

Berlin Charter Township

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



Supervisor

Mary Jo Gedelian

Clerk

Gina M. Swiercz

Treasurer

Deborah L. Masserant
MiCPT

Trustees

Kellie M. Long

Kyle R. Long

Neil J. Masserant

John S. Sorovetz

BERLIN CHARTER TOWNSHIP

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

Wednesday

January 22, 2025

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 Wednesday, January 22, 2025, at Laginess Park, located at 9505 Brandon Road, Newport, Michigan to consider the following:

A request from Mark and Melissa Grancitelli, for variance to the Berlin Charter Township Zoning Ordinance:

Article 4 District Regulations, Section 18.59 (c).

Requesting a variance from a required front, side and rear yard, R2 zoning setbacks.

And

Article 14 Environmental Provisions, Section 18.314 (d) (3).

Requesting a variance from the Natural Features Setbacks.

for a proposed new single-family dwelling within 100' from the high-water mark of a watercourse

Parcel ID# 5803 120 001 00

Property is located at 7204 Forrest Ave., 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 Wednesday, January 22, 2025.

Sincerely,

A handwritten signature in blue ink that reads "Mary Jo Gedelian".

Mary Jo Gedelian
Supervisor

Publish Once:

Display Ad:



APPLICATION FOR APPEAL

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

(We) MARK & MELISSA GRANCITELLI of 7204 FOREST AVE Newport MI 48166
Name Address

Hereby Appeal to the Zoning Board of Appeals from the decision of the Building Inspector, on Building Permit Number _____ dated _____

Building Permit Denied to: R-2 Setbacks & 100' setback from a watercourse
Name & Address

Zoning Compliance Permit () Conditional Use Permit () Certificate of Occupancy Site Plan Certificate

Address of Property Involved: 7204 FOREST AVE Newport MI 48166

Legal Description: 778 - 483 913 - 870 SWAN RIVER HIGHLANDS Lot #1

Provisions of the Zoning Ordinance Appealed (indicate the Article, Section, Sub-section, and paragraph of the Zoning Ordinance being appealed by number). Article 4 District Regulations, Section 18.59C. R-2, Front, side & rear Setbacks. Article 14 Natural Features Setbacks
Do not quote the ordinance Section 18.314(D)(3)

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 single-family dwelling

Date: 12/19/24 Appellant Signature: Mark Grancitelli

Fee Received: \$ 750 Building Inspector Signature: [Signature]

✓ # 7695
R# 7750

FOR ZONING BOARD OF APPEAL USE ONLY

At a meeting of the Zoning Board of Appeals held on _____ the 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

maryjo berlintwp.net

From: Mark Grancitelli <mgrancitelli@srsbuildingproducts.com>
Sent: Tuesday, January 7, 2025 9:15 AM
To: maryjo berlintwp.net
Cc: Missy Grancitelli
Subject: FRONT SET BACK

Good morning, Maryjo. I will need to have my front setback at 30'. The actual road with is only 16' wide therefor I will be asking for a 30' setback for the road front. Thank you.

MONROE ALUMINUM PRODUCTS
MARK GRANCITELLI
845 N. DIXIE HWY.
MONROE MI. 48162
734-231-0539

WATER

81° 6'

WATER

W N
S E

Seawall

30'
Set
Back

30'
Set
Back

Proposed Single-Family Dwelling

48'

48'

54'

8' Setback

8' Set Back

32'

PORCH

29'

61'

Property Dimensions

Setbacks

30'

ROAD FRONT

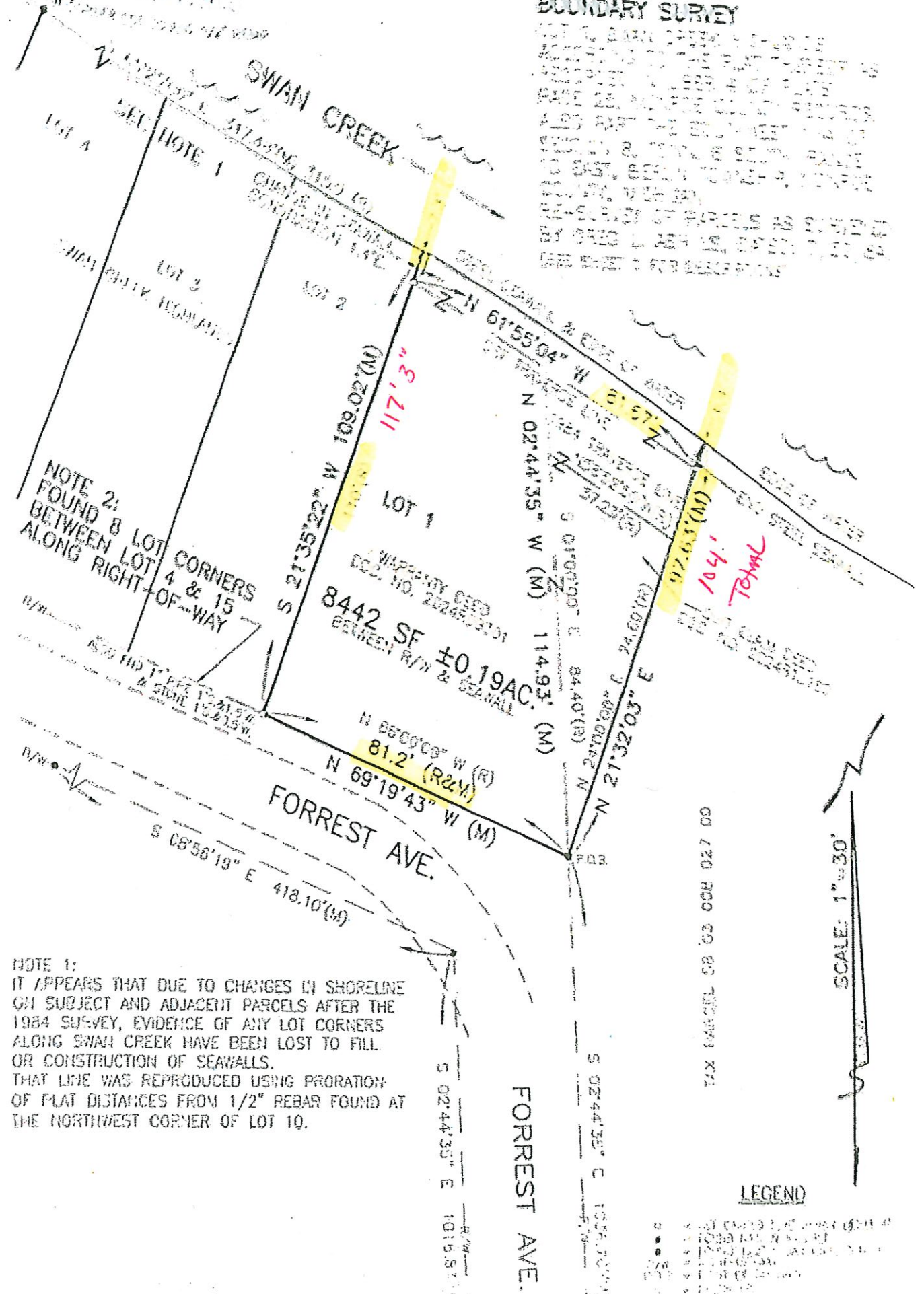
1171

1111

JOB No. 24-0076

BOUNDARY SURVEY

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS, STATE OF CALIFORNIA, AND THE PROFESSIONAL STANDARDS OF THE SURVEYING PROFESSION.



NOTE 2:
FOUND 8 LOT CORNERS
BETWEEN LOT 4 & 5
ALONG RIGHT-OF-WAY

NOTE 1:
IT APPEARS THAT DUE TO CHANGES IN SHORELINE ON SUBJECT AND ADJACENT PARCELS AFTER THE 1984 SURVEY, EVIDENCE OF ANY LOT CORNERS ALONG SWAN CREEK HAVE BEEN LOST TO FILL OR CONSTRUCTION OF SEAWALLS. THAT LINE WAS REPRODUCED USING PRORATION OF PLAT DISTANCES FROM 1/2" REBAR FOUND AT THE NORTHWEST CORNER OF LOT 10.

LEGEND

••••• 1984 BOUNDARY SURVEY
— 1984 BOUNDARY SURVEY
— 1984 BOUNDARY SURVEY
— 1984 BOUNDARY SURVEY
— 1984 BOUNDARY SURVEY

BOUNDARY SURVEY
LOT 1, SWAN CREEK HIGHLANDS
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
LIBER 4 OF PLATS, PAGE 25, MONROE COUNTY RECORDS.
ALSO PART THE SOUTHWEST 1/4 OF SECTION 8,
TOWN. 6 SOUTH, RANGE 10 EAST, BERLIN TOWNSHIP,
MONROE COUNTY, MICHIGAN.
RE-SURVEY OF PARCELS AS SURVEYED
BY GREG L. ASH LS, DATED: 7/30/84

JOB NO. 24-0067
FOR: Mark Grancitelli
DATE: November 14, 2024

(SEE SHEET 2 FOR DRAWING)

DESCRIPTION AS COPIED FROM WARRANTY DEED DOC. NO.2024R09301

the following described premises situated in the Township of Berlin, County of Monroe and State of Michigan:
Situating in the Township of Berlin, County of Monroe, State of Michigan

Lot 1, Swan River Highlands, according to the plat thereof as recorded in Liber 4 of Plats, Page 25,
Monroe County Records.

also known as Property Address: 7204 Forrest, Monroe, MI 48162
Sidwell No. 58-03-120-001-00

DESCRIPTION AS COPIED FROM QUIT CLAIM DEED DOC. NO.2024R10167

Situating in the Township of Berlin, County of Monroe, State of Michigan

Part of the Southwest quarter of Section 8, Town 6 South, Range 10 East, Berlin Township, Monroe County, Michigan, described as: Beginning at the Southeasterly corner of Lot No. 1, of Swan Highlands as recorded in Liber 4 of Plats, Page 25, Monroe County Register of Deeds Office; thence North 24 degrees East 74.60 feet to a point on a meander line (85 feet more or less to water's edge); thence North 58 degrees 52 minutes 50 seconds West 37.23 feet to a point on the East line of said Lot No. 1 (said point being 6 feet, more or less, South of the water's edge); thence South 01 degree East 87.4 feet along the East line of said Lot No. 1 to the Point of Beginning.

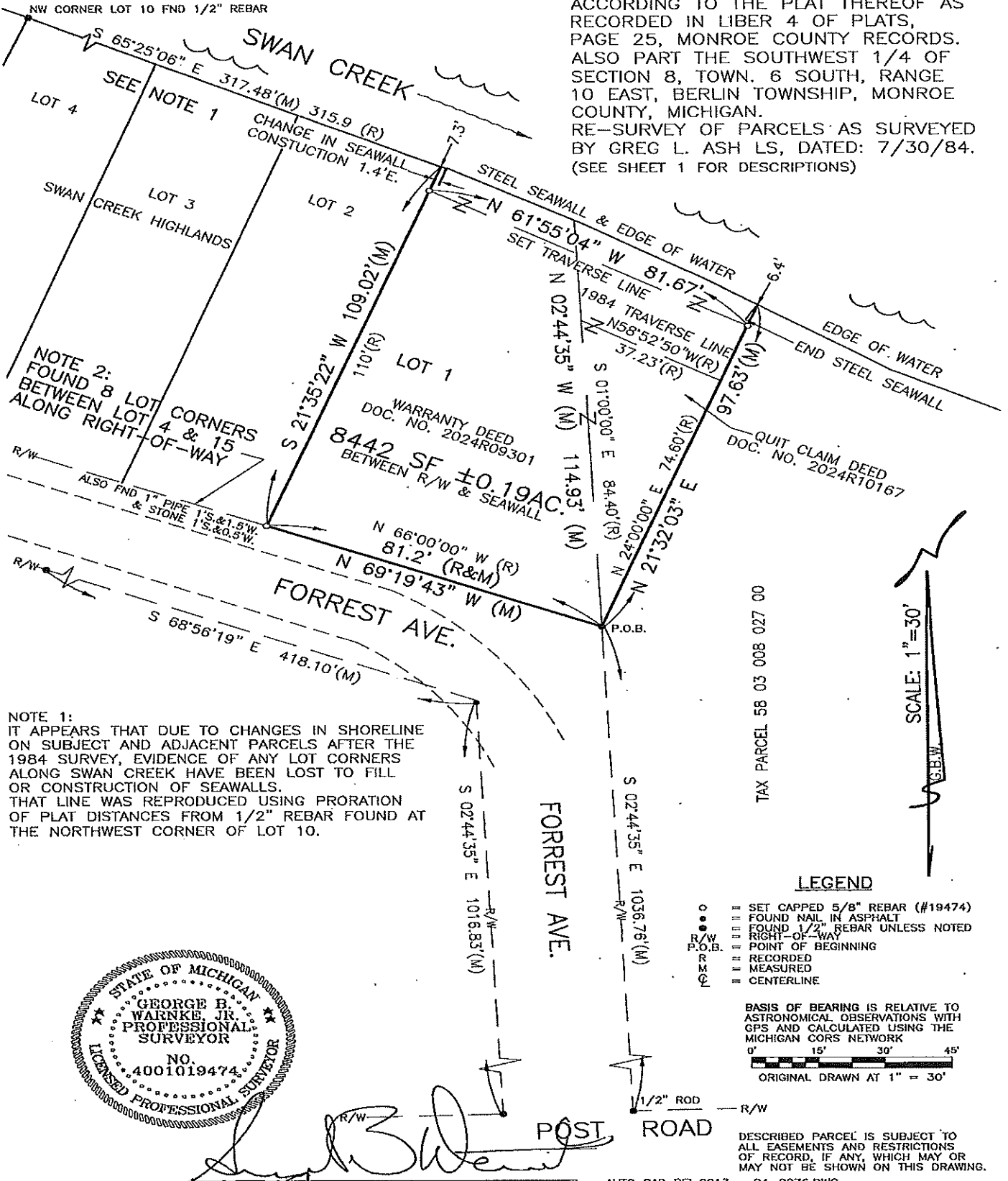
also known as Property Address: 7204 Forrest, Monroe, MI 48162
Sidwell No. 58-03-120-001-00

G.B. WARNKE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
727 WEST TEMPERANCE ROAD
TEMPERANCE, MI 48182
PHONE: (734) 847-7567 FAX: (734) 847-1867

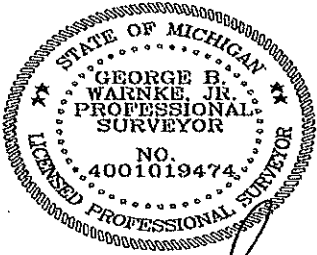
JOB No. 24-0076
 For: MARK GRANCITELLI

BOUNDARY SURVEY

LOT 1, SWAN CREEK HIGHLANDS
 ACCORDING TO THE PLAT THEREOF AS
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 ALSO PART THE SOUTHWEST 1/4 OF
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 RE-SURVEY OF PARCELS AS SURVEYED
 BY GREG L. ASH LS, DATED: 7/30/84.
 (SEE SHEET 1 FOR DESCRIPTIONS)



NOTE 1:
 IT APPEARS THAT DUE TO CHANGES IN SHORELINE
 ON SUBJECT AND ADJACENT PARCELS AFTER THE
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 ALONG SWAN CREEK HAVE BEEN LOST TO FILL
 OR CONSTRUCTION OF SEAWALLS.
 THAT LINE WAS REPRODUCED USING PRORATION
 OF PLAT DISTANCES FROM 1/2" REBAR FOUND AT
 THE NORTHWEST CORNER OF LOT 10.



George B. Warnke Jr., President
 Professional Surveyor
 Michigan License No. 4001019474

I hereby certify that I have surveyed the parcel
 of land described and delineated hereon; that the
 ratio of closure on the unadjusted field observa-
 tions of said survey was no greater than 1:5000;
 and that all the requirements of P.A. 132, 1970
 as amended, have been complied with.

THIS DRAWING SHALL NOT BE
 DUPLICATED, MODIFIED, TRANS-
 FERRED OR ISSUED WITHOUT
 THE WRITTEN CONSENT OF
 G.B. WARNKE & ASSOCIATES, INC.
 ©2024

LEGEND

- SET CAPPED 5/8" REBAR (#19474)
- FOUND NAIL IN ASPHALT
- FOUND 1/2" REBAR UNLESS NOTED
- RIGHT-OF-WAY
- P.O.B.
- RECORDED
- MEASURED
- CENTERLINE

BASIS OF BEARING IS RELATIVE TO
 ASTRONOMICAL OBSERVATIONS WITH
 GPS AND CALCULATED USING THE
 MICHIGAN COR'S NETWORK
 0' 15' 30' 45'
 ORIGINAL DRAWN AT 1" = 30'

DESCRIBED PARCEL IS SUBJECT TO
 ALL EASEMENTS AND RESTRICTIONS
 OF RECORD, IF ANY, WHICH MAY OR
 MAY NOT BE SHOWN ON THIS DRAWING.

AUTO CAD REL.2013 24-0076.DWG

G.B. WARNKE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
 727 West Temperance Road (734) 847-7567
 Temperance, MI 48182 FAX (734) 847-1867

SURVEY	DRAWN	CHECKED	SHEET
DSW/SJP/NLB	KDW	GBW	2 OF 2
SURVEY COMPLETED		DRAWING COMPLETED	
11-10-2024		11-14-2024	

**AFFIDAVIT OF OWNERSHIP
OF LAND IN
BERLIN CHARTER TOWNSHIP**

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

Mark Granitelli

(Name of Individual or Company)

of

7204 FOREST AVE NEWPORT MI. 48166

(Address, City)

the

Owner

of

N/A *

(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 _____

(Name)

of _____

(Address, City, Telephone).

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.


Signature

*Leave blank if not applicable.

Subscribed and sworn to before me, on this
19th day of December, 2024

Karen L. Beaudrie

Notary Public

Monroe County, Michigan

My Commission expires: 11/12/2026

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

BERLIN CHARTER TOWNSHIP
2024 Winter

Bill #: 01408

<p style="text-align: center;">MESSAGE TO TAXPAYER</p> <p>**IMPORTANT**IF YOU HAVE AN ESCROW OR AUTOPAY, BE SURE TO READ THE BACK OF THIS TAX BILL!</p> <p>TAXES DUE: DEC 1ST - FEB 14, 2025 PAYMENT OPTIONS: MAIL, IN PERSON, DROP BOX, OR ONLINE</p> <p>BERLINCHARTERTWP.COM</p> <p>CLOSED: DEC 24-26, & 31, JAN 1, 20, & FEB 17</p>	<p style="text-align: center;">PAYMENT INFORMATION</p> <p style="text-align: right;">This tax is due by: 02/14/2025</p> <p>Pay by mail to: BERLIN CHARTER TOWNSHIP TREASURER 8000 SWAN VIEW DRIVE NEWPORT, MICHIGAN 48166</p>																																																																		
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Property Assessed To: GRANCITELLI MARK & 4403 QUAIL RIDGE LANE NEWPORT, MI 48166</p> <p style="text-align: right;">JEFFERSON SCHOOLS-M School: 58080</p> <p>Prop #: 03 120 001 00 Prop Addr: 7204 FORREST AVE</p> <p>Legal Description: 778-483 913-870 SWAN RIVER HIGHLANDS LOT 1.</p> <div style="text-align: center; margin-top: 20px;"> <p style="font-size: 2em; color: green; opacity: 0.5;">PAID</p> <p style="color: red; font-weight: bold;">DEC 09 2024</p> <p style="color: blue; font-weight: bold; opacity: 0.5;">BERLIN CHARTER TWP.</p> </div>	<p style="text-align: center;">TAX DETAIL</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">Taxable Value:</td> <td style="width:20%; text-align: right;">26,078</td> <td style="width:20%;">RESIDENTIAL-VACANT</td> </tr> <tr> <td>State Equalized Value:</td> <td style="text-align: right;">26,100</td> <td>Class: 402</td> </tr> <tr> <td>Princ. Res. Exemption:</td> <td style="text-align: right;">0.0000</td> <td>Mort Code:</td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center; font-size: 0.8em;">Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width:100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: left; font-weight: normal;">DESCRIPTION</th> <th style="text-align: right; font-weight: normal;">MILLAGE</th> <th style="text-align: right; font-weight: normal;">AMOUNT</th> </tr> </thead> <tbody> <tr><td>SENIOR CITZ-03</td><td style="text-align: right;">0.58830</td><td style="text-align: right;">15.34</td></tr> <tr><td>FAIRVIEW-03</td><td style="text-align: right;">0.12500</td><td style="text-align: right;">3.25</td></tr> <tr><td>MUSEUM-03</td><td style="text-align: right;">0.15000</td><td style="text-align: right;">3.91</td></tr> <tr><td>VETERANS-03</td><td style="text-align: right;">0.01700</td><td style="text-align: right;">0.44</td></tr> <tr><td>CO LIBRARY-03</td><td style="text-align: right;">1.00000</td><td style="text-align: right;">26.07</td></tr> <tr><td>COMM COLLEGE-03</td><td style="text-align: right;">2.17940</td><td style="text-align: right;">56.83</td></tr> <tr><td>COLLEGE MAINT-03</td><td style="text-align: right;">0.85000</td><td style="text-align: right;">22.16</td></tr> <tr><td>MONROE ISD-03</td><td style="text-align: right;">4.75410</td><td style="text-align: right;">123.97</td></tr> <tr><td>JEFFERSON OP-03</td><td style="text-align: right;">18.00000</td><td style="text-align: right;">469.40</td></tr> <tr><td>JEFFERSON REC-03</td><td style="text-align: right;">0.50000</td><td style="text-align: right;">13.03</td></tr> <tr><td>JEFFERSON SNK-03</td><td style="text-align: right;">0.95000</td><td style="text-align: right;">24.77</td></tr> <tr><td>BERLIN TWP TAX</td><td style="text-align: right;">0.67810</td><td style="text-align: right;">17.68</td></tr> <tr><td>FIRE FUND SAD</td><td style="text-align: right;">2.00000</td><td style="text-align: right;">52.15</td></tr> <tr><td colspan="2"> </td><td></td></tr> <tr> <td style="text-align: right;">Total Tax</td> <td style="text-align: right;">31.79190</td> <td style="text-align: right;">829.00</td> </tr> <tr> <td style="text-align: right;">Total Amount Due</td> <td></td> <td style="text-align: right;">829.00</td> </tr> <tr> <td style="text-align: right;">PREV. PAYMENT</td> <td></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td style="text-align: right;">BALANCE DUE</td> <td></td> <td style="text-align: right;">829.00</td> </tr> </tbody> </table>	Taxable Value:	26,078	RESIDENTIAL-VACANT	State Equalized Value:	26,100	Class: 402	Princ. Res. Exemption:	0.0000	Mort Code:	DESCRIPTION	MILLAGE	AMOUNT	SENIOR CITZ-03	0.58830	15.34	FAIRVIEW-03	0.12500	3.25	MUSEUM-03	0.15000	3.91	VETERANS-03	0.01700	0.44	CO LIBRARY-03	1.00000	26.07	COMM COLLEGE-03	2.17940	56.83	COLLEGE MAINT-03	0.85000	22.16	MONROE ISD-03	4.75410	123.97	JEFFERSON OP-03	18.00000	469.40	JEFFERSON REC-03	0.50000	13.03	JEFFERSON SNK-03	0.95000	24.77	BERLIN TWP TAX	0.67810	17.68	FIRE FUND SAD	2.00000	52.15	 			Total Tax	31.79190	829.00	Total Amount Due		829.00	PREV. PAYMENT		0.00	BALANCE DUE		829.00
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<p style="text-align: center;">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">County:</td> <td style="width:15%;">01/01 - 12/31</td> <td style="width:15%;"></td> <td style="width:15%;"></td> </tr> <tr> <td>Twn/Cty:</td> <td>01/01 - 12/31</td> <td></td> <td></td> </tr> <tr> <td>School:</td> <td>07/01 - 06/30</td> <td></td> <td></td> </tr> <tr> <td>State:</td> <td>-</td> <td></td> <td></td> </tr> </table> <p>Does NOT affect when the tax is due or its amount</p>	County:	01/01 - 12/31			Twn/Cty:	01/01 - 12/31			School:	07/01 - 06/30			State:	-																																																					
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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 ¹	60	30%	40%	35	10	35	35	2.5

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

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)