

Berlin Charter Township

8000 Swan View • Newport, MI 48166 • (734) 586-2187 • Fax (734) 586-8900



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Clerk

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CMC

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BERLIN CHARTER TOWNSHIP

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

Tuesday

July 16, 2024

Public Notice is hereby given that the Berlin Charter Township Zoning Board of Appeals will hold a Public Hearing at 7:30 P.M. on Tuesday, July 16, 2024, at Berlin Charter Township's Laginess Park, located at 9505 Brandon Road, Newport, Michigan to consider the following:

A request from Gregory & Kathleen Hall, for variance to the Berlin Charter Township Code of Ordinance:

Article 14 Environmental Provisions, Section 18.314 Natural Features Setback D 3

Requesting a variance to construct a sunroom within 100' from the high-watermark of a watercourse.

Parcel ID# 5803 009 082 00

Property is located at 6162 Blanchett, Newport, MI 48166, in Berlin Charter Township, Michigan.

Information regarding this matter may be inspected at the Township Clerk's office during normal business hours or on the Township website www.berlinchartertp.com or by contacting the building department at 734 586-2187 x 5. If you are unable to attend this hearing but wish to comment on this matter you may submit written comments to the Township Clerk's Office prior to close of business on Tuesday, July 16, 2024.

Sincerely,


Denise E. Sovey Meyer, CMC
Clerk

Publish Once: 6-30-24

Display Ad: 6-30-24

BERLIN CHARTER TOWNSHIP
APPLICATION FOR APPEAL

Please Print or Type (use back of application if more space is needed).

I/We Greg + Kathleen Hall of 6162 Blanchett
(name) (address)

Hereby Appeal to the Zoning Board of Appeals from the decision of the Building Inspector, on Building Permit No. _____ Dated _____

Building Permit Denied to: 100' setback from the high water mark of a watercourse

- A Zoning Compliance Permit A Conditional Use Permit
 A Certificate of Occupancy A Site Plan Certificate

Address of Property Involved: 6162 Blanchett
Legal Description: 5803 009 082 00 (see record and attached)

Provisions of the Zoning Ordinance Appealed (indicate the Article, Section, Sub-section, and paragraph of the Zoning Ordinance being appealed by number.

Do not quote the ordinance Natural Features Setback - Article 14
Section 18.314 D. Setback Standards 3 ^{Environmental Provisions}

TYPE OF APPEAL -- Appeal is made herewith for:

- A variance from Zoning Ordinance
 An Interpretation of the Zoning Ordinance
 A temporary use permit

For the following reasons: Construction of a sunroom within 100' from the high-water mark of any watercourse.

Date: 6-11-24 Appellant: Gregory A. Hall
(Signature)

Fee Received: \$ 750 Building Inspector: [Signature]
R# 7732 √ # 1471 (Signature)

FOR ZONING BOARD OF APPEAL USE ONLY

At a meeting of the Zoning Board of Appeals on _____, 20____
the above described appeal was considered and it was determined that the:

- REQUESTED:** Variance Temporary use permit
BE: Granted Denied

For the following reason: _____

Requested interpretation be as follows: _____

by: _____
Chairman, Zoning Board of Appeals

AFFIDAVIT OF OWNERSHIP
OF LAND IN
BERLIN CHARTER TOWNSHIP

STATE OF MICHIGAN)
) S.S.
COUNTY OF MONROE)

GREG + Kathleen Hall
(Name of Individual or Company)

of 6162 BLANCHETT NEWPORT MI. 48166
(Address, City) *

the _____ of _____
(title of Officer) (Company)

being duly sworn, deposes and says that he/ she /it is/ are the owners, by reason of being a land contract vendor, vendee or titleholder of the lands or premises described in the attached Application for Hearing by the Berlin Charter Township Planning Commission.

Further, that Kathleen R. Hall
(Name)

of 6162 BLANCHETT NEWPORT, MI. 48166
(Address, City, Telephone) (734) 652-5148

has been designated as my representative for purposes of appealing an order, denial or determination of requirement of the Berlin Charter Township Building Code, as amended, or the Berlin Township Official Zoning Ordinance, as amended.

Further, deponent sayeth not.

Kimberly Ann Copeman
Signature

*Leave blank if not applicable.

Subscribed and sworn to before me, on this
11th day of June, 2024

Kimberly Ann Copeman
Notary Public
Monroe County, Michigan

KIMBERLY ANN COPEMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MONROE
My Commission Expires April 18, 2026
Acting in the County of Monroe

My Commission expires: April 18, 2026

Berlin Charter Township

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BUILDING DEPARTMENT PERMIT APPLICATION

(734) 586-2187 ext 5 maryjo@berlintwp.net or kim@berlintwp.net

NOTE: Separate applications must be completed for Plumbing, Mechanical, & Electrical Work Permits

I. ADDRESS OF PROJECT	PARCEL ID #	ESTIMATED VALUE OF PROJECT
6162 Blanchett St.		101,000
Description of Project: <u>Removing Existing deck, Replacing Partial Exterior Water damaged wall, Install foundation for Sun Room, Install upper deck and water proof, Install sunroom</u>		Ag <input type="checkbox"/> Residential 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> RM1 <input type="checkbox"/> RM 2 <input type="checkbox"/> RM 3 <input type="checkbox"/> MH <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> L1 <input type="checkbox"/> L2 <input type="checkbox"/>
ATTACH A SITE PLAN OR DRAW ON BACK OF APPLICATION		

II. APPLICANT				
Applicant (if not Contractor - Owner or Lessee)		Address		Email Address
Chad Brown		26276 Herer Ct		
City Flat Rock	State MI	Zip Code 48134	Phone with Area Code 734 365-2454	Fax Number
Owner or Lessee		Address		Email Address
Kathleen Caldwell-Hall		6162 Blanchett		
City Newport	State MI	Zip Code 48166	Phone with Area Code 734-652-5148	Fax Number
Contractor		Address		Email Address
Uniquely Unique Building & Remodeling		26276 Herer Ct		HARVICK2977@gmail.com
City Flat Rock	State MI	Zip Code 48134	Phone with Area Code 734 365-2454	Fax Number
Builder's License Number 262300688		Federal Employer ID Number or reason for exemption 92-3453658		
Worker's Comp Insurance Carrier or reason for exemption Fremont		Unemployment Insurance Agency Employer Account # or reason for exemption 2312981000		

III. TYPE OF JOB (type of improvement)				
<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Accessory Building	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
<input type="checkbox"/> Mobile Home Set-Up	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Demolition	<input type="checkbox"/> Other

IV. SIGNATURE	
I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.	
Section 23a of the state construction code act of 1972, act no 230 of the Public Acts of 1972, being section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subject to civil fines.	
SIGNATURE OF OWNER (required)	TYPE OR PRINT
SIGNATURE OF BUILDER (required) <i>Chad Brown</i>	TYPE OR PRINT Chad Brown

BUILDING PERMIT FEE ENCLOSED \$ _____

(The first \$100.00 of an application is non-refundable) (Includes \$50.00 Certificate of Occupancy Fee)

SECTION 18.314 NATURAL FEATURE SETBACKS

- A. **Where Required.** A natural features setback shall be maintained in relation to all areas defined in this Section as being a natural feature, unless and to the extent it is determined to be in the public interest not to maintain such setback, in accordance with the standards set forth in subsection D. below.
- B. **Natural Features for Setback Purposes.** The following are considered natural features for purposes of this Article:
1. A wetland subject to regulation by the Michigan Department of Environmental Quality; or
 2. A watercourse, defined as any waterway including a river, stream, ditch, channel, canal, waterway, lake, pond, or any body of surface water having definite banks, a bed, and visible evidence of a continued flow or continued occurrence of water.
- C. **Regulated Activities.** Within an established natural feature setback, there shall be no:
1. Construction.
 2. Deposit of any material, including structures.
 3. Removal of any soils or minerals.
 4. Clearing of any native vegetation.
 5. Dredging, filling or land balancing.
 6. Constructing or undertaking seasonal or permanent operations.
- D. **Setback Standards.** The following setbacks shall apply:
1. A twenty-five (25)-foot non-disturbance setback from the boundary or edge of a protected wetland.
 2. A twenty-five (25)-foot non-disturbance setback from the ordinary high-water mark of a watercourse.
 3. In addition, no building or construction shall occur within the greater of:
 - a. One hundred (100) feet from the high-water mark of any watercourse.
 - b. Within the 100-year floodplain, according to the provisions of Chapter 8, Flood Damage Control of the Berlin Charter Township Codified Ordinance.

(Section 18.315 through 18.330 RESERVED)

Grantor	HALL GREGORY & KATHLEEN	Sale Price	0	Sale Date	05/31/2016	Inst. Type	QC	Terms of Sale	21-NOT USED/OTHER	Liber & Page	2016R14453	Verified By	DEED	Prcnt. Trans.	0.0
Property Address	6162 BLANCHETT														
Owner's Name/Address	HALL GREGORY & KATHLEEN 6162 BLANCHETT NEWPORT MI 48166														
Class	RESIDENTIAL-IMPRO Zoning: AG (* Building Permit(s))														
School	JEFFERSON SCHOOLS-MONROE CO.														
P.R.E.	100% 02/10/1994														
MAP #	9-6-310														
	2025 Est TCV 388,624 TCV/TFA: 216.87														
X Improved	Vacant														
	Land Value Estimates for Land Table 00006.WATERFRONT/CREEK														

Tax Description	Frontage	Depth	Front	Depth	Rate	Adj. Reason	Value	Description	Rate	Size	& Good	Cash Value	Status	
														Rate
925-834 1199-547 & 549 1298-772 & 774 SEC														
9 T6S R10E COM 1182.6 FT S 50 DEG 38' W &														
522.6 FT S 34 DEG 38' W & 131 FT S 42 DEG														
W FR NW COR OF P C 530 TH S 71 DEG 23' E														
58.82 FT TH S 7 DEG 37' W 105.08 FT TH N														
83 DEG 12' W 151.34 FT TH N 45 DEG 28' E														
150 FT TO POB BEING LOTS 5 & 6 OF														
BRANCHEAU EST UNRECORDED.														
Comments/Influences	Public Improvements													
	Dirt Road													
	Gravel Road													
	Paved Road													
	Storm Sewer													
	Sidewalk													
	Water													
	Sewer													
	Electric													
	Gas													
	Curb													
	Street Lights													
	Standard Utilities													
	Underground Utils.													
	Topography of Site													
	Level													
X	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
2025	30,500	163,800	194,300			79,271C
2024	30,500	166,200	196,700		196,700A	79,271C
2023	30,500	139,100	169,600	0M		0
2022	30,500	141,400	171,900	0M		0

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

