

# Berlin Charter Township

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



*Supervisor*

**Dave Reaume**

*Clerk*

**Denise E. Sovey-Meyer**  
CMC

*Treasurer*

**Deborah L. Masserant**  
MiCPT

*Trustees*

**Robert D. Masserant**  
**Kellie M. Long**  
**James R. Geiermann**  
**John S. Sorovetz**

## BERLIN CHARTER TOWNSHIP ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING Tuesday September 10, 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, September 10, 2024, at Laginess Park, located at 9505 Brandon Road, Newport, Michigan to consider the following:

A request from Gary & Janet Slominski, for variance to the Berlin Charter Township Zoning Ordinance:

Article 9 General Provisions. Section 18-204 (e.) and (f.)

Requesting a variance from a required front building line and the proposed accessory building exceeds the floor area of the main building.

Parcel ID# 5803 065 036 01

Property is located at 8055 S. Huron River Dr., S. Rockwood, MI 48179, 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.berlinchartertwp.com](http://www.berlinchartertwp.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, September 10, 2024.

Sincerely,

  
Denise E. Sovey Meyer, CMC  
Clerk

Publish Once: 8-19-24

Display Ad: 8-19-24

BERLIN CHARTER TOWNSHIP  
APPLICATION FOR APPEAL

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

I/We GARY + Janet Slominski of 8055 S. Huron Riv. dr. S. Rockwood mi  
(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: Building size + location

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

Address of Property Involved: 8055 S. Huron Riv. dr. S. Rockwood mi  
Legal Description: 5803 065 036 01 see attached record  
card

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Do not quote the ordinance Article 9 <sup>General Provisions</sup> Section 18-204(e) and (f)

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: Proposed detached garage does not meet  
the front building line requirement 18-204 E + exceeds the  
floor area of the main dwelling 18-204 F.

Date: 7-26-24 Appellant: Gary Slominski  
(Signature)

Fee Received: \$ 750 Building Inspector [Signature]  
R# 7738 √# 6722 (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: \_\_\_\_\_

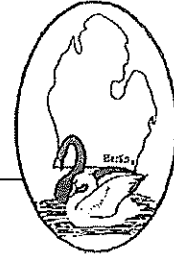
by: \_\_\_\_\_  
Chairman, Zoning Board of Appeals





# Berlin Charter Township

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



**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
8055 S Huron River Dr South Rockwood Mi 48179	03 065 036 01	\$ 26,267.71
Description of Project: <del>Pl</del> 30x40 14' leg height steel framed garage		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***		

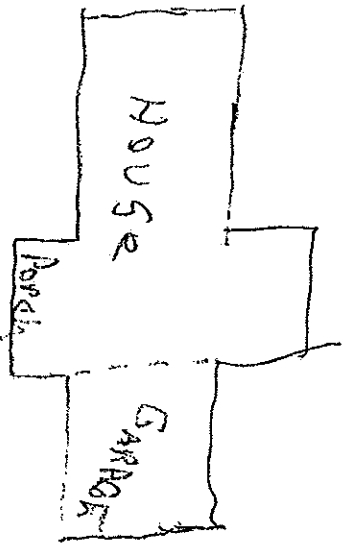
II. APPLICANT				
Applicant (if not Contractor - Owner or Lessee)		Address		Email Address
Rodrigo Aguilar / Northedge Steel LLC		13901 W Jackson St.		permits@northedgesteel.us
Yorktown City	State IN	Zip Code 47396	Phone with Area Code 765-591-8080	Fax Number
Owner or Lessee		Address		Email Address
Gary + Janet Slominski		8055 S. Huron Riv. dr		GJ SLO@Prodigy.NET
City South Rockwood	State MI	Zip Code 48179	Phone with Area Code 734-379-3294	Fax Number
Contractor		Address		Email Address
Rodrigo Aguilar / Northedge Steel LLC		13901 Jackson St.		permits@northedgesteel.us
City Yorktown	State IN	Zip Code 47396	Phone with Area Code 765-591-8080	Fax Number
Builder's License Number 262200195		Federal Employer ID Number or reason for exemption 85-4397592		
Worker's Comp Insurance Carrier or reason for exemption Travelers Casualty Ins Company of America		Unemployment Insurance Agency Employer Account # or reason for exemption		

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

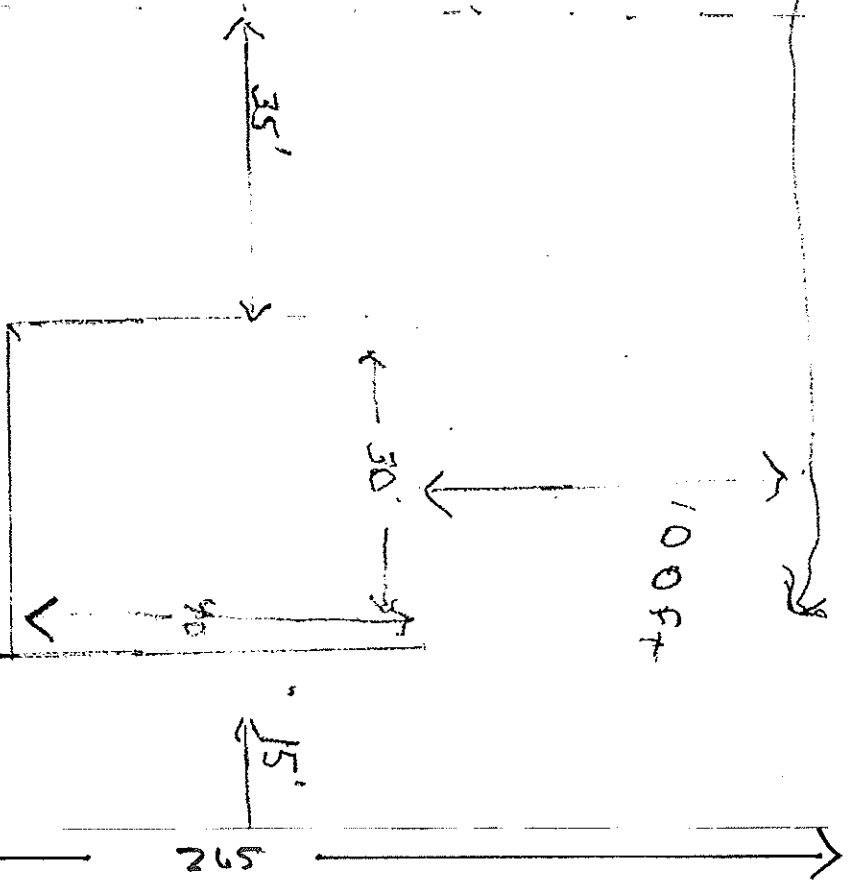
IV. SIGNATURE	
I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION 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) <i>Gary Slominski</i>	TYPE OR PRINT GARY SLOMINSKI
SIGNATURE OF BUILDER (required) <i>Rodrigo Aguilar</i>	TYPE OR PRINT Rodrigo Aguilar

BUILDING PERMIT FEE ENCLOSED \$ \_\_\_\_\_  
 (The first \$100.00 of an application is non-refundable) (Includes \$50.00 Certificate of Occupancy Fee)

← WATER



96ft



89ft

8055 S. Huron River Dr  
S. Rockwood, MI 48179

S. Huron River Dr

Section	Description	Quantity	Amount
	<b>Structure Details</b>		
	Style: Garage	1	-
	Base Price: 30'x40'	1	\$10,410.00
	Installation Surface: Concrete	1	-
	Roof: Pewter Grey	1	-
	Trim Colors: Bright White	1	-
	Siding Color: Barn Red	1	-
	Garage Door: Bright White	1	-
	Two Tone Siding: Pewter Grey	1	-
	Roof Style: A-frame Vertical Style	1	\$1,350.00
	Roof Overhang: 6"	1	-
	Trusses: Triple Wide	1	-
	Leg Style: Double Legs	1	-
	Gauge: Standard Framing	1	-
	Brace: Standard Brace	1	-
	Leg Height: 14'	1	\$2,250.00
	Left Side: Fully Enclosed	1	\$1,090.00
	Left Side Siding: Horizontal	1	-
	Right Side: Fully Enclosed	1	\$1,090.00
	Right Side Siding: Horizontal	1	-
	Front End: Fully Enclosed	1	\$2,505.00
	Front End Siding: Horizontal	1	-
	Back End: Fully Enclosed	1	\$2,505.00
	Back End Siding: Horizontal	1	-
	Anchor Package: Concrete	1	-
	<b>Roll Doors &amp; Ramps</b>		
	10x10 Garage Door	2	\$2,170.00
	Header Seal	2	\$260.00
	12x12 Garage Door w/Chain Hoist	1	\$2,370.00
	Header Seal	1	\$160.00
	<b>Doors &amp; Ramps</b>		
	Walk-in Door 36x80	1	\$430.00
	Left Outswing	1	-
	<b>Additional Options</b>		
	Over Height Fee (13 - 14 ft.)		\$300.00
	Equipment Fee		\$1,500.00
	Add Concrete Sealant	1	\$910.00
	Add Foam Enclosure Package	1	\$935.00
	Colored Screws	1	\$312.30
	<b>Additions and Adjustments</b>		
All	Spring/Summer booking incentive	1	-\$5,749.46
			<b>Subtotal:</b> \$22,997.84
			<b>Non-Taxable Services:</b> \$1,800
			<b>Sales Tax (6%):</b> \$1,379.87
			<b>Total Order Amount:</b> \$26,177.71
			<b>Deposit Required to Order:</b> \$4,139.61
			<b>Final Balance Due at Installation:</b> \$22,038.10

#1718297586482438

1, 4:11 PM Amish Sheds Direct Mail - Gary Stominski (NE Steel) 30 x 50 Quote - Here's Your Custom Design and Estimate!

Subtotal: \$28,574.62  
Non-taxable Services: \$1,800  
Sales Tax (6%): \$1,714.48  
Total: \$32,089.10

Deposit Amount (16%): \$4,571.94  
Due Upon Delivery: \$27,517.16

**Structure Details**

Style: Garage  
Base Price: 30'x50'  
Installation Surface: Concrete  
Roof: Pewter Grey  
Trim Colors: Bright White  
Siding Color: Barn Red  
Garage Door: Bright White  
Two Tone Siding: Pewter Grey  
Roof Style: A-frame Vertical Style  
Drip Stop Roof  
Roof Overhang: 6"  
Trusses: Triple Wide  
Leg Style: Double Legs  
Gauge: Standard Framing  
Brace: Standard Brace  
Leg Height: 14'  
Left Side: Fully Enclosed  
Left Side Siding: Horizontal  
Right Side: Fully Enclosed  
Right Side Siding: Horizontal  
Front End: Fully Enclosed  
Front End Siding: Horizontal  
Back End: Fully Enclosed  
Back End Siding: Horizontal  
Anchor Package: Concrete



Approximate Peak Height: 17'9"

**Roll Doors & Ramps**

12x12 Garage Door w/Chain Hoist  
Header Seal  
12x12 Garage Door w/Chain Hoist  
Header Seal  
10x10 Garage Door  
Header Seal  
Header Fee

**Doors & Ramps**

Walk-in Door 36x80  
Left Outswing

**Additional Options**

Add Foam Enclosure Package  
Colored Screws  
Over Height Fee (13 - 14 ft.)  
Equipment Fee  
Add Concrete Sealant

**Additions and Adjustments**

Flash Sale! Good Thru 6/8/24 ONLY\*\*

5  
5





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	X Eavestrough X Insulation 6 Front Overhang 6 Other Overhang	X 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 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type 144 CCP (1 Story) 169 Treated Wood	Year Built: 2001 Car Capacity: 2 Class: C Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 750 % Good: 93 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
X Wood Frame	(4) Interior X Drywall Plaster Paneled Wood T&G Trim & Decoration	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Cell. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace	Ex. X Ord. Min	Class: C -5 Effec. Age: 44 Floor Area: 1,056 Total Base New: 233,916 Total Depr Cost: 146,266 Estimated T.C.V: 214,280		
Condition: Average	Size of Closets Lg X Ord Small					
Room List	Doors Solid X H.C.					
1 Basement 5 1st Floor 2nd Floor 2 Bedrooms	(5) Floors Kitchen: Linoleum Other: Carpeted	(12) Electric 100 Amps Service				
(1) Exterior	Other:	No./Qual. of Fixtures Ex. X Ord. Min				
Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings X Drywall	No. of Elec. Outlets Many X Ave. Few				
X Insulation		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Separate Shower Ceramic Tile Floor Ceramic Tile Mains Ceramic Tub Alcove Vent Fan	Building Areas Exterior Stories 1 Story Brick 1 Story Brick Foundation Basement Crawl Space	Size 888 168 Total: 165,899	Cost New 10,215 1,579 4,150 3,916	Depr. Cost 5,720 884 2,324 2,193
(2) Windows Many Avg. Large Avg. X Avg. Small	(7) Excavation Basement: 888 S.F. Crawl: 168 S.F. Slab: 0 S.F. Height to Joists: 0.0		Other Additions/Adjustments Water/Sewer 2000 Gal Septic Public Water Porches CCP (1 Story) Deck Treated Wood Garages Class: C Exterior: Brick Foundation: 42 Inch (Finished)			
X Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement 12 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor					
X (3) Roof Gabble Hip Flat	(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer 1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				
X Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Chimney: Vinyl Cntr. Sup.	Tump Sum Items: 1	Notes: ECF (WATERFRONT/RIVER) 1.465 => TCV: 214,280			

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

**D. Supplemental District Standards.**

1. In addition to those bulk regulations listed in Section 18.58.C., all development shall conform to supplemental bulk regulations as listed in Section 18.67.

**SECTION 18.59 R-2 SINGLE FAMILY SUBURBAN RESIDENTIAL DISTRICT**

- A. **Intent.** R-2 Single-Family Suburban Residential district is intended for moderate density areas that consist primarily of detached single-family units. The regulations of this district are designed to create predominantly suburban character in those areas which are served by public water supply and sanitary sewage systems. In addition to the dwelling permitted in this zoning district, certain civic and public land uses such as municipal buildings, schools, places of worship, and parks which have been strictly regulated to make them compatible with the principal use of this district are permitted.
- B. **Use Regulations.** Section 18.68 sets forth permitted, accessory, and special land uses allowed in the R-2 District.
- C. **Dimensional Requirements.** The following dimensional requirements shall apply to development within the R-2 District:

Table 18.59-C. R-2 Single Family Suburban Residential District Dimensional Requirements								
Minimum Lot Area & Width		Maximum Lot Coverage		Minimum Yards & Setbacks			Maximum Building Height	
Area in Acres	Width in Feet	Gross	Impervious Surface Ratio	Front Yard in Feet	Each Side Yard in Feet	Rear Yard in Feet	in Feet	in Stories
7,200SF or 1 acre <sup>1</sup>	60	30%	40%	35	10	35	35	2.5

<sup>1</sup> Minimum lot area of 10,000 square feet for single-family use and 1 acre for other principal uses.



LETTER OF AUTHORIZATION and APPLICATION FOR LAND COMBINATION

DATE: 12/19/2023

To Berlin Charter Township:

I, Gary + Janet Slominski hereby authorize and request Berlin Charter Township to process the (circle one: division, combination, division/combination) of Parcel/Lot No(s).

LOTS 36, 37, 38 + 39 of Huron Park Sub

If applicable: located within the Huron Park Sub Subdivision.

IMPORTANT: Are there any parcels that are included in a mortgage: YES  NO

If Yes, please attach a letter of approval from your mortgage company relating to this request to divide or combine.

Notice regarding LAND COMBINATIONS: Please be informed that, once approved, any future requests to re-divide a combined property may require approval from the Berlin Zoning Board of Appeals and that may or may not be approved at that time.

Gary Slominski

JANET Slominski

Property Owner Name Printed

Property Owner Name Printed

8055 South Huron River Dr.

South Rockwood MI 48179

Address

City/State/Zip Code

734-379-3294

gjs10@prodigy.NET

Daytime Telephone Number

E-mail

Please sign the form in front of the person notarizing this document.

Gary Slominski  
Property Owner Name Signature

Janet Slominski  
Property Owner Name Signature

STATE OF MICHIGAN)

)ss.

COUNTY OF MONROE)

KAREN L. BEAUDRIE  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MONROE  
My Commission Expires Nov. 12, 2026  
Acting in the County of Monroe

On this 19th day of December, 2023, before me personally appeared the above named, known to me to be the person described herein and who executed the foregoing signature.

Notary Public Signature: Karen L. Beaudrie County: Monroe

My Commission Expires: 11-12-2026 Acting in the County of: Monroe

OFFICE USE ONLY:

**Preliminary Approval:** Pending survey verification of sketch submitted for review. Good for 90 days then will be voided.

Zoning Administrator: Berlin Charter Township Ordinance Sec. 14-99(b)

Assessor: Susan K. Tate-Purvis, MAAO

**Tentative Approval:** Pending copy of recorded documents with the Monroe County Register of Deeds Office. If any portion of the land has been transferred then a deed will be required. Good for 30 days then will be void unless conveyance documents are recorded with Monroe County Register of Deeds.

Zoning Administrator: Mary Jo Sedelion

Assessor: Susan K. Tate-Purvis, MAAO

**Final Approval:** After proof of recorded documents and ALL requirements have been met, including any payment if required.

Zoning Administrator: Mary Jo Sedelion

Assessor: Susan K. Tate-Purvis, MAAO