

101 Terra Coupe/ 421 W. Front

Former Shell Service Station

Hello,

Please consider this information regarding the Zoning variance being requested for the property plot listed as 101 Terra Coupe. This plot has two addresses with the other being 421 W Front which is the commercial side.

The initial purchase of the property was based upon it having the commercial area listed on the Front Street side to move forward with possible business opportunities while maintaining the 101 Terra Coupe house as a rental unit.

Prior to the purchase and review of all city tax and Department of Equality (DEQ) documents presented by the former owner, The property was listed as commercial. DEQ documentation was provided by the state since the service station side had a state sponsored cleanup some years ago to remove all petroleum contaminants from the property. I was not aware that the service station side of the property had been returned to a residential status until this spring when I inquired about the movement to the catering kitchen.

Please consider this variance change due the hardship that has been created since the service station side is not designed to be set up for residency. It still maintains all garage square footage and vehicle lift along with open concept areas for the store front portion as well as parking lot area.

Thank you for the consideration in this matter.

From Joe Carter

City of Buchanan Planning & Zoning
302 North Redbud Trail,
Buchanan, Michigan 49107
Phone (269) 695-3844 x 19 Fax (269)695-4330

General Information Application
For Land Development
(Complete application must be filed with the Zoning Administrator)

1. Applicant and Owner Information

Applicant(s)

Principle Contact:

Name JOE CARTER
Address 211 SYLVAN ST.
City BUCHANAN
State MI Zip 49107
Telephone 269 209 9951

Secondary Contact:

Name N/A
Address _____
City _____
State _____ Zip _____

Agent or Attorney:

Name N/A
Address _____
City _____
State _____ Zip _____

Is this property held in a trust? No

Name of trust N/A

Address N/A City N/A State N/A Zip N/A

Property Owner(s)

Principal Contact:

Name SAME
Address _____
City _____
State _____ Zip _____
Telephone _____

Architect (if applicable):

Name N/A
Address _____
City _____
State _____ Zip _____

Engineer (if applicable):

Name N/A
Address _____
City _____
State _____ Zip _____

[] Yes Note – for all trusts–Provide, as an attachment, a statement from the trustee verifying the names of all owners

2. Applicant and Purpose of Application

a. Applicant is (check one)

- Property Owner [] Attorney [] Agent
[] Other (specify) N/A

b. This application is a request for the following City of Buchanan action (check the appropriate action(s) requested.

- Rezone of Property [] Special Use Permit
[] Land Division Approval [] Zoning Variance(s)
[] Condominium Approval [] Plan Review with Plan Commission
 Other Action (please specify) Use Variance

c. The reason for the requested action(s) are as follows:

To allow For Commercial Kitchen to be installed
into retired gas station side of property.

d. The specific section(s) of the Zoning Ordinance or other City ordinance(s) which address the amendment, variance, or other action which is being requested:

Article XXIV Section 24.03

e. The following questions must be answered only if the application contains a request for a zoning variance:

- (1) Are the conditions which prevent the development of the property the result of action by an individual who has or had the property interest in the subject property?
[] Yes No

- (2) If the conditions were self – imposed (not hardship), please explain why the variance should be granted?

N/A

3. Site and Surrounding Property Information

a. Common address or property location of subject property:

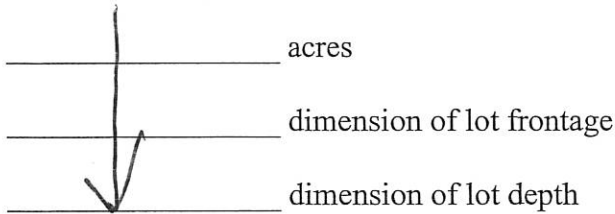
101 Terre Coupe - Residential
421 W. Front - Retired gas station
(DEQ removed all underground tanks)

b. Legal Description (Attach additional sheet if necessary):

Attached.

c. Permanent Real Estate Tax Identification Number: 11-58- 3150-0005-00-1

d. Parcel Size: Attached square feet



e. What are the current land uses and zoning on the land and adjoining parcels of land surrounding the site?

	Current Zoning	Current Use of Land
On Site	<u>Residential</u>	<u>Residential/Storage</u>
Property Abutting – North of Site	<u>Residential</u>	<u>Residential</u>
Property Abutting – South of Site	<u>Residential</u>	<u>Residential</u>
Property Abutting – East of Site	<u>Residential</u>	<u>Residential</u>
Property Abutting – West of Site	<u>Residential</u>	<u>Residential</u>

f. Describe any existing structures and the physical attributes of the site:

Former Shell Gas station. 2 bay Garage on West side.
Residence on South side + second Floor.

Description of the Proposed Development

a. Please describe the proposed use of the land and/or buildings assuming approval of the request:

101 Terra Coupe - Remain residential
421 W. Front - Commercial Kitchen

b. What is the proposed time frame for the build – out of the proposed development? 6 months or less

c. Please describe the number of buildings, square footage of each building and the total square footage of the development along with the required number of parking spaces for each intended use:

Building Use	Number of Buildings	Building Area (sq. ft.)	Total Building (sq. ft.)	Req. Parking
Single Family	<u>1/2</u>	<u>1500'</u>		
Multi Family	<u>N/A</u>			
Retail	<u>N/A</u>			
Office	<u>N/A</u>			
Industrial	<u>N/A</u>			
Other	<u>1/2</u>	<u>1738'</u>		

Other please specify type of use 1 structure split commercial & residential.

Totals 3238'

d. Please describe the number of water and sewer connections this development will require:

Building Use	Water Connections & Size	Sewer Connection
Single Family	<u>1"</u>	<u>4" to City 6" Lateral</u>
Multi – Family	<u>N/A</u>	<u>N/A</u>
Retail	<u>N/A</u>	<u>N/A</u>
Office	<u>N/A</u>	<u>N/A</u>
Industrial	<u>N/A</u>	<u>N/A</u>
Other	<u>1"</u>	<u>4" to City 6" Lateral</u>

Other please specify type of use Commercial Kitchen

Totals 2 (all ready existing)

e. Will the building within this proposed development house any hazardous materials at occupancy?

No

Yes – Please continue by describing the type and quantity of materials:

4. Fire Department Approval of Site and Building Plans:

The City requires that the Fire Department must approve all site and building plans. This application and associated documentation must be approved by the Fire Chief or his designee. This approval can be arranged by calling the Fire Chief’s office.

Approval Date: _____

Conditions Attached

By: _____

Yes

No

Title: _____

5. Required and Requested Attachments

a. _____ Plat of survey with legal description.

b. _____ Site plan of proposed use or project showing traffic patterns, parking locations and count, drainage patterns including detention areas, landscape plans, landscaping plans, exterior lighting locations and illumination pattern, building façade portrait and building size and location dimensions.

c. _____ Floodplain / hazard map (engineers drawing or FEMA map showing location of subject project).

d. Please include any additional comments or pertinent information below or on separate attachment to this application.

6. Signature and Declaratory Statement

a. Please describe the reason that this petition should be granted:

To establish commercial catering kitchen for small business opportunity in the City of Buchanan.

b. **Required Attendance at Public Hearing and / or Plan Commission Meeting(s):** The Plan Commission and the Board of Appeals have established a policy requiring the applicant or a designed representative of the applicant shall be present at any meeting or public hearing at which the matter will be considered. Failure of the applicant or designee of the applicant to appear before the Plan Commission or Board of Appeals is ground to postpone consideration of the application.

a. Declaratory Statement: I Joseph Carter, hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge and further, I acknowledge the attendance responsibilities of the applicant as set forth in paragraph b above.

b. Date: 7/2/2021


c. Applicant Signature: 

d. Notary Public Certification Statement

I Carol Ritter, Notary Public in and for the State of Michigan

hereby state that on the 2 day of July, 2021, the above captioned Applicant appeared before me and, under oath, stated that all matters contained in this

CAROL RITTER
Notary Public, State of Michigan
County of Berrien
My Commission Expires Aug. 11, 2024
Acting in the County of Berrien

Application for Land Development are true. 
Notary Public

My commission expires 8-11-2024

The following signature is required, for verification that this is a valid and complete application to be considered by the Plan Commission or Zoning Board of Appeals.

Date _____
Zoning Administrator

Meeting date for initial review: _____

CITY OF BUCHANAN, MICHIGAN
SITE PLAN CHECKLIST
ITEMS REQUIRED ON SITE PLAN

- ~~1.~~ Site Plan Drawn to scale – 1" = 100" or larger (example: 1" = 60", 1" = 50', 1" =40' etc.)
- ~~2.~~ Name of Project Noted.
- ~~3.~~ Owner's and/or Developer's Name and Address Noted
- ~~N/A~~ 4. Architect and or Engineer's Name and Address Noted
- ~~5.~~ Date
- ~~6.~~ Scales of Drawing Noted on Plan
- ~~7.~~ Existing Topography Shown at Intervals Not Less than Two (2) Feet
- ~~8.~~ Building Coverage Noted (percentage of total size and total square footage to be shown)
- ~~N/A~~ 9. Total Number of Parking Spaces Noted and Shown on Drawing
- ~~10.~~ Building Dimensions Shown
- ~~11.~~ Indicate Height of Buildings
- ~~12.~~ Street Names Indicated (Existing and Proposed)
- ~~N/A~~ 13. Indicate Existing and Proposed Right-of-Ways
- ~~14.~~ North Arrow Shown
- ~~15.~~ Locate Existing and Proposed Sanitary Sewers, Storm Sewers and Water Mains (Note for purposes of site plan review the proposed utilities need only be shown roughly)
- ~~16.~~ Locate any Existing and Proposed Storm Water Detention / Retention Areas
- ~~N/A~~ 17. Locate Existing Trees and Plantings
- ~~N/A~~ 18. Note Location of Proposed Plantings
- ~~19.~~ Note Location of all Sidewalks
- ~~N/A~~ 20. Rough Sketches Showing Architectural intent.

04-11-03
REV12-08-2009

Page 7

Beacon™ Berrien County, MI

Summary

Parcel Number 58-3150-0005-00-1
 Property Address 101 TERRE COUPE RD
 BUCHANAN MI 49107
 Brief Tax Description ALL LOT 5 EXC E 66' THEREOF HIMES ADD TO CITY OF BUCHANAN
 (Note: Not to be used on legal documents)
 Class 201
 School District 11310
 Map # 035-1
 Acres 0.00
 Liber/Page 3282/2378
 Plate Number F5T

Owners

Owner
 CARTER JOSEPH

Tax Payer

101 TERRE COUPE RD
 BUCHANAN, MI 49107

Valuation

Year	Assessed Value	State Equalized Value	Taxable Value
2019	\$25,600	\$25,600	\$19,362
2018	\$31,200	\$31,200	\$19,001
2017	\$24,500	\$24,500	\$18,556

Berrien County assumes no legal responsibility for the information contained herein, which is provided "AS IS" with no warranties of any kind.

User Privacy Policy
 GDPR Privacy Notice

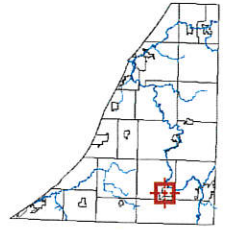
Last Data Upload: 3/30/2021, 2:13:43 AM















Version 2.3.113



Overview



Legend

-  Survey Townships
-  Railroads
- Roads**
 -  <all other values>
 -  Interstate
 -  Major Arterial
 -  Minor Arterial
 -  Roads
-  Parcels
-  Lakes
-  Rivers
-  Parcel
-  Lake Michigan

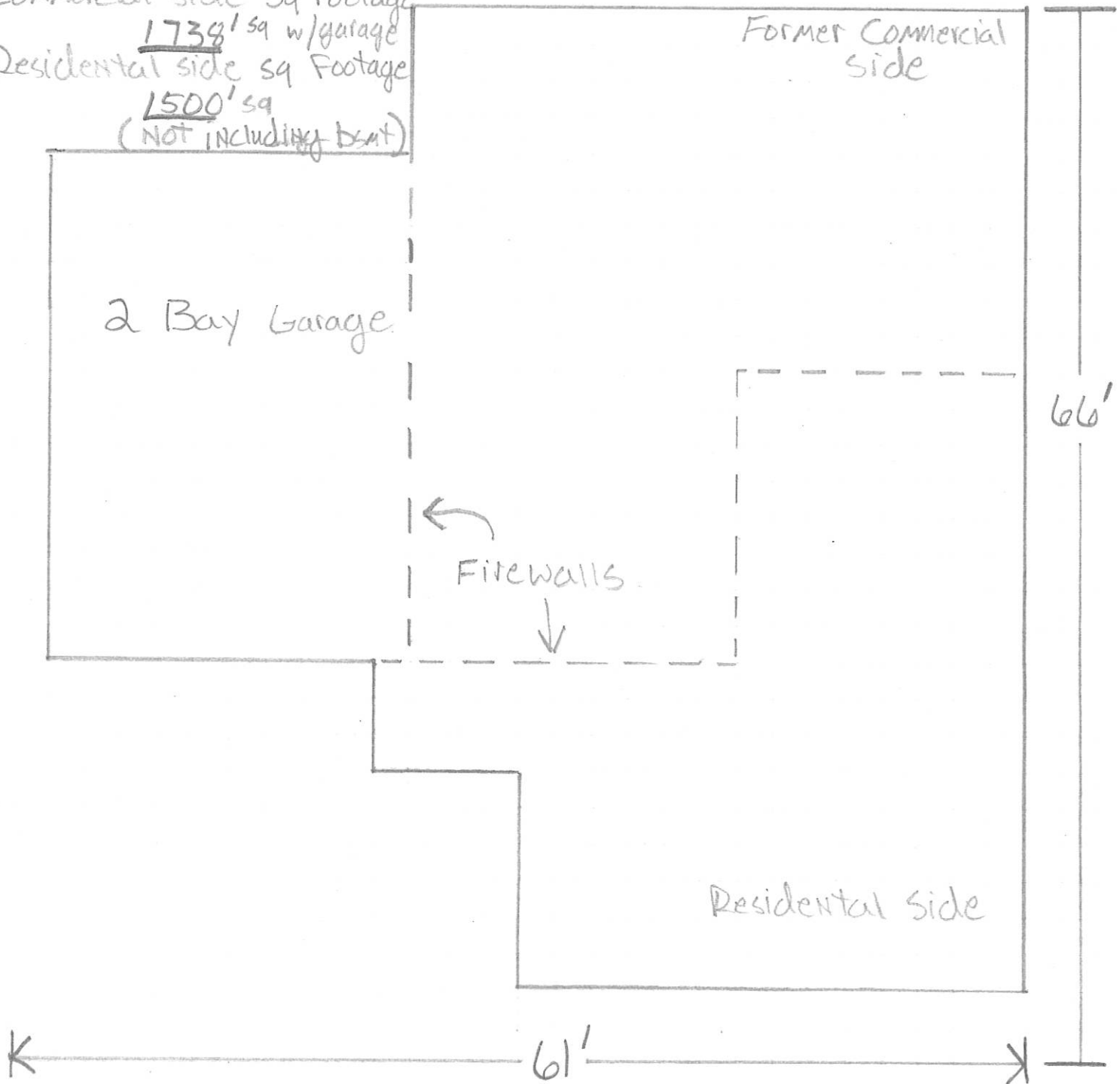
Parcel ID	11-58-3150-0005-00-1	Alternate ID	n/a	Owner Address	CARTER JOSEPH
Sec/Twp/Rng	n/a	Class	201		101 TERRE COUPE RD
Property Address	101 TERRE COUPE RD BUCHANAN	Acreage	n/a		BUCHANAN, MI 49107
District	11310				
Brief Tax Description	ALL LOT 5 EXC E 66' THEREOF HIMES ADD TO CITY OF BUCHANAN <i>(Note: Not to be used on legal documents)</i>				

Date created: 3/30/2021
Last Data Uploaded: 3/30/2021 2:13:43 AM

Developed by  Schneider
GEOSPATIAL

JOE Carter - Former Shell station 4/19/21 Building

- Former Commercial side Height 13'
- Residence Side TO Gable Crest 22'9"
- Commercial side Sq Footage 1738' sq w/garage
- Residential side sq Footage 1500' sq (NOT INCLUDING BEAT)



JOE Cartel - Former Shell Station 4/19/21

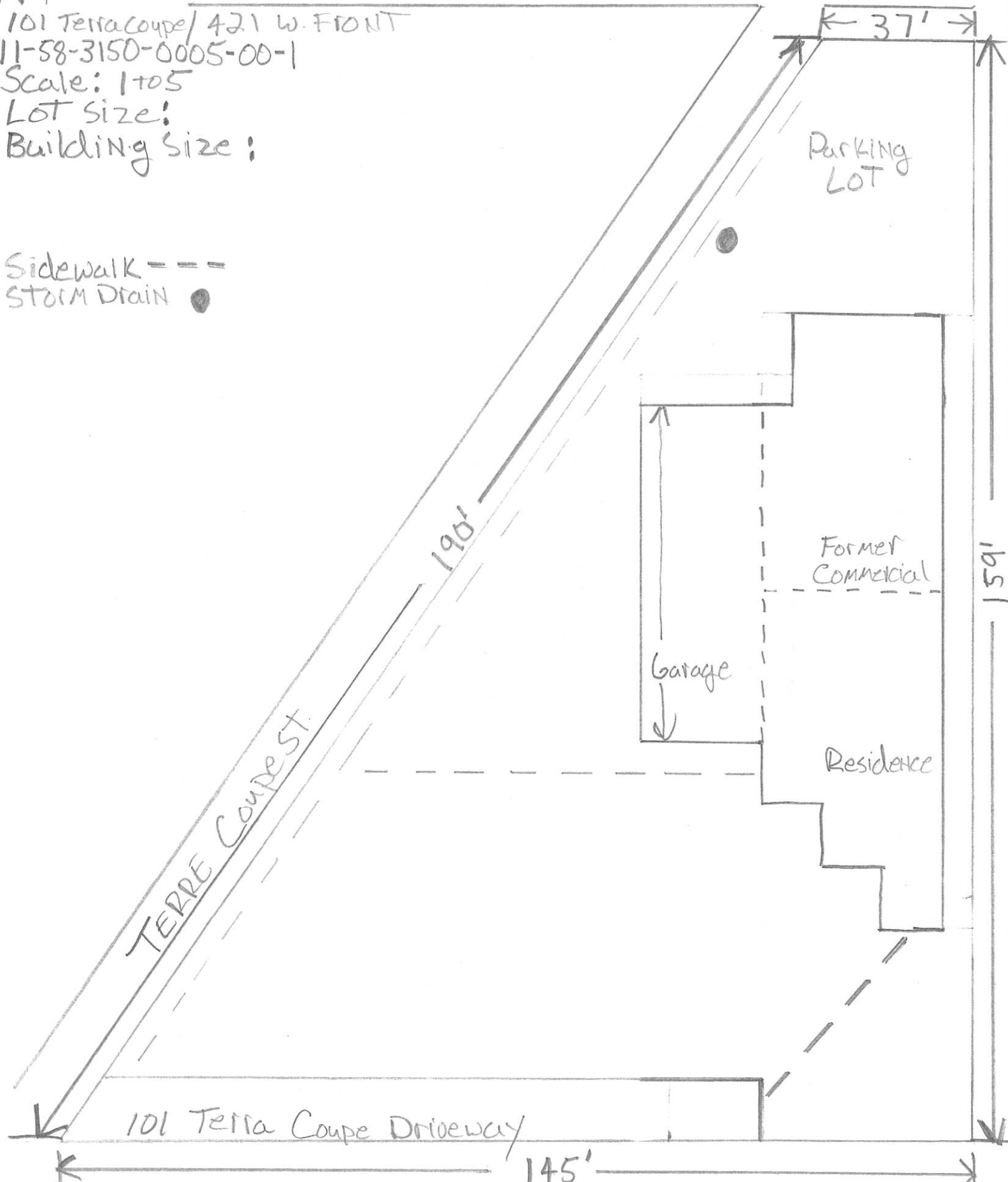
LOT

W. FRONT ST.



- 101 Terra Coupe / 421 W. FRONT
- 11-58-3150-0005-00-1
- Scale: 1 to 5
- Lot Size:
- Building Size:

Sidewalk - - - -
 Storm Drain ●



421 W. FRONT
(101 TERRACE)
ROUGH FLOOR
PLAIN

House

Fire
Wall

House

Fire well

Utility

Storage

Garage
Door
(36")

Garage
Bays

Dry
Storage

Front
Door

