

CITY OF NILES
BERRIEN COUNTY
NOTICE OF PUBLIC HEARING
PUBLIC INPUT ON APPLICATIONS FOR A VARIANCE TO THE ZONING ORDINANCE
FOR N 13TH ST STREET NILES MI 49120, PARCEL NO. 11-71-0026-0092-02-8

PLEASE TAKE NOTICE: That on **WEDNESDAY FEBRUARY 15, 2023** 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 N 13TH ST Street Niles, MI 49120, PARCEL NO. 11-71-0026-0092-02-8 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) 11-71-0026-0092-02-8

Property Address N 13th St

**Brief
Tax Description** BEG AT NE COR SEC 26 T7S R17W TH S00DEG02'W 388.80' TO NLY FRMR LN MCRR AIRLINE BRANCH TH S61DEG38'W 523.22' TO SELY LN FRMR PCRR TH N30DEG05'E 736.72' TO N LN SEC 26 TH S89DEG57'E 91.32' TO POB

N 13th St is zoned Industrial and is currently vacant. The owner has applied for a variance from the City's Zoning Ordinance. Section 508, 1, d. Minimum Building Setbacks: Applicant requests a minimum rear building setback of 10.00 ft due to the irregular configuration of the parcel.

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 City Administrator at Niles City Hall, 333 N. 2nd Street, Suite 301, Niles, Michigan 49120.

Ryan Millin
Community Development Director
City of Niles