

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 James C Kennedy  
Address 419 W Front ST  
City Buchanan  
State MI Zip 49107  
Telephone 269-695-6227

Secondary Contact:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_

Agent or Attorney:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner(s)

Principal Contact:

Name Same  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_

Architect (if applicable):

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_

Engineer (if applicable):

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_

Is this property held in a trust?  No

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

Name of trust \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**2. Applicant and Purpose of Application**

a. Applicant is (check one)

Property Owner       Attorney       Agent

Other (specify) \_\_\_\_\_

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

- Rezone of Property
- Land Division Approval
- Condominium Approval
- Special Use Permit
- Zoning Variance(s)
- Plan Review with Plan Commission

Other Action (please specify) Reaffirm my parking area on the west side of my property - The area for 419 1/2

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

Was cited for parking on the 419 1/2 parking area. A spot that has been parking for over 70 years

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: \_\_\_\_\_

Section 19.04  
19.03 B

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?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. Site and Surrounding Property Information**

a. Common address or property location of subject property:

419 + 419 1/2 West Front Street

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

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c. Permanent Real Estate Tax Identification Number: 11-58- \_\_\_\_\_

d. Parcel Size: \_\_\_\_\_ square feet

\_\_\_\_\_ acres

\_\_\_\_\_ dimension of lot frontage

\_\_\_\_\_ dimension of lot depth

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                           | _____          | _____               |
| Property Abutting – North of Site | _____          | _____               |
| Property Abutting – South of Site | _____          | _____               |
| Property Abutting – East of Site  | _____          | _____               |
| Property Abutting – West of Site  | _____          | _____               |

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

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**Description of the Proposed Development**

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

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b. What is the proposed time frame for the build – out of the proposed development? \_\_\_\_\_

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 | _____               | _____                   | _____                    | _____        |
| Multi Family  | _____               | _____                   | _____                    | _____        |
| Retail        | _____               | _____                   | _____                    | _____        |
| Office        | _____               | _____                   | _____                    | _____        |
| Industrial    | _____               | _____                   | _____                    | _____        |
| Other         | _____               | _____                   | _____                    | _____        |

Other please specify type of use \_\_\_\_\_

Totals \_\_\_\_\_

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

| Building Use   | Water Connections & Size | Sewer Connection |
|----------------|--------------------------|------------------|
| Single Family  | _____                    | _____            |
| Multi – Family | _____                    | _____            |
| Retail         | _____                    | _____            |
| Office         | _____                    | _____            |
| Industrial     | _____                    | _____            |
| Other          | _____                    | _____            |

Other please specify type of use \_\_\_\_\_

Totals \_\_\_\_\_

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:

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**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.

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**6. Signature and Declaratory Statement**

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

This area has always been a parking Area for the 419 1/2 side of the house.

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 James Kennedy, 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: 3/29/21

c. Applicant Signature: [Signature]

d. Notary Public Certification Statement

I Christy Layman, Notary Public in and for the State of Michigan hereby state that on the 29 day of March, 2021, the above captioned Applicant appeared before me and, under oath, stated that all matters contained in this

Application for Land Development are true.

Christy Layman  
Notary Public

My commission expires January 14, 2026



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
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)
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)
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
17. Locate Existing Trees and Plantings
18. Note Location of Proposed Plantings
19. Note Location of all Sidewalks
20. Rough Sketches Showing Architectural intent.

04-11-03  
REV12-08-2009

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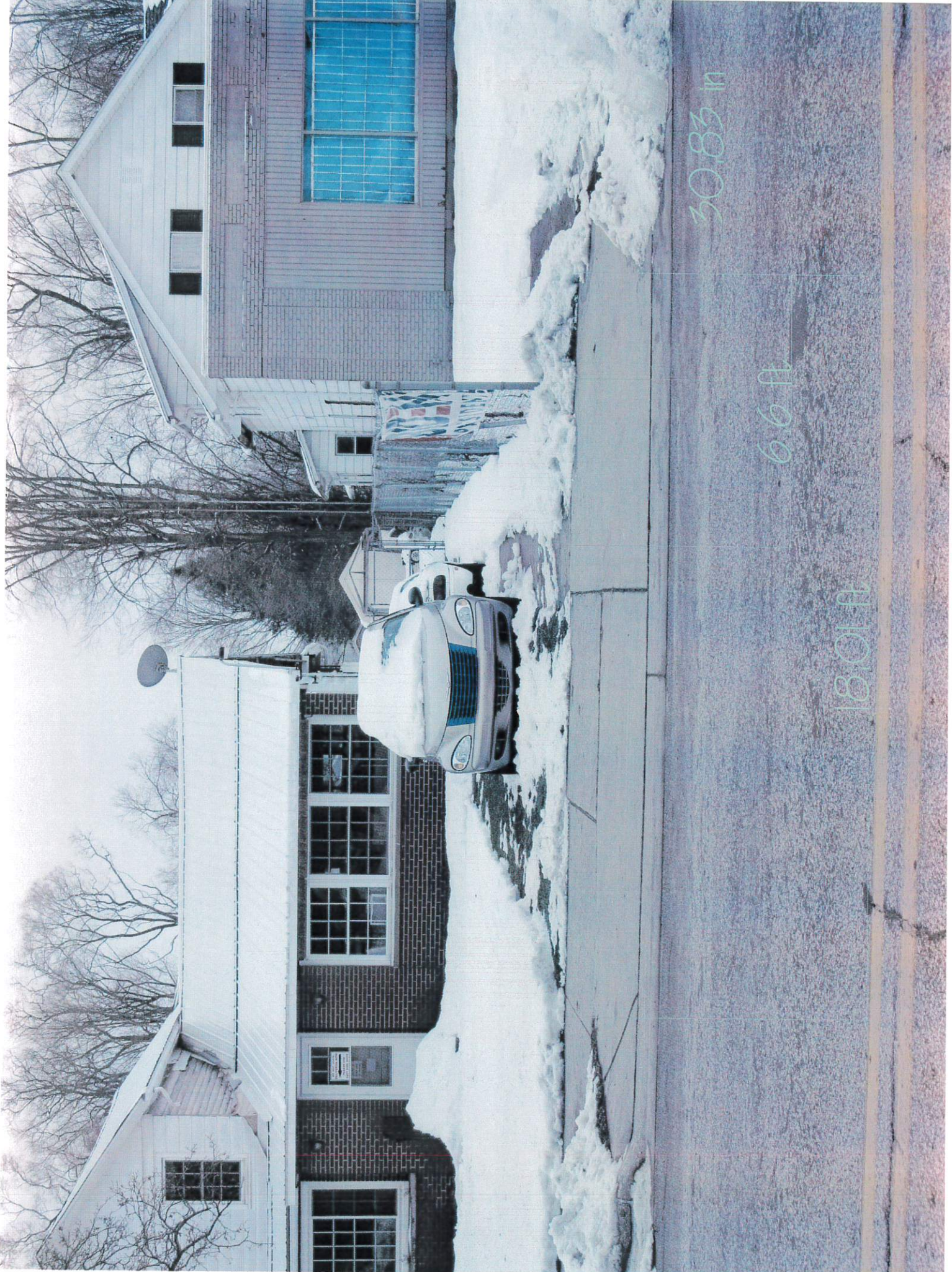
419 1/2

HAROLD P. JACKSON

HELENS  
SEWING







30.83 in

6.6 ft

18.01 ft





Ms. Grace,

Here are the photos that we discussed in the matter of the parking area at 419 West Front St. As you can see we have been parking here for many years as the "Sewing Room" side of the house is actually listed as 419 ½ Front Street. Even Officer Wonacott remembers parking there when he brought sewing to my grandmother's sewing business and I am sure many other of the Fire and Police, not to mention generations of girls getting their prom dresses hemmed would remember parking there. I moved back here in 2011 after my grandmother passed and I inherited the house. I have been parking there ever since.

I do not understand the problem that Dick Mann has with my family but this is an ongoing dispute about what and where I can park out front. This same thing was brought up over half a decade ago and I had discussions about it with Mr. Marx. I thought that the matter was settled but within days of Mr. Marx leaving town for retirement I was served for the same thing again. This so smacks of harassment that I am tempted to file but am trying to just get this settled without too much problem.

As you can see, 418 across the street from me also has 2 driveways, neither of them paved. If these regulations are to be applied to me at my home why are they not being applied all across the city? As you can see from the photo of the front of the drive area at my house the curb is poured as a driveway apron for that area. This is the way it was many years ago and then re-poured this way when the city widened Front St. in the 1980's.

I ask for a meeting to discuss this or please pass on to the Zoning Commission so I can appeal.

Thank you,

James "Chris" Kennedy

419 W. Front Street

269-695-6227

PAID  
APR 22 2021  
CITY OF BUCHANAN

**RECEIPT** DATE 4-22-21 No. 468189

RECEIVED FROM James Kennedy \$ 200<sup>00</sup>

- Zoning Appeal Permit - DOLLARS

FOR RENT  
 FOR #101.482

|          |  |  |                       |
|----------|--|--|-----------------------|
| ACCOUNT  |  | <input type="radio"/> CASH             | <u>1043</u>           |
| PAYMENT  |  | <input checked="" type="radio"/> CHECK | FROM _____ TO _____   |
| BAL. DUE |  | <input type="radio"/> MONEY ORDER      | BY <u>R. Cornwell</u> |
|          |  | <input type="radio"/> CREDIT CARD      |                       |

3-11

**JAMES KENNEDY**  
419 W FRONT ST  
BUCHANAN, MI 49107

Date 4/22/21 1043  
74-8485/2724 03

Pay to the Order of City of Buchanan \$ 200<sup>00</sup>

Two hundred and no/100 Dollars

**HONOR**  
CREDIT UNION  
www.honoreu.com  
800-442-2800

For Zoning Appeal

⑆ 272484852⑆0000041680010⑆ 1043

Hastand Clarke IN TOUCH CUSTOM CREATIONS