

# 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

Tuesday  
June 16, 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, June 16, 2026, at the future township building located at 7825 N. Dixie Highway, Lower Level, Newport, Michigan, to consider the following:

A request from Joseph and Dianne Souva, for variance to the Berlin Charter Township Zoning Ordinance:

**Section 18-204F Area in relation to principal buildings  
Requesting a larger accessory building area than allowed.**

Parcel ID #  
5803 008 063 00

The property is located at Starr Lane (vacant lot), 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,

A handwritten signature in black ink that reads "Hillary Haywood".

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 Joseph & Dianne Souza of 7518 S. Stony Creek Rd, Monroe, MI 48162  
(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: \_\_\_\_\_

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

Address of Property Involved: (7016) Starr Lane, Newport, MI 48166  
Legal Description: 5803 008 063 00 (vacant lot)

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Do not quote the ordinance Section 18-204(F) area in relation  
to principal buildings

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 5-20-26 Appellant: \_\_\_\_\_\*  
(Signature)  
Fee Received: \$ \_\_\_\_\_ Building Inspector \_\_\_\_\_  
(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  
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.

# 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
Starr Lane - 5803 008 063 00		81,760.00
Description of Project: <u>40x64x16' Pole Barn -</u> <u>SEE Quote For All Details</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
City	State	Zip Code	Phone with Area Code	Fax Number
Owner or Lessee		Address		Email Address
<u>Mrs &amp; Mrs Souva</u>		<u>7106 Starr Lane</u>		
City	State	Zip Code	Phone with Area Code	Fax Number
<u>Newport</u>	<u>MI</u>	<u>48166</u>		
Contractor		Address		Email Address
<u>DYNAMIC Construction Co</u>		<u>2995 W. Labor Pk</u>		
City	State	Zip Code	Phone with Area Code	Fax Number
<u>Carleton</u>	<u>MI</u>	<u>48117</u>		<u>N/A</u>
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	
			<u>N/A</u>	

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)	TYPE OR PRINT <u>JOSEPH U SOUVA</u>
SIGNATURE OF BUILDER (required)	TYPE OR PRINT <u>LARRY JABZEK JR</u>

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



03 008 063 00

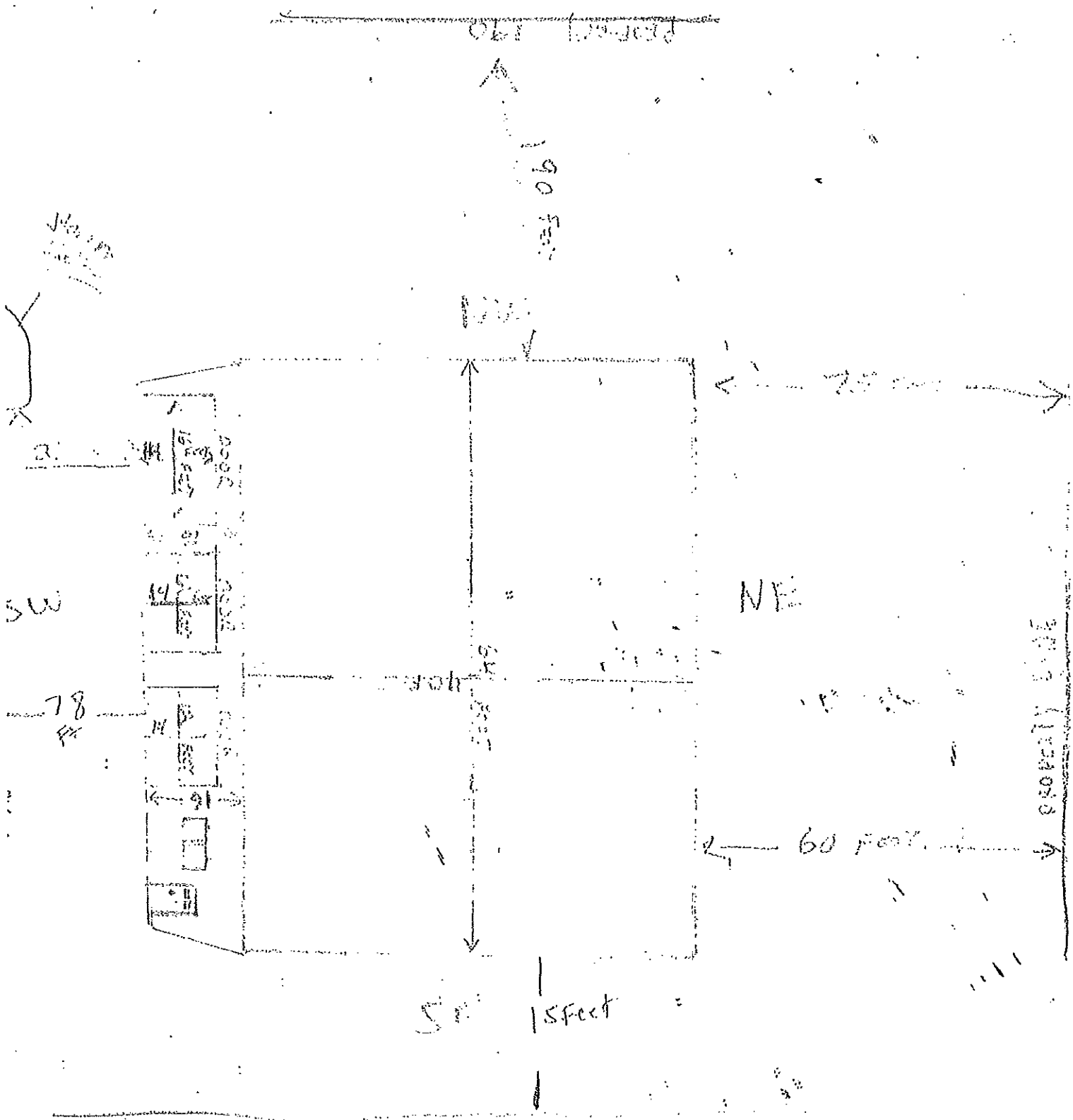
DYNAMIC CONSTRUCTION

2995 W. LABO  
 CARLETON, MI 48117  
 LARRY JABTECKI JR.



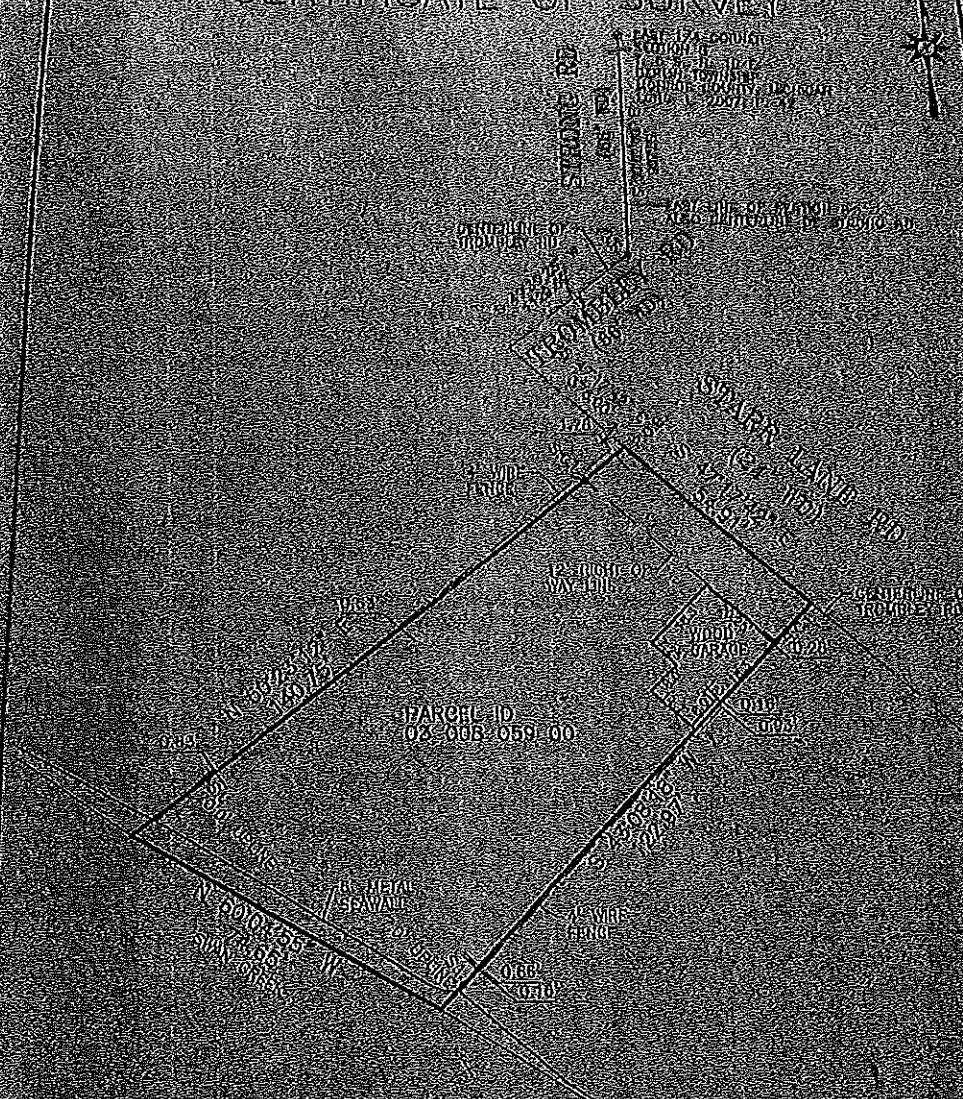
<b>QUOTE</b>
DATE 5/22/2026
INVOICE S - 7016

CUSTOMER INFORMATION		
NAME	MR. & MRS. SOUVA	
ADDRESS	7106 STARLANE RD	
CITY/STATE/ZIP	NEWPORT, MI 48166	
PHONE		
EMAIL		
TOWNSHIP	BERLIN TOWNSHIP	
<b>40 X 64 X 16' POLE BARN SPECIAL</b>		<b>\$60,000.00</b>
16" AUGER @ MIN 42" POST DEPTH W/ (1) COOKIE & (1) BAG OF CONCRETE		
ALL POSTS ARE 3PLY LAMINATED COLUMNS - (1) ROW OF 2 X 8 T. GRADE BOARD		
2 X 6 WALL GIRTS @ 32" OC & 2 X 12 INTERIOR & EXTERIOR POST HEADERS		
TRUSSES - 40' SPEC TRUSSES 4/12 PITCH 4' OC WITH 1' OH - SEE SPECS		
2 X 4 ROOF PURLINS @ 24" OC & 2 X 6 FASCIA - 1' OVERHANGS		
SUPPLY & INSTALL (1) 3/0 6 PANEL ENTRY DOOR WITH DEADBOLT		
SUPPLY & INSTALL (1) 4 X 4 WINDOWS		
SUPPLY & INSTALL (1) 16 X 14 & (2) 12 X 14 I.O.H.D. WITH 14' CHAIN OPENERS		
INSTALL 28 G EXPOSED FASTENER STEEL - WAINSCOTE, ROOF & WALL PANELS		
INSTALL 28 G STEEL SOFFIT - SOLID @ GABLES & VENTED @ EAVES		
INSTALL VERSA VENT (RIDGE VENT) & 14" CUSTOM STEEL RIDGE CAP		
NOTE - 5-7 DAYS TO BUILD POLE BARN - NOTE		
<b>4" CONCRETE FLOOR &amp; RATWALL OPTION - INCLUDES VAPOR BARRIER &amp; WIRE MESH</b>		<b>\$21,760.00</b>
DYNAMIC CONSTRUCTION MI - PULL ALL PERMITS & HANDLE ALL INSPECTIONS		
CUSTOMER TO REIMBURSE BUILDING PERMIT COSTS		
ALL SITE PREP (DIRT / STONE WORK) COMPLETED BY DYNAMIC		
CUSTOMER TO PAY FOR STONE COSTS - NEEDED TO PREP FOR BARN		
		BARN \$60,000.00
		CONCRETE \$21,760.00
		S & P T.B.D.
CUSTOMER SIGNATURE: X		
DYNAMIC		
<b>LIFETIME WARRANTY ON POLE BARN STRUCTURE</b>		<b>\$81,760.00</b>
<b>45 YEAR MANUFACTURES WARRANTY ON ALL STEEL PANELS &amp; TRIM</b>		<b>ADD STONE &amp; PERMITS</b>



27-2 wide  
 20-5 LANA

# CERTIFICATE OF SURVEY



## LEGAL DESCRIPTION

See Attachment

## LEGEND

None



## SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Professional Surveyor in the State of Michigan, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land described herein.

*Greg L. Ash*  
 GREG L. ASH, LICENSE # 450124500

**GLA** SURVEYOR & ENGINEER

77301 408TH MAIN STREET  
 48134  
 FLYING ROCK, MI 48134  
 PHONE: 734-293-8800  
 FAX: 734-293-8800  
 WWW.GLASURVEYOR.COM

UNIVERSITY MICROFILMS  
 300 N ZEEB RD  
 ANN ARBOR MI 48106

DATE: 04/04/25  
 TITLE: 02-008-059-00  
 FILE NO: 450124500

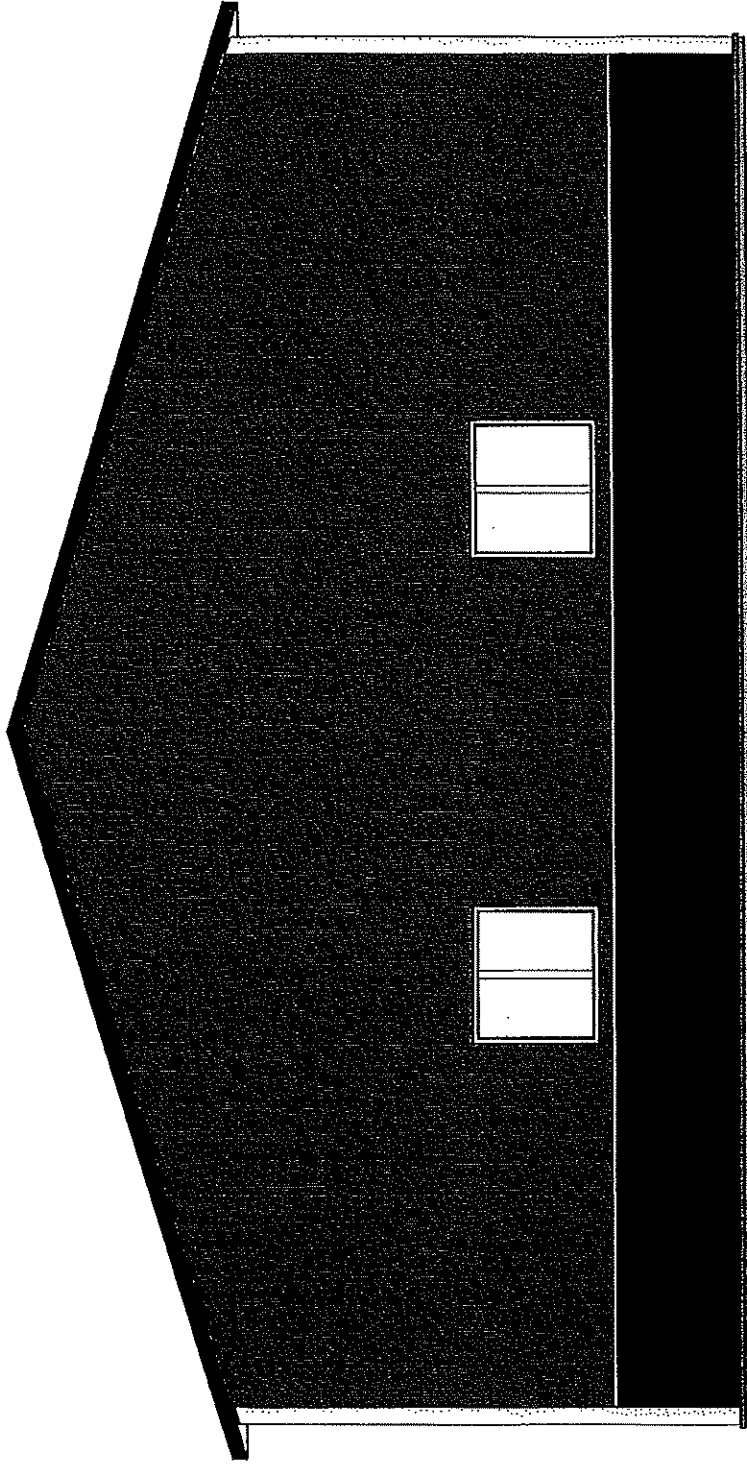


PLAT NO. 17458  
 17458



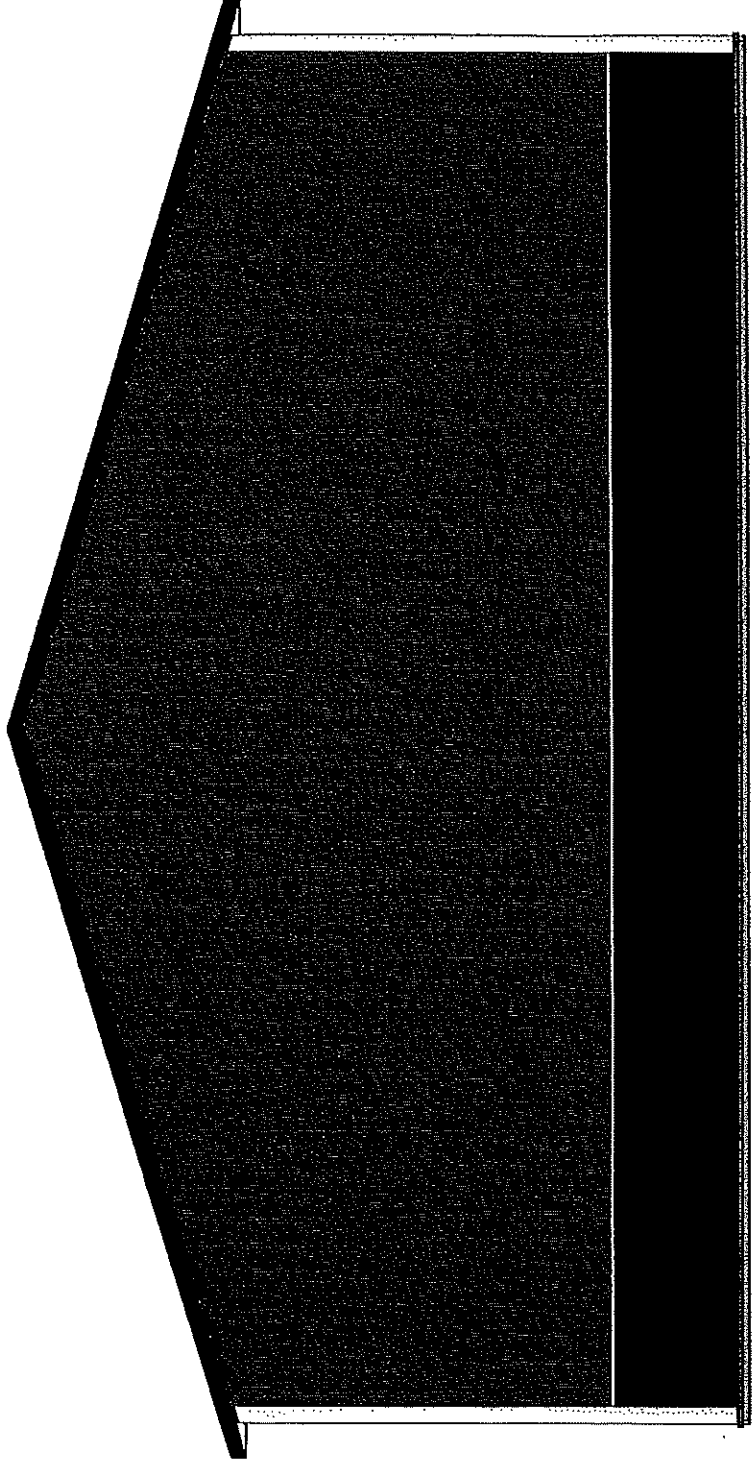
YOUR LOGO

WEST SIDE-GABLE SIDE 1 ELEVATION



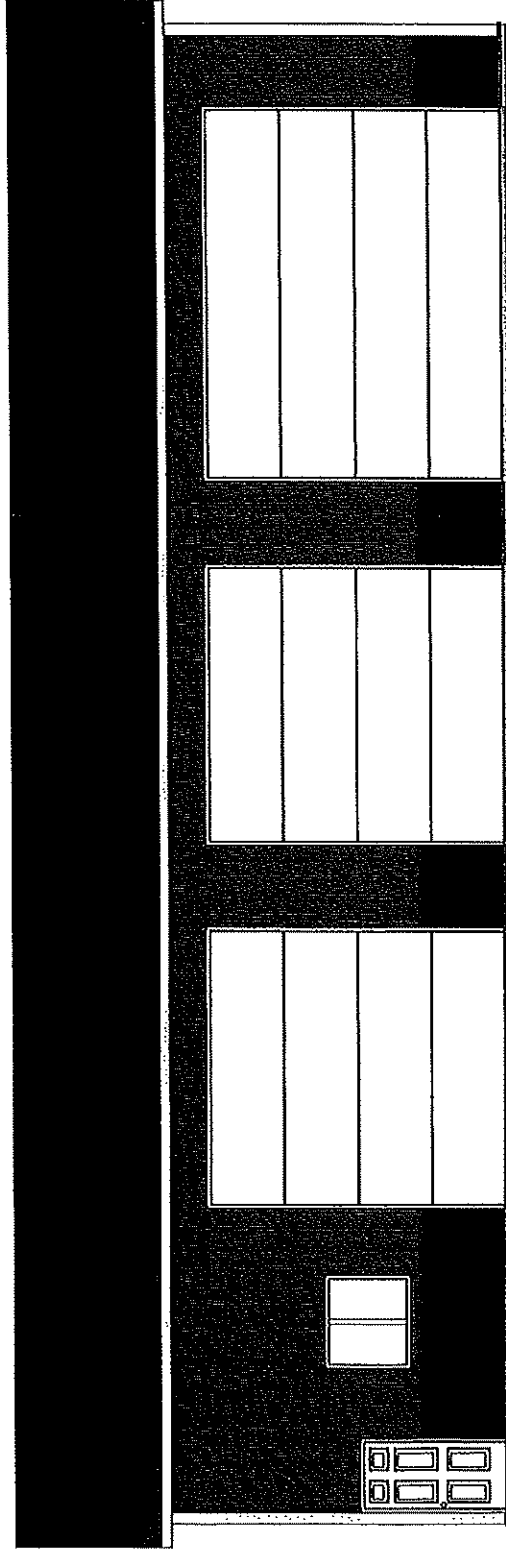
**EAST SIDE-GABLE SIDE 2 ELEVATION**

YOUR LOGO



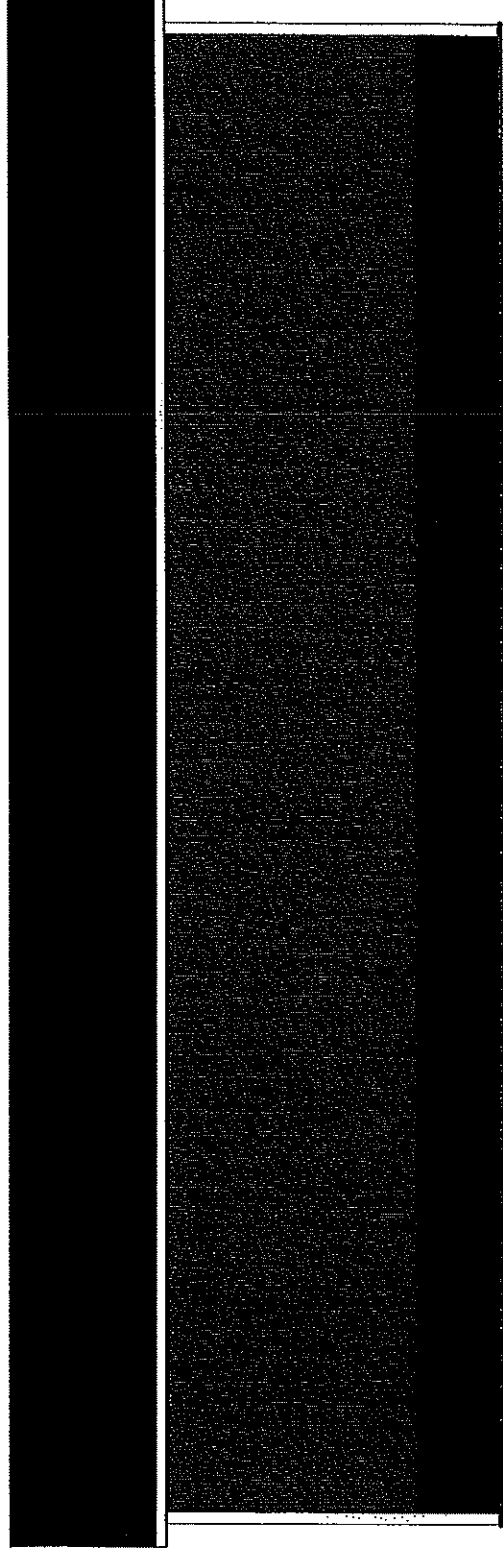
SOUTH SIDE-EAVE SIDE 2 ELEVATION

YOUR LOGO

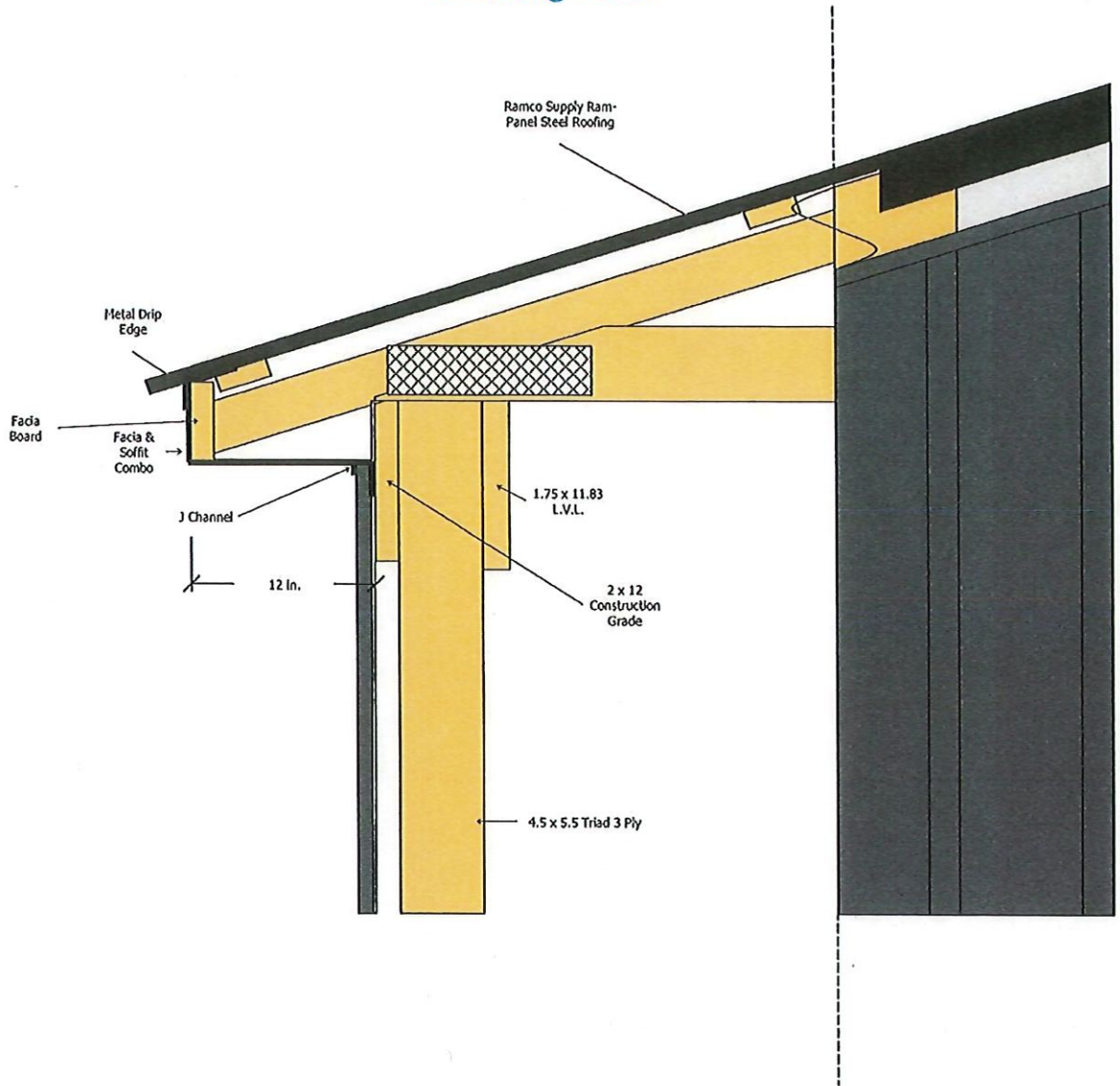


**NORTH SIDE-EAVE SIDE 1 ELEVATION**

YOUR LOGO



# Overhang Detail



# GABLE1 CROSS SECTION

ROOF LAYER 1: BLACK RAM-PANEL STEEL PANEL

PURLINS: 2 X 4 CONSTRUCTION GRADE FASTENED LAYING FLAT  
 SUB FACIA: 2 X 6 CONSTRUCTION GRADE  
 FACIA COVERING/UNDEREAVE: BRILLIANT WHITE ONE  
 PIECE SOFFIT 12 IN X 10 FT 2 IN

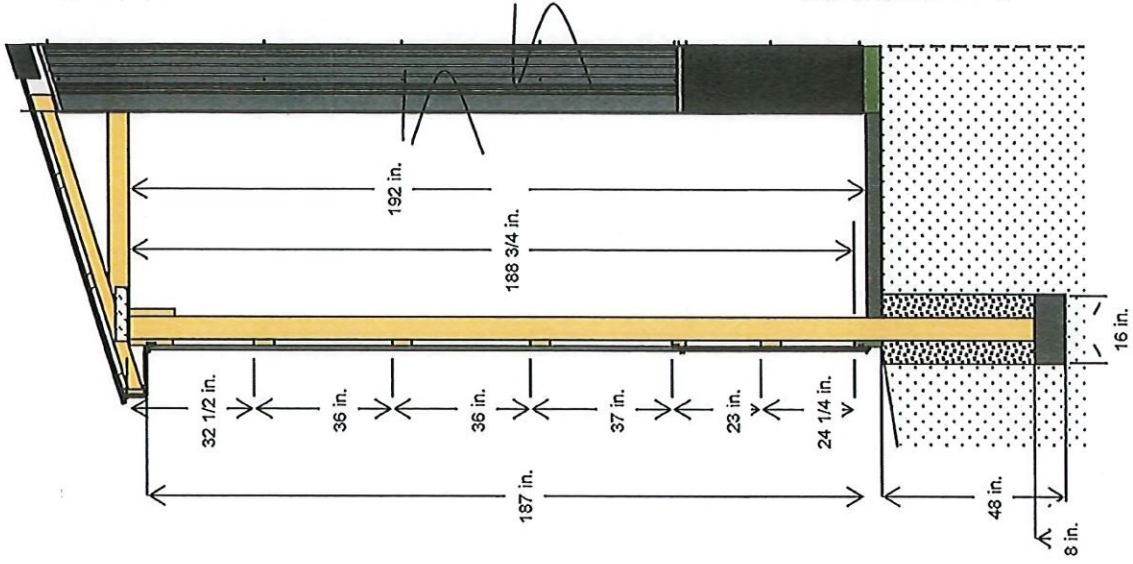
CORNER POSTS: TRIAD 3 PLY 4.5 X 5.5  
 INTERMEDIATE POSTS: TRIAD 3 PLY 4.5 X 5.5  
 SPACING 10 FT O.C.  
 EXTERIOR CARRIER: CONSTRUCTION GRADE 2 X 12  
 INTERIOR CARRIER: L.V.L. 1.75 X 11.83  
 EXTERIOR WALL GIRTS: CONSTRUCTION GRADE 2 X 6  
 WALL LAYER 1: TYVEK HOUSE WRAP  
 WALL LAYER 2: CHARCOAL RAM-PANEL STEEL PANEL

EXTERIOR SKIRT BOARD: TREATED 2 X 8

SIDING BEGINS 2 1/2 IN. BELOW THE TOP OF SKIRT BOARD

EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF SKIRT BOARD

4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL  
 (HEEL HEIGHT: 0-3-15 OR 4 IN.)  
 TRUSS SPACING: 48 IN. O.C.  
 TRUSS LOADING INFORMATION:  
 TCDL/BCDL/BCDL 47-7-0-10  
 TOTAL TRUSS LOADING = 64 P.S.F.  
 BRACE PER TRUSS MANUFACTURER'S  
 RECOMMENDATIONS



INTERIOR FINISHED FLOOR HT. WILL BE 3 1/4 IN.  
 BELOW THE TOP OF THE SKIRT BOARD  
 4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH -  
 3500 P.S.I.  
 UNDISTURBED SOIL OR COMPACTED SAND FILL  
 BACKFILL 16 IN. HOLE WITH SAND/GRAVEL FILL &  
 COMPACT  
 CONCRETE PIER FOOTING: MINIMUM OF 2500 P.S.I.  
 STRENGTH MIX

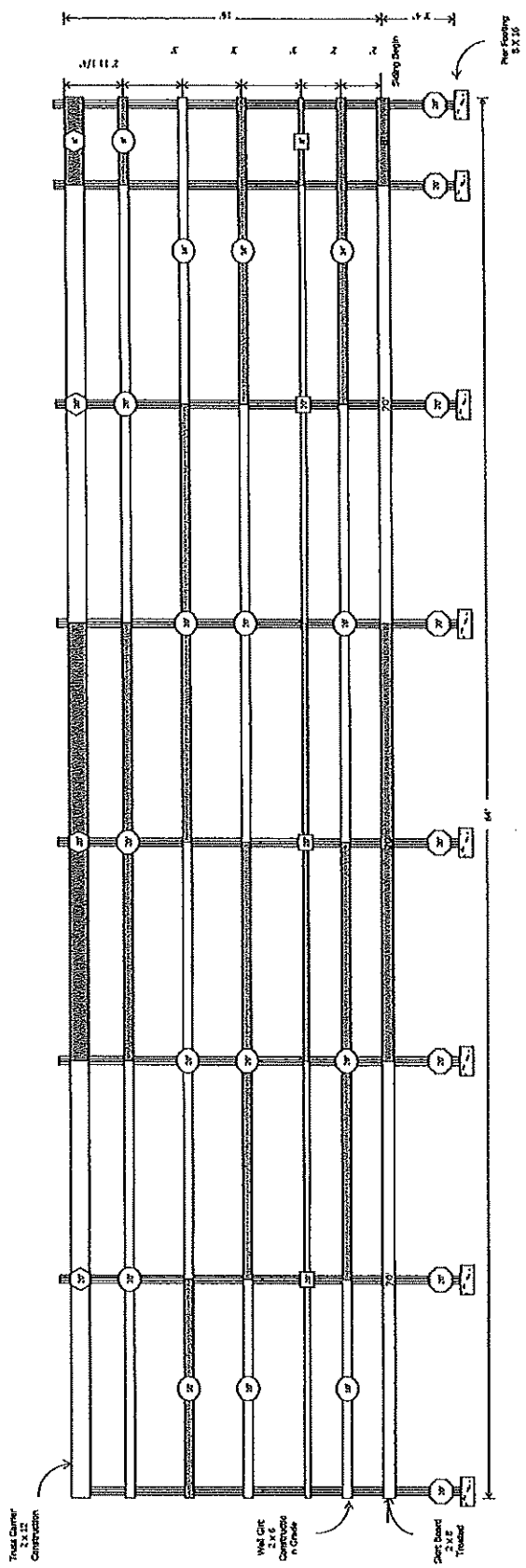






**NORTH SIDE-EAVE SIDE 1 WALL GIRT VIEW**

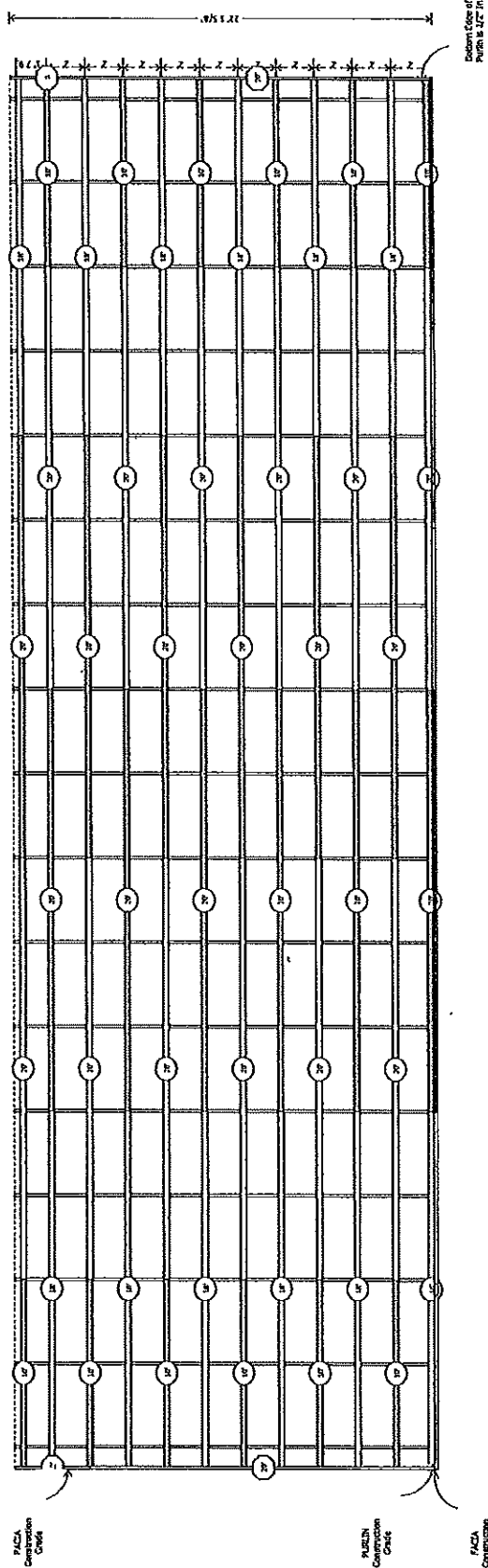
YOUR LOGO





**NORTH SIDE-EAVE SIDE 1 TRUSS AND PURLIN LAYOUT**

YOUR LOGO



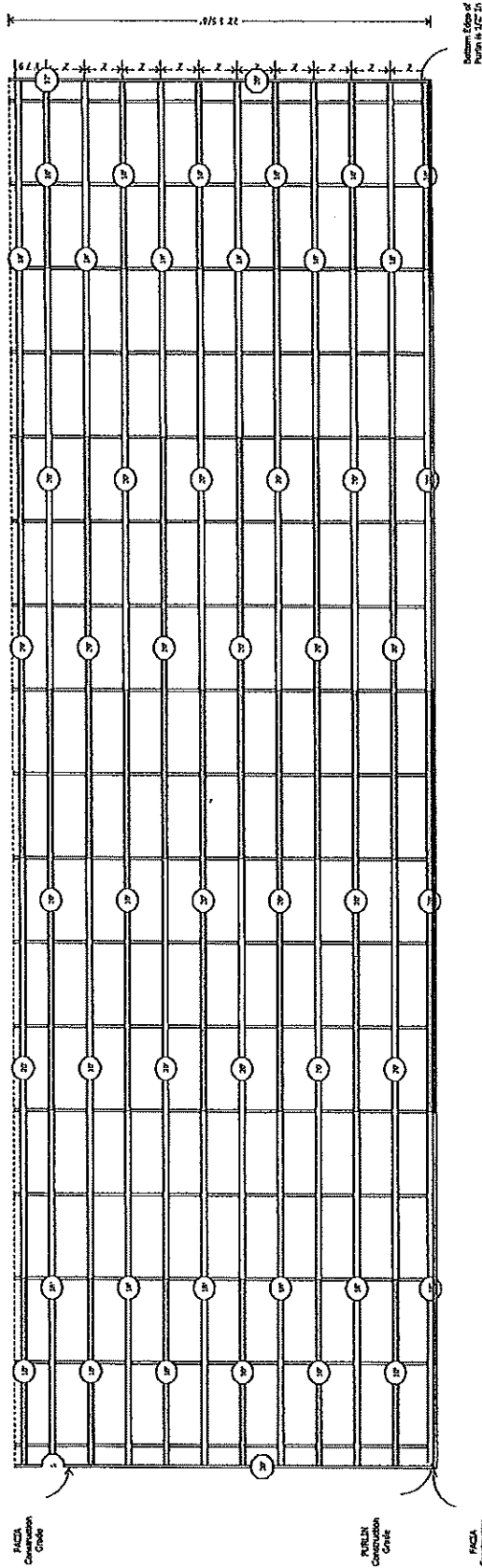
PACA  
Construction  
Circle

KUBEN  
Construction  
Circle

PACA  
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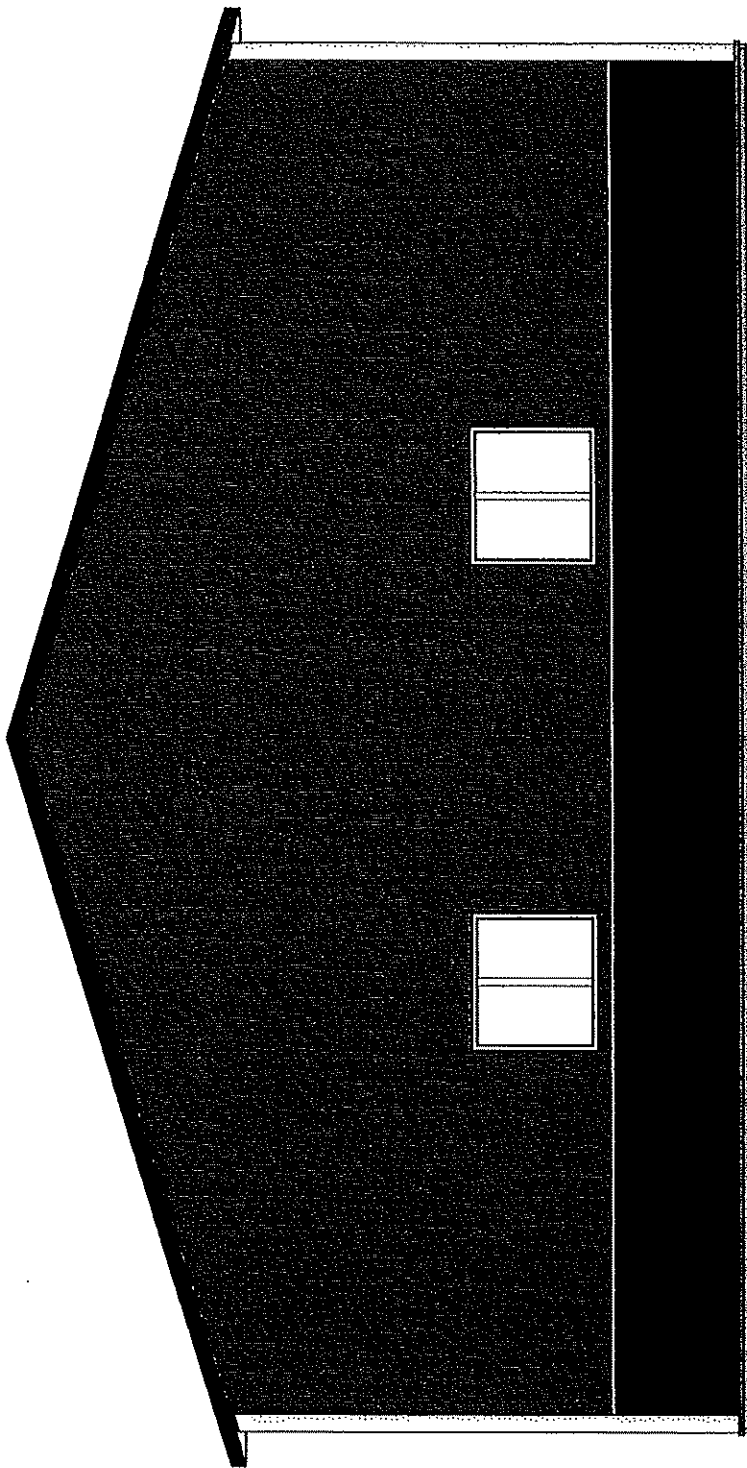
**SOUTH SIDE-EAVE SIDE 2 TRUSS AND PURLIN LAYOUT**

YOUR LOGO



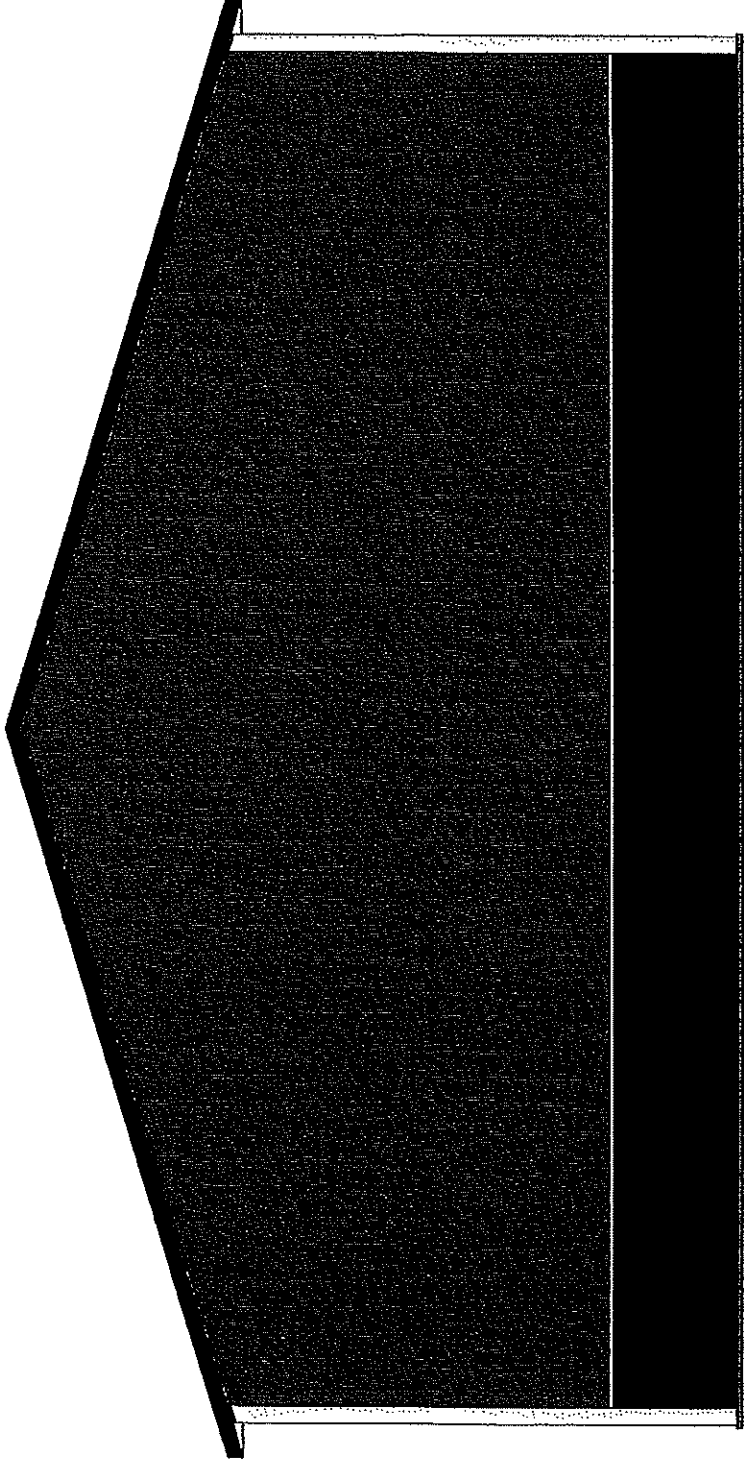
**WEST SIDE-GABLE SIDE 1 ELEVATION**

YOUR LOGO



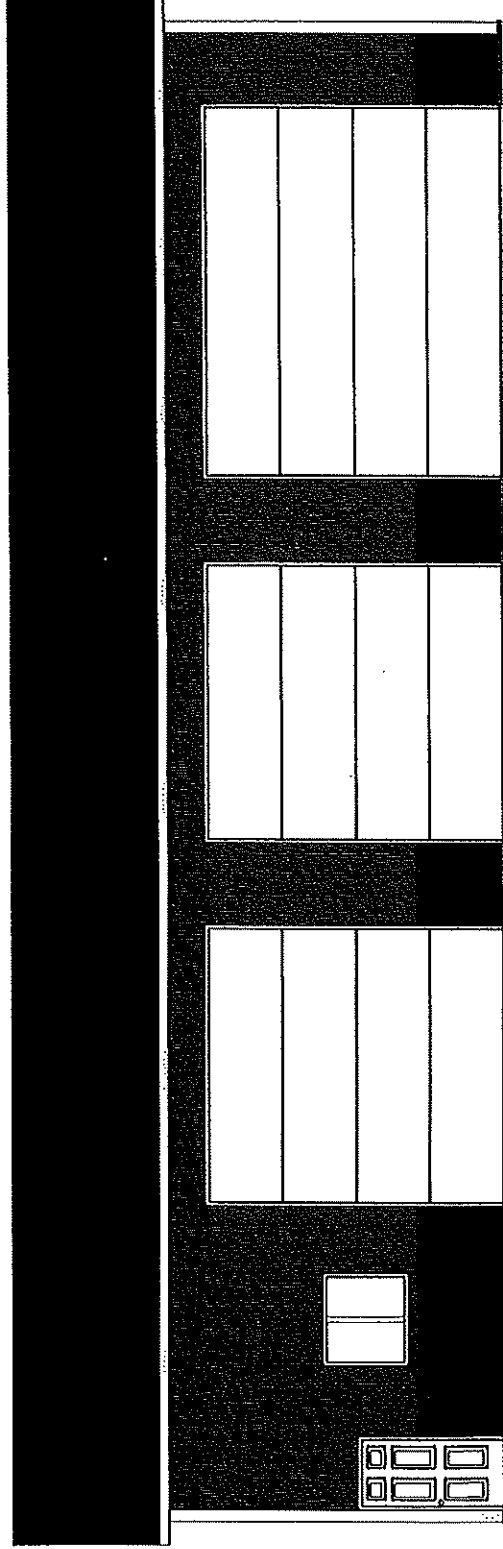
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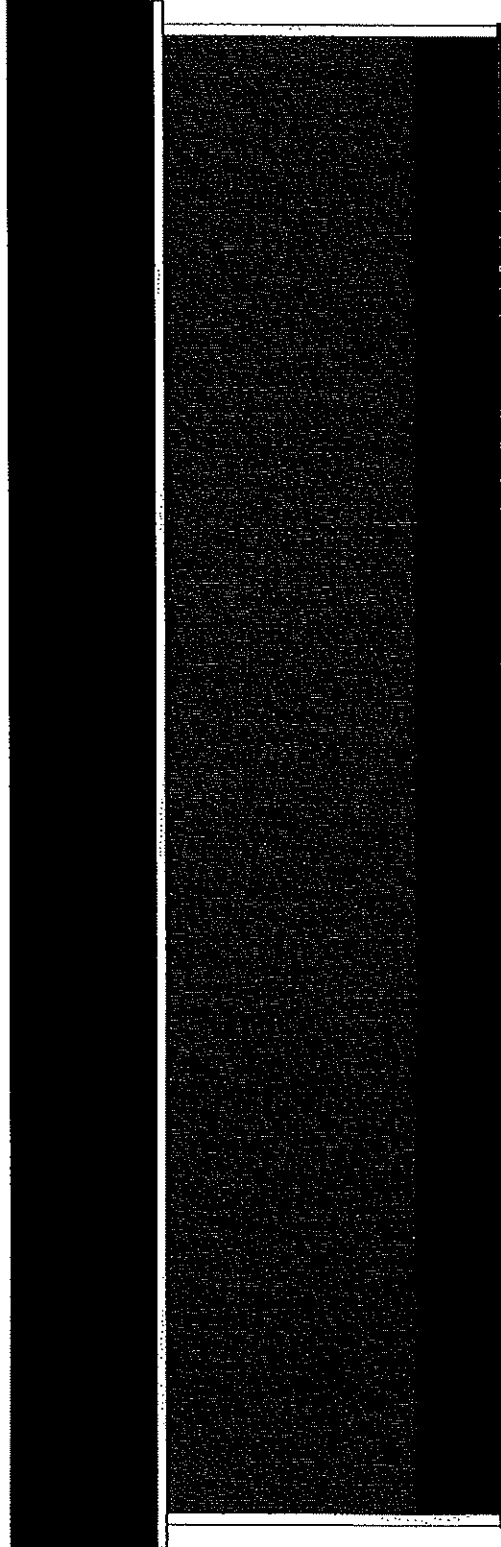
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YOUR LOGO

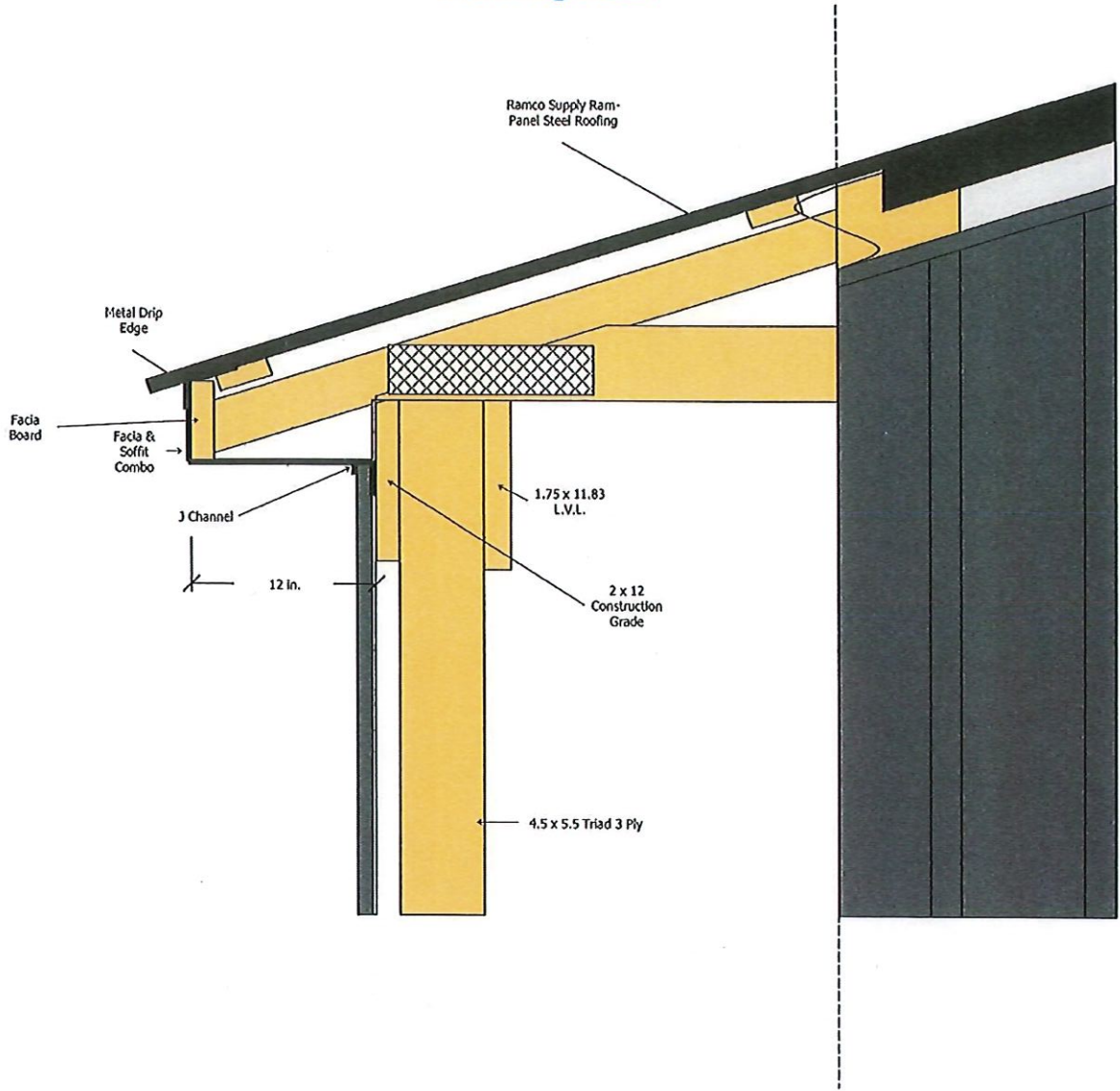


**NORTH SIDE-EAVE SIDE 1 ELEVATION**

YOUR LOGO



# Overhang Detail



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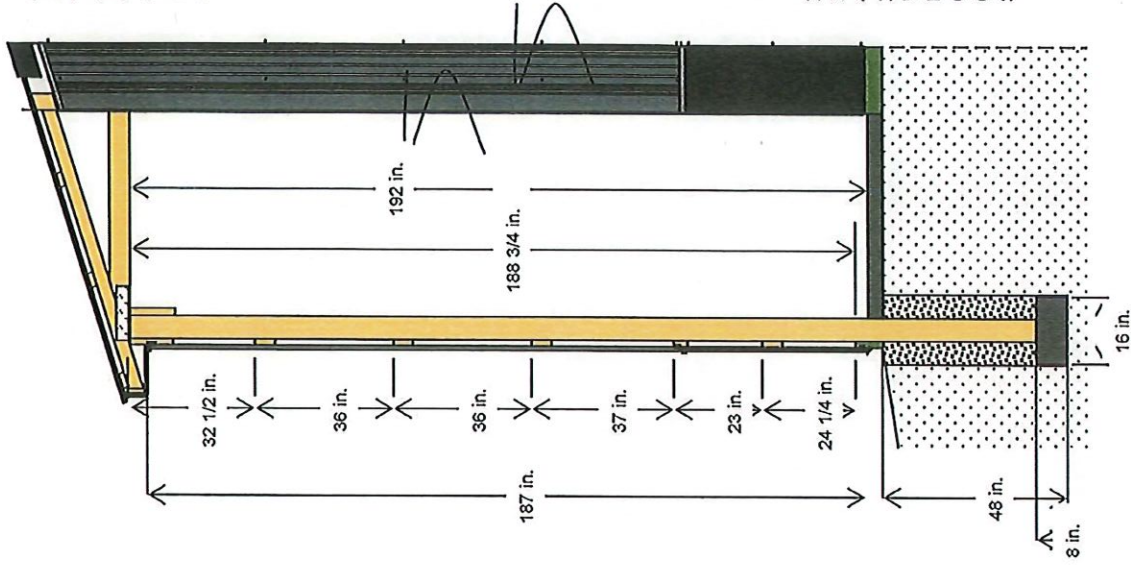
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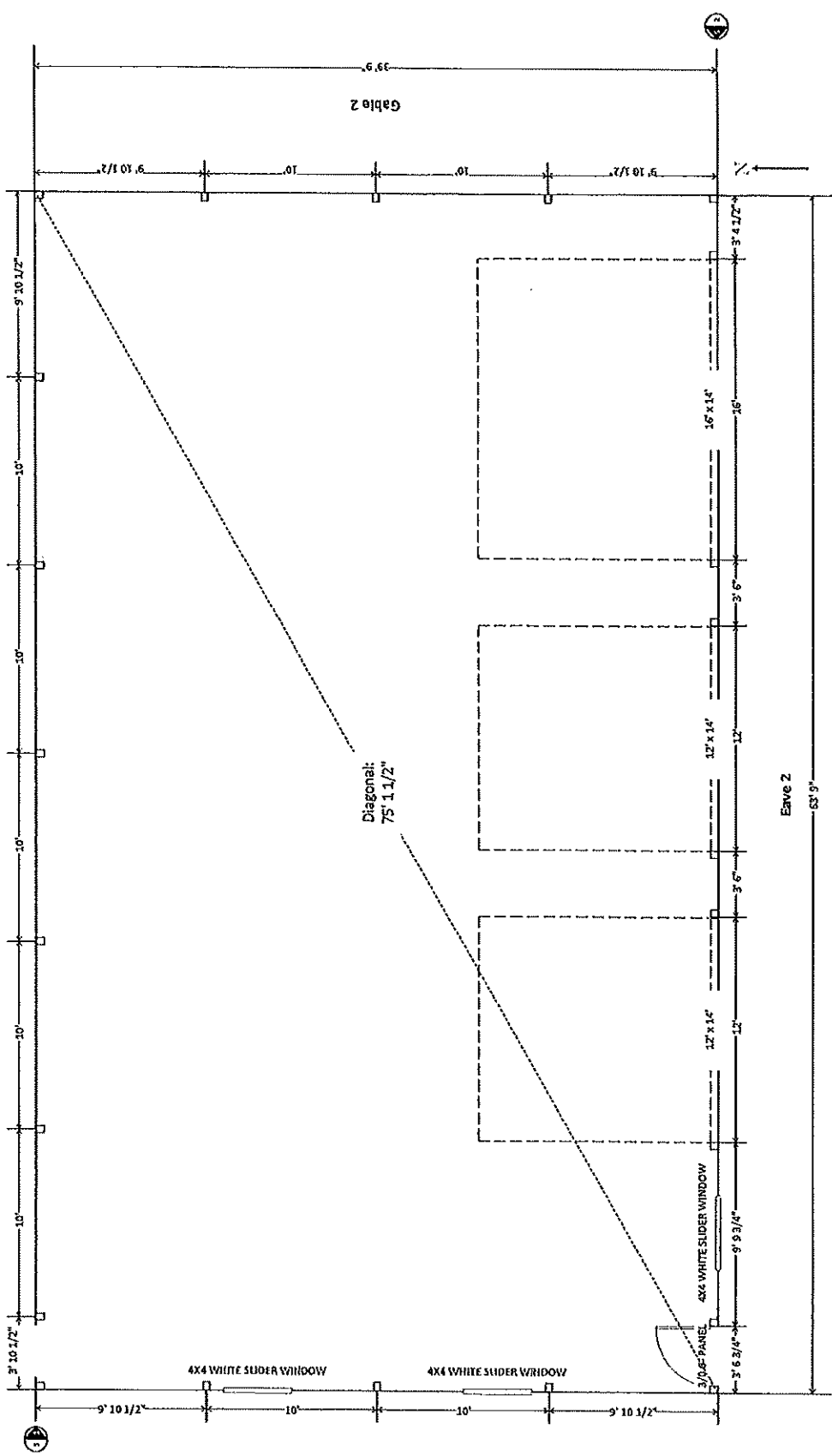


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 BACKFILL 16 IN. HOLE WITH SAND/GRAVEL FILL &  
 COMPACT  
 CONCRETE PIER FOOTING: MINIMUM OF 2500 P.S.I.  
 STRENGTH MIX

POLE LAYOUT  
Personal Use, 2500 sq. ft.

YOUR LOGO

Eave 1

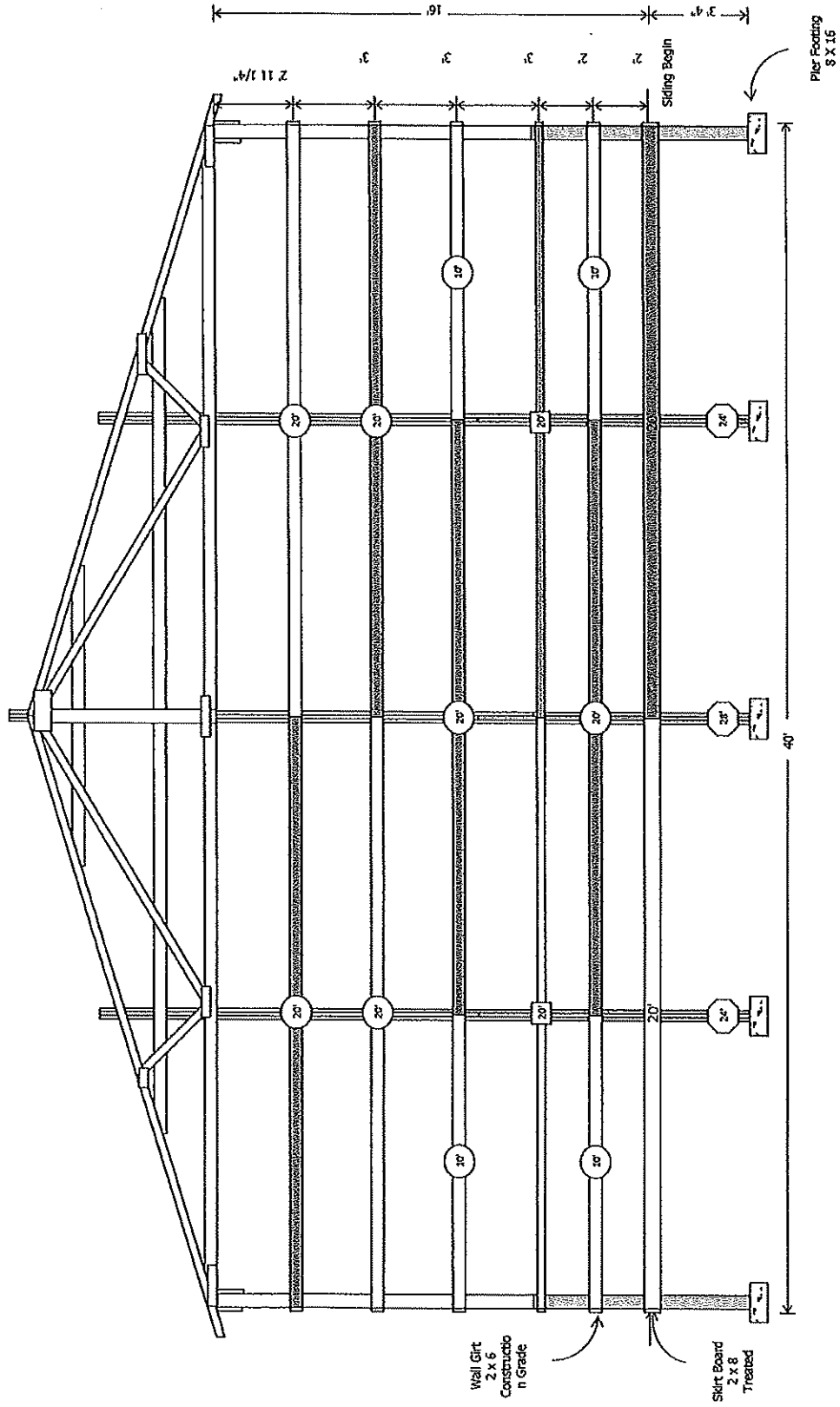


Gable 1



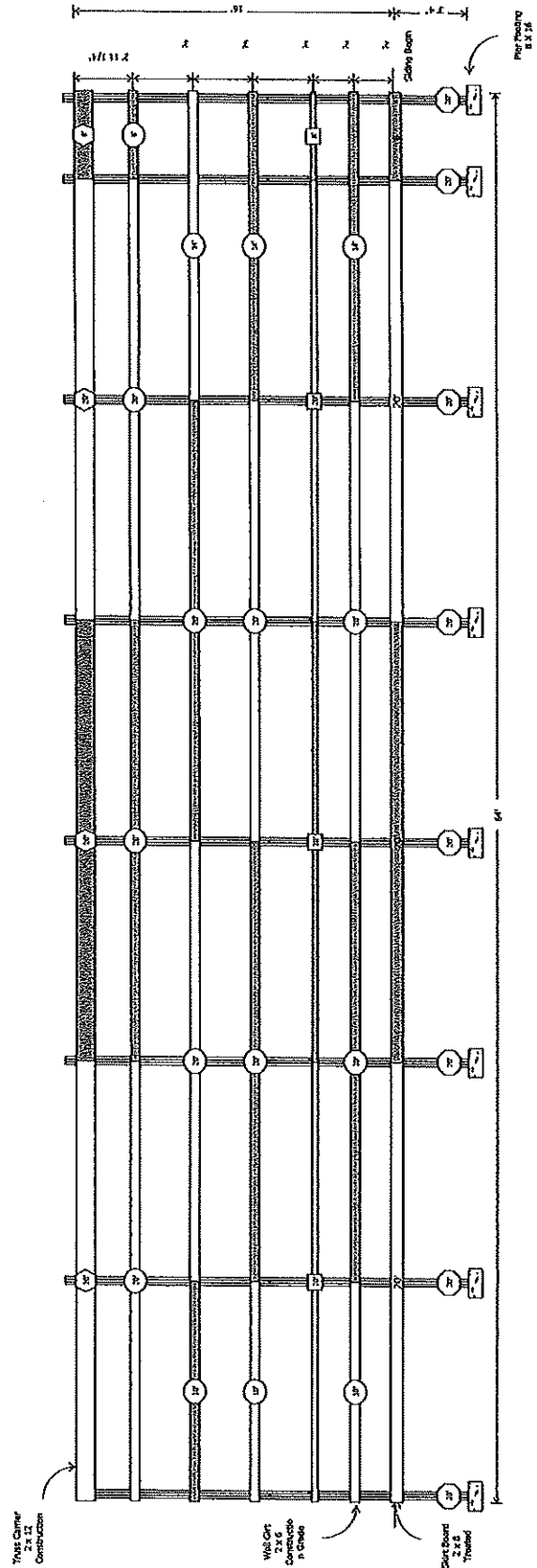
**EAST SIDE-GABLE SIDE 2 WALL GIRT VIEW**

YOUR LOGO



**NORTH SIDE-EAVE SIDE 1 WALL GIRT VIEW**

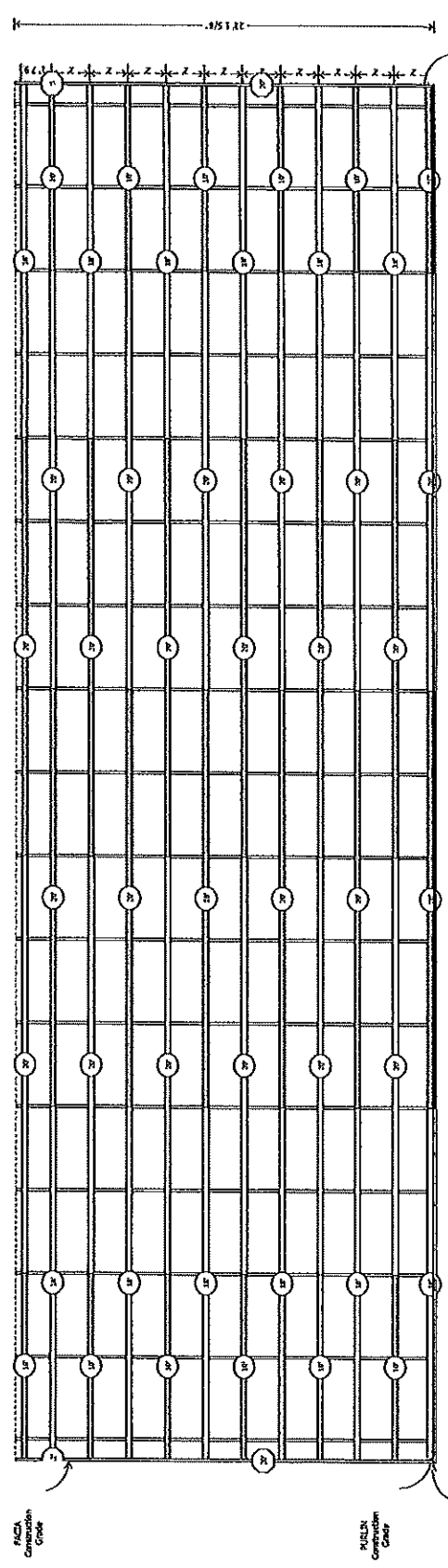
YOUR LOGO





**NORTH SIDE-EAVE SIDE 1 TRUSS AND PURLIN LAYOUT**

YOUR LOGO



**SOUTH SIDE-EAVE SIDE 2 TRUSS AND PURLIN LAYOUT**

YOUR LOGO

