

August 4, 2014

Mr. Lyle Robinette, Chair  
Charlotte City Planning Commission  
111 East Lawrence Avenue  
Charlotte, MI 48813

Dear Mr. Robinette:

Thank you for hearing my request for consideration of a revision in the city ordinance that sets standards for construction of outbuildings in areas of the city zoned residential R-1. I had planned to appear personally before your commission, but the election-day postponement of the August 5 meeting will find Marlene and I on a vacation in Alaska.

I spoke to LeRoy Hummel several weeks ago about my plan to construct a 40' x 60' pole-type storage building behind our home at 405 Tirrell Road, adjacent to the city DPW buildings. We discussed the ordinance, and he informed me that the proposed building would be in compliance with all requirements except for the maximum height limitation of 14' to the center of the front gable. I then met with Mr. Guetschow who explained that the ordinance was intended to protect residents from buildings that were inappropriate in size, height and location for the neighborhood.

My request is based on the special circumstances unique to our property that make the ordinance seem too restrictive for this proposed construction project:

1. The lot size is a total of 5.2 acres, and the proposed site for the building is 240 ft. from the curb on Tirrell Road. There are no visible neighbors to the east, south and west of our property. This substantially reduces the visual impact of the proposed building.
2. Even more significant is the fact that the contour of the property on a north-south line from Tirrell drops down more than 7 feet to the front of the building. This results in a proposed building with the concrete floor to be just over 9 feet below the level of the first floor of our house, as measured with laser level equipment. As a result of the sloping grade, the profile of our pole building from the road would be lower than a smaller, ordinance-compliant structure built on the same level as our house.

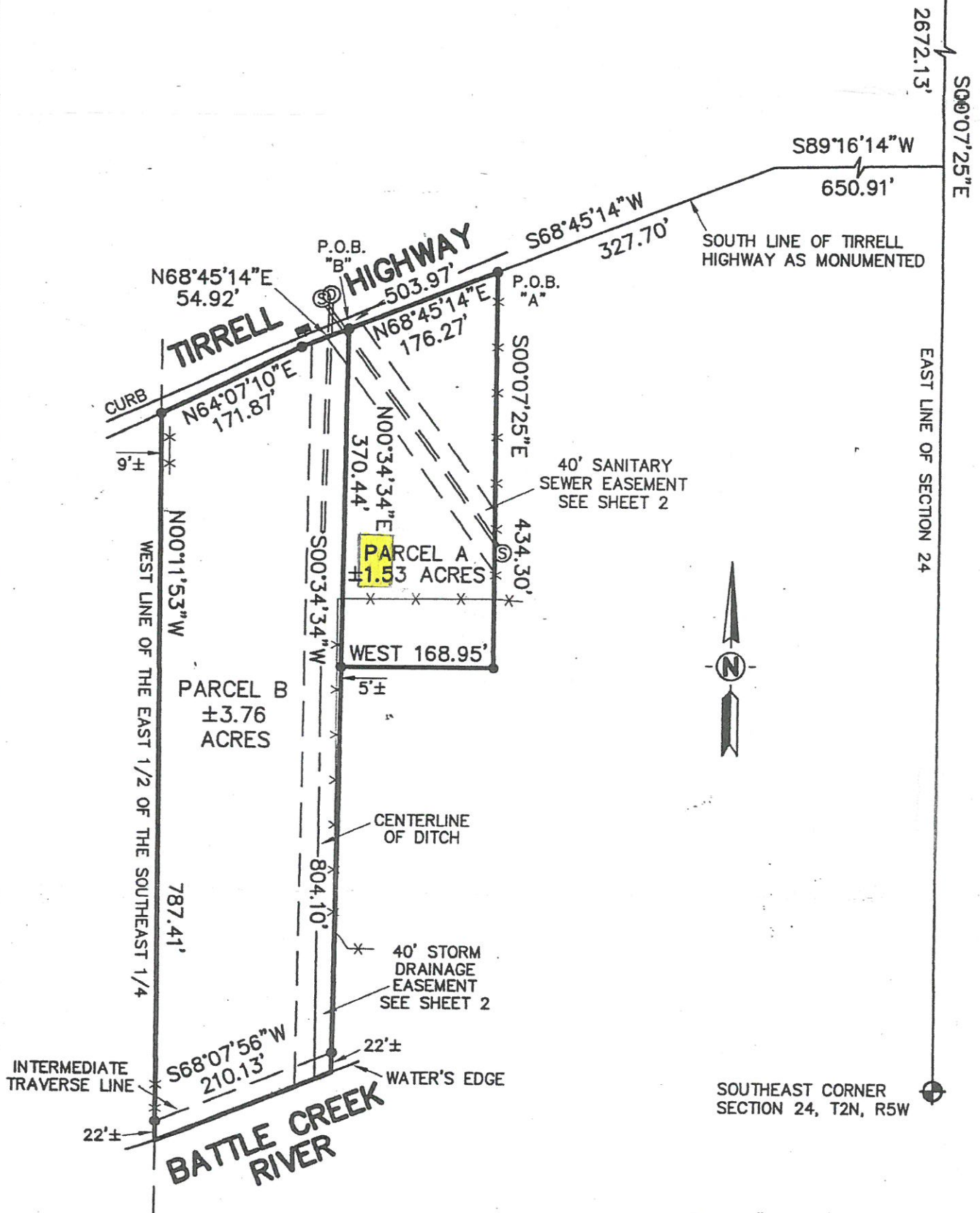
I am requesting that your Planning Commission consider modifications to the residential construction ordinance to allow for flexibility in situations where the circumstances are unique, while still providing protection of residential neighbors from inappropriate buildings.

Thank you for consideration of my request and for your service to the City of Charlotte.

Sincerely,



Frederick P. Darin, O.D.  
405 Tirrell Road  
Charlotte, MI 48813  
517-667-0102 mobile  
517-543-5873 home



### LEGEND

- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale

SCALE 1" = 150'



**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

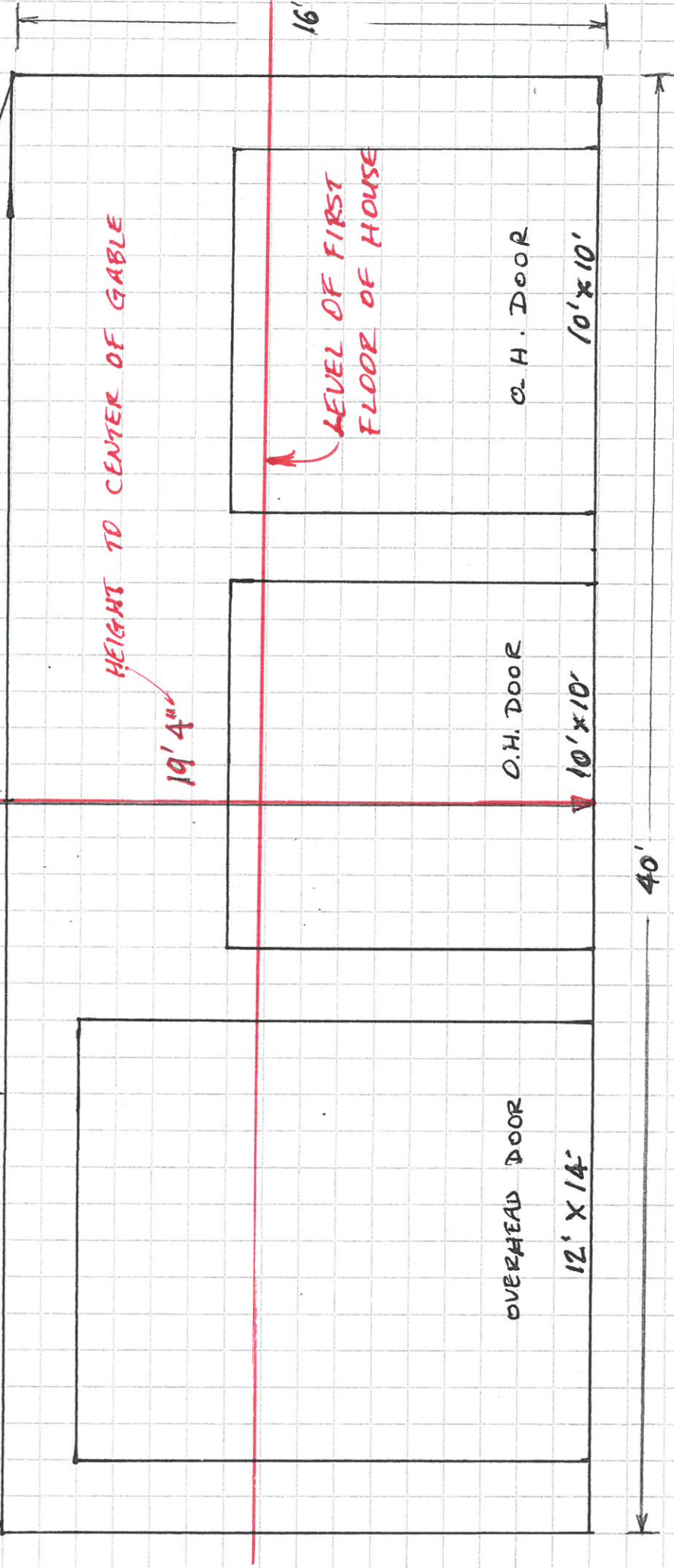
504 LANSING ROAD, CHARLOTTE, MI 48813  
PH. 517-543-7076 FAX. 517-543-7023

F. DARIN

405 TIRRELL RD

40' x 60' POLE BLDG.

4/12



FRONT - NORTH SIDE