



Stacy Sheridan-Byers  
Ingham County Farmland and Open Space Preservation Board  
Sheridan Realty & Auction Co., 740 S. Cedar Street, Mason, MI 48854  
**Delivered to: stacy@nsddevelopmentllc.com**

RE: South Street – Evans Property – Courtesy Review of Potential Land Division

September 27, 2024

Dear Stacy,

Thank you for the Tentative Parcel Map for the Evans' property on South Street, Mason, MI, Parcel number 33-19-10-07-200-009. You asked about the possibility of creating three new building lots and one remaining parcel. While no formal application has been filed for this change, I offer my remarks below for your consideration.

The property is currently zoned AG – Single Family Agricultural District, requiring a minimum lot size of 30,000 sq. ft., frontage of 225 feet, and set-backs of 30 feet in front, 40 feet in the rear, and 15 feet on the side; accessory structures may be closer in some instances (Sec. 94-173(g)). Any legally non-conforming concerns would be grandfathered under Ch. 94 Article X of the City of Mason Ordinance if the parcel remained whole. Should you wish to divide the land, the requirements of Ch 74 Sec. 74-201 Standards for approval of land divisions apply. This requires compliance with the current zoning requirements in order to avoid the creation of illegal non-conforming status.

Address	Land	Zoning	Sq. Ft. Req.	Sq. Ft. Prop.	Frt Req.	Frt Prop.	Over/Under	Set-backs	Current Use	Proposed Use
Parcel A	2.65	AG	30,000	115,434	225	312.78	87.78	Front - unknown	SF Res	SF Res
Parcel B	2	AG	30,000	87,120	225.00	236.13	11.13	na	AG	SF Res
Parcel C	2	AG	30,000	87,120	225.00	236.13	11.13	na	AG	SF Res
Parcel D	23.3	AG	30,000	1,014,948	225.00	205.00	(20.00)	na	AG	AG
Tentative Parcel Map (33-19-10-07-200-009)	30	acres								

I'd be happy to assist you in considering other options that support your long-term goals for the property. Please feel free to contact me if I can be of further assistance.

Sincerely,

Elizabeth A. Hude, AICP, Community Development Director  
elizabethh@mason.mi.us, 517-978-0206 direct

