



Office of Planning and Zoning
420 N Front Street
P O Box 395
Suttons Bay, MI 49682
231-271-3051 or 231-392-5828
zoning@suttonsbayvillage.org

ZONING BOARD OF APPEALS APPLICATION

FEES: VARIANCE: \$500 Paid: _____ Check # _____
NON-CONFORMING USE: \$500 Paid: _____ Check # _____

Date Rec. ____/____/____ Hearing Date ____/____/____
Above is for office use only

IMPORTANT PLEASE READ THE FOLLOWING:

1. Appeal applications must be submitted in the name of the owner of the property. The owner may be represented by another person, such as, but not limited to; a builder, potential buyer, attorney, or architect.
2. Applications must be signed by the owner. If represented by an authorized agent, he/she must sign also.
3. To process your application, a survey drawn by a professional surveyor (SEE REQUIREMENTS FOR MAKING APPLICATION), must be submitted to the Office of Planning and Zoning thirty (30) days prior to the scheduled Appeals Board meeting at which you wish to appear. The Appeals Board meets on the third Wednesday of each month.
4. The owner is bound by the commitments, concessions and agreements made by their representative/authorized agent.

Owner(s) Name: Robert and Mckenzi Barnes Phone Number: (231) 301 - 9981

Address: 324 N. Saint Mary's Ave # 805, Suttons Bay MI 49682

Email: Rkbarnes82@gmail.com

Authorized Agent's Name: _____

Address: _____ Phone Number: (____) _____ - _____

Email: _____

Property Identification Number (PIN): 45-043- 778 393 00 - _____

Property Location (address if available): 324 N. Saint Marys Ave, Suttons Bay MI 49682

Type of Request zoning ordinance 2-4.D.4.b interpretation, if no agreement; request variance.

- ☒ Variance ☐ Special Land Use Denial ☐ Temporary Use ☐ Conditional Use
☐ Site Plan Review Denial ☐ Non-conforming Use ☐ Special Exception
☒ Interpretation ☐ Other – specify _____

RECEIVED
8-18-2025 \$500

Section of Ordinance Applicable (office use only) _____

If this request is for an appeal from determination by the Zoning Administrator, date of denial: __/__/__

Have any previous applications regarding this property been submitted to the Board of Appeals?

☐ Yes ☒ No If yes, what was the description of the prior request? _____

Is the subject property ☒ Unplatted ☐ Platted – If Platted, give name of Plat. _____

Describe the request being made with reasons that include the peculiar or unusual conditions which are present. Depict the hardship(s) which will result if the variance is not approved. (Please attach separate sheets if necessary):

See seperate sheet for request

Signature of Owner  Date 08 / 11 / 2025

Signature of Authorized Agent _____ Date ____ / ____ / ____

~for office use only~

A copy of the site plan and other pertinent information was sent to the following agencies for review and comment:

☐ Leelanau County Road Commission ☐ Leelanau County Soil/Erosion Department

☐ Leelanau County Fire Department ☐ Township Engineer

☐ Others _____, _____, _____

ACTION TAKEN: ☐ Approved ☐ Approved w/ conditions ☐ Denied

Note: APPROVALS BY THE BOARD OF APPEALS ARE VOID UNLESS THE CONSTRUCTION AUTHORIZED BY SUCH A VARIANCE HAS RECEIVED A LAND USE PERMIT WITHIN ONE YEAR.

Robert & Mckenzi Barnes
324 North Saint Mary's Ave
Suttons Bay, MI 49682
231-301-9981
04 August 2025

Village of Suttons Bay
Zoning Board of Appeals
420 N. Front Street
Suttons Bay, MI 49682

Dear Zoning Board of Appeals,

We respectfully request an interpretation of the Zoning Ordinance Section 2-4.D.4.b, and if necessary, consider a variance request. We are building a two-car garage facing the rear alley at our property at 324 N. Saint Mary's Ave in Suttons Bay. DPW placed a requirement on the building permit that specifies the alley driveway must narrow to 12ft (from an 18ft wide garage door).

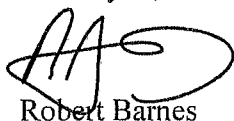
A 12ft driveway will cause unreasonable difficulty and impose safety concerns upon entering/exiting the garage, especially when towing. Additionally, there is abundant precedence of village properties with alley driveways that exceed or match the width of a two-car garage door (18ft) (see Appendix A).

The Zoning Administrator concurs with our interpretation that Zoning Ordinance Section 2-4.D.4.b, does not apply to rear alley driveways (see Appendix B). However, the DPW Director placed the requirement on the permit and will not remove it without a Zoning Board of Appeals review. DPW's only communicated reason for the width restriction is to abide by the Zoning Ordinance Section 2-4.D.4.b.

We respectfully request:

1. Please provide an interpretation for Zoning Ordinance Section 2-4.D.4.b and its applicability to rear entry driveways to the alley, specifically at 324 N. Saint Mary's Ave, Suttons Bay.
2. If the Zoning Board of Appeals interpretation does not agree with ours and the Zoning Administrator's interpretation, please grant a variance to allow a paved driveway matching the garage door of 18ft.

Thank you,



Robert Barnes

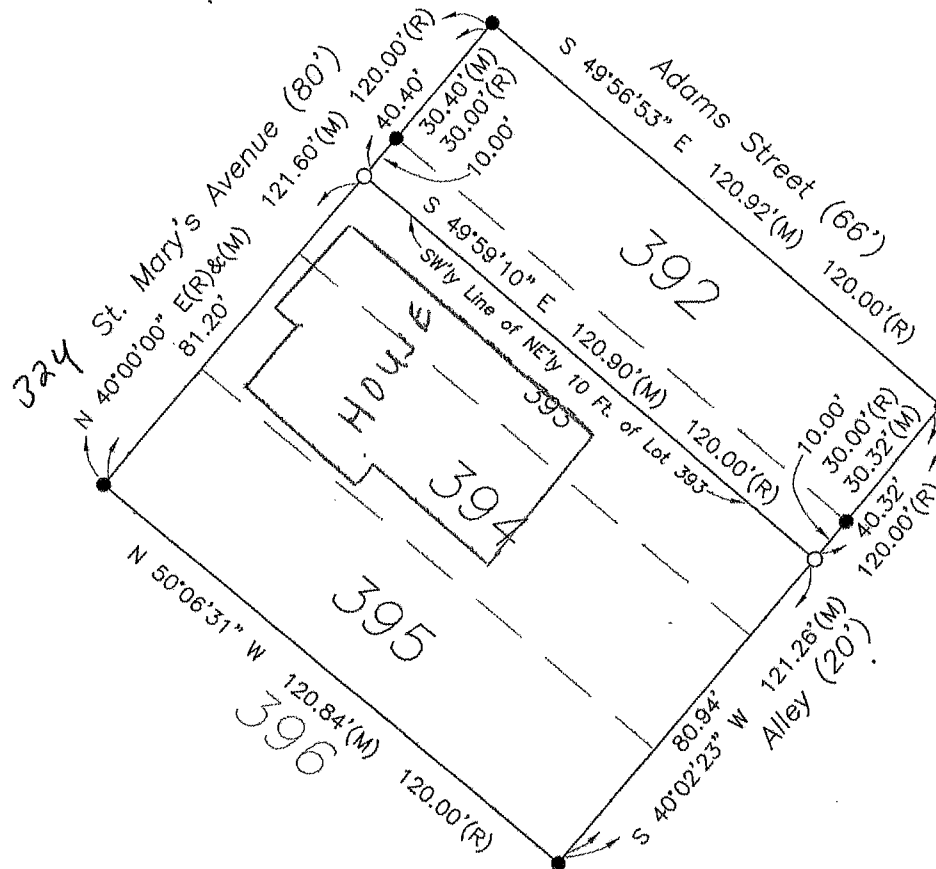


Mckenzi Barnes

Appendices: (A) Village Driveways Greater than 12ft

(B) Zoning Administrator Correspondence

CERTIFICATE OF SURVEY



LEGEND

- = Fd. IRON STAKE
- = SET 1/2" REROD & CAP
- (M) = MEASURED
- (R) = RECORD



NICHOLAS M. O'NON
P.S. NO. 28420

I, Nicholas M. O'Non, Professional Surveyor, hereby certify that I have surveyed and mapped the heron described parcel(s) of land; that the ratio of closure of the unadjusted field observations is noted and within the accepted limits; and that I have fully complied with the regulations of Act 132, P.A. 1970.

RATIO OF CLOSURE: 1/10,000+

BEARING BASIS: Record per plat.

LOT 393, EXCEPT THE NORTHEAST 10 FEET THEREOF, AND LOTS 394 AND 395, BLOCK 18, VILLAGE OF SUTTONSBURGH (NOW KNOWN AS SUTTONS BAY), ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF MISCELLANEOUS RECORDS, BETWEEN PAGES 436 AND 437, SECTION 28, TOWN 30 NORTH, RANGE 11 WEST, VILLAGE OF SUTTONS BAY, LEE LANAU COUNTY, MICHIGAN.

CLIENT: Ryan G. McMorrow and Gregory McMorrow
c/o Cory Beuerle, Century 21 Northland

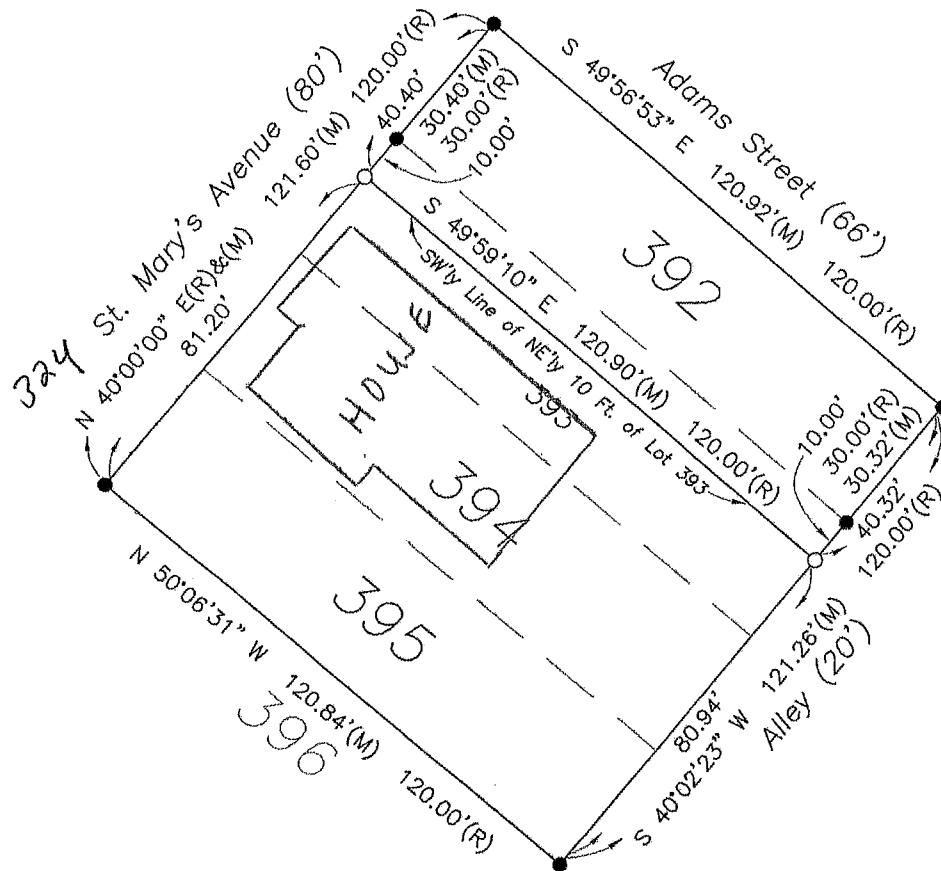
NICHOLAS M. O'NON
O'NON LAND SURVEYING
105 BROADWAY
SUTTONS BAY, MI 49682
(231) 271-3255

FILE NO.: 2015101-28SB3011

DATE: December 18, 2015

SHEET 1 OF 1

CERTIFICATE OF SURVEY



LEGEND

- = Fd. IRON STAKE
- = SET 1/2" REROD & CAP
- (M) = MEASURED
- (R) = RECORD



NICHOLAS M. O'NON
P.S. NO. 28420

I, Nicholas M. O'Non, Professional Surveyor, hereby certify that I have surveyed and mapped the hereon described parcel(s) of land; that the ratio of closure of the unadjusted field observations is noted and within the accepted limits; and that I have fully complied with the regulations of Act 132, P.A. 1970.

RATIO OF CLOSURE: 1/10,000+
BEARING BASIS: Record per plat.

LOT 393, EXCEPT THE NORTHEAST 10 FEET THEREOF, AND LOTS 394 AND 395, BLOCK 18, VILLAGE OF SUTTONSBURGH (NOW KNOWN AS SUTTONS BAY), ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF MISCELLANEOUS RECORDS, BETWEEN PAGES 436 AND 437, SECTION 28, TOWN 30 NORTH, RANGE 11 WEST, VILLAGE OF SUTTONS BAY, LEE LANAU COUNTY, MICHIGAN.

CLIENT: Ryan G. McMorrow and Gregory McMorrow
c/o Cory Beuerle, Century 21 Northland

NICHOLAS M. O'NON
O'NON LAND SURVEYING
105 BROADWAY
SUTTONS BAY, MI 49682
(231) 271-3255

FILE NO.: 2015101-28SB3011

DATE: December 18, 2015

SHEET 1 OF 1

APPENDIX A

The following are examples of driveways not in accordance with Zoning Ordinance 2-4.D.4.b only on the alley between N. Saint Mary's Ave and M-22 within 3 blocks of the property in question. There are many more driveways wider than 12 ft on alleys and roads throughout the Suttons Bay Village.

















