

Berlin Charter Township

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



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BERLIN CHARTER TOWNSHIP ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING

Tuesday
May 19, 2026

Public notice is hereby given that the Berlin Charter Township Zoning Board of Appeals will hold a Public Hearing at 6:30 p.m. on Tuesday, May 19, 2026, at the future township building located at 7825 N. Dixie Highway, Lower Level, Newport, Michigan, to consider the following:

A request from Jason & Elissa Flint, for variance to the Berlin Charter Township Zoning Ordinance:

Section 18.57C Agricultural District Dimensional Requirements Proposed accessory building minimum side yard setback.

Parcel ID #
5803 006 041 30

The property is located at 8707 Armstrong, Newport, MI 48166, in Berlin Charter Township, Michigan.

A complete copy of the proposed variance request is available for review at the Office of the Building Department between the hours of 8:00 A.M. to 4:30 P.M., Monday through Friday or available on our Township website.

Sincerely,


Hillary Haywood, Zoning Official

**BERLIN CHARTER TOWNSHIP
APPLICATION FOR APPEAL**

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

I/We Jason Flint of 8707 Armstrong Rd Newport
(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: Zoning Setbacks

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

Address of Property Involved: 8707 Armstrong Rd Newport
Legal Description : _____

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Do not quote the ordinance article 4 district regulations
section 18-57C AG district-

TYPE OF APPEAL -- Appeal is made herewith for:

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

dimensional requirements

For the following reasons: side yard setback

Date: 4-28-26 Appellant: [Signature]
(Signature)
Fee Received: \$ 750 Building Inspector [Signature]
(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)

Jason Flint
(Name of Individual or Company)

of 8707 Armstrong Rd, Newport
(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 _____
(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 _____ day of _____, 20__

Notary Public
Monroe County, Michigan

My Commission expires: _____

HILLARY HAYWOOD
Notary Public, State of Michigan
County of Wayne
My Commission Expires 08-27-2030
Acting in the County of monroe

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
8707 Armstrong Rd	03 006 041 30	\$40,000
Description of Project: <u>40'x80'x14' w/10' Lean-to Ladder frame</u> <u>Barn for Storage</u>		Ag <input checked="" 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	
City	State	Zip Code	Phone with Area Code	Fax Number	
Owner or Lessee		Address		Email Address	
Jason Flint	8707 Armstrong Rd		[REDACTED]		
City	State	Zip Code	Phone with Area Code	Fax Number	
Newport	MI	48166	[REDACTED]		
Contractor		Address		Email Address	
City	State	Zip Code	Phone with Area Code	Fax Number	
Builder's License Number			Federal Employer ID Number or reason for exemption		
Worker's Comp Insurance Carrier or reason for exemption			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.

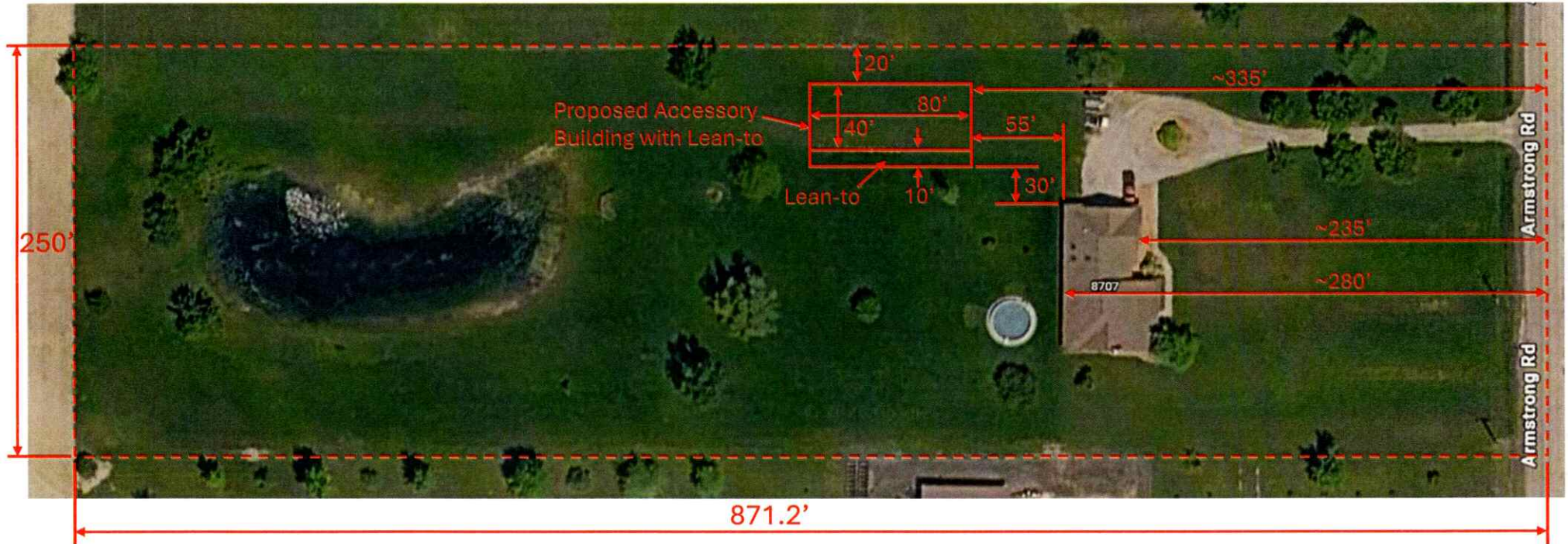
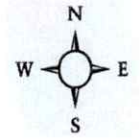
Section 23a of the state construction code act of 1972, act no 230 of the Public Acts of 1972, being section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subject to civil fines.

SIGNATURE OF OWNER (required) <i>Jason Flint</i>	TYPE OR PRINT Jason Flint
SIGNATURE OF BUILDER (required)	TYPE OR PRINT

BUILDING PERMIT FEE ENCLOSED \$ _____

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

- 8707 Armstrong Rd
- Parcel 03 006 041 30

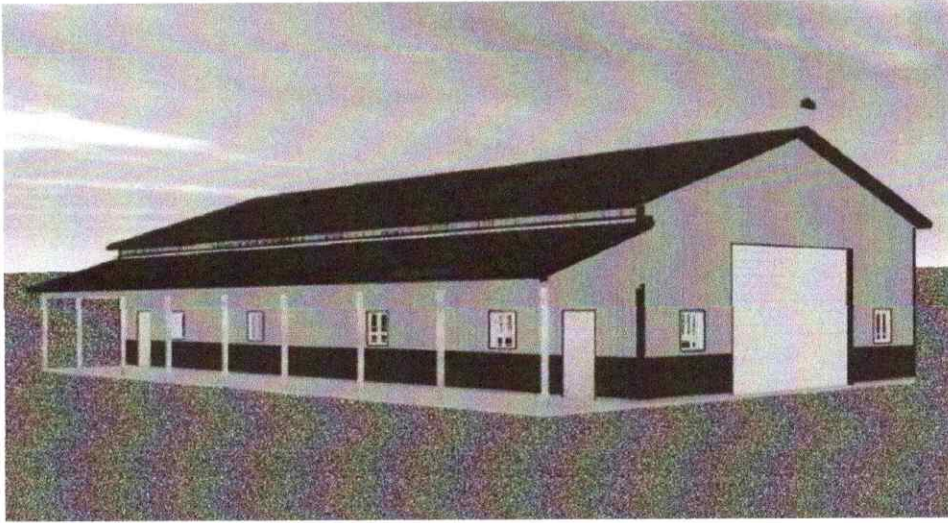


- 40' x 80' x 14' enclosed accessory building
- 10' x 80' x 8' attached lean to on south side
- Enclosed building will have 18" w x 8" d concrete footing with 6" wide concrete stem wall foundation
- Footing will be 42" minimum depth below ground level

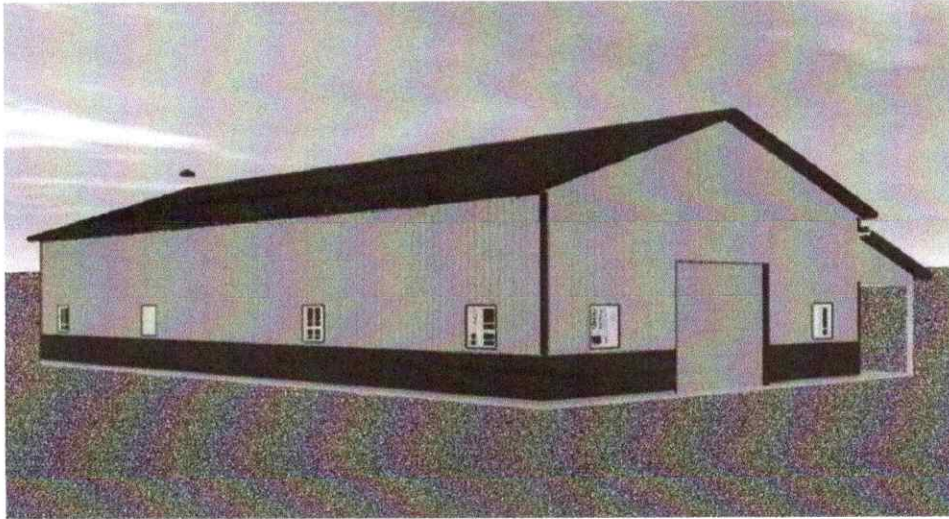
Design #: 1
Store: BELLEVILLE
Guest: Jason Flint

Post Frame Building Estimate
Project Name: Flint Barn
Section: 3D Perspectives
Date: 03-30-2026 01:48 PM

Front View



Back View

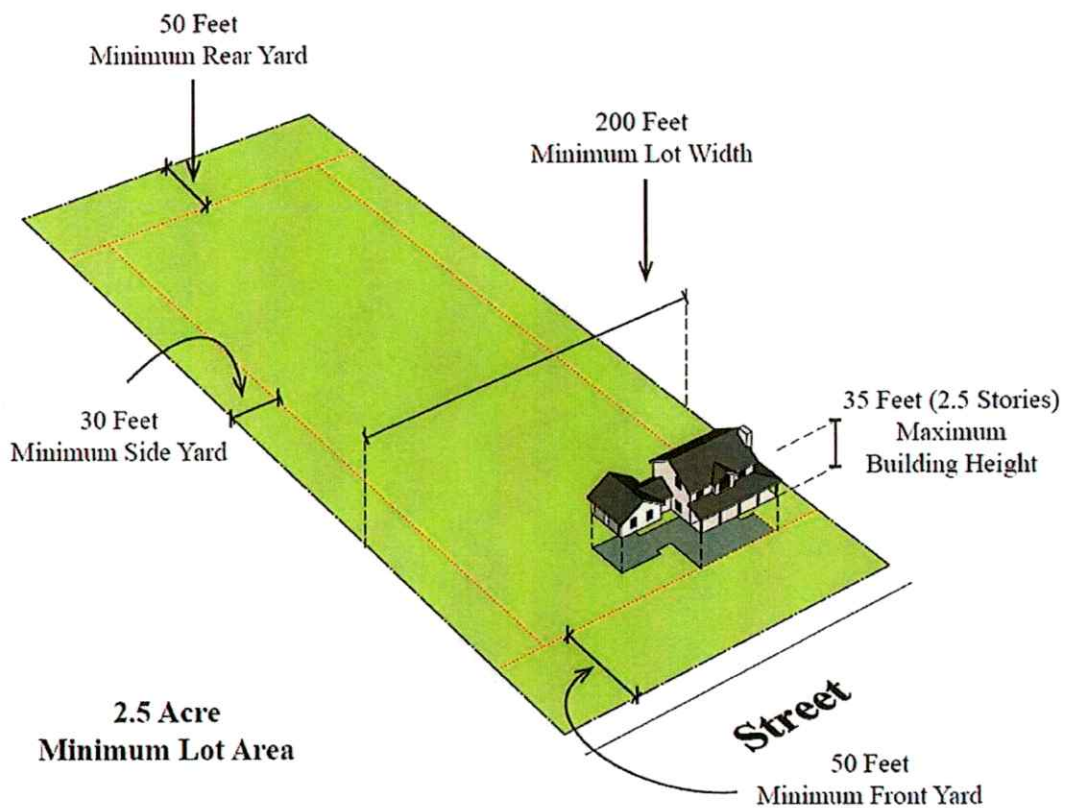


Color shows approximate tone. Color of actual product may vary from what is pictured due to differences in printing and resolution. Please visit your Menards store to view a steel color sample or request a color sample from Midwest Manufacturing at steel@midwestmanufacturing.com



Table 18.57-C. AG Agricultural 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
2.5	200	N/A	10%	50	30	50	35	2.5

Figure 18.57-C. AG Agricultural District Dimensional Requirements



D. Supplemental District Standards.

1. In addition to those bulk regulations listed in Section 18.57.C., all development shall conform to supplemental bulk regulations as listed in Section 18.67.
2. Where livestock are raised or kept, no structure, or storage of hay, feed, or manure, shall be located less than fifty (50) feet from a property line.

**BERLIN CHARTER TOWNSHIP
ZONING ORDINANCE AMENDMENT
Ordinance No. 01 - 21; Date of Adoption: 03/22/21**

An Ordinance to amend the Berlin Charter Township Zoning Ordinance by modifying Section 18-204 regarding Accessory Buildings to Article 9 General Provisions.

THE TOWNSHIP BOARD OF THE TOWNSHIP OF BERLIN HEREBY ORDAINS:

Section 1. Title.

This Ordinance shall be known and referred to as Berlin Charter Township Zoning Ordinance Amendment No. 01 - 21 revising Article 9, Section 18-204.

Section 2.

Berlin Charter Township Zoning Ordinance is hereby amended by revising Section 18-204 regarding Accessory Buildings as follows:

SECTION 18-204 Accessory Buildings.

No temporary buildings shall be erected in the Township except in compliance with the following:

- A. **Use of Accessory Buildings and Structures.** Attached and detached accessory buildings and structures associated with residential dwelling shall only be used for the storage of personal property and for the conduct of a permitted home occupation, as regulated in Section 18-213. Such buildings and structures shall not be used as dwelling units or for the conduct of any other business, profession, trade or occupations or as storage that is offered for rent.
- B. **Timing of Construction.** No accessory building or structure shall be constructed or established on a parcel unless there is a principal building, structure or use being constructed or already established on the same parcel of land, unless otherwise approved by the Zoning Board of Appeals. The Zoning Board of Appeals shall require that a cash performance guarantee be posted to ensure completion of the main building, as a condition of approval for prior construction of an accessory building.
- C. **Attached Accessory Buildings and Structures.** Where the accessory building is structurally attached to a main building (such as an attached garage, breezeway, or workshop) it shall be considered a part of the principal building for the purposes of determining conformance with setback, height, and lot coverage requirements.
- D. **Detached Accessory Buildings and Structures.**

1. **Setbacks.** In the R-1 and R-2 zoning districts, side and rear setbacks shall be three (3) feet. In all other zoning districts, side and rear setbacks of accessory structures shall comply with the with the setback requirements in Section 18-68. When a building accessory to a residential building is located on a corner lot, the side lot line of which is substantially a continuation of a front lot line of the lot to its rear, said building shall not project beyond the front yard setback required on the lot in the rear of such corner lot. A building accessory to a residential building shall in no case be located nearer than then (10) feet to a street right-of-way line.
 2. **Distance Between Buildings.** No detached building accessory to a residential building shall be located closer than ten (10) feet to any building on the site.
 3. **Height.** Accessory buildings in the R-1 and R-2 districts shall not exceed fourteen (14) feet in height. Accessory buildings and structures in all other zones shall comply with the maximum building height requirement for the district in which they are located, as established in Section 18-68. Accessory buildings and structures associated with a legal farm operation protected under the Right to Farm Act shall be exempt from the height restrictions of this section.
 4. **Lot Coverage.** Accessory buildings and structures shall be included in computations to determine compliance with maximum lot coverage standards established in Section 18-68.
- E. **Location.** Accessory buildings and structures shall not be located within a dedicated easement or right-of-way. Additionally, all accessory structures shall be located outside of the required front setbacks as established in Section 18-68 and behind the front building line of the principal structure.
- F. **Area in Relation to Principal Buildings.** The total floor area of all attached and detached accessory structures in R-1 and R-2 zoning districts shall not exceed the total floor area of the main dwelling on the same lot.

Section 3. Repeal.

All Ordinances in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 4. Severability.

This Ordinance and the various parts, sentences, paragraphs, sections, subsections, phrases and clauses thereof are declared to be severable and if any of them are adjudged unconstitutional or invalid, it is hereby provided that the remainder of the Ordinance shall not be affected.

Section 5. Effective Date.

This Ordinance shall become effective seven days after adoption and publication in a newspaper having general circulation in the Charter Township of Berlin, Monroe County, Michigan.