11 am stating: I authorize Robert Weisbrodt to act on my behalf for an application for a zoning permit and for a variance request for lot 24 plat of crystalaire. Signed Joe Binkowski
Sent from my iPad

Action Requested

We ask the Zoning Board of Appeals to grant a variance from the reduced allowable setbacks (Section 3.2B) of 20 Ft front yard (25-5) and 10 Ft rear yard (15-5) , which allows 20 Ft wide footprint, to a setback of 10 Ft for both front yard setback and rear yard setback, allowing a 28 Ft wide footprint, plus one foot overhang.

i.e. The 20 Ft front yard setback would be reduced by 10 Ft to a 10 Ft setback. Rear yard setback of 10 Ft would stay the same. These setbacks would be to the drip line.

Justification

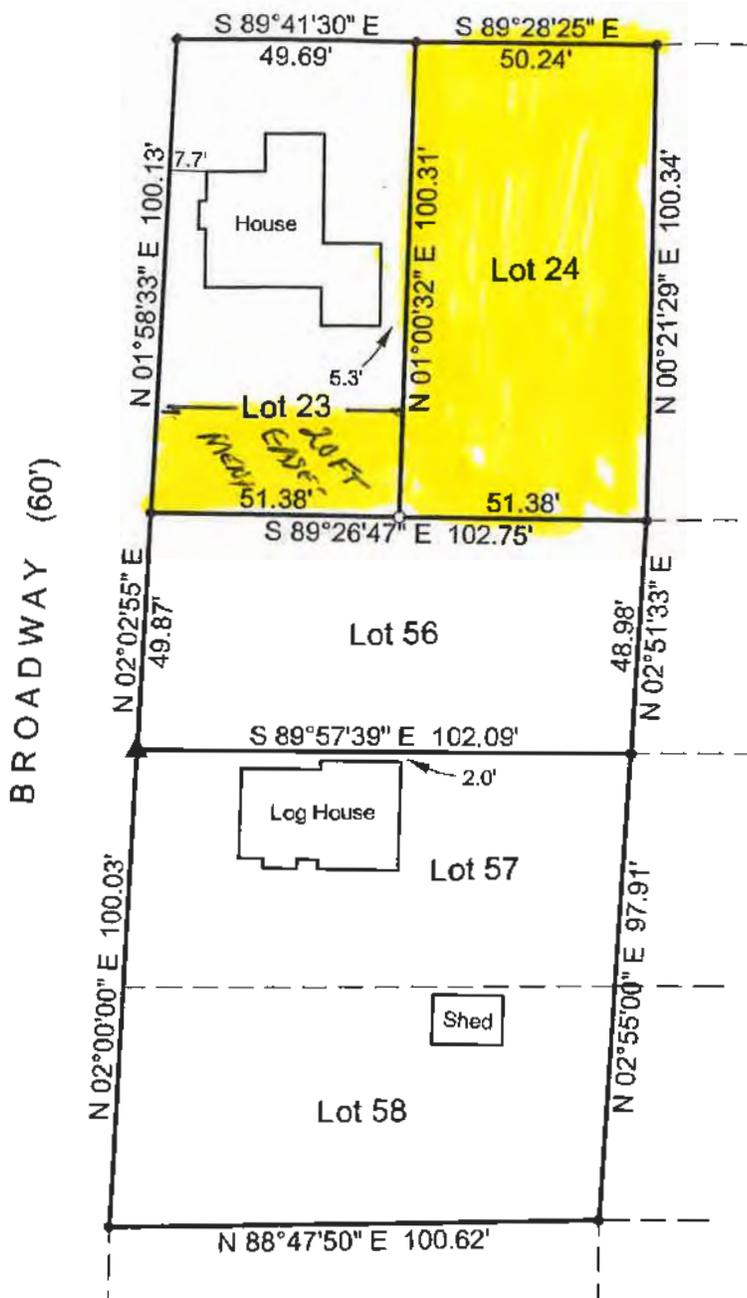
The plat clearly indicates that access to Lot 24 would have been by Lakeview Drive. The front yard would have been to the North, Lakeview Drive, and the side lot lines would have been East and West , and per current ordinance they would be 10 Ft side yard setbacks. Even the ratio of the depth and width of each lot and how they are laid out, illustrates this point. All the lots have this same depth to width ratio based on their frontage to a street.

The appellant merely wants to build a reasonable home in conformance with the depth to width ratio, and 10 Ft side yard setbacks would accomplish that. 10 Ft side-lot setbacks (per current zoning) would be acceptable if the front yard were facing Lakeview Drive. That is not the current interpretation; so we seek 10 Ft . We believe 10 Ft sideline setbacks would be justified given the unique circumstances of this lot and still insure that the objectives of the zoning ordinance may be equitably achieved in order that there be uniform interpretation and flexibility with enforcement of the ordinance (29.2.E). Strict compliance would unreasonably prevent the owner from using the property for a permitted purpose; conformity with strict compliance would be unnecessary burdensome; the variance would do substantial justice to the applicant, the spirit of ordinance is still maintained and public safety still secured.

Footnote: A 20 Ft easement will be recorded to Lot 24 across Lot 23



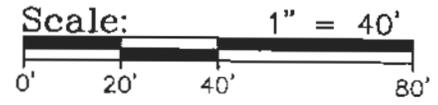
LAKEVIEW DRIVE



Legend

- IRON FND
- IRON SET
- ▲ P.K. FND.
- △ P.K. SET
- ⊙ MONUMENT FND.
- (R) RECORD
- (M) MEASURED

NOTE:
All lots have a record dimension of 50' by 100'.



PROPERTY DESCRIPTION

Lots 24, 25, 56, 57 and 58 of the Plat of Crystalaire, according to the recorded plat thereof. Benzie County, Michigan.



I, Scott D. McLain, a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the hereon described parcel(s) of land; that the ratio of closure of the unadjusted field observations is within the accepted limits; and that I have fully complied with the requirements of P.A 132 of 1970 as amended. All corners shown have a Relative Positional Precision of 0.07' + 50 ppm, unless noted otherwise.

Scott D. McLain
Professional Surveyor 57817

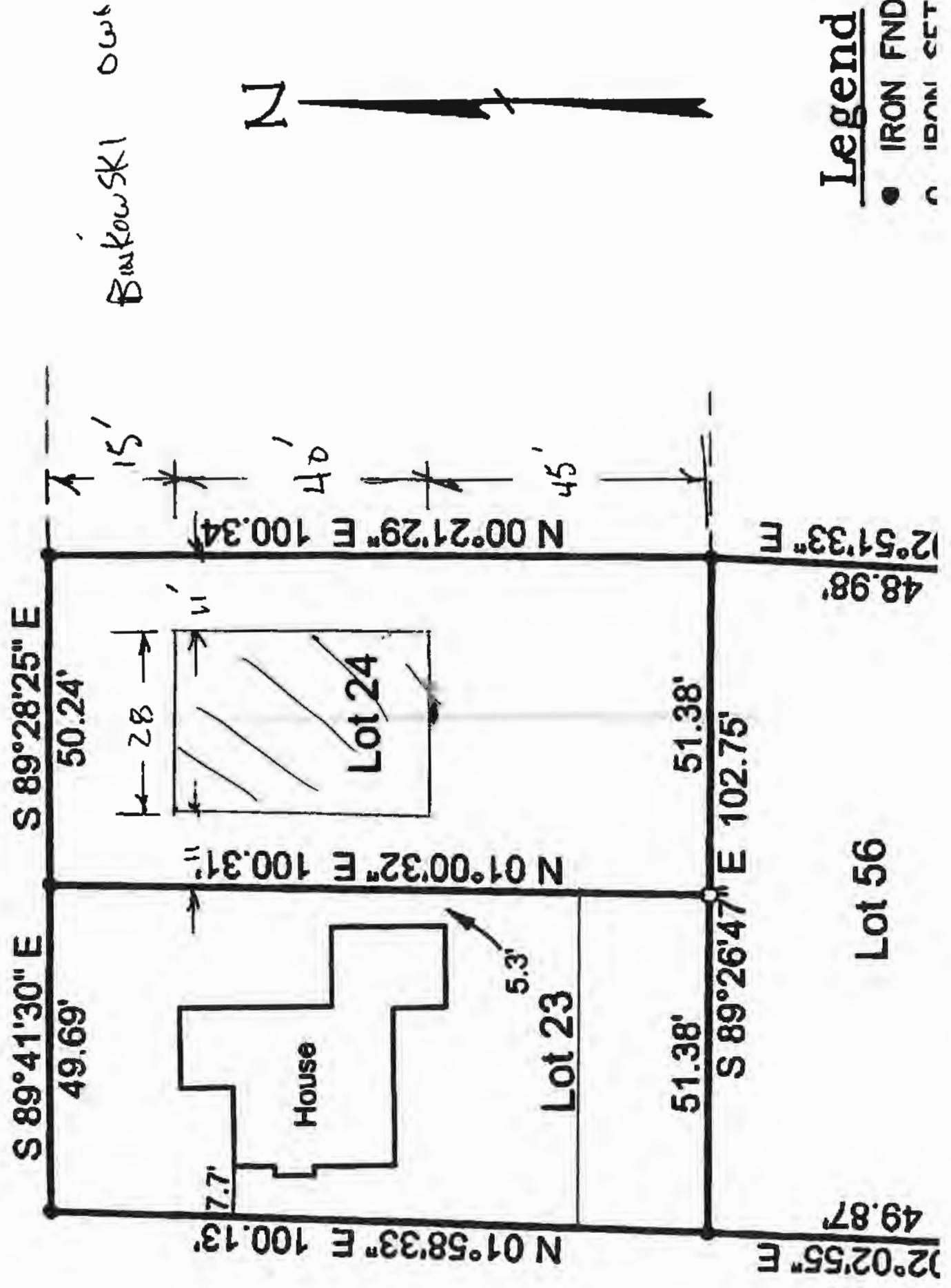
Basis of Bearing: Assumed

Michigan Geomatics
Professional Land Surveying
Civil Engineering

For:
Real Estate One, Inc.

LAKEVIEW DRIVE

LOT 24 NEW BUILDING
28x40 = 1120



Legend
● IRON FND
○ IRON SET

5

WAY (60')

Variance Questions

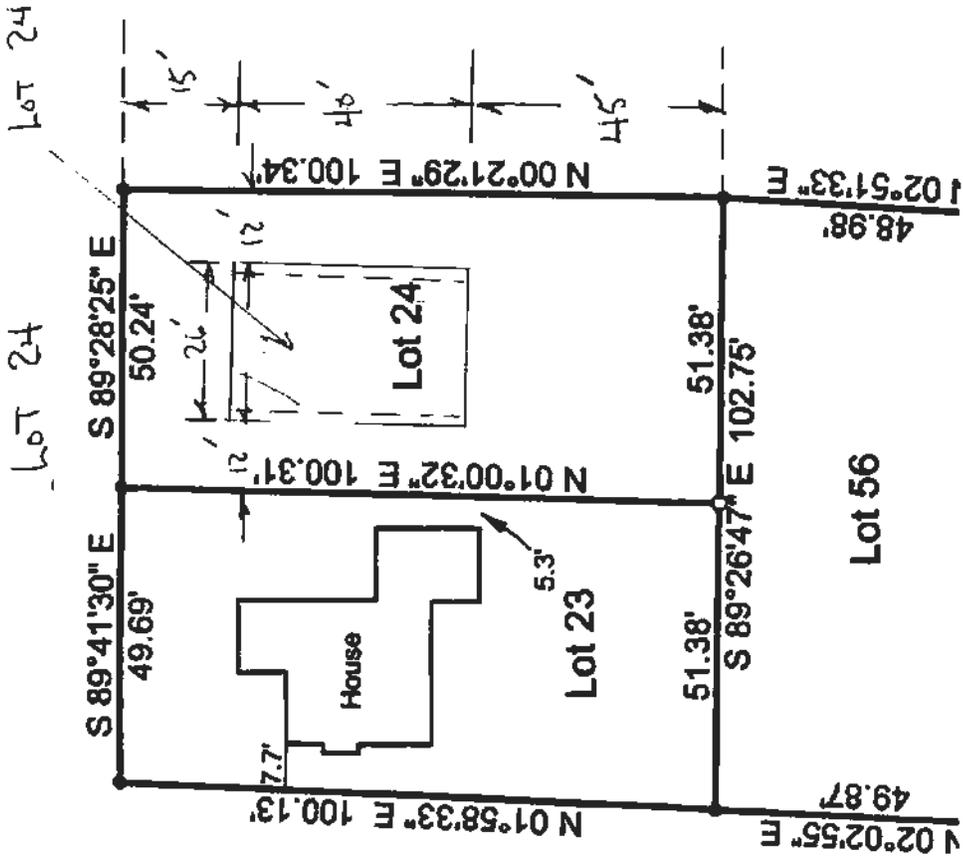
1. Special conditions and circumstances exist which are peculiar to the land involved and are not applicable to other lands in the same district. The plat of Crystalaire was recorded in 1925 and it was intended that the access to this parcel was to be via Lakeview Drive; currently Lakeview Drive is just beach and is not being used as access for vehicular traffic. At the time it would have afforded access to the lot and would have established our front yard; consequently our side yards would be on the east and west side of the lot and would be 10 foot setbacks. Because Lakeview Drive is no longer available our access must be by Broadway. This then makes what would've been our side yards now our front and back yards, and they are 25 feet and 15 feet respectively; a 10% reduction of the lot width is allowed resulting in a 20 foot front yard and a 10 foot backyard setback, thus giving us a 20 foot building width. There are no other interior lots in this same situation. They are either built upon or have direct frontage on a street or road.
2. The literal interpretation of the provisions of the zoning ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district in that with the proper front yard, the side yard setbacks are 10 feet and then the building width would be 30 foot.
3. The circumstances result from unique characteristics of this parcel in question and are not the result of actions or previous owners of the land.
4. The variance preserves the essential character of the area; it is residential and would be residential, mostly homes of modest size and this home would be also be of modest size.
5. Variance would be for dimensional change and would not change the residential use allowed in this respective zoning district

Findings of Fact
Section 29.12

1. Strict application of the zoning ordinance would require us to have a 20 foot building width; 28 foot width would allow us to have a more standard and practical layout for "12 foot" rooms and hallways; since 20 foot is more difficult and less practical.
2. The lot is unique in that it is an interior lot that was originally designed to have access by Lakeview Drive; in that case the 50 foot lot width would become our side lot setbacks of 10 foot each allowing us approximately a 30 foot building width instead of the 20 foot width we have by calling Broadway our front street/access.
3. The authorization of the variance is necessary to enable the reasonable use of the property i.e. 28 foot building width, and the condition is specific to this property and not general to other properties in the area, given that there are no other interior lots remaining that would have been served by Lakeview Drive. They are occupied by existing residential dwellings.
4. This practical difficulty is not created by the appellant and is related only to this property that is owned by the appellant.
5. The values, use, and enjoyment of other properties in the neighborhood and district will not be impacted in a negative way, nor would the health, safety, and welfare of the public be impacted in a negative way, nor would the health, safety and welfare of the public be impacted negatively. In fact quite often these changes of ownership and improvements as a result thereof, enhance the neighborhood.
6. The district allows by right residential use and so this variance does not permit the establishment of a use which is not permitted by right. The slight dimensional variance continues the residential use.
7. The proposed development in every other respect complies with the requirements, standards, and procedures given in the zoning ordinance.
8. The situation is unique and there is no standard procedure in the administration of the relevant zoning provisions to the situation with Lakeview Drive.
9. Given the uniqueness of the situation and the lack of similar situations it would appear not to establish a precedent that would detract from the integrity of the zoning ordinance.
10. Given that the use is residential and approved the slight dimensional variance should not impact the ability of the Township or other governmental agencies to provide adequate public services and facilities.

ADWAY (60)

LAKEVIEW DRIVE



Legend

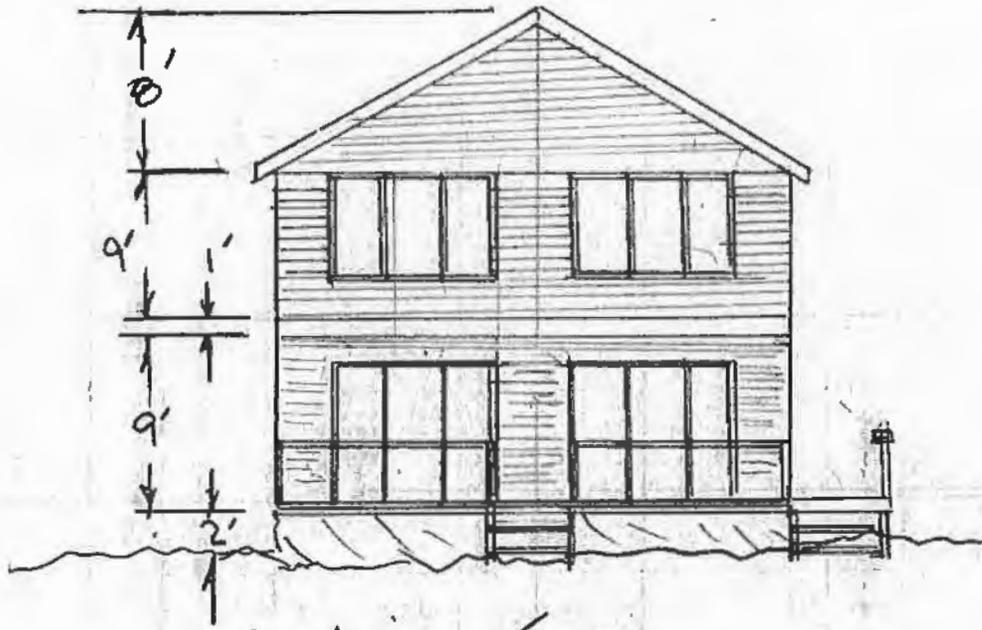
- IRON FND
- IRON SET

NEW BUILDING FOUNDATION
24' x 40' = 960 SQ. FT.

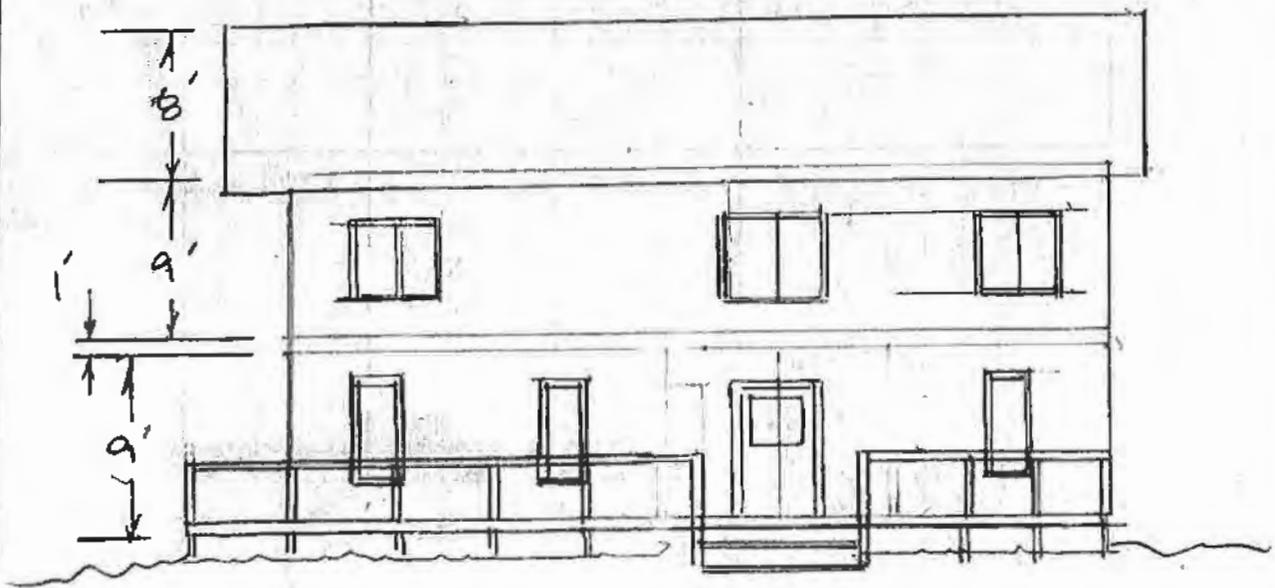
BINKOWSKI OWNS LOTS 23, 24 & 56

5

LOT 24



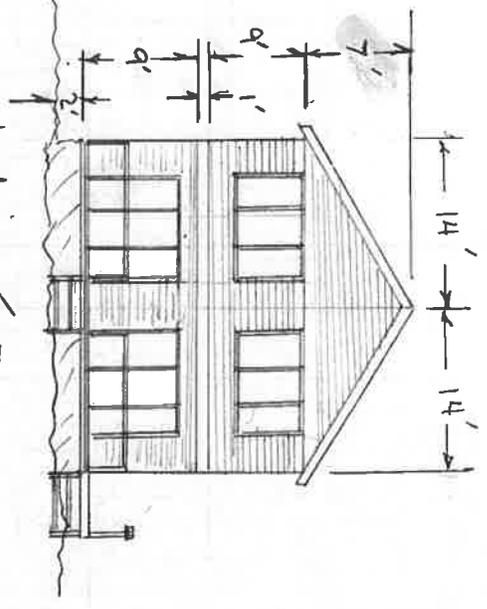
LOOKING SOUTH



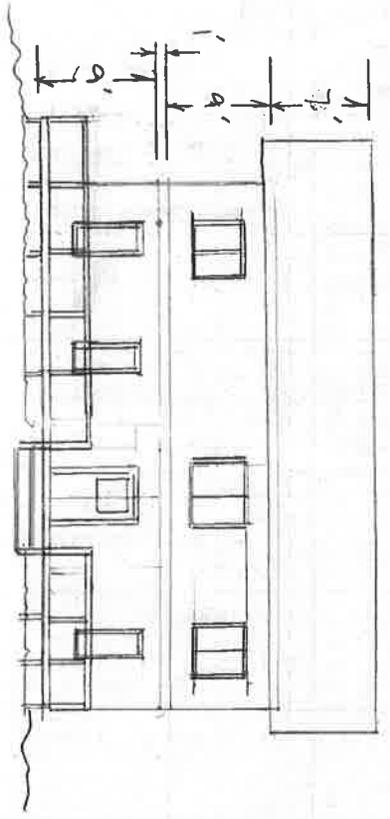
LOOKING EAST

42-311 80 SHEETS EYE-BALL - 5 SQUARES
 42-311 100 SHEETS EYE-BALL - 9 SQUARES
 42-311 200 SHEETS EYE-BALL - 5 SQUARES
 National Brand

LOT 24



Looking South



Looking East

PERMIT No.: 2019-ZP-29

DATE REC'D: 10/30/19

APPLICATION FOR ZONING PERMIT

FOR FASTER PROCESSING, PLEASE REFER TO INSTRUCTIONS WHEN PREPARING THIS FORM

TO BE COMPLETED BY APPLICANT:

Description of Project: NEW HOME CONSTRUCTION - LOT 24 CRYSTAL LAKE

Location of Project (Street Address or accurate directions to site) EAST OF 71 BROADWAY
FRANKFORT, MI Tax Parcel ID Number 05-075-016-00

Zoning District: R-1 Required Setbacks: Front 25 feet, Side 10 feet, Rear 15 feet
(See Zoning Map) (See Ordinance Articles V through XIII, that is Articles 5 through 13)

Is this property in an Overlay District or Critical Dune Area? YES NO (See Ordinance Articles XXII, XXIV, XXVII)

Property Owner(s):

Name: WILLIAM + JUDY BERGHOFF

Address: _____

City: _____ State: MI Zip: _____

Phone: 313-410-8697 Cell: _____

Email: WILLIAM.BERGHOFF@APTIV.COM

Applicant:

Name: JOE BINKOWSKI

Address: 4016 CRYSTAL WATERS LAKE

City: GRAND RAPIDS State: MI Zip: 49525

Phone: _____ Cell: 616-405-7597

Email: SUPER-ACE@APTMAIL.COM

Fees Required:

	List Each New Structure or Addition Separately	Width	Length	Height	Sq. Feet	Fee Due
1	<u>HOME, NEW, 3 BR SINGLE</u>	<u>28</u>	<u>50</u>	<u>28</u>	<u>1400</u>	<u>200</u>
2	<u>FAMILY</u>					<u>112</u>
3						
4						

SITE PLAN ATTACHED: YES WELL/SEPTIC PERMIT ATTACHED: YES Sum of Fees Due = 200
112

SIGNATURES:

I agree that the information and/or documentation I have provided for this application is, to the best of my knowledge, accurate and true. I will comply with all applicable Federal, State and Local Laws and Ordinances concerning this project. I understand that any noncompliance with said laws or if any of the information and/or documentation provided is found not be true that any zoning permit issued will be rendered null and void and any fees paid forfeit. Further, I agree to notify the Crystal Lake Zoning Administrator before the start of construction and when the locations of the proposed structures or uses are marked on the ground. By my signature, I give permission for officials of Crystal Lake Township, Benzie County and the State to enter the subject property for the purposes of inspection.

Signed: [Signature] Date: 10/17/2019

OFFICE USE ONLY	DATE APP COMPLETE: <u>11/1/19</u>	FEE PAID: <u>112⁰⁰ Rec'd 11/6/19</u>
	DATE CHKLIST DONE: <u>11/7/19</u>	PAID BY: <u>J. BINKOWSKI</u>
	LAYOUT INSPECTION: <input checked="" type="checkbox"/> COMPLETED <u>11/4/19</u>	CHECK No.: <u>1888</u>
<input checked="" type="checkbox"/> PERMIT APPROVED	REMARKS: <u>1) MUST OBTAIN EROSION CONTROL PERMIT FROM THE COUNTY</u>	
<input checked="" type="checkbox"/> PERMIT DENIED	<u>2) EXTERIOR LIGHTING REQUIRES A SEPARATE PERMIT.</u>	
BY: <u>[Signature]</u>	<u>3) RUNOFF FROM ROOF MUST BE CONTAINED ON PROPERTY.</u>	
DATE: <u>11/13/19</u>		
PERMIT EXPIRES: <u>N/A</u>		

CRYSTAL LAKE TOWNSHIP



November 13, 2019

Mr. Joe Binkowski
4016 Crystal Waters Lane
Grand Rapids, MI 49525

Sent via Email to: super-ace@adtmil.com

RE: Zoning Permit Application 2019-ZP-29
Parcel ID 05-075-016-00
Crystalaire Lot 24 – New Dwelling

Mr. Binkowski,

This letter is to inform you that your application for a zoning permit for Crystalaire Lot 24 (parcel ID 075-016-00) to construct a new dwelling unit has been denied. I have attached a copy of the denied permit for your records.

The parcel in question is a lawful non-conforming property that is buildable as long as what is built conforms the current zoning ordinance for setbacks, lot coverage, well and septic system requirements as well as other applicable section of the current ordinance. See Article 3.2

The parcel must also have access to a public road via an easement or private road. Unfortunately, if an access easement (or private road) across Lot 23 or Lot 56 were to be established, then a 'flag' lot is created. The front setback for a 'flag' lot is defined as the lot line paralleling the public road. See Figure 2-8 and 2-10.

Lot 24 is in zoning district R-1, which requires a front yard setback of 25 feet, side yard setbacks of 10 feet and a rear yard setback of 15 feet. If these setbacks are applied per Figure 2-10, then there is not enough room on Lot 24 to construct a dwelling of the size you have proposed. Article 3.2.B does allow reduction of the front yard and rear yard setbacks by 50% of the lot depth. In this case, Lot 24 is an average of 50.82 feet deep, which would allow 5-foot (5.082') reduction. Hence, the front yard setback could become 20 feet and the rear yard could become 10'. However, even with these reductions, the dwelling you propose cannot be built.

Therefore, your application cannot be approved for the dwelling unit you have proposed.

If you wish to proceed with building a dwelling on this parcel, you have the option of reducing the size of the building you wish to build or filing a Request of Variance / Demand for Appeal application to request relief from the ordinance requirements or my interpretation of the zoning ordinances. The Request for Variance / Demand for Appeal application is available on the Township's website at www.crystallaketwp.org

If you have any questions, please let me know.

Tom Kucera
Zoning Administrator

Xc: B. Weisbrodt w/att via email rlw@betsievalley.net

Benzie County Office
 6051 Frankfort Hwy, Ste 100
 Benzonia, MI 49616
 Phone: 231-882-4409
 Fax: 231-882-2204



Benzie-Leelanau
DISTRICT HEALTH DEPARTMENT
 CALLING FOR OUR COMMUNITIES
 www.bldhd.org

Leelanau County Office
 7401 E. Duck Lake Rd, Ste 100
 Lake Leelanau, MI 49653
 Phone: 231-256-0201
 Fax: 231-256-0225

On-Site Holding Tank Permit

Permit Issued to:
 Binkowski, Joe
 4016 Crystal Waters Ln. NE
 Grand Rapids, MI 49525

Mail Permit to:
 Bob Weisbrodt
 PO BOX 127
 Beulah, MI 49617

<u>Permitted Location:</u>	
Address: Broadway, Frankfort	Permit Number: B19-208
County: Benzie	Permit Type: Sewage Permit
Township: Crystal Lake Section: 20	Permit Issued For: Holding Tanks System
Subdivision: Lot: 24	Replacement or Repair: Yes
Parcel #: 10-05-075-016-00	Residential/Non-Residential: Single Family Residential

<u>Design Criteria</u>		
Number of Bedrooms: 3	Basement: No	Plumbing Fixtures in Basement: N/A
Garbage Disposal: No	Seasonal High Water Table: 16 inches	

<u>Soil Evaluation Results</u>	
<u>Depth</u>	<u>Soil Texture</u>
0-11"	Sandy Loam, Black, Topsoil
11-20"	Sand, Gray, Medium grained
20-48"	Sand, Gray, Coarse grained w/ small gravel
	Mottling @ 16", Static Water Level @ 27"

<u>System Design Specifications</u>	
Lift Station Tank Size (Gallons):	130 w/ grinder pump, 60 gals/dose @ 30 gpm
Holding Tank #1 Size (Gallons):	1200
Holding Tank #2 Size (Gallons):	1200
Holding Tank #3 Size (Gallons):	1200 (3rd tank recommended)


 Xavier Gagne, R.E.H.S.
 Environmental Health Sanitarian

October 28, 2019
 Date Issued

- * Permit Expires 2 Years from the Date of Issuance (October 27, 2021)
- * Please be aware that other local or state permits maybe required (ex. Soil Erosion, Critical Dunes, etc.) prior to well installation.
- * Proposed Changes to permit must be approved prior to installation. Call our office at the number listed above if you have any questions regarding this permit.

See Permit Requirements/Conditions & Site Plan Drawing on Page 2 or Attached

Permit Requirements/Conditions:

- Maintain a minimum of 50' from all private wells to the Pump Chamber and Holding Tanks.
- Maintain a minimum of 50' from all surface water to the Pump Chamber and Holding Tanks.
- Maintain a minimum of 5' from building foundations and 10' from property boundaries to the Pump Chamber and Holding Tanks.
- Maintain a minimum of 5' from building foundations and 10' from property boundaries to the Pump Chamber and Holding Tanks.
- Maintain a minimum of 10' from all water lines to the Holding Tanks.
- The grinder pump shall provide 60 gallons per cycle at 30 gallons per minute.
- The pump chamber is to be installed in a location with shallow groundwater. The pump chamber must be installed with a safeguard to prevent the chamber from floating out of the ground.
- Seal all pump chamber and holding tank openings and seams to prevent leakage.
- Install a union on the force main, inside the pump chamber, for easy pump removal.
- The pump shall be set on a 2" (min.) block in the pump chamber.
- Install a high-water audio/visual alarm in the pump chamber.
- A check valve on the force main is not recommended due to concerns with the line freezing during the colder months of the year.
- A clean out riser must be installed on tank openings which are 18" or greater below grade (risers of 24" or 30" in diameter are recommended).
- Locate holding tanks and pump chamber as shown on the diagram.
- Holding tanks shall be kept elevated with the inlets, outlets, and seams above the seasonal high ground water table.
- A high water alarm shall be installed in the last holding tank, set to turn on when the tank is approximately 2/3 full.
- The pump and alarm wiring shall comply with electrical code.
- Tanks shall be pumped by a State of Michigan licensed septage hauler.
- Call for a final inspection prior to backfilling drained and septic tank(s). Twenty-four (24) hours notification is requested.
- Please be aware that a soil erosion permit may need to be obtained for this project.
- A MDEQ Wetlands permit may need to be obtained prior to installation. Call 231-775-3960 to get a determination.
- Note: This permit is for a holding tank system of a previously installed septic system. Due to this fact, no replacement area was noted or located on the current permit diagram.
- The well shall be located a minimum of 50' from all septic tank/final disposal systems.
- The well shall be located a minimum of 10' from all surface water.
- Sample the well for coliform bacteria and nitrate prior to placing the well into service.
- Submit the water well drilling record within 60 days from the date of completion of the well.
- Call for a well final inspection when the inside well equipment connections are completed.
- The well must be constructed per Michigan's Groundwater Quality Control Act (Part 127 – Act 368, P.A. of 1978, as amended).
- See the Construction Drawing page for a site sketch showing the well location.
- Please note that wells in this area have a tendency to flow, all flow shall be contained within the casing.
- Property owners must complete a Pump and Haul Agreement (Included) and return it to the Health Department.

Site Plan Drawing:

See attached



Benzie-Leelanau
DISTRICT HEALTH DEPARTMENT
 Caring for our Communities

Benzie County Office
 6051 Frankfort Hwy, Ste 100
 Benzonia, MI 49616

Phone: 231-882-4409
 Fax: 231-882-2204

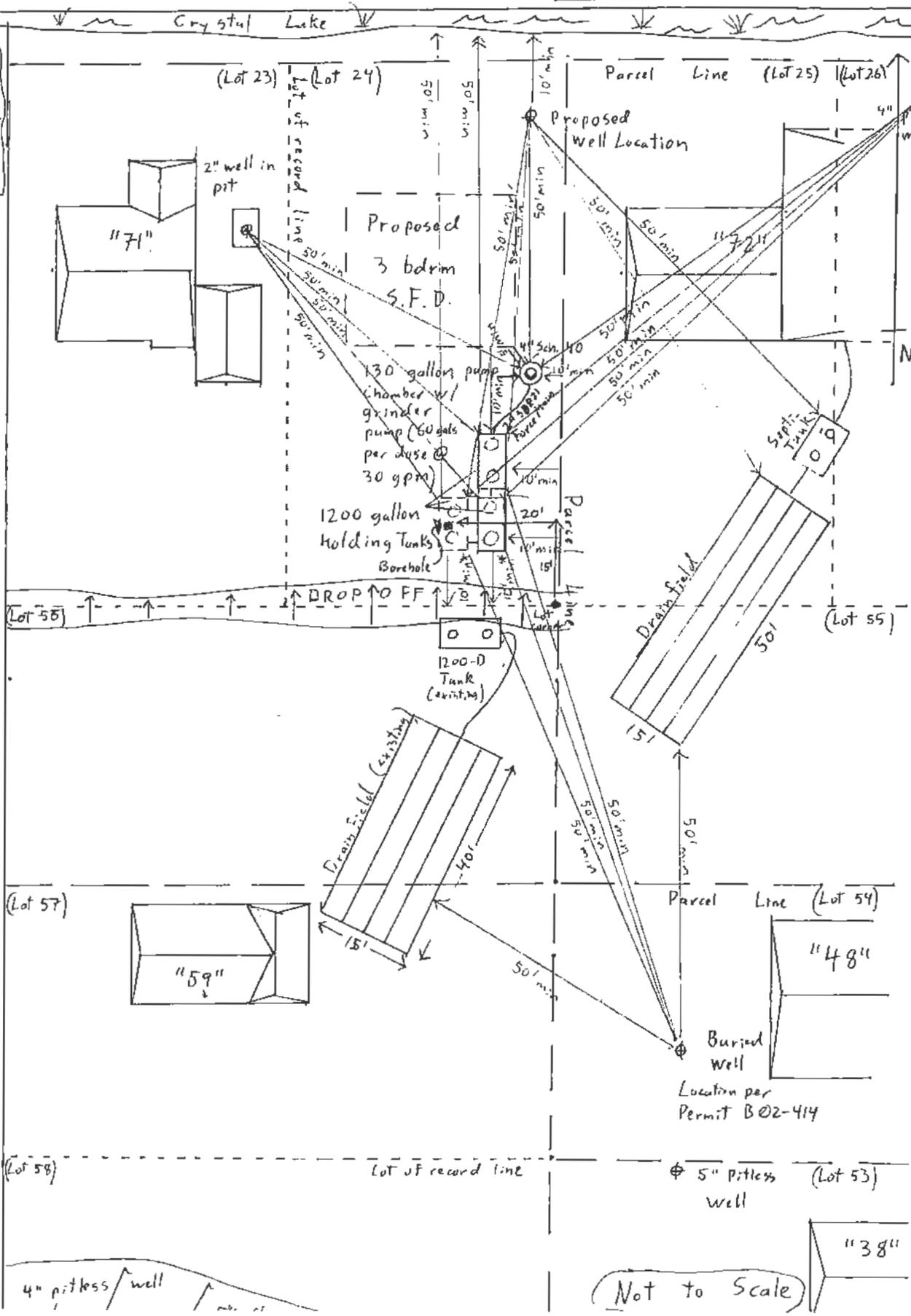
Leelanau County Office
 7401 E. Duck Lake Rd
 Lake Leelanau, MI 49653

Phone: 231-256-0200
 Fax: 231-258-0225

www.bldhd.org

Permit: B19-208
 Address: -- Broadway
 Parcel #: 10-05-075-
 -016-00
 Lot: 24 of Crystal Lake

Broadway St.



* IF lots 24 & 56 are under one ownership, this setback is not required.

(Not to Scale)



Benzie-Leelanau
DISTRICT HEALTH DEPARTMENT
CARING FOR OUR COMMUNITIES

Benzie
 6051 Frankfort Hwy. Suite 100
 Benzonia, MI 49616
 Phone: (231) 862-2103
 Fax: (231) 862-2204

Receipt

3796

Payment ID SJON-BH7PX5	Check # / Detail 1854 Joe Binkowski	Payment Date 22-Oct-2019
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Establishment
 10-05-075-016-00
 Broadway
 Frankfort MI 49635

Payment Date	Payment Type	Payment ID	Payment Details	Payment Amount	
22-Oct-2019	Check	SJON-BH7PX5	Office: Benzie, 1854 Joe Binkowski	\$567.00	
Fee Date	Fee Type	Fee ID	Fee Amount	Amount Paid	Balance
22-Oct-2019	Sewage with well-2130	SJON-BH7PW2	\$327.00	\$327.00	\$0.00
22-Oct-2019	Well w/Septic-2124	SJON-BH7PX3	\$240.00	\$240.00	\$0.00