SCHOOLCRAFT TOWNSHIP ZONING BOARD OF APPEALS MEETING

November 9, 2023

Call to Order

Roll call:

Approval of Agenda:

Approval of Meeting Minutes of September 8, 2022

New Business:

1. Application of Geoffrey Clapp for a variance from setbacks (high water line) and side property line

Adjournment

***Public comments will be limited to 3 minutes per individual. Time will not be yielded to another individual.**

MINUTES OF THE SCHOOLCRAFT TOWNSHIP ZONING BOARD OF APPEALS

MEETING ON SEPTEMBER 8, 2022

A meeting of the Zoning Board of Appeals of Schoolcraft Township was held on September 8, 2022, located at the Schoolcraft Township Hall, 50 East "VW" Avenue, Vicksburg, Michigan.

Members Present: John Gardner, Gary Steensma, Terry Blodgett, Ray Hocevar and Steve Fryling.

Members Absent: None.

Also Present: Nelson Karre on behalf of applicant, Applicant; Township Supervisor Don Ulsh, and Township Attorney, Leslie Dickinson.

Chairman Blodgett called the meeting to order at 7:00 p.m.

Review and Approval of Minutes
A motion was made by Comm. Fryling to approve the minutes of the March 17, 2022 meeting, supported by Comm. Gardner. Motion carried 5-0.

Public Comment
None.

Public Hearing on Zoning Variance Request of Reggia Auto Group

Nelson Karre stated that he represents the Applicant, Reggia Auto Group, LLC. Mr. Karre remarked that they are seeking a variance to construct an extension to an existing accessory building on an existing foundation by enclosing the current buildings. The property in question was once a landscape supply business with open structures to store landscape materials such as rock, mulch, and soil. The applicant would like to close in open bays of the current structures and turn them into enclosed buildings to store cars and equipment for his business. Due to the expanded use of the non-conforming structures the applicant is seeking a variance of the 25-foot setback requirement for the year yard to a 15-foot setback. The previous landscape business had obtained a variance allowing them to construct the bays within a 15-foot setback which is the same footprint Reggia Auto Group, LLC would like to use when remodeling the buildings. Mr. Karre explained that the applicant wasn't asking for an additional variance, but just seeking to keep the previous variance in place for the expanded use of the structures.

Comm. Blodgett asked about the exact size of the variance request since the application, and the Zoning Administrators reports don't line up. The builder for the applicant responded that they were relying on a survey which had measured the setback from assumed property lines when they filed the application that they later found out were not accurate. To clarify, the builder stated that they are seeking the same variance as was previously granted in 2000 when the structures were built which was for a 15-foot setback.

The Board discussed their authority to grant the requested variance. Attorney Abdoo stated that the ZBA has the authority under section 27.3 of the zoning ordinance to allow expansion of a nonconforming use if the extension does not expand, enlarge, or otherwise alter the nonconformity of the property. The builder remarked that the applicant is not seeking to enlarge the structures or increase the size of them in any way, but only wishes to enclose them.

Comm. Hocevar asked how the finished building would look so that doesn't appear unsightly or like an unusual addition. The applicant stated that they were working diligently to update the property, and that some updates have already been made to its appearance. He added that the enclosed area would be painted to match the existing building.

The applicant stated that he would have loved to have designed the property from the start, but that while growing the business they have limitations on what they can financially do with the property therefore completely re-siding the buildings was not feasible. They plan to paint the exterior of structures to match making them as visually appealing as possible. The current plans for the property include resurfacing the parking area and updating the landscaping.

After a discussion among the members, the board reached a consensus that granting the variance would not substantially extend the otherwise reasonably anticipated useful life of the nonconforming building/structure because the applicant is not seeking to enlarge the structures or increase the size of them in any way, but only wishes to enclose them. Attorney Abdoo stated that the standards for granting a dimensional variance were found in section 28.9 which she read for the board.

The standards which must be met for the ZBA to grant a variance are the following:

- By reason of the exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary conditions of the property in question, there are practical difficulties preventing compliance with the strict letter of the Ordinance.

- The exceptional or extraordinary conditions applying to the specific property do not apply generally to other properties that are subject to the requirement at issue.

- The variance will not be of substantial detriment to adjoining property.

- The variance will not materially impair the intent and purpose of this ordinance, or the public health, safety and welfare.

- The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties that are subject to the requirement at issue.

The Board discussed the standards for the dimensional variance, and reviewed the meeting minutes of the October 2, 2000 planning commission meeting in which they discuss the original variance was subsequently granted on October 5, 2000. The Board found that the standards had been

previously met when the original variance was granted in October of 2000. They agreed that approval of this variance would not be detrimental to adjoining properties, and would not impair the intent and purpose of the ordinance. Additionally, they found that granting the variance would be necessary for the applicant to enjoy the same substantial property right as the previous owner did. When reviewing the application, it was apparent that the hardship was created due to the previous variance, and not of the applicants making, thereby justifying the relief requested.

Attorney Abdoo mentioned that if Board moved forward with approval, they had the option to impose conditions, such as a screening requirement.

Comm. Hocevar stated that he was concerned with the way the property will appear from the south considering that the southern facing wall is made up of concrete blocks. Comm. Hocevar added that he would vote yes if the applicant agreed to update the southern wall, so it has siding or stucco instead of just concrete block to make it visually appealing to the surrounding area.

Having found that the previous variance met the standards in Section 28.9, and therefore the extension of the variance to enclose the buildings would also meet the standards, a motion was made by Comm. Steensma, supported by Comm. Gardner to approve Reggia Auto Group's variance request. A roll call vote was taken. Comm. Gardner: Yes, Comm. Steensma: Yes, Chair Blodgett: Yes, Comm. Hocevar: No, Comm. Fryling: Yes.

Adjournment

There being no other business a motion to adjourn the meeting was made by Comm. Fryling, seconded by Comm. Hocevar. Motion carried 5-0.

NOTICE OF SPECIAL MEETING

SCHOOLCRAFT TOWNSHIP
ZONING BOARD OF APPEALS MEETING
THURSDAY, NOVEMBER 9, 2023
7:00 P.M.

The Zoning Board of Appeals of Schoolcraft Township will conduct a public hearing at a special meeting on Thursday, November 9, 2023 at 7:00 p.m. and consider any other business to come before the Board.

At this meeting, the Zoning Board of Appeals will consider and hold a public hearing on the following matter:

> Variance request submitted by Geoffrey Clapp (the "Applicant") involving property located at: 14589 N. Barton Lake Dr, Vicksburg, MI 49097 (Parcel No. 14-23-360-920)
>
> The Applicant is requesting a variance to construct a block patio and retaining walls on the property within the 50-foot high water line setback required in section 5.4.2 of the Township's Zoning Ordinance. The variance requested would allow for the patio and retaining wall to be within 20 feet of the high water line. The variance would also allow the structures to be adjacent to the side property line within the 10-foot setback required in article 20 of the Township's Zoning Ordinance.

Copies of the request are available for public inspection at the Township Hall during regular business hours. The Township will receive written comments concerning the proposed request at the Schoolcraft Township Hall, 50 East "VW" Avenue, Vicksburg, MI 49097. Comments must be received by the Township prior to the start of the public hearing November 9, 2023 at 7:00 p.m.

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act) and the Americans with Disabilities Act (ADA) and published in compliance with the Michigan Zoning Enabling Act, 2006 P.A. 110.

Dated: October 18, 2023

Virginia Mongreig
Schoolcraft Township Clerk
50 East "VW" Avenue
Vicksburg, MI 49097
(269) 649-1276

Individuals with disabilities requiring auxiliary aids or services who are planning to attend the hearing should notify Virginia Mongreig, Township Clerk, at vmongreig@schtwp.org within a reasonable time in advance of the date of the hearing.

ADMINISTRATIVE APPEAL
ZONING ADMINISTRATOR'S REPORT

ADDRESS: 14589 N BARTON LAKE DR
ID # 14-23-360-920

DATE OF ORDER, DENIAL OR DETERMINATION: MAY 10, 2023

APPLICANT/OWNER: GEOFFERY & LINDA CLAPP
14589 N BARTON LAKE DR
PH: 269-501-4081

REQUEST: TO EXTEND A CONNECTED RAISED PATIO INTO THE WATERFRONT SETBACK

ZONING DISTRICT: R-1 RESIDENTIAL DISTRICT

SECTION OF ZONNG ORDINANCE BEING APPEALED:
SECTION 5.4.2 LAKE SIDE SETBACK
REQUIRED: 50'; PROPOSED: 25'
SECTION 20 TABLE FOR SIDE YARD SETBACKS
REQUIRED: 10'; PROPOSED: 0'

ZONING ADMINISTRATOR'S COMMENTS:
WHEN THE APPLICANT APPLIED FOR A BUILDING PERMIT IT WAS NOT DEPICTED ON THE APPLICATION FOR THE PATIO (RAISED TO 2ND FLOOR HEIGHT). THE HOUSE IS AT THE REQUIRED 50' SETBACK FOR LAKEFRONT PER SECTION 5.4.2

IT IS DETERMINED THAT THE PATIO BECAUSE IT SERVES DOORS, IS A DIRECT EXTENSION/ADDITION TO THE HOUSE.

THE PATIO IS CONSTRUCTED OF 2' X 4' STONE BLOCKS AND EXTENDS THE ENTIRE WIDTH OF THE PROPERTY WITH ANY SETBACK FROM THE SIDEYARDS. ORIGINALLY WAS APPROXIMATELY 8' TO 10' HIGH, IT IS NOW APPROXIMATELY 4' HIGH

THE STEPS LEADING DOWN TO THE PATIO ARE ALSO RAISED AND ENCROACHING ON THE SIDE YARD SETBACK. PREVIOUSLY THE GRADE OF THE GROUND SERVED THE PROPERTY.

ZONING ADMINISTRATOR

10-19-2023
DATE

ZONING FIELD INSPECTION SLIP

PERMIT# 23-07:3010014 JURISDICTION SCHOOLCRAFT TWP

Date of Inspection 5/10/23 Inspector CHRIS HAMILTON Phone No. (269) 729-5355

Property Address BARTON LAKE DR N, 14589

Directions

Owner	Ph. No.	Contractor	Ph. No.

ZONING

- ○ Approved
- ☒ Denied
- ☒ Referred to:
  - ○ Planning Comm.
  - ☒ ZBA
  - ○ Other _____

Zone District: R-1

Front:	Required 40 ft	Actual N/A ft
Right Side:	Required 10 ft	Actual 0 ft
Left Side:	Required 10 ft	Actual 0 ft
Rear:	Required 50 ft	Actual 25 ft
Height:	Maximum _____ ft	Actual _____ ft

○ Reason for Denial LAKESIDE SETBACK SEC 5.4.2 & SIDEYARDS SETBACK TABLE SEC 20

Show all buildings, existing and proposed, and distances from lot lines and between each other.
Show location and name of all roads.

N
W E
S

FRONT SETBACK SHALL BE 50'

BOTH SIDE SETBACKS SHALL BE 10'

'RAISED' PATIO IS CONSIDERED AS AN ATTACHED EXTENSION of the PRINCIPAL STRUCTURE

White – Office File Copy Yellow – Permit Applicant's Copy Pink – Owner's Copy

ARTICLE 5

WATERFRONT PRESERVATION AND ENVIRONMENTAL PROTECTION REQUIREMENTS

5.1 PURPOSE AND SCOPE: The Schoolcraft Township Master Plan recognizes the importance of areas adjacent to the lakes and streams in the Township to the character and identity of the Township. The Plan strives to protect those areas from excessive development and environmental degradation by a "Waterfront Preservation Overlay" designation that extends 500' from lakeshores and 200' from streams (as depicted on the Future Land Use Plan map). The provisions of this Article are therefore intended to apply within these designated "overlay" areas, and any area determined to be a wetland for purposes of Section 5.4.2., regardless of the underlying zoning district, in addition to all other applicable provisions of this Ordinance relating to the underlying zoning district.

5.2 GREENBELT PRESERVATION: In order to preserve water quality in rivers and streams and to prevent deterioration of these resources and their tributaries, no building permit for any construction, or authorization for any grading, lot or subdivision preparation involving lands and land uses abutting or adjoining rivers or streams, shall be granted until it is first determined that any removal of ground cover conforms to the Sedimentation and Erosion Control Regulations enforced by the County of Kalamazoo.

5.3 CHANNELIZATION: There shall be no new channelization on lake front properties which would increase the numbers of lake users and, therefore, substantially increase the dangers of polluting or degrading the water quality of the lake. Any alteration of any shoreline or stream shall conform to all rules and regulations of the Michigan Department of Natural Resources.

5.4 WATERFRONT SETBACK REQUIREMENTS: In addition to the generally applicable setback requirements specified in Article 20 of this Ordinance (Schedule of Lot, Yard and Area Requirements), or elsewhere in this ordinance, the following setback requirements shall apply to all waterfront lots:

1. Septic systems shall not be constructed within 100 feet of the high water line of any waterway or such greater distance as may be required by regulations enforced by the County or State.

2. Dwellings and other principal uses or structures shall not be constructed within 50 feet of the high water line of any waterway, or within 50 feet of any area determined to be wetland.

3. Accessory uses and structures, other than docks, boat lifts, and swimming pools, shall not be located in the required 50 feet minimum setback area specified in this Ordinance for the principal structure.

5.5 WATERFRONT LOT ACCESS AND USE REGULATIONS: No waterfront lot in any zoning district shall be used as an access lot unless it complies with all the following regulations and conditions:

1. An access lot shall have a minimum frontage on the waterway and a minimum width corresponding to the minimum lot width for a lot in the zoning district in which the access lot is situated, pursuant to the requirements of this Ordinance, and the Schoolcraft Township Subdivision Development Ordinance, as may be applicable. Where the access lot is providing waterway access to more than one access lot beneficiary such access lot shall have at least an additional 50 feet of frontage on the waterway and an additional 50 feet of lot width for each additional access lot beneficiary. Waterway frontage shall be measured by a straight line which intersects each side line of the access lot at the high water line. Areas consisting, in whole or in part, of swamp, bog, marsh, or other type of wetland, shall not be counted towards the minimum waterway frontage required herein, except to the extent of the minimum required buffer strips.

2. An access lot shall have a minimum lot area corresponding with the minimum lot area for the zoning district in which the access lot is situated, pursuant to the requirements of this Ordinance, and the Schoolcraft Township Subdivision Development Ordinance, as may be applicable.

3. An access lot shall include a buffer strip on each side of the access lot, parallel with each side lot line. Each buffer strip shall have a minimum width for the entire depth of the access lot corresponding with the amount of minimum side yard setback required for a principal building in the zoning district in which the access lot is situated.

4. Required buffer strips shall provide a natural or created barrier between the remaining portion of an access lot and adjacent lots consisting of existing and/or transplanted additional trees and vegetation sufficient to effectively screen, at the time of planting and thereafter, the access lot from view by adjacent lots during all seasons of the year except when deciduous trees/vegetation have no foliage. Required buffer strips shall not be used for any motorized vehicular traffic or parking, or for storage purposes, or other development purpose of any kind.

ARTICLE 20: SCHEDULE OF LOT, YARD AND AREA REQUIREMENTS								
Principal Building/Structure	AG-1	AG-2	RR	R-1	R-2	R-3	R-4 9/	Reserved for Expansion
Two Family	--	--	--	--	600	600		
Multiple Family	--	--	--	--	--	600		
Min. Front Yard Setback (Ft.) 2/, 3/, 8/	40'	40'	40'	40'	40'	40'		
Min. Side Yard Setback (Ft.) 2/, 4/, 8/	25'	25'	25'	10'	10'	10'		
Min. Rear Yard Setback (Ft.) 2/, 3/, 8/	25'	25'	25'	25'	25'	25'		
Accessory Building/Structure	AG-1	AG-2	RR	R-1	R-2	R-3	R-4 9/	Reserved for Expansion
Min. Front Yard Setback (Ft.) 2/, 3/, 8/	40'	40'	40'	40'	40'	40'		
Min. Side Yard Setback (Ft.) 2/, 4/, 8/	25'	25'	25'	10'	10'	10'		
Min. Rear Yard Setback (Ft.) 2/, 3/, 8/	25'	25'	25'	10'	10'	10'		
Max. Building or Structure (Roof) Height (Ft.) 1/, 11/	--	--	30'	22'	22'	22'		

GARRY L. WALTON, P.C.
ATTORNEY AT LAW

TELEPHONE
(269) 383-3434

SUITE 340
MAIN STREET EAST BUILDING
229 EAST MICHIGAN AVENUE
KALAMAZOO, MICHIGAN 49007

FACSIMILE
(269) 383-2997
glwalton@waltonlaw.biz

October 17, 2023

Schoolcraft Township Hall
50 East VW Avenue
Vicksburg, MI 49097

Re: Geoffrey and Linda Clapp – Schoolcraft Township Zoning Board of Appeals Application for Variance
Parcel No: 14-23-360-920

Dear Schoolcraft Township:

Enclosed please find the following documents for Geoffrey and Linda Clapp and the above-referenced parcel:

1. Schoolcraft Township Zoning Board of Appeals Application for Variance;
2. Practical Difficulties Attachment to Variance Application;
3. Frank J. Buzek's Property at Barton Lake Plat Map dated January 15, 1940 with Retaining Wall Lots outlined;
4. Otto Land Surveying survey dated September 9, 2020;
5. TC Scott Construction Home Drawing with Dimensions – Clapp Residence Plans dated August 26, 2021;
6. Civil Engineers, Inc. (CEI) Agreement for Professional Services dated April 14, 2023;
7. Zoning Permit Application dated May 1, 2023;
8. A copy of the Field Inspection Report by Chris Hamilton dated May 10, 2023;
9. Hansen Sketch dated May 26, 2023;
10. Civil Engineers, Inc. (CEI) Engineering Observation memo dated September 18, 2023;
11. A copy of the Field Inspection Report by J. Moon dated October 5, 2023;
12. Civil Engineers, Inc. (CEI) Plan and Profile dated October 12, 2023;
13. Retaining Walls and/or Patios near Clapp Residence – North Barton Lake Residents;
14. Schedule of Photos and Photos; and
15. Check in the amount of $2,500.00 for the application fee deposit.

Please feel free to contact this office with any questions or concerns that you may have regarding this matter.

Sincerely,

Garry L. Walton

GLW/jp
Enclosures
cc: Geoffrey Clapp
C:\Users\Jill\OneDrive\Karen\Clapp\Ltr to Schoolcraft Township encl Variance Application 101623.doc

SCHOOLCRAFT TOWNSHIP ZONING BOARD OF

APPEALS APPLICATION FOR VARIANCE

Name of Applicant: Geoffrey Clapp Phone: 269-501-4081 Date: _____

Mailing Address of Applicant: 14589 N. Barton Lake Drive, Vicksburg, MI 49097

Property Address 14589 N. Barton Lake Drive, Vicksburg, MI 49097

Property Tax ID Number 14-23-360-920 Present Zoning _____

Interest of Applicant in the Property: Owner and Deed-holder

(Deedholder, Land Contract Purchaser, Lessee, Other)

If Applicant's interest is other than deedholder, does Applicant have consent of deedholder to proposed project and this application? Yes No

Generally describe proposed project (i.e. addition to house, attached garage, detached accessory building, etc.) *: Landscaping, including block patio and Installation of Retaining Walls

*Attach completed "Lot Diagram" (and survey when required); and drawing of proposed construction with dimensions and elevations.

Indicate requirement/ordinance section number from which variance is requested, and specify requested variance: Article 5, Section 5.4.2 indicates that the structures shall not be constructed within 50 feet of the high water line. Variance requested to allow for patio and retaining wall to be within 20 feet of the high water line. Table Section 20 indicates that structures shall not be constructed within 10 feet of the side property line. Variance requested to allow for patio and retaining walls to be adjacent to the side property line.

Identify the conditions of the property you believe create "practical difficulties" that prevent compliance with the ordinance requirement*: See Attached.

*Attach additional sheets as necessary.

Applicant signature _____ Date: 10/13/23

NOTE: An application fee deposit of ***$2,500.00** must accompany this application. ***Costs incurred over the application fee deposit amount must be paid prior to commencing with the approved variance request. Revised 06/2020***

**********FOR TOWNSHIP USE ONLY**********

Tentative Meeting Date: 11/9/23 Date: 10/17/23 Deposit Fee Received By: E Brown

Attachment
Geoffrey Clapp
Practical Difficulties
Retaining Walls and Patios
Waterfront and Side Setbacks

Schoolcraft Township Zoning Ordinance, provision concerning Retaining Walls: Article 22, Accessory Buildings / Structures and Accessory Uses, which appears to exempt retaining walls from setback dimensions.

22.1 GENERAL REQUIREMENTS FOR ACCESSORY BUILDINGS/STRUCTURES AND ACCESSORY USES: The following regulations are applicable to accessory buildings/structures and accessory uses in all zoning districts throughout the Township, except as to those requirements that are stated to be applicable only in a specific zoning district or districts in conjunction with agricultural production.

22.1.5. Accessory structures other than buildings shall be located only in the rear yard, except in the following circumstances:

B. **Retaining walls are allowed in the front, side and rear yards in all districts**; provided no part of such wall shall be located within any street right-of-way, and shall not by reason of its material, or otherwise, create a hazard for vehicular traffic visibility. [emphasis added]

Michigan Real Property Law, Cameron, Section 23.15, Page 1328

On the other hand, a dimension variance may be justified to prevent mere practical difficulty, not only unnecessary hardship. *Heritage Hill Ass'n; Indian Vill Manor co v. Detroit*, 5 MIch App 679, 147 NW2d 731 (1967). In *National Boatland, Inc. v Farmington Hills Zoning Bd of Appeals,* 146 Mich App 380, 387-388, 380 NW2d 472 (1985), the court of appeals articulated three factors to determine whether a landowner had practical difficulty warranting a variance from an ordinance. These factors had been adopted by other jurisdictions and were summarized in 2 Arden H. Rathkopf, *The Law of Zoning and Planning* 45-28 to 45-29 (3d ed 1974):

"1) Whether compliance with the strict letter of the restrictions governing the area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.

"2) Whether a grant of the variance applied for would do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than the applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.

"3) Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured."

Steep slope and shallow lot constitute practical difficulties favoring patio and retaining walls for Clapp's lot to allow safe and usable waterfront and side yards of residential lot.

Schoolcraft Township Zoning Ordinance, Article 28
Article 28.9, Variance Standards and Conditions:

1. Standards: No variance in the provisions or requirements of this ordinance shall be authorized by the ZBA unless the ZBA finds from reasonable evidence that:

- By reason of the exceptional narrowness, **shallowness**, or shape of the property in question, or by reason of exceptional **topographic conditions** or other extraordinary conditions of the property in question, there are **practical difficulties** preventing compliance with the strict letter of the Ordinance. [emphasis added]

- The exceptional or extraordinary conditions applying to the specific property do not apply generally to other properties that are subject to the requirement at issue.

- The variance will not be of substantial detriment to adjoining property.

- The variance will not materially impair the intent and purpose of this ordinance, or the public health, safety and welfare.

- The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties that are subject to the requirement at issue.

See Attachments listed in the October 17, 2023 letter, numbers 3 – 14:

3. Frank J. Buzek's Property at Barton Lake Plat Map dated January 15, 1940 with Retaining Wall Lots outlined;
4. Otto Land Surveying survey dated September 9, 2020;
5. TC Scott Construction Home Drawing with Dimensions – Clapp Residence Plans dated August 26, 2021;
6. Civil Engineers, Inc. (CEI) Agreement for Professional Services dated April 14, 2023;
7. Zoning Permit Application dated May 1, 2023;
8. A copy of the Field Inspection Report by Chris Hamilton dated May 10, 2023;
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11. A copy of the Field Inspection Report by J. Moon dated October 5, 2023;
12. Civil Engineers, Inc. (CEI) Plan and Profile dated October 12, 2023;
13. Retaining Walls and/or Patios near Clapp Residence – North Barton Lake Residents;
14. Schedule of Photos and Photos

Step slope and depth for house avoids neighbors view of lake from being impacted.

Green = Pre-Existing Construction

Yellow = Clapp New Construction

Blue = New Construction

4 – McManus – Blue

24 – Swisher - Blue

61-63 – Revas - Blue

64-65 – Steensma - Green

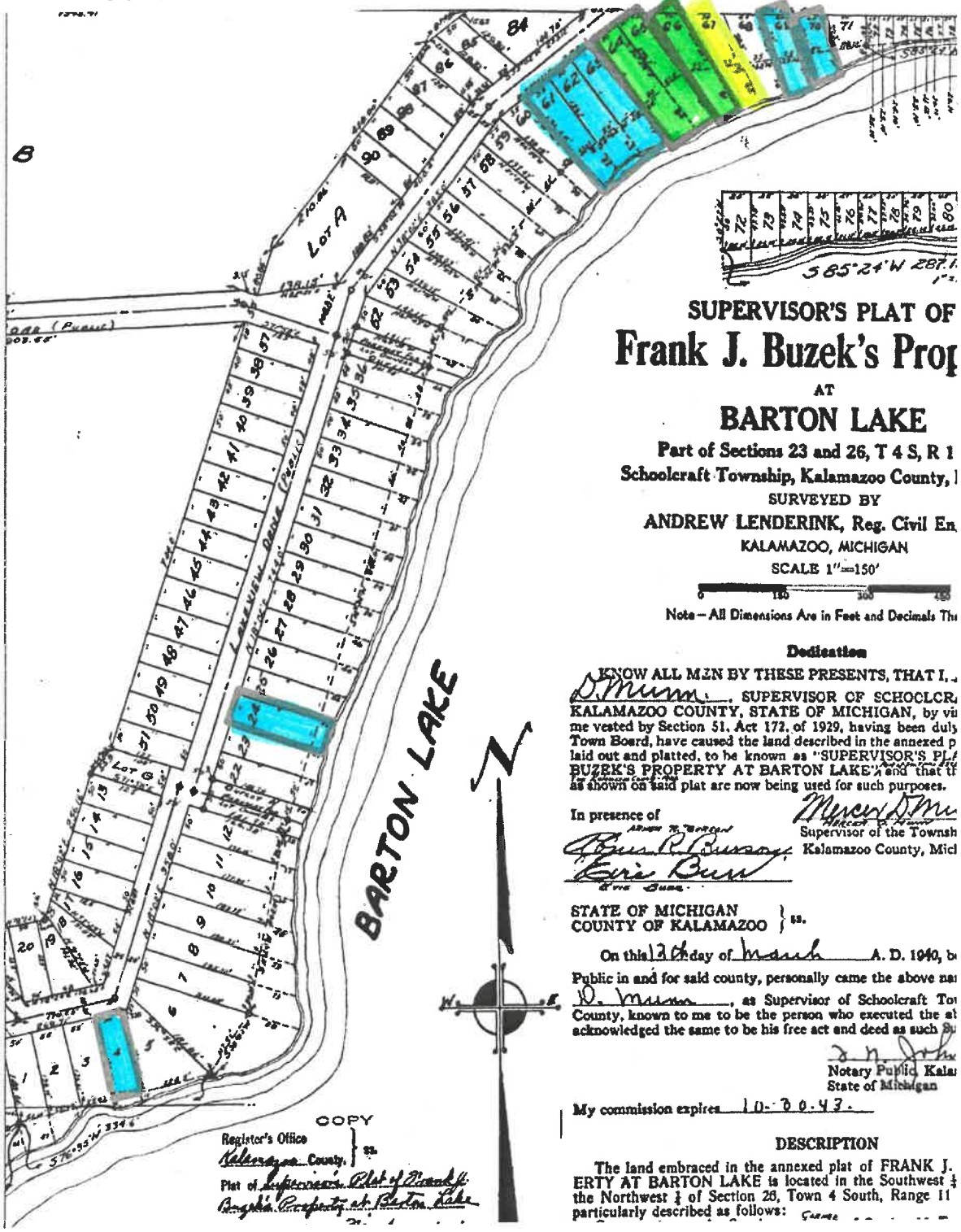
66 – Hardesty - Green

67 – Clapp - Yellow

68 – DeBault

69 – Hunter - Blue

70 – Hunter - Blue



SUPERVISOR'S PLAT OF

Frank J. Buzek's Prop

AT

BARTON LAKE

Part of Sections 23 and 26, T 4 S, R 1

Schoolcraft Township, Kalamazoo County, I

SURVEYED BY

ANDREW LENDERINK, Reg. Civil En

KALAMAZOO, MICHIGAN

SCALE 1"=150'

0 150 300 450

Note – All Dimensions Are in Feet and Decimals Th

Dedication

KNOW ALL MEN BY THESE PRESENTS, THAT I, D. Munn, SUPERVISOR OF SCHOOLCR KALAMAZOO COUNTY, STATE OF MICHIGAN, by vi me vested by Section 51, Act 172, of 1929, having been dul Town Board, have caused the land described in the annexed p laid out and platted, to be known as "SUPERVISOR'S PL BUZEK'S PROPERTY AT BARTON LAKE" and that t as shown on said plat are now being used for such purposes.

In presence of

Mercer D. Mu

Supervisor of the Townsh Kalamazoo County, Mic

STATE OF MICHIGAN
COUNTY OF KALAMAZOO } ss.

On this 20th day of March A. D. 1940, b Public in and for said county, personally came the above na D. Munn, as Supervisor of Schoolcraft To County, known to me to be the person who executed the a acknowledged the same to be his free act and deed as such S

Notary Public, Kala State of Michigan

My commission expires 10-30-43.

DESCRIPTION

The land embraced in the annexed plat of FRANK J. ERTY AT BARTON LAKE is located in the Southwest ¼ the Northwest ¼ of Section 26, Town 4 South, Range 11 particularly described as follows:

COPY

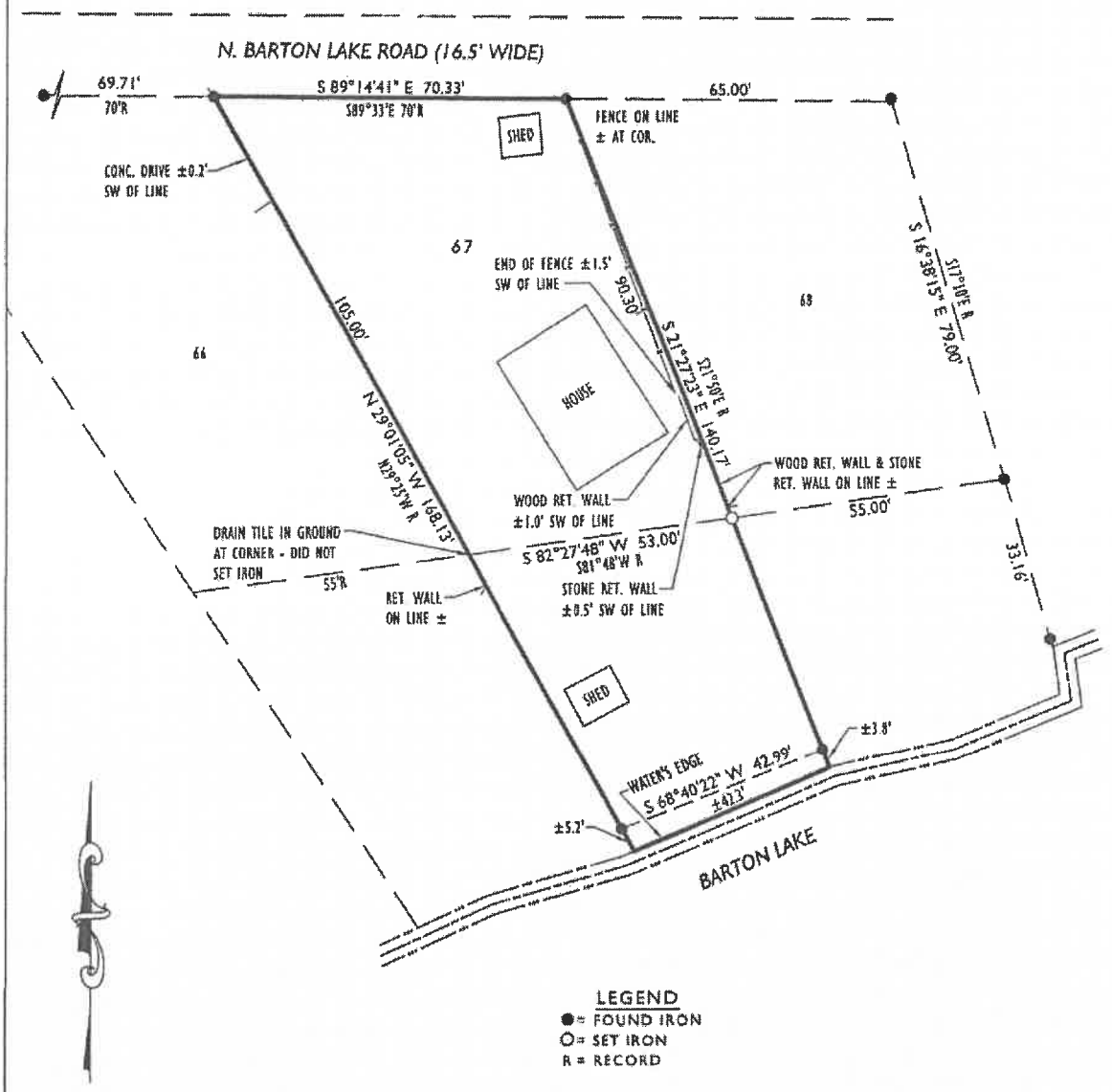
Register's Office
Kalamazoo County. } ss.

Plat of Supervisor's Plat of Frank J. Buzek's Property at Barton Lake

SURVEY IN "SUPERVISOR'S PLAT OF FRANK J. BUZEK'S PROPERTY AT BARTON LAKE" IN THE SECTION 23, T4S, R11W, SCHOOLCRAFT TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN

DESCRIPTION FURNISHED (DOC. NO.: 2003-014773):

A PARCEL OF LAND SITUATED IN SECTION 23, TOWN 4 SOUTH, RANGE 11 WEST, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH ALONG WEST LINE OF SAID SECTION 841.5 FEET, THENCE SOUTH 89 DEGREES 33 MINUTES EAST 1760 FEET FOR THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 33 MINUTES EAST 70 FEET, THENCE SOUTH 21 DEGREES 50 MINUTES EAST 90.3 FEET, THENCE SOUTH 81 DEGREES 48 MINUTES WEST 53 FEET; THENCE NORTH 29 DEGREES 25 MINUTES WEST 105 TO THE PLACE OF BEGINNING. TOGETHER WITH THE USE OF GROUND BETWEEN THE FRONT LOT LINE AND THE LAKE SHORE. INTENDING HEREBY TO CONVEY LOT NUMBER 67 OF AN UNRECORDED PLAT AND THE RIGHT OF INGRESS AND EGRESS OVER ROADWAYS AS SHOWN ON SAME.



SURVEY NOTES:
1) BEARING BASIS IS MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
2) ALL BEARINGS AND DISTANCES ARE FIELD MEASURED UNLESS OTHERWISE NOTED.

0 30 60

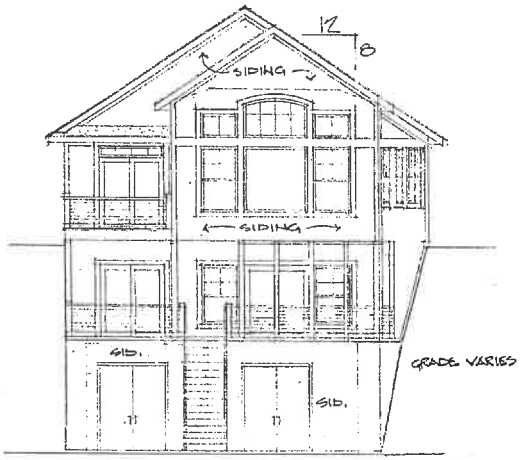
OTTO LAND SURVEYING
11263 U.S. HWY 31
BERRIEN SPRINGS, MI 49103
WWW.OTTOLANDSURVEYING.COM
269.635.0117

CLIENT: GEOFF CLAPP ADDRESS: 14589 N. BARTON LAKE RD.	DATE OF SURVEY: 9-9-2020 DATE OF CERT.: 9-17-2020 DRAWN BY: D. OTTO	SCALE: 1" = 30' TC: JOB #: 28045

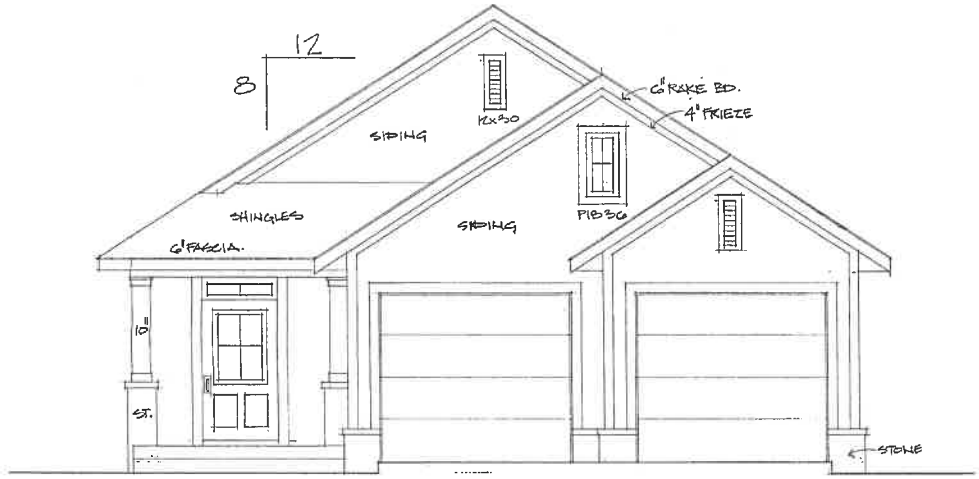
I, DUSTIN J. OTTO, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE MAPPED AND DESCRIBED PROPERTY, AND THAT THIS MAP COMPLIES WITH SECTION 3 (A-F) ACT 132, P.A. 1970

DUSTIN J. OTTO PS - 62696

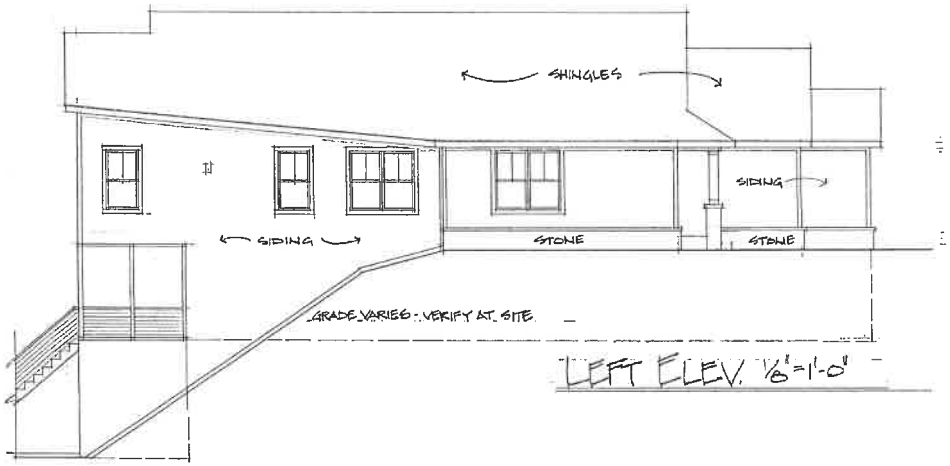
OFFICIAL SEAL
STATE OF MICHIGAN
Dustin J. Otto
PROFESSIONAL SURVEYOR
No. 4001062696
LICENSED PROFESSIONAL SURVEYOR



LAKE ELEVATION 1/8"=1'-0"



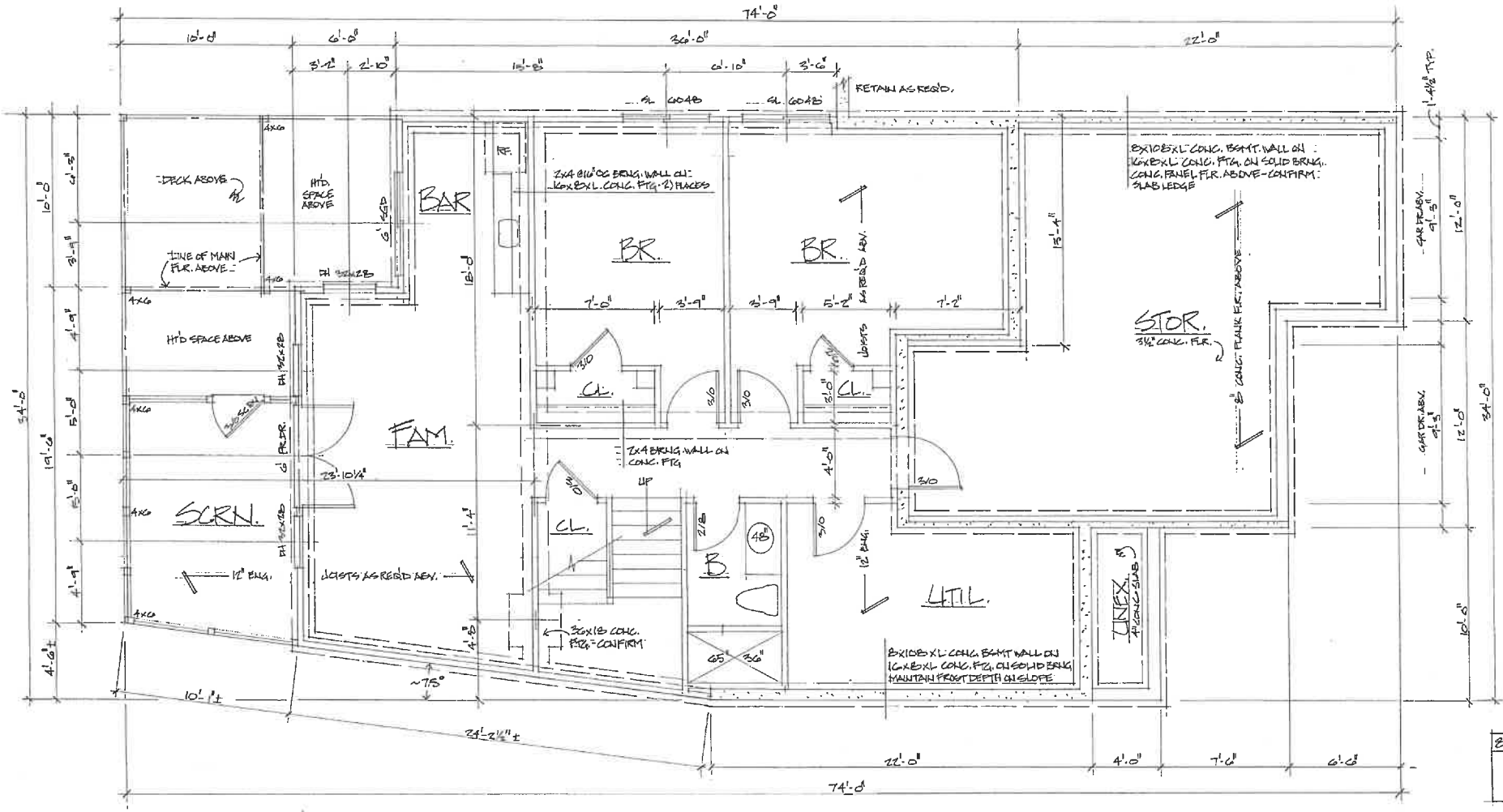
FRONT ELEVATION 1/4"=1'-0"



LEFT ELEV. 1/8"=1'-0"

RIGHT ELEV.

THE CLAPP RESIDENCE	T.C. SCOTT CONST. VICKSBURG MI	©2021 CHAPMAN PLANS T.C. SCOTT CONST. INC.		8-16-21	1



BASEMENT/FOUNDATION PLAN 1/4"=1'-0"

BF-2.1

2

CEI CIVIL ENGINEERS INC.

14250 Beadle Lake Road, Suite 150
Battle Creek, MI 49014

AGREEMENT FOR PROFESSIONAL SERVICES

DATE:
April 14, 2023

CLIENT:
Geoffrey Clapp
14589 N. Barton Lake Drive
Vicksburg, MI 49097
269-501-4081 gclapp8245@sbcglobal.net

PROJECT NAME & LOCATION:
Clapp Zoning Consultation
Schoolcraft Township, Kalamazoo County, Michigan

SCOPE OF SERVICES:
Civil Engineers, Inc. (CEI) understands the Client wishes to have a professional opinion rendered on new landscaping construction that is being questioned by the Township's zoning consultant and a neighbor.

Some assumptions made for development of this Scope of Services:

- CEI will provide a summary memo stating our opinion. Our opinion will be based on site observations and information provided by the Client.
- If for some reason, CEI needs to hire subconsultants, the Client agrees to pay for their work.
- No easement work will be necessary.
- CEI's scope of services does not include considering site safety or structural stability.
- If CEI's services are needed for litigation, the Client will pay our Litigation Expert hourly rates.

CEI proposes to perform the following services to accomplish the Client's wishes:

I. Records Research

CEI will review readily available existing records and visit the site to get a general understanding of the conditions.

II. Observations Memo

CEI will develop a memo summarizing our observations related to the slope issue within 50 feet of the lake. A draft of this memo will be sent to the Client and their attorney for review and comments. A final memo will then be sent to the Client.

See Exhibit A for further terms and conditions of this agreement.

DATA REQUIRED TO PERFORM SERVICES:

Civil Engineers, Inc. will need a signed proposal, access to the site and any available information that will help complete this work. The Client shall be responsible for and CEI may rely upon the accuracy and completeness of all plans, reports, data, and other information furnished by the Client to CEI.

BASIS OF FEE:

The Client will compensate Civil Engineers, Inc. on an hourly rates basis using our current hourly rates (see below). A total fee amount is not known currently.

CURRENT BILLING RATES (guaranteed until July 1, 2023):

Principal Engineer (Project Manager)	$145
Litigation Expert PE/PM	$184
Senior Project Engineer	$128
Project Engineer	$116
Assistant Project Engineer	$99
Senior Engineering Technician	$100
Engineering Technician	$87
Intern	$68

PAYMENT PROVISIONS:

Civil Engineers, Inc. will bill the Client every 30 days during the project. The Client will promptly provide payment. One and one-half percent interest will be added to the unpaid balance (principal and interest) for every 30 days of nonpayment. The Client agrees to pay all cost of collection including reasonable attorney's fees.

Insofar as the Engineer, Civil Engineers, Inc., is party to an Agreement solely between the Client and the Engineer, provisions for payment for services indicated in this Agreement shall be binding, regardless of the conditions of any Agreement(s) between the Client and other parties.

In the event of a disputed or contested invoice, only that portion so contested may be withheld from payment, and the undisputed portion will be paid.

LIMITS OF LIABILITY:
In recognition of the relative risks and benefits of the Project to both Client and CEI, the risks have been allocated such that Client agrees, to the fullest extent permitted by law, to limit the liability of CEI and CEI's subconsultants on the Project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of CEI and CEI's subconsultants to all those named shall not exceed **$25,000** or CEI's total Fee for services rendered on this Project, whichever is greater.
(If Client wishes to discuss higher limits and the charges involved, Client is required to negotiate such changes with an authorized representative of CEI, prior to signing this proposal).

WAIVER OF CONSEQUENTIAL DAMAGES:
To the fullest extent permitted by Law and Regulations, Client and CEI waive against each other, and the other's officers, directors, members, partners, agents, employees, subconsultants, and insurers, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement for Professional Services, from any cause or causes. Such excluded damages include but are not limited to loss of profits or revenue; loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; and cost of capital.

TIMETABLE:
Civil Engineers, Inc.'s obligation to render services will be for a period which may reasonably be required for completion of said services. If the Client has requested changes in the scope, extent, or character of the project, the time of performance of CEI's services shall be adjusted equitably.

The Client has 30 days to sign this agreement in order to make it effective. If you choose

to sign this agreement and more than 30 days has passed since the date shown on the first sheet, CEI reserves the right to reconsider and may need to modify the agreement or may not be able to perform this work at all.

TERMINATION:
The obligation to provide further services under this proposal may be terminated by either the Client or Civil Engineers, Inc. upon seven days written notice. Civil Engineers, Inc. will be fully compensated for all time and material associated with the project prior to the effective date of termination. If requested, original documents will be given to the Client, provided full compensation has been made. Failure of Client to make payments when due shall be cause for suspension of services or, ultimately, termination, unless and until CEI has been paid in full all amounts due for services, expenses, and other related charges.

If the Project is suspended in whole or in part, the Engineer shall be compensated for all services performed prior to receipt of written notice from the Client of such suspension or abandonment. If the Project is resumed after being suspended, the Engineer's compensation shall be equitably adjusted.

ACCEPTANCE OF PROPOSAL:
To accept this proposal, sign both copies, send one to us, and retain the other for your files. **Thank You**, for considering Civil Engineers, Inc.

Civil Engineers, Inc.

Randy A. Ramsey, P.E.
President

Client,

Geoffrey Clapp

DATE: 5-2-23

EXHIBIT A

The Following Terms and Conditions are part of the Agreement:

1. It is acknowledged by both parties that CEI's scope of services does not include any services related to the presence at the site of asbestos, PCBs, petroleum, hazardous waste or radioactive materials. Client acknowledges that CEI is performing professional services for Client and CEI is not and shall not be required to become an "arranger," "operator," "generator" or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA).

2. When included in CEI's scope of services, opinions or estimates of probable construction cost are prepared on the basis of CEI's experience and qualifications and represent CEI's judgment as a professional generally familiar with the industry. However, since CEI has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, CEI cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from CEI's opinions or estimates of probable construction cost.

3. CEI shall not be required to sign any documents that would result in CEI's having to certify, guarantee or warrant the existence of conditions whose existence CEI cannot ascertain.

4. If this Agreement provides for any construction phase services by CEI, it is understood that the Contractor, not CEI, is responsible for the construction of the project, and that CEI is not responsible for the acts or omissions of any contractor, subcontractor or material supplier; for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences and procedures employed by the Contractor.

5. Inspection during construction is meant to determine, in general, if construction is proceeding in accordance with the plans and specifications. This is being done to help minimize problems, but cannot be considered as a way to assure absolutely all work is perfect.

6. The Owner or Contractor will pay for all permit applications and similar fees.

7. Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed or sealed by CEI. Files in electronic media format or text, data, graphic or other types that are furnished by CEI to Client are only for the convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, CEI makes no representations as to long-term compatibility, usability, or read-ability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by CEI at the beginning of this assignment.

8. All documents prepared or furnished by CEI pursuant to this Agreement are instruments of CEI's professional service, and CEI shall retain an ownership and property interest therein. CEI grants Client a license to use instruments of CEI's professional service for the purpose of construction, occupying and maintaining the Project. Reuse or modification of any such documents by Client, without CEI's written permission, shall be a Client's sole risk, and Client agrees to indemnify and hold CEI harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

9. Claims and Disputes: In any dispute between CEI and the Client a meet and confer shall take place. If the dispute is not resolved, a neutral arbitrator shall be used.

SCMCCI

South Central Michigan Construction Code Inspection, Inc.
113 S. Capitol Ave., PO Box 509, Athens MI 49011
Ph:269-729-5355 or Toll Free: 1-888-249-7077 Fx: 269-729-5359

Date: _____
Permit#: _____
Receipt#: _____
Fee: _____
Method of Payment: _____

Zoning Permit Application
Inspection Scheduling: 1-877-223-2292
Office Hours 7:30am to 4:00pm M-F
Closed 12:00-1:00pm for lunch

A fully dimensioned site plan, indicating lot lines, location of all buildings presently on the property and location of the proposed new structure Distances from lot lines and between all buildings must be shown. An inspection will not be scheduled until this site plan has been submitted

APPLICATION MUST BE COMPLETE - INCOMPLETE APP'S MAY BE RETURNED TO THE APPLICANTS WHICH COULD CAUSE DELAY.

1. JOB LOCATION

Job Address:		Property Code#	
14589 N. Barton Lake Drive		14-23-360-920	
City/Village	Township	County	Zip Code
Vicksburg	Schoolcraft	Kalamazoo	49097
Between	And		

2. APPLICANT INFORMATION (application MUST be signed)

Applicant Name	Address:		
Geoffrey Clapp	14589 N. Barton Lake Drive		
City/Village	Township:	County.	Zip Code:
Vicksburg	Schoolcraft	Kalamazoo	49097
Phone	Email		Fax:
269-501-4081	gclapp50@gmail.com		

3. TYPE OF JOB

Construct: __X__ New ____ Alter ____ Remodel ____ Addition

____ SFH ____ SFH w/att. garage ____ Pole Barn/Detached Garage __X__ Other

4. PROJECT DIMENSIONS

Retaining Walls - 48 inches tall, total width 70 feet, total depth 26 feet on steep grade.

____ Bldg. Width ____ Bldg. Length ____ Bldg. Height ____ # of floors ____ Total Sq Ft

____ % of Lot Coverage ____ Date of Lot Split 0.20 acres or 11,900 sq ft Property size

5. ZONING QUESTIONS - Please circle yes or no

Does this property have frontage on two roads?	YES	(NO)
Does this property have lake frontage?	(YES)	NO
Is there a dwelling presently on this property?	(YES)	NO
Is there an accessory building presently on this property?	YES	(NO)
Is there an easement on this property, (I.e., utility, etc.)	(YES)	NO
Is this property located in a flood plain?	YES	(NO)
Is the construction located within 500 ft. of a lake, stream, or natural body of water?	(YES)	NO
Will the construction require the moving of one surface acre or more of land?	YES	(NO)
If construction is for accessory building (pole bldg) will it contain animals?	YES	(NO)

6. RESPONSIBILITIES OF APPLICANT

It is your responsibility to be aware of any deed restrictions, subdivisions regulations, flood plain regulations, and wetland regulations. I have read, acknowledged, and will comply with all of the above and with the land use regulations, as determined by the zoning administrator, or will go to the proper board for a variance if necessary

7 SIGNATURE OF APPLICANT

Applicant's Signature	Drivers License #	Date
Geoffrey E. Clapp	C 410 275 162 868	3-30-2023

Zoning Official's Signature

eff 6/6/22

ZONING FIELD INSPECTION SLIP

JURISDICTION: SCHOOLCRAFT TWP

PERMIT#: 23-073010014

Phone No.: (269) 729-5355

Date of Inspection: 5/10/23

Inspector: CHRIS HAMILTON

Property Address: BARTON LAKE DR N, 14589

Directions:

Owner: _____ Ph. No.: _____ Contractor: _____ Ph. No.: _____

ZONING

Zone District: R-1

Front:	Required	40 ft	Actual	N/A ft
Right Side:	Required	10 ft	Actual	0 ft
Left Side:	Required	10 ft	Actual	0 ft
Rear:	Required	30 ft	Actual	25 ft
Height:	Maximum	ft	Actual	ft

- ○ Approved
- ☒ Denied
- ☒ Referred to:
  - ○ Planning Comm.
  - ☒ ZBA
  - ○ Other
- ○ Reason for Denial: LAKESIDE SETBACK SEC 5.4.2 & SIDEYARDS SETBACK TABLE SEC 20

Show all buildings, existing and proposed, and distances from lot lines and between each other. Show location and name of all roads.

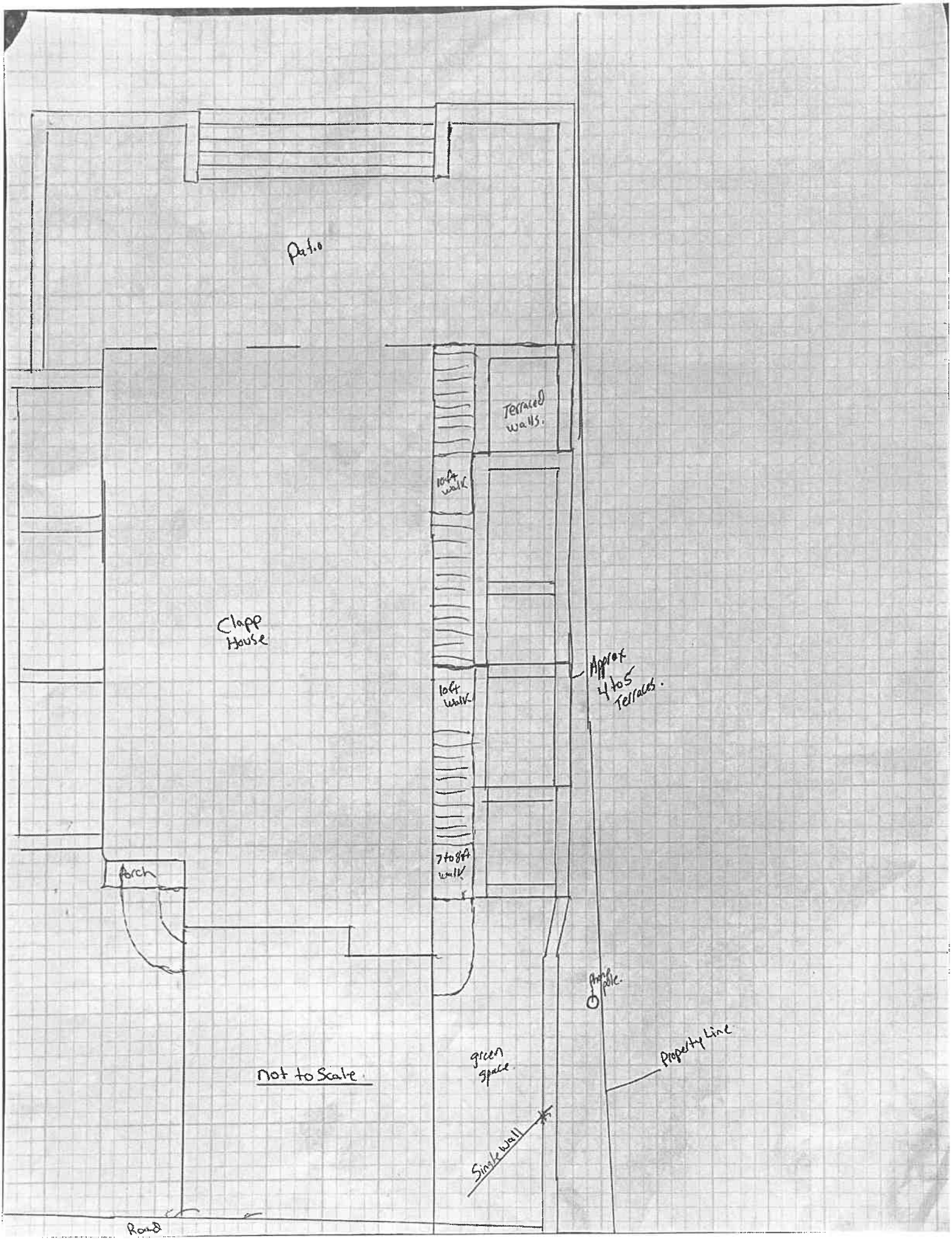
N W E S

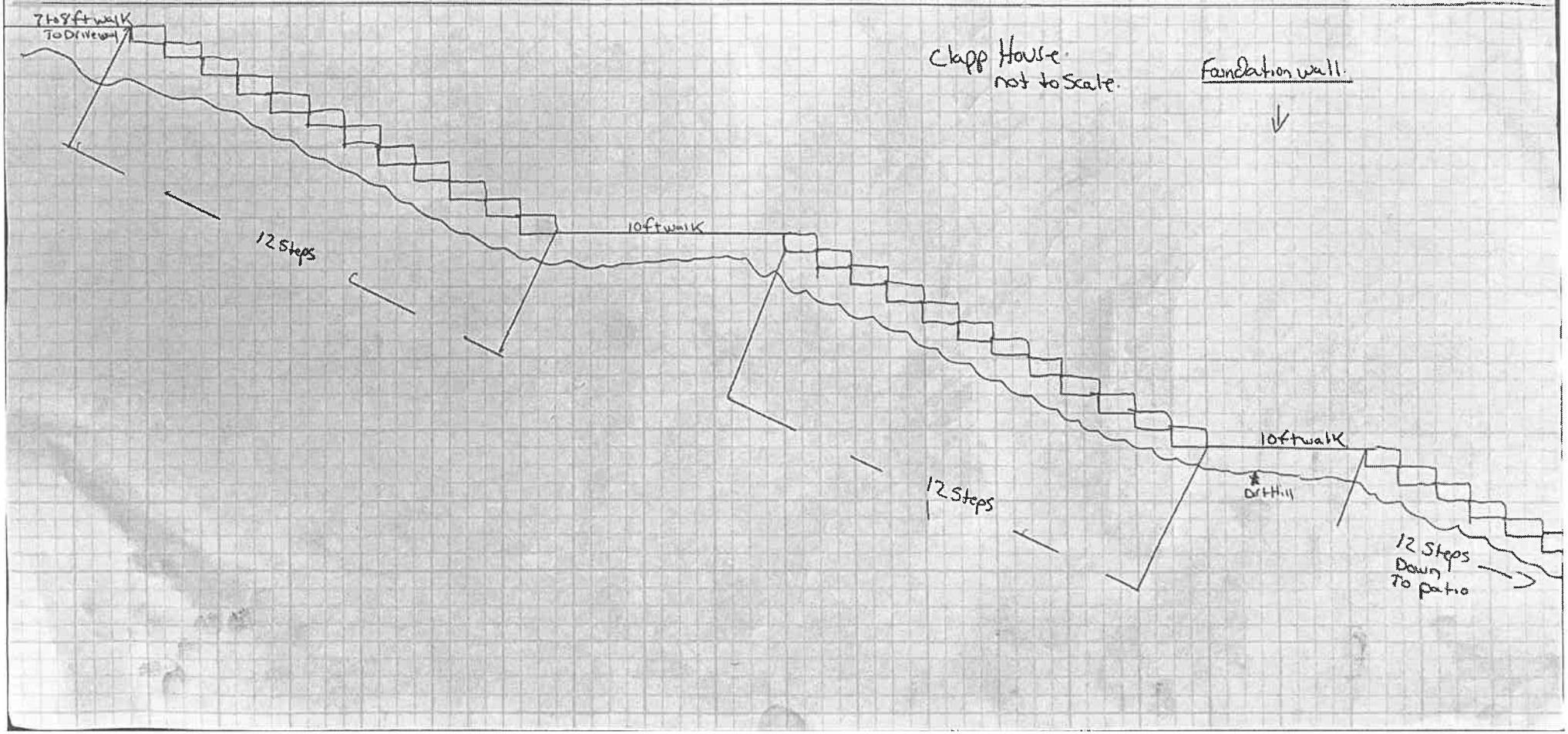
FRONT SETBACK SHALL BE 50'

Both Side SETBACKS SHALL BE 10'

'RAISED' PATIO is considered AS AN ATTACHED EXTENSION of the PRINCIPAL STRUCTURE

White – Office File Copy Yellow – Permit Applicant's Copy Pink – Owner's Copy


Patio
Terraced walls.
10ft walk
Clapp House
Approx 4 to 5 Terraces.
10ft walk
7 to 8ft walk
Arch
Angle pole.
Property Line
green space
Not to Scale.
Single wall
Road


7 to 8 ft walk
To Driveway
Clapp House
not to Scale.
Foundation wall.
12 Steps
10 ft walk
12 Steps
10 ft walk
Dirt Hill
12 Steps
Down
To patio

14589 North Barton Lake Rd.
Engineering Observations
September 18, 2023

CEI CIVIL ENGINEERS INC.

INTRODUCTION
During the summer of 2023 Randy Ramsey, PE of Civil Engineers, Inc. (CEI) visited this site to visually observe the current conditions. This visit was requested by the home owner Mr. Geoff Clapp. Mr. Clapp had received a Field Inspection report from Schoolcraft Township's zoning consultant that states the retaining walls being installed do not meet zoning setbacks. The purpose of this site visit was to have an unbiased professional opinion of the need for the retaining walls.

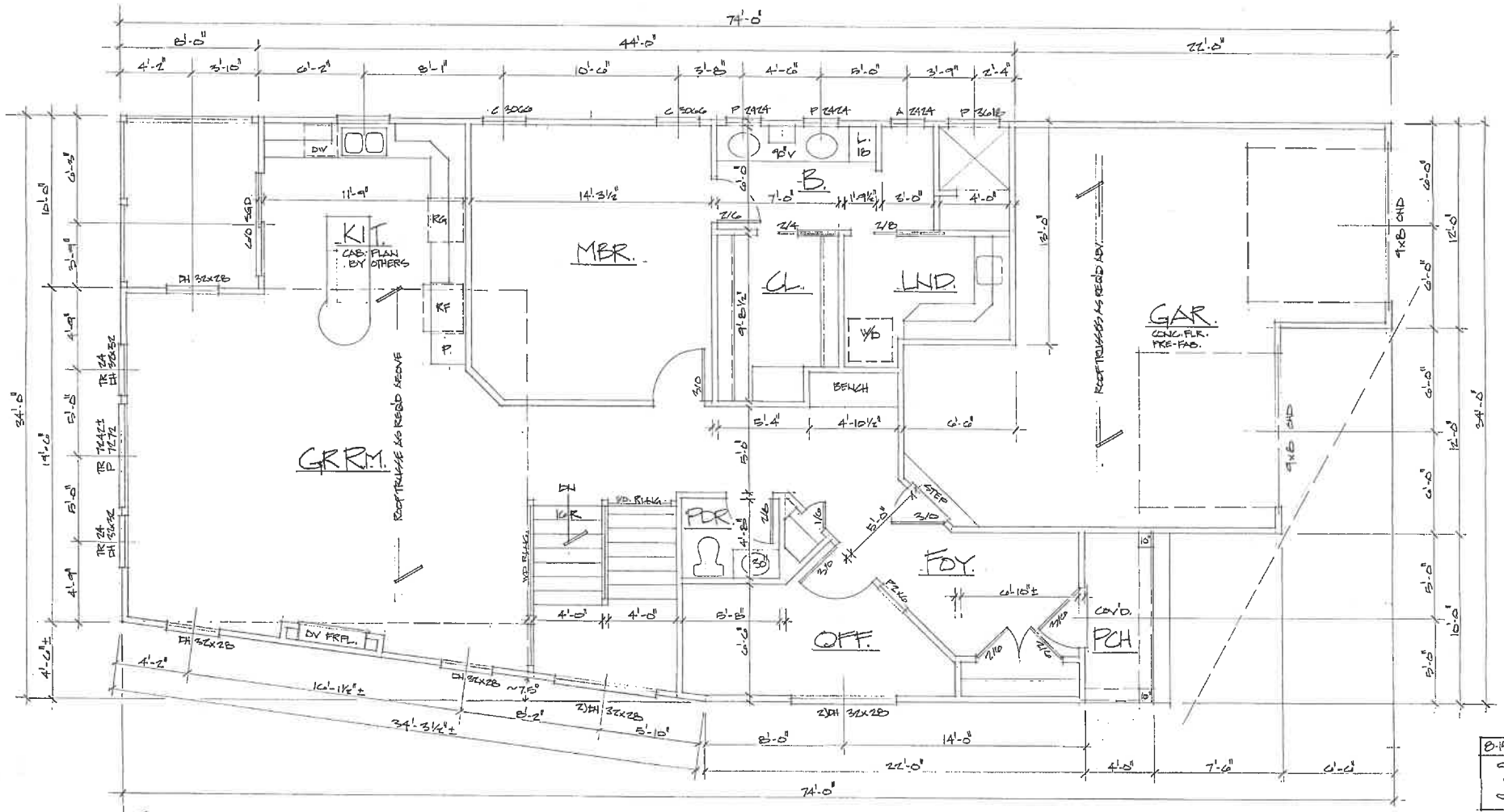
SITE VISIT
During CEI's site visit we walked the area of concern, talked to the builder, Mr. Clapp, and Mr. Clapp's attorney Garry Walton. Mr. Walton shared the site plan and provided a copy to CEI. CEI also took photographs, and visually observed the surrounding area.

OBSERVATIONS
The retaining wall surrounding the raised patio off the back door (lakeside) is about 4' tall. It appears to be similar in height and location to other retaining walls in the area. The retaining wall running along the SW parcel line will allow for the installation of concrete stairs and flower planters along the house. Without the stairs, the grade would be too steep to allow for a safe walking path. The retaining wall and stairs will also help with erosion of this steep area.

CONCLUSIONS
It is CEI's considered opinion that the retaining wall along the lakeside of the house fits in with the existing retaining walls in the vicinity, and that the retaining walls along the side parcel lines are necessary to prevent erosion of steep slopes as well as to provide a safer walking path by way of stairs.

Sincerely,

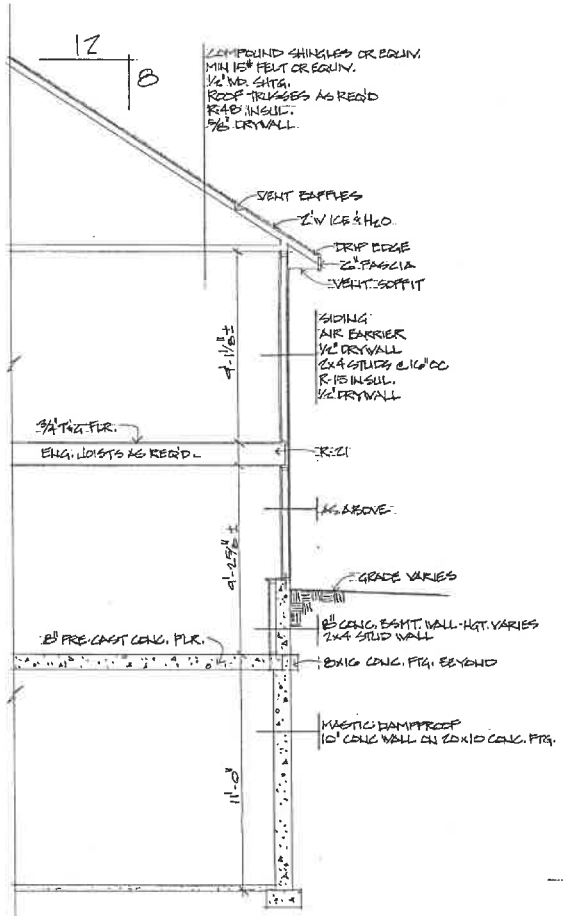
Randy A. Ramsey, PE
President



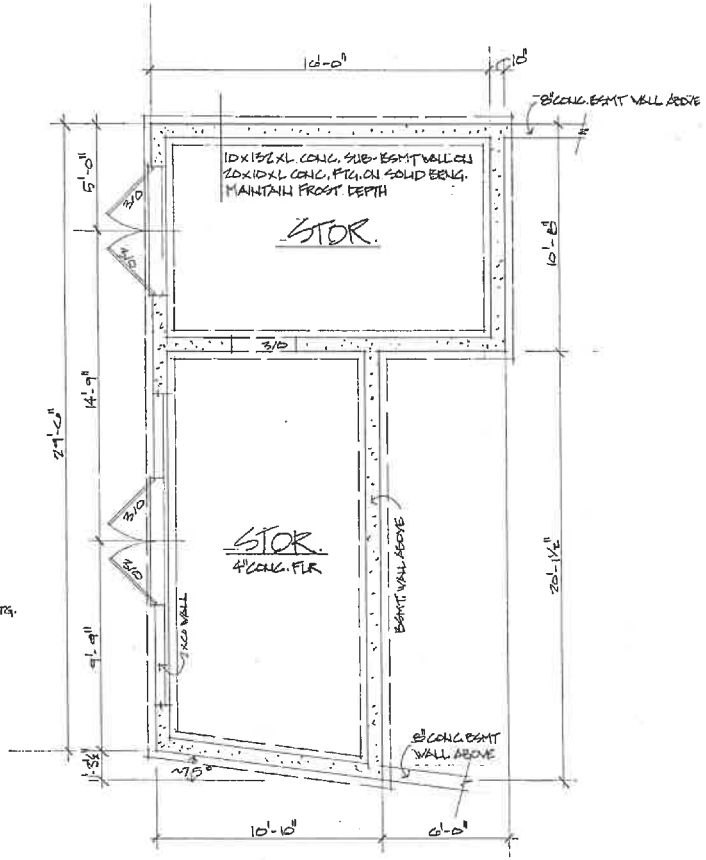
FLOOR PLAN 1/4 = 1'-0"

8-15-21

3



SECTION 1/4" = 1'-0"



SUB-BASEMENT 1/4" = 1'-0"

8-15-21

4

FIELD INSPECTION SLIP

PERMIT# 21-07302WSC JURISDICTION Shokott Twp

Date of Inspection 11/5/23 Inspector J. Mon Phone No. (269) 729-5355

Property Address Barton Lake Dr W 145 St

Directions

Owner Ph. No. Contractor TR Scott Ph. No.

○ CALL FOR REINSPECTION: (877) 223-2292 TOLL FREE

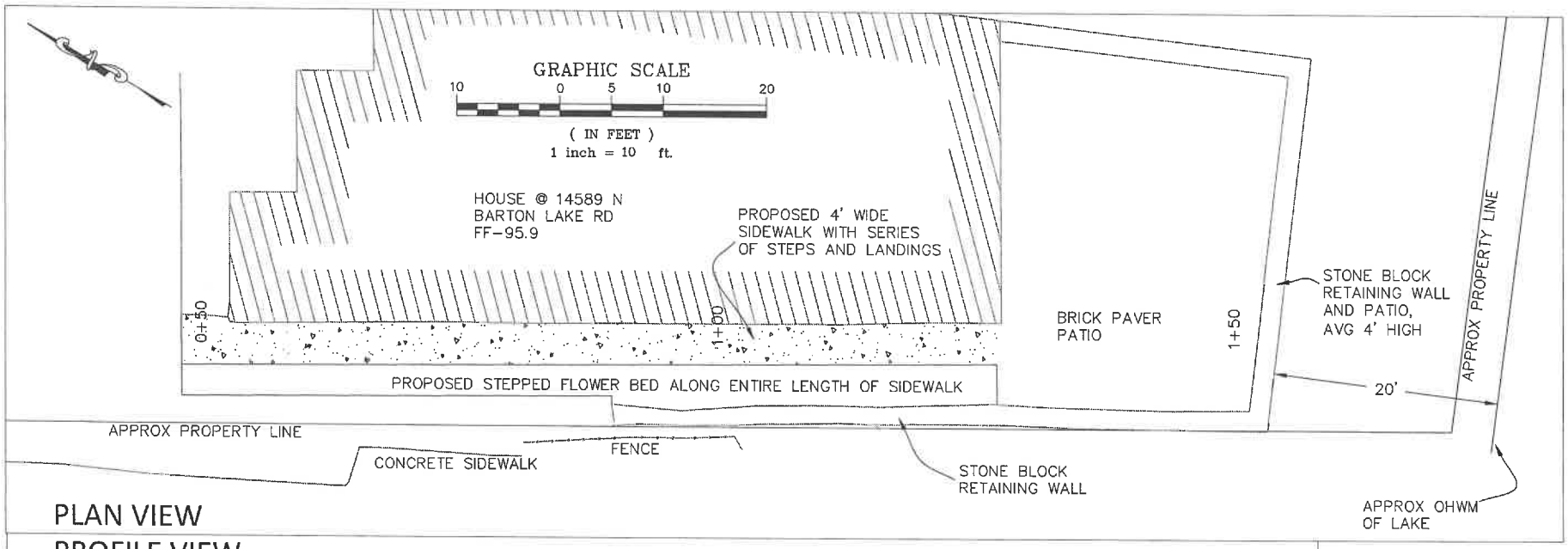
⊘ BUILDING	○ DEMO	○ ELECTRICAL	○ MECHANICAL	○ PLUMBING
○ Footing	○ Utilities	○ Service	○ Underground	○ Service
○ Backfill	○ Final	○ Underground	○ Rough in	○ Water
○ Framing	○ Other	○ Overhead	○ Final	○ Sewer
○ Energy Comp.	○ Approved	○ Rough in	○ Tank	○ Underground
○ Final	○ Pending	○ Final	○ Other	○ Rough in
○ Other		○ Approved	○ Approved	○ Final
○ Approved		○ Pending	○ Pending	○ Other
○ Pending				○ Approved
				○ Pending

	Code Section
Temp C of O expired	
Front area landscaped	
Some ext siding incomplete	
Provide updated timeline for shell completion	

○ $_____Re-Inspection Fee Payable Prior To Scheduling The Re-Inspection.

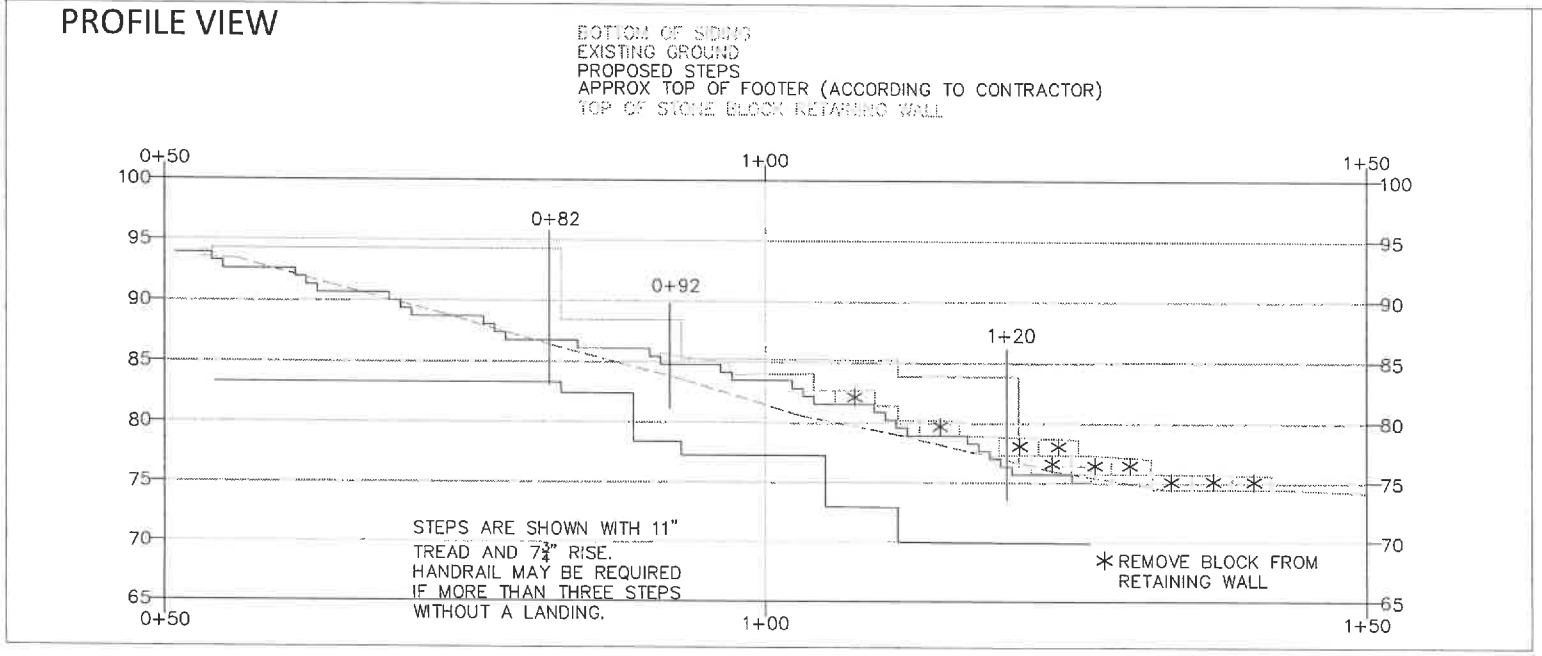
INSTRUCTIONS:
- ○ File only
- ○ Mail to permit holder
- ○ Issue Occupancy Permit
- ○ Pink left on job
- ○ Other

White – Office File Copy Yellow – Permit Applicant's Copy Pink – Owner's Copy



PLAN VIEW

PROFILE VIEW



PROPOSED STEPS ALONG WEST SIDE OF GEOFFREY CLAPP HOME

PREPARED BY:
CIVIL ENGINEERS, INC.
14250 BEADLE LAKE RD, STE 150
BATTLE CREEK, MI 49014
269.962.5127

CIVIL ENGINEERS INC.

CEI#230403
10/10/23
CLAPP ZONING CONSULTATION

Retaining Walls and/or Patios Near Clapp Residence
North Barton Lake Resident

Lot #	Owner Name	Address	Date of Construction
4	Daniel McManus	14957 North Barton Lake Drive, Vicksburg, MI 49097	2023
24	Judith Swisher Trust	14881 North Barton Lake Drive, Vicksburg, MI 49097	2023
61-63	James H. Revas, III	14621 North Barton Lake Drive, Vicksburg, MI 49097	2023
64-65	Carol J. Steensma Trust	14693 North Barton Lake Drive, Vicksburg, MI 49097	Pre-existing
66	Lisa Hardesty and Barbara Sirotek	14593 North Barton Lake Drive, Vicksburg, MI 49097	Pre-existing
67	Geoffrey and Linda Clapp	14589 North Barton Lake Drive, Vicksburg, MI 49097	2023
68	Jacob DeBault	14585 North Barton Lake Drive, Vicksburg, MI 49097	N/A
69	Patrick Hunter	14579 North Barton Lake Drive, Vicksburg, MI 49097	2023
70	Patrick Hunter	14575 North Barton Lake Drive, Vicksburg, MI 49097	2023

CLAPP PHOTO ATTACHMENTS TO

ZBA VARIANCE APPLICATION

#	Date	File #	Description	Comments
1	Pre 2022	Original Cottage deck and shed	The Clapp original cottage house at North Barton Lake boundary with House, currently owned by Lisa Hardesty and Barb Sirotek. (14593 North Barton Lake – Hardesty, Lot 66)	9 steps to deck, 30 steps deck to road. No garage. Parked car at roofline.
2	Pre 2022	Original Cottage close up	Clapp original cottage close up	
3	04/27/23	7473	Clapp residence 2023. Depicts retaining wall blocks as originally set up. Aerial view. Shows DeBault's small shed to the south at lake shore. (14585 North Barton Lake – DeBault, Lot 68)	
4	04/27/23	7490	Clapp residence. Depicts the 2 blocks with blue tape that were later removed on the Hardesty's side	Blue tape marks blocks removed
5	04/27/23	7494	Clapp residence. Depicts the side of stair steps with blue tape on blocks which were removed.	
6	04/27/23	7498	Clapp residence to west with Hardesty shed at lake front. Depicts the blocks that had blue tape that were removed.	
7	05/09/23	1	Clapp Residence aerial view depicting the layout of the patio and lowered block retaining walls	
9	05/09/23	3	Clapp Residence depicting a front view to north showing the steep rise on the east side and deck steps from Hardesty deck towards Barton Lake	
14	05/09/23	7783	Clapp Residence depicting the property to the north and lake sloping down with the Clapp east lower wall without siding.	
15	05/09/23	7784	Clapp Residence depicting close up starting closer to the patio and deck of the Hardesty neighbors. (14593 North Barton Lake – Hardesty, Lot 66)	
17	05/09/23	7786	Clapp Residence depicting aerial view showing the small gap between the rock wall and Hardesty's wood wall.	

#	Date	File #	Description	Comments
30	05/09/23	7799	Clapp Residence depicting front view to south showing Hunter's retaining wall (14579 North Barton Lake – Hunter, Lots 69-70)	
31	05/09/23	7800	Clapp Residence depicting 9 steps to patio, view north, supplies stacked on the patio. 14585 North Barton Lake - DeBault lot 68 to the east.	
35	05/09/23	7804	Clapp Residence depicting view north showing 4 block retaining wall west between Hardesty and Clapp	
37	05/09/23	7806	Clapp Residence depicting west view showing Hunter's retaining wall (14579 North Barton Lake – Hunter, Lots 69-70)	
38	05/09/23	7808	Clapp Residence depicting view north showing only 4 block retaining wall 48".	
43	07/07/23	1070	Clapp Residence depicting Civil Engineering Inc. Surveyor's assistant on the wall and Steensma's retaining wall height and proximity to the lake. (14693 North Barton Lake – Steensma, Lots 64-65)	
45	08/31/23	6174	Swisher 14881 N. Barton Lake property new retaining wall. (14881 North Barton Lake – Swisher, Lot 24)	New Retaining Walls
49	09/04/23	8157	Drone photo depicts 14881 N. Barton Lake with a new retaining wall on lot line (14881 North Barton Lake – Swisher Trust)	New Retaining Walls on lot line
50	09/04/23	8986	Drone photo depicts 14881 N. Barton Lake with a retaining wall near the lake (14881 North Barton Lake – Swisher Trust)	New Retaining Walls near lake
51	09/04/23	7492	Drone photo depicts McManus 14957 N. Barton Lake property – Earth Works. Retaining walls at lot lines, front retaining wall with 9 steps to the lake (14957 North Barton Lake – McManus, Lot 4)	New Retaining Walls on lot line and near lake

#	Date	File #	Description	Comments
53	09/18/23	4747	Clapp Residence depicting Hunter property in background with retaining wall on property line. (14579 North Barton Lake – Hunter, Lots 69-70)	
56	09/18/23	4750	Clapp Residence depicting Geoff Clapp standing at bale of straw looking towards the lake with Hardesty home in the background (14593 North Barton Lake – Hardesty, Lot 66)	
57	09/18/23	4751	Clapp Residence depicting the slope up at the proposed sidewalk with Clint and Randy from Civil Engineering, Inc. with Geoff Clapp.	
59	09/18/23	4754	Clapp's dock view of Steensma's retaining walls and new retaining wall patio being Lots 61-63 constructed east (14621 North Barton Lake – Revas, Lots 61-36) (14693 North Barton Lake – Steensma, Lots 64-65)	Existing and new Retaining Walls
61	10/12/23	6633	Revas Lot with construction vehicle address of 14621 Barton Lake, owned by James H. Revas, III, (14621 North Barton Lake – Revas, Lots 61-63)	New Retaining Walls September 2023
62	10/12/23	6641	14621 Barton Lake, owned by James H. Revas, III, new retaining walls on side and shoreline east of Steensma Lot. (14621 North Barton Lake – Revas, Lots 61-63)	New Retaining Walls
63	10/12/23	6638	Hunter Retaining Walls (14579 North Barton Lake – Hunter, Lots 69-70)	New Retaining Walls 2023
65	10/12/23	6635	Clapp Residence depicting patio partially completed from porch looking easterly	
66	10/12/23	Clapp 3	Clapp Residence depicting patio partially completed from porch looking westerly	

Pre 2002 .shed - Close

2 6/27/23 7473

6 4/27/23 7498

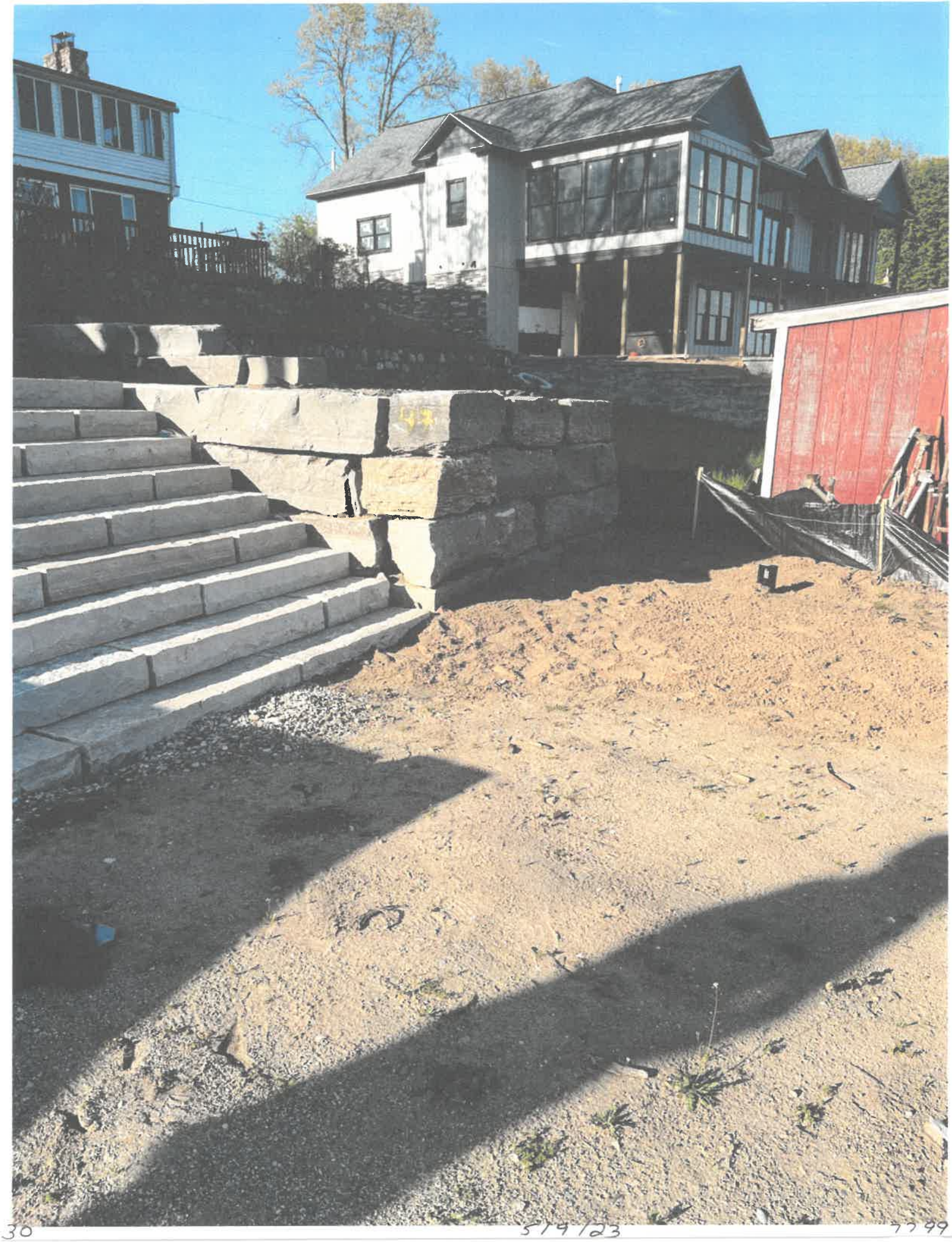
9

5/9/23

3

15 F19123 7784

17 5/9/23 7786



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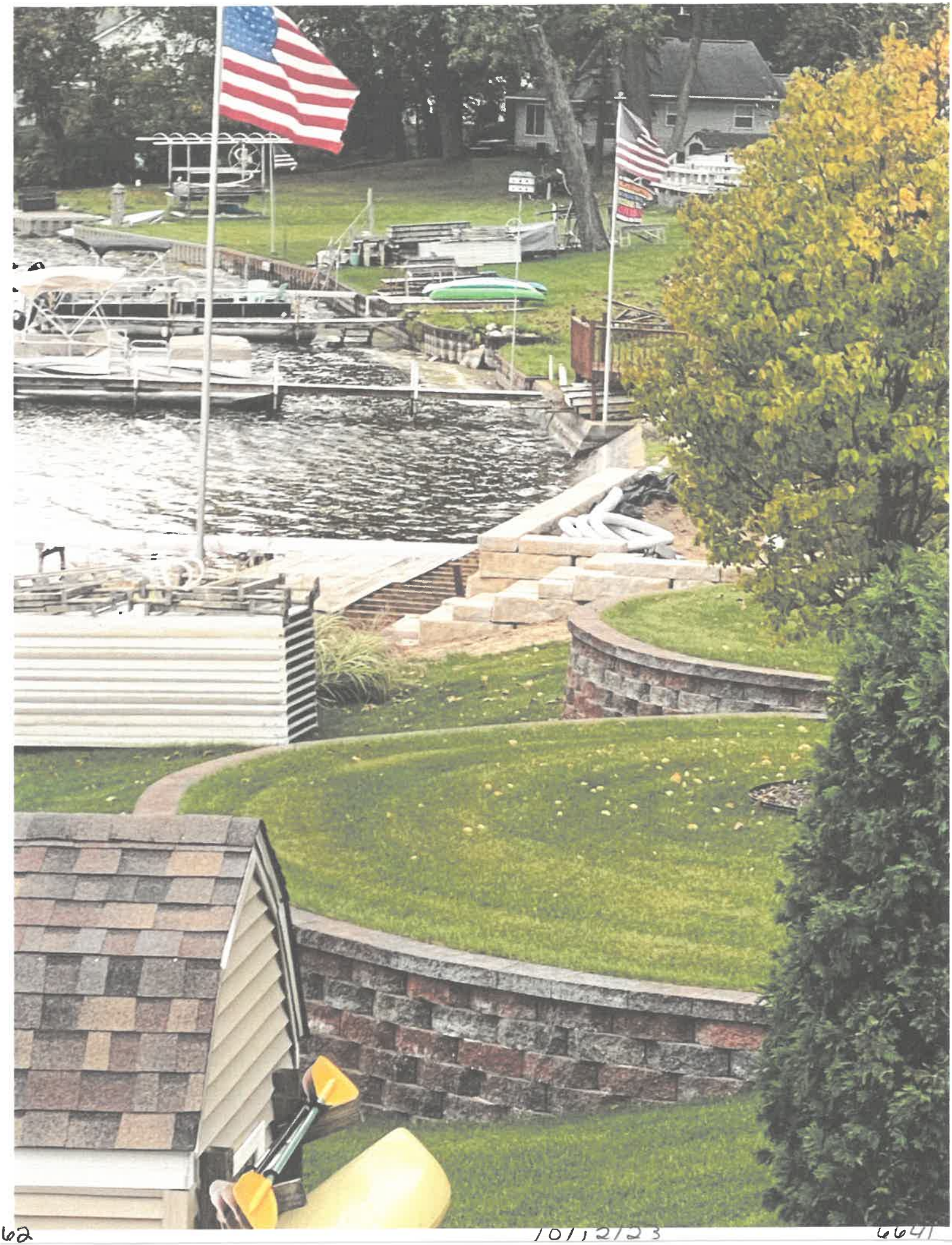
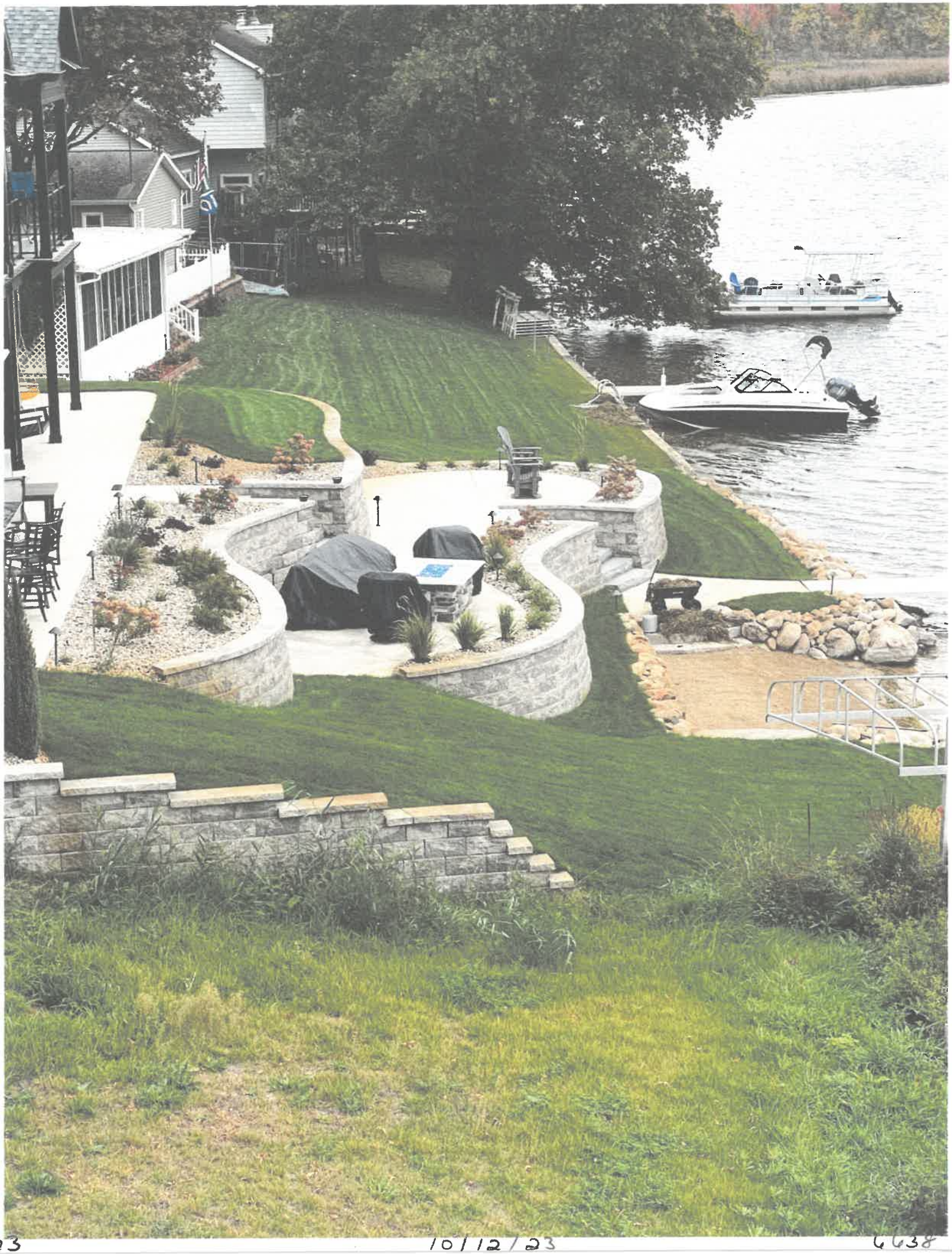
61 10/12/23 6633





66 10/12/23 Clapp 3