

# Gladstone

MICHIGAN



## Zoning Land Use Application

Any land use within the city shall not be commenced or changed, and no structure shall be erected or enlarged, until the person conducting such use or erecting or enlarging such structure has obtained a zoning compliance permit from the zoning administrator.

The permit fee payment is required prior to the Zoning Administrator's review and can be found in the current fiscal year fee schedule.

### Applicant Information

\*If submitting on behalf of an owner, please complete a Letter of Authorization.

Name of Applicant/Company: BRASSICK Construction Inc

Phone Number: 906-630-1304 Email: Jabrassick@charter.net

Is the applicant the owner of the property?  Yes  No

### Property Owner Information (If Different)

Property Owner's Name Mladstone Senior Corporation

Phone Number: 906-428-2201 Email: gladstoneseniorcentercorp@gmail.com

Mailing Address: 303 N 8th Street

Please indicate the type of property:  Corner Lot  Interior Lot

### Property Information

Property Address: 303 N 8th Street Gladstone, MI

Legal Description of Property: (See Attached)

Zoning District: B-2<sup>PW</sup> Lot Size (Square Feet): 29,192.6

Lot Length (Feet): 329.8' Lot Width (Feet): 90'

How many buildings currently exist on the property? 2

What is the square footage of the existing buildings/structures on the property? (List all that apply.)

Building/Structure Description:

Square Footage:

Senior Center Building 7656

Storage Building 400

Is the property in a 100-year flood plain?  Yes  No <sup>PW</sup>

**New Construction Information**

Are you proposing a new building or an addition to an existing structure?  Addition  New Build

Please indicate which proposed use best describes the project for which you are applying:

- Commercial Building
- Garage
- Home (Single-Family)
- Home (Two-Family)
- Home (Multi-Family)
- Shed
- Mobile Home
- Other \_\_\_\_\_

What are the dimensions of the proposed build or addition in feet?

Length: 32' Width: 28' Height: 9' Walks

Type of Roof on Proposed Structure:

- Flat
- Gable
- Gambrel
- Hip
- Mansard

How far is the new construction from the property lines (in feet)?

Front Setback: 270' Side Setback (1): 53' Side Setback (2): 5' Rear Setback: 12'

What is the estimated value of new construction? 42,000<sup>00</sup>

**Garage & Shed Information**

If the proposed build includes a garage or shed, please complete the information below:

Is the garage or shed attached or detached to another structure?  Attached  Detached  Not Applicable

If another structure exists on the property, what is the distance (in feet) between the proposed structure and the nearest existing building? 44'

To your knowledge, does the property currently have any approved variances, nonconforming uses, special land uses, or agreements with the City of Gladstone?  Yes  No

If yes, please provide the details (you may attach additional documentation): \_\_\_\_\_

Are there any public right-of-ways, easements abandoned/vacated alleys, or conditions that exist on the property?  Yes  No

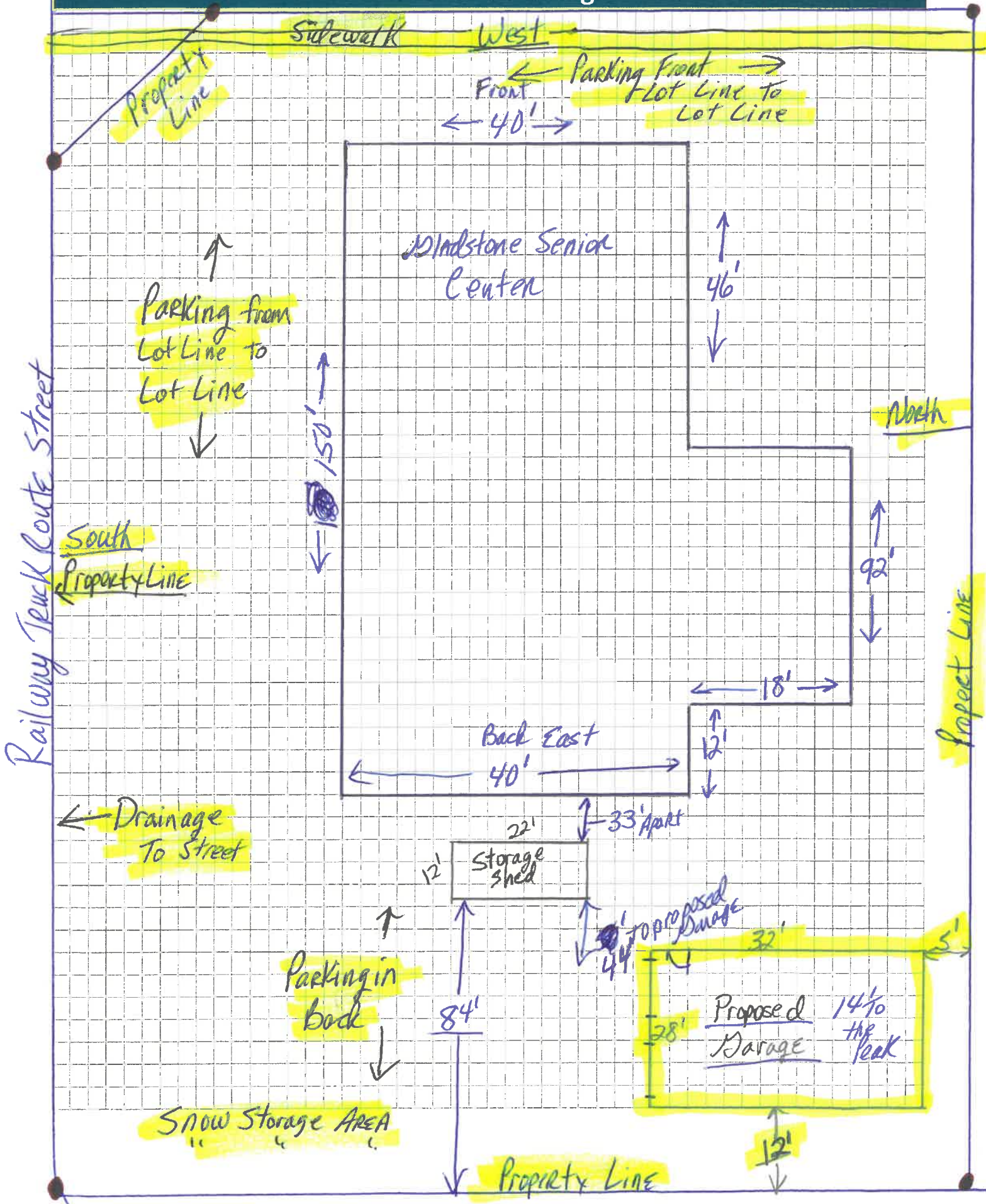
If yes, please provide the details (you may attach additional documentation): \_\_\_\_\_

**\*TAKE NOTE: It is the property owner's responsibility to determine where the property lines are and/or any restrictions of development that exist with the property.**

Please attach a site plan showing the location of all existing and proposed buildings, driveways, hedges and fences, public streets and alleys in accordance with the City of Gladstone's Code of Ordinances, Section 30-509. Further clarification can be found on the following page.

8th street

# Site Plan Drawing



We, the undersigned owner/agent of the above-described property hereby apply to you for a Zoning Land Use Permit with a sketch drawn to scale, showing actual dimensions and shape of the lot, exact sizes, and locations of existing buildings on the lot and locations and dimensions of the proposed buildings or alterations. The property owner(s) shall verify any existing easement(s) and/or right-of-way(s). The applicant certifies the information submitted is accurate. The applicant states that he/she has the property owner's authority to execute this agreement and permit. Any certificate issued upon a false statement of any fact which is material to the issuance hereof, shall be void. All questions must be answered.

Submitted By (Please Print): James A Brassick

Signature: James A Brassick Date: 9-22-25

**SITE PLAN CHECKLIST**

Before you submit your application, please ensure all the items below are included in your site plan. Incomplete site plans will slow down the review of your application. Note that additional information may be required by the Zoning Administrator.

- Dimensions & Location:** Include distances from property lines, distances between buildings, building height, number of stories, and required setbacks
  - ✓ Lot & Property Lines
  - ✓ Existing Structures to be *Removed*
  - ✓ Existing Structures to *Remain*
  - ✓ Proposed Structures to *be Added*
  - ✓ Setback Measurements to Each Structure
  
- Driveways & Parking Areas:** Location and layout of all existing and proposed driveways and/or parking areas
  - ✓ Drainage
  - ✓ Snow Storage Areas
  - ✓ Number of Parking Spaces
  - ✓ Space and Aisle Dimensions
  - ✓ Parking Angles
  
- Reference Points:**
  - ✓ Abutting Streets (Labeled)
  - ✓ Scale with North Arrow
  - ✓ Alleyways
  - ✓ Sidewalks
  - ✓ Easements
  - ✓ Signage
  - ✓ Fencing & Hedges (Both New and Proposed)
  - ✓ Relationship to Neighboring Properties
  - ✓ Right-of-Way(s)
  - ✓ Trash Collection Areas

**OFFICE USE ONLY**

Approved    Denied   Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

Zoning Administrator Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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EXHIBIT "A"

Legal Description

Land located in the City of Gladstone, County of Delta, and State of Michigan, described as follows:

WEST PARCEL: From the East Quarter corner of Section 21, T40N, R22W, measure North along the East line of said Section a distance of 772.0 feet to the Northerly right-of-way line of Railway Ave., thence measure S74°03'W along said right-of-way line a distance of 535.23 feet to the point of beginning of the land herein described, thence N15°57'W a distance of 72.0 feet, thence S74°47'20"W a distance of 248.37 feet to the Easterly right-of-way line of 8th Street, in the City of Gladstone, extended Northwesterly, thence S15°53'35"E along said right-of-way line a distance of 49.83 feet, thence S78°51'30"E a distance of 56.26 feet to the Northerly right-of-way line of said Railway Ave., thence N74°03'E along said right-of-way line a distance of 198.27 feet to the point of beginning.