

**MARION TOWNSHIP  
ZONING BOARD OF APPEALS**

**The Township Zoning Board of Appeals will meet in person**

**March 2 2026 at 7:30 pm**

However, there will be virtual access.

Instructions to participate in the meeting are posted on [www.mariontownship.com](http://www.mariontownship.com)

**AGENDA**

CALL TO ORDER

PLEDGE OF ALLEGIENCE

INTRODUCTION OF MEMBERS

APPROVAL OF AGENDA                      March 2, 2026

APPROVAL OF MINUTES FOR:            January 5, 2026 Regular Meeting

PUBLIC COMMENT:

NEW BUSINESS:

- 1) ZBA Case #02-26 Chase Ouillette, 3511 Jewell Rd, Howell, MI 48843 is seeking a variance to Section 8.01 F 1 – Minimum Lot Area and 6.07 3 – Accessory Building Location on Parcel #4710-25-101-035 located at 3511 Jewell Rd.

UNFINISHED BUSINESS:

SPECIAL ORDERS:

Public Comment:

ADJOURNMENT:

Dear Members of the Zoning Board of Appeals,

We are writing to request consideration of a zoning variance to permit the division of our property in conjunction with our planned purchase of the residence 3539 Jewell. The intent of this request is to separate the property so that the structure located north of the Red Cedar River would be associated with and addressed as 3511 Jewell, and all structures located south of the river would be associated with and addressed as 3539 Jewell.

The property is uniquely configured due to a natural river that runs through the land, creating a clear and permanent physical division between the north and south portions of the 3511 parcel. As a result, the property does not function as a single cohesive lot.

There is also an existing barn located south of the river that is currently associated with 3511 Jewell. Due to its location, the barn is physically separated from the residence and is more functionally associated with the residence at 3539 Jewell. The proposed property split would allow the barn to be properly associated with 3539 Jewell once that purchase is complete, while ensuring that the structures in front of the river remain with 3511 Jewell.



This property division would also support our long-term plans and need for more space as a family. We are planning to expand our family and have been given an exceptional opportunity by Gary Twombly, the current owner of 3539 Jewell, to purchase the 3539 Jewell parcel. This opportunity allows us to remain in the community, maintain the character of the area, and ensure that the properties are cared for in a responsible and neighbor-conscious manner. The proposed property split supports these plans by allowing each home to function independently and appropriately based on the natural layout of the land.

We acknowledge that the proposed division would result in parcels that are smaller than the required two-acre minimum. However, there are parcels in the surrounding RR district that are currently smaller than two acres including the two parcels in question 3511 and 3539 Jewell. This requested variance would not increase residential density or allow for additional development. Both residences already exist, and no new dwellings are proposed. The division would not alter the rural character of the district or impact neighboring properties, but instead would allow for the 3539 Jewell parcel to be in alignment with current requirements of a 2-acre minimum.

Through this letter, we respectfully ask the Board to consider this request and find that the proposed variance is reasonable, practical, and consistent with the intent of the zoning ordinance. Thank you for your time and consideration.

Sincerely,

Chase Ouillette & Jessica Ouillette

 2-9-26  
 2-9-26

**1) How the restrictions of the Township Zoning Ordinance would unreasonably prevent the owner from using the property for a permitted use.**

The current restrictions of the Township Zoning Ordinance would unreasonably prevent the owner from using the property for a permitted use because the property's existing layout and natural features function as two distinct and independent residential parcels. The Red Cedar River running through the property creates a clear physical separation between the north and south portions of the land. As a result, the property does not function as a single cohesive lot for practical residential use. This split also facilitates the 3539 Jewell parcel becoming aligned with current requirements of a 2-acre minimum.

The proposed property split would allow the barn currently on the 3511 Jewell parcel to be properly associated with 3539 Jewell, as it is physically located south of the river and adjacent to that residence. This arrangement more accurately reflects the physical layout, access, and functional use of the property.

The barn is located on the south side of the river, making a safe and practical electrical connection from 3511 Jewell infeasible. Associating the barn with the residence at 3539 Jewell through the proposed property split would resolve this issue by aligning the structure with the residence it can realistically and safely serve.

The shared driveway provides safe and legal access to both homes and would continue to do so if this property were split. The proposed split would not create any new nonconforming uses, increase density beyond what already exists, or impact neighboring properties.

**2) How the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give substantial relief to the owner of the property.**

Granting the requested variance would allow the property to be used in a manner that is consistent with its physical characteristics, existing development, and intended residential use, without creating any detriment to the public or surrounding properties.

Approving the variance would ensure that the structures located north of the river belong to and are associated with 3511 Jewell, while all structures located south of the river would belong to and be associated with 3539 Jewell upon purchase of the parcel split. This alignment promotes clarity in ownership, maintenance, financing, insurance, and long-term property management, and reflects how the property is physically arranged.

Maintaining the property as a single parcel, or granting limited adjustments without allowing a formal split, would continue to cause confusion and practical limitations regarding the use,

ownership, and responsibility for the homes and accessory structures. In particular, the barn located south of the river would remain associated with 3511 Jewell despite the river physically separating it from that residence and more appropriately serving 3539 Jewell.

### **3) How the unique circumstances of the property create the need for a variance.**

The need for a variance is created by the unique physical characteristics and existing development of the property. A natural river runs through the parcel, creating a distinct and permanent division between the front and rear portions of the land. This natural feature separates the property into two areas that do not function as a single, unified lot and significantly limits practical access and use across the river.

Another unique circumstance is the location of the barn, which is situated south of the river. Although it is currently associated with 3511 Jewell, the barn is physically separated from that residence by the river and is more logically and functionally connected to the residence at 3539 Jewell. Once the rear residence is purchased, the inability to formally associate the existing barn with 3539 Jewell creates an unnecessary hardship that is directly tied to the property's layout rather than any action of the owner.

These combined conditions—the natural division caused by the river, and the location of existing accessory structure—are unique to this property and are not commonly found on neighboring lots. Because of these unique circumstances, strict application of the zoning ordinance prevents the reasonable and orderly use of the property, making a variance necessary to allow the land to be used in a manner that reflects its physical reality and existing development.

### **4) How the alleged hardship was not created by the property owner.**

The alleged hardship was not created by the property owner, but instead results from the existing physical characteristics and long-standing development of the property. The river that runs through the parcel is a natural feature that existed prior to the current ownership and creates a permanent division between the north and south portions of the parcel.

The barn located south of the river is also an existing structure that was not placed by the current owner. Its location south of the river creates a practical and functional mismatch with 3511 Jewell, to which it is currently associated. The hardship arises from the inability to align the barn with the residence it more logically serves at 3539 Jewell after legal purchase, not from any action taken by the owner.

**5) The difficulty shall not be deemed solely economic.**

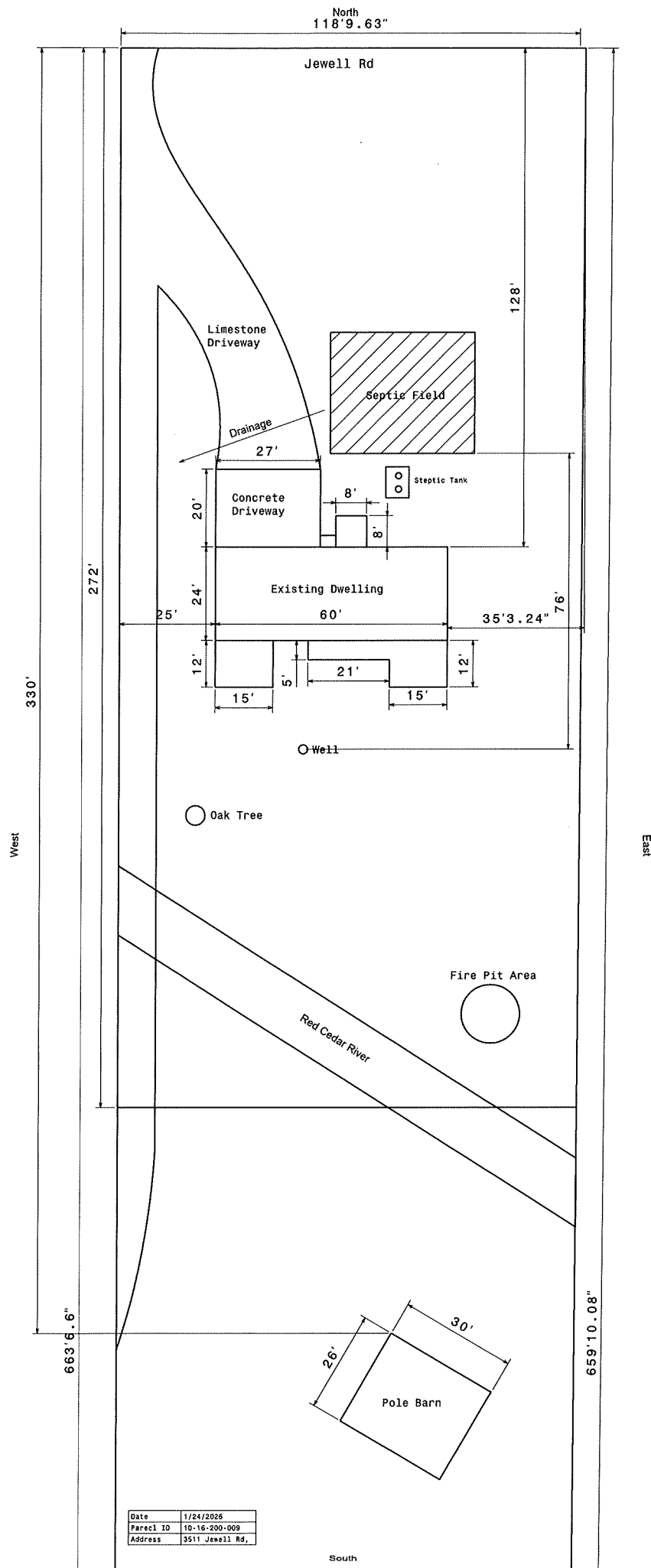
The difficulty prompting this appeal is not solely economic in nature and is not based on a desire for financial gain. Rather, it is based on the functional limitations created by the physical layout and existing development of the property. A natural river divides the parcel into two distinct areas that do not operate as a single, unified property for practical residential use.

The proposed division of the property is consistent with the stated intent of the Rural Residential (RR) District. The split is not intended to increase residential density or facilitate development, but rather to preserve existing open space and maintain the rural character of the Township. No construction is proposed as part of this request, and the division will not require additional public services or infrastructure. The resulting parcels will remain compatible with surrounding rural and agricultural uses, thereby supporting the District's goals of protecting natural resources, open space, and the Township's long-term rural character.

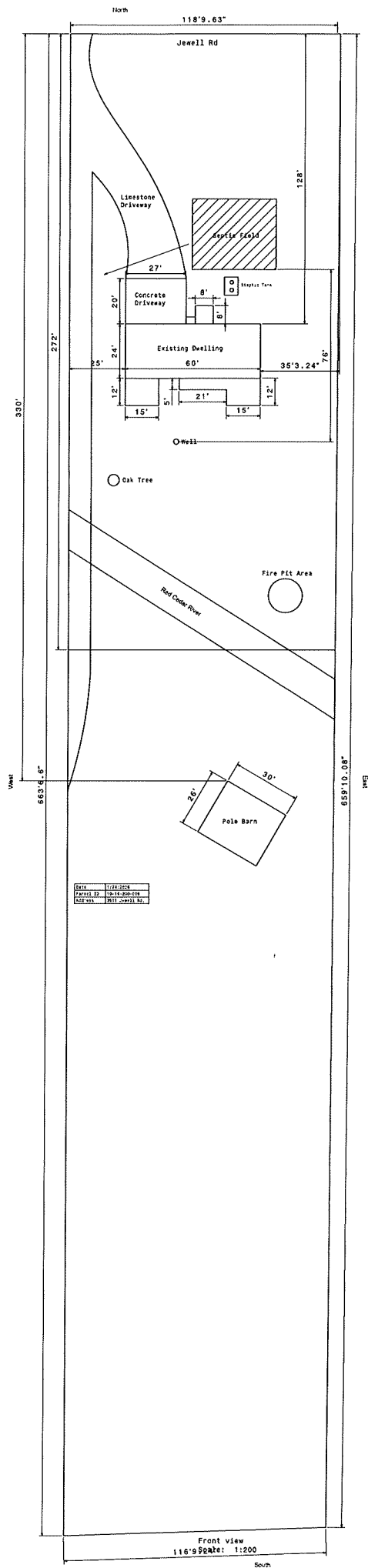
This appeal is not economic in nature and is not based on a desire for financial gain. Rather, it is based on the functional limitations created by the physical layout and existing development of the property.

Chase Ouillette 1/23/2026

Jessica Ouillette 1/23/2026



Date	1/24/2026
Parcel ID	10-16-200-009
Address	3511 Jewell Rd,

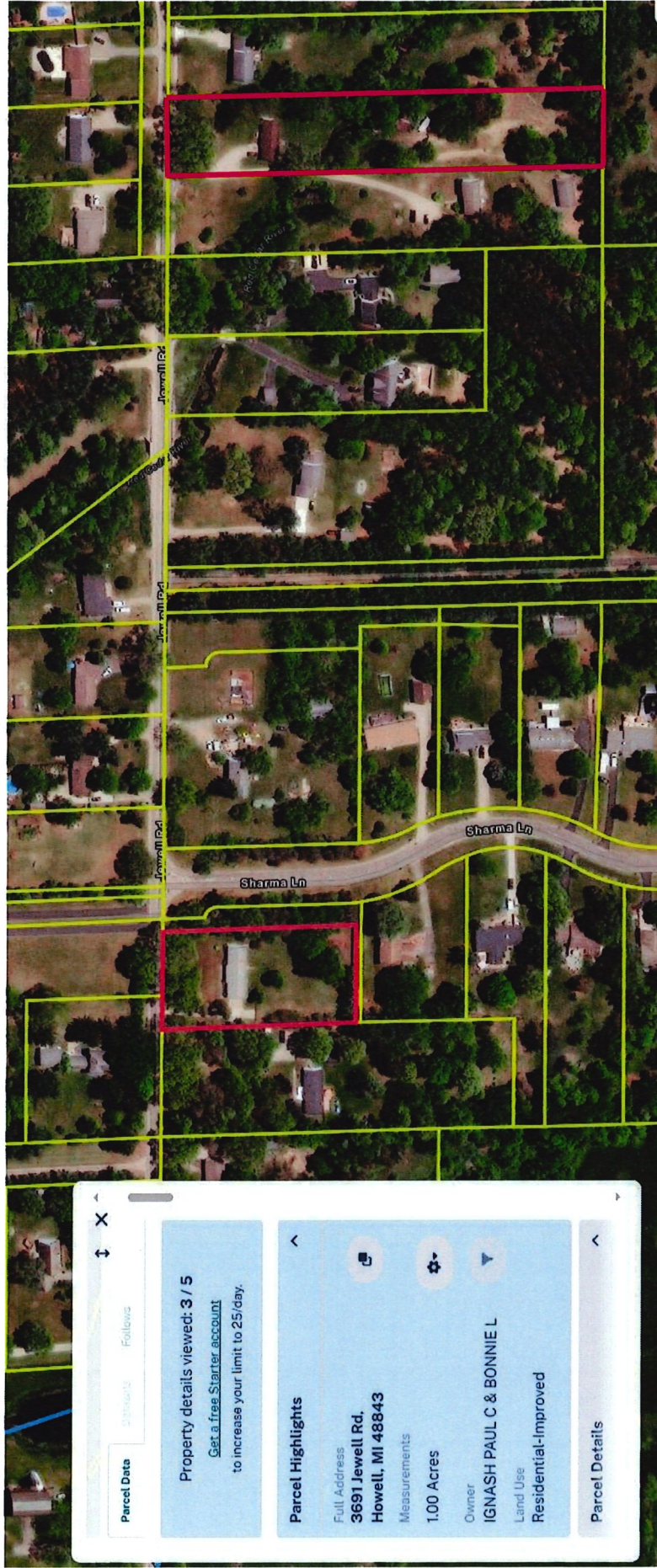


Acreage of surrounding area





# Local 1 Acre Property Zoned RR



Parcel Data

Property details viewed: 3 / 5

Get a free Starter account  
to increase your limit to 25/day.

Parcel Highlights

Full Address  
3691 Jewell Rd,  
Howell, MI 48843

Measurements

1.00 Acres

Owner

IGNASH PAUL C & BONNIE L

Land Use

Residential-Improved

Parcel Details

# Marion Township OFFICIAL ZONING MAP

ERS-1
ERS-2
HWY SE
INDUST
PUBLIC
RURAL
SUBUR B
URBAN



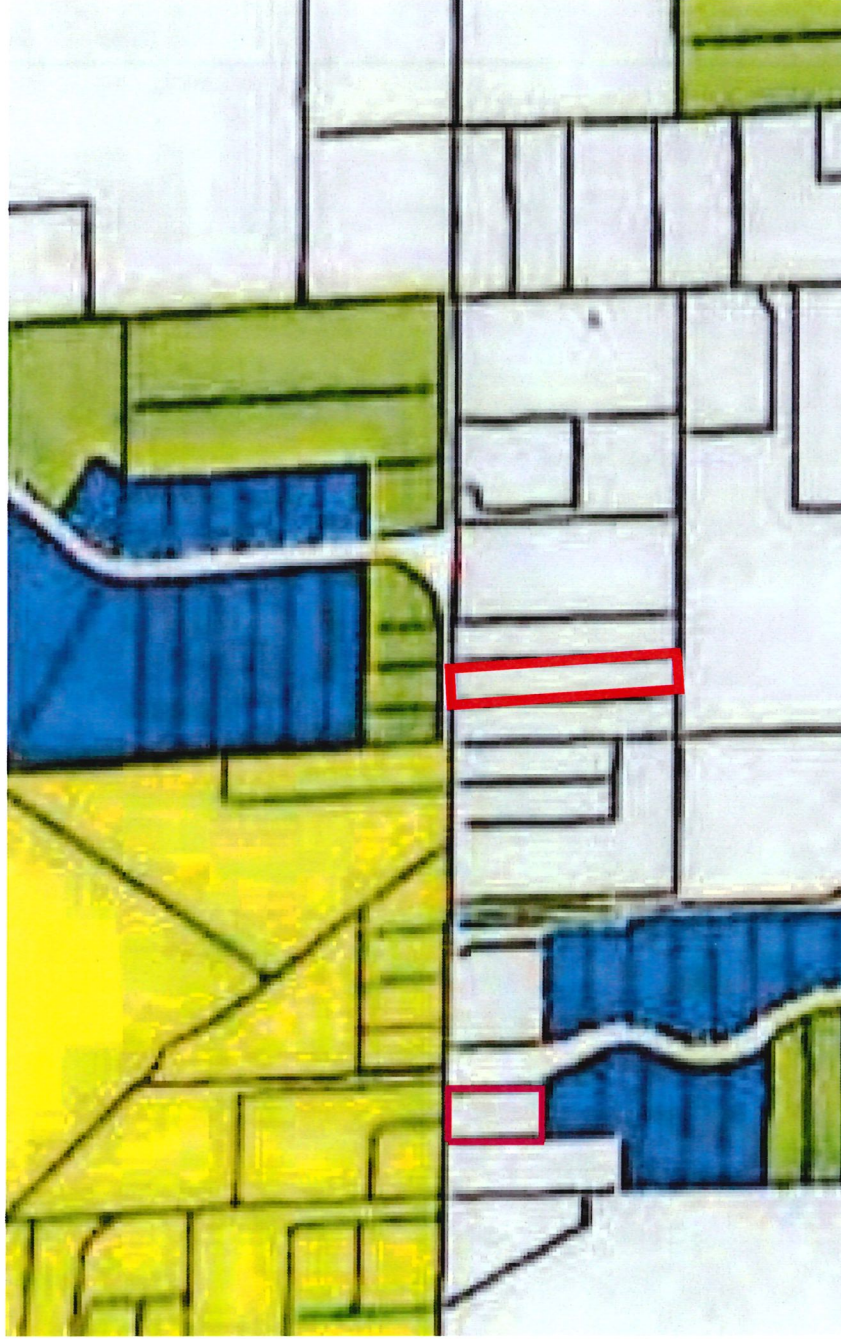
MARION TOWNSHIP

LIVINGSTON COUNTY, MICHIGAN

ADOPTED BY THE BOARD OF TRUSTEES  
OF THE TOWNSHIP OF MARION ON JULY 10, 2008

*Robert W. Harvey*  
ROBERT W. HARVEY, SUPERVISOR

*Tammy L. Beal*  
TAMMY L. BEAL, CLERK

















Parcel Number: 4710-16-200-009

Jurisdiction: MARION TOWNSHIP


County: LIVINGSTON

Printed on

02/11/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.		
WITTALA JASON A	OUILLETTE CHASE	139,000	05/30/2017	WD	03-ARM'S LENGTH	2017R-022834	PROPERTY TRANSFER	100.0		
Property Address	Class: RESIDENTIAL-IMPRO		Zoning: RURAL		Building Permit(s)		Date	Number	Status	
3511 JEWELL RD	School: HOWELL PUBLIC SCHOOLS		NEW CONSTRUCTION		12/01/1996		76472		FINISHED	
	P.R.E. 100% 05/30/2017									
Owner's Name/Address	MAP #: 16									
OUILLETTE CHASE 3511 JEWELL RD HOWELL MI 48843-8975	2026 Est TCV 252,981 TCV/TFA: 175.68									
	X	Improved	Vacant	Land Value Estimates for Land Table 99999.SEC HIGHER VALUE RES & AG LAND						
Tax Description	Public Improvements		Description		Frontage	Depth	* Factors *		Value	
SEC 16 T2N R4E BEG AT POINT ON C.L. JEWELL RD, E 121.40 FT FROM N 1/4 COR, TH E 120.27 FT, TH S 1*33'30"E 660.62 FT, TH S 89*56'30"W 116.77 FT, TH N 1*33'30"W 208.84 FT, TH S 88*26'30" W 3.50 FT, TH N 1*33'30"W 452.00 FT TO POB, 1.8AC M/L	X		Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric		1.80 Total Acres		Rate 517 100 Total Est. Land Value =	56,730 56,730		
	X		Land Improvement Cost Estimates Description D/W/P: 4in Ren. Conc. Total Estimated Land Improvements True Cash Value =		Rate 8.58 Size & Good 540 79 Cash Value 3,660 3,660					
Comments/Influences	2021 ROLL: ADDED EX DECK SQ FT. : ADDED PATIO, 1.5 BATH TO 2 FULL. AS ADJ. LBU INSPECTIONS IN AREA ALONG JEWELL RD. HOME & ACCESSORY BLDG WERE DRAWN IN APEX AND CHANGES WERE MADE AS ADJUSTMENTS.		Topography of Site							
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2026	28,400	98,100	126,500			102,027C
	PC	07/19/1997	REAPPRAISE	2025	28,400	95,500	123,900			99,345C
	D	11/04/1997	DATA ENTER	2024	28,300	95,000	123,300			96,358C
				2023	20,900	74,800	95,700			91,770C

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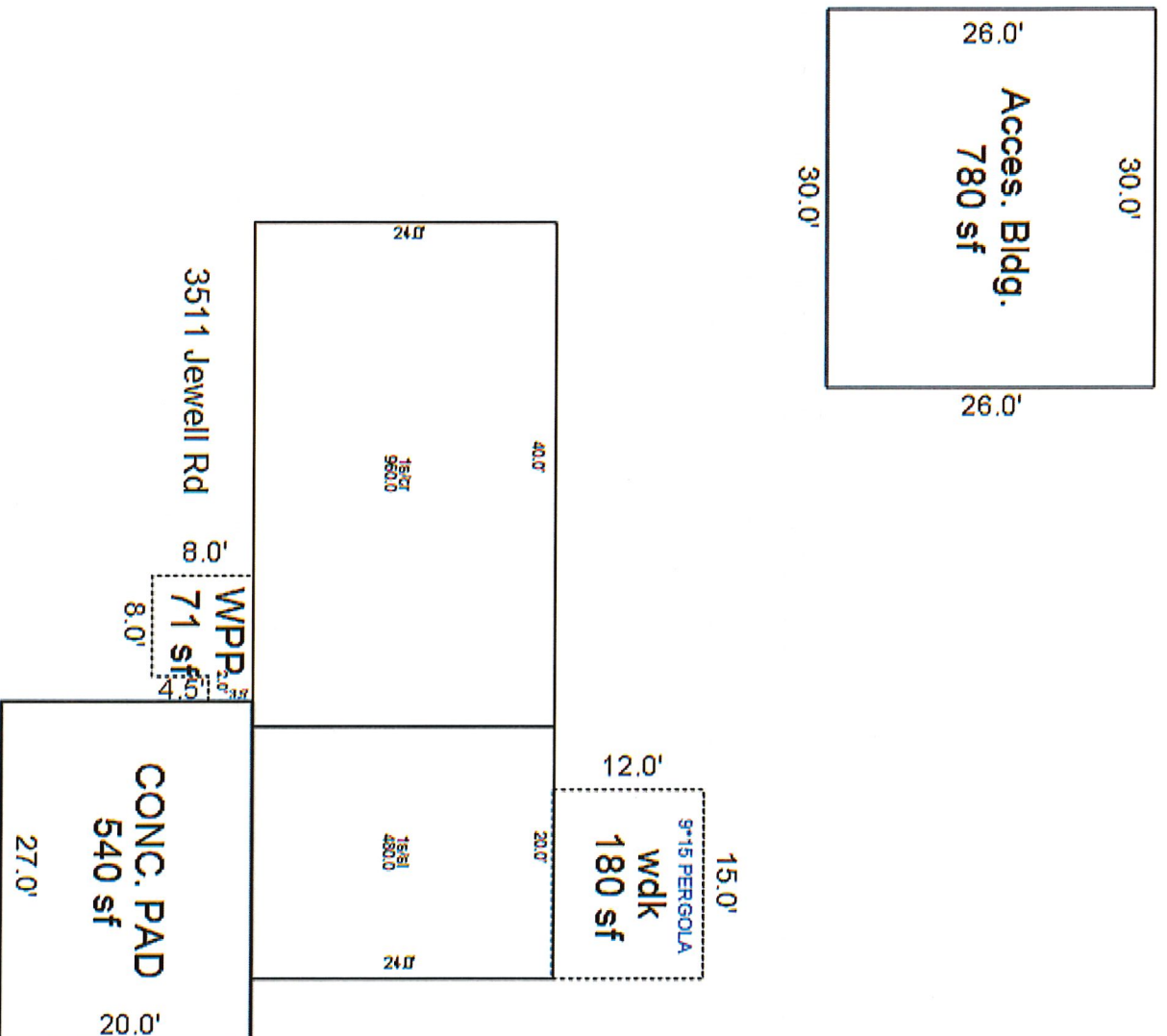




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Hot Tub Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 71 WPP 180 Treated Wood	Type WPP	Year Built: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame	(4) Interior X Drywall Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1						
Building Style: 1 STORY	Trim & Decoration												
Yr Built 1976	Remodeled 0	Ex X	Ord X	Min X									
Condition: Average	Size of Closets												
Room List	Lg X	Ord X	Small X										
Basement 1st Floor 2nd Floor Bedrooms	Doors Solid X H.C.												
(1) Exterior	(5) Floors												
Wood/Shingle X Aluminum/Vinyl Brick	Kitchen: Other: Other:												
(1) Exterior	(6) Ceilings												
X Insulation	X Drywall												
(2) Windows	(7) Excavation												
Many Avg. X Few	Basement: 0 S.F. Crawl: 960 S.F. Slab: 480 S.F. Height to Joists: 0.0												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof	(9) Basement Finish												
X Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X Asphalt Shingle	(10) Floor Support												
Chimney: Vinyl	Joists: Unsupported Len: Cntr.Spd:												
	(11) Heating/Cooling												
	(12) Electric												
	100 Amps Service												
	No./Qual. of Fixtures												
	Ex. X Ord. Min												
	No. of Elec. Outlets												
	Many X Ave. Few												
	(13) Plumbing												
	Average Fixture(s)												
	2 3 Fixture Bath												
	2 Fixture Bath												
	Softener, Auto												
	Softener, Manual												
	Solar Water Heat												
	No Plumbing												
	Extra Toilet												
	Extra Sink												
	Separate Shower												
	Ceramic Tile Floor												
	Ceramic Tile Wains												
	Ceramic Tub Alcove												
	2 Vent Fan												
	(14) Water/Sewer												
	Public Water												
	Public Sewer												
	1 Water Well												
	1 1000 Gal Septic												
	2000 Gal Septic												
	Lump Sum Items:												
	Notes:												
	ECF (MAIN, NE, NW, SE) 1.068 => TCV:												
	Totals:												
	1												
	8,515												
	241,642												
	174,318												
	186,172												

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Building Type	Farm Implement (Equipmen				
Year Built					
Class/Construction	D, Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 112				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	26 x 30 = 780				
Cost New	\$ 13,657				
Phy./Func./Econ. %Good	47/100/100 47.0				
Depreciated Cost	\$ 6,419				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.000				
% Good	47				
Est. True Cash Value	\$ 6,419				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6419 / All Cards: 6419					

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