

CITY OF NILES
BERRIEN COUNTY
NOTICE OF PUBLIC HEARING
PUBLIC INPUT ON APPLICATIONS FOR A VARIANCE TO THE ZONING ORDINANCE
FOR 411 FORT STREET NILES MI 49120, PARCEL NO. 11-73-8280-0039-00-3

PLEASE TAKE NOTICE: That on **THURSDAY, MARCH 16** at 5:30PM Local Time, a public hearing will be held by the City of Niles, Zoning Board of Appeals, at Niles City Hall, first floor conference room, 333 N. 2nd Street, Niles, Michigan, 49120. Any interested person or group may address the City of Niles Zoning Board of Appeals on a request for VARIANCE FROM THE ZONING ORDINANCE FOR 411 FORT ST Street Niles, MI 49120, PARCEL NO. 11-73-8280-0039-00-3 when recognized by the presiding officer. The comment of any member of the public or any special interest group may be limited in time. Such limitation shall not be less than three minutes unless otherwise explained by the presiding officer, subject to appeal by the Zoning Board of Appeals.

The application for variance is available for public inspection upon request by contacting Niles City Community Development, by telephone at 269-683-4700 Ext 3020 or by email at CommunityDevelopment@nilesmi.org.

Parcel Number(s) 11-73-8280-0039-00-3
Property Address 411 FORT ST
Brief Tax Description LOT 39 SUPERVISORS PLAT OF VERNON HEIGHTS ADD CITY OF NILES

411 FORT St is zoned MODERATE DENSITY RESIDENTIAL and was previously the site of a multi-family apartment building. The owner has applied for a variance from the City's Zoning Ordinance. Section 503, 1, d., a. Minimum Parcel Area: Applicant requests minimum parcel square footage of roughly 90,000 sqft from the required 116,000 sqft. The owner has also applied for a variance from the City's Zoning Ordinance. Section 306, 1. Accessory Building Location: Applicant requests ability to place accessory building for garage/storage in front yard area.

The City of Niles will provide necessary reasonable auxiliary aids and services to those individuals with impairments who wish to attend its public meetings upon receiving at least one week's notice. Any such individuals requiring such aids or services should contact the City by writing to: City of Niles ADA Coordinator, 333 N. 2nd Street, Suite 301, Niles, MI, 49120, or by calling 269.683.4700, ext. 3011.

Further information may be obtained by contacting the Niles City Community Development Office at (269) 683-4700. Written comments received prior to or at the specified time and date of the hearing will also be considered and should be mailed or delivered to the Community Development Director at Niles City Hall, 333 N. 2nd Street, Suite 301, Niles, Michigan 49120.

Ryan Millin
Community Development Director
City of Niles