

\$ 1000 Fee

\$ 2000

Escrow

APPLICATION FOR SPECIAL USE PERMIT/ HOME OCCUPATION
CITY OF THE VILLAGE OF DOUGLAS PLANNING COMMISSION

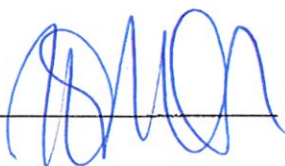
1. Name Erhan Kara-Kara Real Estate LLC
2. Address 98 W. Center St. Douglas, MI 49406 Po box 753
3. Phone Home 269-2688470 Work _____
4. Legal description of property subject of request:
Lot 2 Block 1 Spencer's Addition
Lot size 66' x 132' : 8712 sqft : each floor is 1450 sqft.
There are 3 floors including ground floor in the back.
5. Street address of property subject of request 98 W. Center St. Douglas
6. Is applicant the owner of the property: Yes X No _____
If No, give name and address of the property owner

7. How is the property presently zoned? C-1
8. If you are requesting approval for a HOME OCCUPATION, please submit with this application the following information:
- a) The total floor area of the residence _____
 - b) The area of the room or rooms of the house to be utilized in the conduct of the home operation. _____
 - c) A sketch showing the floor plan and the area to be utilized in the conduct of the home occupation _____
 - d) Describe the nature of the home occupation _____
- Please note that all home occupations can only be approved subject to the limitations provided in Sec. 14.5 © of the Zoning Ordinance.
9. Unless already described in #8, give a brief description of the SPECIAL USE requested.
Short term rental of 4 units at the building.
10. Is the SPECIAL USE, which you are requesting, provided for under CHAPTER 25 of the Douglas Village Zoning Ordinance? Yes

I certify that I have read and understand Article 25 - Special Use Procedures of the Zoning Ordinance and that all of the information provided herein is true and accurate to the best of my knowledge, information and belief.

Dated 01/28/2025

Application fee of \$~~250~~ 3000.00 (\$1000 fee, \$2000 for escrow)

Signature of Applicant 

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A SUMMARY OF PLANNING COMMISSION ACTION

1. Date of Public Hearing, if one was held _____
2. Action taken by Planning Commission and date taken _____

3. Application was Denied for following reasons _____

02/02/2025

By Erhan Kara
Kara Real Estate LLC
PO box 753, Douglas, MI
Ph: 269 268 8470
erhan.kara@aol.com

To the respectable City of Douglas zoning administrator,
Douglas City planning commission and DDA,

This is a change of use application that I'd like to present here for the possibility of converting the residential and commercial units at the 98 W. Center St to be used as short term rental properties.

Currently there are 2 units on each of the floors (upper and basement) that I am requesting to obtain short term rental permits. Main entrance floor is rented by Water Street Gallery in its entirety, as well as the basement unit #1.

I have presented the drawing where I have designated 6 parking spaces at the back of the property for a total of 4 short term rental units. (Though only 3 units shall be used as STR within the next 3 years and the 4th unit shall be considered for STR depending on the future financials of the rentals.

This property was built in 2002 and the City of Douglas should have all the specs of the building related to the outside lighting, electrical boxes, utility placements, landscaping and the backyard parking area. No changes were ever made to it since its inception in 2002.

PS: Currently the basement unit #1 that is rented by the Water Street Gallery does not have a bathroom built in. The space for it was designated but never realized in 2002. I am obtaining estimates from professionals for one to be built in.

File No./Escrow No.: 03-24932435-HOL
 Print Date & Time: 01/21/25 10:24 AM
 Officer/Escrow Officer: Christina
 Leathers
 Settlement Location:
 ATA National Title Group, LLC - Holland
 324 N. 120th Ave., Ste. 20
 Holland, MI 49424

ATA National Title Group, LLC
 ALTA Universal ID: 1033513
 324 N. 120th Ave., Ste. 20
 Holland, MI 49424



Property Address: 98 W Center St
 Douglas, MI 49406.

Borrower/Buyer: Kara Real Estate LLC, a Michigan limited liability company
 311 Water St Apt 1121
 Saugatuck, MI 49453

Seller: Retrogetaway, Inc., a Michigan corporation
 P.O. Box 337
 Douglas, MI 49406

Lender: Horizon Bank, 77 E 8th St, Holland, MI, 49423

Settlement Date: 01/21/2025
 Disbursement Date: 01/21/2025
 Additional dates per state requirements:

proof of
 building
 ownership

Description	Seller	
	Debit	Credit
Financial		
Sale Price of Property		\$880,000.00
Prorations/Adjustments		
Security Deposit Transfer	\$3,300.00	
City/Summer Taxes from 01/01/2025 to 01/21/2025	\$376.31	
County/Winter Taxes from 01/01/2025 to 01/21/2025	\$150.77	
January Rent Proration from 01/21/2025 to 01/31/2025	\$1,267.48	
Title Charges & Escrow / Settlement Charges		
Title - Owner's Title Insurance to ATA National Title Group, LLC - Holland	\$2,550.00	
Title - Settlement / Closing Fee to ATA National Title Group, LLC - Holland	\$350.00	
Commission		
Real Estate Commission - Listing to Century 21 Affiliated	\$17,600.00	
Real Estate Commission - Selling to Jaqua Realtors	\$22,000.00	
Government Recording and Transfer Charges		

BUSINESSOWNERS POLICY | NEW POLICY DECLARATIONS

Effective Date January 21, 2025	Policy Period (12:01 a.m. standard time) 01/21/2025 TO 01/21/2026	Policy Number BO-11589386
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Named Insured and Mailing Address:

**KARA REAL ESTATE LLC
PO BOX 753
DOUGLAS MI 49406-0753**

proof of
building
ownership

Payment Plan: **Full Pay**
Payment Method: **Manual**
Account Number: **1001955242**
Agent: **SPEARS AGENCY**
380 GARDEN AVE
HOLLAND MI 49424-8656
616-396-3333
aspears@fbinsmi.com



For 24-hour claim reporting, call 877-FBINSMI (324-6764) or visit our website at FarmBureauInsurance.com.

This policy is exempt from the filing requirements of section 2236 of Michigan's Insurance Code of 1956, as amended, 1956 PA 218, MCL 500.2236.

In return for the payment of the premium and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy. This policy consists of the following Coverage Parts. The premium may be subject to adjustment.

Description of Business

<u>Business Type</u> MERCANTILE	<u>Type of Legal Entity</u> LIMITED LIABILITY COMPANY
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Description of Premises

<u>Loc. No.</u>	<u>Location Address</u>		<u>Protection Class</u>
1	98 CENTER ST, DOUGLAS, MI 49406-5284		3

<u>Bldg. No.</u>	<u>Occupancy</u>	<u>Construction</u>	
1	Mercantile	Frame Construction	
	<u>Roof Type</u>	<u>Year Roofing Replaced</u>	

Building Description: LRO - Mixed use

Property Coverage

<u>Loc No.</u>	<u>Bldg. No.</u>	<u>Type of Property*</u>	<u>Valuation Method **</u>	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Windstorm or Hail Deductible</u>	<u>Building Annual Increase Percentage</u>
1	1	Building	RC	\$ 736,000	\$ 1,000	N/A	8%

Art Galleries - Other Than Not-for-profit

*BPP = Business Personal Property BPPY = Business Personal Property Permanent Yard Storage
**RC = Replacement Cost ACV = Actual Cash Value FV = Functional Valuation

Date of this notice: 01-13-2025

Employer Identification Number:
33-2799506

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:
1-800-829-4933

KARA REAL ESTATE LLC
ERHAN T KARA SOLE MBR
PO BOX 753
DOUGLAS, MI 49406

proof of ownership

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 33-2799506. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

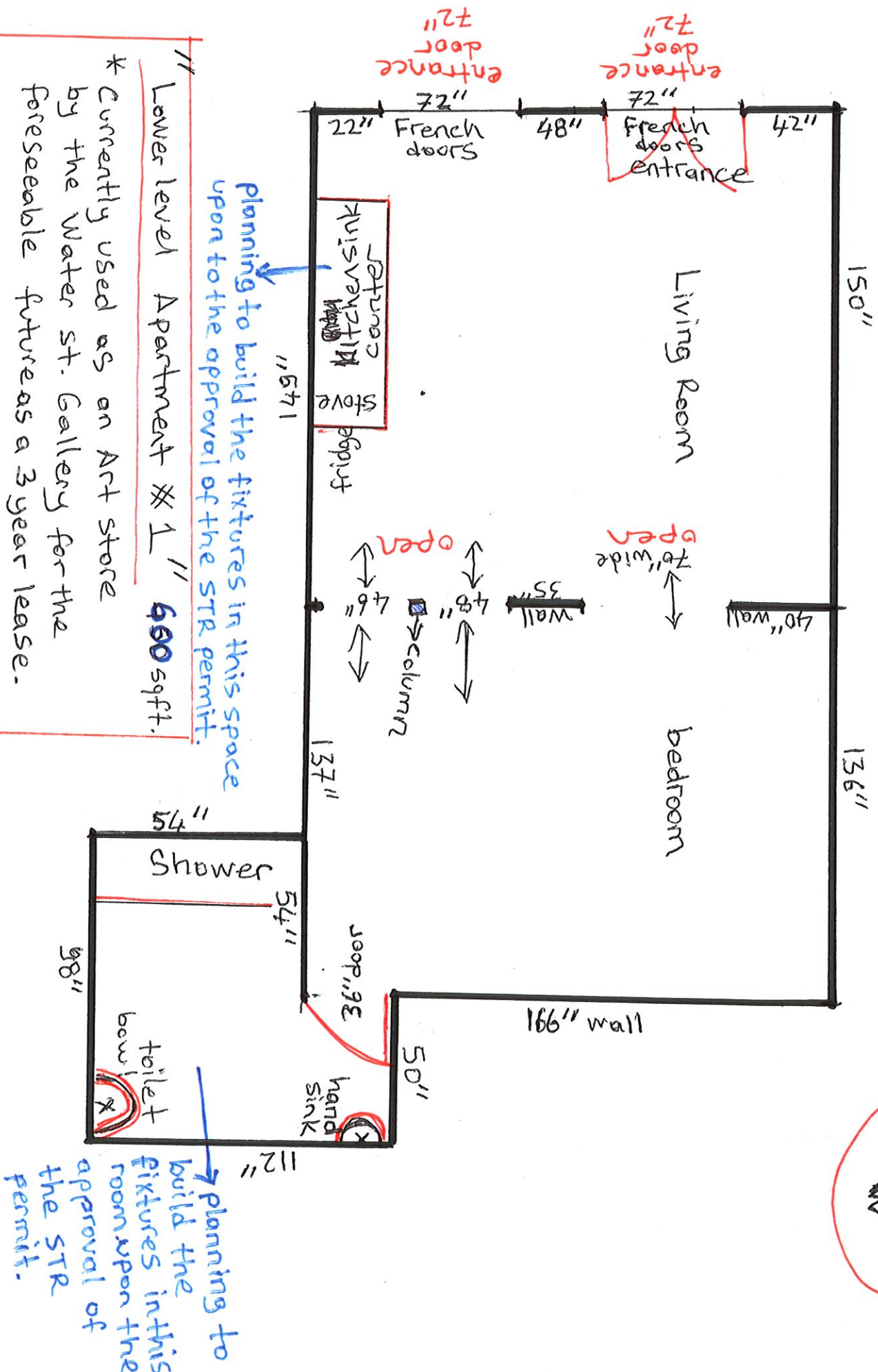
To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your :

Kara Real estate LLC

EIN # 33-279 9506

Erhan Kara
owner

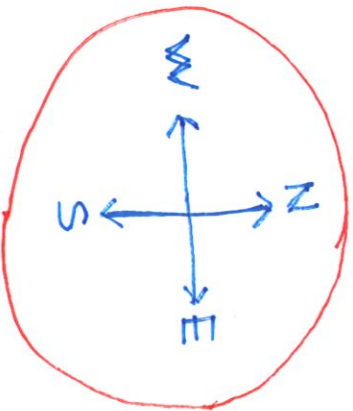
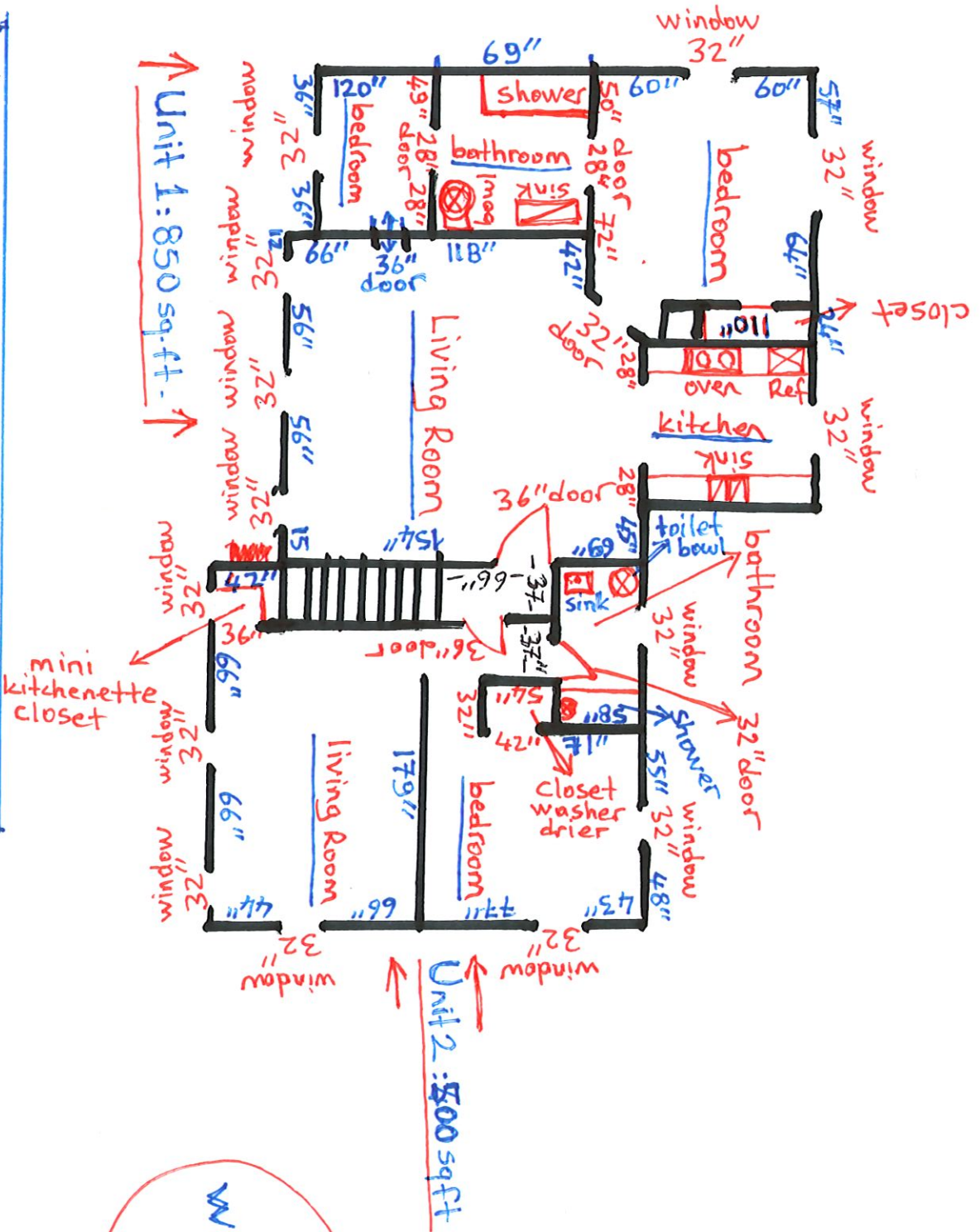


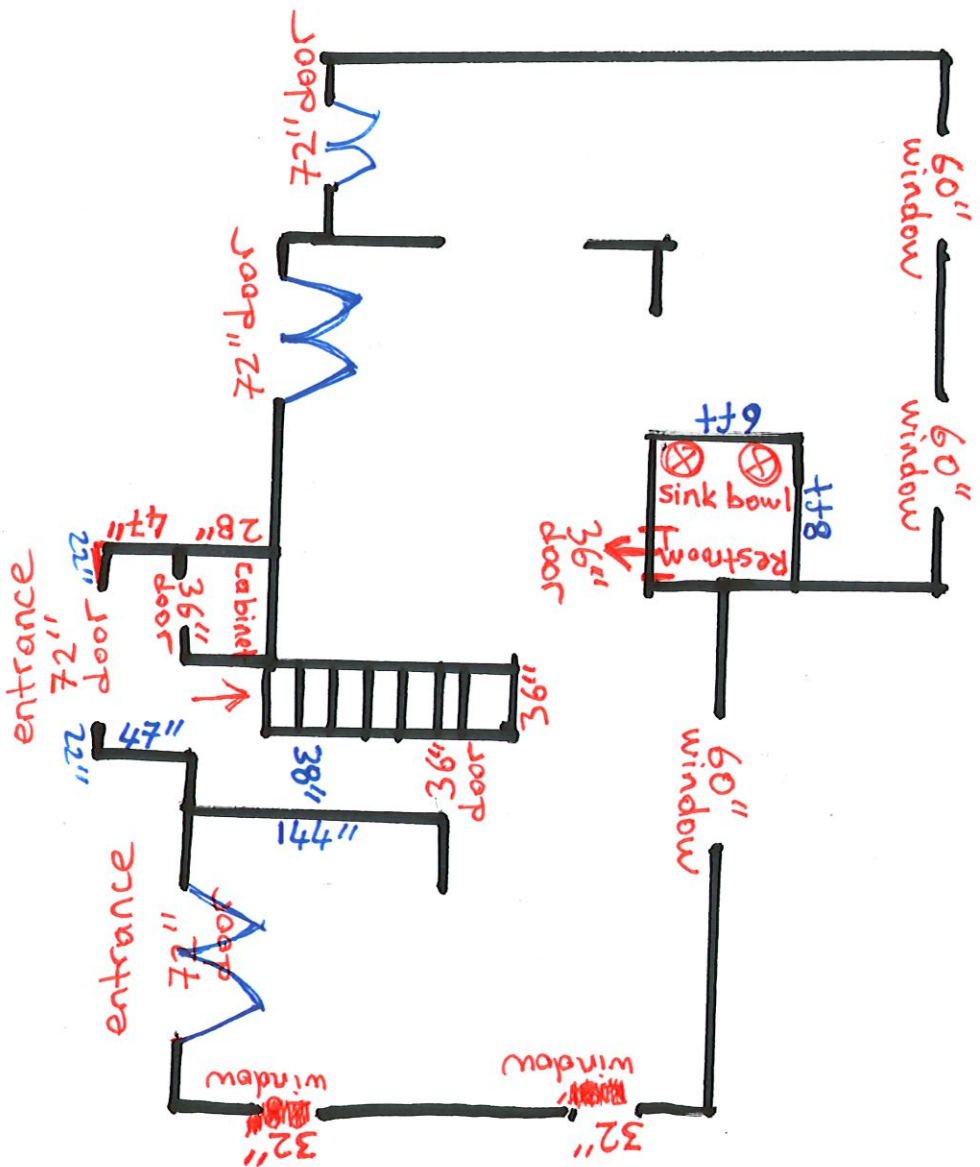


→ planning to build the fixtures in this room upon the approval of the STR permit.

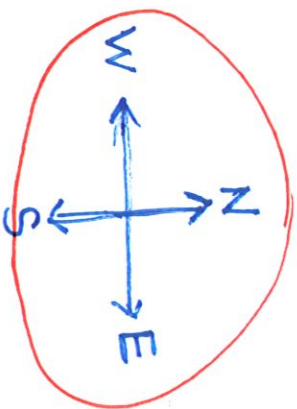
* Currently used as an Art store by the Water st. Gallery for the foreseeable future as a 3 year lease.

Upper Floor Plan for 2 units
98 W. Center St. - Douglas

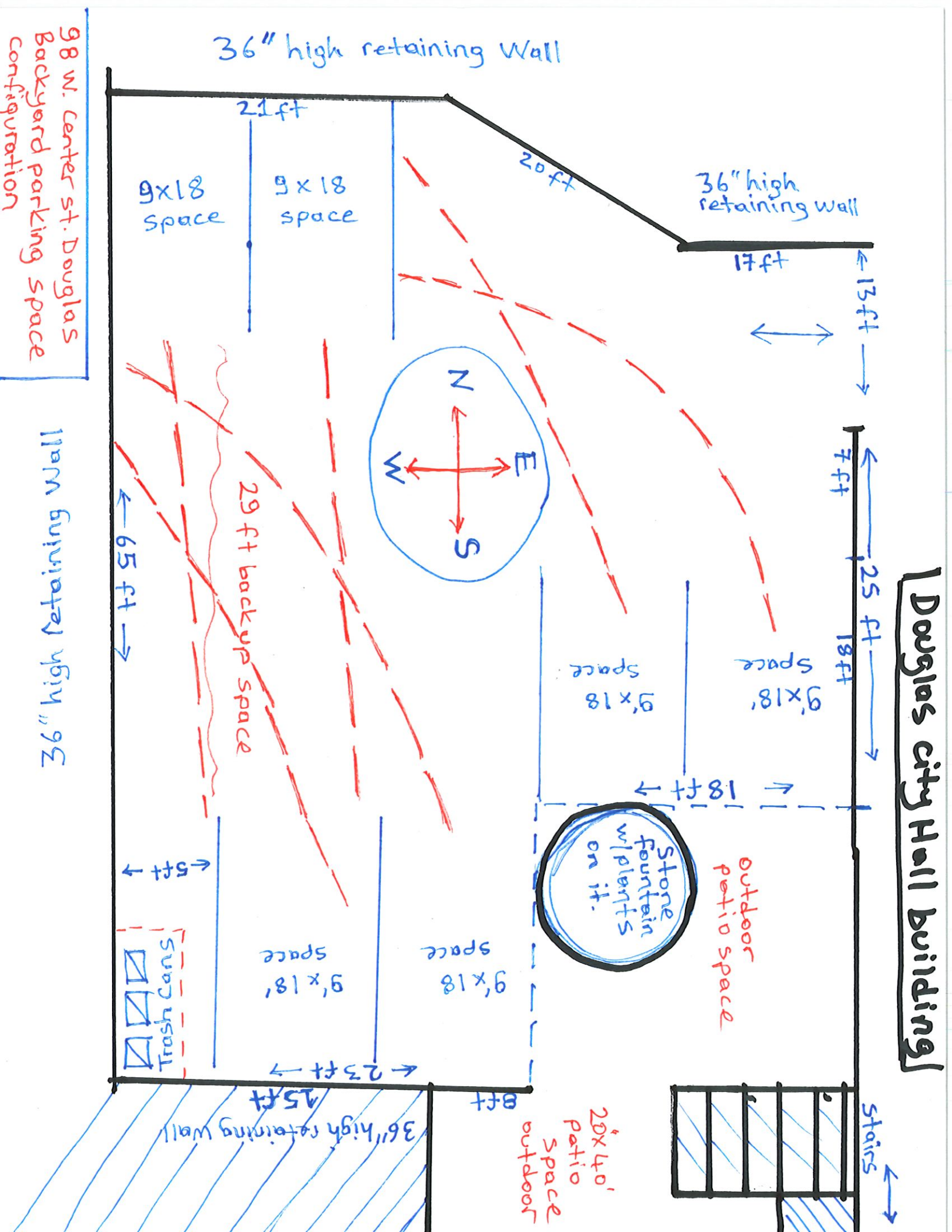




11" Main Floor Plan 1450 sq ft 11"
 Center street level.
 Currently occupied by Water st. Gallery.
 98 W. Center st. Douglas



Douglas City Hall building



98 W. Center st. Douglas
Backyard parking space
configuration

Wall Guinness high, 92

← 132 ft →

fence

Trash

3 ft retaining wall around

65 ft

8x18

9x18

21 ft

29 ft

9x18

9x18

23 ft

98

Large planter

25 ft

9x18

9x18

20 ft

20 ft

17 ft

13 ft opening
entrance



View



98 W Center St



← 66 ft →

