

Berlin Charter Township

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



BERLIN CHARTER TOWNSHIP ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING

Tuesday
October 20, 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, October 20, 2026, at the future township building located at 7825 N. Dixie Highway, Lower Level, Newport, Michigan, to consider the following:

A request from Lance and Julia Lada, 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 008 026 21

The property is located at 5510 Trombley, 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". The signature is written in a cursive, flowing style.

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 LANCE LADA of 5510 TROMBLEY, NEWPORT, MI 48166
(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: 5510 TROMBLEY ROAD, NEWPORT, MI 48166
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Do not quote the ordinance Section 18.57C AG district dimensional
side yard requirements
setback

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: _____ 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

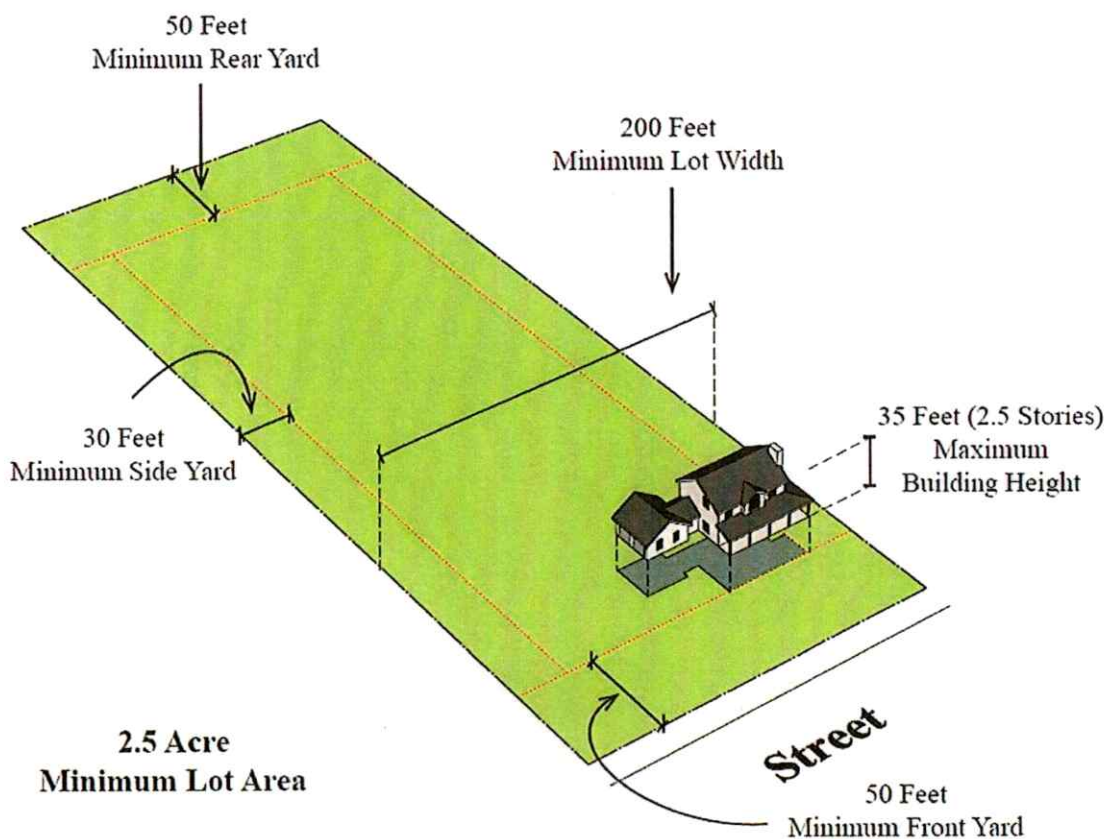
For the following reason: _____

Requested interpretation be as follows: _____

by: _____
Chairman, Zoning Board of Appeals

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

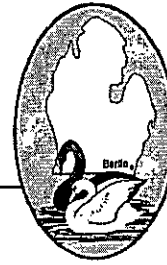


D. Supplemental District Standards.

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.

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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
5510 TROMBLEY ROAD NEWPORT, MI 48166	03008 026 21	\$ 25,000
Description of Project: <u>BUILD GARAGE AT END OF</u> <u>EXISTING DRIVEWAY</u>		Ag ☐ Residential 1 ☐ 2 ☐ 3 ☐ RM1 ☐ RM 2 ☐ RM 3 ☐ MH ☐ B1 ☐ B2 ☐ L1 ☐ L2 ☐
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	
LANCE LADA		5510 TROMBLEY			
City	State	Zip Code	Phone with Area Code	Fax Number	
NEWPORT	MI	48166			
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)

☐ Residential	☐ Alteration	☐ Accessory Building	☐ Commercial	☐ Industrial
☐ Mobile Home Set-Up	☐ Pool	☐ Addition	☐ Demolition	☐ Other

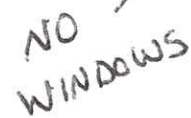
IV. SIGNATURE

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) <u>Lance Lada</u>	TYPE OR PRINT <u>LANCE LADA</u>
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)

Maestro

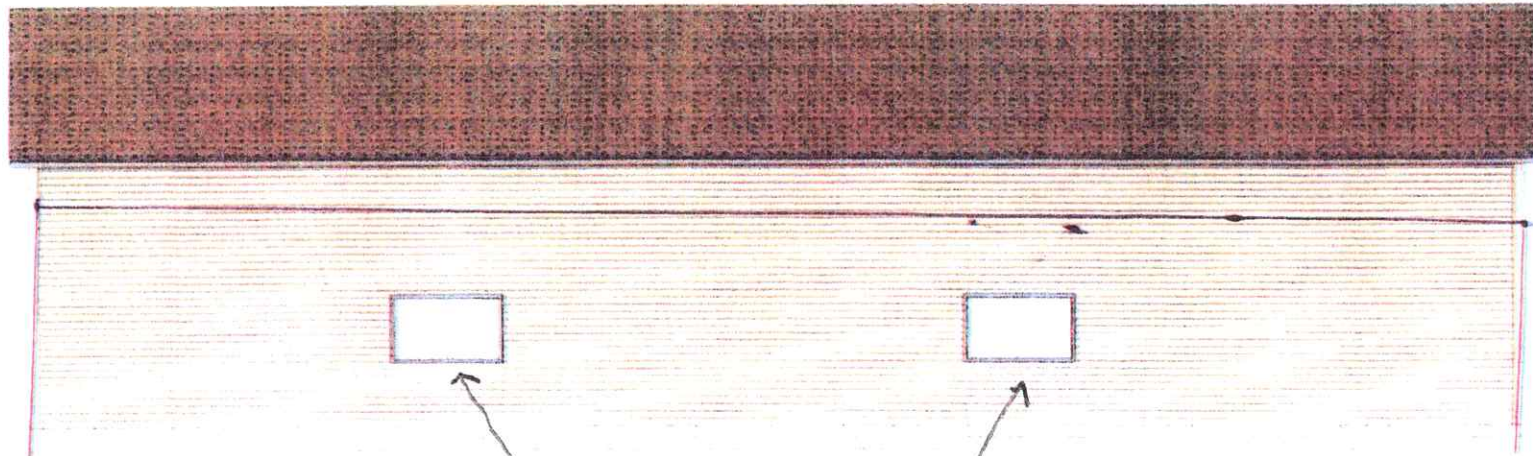


V. nyl 5.0.24



NORTH SIDE-EAVE SIDE 2 ELEVATION

Maestro



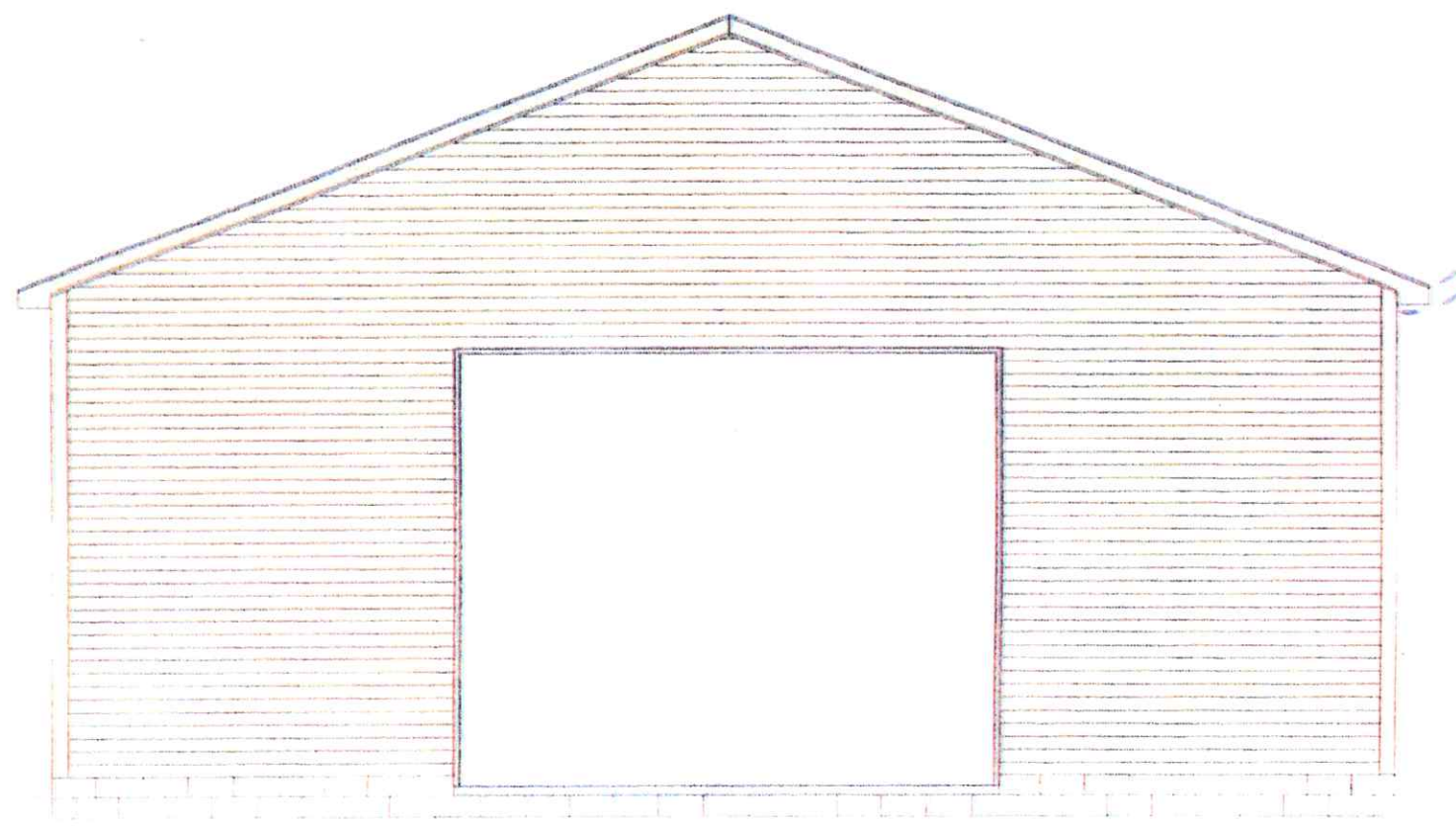
NO WINDOWS



DESIGNED BY
R&R CONSTRUCTION, INC.
11111 1st Street
San Diego, CA 92108
(619) 594-1111
www.randrr.com

WCST 7 EAST SIDE-GABLE SIDE 1 ELEVATION

Maestro
Estimating Software
www.maestro-software.com



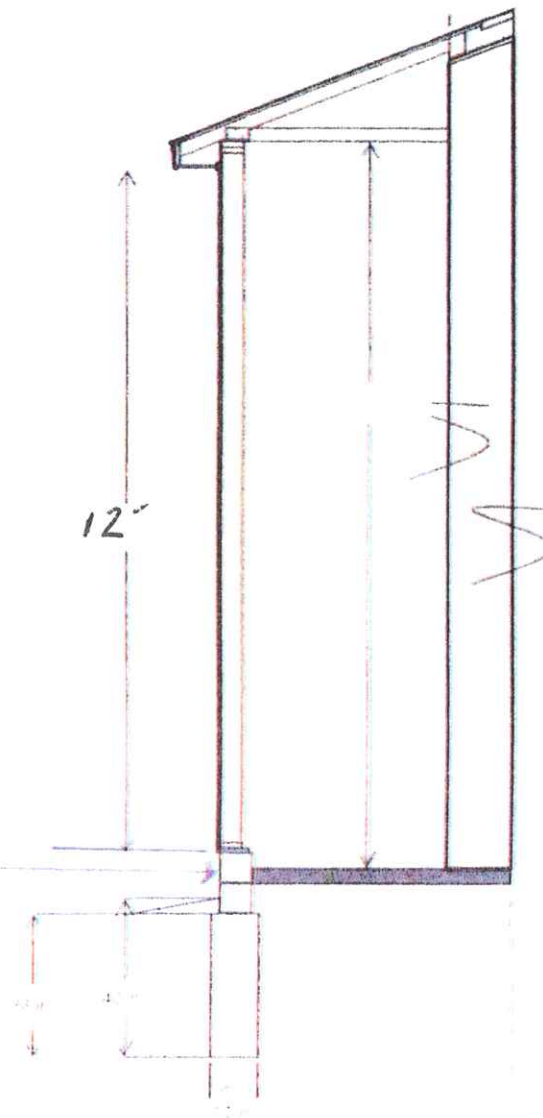
GABLE1 CROSS SECTION

ROOF LAYER 1: 1/2 IN. X 4 FT. X 8 FT. ORIENTED STRAND BOARD
 ROOF LAYER 2: #30 FELT PAPER
 ROOF LAYER 3: OWENS CORNING OAKRIDGE 30

SUB FACIA: 2 X 6 CONSTRUCTION GRADE
 Drip FLASHING: QUALITY ALUMINUM PRODUCTS
 HICKORY 10 FT. STYLE D-11 OVERHANG Drip EDGE
 FACIA COVERING: QUALITY ALUMINUM PRODUCTS
 HICKORY 6 IN. X 12 FT. ALUMINUM FACIA
 UNDEREAVE: WOLVERINE CLAY VINYL SHEET 32 IN. X 12 FT.

FRAMING: CONSTRUCTION GRADE 2 X 6 TO 12 IN. O.C. STUDS
 BOTTOM PLATE: CONSTRUCTION GRADE 2 X 6
 WALL LAYER 1: 1/2 IN. X 4 FT. X 8 FT. ORIENTED STRAND BOARD
 WALL LAYER 2: TYVEK HOUSE WRAP
 WALL LAYER 3: WOLVERINE AMERICAN LEGEND
 THICKER DOUBLE VINYL SHEET

2 COURSES 8" BLOCK
 PILED & RIGID EVERY 24"



5:12 PITCH TRUSS SYSTEM WITH A STANDARD HEE
 HEE HEIGHT: 0.4 FT. OR 4 IN.
 TRUSS SPACING: 24 IN. O.C.
 TRUSS LOADING INFORMATION
 TOLL TECH. BELL BODE 17.7.0.17
 TOTAL TRUSS LOADING = 64 P.S.F.
 BRACE PER TRUSS MANUFACTURER'S
 RECOMMENDATIONS

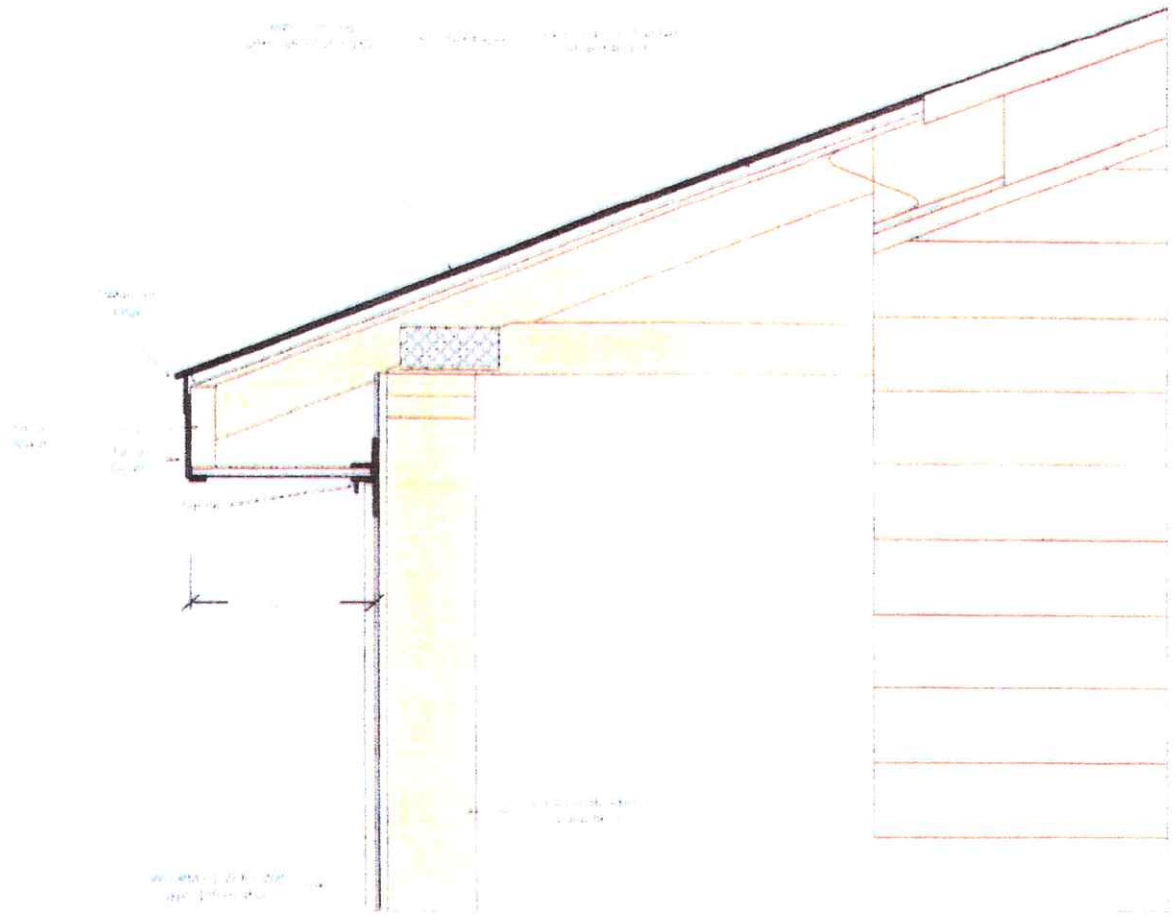
S. M. B. N. T. S. C. R. E. W. S.

INTERIOR FINISHED FLOORHT. WILL BE FIN. BELOW
 THE TOP OF THE FOUNDATION
 4 IN. CONCRETE FLOOR W/ STRUCTURAL WEAPENING
 1500 P.S.I.
 UNDISTURBED SOIL OR COMPACTED SAND/FILL

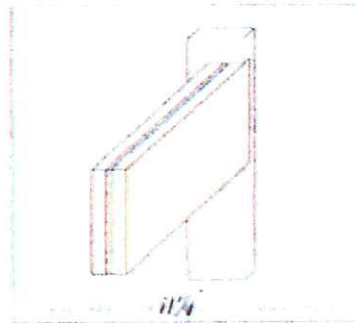


Handwritten notes and signatures in blue ink, including a signature that appears to read 'B. C. B.' and some illegible notes.

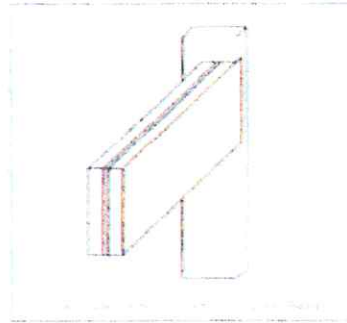
Overhang Detail



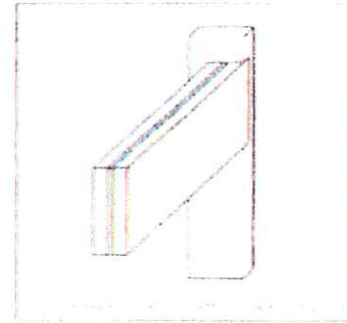
Header Details



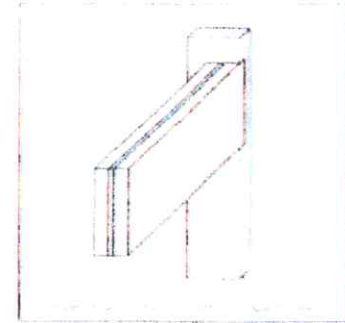
Header Detail - 2x4 Window



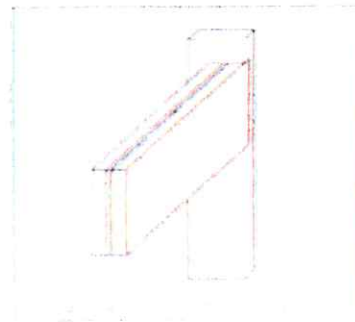
Header Detail - 2x6 Window



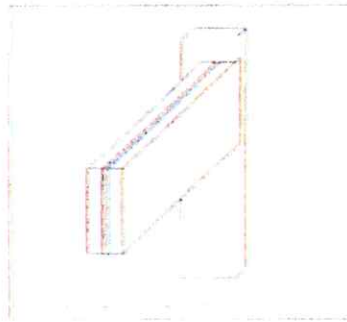
Header Detail - 2x8 Window



Header Detail - 2x10 Window



Header Detail - 2x12 Window



Header Detail - 2x14 Window



DO IT BEST - 1999
RANSAS LUMBER & MILL, INC.
1001 RANSAS BLVD.
WILLIAMS, OK 73446
(405) 924-1111



