



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@nsdevelopmentllc.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.	Fr. Req.	Fr. 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,

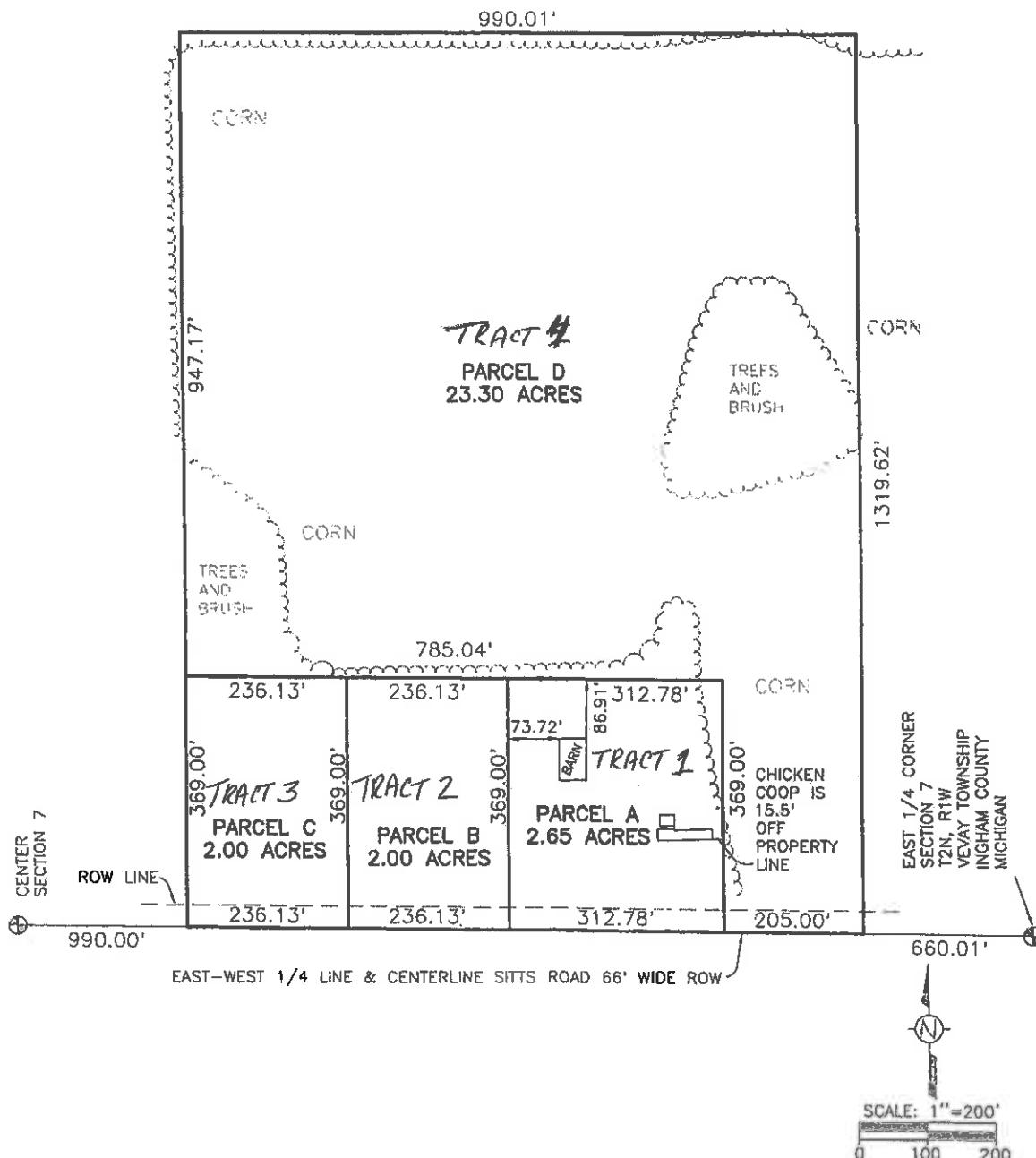
Elizabeth A. Hude

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

TENTATIVE PARCEL MAP

For: Gary Evans

38-19-10-01-800-009



CG ENGINEERING

805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

NE 1/4 Section 7, T2N, R1W
City of Mason., Ingham Co., Michigan

September 5, 2024

Job No. 33-3585
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