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
November 17, 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, November 17, 2026, at the future township building located at 7825 N. Dixie Highway, Lower Level, Newport, Michigan, to consider the following:

A request from Darryl and Dina Matthews, 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 004 003 50

The property is located at 8901 Chinavare, 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

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 Darryl Matthews (name) of 8901 Chinavare Rd Newport, MI. 48166 (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: Side yard setback

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

Address of Property Involved: 8901 Chinavare Rd Newport, MI. 48166

Legal Description : 5803 004 003 50 See boundary survey attached

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Do not quote the ordinance Article 4 District Regulations Section 18.57-C

TYPE OF APPEAL -- Appeal is made herewith for:

(X) A variance from Zoning Ordinance
( ) An Interpretation of the Zoning Ordinance
( ) A temporary use permit

For the following reasons: Side yard setback @ 8865 Chinavare Rd property line

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

To: Berlin Charter Township Zoning Board of Appeals

Subject: Nonuse Variance Request – Accessory Building Setback Relief

Property Address: 8901 Chinavare Rd Newport, MI. 48166

Parcel ID: 5803 004 003 50

Requested Relief:

A nonuse dimensional variance to construct a 24' W x 45' L x 15' H detached pole barn/garage] accessory structure 5 feet from the side yard lot line, requesting relief from the required 30-foot setback.

1. **Unique Physical Site Conditions (Severe Flooding):**

The location where an accessory building would typically be constructed outside of the 30-foot setback suffers from persistent naturally occurring flooding and poor drainage. Building the structure within the compliant footprint would subject the building to standing water, erosion, and severe flood damage, making that portion of the lot unbuildable without significant, detrimental earth-retaining work. Please see pictures attached.

2. **Practical Difficulty (Not Self-Created):**

The natural topographical contours and soil drainage limitations of the parcel dictate where a building can sit on a stable and established foundation above ponding water areas. The need for setback relief is directly caused by the natural environment of the land rather than personal preference.

3. **Future Land Use & Environmental Stewardship Plan:**

Placing the accessory building closer to the side yard setback allows the primary flooded section of the property to be repurposed for ecological and stormwater management. The open footprint will be utilized to excavate a retaining pond to manage surface runoff and plant trees/native vegetation. This plan directly mitigates drainage issues for the property and surrounding neighbors while enhancing environmental buffers.

4. **No Adverse Impact on Essential Character or Neighbors:**

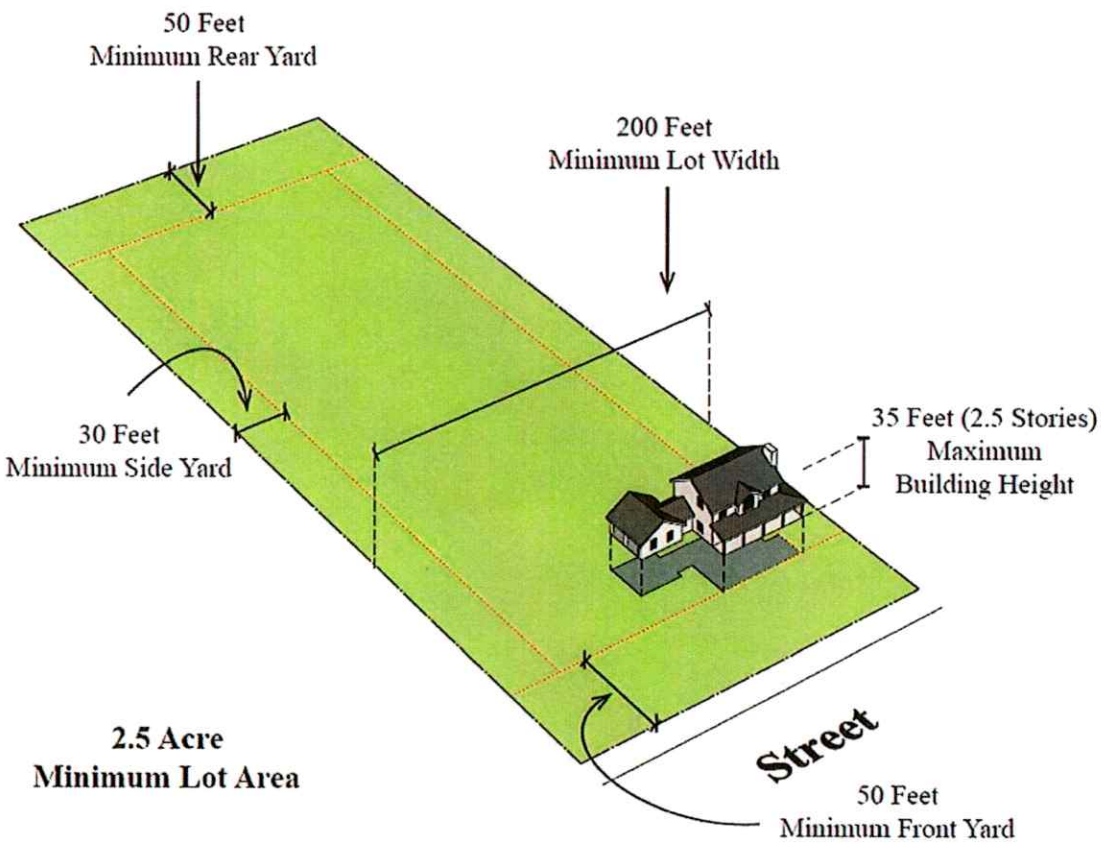
Granting the setback variance will not alter the character of the surrounding area, obstruct light or air to adjacent properties, or negatively impact public safety. The planned tree buffer along the lot line East of the structure and to the West termination of the property will screen the structure and protect adjacent lot sightlines.

5. **Substantial Justice:**

Strict compliance with the standard 30-foot setback would deprive the property owner of the reasonable use and enjoyment of the property. Granting relief allows the property owner to safely erect an accessory structure on dry ground while resolving long-standing water drainage problems.

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

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

$330.00

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
8901 Chinevare Rd	03004 003 50	$16'162.85
Description of Project: Install carport adjacent to existing pole barn. 24'w x 45'L x 15'H		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
Darryl Matthews		8901 Chinevare Rd Newport, MI. 48166		[redacted]
City	State	Zip Code	Phone with Area Code	Fax Number
Newport	MI	48166	[redacted]	N/A
Contractor		Address		Email Address
USA Buildings Direct		3100 Central Ave #260		sales@usabuildingsdirect.com
City	State	Zip Code	Phone with Area Code	Fax Number
Toledo	OH	43606	844 387-7246 ext 1501	
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)	TYPE OR PRINT
[signature]	Darryl Matthews
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)

Ashley

Zoho Sign Document ID: 2AABBD12-UE71-IL4P-W0O-Z9_FSXOKTSOCXZCQFP5LT0N9E-JX0

USA BUILDINGS DIRECT

USA Buildings Direct
3100 Central Ave #260
Toledo, OH 43606
844-923-3961
sales@usabuildingsdirect.com

Customer Order - **22 Aug 2026**

Ship To			Dealer
Name	Order # [redacted]		Micah Hoffman
Install Address			
City	State MI	Zip Code 48166	Phone: (419) 863-3025
Email	Phone #	Mobile #	Micah@usabuildingsdirect.com

Building Info		Size	Color		Anchoring & Site Preparation	
Style:	Standard	24' Width X 45' Frame Length X 15' Leg Height	Roof	Plum	Installation Surface:	Gravel
Roof Overhang:	6"		Trim:	Bright White	Engineer Certified:	None
Roof Style:	A-Frame Vertical		Siding:	Light Stone		
Gauge:	14-Gauge Framing					
Leg Style:	Double Legs					
Brace:	Standard Brace					

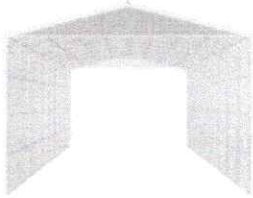
Design Link & Notes

[redacted]

Building Images



Perspective View



Front



Left Side



Right Side



Back

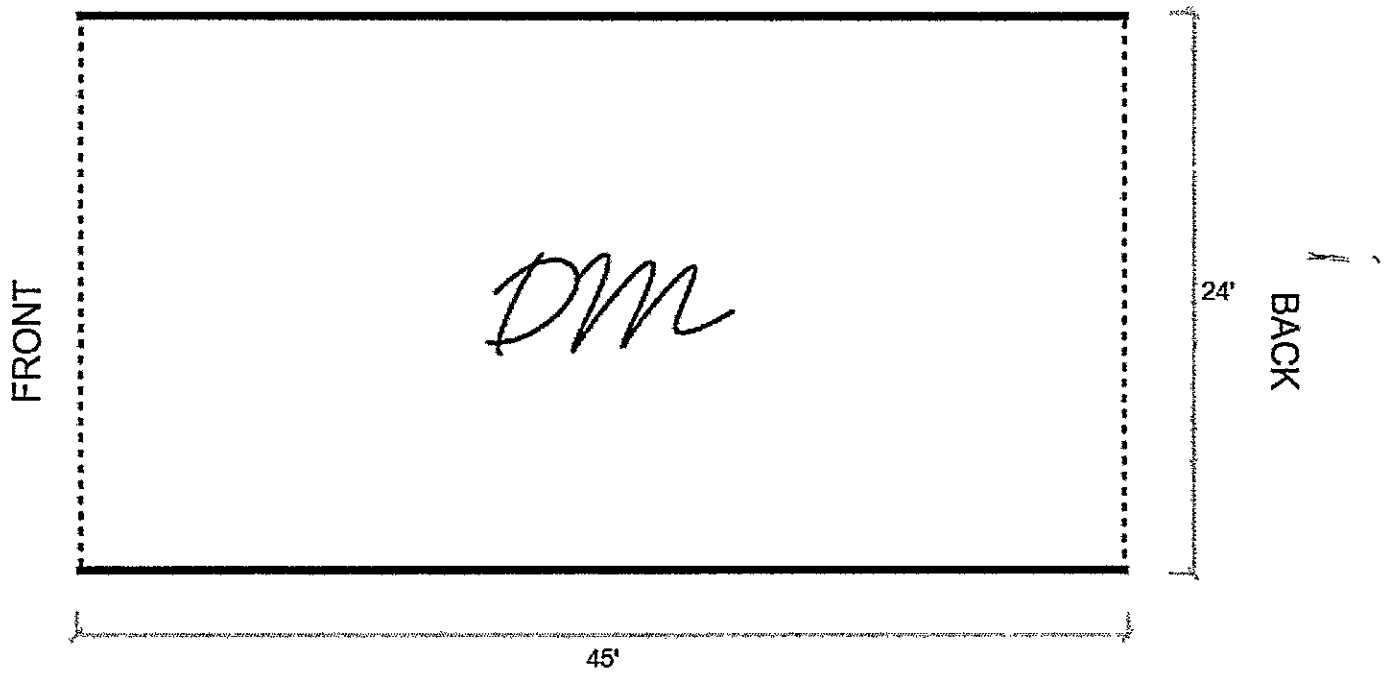
DM

[redacted]

[redacted]

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LEFT SIDE

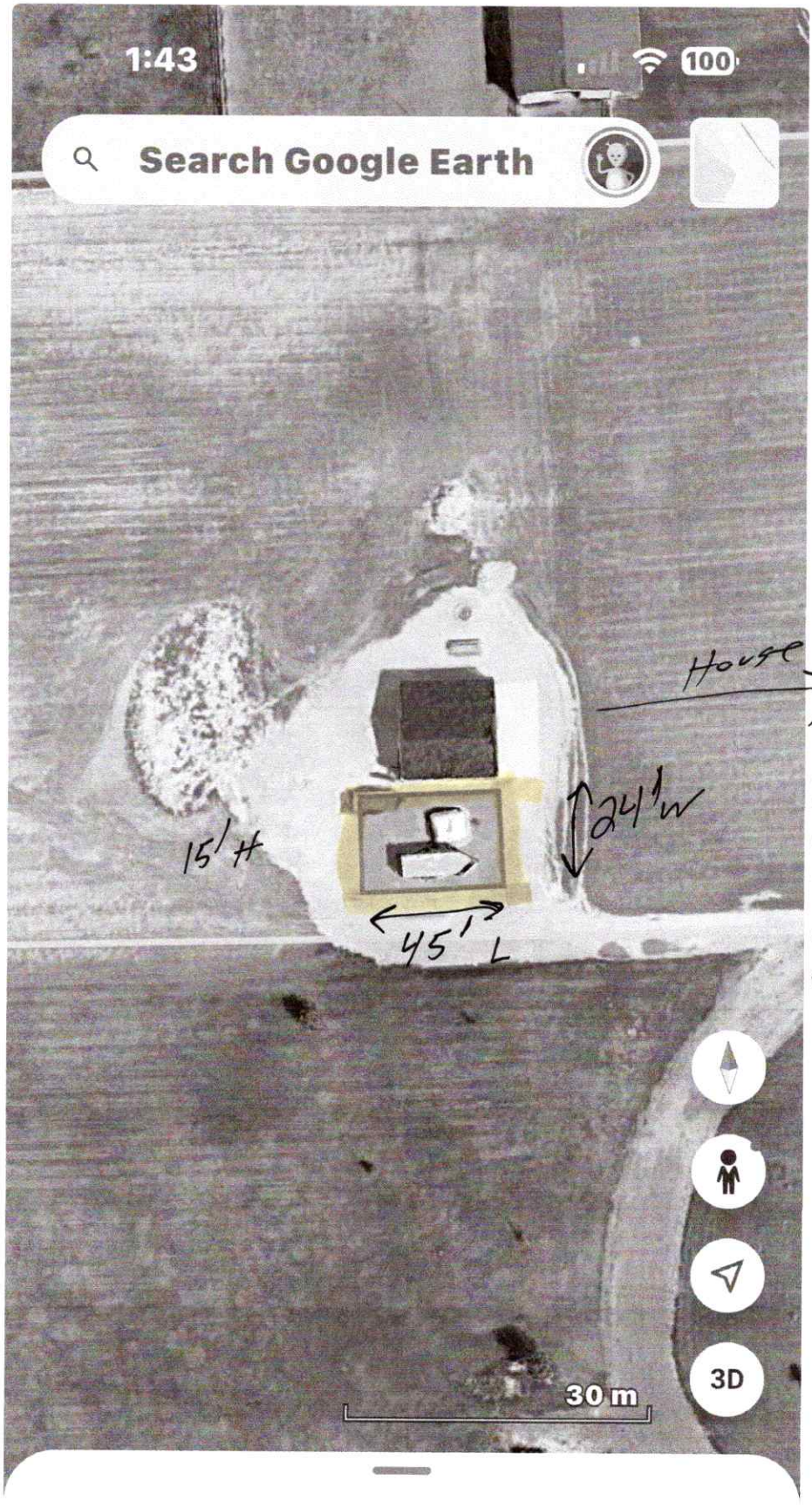


RIGHT SIDE

= 1'

SYMBOL LEGEND	
Closed Wall	Open Wall

[redacted]



Vertical metal Roof & N & S sides Open E & W ends Not attached to existing Barn.

rough estimate

Edit


10'
5'

Parcel Number: 5803 004 003 50 Jurisdiction: BERLIN CHARTER TOWNSHIP County: MONROE Printed on 10/13/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL KENNETH	MATTHEWS DARRYL A & DINA	412,000	05/09/2025	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0

Property Address
8901 CHINAVARE RD

Owner's Name/Address
MATTHEWS DARRYL A &
MATTHEWS DINA R
8901 CHINAVARE RD
NEWPORT MI 48166

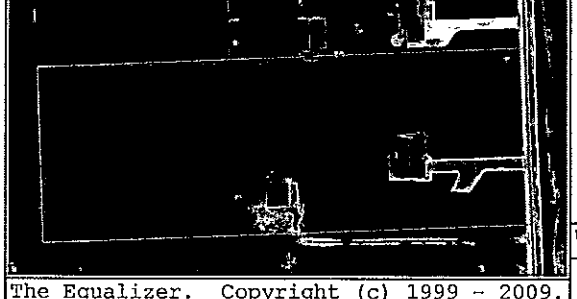
Class: RESIDENTIAL-IMPRO | Zoning: R-1 (
School: JEFFERSON SCHOOLS-MONROE CO.
P.R.E. 0%
MAP #:
2027 Est TCV 381,971 TCV/TFA: 263.79

Building Permit(s)	Date	Number	Status
	09/21/2016	PB160265	COSTED
	11/29/2012	PB120232	COSTED
BUILDING	08/11/1997	5043	COSTED
BUILDING	06/14/1996	4638	COSTED

X Improved | Vacant

Tax Description
SEC 4 T6S R10E 3.086 AC BEG AT A PT ON N & S 1/4 LI OF SEC 4 S 0 DEG 07' E 600 FT FR N 1/4 COR TH ALG SD N & S LI S 0 DEG 07' W 241.65 FT TH S 89 DEG 53' W 667.78 FT TH N 0 DEG 08' 58" E 239.58 FT TH N 89 DEG 42' 20" E 666.67 FT TO POB

Comments/Influences
5.5.2026, HRG, 2027; PER PARCEL REVIEW - REMOVED CONCRETE DRIVE AND CHANGED EFFECTIVE AGE FROM 21 TO 31 AS ADJUSTMENT = -27,100.



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Berlin Charter,
County of Monroe, Michigan

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
	/ /	DATA ENTER

Land Value Estimates for Land Table R-LOT.RESIDENTIAL OUTLOTS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		160,736.400 Sq Ft			0.59	100		95,628
		3.69 Total Acres			Total Est. Land Value =			95,628

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2027	47,800	143,200	191,000			191,000S
2026	47,800	168,600	216,400			216,400S
2025	38,000	144,900	182,900			106,206C
2024	35,600	134,000	169,600			103,013C

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

Residential Building 1 of 1 | Parcel Number: 5803 004 003 50 | Printed on 10/13/2026

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1995	0

Condition: Average

Room List

1	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
12	Front Overhang
12	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Marble
Other: Ceramic Tile

(6) Ceilings

X	Drywall		
X	Vaulted		

(7) Excavation

Basement: 1400 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
10	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
24	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
2	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
1	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
1	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
1	Microwave
	Standard Range
1	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 31
Floor Area: 1,448
Total Base New : 354,956 E.C.F.
Total Depr Cost: 244,738 X 1.170
Estimated T.C.V: 286,343

(16) Porches/Decks

Area	Type
72	CCP (1 Story)
33	WPP
192	Treated Wood

(17) Garage

Year Built: 1995
Car Capacity: 2.5
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1995
(11) Heating System: Forced Heat & Cool
Ground Area = 1400 SF Floor Area = 1448 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

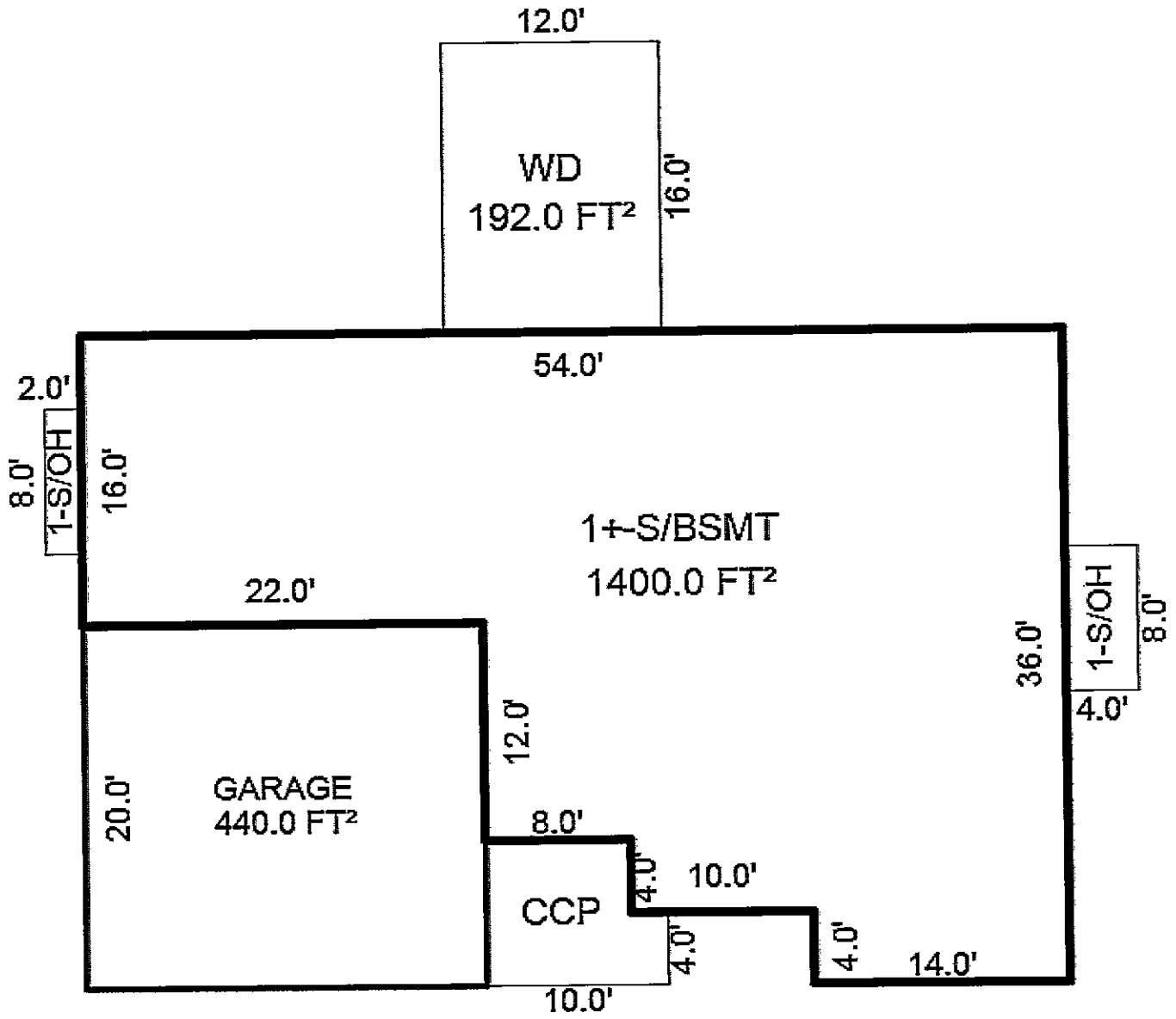
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,032		
1+ Story	Siding	Basement	368		
1 Story	Siding	Overhang	16		
1 Story	Siding	Overhang	32		
			Total:	253,839	175,151
Other Additions/Adjustments					
Basement Living Area			24	928	455
Exterior					
Brick Veneer			304	5,533	3,818
Plumbing					
3 Fixture Bath			1	4,921	3,395
Separate Shower			1	1,440	994
Ceramic Tile Floor			2	2,584	1,783
Water/Sewer					
2000 Gal Septic			1	10,241	7,066
Public Water			1	1,610	1,111
Porches					
CCP (1 Story)			72	2,427	1,675
WPP			33	1,939	1,338
Deck					
Treated Wood			192	4,266	2,944
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			484	28,004	19,323

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 5803 004 003 50, Residential Building 1

Printed on 10/13/2026



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


03 004 003 50