



CITY OF BURTON

ZONING BOARD OF APPEALS

SEPTEMBER 16, 2021

Council Chambers

Regular Meeting

5:00 PM

**4303 S. CENTER ROAD
BURTON, MI 48519**

ATTENTION APPLICANT:

In order to prove you are entitled to a variance, you should be prepared to show how your property meets the conditions listed:

1. The difficulty must be unique to your property and not generally shared by others in the same zoning district, and would constitute a hardship.
2. The variance will not adversely affect the public health, safety and welfare, or be contrary to the spirit and intent of the Ordinance.

The burden of demonstrating that the above conditions exist on your property falls on you, the applicant. The Zoning Board of Appeals will not argue or present your case for you.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. STAFF PRESENT

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Aug 19, 2021 5:00 PM

E. VARIANCE

1. ZBA #21-14
By: Genova USA
1760 W. Associates Ave., Salt Lake, Utah 84104

Re: 5490 Davison Rd., Burton, MI, Parcel 59-11-200-005, Zoned C-2

For: 1.To conduct an M-1 light industrial use in a C-2 general business zone for wholesale.
2.To conduct an M-2 special use in a C-2 general business zone for an open storage yard.
2. ZBA #21-19
By: Sweetey Ajah Srivastava 3020 S. Genesee Rd. Burton, MI 48519

Re: 3020 S. Genesee Rd. Burton, MI 48519
Parcel 59-27-526-032, Zoned RO

For: To allow an alternative to the requirement of a screened fence between residential and RO Zone. (157.087)

3. ZBA #21-22

By: 4463 S. Dort Hwy LLC
6160 Dixie Hwy., Suite 205, Clarkston, MI 48346

Re: 4463 S. Dort Hwy., Burton MI
Parcel 59-33-300-022, Zoned M-1

For: To conduct a marijuana facility on a zoned and approved parcel with another use not associated with a co-location.

4. ZBA #21-23

By: Adam Karas
1409 E. Williamson, Burton, MI

Re: 1409 E. Williamson, Burton, MI
Parcel 59-31-527-109, Zoned R-1C

For: To construct a front yard fence that an objection was received by an adjoining property owner.

5. ZBA #21-24

By: Kenneth Boutillier
3231 S. Dort Hwy., Burton, MI

Re: 3231 S. Dort Hwy., Burton, MI
Parcel 59-28-501-166, Zoned C-2

For: To reinstate a non-conforming use as a residential home in a C-2 General Business zone.

6. ZBA #21-25

By: Rene L. Gray
4386 Brunswick Dr., Burton, MI

Re: 4386 Brunswick Dr., Burton, MI
Parcel 59-31-300-012, Zoned R-1B

For: To construct 6' privacy fence in a front yard.

F. AUDIENCE PARTICIPATION

Now is the time set-aside for members of the audience to address the Zoning Board of Appeals. I would ask each individual to give their name and address for the record and to limit their comments to three (3) minutes and to speak on the topics germane to City business.

G. BOARD DISCUSSION

The next regularly scheduled meeting will be held on Thursday, October 21, 2021, at 5:00 p.m.



CITY OF BURTON

ZONING BOARD OF APPEALS

AUGUST 19, 2021

Council Chambers

Regular Meeting

5:00 PM

**4303 S. CENTER ROAD
BURTON, MI 48519**

This meeting was opened by Chairman Steve Welch at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Kevin Burge	Planning Representative	Present	
Gary Kautz	Alt. Commissioner	Excused	
Christina Conley	Council Representative	Excused	
Scott Hynes	Commissioner	Present	
Tim Rapacz	Commissioner	Present	
Michaeline Ward-Terry	Vice Chairperson	Present	
Steve Welch	Chairman	Present	
Joey Richvalsky	Alt. Commissioner	Present	
Rick Fuhst	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Deputy DPW Director
Lindsey Bice, Clerk's Office

D. APPROVAL OF MINUTES

- Zoning Board of Appeals - Regular Meeting - Jul 15, 2021 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Michaeline Ward-Terry, Vice Chairperson
SECONDER:	Tim Rapacz, Commissioner
AYES:	Burge, Hynes, Rapacz, Ward-Terry, Welch, Richvalsky, Fuhst
EXCUSED:	Kautz, Conley

E. VARIANCE

- ZBA #21-14
By: Genova USA
1760 W. Associates Ave., Salt Lake, Utah 84104

Re: 5490 Davison Rd., Burton MI, Parcel 59-11-200-005, Zoned C-2

For: 1.To conduct an M-1 light industrial use in a C-2 general business zone for wholesale.

2.To conduct an M-2 special use in a C-2 general business zone for an open storage yard.

Mrs. Abbey stated the applicant is not present. The four items they were required to provide as stipulations before they were to be heard again, were not provided. They have been in compliance as far as the building permit and are working on the plans to get the as-built for the parking lot. They have contracted with Roe Engineering to get those plans for us. They thought they would have them by tonight but were not able to get them. They are now requesting, and the administration would agree to, a postponement to the next meeting.

Mr. Welch asked if we need to have a motion for that.

Mrs. Abbey stated I believe you would have to agree to that postponement. I do not know if there is anyone in the audience that is here to speak on this case. You may want to allow them to speak for the purpose of minutes.

Discussion ensued regarding procedure for audience participation without an applicant present.

Mr. Richvalsky stated it appears they are making an effort. Have they been showing good faith, so far?

Mrs. Abbey said, yes, they have. After last months meeting, the owner of the company came in from Utah to have a meeting with us. We worked out an agreement and things moved very quickly once that happened.

Mr. Richvalsky asked if that was a written agreement.

Mrs. Abbey stated there was court action so, yes, it is written. They have pulled their building permit, they are working on their fire system. We are waiting for the as-built on the parking lot. Roe Engineering did call me and said they were running behind so I was surprised they thought they would be ready for today. They do feel confident that they will be ready with all the items by the next meeting.

Mr. Richvalsky asked, when they put the parking lot in, did they only replace what was there or did they expand at all?

Mrs. Abbey stated I have no way of knowing for sure. As far as the surface, yes. But there was a drain system underneath. I am not as concerned with the surface. We need the as-built to tell us what catch basins are reinstalled, how big they are, or if they down sized the pipe. They told me they replaced what was there, I am going to make them prove it with an as-built.

Mr. Richvalsky motioned to postpone ZBA case #21-14 until the next meeting.

RESULT:	CARRIED [5 TO 2]
MOVER:	Joey Richvalsky, Alt. Commissioner
SECONDER:	Michaeline Ward-Terry, Vice Chairperson
AYES:	Burge, Hynes, Ward-Terry, Welch, Richvalsky
NAYS:	Rapacz, Fuhst
EXCUSED:	Kautz, Conley

2. ZBA #21-20

By: Emerald Real Estate Development
3364 Associates Dr. Burton MI, 48529

Re: 3368 Associates Dr., Parcel 59-29-551-027 & Vacant
Parcel 59-29-551-013, Zoned M-1

For: To conduct a marijuana facility within 500' of an existing marijuana facility.

Scott Smith at 3364 Associates Drive stated he does not have anything to add.

Mrs. Abbey stated this property is on a dead end road with all industrial facilities back there. Recently, there was a variance approved across the street from the applicant and there is another one next to that facility. By doing this, you will be approving him of being within 500 feet of two facilities. The city is going to leave this up to the Zoning Board to decide.

Mr. Richvalsky asked, how many licenses are available? If we grant this variance, does the applicant apply for a marijuana license afterwards?

Mrs. Abbey stated you would want to have the variance before you apply for the license to make sure your property meets the requirements.

Discussion ensued regarding general property requirements for marijuana licenses, variance requests procedure and how many licenses are in the City of Burton.

Mrs. Ward-Terry asked what the use of the other facilities were within the 500 feet of this variance request.

Mrs. Abbey stated the facility that has been in existence for a few years is a provisioning center. I do not know what the other facility will be, as he was just approved last month. They are going to be whatever they are unless you have a problem with a specific use. I believe he is just asking for a general use.

Mrs. Ward-Terry asked if they were to put stipulations of specific uses.

Mrs. Abbey stated you can if you want to.

Mr. Welch asked, how many feet are they away?

Mrs. Abbey said, across the street, 60 feet.

Mr. Hynes expressed concern with the amount of facilities that are being allowed to come into the city. What do you want your city to become?

Mr. Rapacz asked, how many businesses are left on associates drive? Could we consider this to now be a green zone without actually labeling it that? What he is asking is no different than the applicants last month or last year. If we know this is all that exists on this road, they already have all the security measures in place, I am not really sure what our hang up would be on this applicant at this time.

Mr. Hynes stated for me, it is the amount. Then you turn onto Dort Highway and you have a few more. Where is the extension line going to be?

Mr. Richvalsky stated we have the 500 foot rule that we can lean on to.

Mr. Hynes stated I understand that, but we are already waiving that.

Discussion ensued regarding the amount of facilities in the City of Burton.

Mr. Rapacz asked the applicant his plans for the lawn equipment and current business if this variance is granted.

Mr. Smith stated he would be moving his lawn care business to another facility.

Mr. Burge stated if you are going down this road, it is for one reason only. Motioned to approve ZBA case number 21-20 as written.

RESULT:	CARRIED [5 TO 2]
MOVER:	Kevin Burge, Planning Representative
SECONDER:	Tim Rapacz, Commissioner
AYES:	Burge, Rapacz, Welch, Richvalsky, Fuhst
NAYS:	Hynes, Ward-Terry
EXCUSED:	Kautz, Conley

3. ZBA #21-21

By: Alan Reno
4105 Davison Rd. Burton, MI 48509

Re: 4083 Davison Rd. Burton, Parcel 59-03-300-050
4089 Davison Rd. Burton, Parcel 59-03-300-051
2038 Delaney St. Burton, Parcel 59-03-300-056
2032 Delaney St. Burton, Parcel 59-03-300-049
All 4 properties are Zoned C-3

For: To allow an automotive repair facility to operate in a C-3 zoned district, specifically on Parcels ending in 049, 050, 051, 056. M-1 zone required

Ronnie Beslac at 14165 North Fenton Road, Fenton, Michigan stated we are here tonight to request an automotive repair facility to be in a C-3 district. Currently, the Muffler Man is allowed to run his automotive repair facility. The gentlemen here tonight have secured properties surrounding the Muffler Man. We are requesting them to be combined with that property to all be used as the automotive repair facility. We would like to use the different buildings on the other properties for engine repair, transmission rebuilds, etc. If we get this approval, we will be back with a drainage plan. There are some asphalt improvements we plan on doing.

Ryan Peak at 2037 Delaney Street stated I live across from the two Delaney Street addresses. We have been in meetings numerous times before complaining about

their junk cars. He referred to pictures that were presented to the board. The applicant was instructed to clean the properties up in May, he has not done so. They have a privacy fence that is almost to the road with holes in it. The stray cats are able to escape through these holes. I would like to see the property cleaned up, no cars parked there, the fence fixed and nice landscaping. We have no problem with him running the business off of Davison Road.

Daniel Peak at 2111 Delaney Street stated I feel he has neglected all the things he said he would do. I don't think he needs any of these variances.

Mrs. Abbey stated the Muffler Man property is not included in this request, it currently has an automotive repair facility license. The property directly to the west of it also already has an automotive repair facility license. The actual application is for the four parcels. The residential property is not part of the request and he will not be allowed to park there. We are actually requiring him to remove the gravel from that property and reinstall the lawn as part of a court action. The four parcels that are part of the request are currently zoned C-3. He was before this board a few years ago and denied to store unlicensed vehicles on the properties. The request today is for an automotive repair facility but I do not want Mr. Reno to confuse the fact that you still cannot store junk vehicles on your property. The city will still take action against any junk vehicles on the property. If you are going to approve this, for the sake of the residential properties on Delaney Street, I have a few stipulations. First would be that we remove the approach to the Delaney driveway completely. Since he is combining the parcels, he will still have access off of Davison Road now. The next stipulation will be that there are to be no vehicles parked out front of the buildings on Davison Road or Delaney Street that are being repaired. Active repairs should be in and out in a reasonable amount of time. They need to do a complete replacement of the fence from parcel 056 to the front of the building at 4089 Davison Road.

Mr. Richvalsky asked if the buildings on the properties will have facia uniformity. They currently look messy being so different. Will there be something that can tie those three buildings together to make them look more uniform?

Mr. Burge asked, what will be the stipulations if they are waiting on parts for cars?

Mrs. Abbey stated not to sound harsh, Mr. Burge, but this has been a problem that has been going on for years. If he clears out all the junk vehicles that are currently being stored on his property, he could probably store a vehicle like that a little longer.

Mr. Rapacz asked what lot number the cars in the picture are on.

Mrs. Abbey stated that would be on parcel 056.

Mr. Rapacz clarified that the parcel is behind his business so cars should not be stored there.

Mrs. Abbey said, yes. That is a vacant parcel, it has no principle structure and no use was approved to be there.

Mr. Rapacz asked, why are there cars there now?

Mrs. Abbey stated you would have to ask the applicant.

Mr. Rapacz asked, why are there cars there now and what is your plan to move them to comply with the ordinance?

Mrs. Abbey stated I would think that once he gets this approval, the parcels would be combined and then it would be an overflow parking area.

Mr. Hynes asked, if he hasn't done all these things now, what makes us think that by combining the properties it's not just going to get worse?

Mr. Beslac stated the idea is, after we get the approval, we will make all the buildings look the same, we will clean up the yard, fix the fence.

Mr. Rapacz stated we understand you are saying that but when you were here before, you were told not to park cars under the power lines, and to put them behind the buildings but they are still there. Now you are here asking for a whole new set of things. Then you will have four parcels combined to park your cars wherever you want. So excuse me while I believe you may be disingenuous.

Mr. Beslac stated the change is, the father is passing this onto his son. The son wants to bring everything up to code at this point. Al came to me and said we have got in some trouble and we need to clean this up. This would be the first step in order to do that. We are aware you can put stipulations on anything as well.

Mr. Hynes expressed concerns with trusting the applicant again.

Mr. Beslac stated I would like to gain your trust. Al seems genuine to me. He owns the business and employs 30-40 people. They are waiting six or more months on some specialty parts that they have not gotten in yet.

Mr. Welch asked Mrs. Abbey if it would be easier if the board imposed all the stipulations. That way they could be cited for all of it.

Mrs. Abbey stated they are currently under a citation. There is a court action already to tow out all the junk vehicles. I wanted to see where this went tonight to see how to proceed with that.

Mr. Richvalsky asked if it is a junkyard.

Mrs. Abbey stated it is not approved to be a junkyard but appears to be one.

Discussion ensued regarding junk vehicles, and licensed versus unlicensed vehicles.

Mr. Rapacz asked what type of time frame should be given to remove the approach and reinstall the grass.

Mrs. Abbey stated I would suggest 60 days.

Mr. Burge asked which facilities are being used for repair.

Mr. Beslac stated the Muffler Man building and the hitch place.

Mr. Burge asked if the other buildings could be used to store cars.

Mr. Beslac stated they are full of automotive repair equipment.

Mr. Burge asked if there can be a restriction put on how many vehicles are allowed to be outside.

Mrs. Abbey stated you can do that but then we would be put in the position of having to count cars every other week. You could say that they all need to be in legal parking spaces.

Alan Reno 9475 W. Mount Morris Road, Flushing, Michigan stated we don't only work on customers' cars, we work on car lots. A lot of my cars come from Canada. We touch 100 cars a day. To take in 100 cars, I have to get rid of 100 cars. I would need enough parking spots to keep that moving. I have been doing it for 20 years like this and never had a problem. I didn't know my dad didn't have it all licensed, we just bought buildings and kept going. I found out about this 2 years ago. I am trying to fix that so I can still work and keep the 40 people employed that I have working. I am willing to do what we need to do to make it so we can use it and keep going.

Mr. Burge stated with that many employees he is already losing out on a bunch of parking.

Mrs. Abbey stated on the plans he has spaced out how many spaces they can fit on the property, it comes up to 213. I would like to add the stipulation that they are striped parking spaces and that all vehicles be parked in them.

Mr. Welch asked to go over all the stipulations for the motion.

Mrs. Ward-Terry motioned to approve ZBA case # 21-21 with the stipulation that within 60 days, they are to remove the approach to the Delaney property and reinstall grass. There will be access off of Davison Road only, no vehicles are to be out in front of the buildings seen on Delaney or Davison Road, the vehicles will be parked in marked parking spots only, the fence replacement will go from the parcel ending in 056 to 4089 Davison Road, there will be facade uniformity on all the buildings, and the four parcels will be combined.

Mr. Hynes asked, what type of fence is to be installed?

Mrs. Ward-Terry stated it will have to be a privacy fence.

Discussion ensued regarding fence types.

Mrs. Abbey suggested adding some trees to the stipulation.

Mrs. Ward-Terry stated she would like to add landscaping to her motion where it is facing the neighbors on Delaney Street. Some bushes or trees 8-10 feet apart.

Mr. Rapacz clarified that the parking spaces shown in the plans, that are right up to the fence line, aren't actually going to be there then.

Mrs. Abbey stated those will be unnecessary. He has to submit a site plan to my office for approval and if he puts parking spaces there, I will tell him he cannot have those.

Mr. Welch asked for the motion to be restated for the record.

Mrs. Abbey restated the motion as combine all four parcels, within 60 days remove the approach off of Delaney Street so there is no access off of Delaney and install

lawn, within 60 days replace the fence from the north property line of parcel ending in 056 all the way to the front face of 4089 Davison Road, six foot high privacy fence of vinyl or wood, there are to be no vehicles parked beyond the front face of the building on Delaney or on Davison Road, parking spaces are to be striped and all vehicles must be parked in a parking space, facia uniformity on all buildings, and a landscaping plan to include trees along Delaney at every 8 foot interval.

RESULT:	CARRIED [5 TO 2]
MOVER:	Michaeline Ward-Terry, Vice Chairperson
SECONDER:	Joey Richvalsky, Alt. Commissioner
AYES:	Burge, Hynes, Ward-Terry, Welch, Richvalsky
NAYS:	Rapacz, Fuhst
EXCUSED:	Kautz, Conley

F. AUDIENCE PARTICIPATION

No audience participation.

G. BOARD DISCUSSION

Mrs. Abbey stated she is offering a repeat of training classes for the board if any members are interested. Please get with her to work out a good day and time.

The next regularly scheduled meeting will be held on Thursday, September 16, 2021 at 5:00 p.m.

Minutes Acceptance: Minutes of Aug 19, 2021 5:00 PM (Approval of Minutes)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5187)

Meeting: 09/16/21 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Leandra Swayne
Department Head: Charles Abbey

E.1

DOC ID: 5187

ZBA #21-14

By: Genova USA
1760 W. Associates Ave., Salt Lake, Utah 84104

Re: 5490 Davison Rd., Burton, MI, Parcel 59-11-200-005, Zoned C-2

For: 1.To conduct an M-1 light industrial use in a C-2 general business zone for
wholesale.
2.To conduct an M-2 special use in a C-2 general business zone for an open
storage yard.



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5181)

Meeting: 09/16/21 05:00 PM

Department: Department of Public Works

Category: Variance

Prepared By: Leandra Swayne

Department Head: Charles Abbey

E.2

DOC ID: 5181

ZBA #21-19

By: Sweety Ajah Srivastava 3020 S. Genesee Rd. Burton, MI 48519

Re: 3020 S. Genesee Rd. Burton, MI 48519
Parcel 59-27-526-032, Zoned RO

For: To allow an alternative to the requirement of a screened fence between residential and RO Zone. (157.087)

ATTACHMENTS:

- Backup 21-19 (PDF)



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230

Date Filed: 7-6-2021
 Fee Paid: 480
 Receipt #: _____
 Check #: 1002
 Received by: Shayne
 Date Mailed: _____

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

ZBA Case #: 21-19 4 Votes Required
 DATE OF ZONING BOARD OF APPEALS HEARING: Sept 16, 2021 ~~AUGUST 19, 2021~~ AT 5 P.M.

PLEASE PRINT

APPLICANTS NAME: Sweety Ajay Srivastava
 APPLICANTS ADDRESS: 3020 S. Genesee Rd
 CITY: Burton, MI 48519
 APPLICANTS PHONE: 810-874-2060 Business# 810-744-3321
 APPLICANTS EMAIL: The peds place@gmail.com sweetys@gmail.com
 ADDRESS AND PARCEL OR LOT NUMBER: 3020 S. Genesee Rd Burton MI 48519

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED: More time in putting up the
border & preferably using trees than
bench

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: SA Srivastava

Attachment: Backup 21-19 (5181 : ZBA #21-19)

APPLICANT:

Please explain your hardship or reason this variance is needed and attach to the application. Any information provided to the board will be public information and will be given to the board approximately 2 weeks prior to the meeting.

Started my new practice in Jan 2021. Previous owners had not mentioned anything about fence or else I would have accounted for that in my cost price while buying the property. The practice has had many expenses already gives that this is a 20yr. old building; also second to covid we are not full capacity as yet. I am requesting for more time if a board day is absolutely needed, and if so, could we please do trees which are more ecofriendly & less cost. we are not a high traffic zone & privacy is maintained after 5pm, which is when we close most days. Thank you for your help in this matter.

Attachment: Backup 21-19 (5181 : ZBA #21-19)

OWNER ACKNOWLEDGMENT:

I, Dr Sweety Ajay Srivastava, MD am the owner of property
 known as: The Pediatric Place, PC. located in the City of Burton. I give permission
 to Danielle Lemelin to make an application to the Zoning Board of
 Appeals on behalf of my property. I understand unless specified by the Zoning Board of Appeals, any action
 taken by the board is permanently associated with this property in accordance with the State of Michigan
 Zoning Enabling Act.

If I need to be contacted for any reason please contact me at:

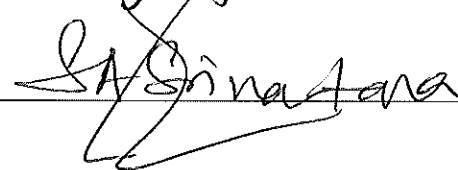
Owner Name: Dr Sweety Ajay Srivastava

Address: 3020 S. Genesee Rd

City: Burton, MI 48519

Phone: 810-874-2060

Email: Sweetys@gmail.com

SIGNATURE: 

DATE: 7/5/21

Attachment: Backup 21-19 (5181 : ZBA #21-19)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5182)

Meeting: 09/16/21 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Leandra Swayne
Department Head: Charles Abbey

E.3

DOC ID: 5182

ZBA #21-22

By: 4463 S. Dort Hwy LLC
6160 Dixie Hwy., Suite 205, Clarkston, MI 48346

Re: 4463 S. Dort Hwy., Burton MI
Parcel 59-33-300-022, Zoned M-1

For: To conduct a marijuana facility on a zoned and approved parcel with another use
not associated with a co-location.

ATTACHMENTS:

- Backup 21-22 (PDF)



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230

Date Filed: 7-30-21
 Fee Paid: 450.00
 Receipt #: _____
 Check #: ✓
 Received by: AK
 Date Mailed: _____

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

ZBA Case #: 21-22 4 Votes Required

DATE OF ZONING BOARD OF APPEALS HEARING: Sept 16, 2021 AT 5:00 P.M.

PLEASE PRINT

APPLICANTS NAME: 4463 S Dort Hwy LLC

APPLICANTS ADDRESS: 6160 Dixie Hwy Suite 205

CITY: Clarkston, MI 48346

APPLICANTS PHONE: 248-867-1699

APPLICANTS EMAIL: jeff@watsongrp.com

ADDRESS AND PARCEL OR LOT NUMBER: G4463 S Dort Hwy 55-33-300-022

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED: To conduct a marijuana facility on a zoned and approved parcel with another use not associated with a co-location

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: _____

Attachment: Backup 21-22 (5182 : ZBA #21-22)

APPLICANT:

Please explain your hardship or reason this variance is needed and attach to the application. Any information provided to the board will be public information and will be given to the board approximately 2 weeks prior to the meeting.

The property owner is 4463 S Dort Hwy LLC. The entire parcel was approved for MMFLA use with the City of Burton. MMFLA Tenant Top Shelf Burton LLC wishes to operate MMFLA Class A grow, med and adult use retail store. The other two tenants in the building currently are industrial tenants.

The operations of all tenants are mutually exclusive and will have no impact on the other tenants.

The landlord is requesting this variance so the two industrial tenants are not forced out of the building and City of Burton. The operations of Top Shelf Burton LLC grow and store front will have no impact on the other tenants. The undue hardship requested here is clear so that the two other tenants do not have to incur significant cost and burden of relocation simply for the nearby state licensed MMFLA business.

If this variance is not approved it would result in the removal of these two businesses, potentially relocating them both outside of the city of Burton. We wish to keep all businesses healthy and local, keeping them here in the City of Burton.

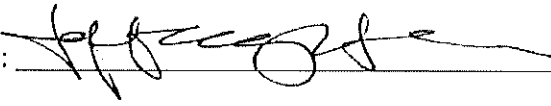
Attachment: Backup 21-22 (5182 : ZBA #21-22)

OWNER ACKNOWLEDGMENT:

I, Jeff McGee am the owner of property
 known as: G4463 S Dort Hwy located in the City of Burton. I give permission
 to Bruce Leach and Top Shelf Burton LLC to make an application to the Zoning Board of
 Appeals on behalf of my property. I understand unless specified by the Zoning Board of Appeals, any action
 taken by the board is permanently associated with this property in accordance with the State of Michigan
 Zoning Enabling Act.

If I need to be contacted for any reason please contact me at:

Owner Name: 4463 S Dort Hwy LLC Jeff McGee, owner
 Address: 6160 Dixie Hwy Suite 205
 City: Clarkston, MI 48346
 Phone: 248-867-1699
 Email: jeff@watsongrp.com

SIGNATURE: 

DATE: 7/29/2021

Attachment: Backup 21-22 (5182 : ZBA #21-22)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5183)

Meeting: 09/16/21 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Leandra Swayne
Department Head: Charles Abbey

E.4

DOC ID: 5183

ZBA #21-23

By: Adam Karas
1409 E. Williamson, Burton, MI

Re: 1409 E. Williamson, Burton, MI
Parcel 59-31-527-109, Zoned R-1C

For: To construct a front yard fence that an objection was received by an adjoining property owner.

ATTACHMENTS:

- Backup 21-23 (PDF)



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230

Date Filed: 8-13-21
 Fee Paid: N/A
 Receipt #: N/A
 Check #: N/A
 Received by: 8 AA
 Date Mailed: _____

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

ZBA Case #: 21-23 4 Votes Required

DATE OF ZONING BOARD OF APPEALS HEARING: September 16 AT 5:00 P.M.

PLEASE PRINT

APPLICANTS NAME: Adam Karas

APPLICANTS ADDRESS: 1409 East Williamson

CITY: Burton

APPLICANTS PHONE: 810 449-4804

APPLICANTS EMAIL: Karas.adam30@yahoo.com

ADDRESS AND PARCEL OR LOT NUMBER: 1409 East Williamson

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED: To construct a front yard fence
that an objection was received by an
adjoining property owner

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: Adam Karas

Attachment: Backup 21-23 (5183 : ZBA #21-23)

APPLICANT:

Please explain your hardship or reason this variance is needed and attach to the application. Any information provided to the board will be public information and will be given to the board approximately 2 weeks prior to the meeting.

Attachment: Backup 21-23 (5183 : ZBA #21-23)

OWNER ACKNOWLEDGMENT:

I, Adam Karas am the owner of property
 known as: 1409 Eas located in the City of Burton. I give permission
 to _____ to make an application to the Zoning Board of
 Appeals on behalf of my property. I understand unless specified by the Zoning Board of Appeals, any action
 taken by the board is permanently associated with this property in accordance with the State of Michigan
 Zoning Enabling Act.

If I need to be contacted for any reason please contact me at:

Owner Name: _____

Address: _____

City: _____

Phone: _____

Email: _____

SIGNATURE: _____

DATE: _____

Attachment: Backup 21-23 (5183 : ZBA #21-23)



1413 Williamson has had a front yard fence since I moved in next door in 2013.

I connected my fence to the already existing fence post. 

1413 williamson

1409Williamson

1405 williamson

1409 Williamson

Before I could put the fence up I had to cut down a group of trees that were growing in the area I circled with a green line. The trees had the old fence growing inside of them so it was hard to cut around them. I used a sledgehammer to break what was left of the old cemented in fence postes. (indicated with the red dots). I put the new fence posts 3 inches over on my side of the yard from where they were.



The front yard
fence lines up with back
yard fence on my
property.

1405 Williamson

1409 Williamson



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5184)

Meeting: 09/16/21 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Leandra Swayne
Department Head: Charles Abbey

E.5

DOC ID: 5184

ZBA #21-24

By: Kenneth Boutillier
3231 S. Dort Hwy., Burton, MI

Re: 3231 S. Dort Hwy., Burton, MI
Parcel 59-28-501-166, Zoned C-2

For: To reinstate a non-conforming use as a residential home in a C-2 General
Business zone.

ATTACHMENTS:

- Backup 21-24 (PDF)



City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230

Date Filed: 8-16-21
Fee Paid: \$450.00
Receipt #: Card
Check #: AA
Received by: AA
Date Mailed: _____

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

ZBA Case #: 21-24 5 Votes Required

DATE OF ZONING BOARD OF APPEALS HEARING: September 16, 2021 AT 5:00 P.M.

PLEASE PRINT

APPLICANTS NAME: Kenneth Bortillier

APPLICANTS ADDRESS: 3231 S Dort Hwy

CITY: Burton, MI

APPLICANTS PHONE: 248-820-1760

APPLICANTS EMAIL: Ken@foolincqoto.us

ADDRESS AND PARCEL OR LOT NUMBER: G 3231 S Dort Hwy, Burton, MI,
48529., Parcel ID of 59-28-501-166

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED: To reinstate a non-conforming
use as a residential home in a
C-2 General business zone.

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: Ken Bortillier

Attachment: Backup 21-24 (5184 : ZBA #21-24)

APPLICANT:

Please explain your hardship or reason this variance is needed and attach to the application. Any information provided to the board will be public information and will be given to the board approximately 2 weeks prior to the meeting.

Please see attachment

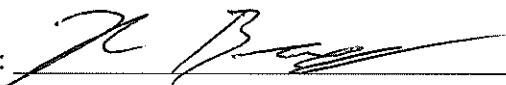
Attachment: Backup 21-24 (5184 : ZBA #21-24)

OWNER ACKNOWLEDGMENT:

I, Kenneth Boutilier am the owner of property
known as: G 3231 S Dort Hwy located in the City of Burton. I give permission
to _____ to make an application to the Zoning Board of
Appeals on behalf of my property. I understand unless specified by the Zoning Board of Appeals, any action
taken by the board is permanently associated with this property in accordance with the State of Michigan
Zoning Enabling Act.

If I need to be contacted for any reason please contact me at:

Owner Name: Kenneth Boutilier
Address: G 3255 S Dort Hwy
City: Burton, MI, 48529
Phone: 248-736-5307
Email: Ken@toplineauto.us

SIGNATURE: 

DATE: 8/16/2021

Attachment: Backup 21-24 (5184 : ZBA #21-24)

The reason for this variance is to reinstate the residential dwelling on 3231 S Dort Hwy for the identical use with the non-conforming use permitted prior to COVID-19 shutdown. The City of Burton has enforced The City of Burton Code Ordinances section § 157.128 NONCONFORMING STRUCTURES; LIMITATIONS. This ordinance was enforced 6 months after the owner of the property Vaselj Dedvukovic was able to have the property returned to him. The failed land contract between Vaselj Dedvukovic and Trisha Haiss resulted in intentional and malicious damage to the residential dwelling from Trisha Haiss. Vaselj Dedvukovic received the quit claim deed January 9th 2020. The City of Burton sent both Vaselj Dedvukovic and Trisha Haiss letters referencing 3231 S Dort Hwy for placement on the City of Burton Demolition List 2-3-2020.

Vaselj Dedvukovic had spoken with the City of Burton regarding the referred placement on the City of Burton demolition list when they received the letter and considered the matter resolved since they had not received further letters from them when they listed the property for sale/land contract during 2020. It was during February/March of 2020 that the mandates and lockdowns for COVID-19 started and affected everything. Business and City offices were forced to close and limit business activities. Mr. Vaselj Dedvukovic was trying to get the property occupied or sold during the pandemic but was not successful due to limitations put on the business sector. Mr. Vaselj Dedvukovic was able to enter into a land contract with Mr. Ronald Bowen 3-9-2021. Mr. Bowen decided after speaking to his wife that he did not want to continue with the land contract and wanted it to be taken over by another purchaser. It was listed and presented to potential purchasers as a residential dwelling attached to a general business building. Mr. Bowen was planning to live in the house portion and the general business building for an antique shop. On 5-27-2021 Mr. Bowen sold his interest in 3231 S Dort Hwy to Mr. Kenneth Boutillier. This cancelled the land contract between Mr. Bowen and Vaselj Dedvukovic. A land contract was then enter into between Vaselj Dedvukovic and Kenneth Boutillier.

Prior to Mr. Bowen the residential portion of the property was used by every owner to live in. On 4-16-2018 Mr. Vaselj Dedvukovic was granted a Temporary Certificate of Occupancy. On 11-6-2018 Trisha Haiss was granted a Final Certificate of Occupancy for the house portion only. On July 13 2021 The City of Burton send out a letter to Mr. Kenneth Boutillier the new land contract owner that due to inactivity the property was being referred for placement on the City of Burton demolition list. Mr. Boutillier at that time had owned 3231 S Dort Hwy for 1 month and 16 days. Prior to purchasing the property Mr. Boutillier's wife called the city and asked what issues were with the house and how to fix them. She was told that it was tagged and would require a city inspection to fix the issues.

After Mr. Boutillier received the demolition letter from The City of Burton he paid the inspection fee and scheduled an inspection and completed 7-27-2021 as per the city's request. It was during the inspection that Mr. Boutillier was informed that the house was not allowed to be used as a residential dwelling at this time. After receiving this horrible news Mr. Boutillier started inquiring as to why the City is enforcing this now and being more strict with their timelines and enforcement than any previous owner/resident.

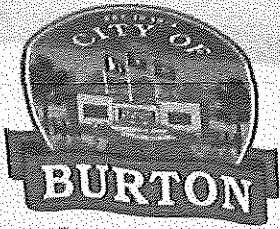
Neither Mr. Vaselj Dedvukovic and Mr. Boutillier believe that The City of Burton should be enforcing the non-conforming use ordinance during the middle of the pandemic in 2020 while City's and businesses

were closed. It is due to that reason that the buildings on 3231 S Dort Hwy was not demolished in 2020. Even now in August 2021 City halls and their employees are beginning to work on the backlog of issues that were halted due to this pandemic. It is not right to not give the new owner a chance to rehab the property while retaining the initial and the identical use with the non-conforming use of the house permitted prior to COVID-19 shutdown. Both Mr. Vaselj Dedvukovic and Mr. Boutillier are wanting/willing to work with The City of Burton to resolve this issue. We were informed that by the board granting this variance that it will not be lost at any time in the future.

During a land contract Mr. Boutillier has to contact Mr. Vaselj Dedvukovic regarding any issue/matter regarding changes to the property as is stated in the land contract. It was after the inspector informed Mr. Boutillier of the loss of the use of the house that Mr. Vaselj Dedvukovic was contacted and made aware. Mr. Vaselj Dedvukovic told Mr. Boutillier that he did receive a letter in 2020 similar to the one issued to Mr. Boutillier on July 13th 2021, but since he did not receive a follow-up from the city or any notice that the non-conforming use was to be lost/removed and the pandemic was still on-going that there would be no problems.

The parcels of land on 3231 S Dort Hwy was/had been advertised for sale as a house attached to general business use building multiple times during its listing. The building attached to the house was initially used a bar until it changed ownership in 2016. The property was sold to Mr. Vaselj Dedvukovic on 12-1-2016 and the house has been used as a residential dwelling until 1-9-2021 when Mr. Vaselj Dedvukovic received the house back.

Mr. Boutillier is currently working on rehabbing the house for residential occupancy and doing all the repairs within the city's time frame as requested by the city inspector.



DUANE HASKINS
Mayor

City of Burton
DEPARTMENT OF PUBLIC WORKS

4093 MANOR DRIVE
BURTON, MI 48519
PHONE (810) 742-9230
FAX (810) 742-8015
www.burtonmi.gov

CHARLES ABBEY
DPW Director
Certified Mail
With return receipt AMBER ABBEY
Deputy DPW Director

July 13, 2021

Owner: Boutiller, Kenneth
G-3255 S. Dort Hwy.
Burton MI 48529

Reference Property: 3231 S. Dort Hwy. Burton, Parcel ID of 59-28-501-166

Dear Sir or Madam:

Please be advised, because of the inactivity of your property (i.e., expiration of building permit, fire damage, condition of building), the dwelling may now be referred for placement on the City of Burton demolition list.

The purpose of the City of Burton demolition program is to get buildings that are a danger or nuisance either demolished or rehabbed to become "a productive member of society" once again. Vacant or rundown buildings/structures cause blight and property values to lower not only of the property itself but also the properties surrounding it.

Please contact the building department within the next 10 days to make arrangements for first the necessary inspection, then to get your building permit renewed, to obtain a building permit to rehab, or to get a demolition permit. Failure to do so by July 23, 2021 will result in the City of Burton continuing demolition proceedings, which involves, but is not limited to, newspaper ads, title searches and complete cost of the demolition, of which all costs will be billed to the property owner and placed on the city taxes if not paid.

Thank you for your prompt attention to this matter.

Sincerely,

Amber Abbey,
Deputy DPW Director

Attachment: Backup 21-24 (5184 : ZBA #21-24)



DUANE HASKINS
Mayor

City of Burton
DEPARTMENT OF PUBLIC WORKS

4093 MANOR DRIVE
BURTON, MI 48519
PHONE (810) 742-9230
FAX (810) 742-8015
www.burtonmi.gov

E.5.a

Certified Mail
With return receipt

February 3, 2020

Owner: Vaselj Dedvukovic
50098 Margaret
Macomb MI 48044

Reference Property: 3231 S Dort Hwy. Burton MI 48529., Parcel ID of 59-28-501-166

Dear Sir or Madam:

Please be advised, because of the inactivity of your property (i.e., expiration of building permit, fire damage, condition of building), the dwelling may now be referred for placement on the City of Burton demolition list.

The purpose of the City of Burton demolition program is to get buildings that are a danger or nuisance either demolished or rehabbed to become "a productive member of society" once again. Vacant or rundown buildings cause blight and property values to lower not only of the property itself but also the properties surrounding it.

Please contact the building department within the next **10 days** to make arrangements for first the necessary inspection, then to get your building permit renewed, **to obtain a building permit to rehab, or to get a demolition permit**. Failure to do so by **February 15, 2020** will result in the City of Burton continuing demolition proceedings, which involves, but is not limited to, newspaper ads, title searches and complete cost of the demolition, of which all costs will be billed to the property owner and placed on the city taxes if not paid.

Thank you for your prompt attention to this matter.

Sincerely,

Amber Abbey,
Supt. of Building/Planning/Zoning

Equal Opportunity Employer
Michigan Municipal League Member



Attachment: Backup 21-24 (5184 : ZBA #21-24)



DUANE HASKINS
Mayor

City of Burton
DEPARTMENT OF PUBLIC WORKS

4093 MANOR DRIVE
BURTON, MI 48519
PHONE (810) 742-9230
FAX (810) 742-8015
www.burtonmi.gov

E.5.a

Certified Mail
With return receipt

February 3, 2020

Owner: Trisha Haiss
3231 S Dort Hwy.
Burton MI 48529

Reference Property: 3231 S Dort Hwy. Burton MI 48529., Parcel ID of 59-28-501-166

Dear Sir or Madam:

Please be advised, because of the inactivity of your property (i.e., expiration of building permit, fire damage, condition of building), the dwelling may now be referred for placement on the City of Burton demolition list.

The purpose of the City of Burton demolition program is to get buildings that are a danger or nuisance either demolished or rehabbed to become "a productive member of society" once again. Vacant or rundown buildings cause blight and property values to lower not only of the property itself but also the properties surrounding it.

Please contact the building department within the next **10 days** to make arrangements for first the necessary inspection, then to get your building permit renewed, **to obtain a building permit to rehab, or to get a demolition permit.** Failure to do so by **February 15, 2020** will result in the City of Burton continuing demolition proceedings, which involves, but is not limited to, newspaper ads, title searches and complete cost of the demolition, of which all costs will be billed to the property owner and placed on the city taxes if not paid.

Thank you for your prompt attention to this matter.

Sincerely,

Amber Abbey,
Supt. of Building/Planning/Zoning

Equal Opportunity Employer
Michigan Municipal League Member



Attachment: Backup 21-24 (5184 : ZBA #21-24)

Property Information

59-28-501-166 G 3231 S DORT HWY Subdivision: CHAMBERS SUB
BURTON MI, 48529 Lot: 369 THRU 373 Block:

Name Information

Owner: BOWEN, RONALD Phone: (810) 893 1343
Filer: G 3231 S DORT HWY Phone:

Enforcement Information

Date Filed: 01/31/2020 Date Closed: Status: TAGGED HOUSE

Complaint:

BROKEN AND BOARDED WINDOWS, BASEMENT IS FLOODED, JUNK & DEBRIS, AND VACANT

Last Action Date: 03/09/2021 Last Inspection: 07/27/2021

Last Action:

TAG LTR MAILED

INITIAL Inspection | DAVE MARTINEZ

Status: Completed Result: Violation(s)
Scheduled: 07/27/2021 Completed: 07/27/2021

Comments:

1-31-2020-LS-FIRST DEMO LTR SENT TO TRISHA AND VASELJ DEDVUKOVIC2-13-2020--LS-- HANA CALLE

NOTE

BTW 12:00 - 2:00

1. BUILDING CAN NO LONGER BE USED AS RESIDENTIAL LIVING ITS IN C2 GENERAL BUISNESS
2. STRUCTURE IS IN FAIR CONSTRUCTION SHAPE
3. ROOF IS IN POOR CONDITION BUT DID NOT APPEAR TO BE LEAKING AT THIS TIME
4. EXTERIOR WALLS AND SOFFITS NEED REPAIR AND NEED TO BE PROPERLY COVERED AND WATER TIGHT
5. BASEMENT PORTION OF BUILDING LOOKS TO BE IN FAIR CONDITION
6. ALL MECHANICAL EQUIPMENT WILL NEED TO BE UPDATED AND WILL NEED PERMITS
7. ANY CHANGES TO STRUCTURE WILL NEED A BUILDING PERMIT AND CHANGE OF USE OF BUILDING WILL NEED CORRECT DRAWING SUBMITTED FOR PERMIT ALSO
8. WILL ALLOW 60 DAYS TO GET EXTERIOR OF BUILDING CLEANED UP AND WATER TIGHT

Certificate of Occupancy Details: OF180085Property Address: G 3231 S DORT HWY, BURTON, MI 48529 | Parcel: 59-28-501-166**Property Owner:** BOWEN, RONALD**Final Certificate of Occupancy Information**

Number	OF180085	Status	ISSUED (FINAL)
Date Applied	11/06/2018	Date Finaled	11/06/2018
Project	No Data to Display	Date Last Inspection	No Data to Display
Change Of Occupancy	No		
Stipulations	HOUSE ONLY		

Issued To Information

Address	HAISS, TRISHA 3231 S. DORT HWY BURTON, MI 48529		
Phone	No Data to Display	Fax	No Data to Display
Mobile	No Data to Display	Other Phone	No Data to Display

Owner Information

Address	HAISS, TRISHA 3231 S. DORT HWY BURTON, MI 48529		
Phone	No Data to Display	Fax	No Data to Display
Mobile	No Data to Display	Other Phone	No Data to Display

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Attachment: Backup 21-24 (5184 : ZBA #21-24)

Certificate of Occupancy Details: OT180021Property Address: G 3231 S DORT HWY, BURTON, MI 48529 | Parcel: 59-28-501-166

Property Owner: BOWEN, RONALD

Temporary Certificate of Occupancy Information

Number	OT180021	Status	EXPIRED (TEMP)
Date Applied	04/16/2018		
Date Issued	04/16/2018	Date Expires	06/15/2018
Project	No Data to Display	Date Last Inspection	No Data to Display
Change Of Occupancy	No		
Stipulations	30 DAY		

Issued To Information

Address	DEDVUKOVIC, VASELJ 50098 MARGARET AVE MACOMB, MI 48044		
Phone	No Data to Display	Fax	No Data to Display
Mobile	No Data to Display	Other Phone	No Data to Display

Owner Information

Address	DEDVUKOVIC, VASELJ 50098 MARGARET AVE MACOMB, MI 48044		
Phone	No Data to Display	Fax	No Data to Display
Mobile	No Data to Display	Other Phone	No Data to Display

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Attachment: Backup 21-24 (5184 : ZBA #21-24)

Permit Details: PA180103Property Address: G 3231 S DORT HWY, BURTON, MI 48529 | Parcel: 59-28-501-166

Property Owner: BOWEN, RONALD

Permit Information

Number	PA180103	Category	FENCE
Type	SITE PERMIT	Status	Closed
Applied Date	06/21/2018	Expire Date	12/18/2018
Issue Date	06/21/2018	Final Date	No Data to Display
Work Description	6' PRIVACY FENCE IN THE REAR YARD, AND REPAIR OF EXISTING FENCE		
Stipulations	FENCE MAY NOT EXTEND PAST THE FRONT FACE OF THE HOUSE FENCE POSTS MUST BE ON THE INTERIOR OF THE PROPERTY		

Applicant Information

Address

Phone	No Data to Display	Fax	No Data to Display
Mobile	No Data to Display	Other Phone	No Data to Display

Owner Information

Address	HAISS, TRISHA 3231 S. DORT HWY BURTON, MI 48529		
Phone	No Data to Display	Fax	No Data to Display
Mobile	No Data to Display	Other Phone	No Data to Display

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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Attachment: Backup 21-24 (5184 : ZBA #21-24)

Permit Details: PA04211Property Address: G 3231 S DORT HWY, BURTON, MI 48529 | Parcel: 59-28-501-166

Property Owner: BOWEN, RONALD

Permit Information

Number	PA04211	Category	SIDING REPAIR
Type	Appeal	Status	Closed
Applied Date	09/21/2004	Expire Date	09/16/2005
Issue Date	09/21/2004	Final Date	04/11/2006
Work Description	No Data to Display		
Stipulations	No Data to Display		

Applicant Information

Address

Phone	No Data to Display	Fax	No Data to Display
Mobile	No Data to Display	Other Phone	No Data to Display

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G 3231 S DORT HWY Lot 369 THRU 373 BURTON, MI 48529 (Property Address)

Parcel Number: 59-28-501-166 Account Number: 0515040

Property Owner: BOWEN, RONALD

No Images Found

Summary Information> **Commercial/Industrial Building Summary**

- Yr Built: 1940 - # of Buildings: 2
- Total Sq.Ft.: 2,236

> **Assessed Value: \$32,000 | Taxable Value: \$32,000**> **13 Building Department records found**

- > **Property Tax** information found
- > **Utility Billing** information found

Owner Information

BOWEN, RONALD
G 3231 S DORT HWY
BURTON, MI 48529

Permits

To view record details, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	
Appeal	PA04211		Closed	9/21/2004	4/11/2006	View
SITE PERMIT	PA180103		Closed	6/21/2018		View

1

Displaying items 1 - 2 of 2

Certificates of Occupancy

To view record details, click View

CO Type	Occupancy Certificate Number	Status	Date Finaled	Last Inspection	
Final Certificate of Occupancy	OF180085		11/6/2018		View
Temporary Certificate of Occupancy	OT180021				View

1

Displaying items 1 - 2 of 2

Attachments

Date Created	Title	Record
No records to display.		

Displaying items 0 - 0 of 0

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Attachment: Backup 21-24 (5184 : ZBA #21-24)

G 3231 S DORT HWY Lot 369 THRU 373 BURTON, MI 48529 (Property Address)

Parcel Number: 59-28-501-166 Account Number: 0515040

Property Owner: BOWEN, RONALD

Summary Information

No Images Found

- > Commercial/Industrial Building Summary
 - Yr Built: 1940
 - # of Buildings: 2
 - Total Sq.Ft.: 2,236
- > Assessed Value: \$32,000 | Taxable Value: \$32,000
- > 13 Building Department records found
- > Property Tax information found
- > Utility Billing information found

Owner and Taxpayer Information

Owner BOUTILLIER, KENNETH G-3255 S DORT HWY BURTON, MI 48529	Taxpayer BOUTILLIER, KENNETH G-3255 S DORT HWY BURTON, MI 48529
--	---

General Information for Tax Year 2021

Property Class School District MAP # # OF LIV UNITS COURTLAND CENTE DATE REG Historical District MBOR CHANGE	201 COMMERCIAL-IMPROVED ATHERTON COMM SCHOOL DIST No Data to Display 0 Not Available Not Available Not Available Not Available	Unit Assessed Value Taxable Value State Equalized Value Date of Last Name Change Notes Census Block Group Exemption	59 CITY OF BURTON \$32,000 \$32,000 \$32,000 06/09/2021 Not Available Not Available No Data to Display
---	--	--	---

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	-
2021	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$79,800	\$79,800	\$75,336
2019	\$78,000	\$78,000	\$73,932
2018	\$72,200	\$72,200	\$72,200

Land Information

Zoning Code Land Value Renaissance Zone ECF Neighborhood Lot Dimensions/Comments	C-2 \$23,000 No COMM/BAR/TAVERNS No Data to Display	Total Acres Land Improvements Renaissance Zone Expiration Date Mortgage Code Neighborhood Enterprise Zone	0.258 \$8,596 No Data to Display No Data to Display No No
---	---	--	--

Lot(s) No lots found.	Frontage Total Frontage: 0.00 ft	Depth Average Depth: 0.00 ft
---------------------------------	--	--

Legal Description

LOTS 369 THRU 373 CHAMBERS SUBDIVISION (78)

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	0
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	<i>Not Available</i>
Split Number	0	Courtesy Split	<i>Not Available</i>
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
05/27/2021	\$46,000.00	PTA	BOWEN, RONALD	BOUTILLIER, KENNETH	21-NOT USED	
03/09/2021	\$45,000.00	MLC	DEDEVUKOVIC, VASELJ	BOWEN, RONALD	20-MULTI PARCEL SALE REF	202103160017713
01/09/2020	\$0.00	QC	HAISS, TRISHA	DEDEVUKOVIC, VASELJ	21-NOT USED	202001090001493
11/02/2017	\$49,000.00	PTA	DEDEVUKOVIC, VASELJ	HAISS, TRISHA	21-NOT USED	UNRECORDED
12/01/2016	\$15,000.00	WD	SHAMOON, FADIA & NAGLE, CHARLES	DEDEVUKOVIC, VASELJ	16-LC PAYOFF	201612020079056
10/29/2015	\$1,500.00	QC	GENESEE COUNTY TREASURER	SHAMOON, FADIA & NAGLE, CHARLES	13-GOVERNMENT	201511230083376
05/26/2015	\$15,350.00	QC	YAKLIN RICHARD A	GENESEE COUNTY TREASURER	10-FORECLOSURE	UNRECORDED
09/02/2010	\$0.00	QC	YAKLIN RICHARD C	YAKLIN RICHARD A	21-NOT USED	201009030064342

Building Information - 1640 sq ft Bars (Taverns) (Commercial)

Floor Area	1,640 sq ft	Estimated TCV	\$100,361
Occupancy	Bars (Taverns)	Class	<i>Not Available</i>
Stories Above Ground	1	Average Story Height	12 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	1940	Year Remodeled	<i>No Data to Display</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	<i>Not Available</i>	Functional Percent Good	<i>Not Available</i>
Economic Percent Good	<i>Not Available</i>	Effective Age	<i>Not Available</i>

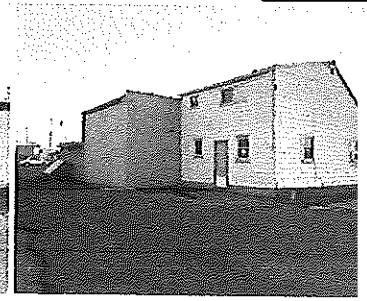
Building Information - 596 sq ft Office Buildings (Commercial)

Floor Area	596 sq ft	Estimated TCV	\$28,315
Occupancy	Office Buildings	Class	<i>Not Available</i>
Stories Above Ground	1	Average Story Height	12 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	1940	Year Remodeled	<i>No Data to Display</i>
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	<i>Not Available</i>	Functional Percent Good	<i>Not Available</i>
Economic Percent Good	<i>Not Available</i>	Effective Age	<i>Not Available</i>

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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Attachment: Backup 21-24 (5184 : ZBA #21-24)



Michigan • Genesee County • Burton • 48506 • 3231 S Dort Highway

5
Photos Street View Map

SOLD

Est. Mortgage: \$276

\$45,000

Calculate Commute Times

0.26
ACRES

1,640
SQ FT

1940
YEAR BUILT

COMMERCIAL LISTING WITH LOTS OF OPPORTUNITY. NEEDS SOME WORK!
HOME ATTACHED TO BUILDING. GREAT EXPOSURE BASED UPON TRAFFIC
COUNT. BATVI

Ask the agent who last sold this home:

SW

Sheldon Wolin
WEICHERT, REALTORS - Grant Hamady

BUYER'S AGENT

Sheldon, I found 3231 S Dort Highway on Homesnap and would like to
learn more about it. Thanks!

Send Sheldon a private message

Download the FREE
Homesnap App

Available on the App Store
and Google Play.

555-555-0123

Text Me the Link

US mobile numbers only. Message and data rates may apply.

Listing Powered By **MI REAL SOURCE**
Providing the TOOLS for Success in Real Estate

Property History

Date	Event	Price
5/27/21	Sold	\$45,000
5/12/21	Contract	
4/2/21	For Sale	\$47,500
6/21/20	Sign In	
1/21/20	Sign In	
1/2/20	Sign In	

Attachment: Backup 21-24 (5184 : ZBA #21-24)

Date	Event	Price
8/22/19	Sign In	
2/28/17	Sign In	
10/13/16	Sign In	
6/9/16	Sign In	
1/22/16	Sign In	
1/11/15	Sign In	
10/3/14	Sign In	

E.5.a

☒ Notify Me of Price Changes

Property Summary

Type: Commercial

Year Built: 1940

Ownership: Private

MLS #: 50037978

Selling Broker: WEICHERT, REALTORS - Grant Hamady

Print Listing Details: Print

Listing Media

5
Photos Street View Map

Features

LISTING DETAILS

- Class: Com/Ind/Bus Opp
- Type Of Property: Commercial/Industrial
- Legal: CHAMBERS SUBDIVISION, LOTS 369 THRU 373 (76)
- Year Built: 1940

INTERIOR FEATURES

- Square Feet: 1640

UTILITIES

- Water: Private Well
- Sewer/Septic System: Public Sanitary

LOT INFO

- Acreage: 0.26
- Lot Size: 104X115

COMMERCIAL INFO

- Commercial Features: Additional Bldg(s)

LOCATION INFO

- Full Address: 3231 S DORT HWY., Burton, MI 48529
- Address: 3231 S DORT HWY.
- Address Search Number: 3231

Attachment: Backup 21-24 (5184 : ZBA #21-24)

- Address Direction: S
- Address Street: DORT HWY.
- Area/Municipality: Burton (25018)
- County: Genesee
- Municipality: Burton
- Fips: 26049
- Fips Entity: 12060

Commute Time



Neighborhood Map



Mortgage & Affordability



Listing Information for MLS# 50037978

Listing Broker: WEICHERT, REALTORS - Grant Hamady

G-4265 E. Court St, BURTON, MI 48509

(810) 744-4333

Listing Agent: Sheldon Wolin

Last Changed: Thursday, May 27, 2021, 1:45:05 PM

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All information listed is assumed to be accurate, but is subject to inaccuracies of our data sources. Suggest An Edit.

Attachment: Backup 21-24 (5184 : ZBA #21-24)

Next 1 of 6 Checked 0 All None Page Grid Single Line display

Criteria Map Results

Display Full

at 1 per page

G3231 S DORT Highway, Burton, Michigan 48529-1013

MLS#: 2200067209
 P Type: Real Estate Only
 Status: Sold

Area: 08191 - Burton
 DOM: N/191/191

Short Sale: No
 Trans Type: Sale
 ERTS/FS

LP: \$52,500
 OLP: \$79,900
 SP: \$45,000

**Location Information**

County: Genesee
 City: Burton
 Mailing City: Burton
 School Dist: Atherton
 Location: N of Hemphill / E of Dort
 Directions: N Hemphill / E Dort Hwy

Side of Str:

Lot Information

Acres: 0.26
 Rd/Wtr Frt Ft: 115 /
 Lot Dim: 112.50X100.00

General Information

Year Blt/Rmd: 1940
 #Units/ % Lsd: 0 / -%
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments: No

Business Information

Zoning: Commercial
 Current Use: Other
 Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl:
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales: 0
 Annl Net Inc: 0
 Annl Gross Inc: 0
 Annl Oper Exp: 0

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Est Sqft TU: 1,640 (LP/SqFt: \$32.01)
 Est Sqft Main:
 Est Sqft Ofc:
 Sqft Source:

1 / 4 IMG_6944.jpg



Remine Pro

Start Transaction

Report Bad Data

Listing Information

Listing Date: 08/19/2020 Off Mkt Date: 02/26/2021 Pending Date: 02/26/2021 BMK Date:
 Exclusions: Terms Offered: Cash, Conventional, Land Contract Protect Period: 180 ABO Date:
 Access: Appointment/LockBox LB Description: At Close Possession: REALCOMP Contingency Date:
 LC Down Pay: \$20,000 LC Int Rate: 8 MLS Source: Originating MLS# 2200067209
 LC Payment: \$700 LC Term: 3y LB Location:

Features

Accessibility:
 Water Source: Well-Existing

Sewer: Sewer-Sanitary

Unit Type Baths Lavs Square Ft Furnished # of Unit Type Rent

Legal/Tax/Financial

Property ID: 5928501166
 Tax Summr: \$4,090 Tax Winter: \$1,844 Ownership: Private - Owned
 SEV: 78,000.00 Taxable Value: \$73,932.00 Oth/Sp Assmnt: 533.58
 Legal Desc: LOTS 369 THRU 373 CHAMBERS SUBDIVISION (78) Existing Lease: No
 Subdivision: CHAMBERS SUB

Agent/Office/Contact Information

Sub Ag Comp: No
 Buy Ag Comp: Yes: 4
 Trn Crd Comp: No
 Compensation Arrangements:
 Listing Office: RE/MAX Grande
 Listing Agent: SCOTT MYERS
 Contact Name: SCOTT MYERS
 List Ofc Ph: (810) 695-4111
 List Agt Ph: (810) 344-3363
 Contact Phone: 810-344-3363

Remarks

Public Remarks: Great opportunity for retail or office! Ample parking and high traffic count. Reduced for quick sale! Possible land contract. Immediate possession! Possible land contract terms. \$20,000 down, \$700 a month, 8% interest, 3 year balloon. Hurry.
 REALTOR® Remarks: BATVAI. Contact listing agent for land contract terms. Great opportunity for retail or office! Ample parking and high traffic count. Reduced for quick sale! Possible land contract. Immediate possession! Hurry.

Sold Information

Sold Price: \$45,000 Sold Date: 03/09/21 Financing: LC Sale
 SP/Acre: \$173,076.92 SP/SqFt Abv: \$27.44 3rd Party Appr: No
 Selling Office: RE/MAX Grande Selling Ofc Ph: (810) 695-4111
 Selling Agent: Scott Myers Selling Ag Ph: (810) 344-3363
 Concessions: No Concession Type: Concession Amt:

Matrix Unique ID is one of 463518868, 454670645, 444623818, 443966524, 311313988,
 274629482

Found 6 results in 0.02 seconds.

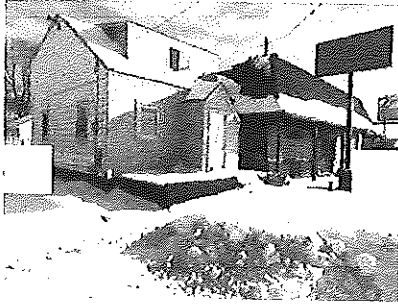
Attachment: Backup 21-24 (5184 : ZBA #21-24)

Previous Next 2 of 6 Checked 0 All - None - Page Grid Single Line display

Display Full

Criteria Map Results

▼ at 1 ▼ per page

3231 S DORT HIGHWAY, BURTON, Michigan 48529MLS#: 5050004002
P Type: Commercial
Status: ExpiredArea: 08191 - Burton
DOM: N/152/Short Sale: No
Trans Type: Sale
ERTS/FSLP: \$85,000
OLP: \$85,000

1 / 8 50004002



Remine Pro

Start Transaction

RPR

Report Bad Data

Location InformationCounty: Genesee
City: BURTON
Mailing City: BurtonGeneral InformationYear Bld/Rmd: 1940
#Units/ % Lsd: / -%
Loft Units:
Eff/Std Units:
1 BR Units: 0
2 BR Units: 0
3 BR Units: 0
4 BR Units: 0
Encroachments:Income and ExpensesMonthly Sales:
Annl Net Inc:
Annl Gross Inc:
Annl Oper Exp:Side of Str:Business InformationZoning:
Current Use:
Bus Type:
Licenses:
Rent Incl:
Inv List:
Inv Incl:
APOD Avail:Lot InformationAcres: 0.27
Rd/Wtr Frt Ft: 115 /
Lot Dim: 115x104x108x103Zone Conform:
Rent Cert'd:
Restrictions:Access To / Distance ToInterstate:
Railroad:
Airport:
Waterway:Square FootageEst Sqft Ttl: 1,200 (LP/SqFt: \$70.83)
Est Sqft Main:
Est Sqft Ofc:
Sqft Source:

Listing Information			
Listing Date: 01/21/2020	Off Mkt Date: 06/22/2020	Pending Date:	BMK Date:
Exclusions: No	Protect Period:	ABO Date:	Contingency Date:
Terms Offered: Cash, Conventional, Land Contract	LB Description:	Possession: Unknown/Data Share	Originating MLS# 50004002
Access:	LC Int Rate:	MLS Source: FLINT	
LC Down Pay:	LC Term:	LB Location:	
LC Payment:			

FeaturesComm Feat: 220V Available, Cable TV, Employee Lunch/Lounge
Comm Ext Feat: Perimeter Fence
Accessibility:
Water Source: Municipal Water

Sewer: Sewer-Sanitary

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
-----------	-------	------	-----------	-----------	----------------	------

Legal/Tax/FinancialProperty ID: 59-28-501-166
Tax Summer:
SEV:
Legal Desc: LOTS 369 THRU 373 CHAMBERS SUBDIVISION (78)
Subdivision: CHAMBERS SUBOwnership: Private - Owned
Oth/Sp Assmnt: yes
Existing Lease:Agent/Office/Contact InformationSub Ag Comp: No
Buy Ag Comp: Yes: 2.5%
Tra Crd Comp: No
Compensation Arrangements:
Listing Office: The Malloy Corporation
Listing Agent: CLINT CARLSON
Contact Name: CLINT CARLSONList Ofc Ph: (810) 733-6400
List Agt Ph: (810) 733-6400
Contact Phone: (810) 733-6400

Public Remarks: great location excellent traffic count.

Matrix Unique ID is one of 463518868, 454670645, 444623818, 443966524, 311313986, 274629482
Found 6 results in 0.02 seconds.

Attachment: Backup 21-24 (5184 : ZBA #21-24)

Previous Next • 3 of 6 Checked 0 All • None • Page Grid Single Line display

Display Full

Criteria Map Results

▼ at 1 ▼ per page

☐ 3231 S DORT Highway, Burton 48529-1013

MLS#: 219086592 Area: 08191 - Burton
 P Type: Residential DOM: N/133/133
 Status: Unconditionally Withdrawn Released

Short Sale: No LP: \$68,000
 Trans Type: Sale OLP: \$79,000
 ERTS/FS



1 / 1 IMG_8767.JPG

Location Information

County: Genesee
 City: Burton
 Mailing City: Burton
 Side of Str:
 School Dist: Atherton
 Location: N of Hemphill / E of Dort
 Directions: South of Atherton N of Hemphill on the east side of the rd

Parking

Garage: No
 Grg Sz: No Garage
 Grg Dim:
 Grg Feat:

Lot Information

Acres: 0.26
 Lot Dim: 112.50X100.00
 Rd Front Ft: 115

Square Footage

Sqft Source: Public Records
 Est Fin Abv Gr: 1,640
 Est Fin Lower:
 Est Tot Lower: 400
 Est Tot Fin: 1,640
 Price/SqFt: \$41.46

Layout

Beds: 3
 Baths: 1.1
 Rooms: 4
 Arch Sty: Cape Cod
 Arch Lvl: 1 1/2 Story
 Site Desc:

Contact Information

Name: SHAUN DODD
 Phone: 810-341-4310

Waterfront Information

Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information

Year Built: 1940
 Year Remod:

Listing Information

Listing Date: 08/22/2019
 Activation Date:
 Pending Date:
 Land DWP:
 Protect Period: 3
 Terms Offered: Cash, Conventional

List Type/Level Of Service: Exclusive Right to Sell/Full Service
 Srvcs Offered: Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller
 Off Mkt Date: 01/02/2020
 Land Int Rate: %
 Restrictions:

BMK Date:
 Land Payment:
 Exclusions: No
 MLS Source: REALCOMP

Contingency Date:
 Land Cntr Term:
 Possession: At Close
 Originating MLS#: 219086592

Foundation: Basement, Slab
 Exterior: Aluminum, Brick, Vinyl, Wood
 Roof Material: Asphalt, Rubber
 Heat & Fuel: Natural Gas, Baseboard, Forced Air, Window/Wall Unit
 Wtr Htr Fuel:
 Water Source: Well-Existing

Features

Fndtn Material: Other
 Cnstrct Feat:
 Cooling:
 Road: Paved
 Sewer: Sewer-Sanitary

Room	Level	Dimen	Flooring
Bath - Full	Upper	1 x 1	
Bedroom	Upper	2 x 2	
Bedroom	First/Entry	2 x 2	

Room	Level	Dimen	Flooring
Bath - Lav	First/Entry	1 x 1	
Bedroom	Upper	2 x 2	
Kitchen	First/Entry	2 x 2	

Property ID: 5928501166
 Tax Summer: \$3,356
 SEV: \$72,200
 Legal Desc: LOTS 369 THRU 373 CHAMBERS SUBDIVISION (78)
 Subdivision: CHAMBERS SUB

Tax Winter: \$1,293
 Taxable Value: \$72,200

Ownership: Private - Owned
 Homestead: No
 Existing Lease:

Home Warranty: No
 Oth/Sp Asmnt: 0

Agent/Office Information

Sub Ag Comp: No
 Buy Ag Comp: Yes: 3%
 Trn Crd Comp: No
 Compensation Arrangements:
 List Office: RE/MAX Select
 List Agent: SHAUN D DODD
 Access: Appointment/LockBoxLS Description:

LB Location: See Remarks

List Office Ph: (810) 238-8888
 List Agent Ph: (810) 238-8888

Public Remarks: Price reduced! Great opportunity to start or move your business to a very high traffic location that's affordable. The property was once used as a lounge but currently is used as residential and the bar area is used as storage. Liquor License has gone back to the state. The bar has a 3 bedroom 1 & 1/2 bath attached. There is plenty of room for parking. Bar and food coolers still in tack. Home and bar need work, but the possibilities for this location could be endless.

REALTOR® Remarks: Room sizes are not exact, BATVAI

Matrix Unique ID is one of 463518868, 454670645, 444623818, 443966524, 311313988, 274629482
 Found 6 results in 0.02 seconds.

Attachment: Backup 21-24 (5184 : ZBA #21-24)

☐ 3231 S DORT Highway, Burton, Michigan 48529-1013

MLS#: 219083303
 P Type: Commercial
 Status: Unconditionally Withdrawn

Area: 08191 - Burton
 DOM: N/141/141
 Released

Short Sale: No
 Trans Type: Sale
 ERTS/FS

LP: \$68,000
 OLP: \$79,000



1 / 10 IMG_8767.JPG



Remine Pro
 Start Transaction

Report Bad Data

Location Information

County: Genesee
 City: Burton
 Mailing City: Burton
 School Dist: Atherton
 Location: N of Hemphill / E of Dort
 Directions: South of Atherton N of Hemphill on the east side of the rd

Side of Str:

Lot Information

Acres: 0.26
 Rd/Wtr Frt Ft: 115 /
 Lot Dim: 112.50X100.00

General Information

Year Bld/Rmd: 1940
 #Units/ % Lsd: 1 / -%
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units: 1
 # 4 BR Units:
 Encroachments: No

Business Information

Zoning: Commercial
 Current Use: Residential and storage
 Bus Type: Office, Residential, Retail, Service
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl:
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales: 0
 Annl Net Inc: 0
 Annl Gross Inc: 0
 Annl Oper Exp: 0

Access To / Distance To

Interstate: Yes / 5
 Railroad:
 Airport: Yes / 10
 Waterway:

Square Footage

Est Sqft Ttl: 1,640 (LP/SqFt: \$41.46)
 Est Sqft Main: 1,156
 Est Sqft Ofc: 1,640
 Sqft Source: Public Records

Listing Date: 08/14/2019 Off Mkt Date: 01/02/2020 Pending Date:
 Exclusions: No ABO Date: Contingency Date:
 Terms Offered: Cash, Conventional Protect Period: 3 Possession: At Close
 Access: Appointment LB Description: See Remarks
 Originating MLS# 219083303

Features

Arch Level: 1 1/2 Story
 Foundation: Basement, Slab
 Exterior: Aluminum, Brick, Vinyl, Wood
 Comm Feat: 220V Available
 Comm Ext Feat: Awning/Overhang(s)
 Accessibility:
 Exterior Feat:
 Heating Fuel: Natural Gas
 Water Source: Well-Existing

Entry Location:
 Foundation Mtrl: Other
 Roof Mtrl: Asphalt, Rubber

Heating: Baseboard, Forced Air, Window/Wall Unit
 Plant Heating:
 Sewer: Sewer-Sanitary

Unit Type Baths Lavs Square Ft Furnished # of Unit Type Rent
 Three Bedroom 1 1 1,154 Unfurnished

Legal/Tax/Financial

Property ID: 5928501166
 Tax Summer: \$3,356 Tax Winter: \$1,293 Ownership: Private - Owned
 SEV: 72,200.00 Taxable Value: \$72,200.00 Oth/Sp Assmnt: 0
 Legal Desc: LOTS 369 THRU 373 CHAMBERS SUBDIVISION (78)
 Subdivision: CHAMBERS SUB Existing Lease:

Agent/Office/Contact Information

Sub Ag Comp: No
 Buy Ag Comp: Yes: 3%
 Trn Crd Comp: No
 Compensation Arrangements:
 Listing Office: RE/MAX Select
 Listing Agent: SHAUN D. DODD
 Contact Name: SHAUN DODD
 List Ofc Ph: (810) 238-8888
 List Agt Ph: (810) 238-8888
 Contact Phone: 810-341-4310

Remarks

Public Remarks: Price reduced! Great opportunity to start or move your business to a very high traffic location that's affordable. The property was once used as a lounge but currently is used as residential and the bar area is used as storage. Liquor License has gone back to the state. The bar has a 3 bedroom 1 & 1/2 bath attached. There is plenty of room for parking. Bar and food coolers still in tack. Home and bar need work, but the possibilities for this location could be endless.

Matrix Unique ID is one of 463518868, 454670645, 444623818, 443966524, 311313988, 274629482

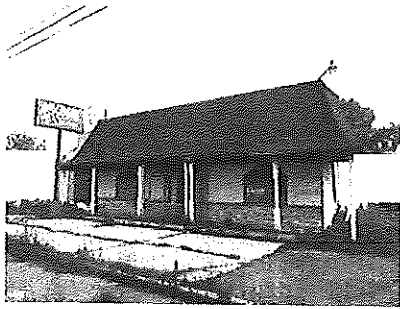
Found 6 results in 0.02 seconds.

Previous Next • 5 of 6 Checked 0 All • None • Page Grid Single Line display

Criteria Map Results

Display Full

▼ at 1 ▼ per page

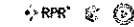
☐ 3231 S DORT HWY, BURTON, Michigan 48529MLS#: 58031305394
P Type: Commercial
Status: ExpiredArea: 08191 - Burton
DOM: N/138/Short Sale: No
Trans Type: Sala
ERTS/FSLP: \$65,000
OLP: \$73,000

1 / 13 31305394



Remine Pro

Start Transaction



Report Bad Data

Location InformationCounty: Genesee
City: BURTON
Mailing City: Burton
Location: E of E HEMPHILL / N of CHEYENNE
Directions: EXIT 109 OFF I-75 STRAIT ON DORT HWY TO LISTING APPROX 5 MILES

Side of Str:

Lot InformationAcres: 0.26
Rd/Wtr Frt Ft: 115 /
Lot Dim: 115x104General InformationYear Blt/Rmd: 1940
#Units/ % Lsd: / -%
Loft Units:
Eff/Std Units:
1 BR Units: 0
2 BR Units: 0
3 BR Units: 0
4 BR Units:
Encroachments:Business InformationZoning:
Current Use:
Bus Type:
Licenses:
Rent Incl:
Inv List:
Inv Incl:
APOD Avail:Zone Conform:
Rent Cert'd:
Restrictions:Income and ExpensesMonthly Sales:
Annl Net Inc:
Annl Gross Inc:
Annl Oper Exp:Access To / Distance ToInterstate:
Railroad:
Airport:
Waterway:Square FootageEst Sqft Ttl: 1,640 (LP/SqFt: \$39.63)
Est Sqft Main:
Est Sqft Ofc:
Sqft Source:Listing Information

Listing Date: 10/13/2016

Off Mkt Date: 03/01/2017

Pending Date:

BMK Date:

Exclusions: No

Protect Period:

ABO Date:

Contingency Date:

Terms Offered: Cash, Conventional

Possession:

Unknown/Data Share

Originating MLS# 31305394

Access:

LB Description:

MLS Source: MlRealSource

LB Location:

FeaturesFoundation: Basement, Slab
Accessibility:
Exterior Feat:
Heating Fuel: Natural Gas
Water Source: Well-Existing

Foundation Mtrl:

Heating: Baseboard
Plant Heating:
Sewer: Sewer-SanitaryUnit Information

Unit Type Baths Lavs Square Ft Furnished # of Unit Type Rent

Legal/Tax/Financial

Property ID: 5928501166

Tax Summer:

Tax Winter:

Ownership: Private - Owned

SEV:

Taxable Value:

Oth/Sp Assmnt: no

Legal Desc: LOTS 369 THRU 373 CHAMBERS SUBDIVISION (78)

Existing Lease:

Subdivision: CHAMBERS SUB

Agent/Office/Contact Information

Sub Ag Comp: Yes: 3.0%

Buy Ag Comp: Yes: 3.0%

Trn Crd Comp: Yes: 3.0%

Compensation Arrangements:

Listing Office: RE/MAX First

Listing Agent: GEORGE VULAJ

Contact Name:

List Ofc Ph: 5867998000
List Agt Ph: (248) 730-1441
Contact Phone: (248) 730-1441Remarks

Public Remarks: GREAT COMMERCIAL LISTING WITH LOTS OF OPPORTUNITY. WAS WORKING BAR AND SMALL REST. COOLERS ALL IN TACK. HOUSE ATTACHED TO THE BAR BLDG. BOTH NEED LOTS OF WORK THAT WILL PAY OFF. HOUSE IS APPROX 1156 SQ FT. BASEMENT, FENCED LOCATION, ADEQUATE AREA FOR PARKING.

REALTOR® Remarks: LIQUOR HAS GONE BACK TO STATE OF MICHIGAN. VALUE COULD BE IN THE LAND. For all showings please submit requests through ShowingTime via online

Matrix Unique ID is one of 463518868, 454670645, 444623818, 443966524, 311313988, 274629482

Found 6 results in 0.02 seconds.

Attachment: Backup 21-24 (5184 : ZBA #21-24)

return to:

Vaselj Dedvukovic
50098 Margaret Ave
Macomb, MI

↑\$30.00

48044

202001090001493 Pages: 1

Recorded: 01/09/2020 12:33 PM
Fees: \$30.00 Rpt: 20-1306
John J. Gleason, Register of Deeds
Genesee County, MI MAIL



QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

Trisha Haiss aka. Trisha L. Haiss

Whose address is:

4038 Oak Street, Grand Blanc, Michigan 48439

QUIT CLAIMS TO:

Vaselj Dedvukovic

Whose address is:

50098 Margaret Ave. Macomb, Michigan 48044

EXEMPTIONS MCL 207.526 (A)
EXEMPTIONS MCL 207.505 (A)

2020 JAN -9 PM 12:14

GC-ROD
RECEIVEDThe following described premises in the City/Township of Burton

County of Genesee and State of Michigan to wit:

Lots 369,370,371,372,373,374 and 375. Chambers Subdivision, according to the recorded plat in Liber 11
of Plats. Page 12. Genesee County Records.

This deed is given by Vendee to the Vendor in lieu of foreclosure of a land contract dated November 2nd
2017. Memorandum of Land Contract recorded in Instrument No. 480, Genesee County
Records

Parcel ID#: 59-28-501-166 and 59-28-501-167

Property Address: G-3231 S. Dort Highway Burton, Michigan 48529

For the sum of one dollar and ---00/100

Dated: Month January Day 9th Year 2020Signed: Trisha Haiss

Printed name

STATE of Michigan

COUNTY of Genesee

The foregoing instrument was acknowledged before me this Mo January Day 9, Yr 2020 by Trisha Haiss
Trisha Haiss to be his/her/their free act and deed.

Notary Signature Josephine A. Buterakos

Printed Notary Name

Notary Expiration Date

Drafted By (name)

(address)

Clint Mallory
5370 Miller Rd #12,
Swartz Creek MI 48472

Return To (name)

(address)

JOSEPHINE A BUTERAKOS
Notary Public - State of Michigan
County of Genesee
My Commission Expires Nov 25, 2023
Acting in the County

Packet Pg. 53

Attachment: Backup 21-24 (5184 : ZBA #21-24)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5185)

Meeting: 09/16/21 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Leandra Swayne
Department Head: Charles Abbey

E.6

DOC ID: 5185

ZBA #21-25

By: Rene L. Gray
4386 Brunswick Dr., Burton, MI

Re: 4386 Brunswick Dr., Burton, MI
Parcel 59-31-300-012, Zoned R-1B

For: To construct 6' privacy fence in a front yard.

ATTACHMENTS:

- Backup 21-25 (PDF)



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230

Date Filed: 8-18-21
 Fee Paid: 250.00
 Receipt #: _____
 Check #: _____
 Received by: _____
 Date Mailed: _____

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

ZBA Case #: 21-25 4 Votes Required

DATE OF ZONING BOARD OF APPEALS HEARING: September 16, 2021 AT 5:00 P.M.

PLEASE PRINT

APPLICANTS NAME: Rene' L. Gray

APPLICANTS ADDRESS: 4386 Brunswick Dr.

CITY: Burton, MI 48529

APPLICANTS PHONE: 210-488-5249

APPLICANTS EMAIL: Kixs42@mail.com

— ADDRESS AND PARCEL OR LOT NUMBER: 59-31-300-012

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED: TO construct 6' privacy fence
in a front yard.

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: 

Attachment: Backup 21-25 (5185 : ZBA #21-25)

APPLICANT:

Please explain your hardship or reason this variance is needed and attach to the application. Any information provided to the board will be public information and will be given to the board approximately 2 weeks prior to the meeting.

My front yard is unique to my property. The
ft yard is almost the whole length of my
driveway. ~~300~~ My Neighbors have ~~steel~~
existing fences along my driveway I
would like to finish the property lines.



Attachment: Backup 21-25 (5185 : ZBA #21-25)