



**City of Allegan
Zoning Board of Appeals
231 Trowbridge Street, Allegan MI 49010**

AGENDA

July 13, 2023, 5:00 pm

- 1. Call to Order**
- 2. Business Meeting**
 - i. Election of Chair**
 - ii. Election of Vice Chair**
- 2. Approval of agenda July 13, 2023**
- 3. Application**
 - a. Green/Radke 127 Robinson Street– Reduced Front Yard Setback – Porch Addition**
- 4. Other Discussion**
- 5. Adjournment**

The minutes of this meeting will be available at City Hall, 231 Trowbridge Street, Allegan MI 49010

The City of Allegan is an equal opportunity provider and employer



**PROFESSIONAL CODE INSPECTIONS
OF MICHIGAN, INC.**
1575 142nd Avenue
Dorr, MI 49323
(616) 877-2000

MEMORANDUM

TO: City of Allegan Zoning Board of Appeals
FROM: Jason Derry, Zoning Administrator
DATE: July 5, 2023
RE **Green/Radke – Variance Request – Principal Structure, Front Setback**

The Planning Commission is scheduled to hear a request from Jessica Green, applicant representing Michele Radke, owner, for relief from the front yard setback requirements in the R-2 Single-Family Residential – Medium Density District.

GENERAL OVERVIEW

Property Information

The property addressed 127 Robinson Street, also known as Permanent Parcel 03-51-120-130-00 resides on the south side of Robinson Street, midway between Lincoln and Davis Streets, and comprises approximately 0.31 acres. It is currently zoned R-2 Single-Family Residential – Medium Density District and surrounded by like R-2 property.

The existing building is less than the standard thirty-five (35) feet from the front lot line, but it is compliant in that it is within an administratively determined acceptable range of the average setback of houses on this street. The average distance of houses on the south side of Robinson Street is approximately 24.5 feet. Since the subject house is already slightly closer to the front lot line than other averaged houses, the proposed encroachment constitutes a deviation from the average such that the Ordinance no longer applies.

Request Information

The applicant has requested the front setback be reduced from the current twenty-four (24) feet to a resulting nineteen (19) feet.

Information provided by Applicant

The applicant has provided a complete the application for variance and a site diagram of the proposed construction.

Figure 1. 605 N Eastern Avenue and surrounding neighborhood (CONNECTExplorer, 2023).



RELEVANT LANGUAGE

Section 602.A. Yard Requirements [of the R-2 Single-Family Residential – Medium Density District].

“In the R-2 district each building, structure or premise shall have yards as follows:

- A. Front yard:** *There shall be a front yard of not less than thirty-five (35) feet, except in an established neighborhood, the front yard may be established by **the average front yard dimension of the adjacent dwellings units within three hundred (300) feet** to each side of the lot in question, but not beyond a side street.”*

Section 1805.10. Standards for Variances

- A.** *“Subject to the requirements in subsection B. below, and in addition to other duties and powers specified within this Ordinance, the ZBA, after public hearing, shall have the power to decide applications for variances:*
- 1. Where it is alleged that by reason of the exceptional narrowness, shallowness or shape of a specific parcel of property or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in question, the literal enforcement of this Ordinance would involve practical difficulties or would cause undue hardship, provided that the ZBA shall not grant a variance on a lot if the owner or members of his family own adjacent land which could, without undue hardship, be included as part of the lot.*

Findings: The ZBA may find that the property, like many within the City, is burdened with irregular setbacks due to its age. The City has implemented measures to account for these irregularities such as the average-of-adjacent houses system of front yard setbacks, allowing established neighborhoods to continue to maintain their character. The house is slightly closer to the street than surrounding houses, putting it among the lowest setbacks in the calculated average, but it presents no further apparent burdens.

- 2. Where it is alleged that there is unnecessary hardship in carrying out the strict letter of this Ordinance and a request made to vary such regulations so that the spirit of this Ordinance shall be observed, public safety secured, and substantial justice done.*

Findings: Having a covered porch or deck is considered an inherent desire of owning many types of homes. In old, denser neighborhoods, however, the inclusion of a porch is not necessarily always guaranteed or expected. Some homes on the south side of Robinson Street have front porches that have since been enclosed, meaning they are an inherent characteristic of this neighborhood. However, these homes are all constructed and setback from the road approximately twenty-five (25) *including* their covered porches.

- 3. Where it is alleged that the condition or situation of the specific property or the intended use of said property is not of so general or recurrent a nature as to make reasonably practical a general regulation as part of this Zoning Ordinance.*

Findings: As stated above, a significant number of homes on the south side of Robinson Street have porches or covered decks. However, the homes are within an approximate setback range of twenty-five (25) to thirty (30) feet *including* these porches. Nonetheless, the request does not occur frequently given how many homes already have such features.

- B.** *No variance in the provisions or requirements of this Ordinance shall be effected by the ZBA unless it finds from reasonable evidence that such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this Ordinance or of the public health, safety and welfare,...*

Findings: The inclusion of the proposed porch in the neighborhood will not create any sight hazards for drivers or pedestrians nor will it pose any inherently detrimental impacts. The ZBA may find that there will be no severe detriment to adjacent property or the surrounding area.

*...and, further, that **two** of the following facts and conditions exist:*

1. *That there are exceptional or extraordinary circumstances or conditions applying to the specific property that do not apply generally to other properties in the same zone.*

Findings: The ZBA may find that the property, like many within the City, is burdened with irregular setbacks due to its age. While each lot may have unique setback issues to face, it is not unique for houses to have irregular setbacks to begin with. The house currently sits virtually in line with surrounding houses.

2. *That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the zone, provided that increased financial return shall not be deemed sufficient to warrant a variance.*

Findings: The ZBA may find that having a porch is a right to which many homeowners wish to have access. However, porches are not an inherent or integral piece of the dwelling unit system as many homes in the City do not have covered porches.

3. *That the condition or situation of the specific property or the intended use is not of so general or recurrent a nature as to make reasonably practical a general regulation as part of this Zoning Ordinance."*

Findings: The ZBA may find that the City Zoning Ordinance already addresses the issue of nonconforming setbacks affecting entire neighborhoods. By implementing an average-setback system, it has ensured that even nonconforming houses can continue to be developed, so long as it is administratively determined that any new development does not deviate so far from the average setback so as to be egregious. This proposal has been determined by the Zoning Administrator to exceed that threshold.

CONCLUSION

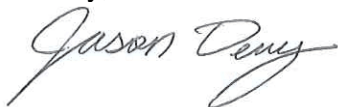
Conclusion

I encourage all members to review the application, any additional information presented by the applicant and any further evidence as presented during Public Comment and discuss during the meeting each standard to create a Findings of Fact to support any decision to approve, approve with conditions, or deny the request. I have created a blank Findings of Fact form to guide the Board through this process, which is attached to this memorandum.

I hope this information provided is helpful to you as you consider this variance request. If you have any questions or concerns, please do not hesitate to contact me and I will assist in any way that I can. You may reach me by phone at either (616) 877-2000 Ext. 215 or by email at jderry@pcimi.com.

Thank you for your time.

Sincerely,



Jason Derry
City of Allegan Zoning Administrator
Professional Code Inspections of Michigan, Inc.

AVERAGE SETBACK CALCULATIONS



Calculations

$$\begin{array}{r} 21.9 \\ 17.7 \\ 26.3 \\ 28 \\ 24 \\ 23.5 \\ 23.5 \\ 20 \\ + 36 \\ \hline \end{array}$$
$$= 220.6 \text{ feet} / 9 \text{ houses} = 24.5 \text{ feet (average front yard setback).}$$

City of Allegan Zoning Board of Appeals

Findings of Fact - Dimensional Variance

1805.10 Standards For Variances

A. *Subject to the requirements in subsection B. below, and in addition to other duties and powers specified within this Ordinance, the ZBA, after public hearing, shall have the power to decide applications for variances:*

- 1. Where it is alleged that by reason of the exceptional narrowness, shallowness or shape of a specific parcel of property or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in question, the literal enforcement of this Ordinance would involve practical difficulties or would cause undue hardship, provided that the ZBA shall not grant a variance on a lot if the owner or members of his family own adjacent land which could, without undue hardship, be included as part of the lot.*

The request _____ **complies** _____ **does not comply. Reasons:** _____

- 2. Where it is alleged that there is unnecessary hardship in carrying out the strict letter of this Ordinance and a request made to vary such regulations so that the spirit of this Ordinance shall be observed, public safety secured, and substantial justice done.*

The request _____ **complies** _____ **does not comply. Reasons:** _____

- 3. Where it is alleged that the condition or situation of the specific property or the intended use of said property is not of so general or recurrent a nature as to make reasonably practical a general regulation as part of this Zoning Ordinance.*

The request _____ **complies** _____ **does not comply. Reasons:** _____

B. *No variance in the provisions or requirements of this Ordinance shall be effected by the ZBA unless it finds from reasonable evidence that such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this Ordinance or of the public health, safety and welfare,...*

The request _____ **complies** _____ **does not comply. Reasons:** _____

...and, further, that two of the following facts and conditions exist:

- 1. That there are exceptional or extraordinary circumstances of conditions applying to the specific property that do not apply generally to other properties in the same zone.*

The request _____ **complies** _____ **does not comply. Reasons:** _____

- 2. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the zone, provided that increased financial return shall not be deemed sufficient to warrant a variance.*

The request _____ **complies** _____ **does not comply. Reasons:** _____

3. That the condition or situation of the specific property or the intended use is not of so general or recurrent a nature as to make reasonably practical a general regulation as part of this Zoning Ordinance.

The request _____ complies _____ does not comply. Reasons: _____

Based upon the above Findings of Fact:

The City of Allegan Zoning Board of Appeals hereby ____ **approves** (or) ____ **denies** the variance requested by **Jessica Green** to expand a building into the required side yard at **127 Robinson Street**.

Motion by: _____, **Support by:** _____

Any Conditions of Approval: _____

Ayes _____ **Nays** _____ **Abstaining:** _____

Motion: _____ **Passed** _____ **Failed**

Date: _____

Chairperson's Signature: _____

Secretary's Signature: _____

Fee \$350.00

Paid ☐ Date: _____



City of Allegan
231 Trowbridge St.
Allegan, MI 49010
Ph. (269) 673-5511

City of Allegan Zoning Variance Application

1. Applicant Information

Contact Name: Jessica L. Green
Address: 542 - 26th St. City: Allegan State: MI Zip: 49010
Ph.: 616-862-9012 Email: jlgreens30@gmail.com

Please list all owners or interest parties in the property: Michele Radke

2. Property Information

Property Parcel Number: #03 - 51 - 120 - 130 - 00
Property Address: 127 Robinson St Allegan, MI 49010
Please list, if any, deed restrictions upon this property: _____

Present Use of Property: Residential Current Zoning Classification: R2
Total Lot Size (Acres or Sq. Ft.): .313 Is this property within a Historical District? Yes ☐ No ☒

3. Brief Description of Request and Justification for Variance: _____

We are requesting a variance on the setback
from the front of lot to be 19ft. instead of 24ft.
After the addition of a covered front porch/deck -
only will have covered roof and open porch area -
constructed of treated lumber.

City of Allegan Zoning Variance Application

4. Detailed Request and Justification

Please indicate below the requirements for which a variance is being requested:

<input checked="" type="checkbox"/> Setbacks	<input type="checkbox"/> Signs	<input type="checkbox"/> Lot Coverage	<input type="checkbox"/> Loading Space
<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Size	<input type="checkbox"/> Wall/Fence	<input type="checkbox"/> Height
<input type="checkbox"/> Side	<input type="checkbox"/> Height	<input type="checkbox"/> Area Requirements	<input type="checkbox"/> Off-Street Parking
<input type="checkbox"/> Rear	<input type="checkbox"/> Setback	<input type="checkbox"/> Other _____	

Please indicate the characteristics of your property which require the granting of a variance for your intended project:

<input checked="" type="checkbox"/> Too Narrow	<input type="checkbox"/> Elevation	<input type="checkbox"/> Soil Issues
<input checked="" type="checkbox"/> Too Small	<input type="checkbox"/> Slope	<input type="checkbox"/> Sub-Surface Issues
<input type="checkbox"/> Too Shallow	<input type="checkbox"/> Irregular Shape	<input type="checkbox"/> Other _____

Justification for granting the requested variance:

Please initial here to indicate that you believe your variance request is allowable based on the conditions of the concerned parcel as set forth with the ordinance as presented at the end of the application:

Please initial here to indicate that you believe no potential negative impacts upon the surrounding areas would be caused by your request:

Please initial here to indicate that you have attached a survey or sketch of the property including all buildings, structures, distances to lot lines, and the uses and nearby structures on all surrounding properties. This sketch does not have to be to scale, but does need to have accurate measurements noted upon it:

5. Affidavit

The undersigned acknowledges the request is granted or other conditions favorable to the undersigned are rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of this Ordinance; the undersigned further affirms that they are the (Please Specify: Owner, Lessee, or other type of interested party) contractor involved in the appeal and that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her, or their knowledge and belief.

Applicant Signature: Date: 6-6-23

The signature of the applicant herein allows board of appeals members to enter onto property to view the applicant's requests.

Applicant Signature: Date: 6-6-23
City of Allegan Zoning Variance Application

6. Return this form and supporting materials to:

Professional Code Inspections
Lori Castello
1575 142nd Ave
Dorr, MI 49323
Ph. (616) 877-2000, Fax (616) 628-3335
Email: lcastello@pcimi.com

In order for your application to be presented in front of the City of Allegan Zoning Board of Appeals, the application and supporting materials must be submitted thirty (30) days before the meeting that you wish your application to be considered. The City of Allegan Zoning Board of Appeals meets as necessary at City Hall (231 Trowbridge St., Allegan, MI 49010).

Accompanying fee (\$350.00) must be sent to City Hall at 231 Trowbridge St., Allegan, MI 49010. Applicants may pay by credit card by calling (269) 673-5511. An additional fee will apply if paying by card.

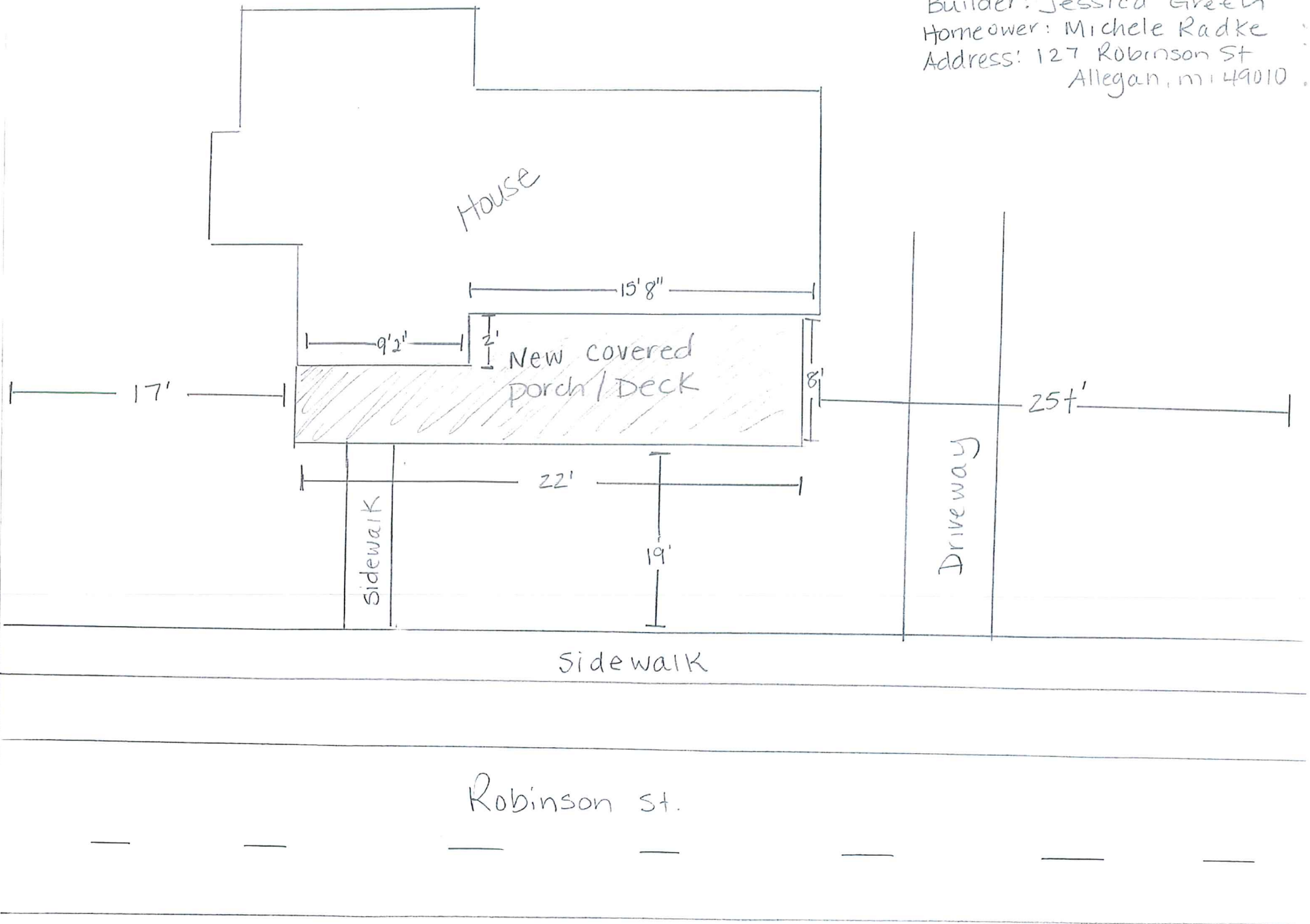
If you have any questions regarding this form, please contact Professional Code Inspections at (616) 877-2000.

For Office Use Only

Date Application Received: _____	Check Number: _____
Date Notice Sent: _____	Date of Hearing: _____
Date Action Taken: _____	Approved <input type="checkbox"/> Denied <input type="checkbox"/>

City of Allegan Zoning Variance Application

Builder: Jessica Green
Homeowner: Michele Radke
Address: 127 Robinson St
Allegan, MI 49010



CITY OF ALLEGAN
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE the Zoning Board of Appeals of the City of Allegan, Michigan, shall hold Public Hearings on Thursday, July 12, 2023, at 5:00 p.m. at Allegan City Hall, 231 Trowbridge, Allegan, Michigan to hear the following requests:

1. An application from Timothy Hutchens of Otsego Rentals, LLC, owner of 135 Marshall Street, also known as Permanent Parcel Number 0351-305-170-00, for relief from Section 1002.C of the City of Allegan Zoning Ordinance to construct a building expansion within the required side yard of the C-2 General Commercial Zoning District.
2. An application from Jessica Green, interested party of owner of 127 Robinson Street, also known as Permanent Parcel Number 0351-120-130-00, for relief from Section 602.A of the City of Allegan Zoning Ordinance to construct a building expansion within the required front yard of the R-2 Single Family Residential Zoning District.
3. Any other such business as properly comes before the Zoning Board of Appeals.

A copy of the applications and related materials is available for viewing at City Hall during regular business hours. Materials may also be accessed on our website at <http://www.cityofallegan.org>. Questions and comments regarding these requests may be submitted prior to the Public Hearing to the City Clerk at City Hall, 231 Trowbridge, Allegan, MI, 49010, or by calling 269-673-5511.

PLEASE TAKE FURTHER NOTICE that the City of Allegan will provide necessary, reasonable auxiliary aids and services at the hearing to individuals with disabilities upon five (5) days written notice to the City Clerk at 231 Trowbridge, Allegan, MI, 49010 or by phone 269-673-5511.

MICHAELA KLEEHAMMER, CLERK

CITY OF ALLEGAN

269-673-5511

City of Allegan Zoning Board of Appeals 300-foot Mailer Recipient List
Hutchins (WITHDRAWN); Green/Radke – Variance – Principl Building, Front Setback

Parcel ID	Owner	Property Address	Owner Address	City	State	Zip
51-120-095-00	PETER A MOLINE & CHONG S	421 DAVIS ST	421 DAVIS ST	ALLEGAN	MI	49010
51-120-096-00	REBECCA M DRAYTON	419 DAVIS ST	419 DAVIS ST	ALLEGAN	MI	49010
51-120-109-00	ANDREW & ALISON LEACH	121 ADAMS ST	121 ADAMS ST	ALLEGAN	MI	49010
51-120-111-00	LEACH NOAH	125 ADAMS ST	125 ADAMS ST	ALLEGAN	MI	49010
51-120-112-00	MANNING LISA & XAVIER	120 ADAMS ST	120 ADAMS ST	ALLEGAN	MI	49010
51-120-113-00	SMITH KRISTEN	208 ROBINSON ST	208 ROBINSON ST	ALLEGAN	MI	49010
51-120-114-00	PETER ANTKOVIK, II & NANCY A	118 ADAMS ST	3220 SPRINGHILL DR	ALLEGAN	MI	49010
51-120-115-00	CHARLES VANDERHILL & CHERYL	417 DAVIS ST	1810 BRECKENRIDGE	CORONA	CA	92879
51-120-116-00	MICHAEL ANDERSON & CHRISTINE GREG	403 DAVIS ST	403 DAVIS ST	ALLEGAN	MI	49010
51-120-117-00	HOTCHKISS CALEB D & LYNEMA VICTORIA	120 ROBINSON ST	120 ROBINSON ST	ALLEGAN	MI	49010
51-120-118-00	SUSAN F THIEL	140 ROBINSON ST	140 ROBINSON ST	ALLEGAN	MI	49010
51-120-119-00	MEUNIER DARLENE ET AL	224 ROBINSON ST	224 ROBINSON ST	ALLEGAN	MI	49010
51-120-120-00	BEMER JOSEPH & CUELLAR VICTOR M	226 ROBINSON ST	226 ROBINSON ST	ALLEGAN	MI	49010
51-120-121-00	LAURA JEAN SEELEY	228 ROBINSON ST	228 ROBINSON ST	ALLEGAN	MI	49010
51-120-124-00	DEE TANNER J	229 ROBINSON ST	229 ROBINSON ST	ALLEGAN	MI	49010
51-120-125-00	JENNIFER & BRENT KOLHOFF	227 ROBINSON ST	227 ROBINSON ST	ALLEGAN	MI	49010
51-120-126-00	GABRIELLE B JAGER	225 ROBINSON ST	225 ROBINSON ST	ALLEGAN	MI	49010
51-120-128-00	FIFELSKI GARY III & NELSEN LINDSEY	201 ROBINSON ST	201 ROBINSON ST	ALLEGAN	MI	49010
51-120-129-00	SALLY A CURTISS	207 ROBINSON ST	207 ROBINSON ST	ALLEGAN	MI	49010
51-120-130-00	RADKE MICHELE L	127 ROBINSON ST	127 ROBINSON ST	ALLEGAN	MI	49010
51-120-131-00	DEBORAH HIGGS	121 ROBINSON ST	121 ROBINSON ST	ALLEGAN	MI	49010
51-120-132-00	NEAL JAMES R	117 ROBINSON ST	117 ROBINSON ST	ALLEGAN	MI	49010
51-120-133-00	HARRISON JOSHUA J & JESSICA	119 ROBINSON ST	2836 FAIRWAY DR	DORR	MI	49323
51-120-134-00	REUBEN E FLANNAGAN	327 DAVIS ST	327 DAVIS ST	ALLEGAN	MI	49010
51-120-135-00	FROST JAMES & STACY	319 DAVIS ST	319 DAVIS ST	ALLEGAN	MI	49010
51-120-136-00	MORRIE ROBERTA A	206 RUSSELL ST	230 DELANO	ALLEGAN	MI	49010
51-120-137-00	SCOTT DANGREMOND	315 DAVIS ST	2157 36TH ST	ALLEGAN	MI	49010
51-120-138-00	MORRIE ROBERTA A	210 RUSSELL ST	230 DELANO	ALLEGAN	MI	49010
51-120-139-00	YOUNG RICK	218 RUSSELL ST	218 RUSSELL ST	ALLEGAN	MI	49010
51-120-140-00	MICHELLE KOSTEN	220 RUSSELL ST	220 RUSSELL ST	ALLEGAN	MI	49010
51-120-141-00	DANIEL A GOODRICH	222 RUSSELL ST	222 RUSSELL ST	ALLEGAN	MI	49010

51-120-142-00	AMY TODD	224 RUSSELL ST	224 RUSSELL ST	ALLEGAN	MI	49010
51-120-143-00	JOHNSON COREY	240 RUSSELL ST	240 RUSSELL ST	ALLEGAN	MI	49010
51-120-144-00	JASON & JAMIE LEGETT	226 RUSSELL ST	226 RUSSELL ST	ALLEGAN	MI	49010
51-120-146-00	BERT D BROUWER	244 RUSSELL ST	244 RUSSELL ST	ALLEGAN	MI	49010
51-120-148-00	PAUL & MARY KLOIBER ESTATE	212 LINCOLN ST	4615 W LAKESHORE DR	MCCULLOM LAKE	IL	60050
51-120-150-00	JOE R MCDANIELS & WF	252 RUSSELL ST	252 RUSSELL ST	ALLEGAN	MI	49010
51-120-152-00	TIMOTHY K & LORI L DICKINSON	248 WESTERN AVE	248 WESTERN AVE	ALLEGAN	MI	49010
51-120-153-00	DAVID E PASSMORE	234 WESTERN AVE	234 WESTERN AVE	ALLEGAN	MI	49010
51-120-154-00	JAMES C V CARWILE & CARLEENA M	228 WESTERN AVE	228 WESTERN AVE	ALLEGAN	MI	49010
51-120-156-00	REX J KROTZ & LIVINGSTON BETTY	225 RUSSELL ST	1321 BUNKERHILL	KALAMAZOO	MI	49009
51-120-157-00	KALAMORLEANS LLC	218 WESTERN AVE	36 JOHNSON RD	OTSEGO	MI	49078
51-120-158-00	DANIEL HOLLY	214 WESTERN AVE	214 WESTERN AVE	ALLEGAN	MI	49010
51-120-159-00	RONALD C SHEFFER & YVONNE K	210 WESTERN AVE	210 WESTERN AVE	ALLEGAN	MI	49010
51-120-162-00	FITZSIMMONS PATRICK & DIANE	207 RUSSELL ST	425 RIVER ST	ALLEGAN	MI	49010
51-205-051-00	L PERRIGO CO	117 WATER ST	515 EASTERN AVE	ALLEGAN	MI	49010
51-305-001-00	102 BRADY LLC	101 BRADY ST	11253 JAMES ST	HOLLAND	MI	49424
51-305-002-00	CITY OF ALLEGAN	107 BRADY ST	231 TROWBRIDGE ST	ALLEGAN	MI	49010
51-305-164-00	STATE OF MICHIGAN DNR	MARSHALL ST	PO BOX 30448	LANSING	MI	48909
51-305-167-00	KAUR MANPRETT	131 MARSHALL ST	131 MARSHALL ST	ALLEGAN	MI	49010
51-305-167-50	CITY OF ALLEGAN	129 MARSHALL ST	231 TROWBRIDGE ST	ALLEGAN	MI	49010
51-305-168-00	STASH VENTURES LLC	133 MARSHALL ST	210 W PICKARD ST	MOUNT PLEASANT	MI	48858
51-305-169-00	ALLEGAN COUNTY ROAD COMMISSION	MARSHALL ST	1308 LINCOLN RD	ALLEGAN	MI	49010
51-305-170-00	OTSEGO RENTALS LLC	135 MARSHALL ST	900 SIX ST SUITE 100	OTSEGO	MI	49078
51-305-171-00	STATE OF MICHIGAN DNR	MARSHALL ST	PO BOX 30448	LANSING	MI	48909
51-305-172-00	STATE OF MICHIGAN DNR	MARSHALL ST	PO BOX 30448	LANSING	MI	48909
51-305-173-00	CH REALTY IX/CG MI EXPRESS LP	120 MARSHALL ST	3819 MAPLE AVE	DALLAS	TX	75219
51-305-175-00	CH REALTY IX/CG MI EXPRESS LP	136 MARSHALL ST	3819 MAPLE AVE	DALLAS	TX	75219
51-305-176-00	CH REALTY IX/CG MI EXPRESS LP	142 MARSHALL ST	3819 MAPLE AVE	DALLAS	TX	75219
51-305-177-00	PETER ANTKOVIK, II	200 MARSHALL ST	3220 SPRINGHILL DR	ALLEGAN	MI	49010
51-305-178-00	PETER ANTKOVIK, II	123 2ND ST	3220 SPRINGHILL DR	ALLEGAN	MI	49010
51-305-179-00	PETER ANTKOVIK, II	205 MARSHALL ST	3220 SPRINGHILL DR	ALLEGAN	MI	49010
51-305-181-00	PETER & LYDIA HANSE	207 MARSHALL ST	215 MARSHALL ST	ALLEGAN	MI	49010
51-305-183-00	PETER & LYDIA HANSE	215 MARSHALL ST	215 MARSHALL ST	ALLEGAN	MI	49010
51-305-184-00	KRUSE RYAN & LINDSAY	231 MARSHALL ST	231 MARSHALL ST	ALLEGAN	MI	49010

51-305-306-00	JOSEPH E & JENNIFER M BOODT	222 MARSHALL ST	222 MARSHALL ST	ALLEGAN	MI	49010
51-305-307-00	JAMES L & REBECCA A WIDGER	214 MARSHALL ST	214 MARSHALL ST	ALLEGAN	MI	49010
51-305-308-00	DAVIS SKYLAR	210 MARSHALL ST	210 MARSHALL ST	ALLEGAN	MI	49010
51-305-309-00	CORKINS PAUL ALAN	204 MARSHALL ST	204 MARSHALL ST	ALLEGAN	MI	49010
51-305-310-00	CONSUMERS ENERGY COMPANY	KALAMAZOO ST FLTS	ONE ENERGY PLAZA	JACKSON	MI	49201