

# DEXTER TOWNSHIP

## ZONING BOARD OF APPEALS

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

TELEPHONE: 734-426-3767  
FAX: 734-426-3833

WWW.DEXTERTOWNSHIP.ORG

## AGENDA

May 7, 2024

6:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes- April 2, 2024
5. Public Comment (*Non-agenda Items*)
6. Action Items

### Item #1

#### Introduction of the case

<b>Petition Number:</b>	<u>(24-ZBA-002)</u>
<b>Applicant(s):</b>	Fred Dehn
<b>Project Description:</b>	Demolish and remove an existing mobile home to construct a new two-story single-family home with attached garage.
<b>Petition Description:</b>	a) <i>Request for variance from Section 7.07(3): 25-foot local and private road setback</i>
<b>Property Location:</b>	13879 Sauer Dr (D -04-18-132-016)

- a. **Conflict of Interest/Ex-parte Contact Review**
- b. **Staff Presentation and Zoning Board of Appeals Member Questions**
- c. **Petitioner Presentation and Zoning Board of Appeals Member Questions**
- d. **Zoning Board of Appeals deliberations and Standards of Review**
- e. **Action on Petition-** Motions by the Zoning Board of Appeals

### Item #2

#### Introduction of the case

<b>Petition Number:</b>	<u>(24-ZBA-003)</u>
<b>Applicant(s):</b>	RIEMCO Design + Build on behalf of Brad and Sarah Shugart
<b>Project Description:</b>	Construct a new single-family residential home.
<b>Petition Description:</b>	a) <i>Request for variance from 7.07(3): 25-foot local and private road setback</i>
<b>Property Location:</b>	14486 Edgewater Dr (D -04-06-355-025)

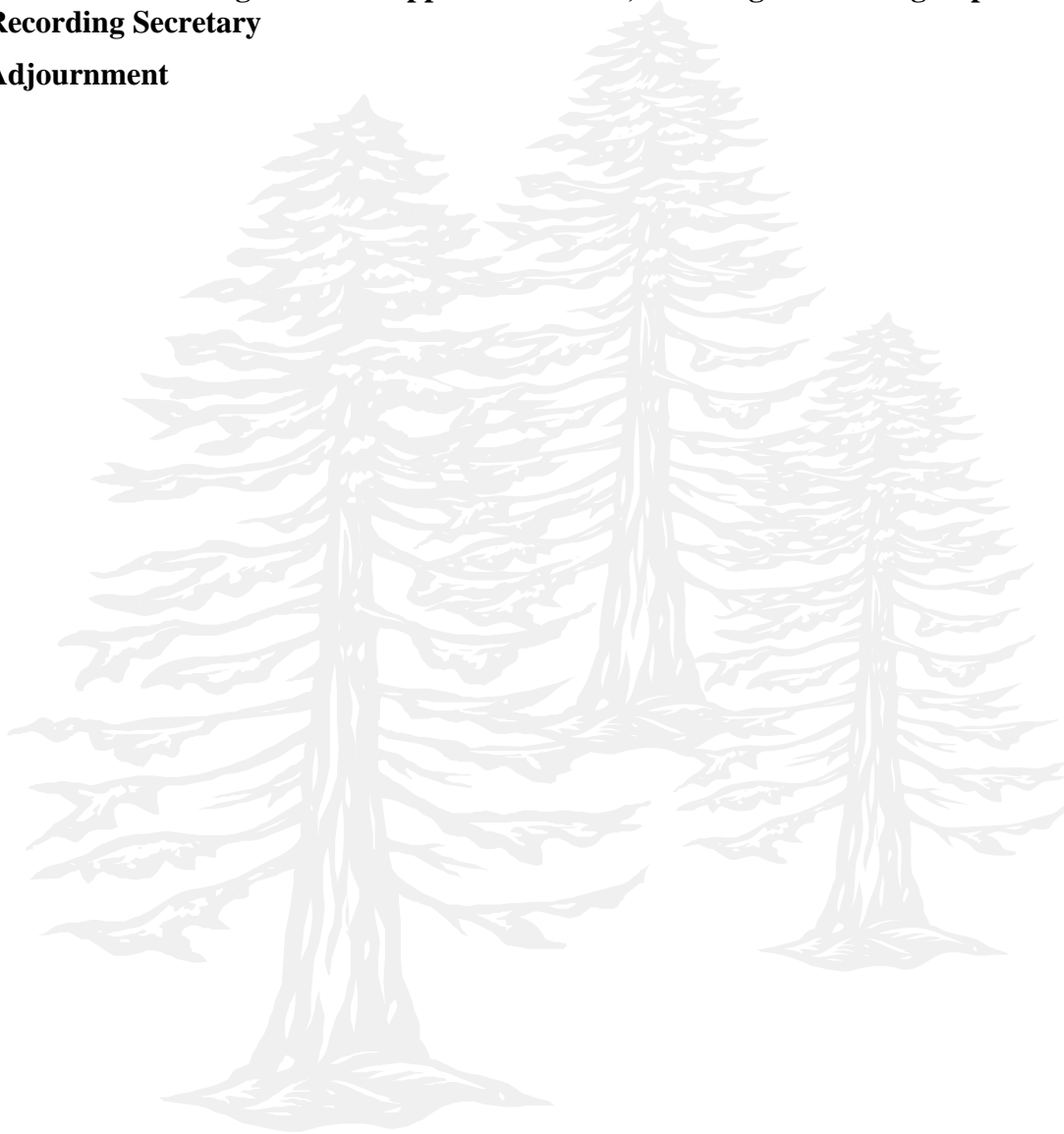
- f. **Conflict of Interest/Ex-parte Contact Review**
- g. **Staff Presentation and Zoning Board of Appeals Member Questions**
- h. **Petitioner Presentation and Zoning Board of Appeals Member Questions**
- i. **Zoning Board of Appeals deliberations and Standards of Review**
- j. **Action on Petition-** Motions by the Zoning Board of Appeals

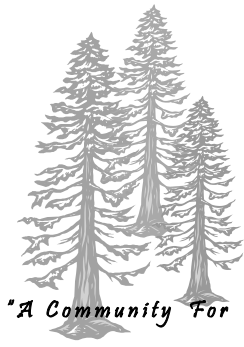
**7. Public Comment** *(Non-agenda Items)*

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**8. Concerns of Zoning Board of Appeals Members, Planning and Zoning Department, and Recording Secretary**

**9. Adjournment**





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BROOK SMITH  
CHAIRPERSON  
BETH FILIP  
VICE CHAIRPERSON  
PETER MAIER  
SECRETARY

KATHY BRADBURY  
MARTY STRAUB

DON DARNELL, *ALT.*  
VACANT, *ALT.*

JANIS MILLER  
RECORDING SECRETARY

### REGULAR MEETING OF THE ZONING BOARD OF APPEALS

**Tuesday April 2, 2024**

Members present: Chairperson Brook Smith, Vice-Chairperson Beth Filip, Secretary Peter Maier, Marty Straub, and Kathy Bradbury. Absent: None.

Also present: Ashley Cepeda, Zoning Administrator; and Janis Miller, Recording Secretary.

**1. Call to Order:** Chairperson Smith called the meeting to order at 6:12 PM. Delayed start due to technical issue with the Livestream video.

**2. Pledge of Allegiance:** Recited by all.

**3. Approval of Agenda:**

With no corrections or additions, the Chair deemed the agenda approved as submitted.

**4. Approval of Minutes:**

Motion by Maier to approve the January 9, 2024 minutes as presented. Motion seconded by Straub. All ayes. Motion carried.

**5. Public Comment – Non-Agenda Items:** Opened 6:14 PM. No public comments.

**6. Action Item:**

**Item #1 (24-ZBA-001) Image 360 Brighton on behalf of Wonderland Marine [formerly Klaves Marina] 8789 McGregor Road**

**Variance:**

a) Request for variance from Section 19.06(A) – Maximum sign area 16 square feet.

**A. Conflict of Interest/Ex-parte Contact Review:**

No conflicts of interest by Zoning Board Members.

**B. Staff Presentation and Questions from ZBA members:**

Zoning Administrator Cepeda stated the current business sign is non-compliant and there is no evidence of a permit issued for the erection of this sign. There is no code enforcement activity on the current sign as there have been no complaints. The applicant would like to replace the ten-foot pole business sign with one at ground level that is thirty-two square foot, which the current Zoning Ordinance does not allow. Future land use is Neighborhood Commercial (not existing today) which may allow larger business signs.

**C. Petitioner Presentation and Questions from ZBA members:**

Joe Aigus, Image 360 Brighton

They want to replace the ten-foot pole sign with a low-profile sign on the ground for visibility. The sign would be lit, with messaging movement in the lighting, and the ability to make message changes in real-time. The variance would allow them to increase the square footage of the sign to thirty-two feet as the current allowable square footage is sixteen feet, which he says is a hardship. The current sign on the ten-foot pole is non-conforming.

**D. Public Comment: Opened 6:39 PM.**

**i. letters and/or emails:** None.

**ii. comments from public in attendance:** No public comments.

**E. Zoning Board of Appeals deliberations and Standards of Review:**

Deliberations: The objective of the township is to replace current non-compliance but this sign would create another non-compliance by its size. Wonderland is currently in an RR (Rural Residential) District. Changing the district to C (Commercial) might allow the requested sign, but might create other zoning issues. Comment that they have done a good job of revamping the front of the property and the requested sign would upgrade the neighborhood. Cannot determine practical difficulty. Does the curve in the road make this a special circumstance? Although the ZBA Board likes the proposed low-profile sign, under the current Zoning Ordinance they cannot grant the request, so maybe this should be addressed by the Planning Commission.

**Standards of Review:**

<b>(1) Practical Difficulty §29.06(C)(1)</b> <b>Does the requested variance meet the following standard</b>	<b>19.06(A)</b> <b>Sign Coverage</b>
<b><i>The strict application of the terms of this Ordinance would constitute a practical difficulty.</i></b>	<u><b>YES</b></u> None
Notes: Bradbury: Based on the definition of practical difficulty in our zoning ordinance, it does not meet the criteria. Filip: It pains me to vote no. Straub: Likewise, it pains me to vote no.	<u><b>NO</b></u> Bradbury Filip Straub Maier Smith

Chairperson Smith: In order to grant a variance, we have to get three yes votes on all seven of our criteria. Since the practical difficulty vote failed on five to zero, I don't think we need to go forward with the rest of the criteria.

<b>(2) Physical Conditions §29.06(C)(2)</b> <b>Does the requested variance meet the following standard</b>	<b>19.06(A)</b> <b>Sign Coverage</b>
<b><i>The practical difficulty is due to some physical condition peculiar to the property involved.</i></b>	<u><b>YES</b></u> X

Documents regarding the agenda items can be obtained at the Township Hall during normal business hours, the Townships website: [www.dextertownship.org](http://www.dextertownship.org) and can be viewed on [ew.livestream.com/dextertownship.org](http://ew.livestream.com/dextertownship.org).

Notes:	<u>NO</u> X
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<b>(3) Self-Created §29.06(C)(3)</b> Does the requested variance meet the following standard	<b>19.06(A)</b> Sign Coverage
<b><i>The practical difficulty is not self-created.</i></b>	<u>YES</u> X
Notes:	<u>NO</u> X

<b>4) Reasonable Amount Necessary §29.06(C)(4)</b> Does the requested variance meet the following standard	<b>19.06(A)</b> Sign Coverage
<b><i>The variance is a reasonable amount necessary to mitigate the practical difficulty.</i></b>	<u>YES</u> X
Notes:	<u>NO</u> X

<b>(5) Public Health, Safety, and Welfare §29.06(C)(5)</b> Does the requested variance meet the following standard	<b>19.06(A)</b> Sign Coverage
<b><i>Approval of the variance will not be injurious to the public health, safety, and welfare.</i></b>	<u>YES</u> X
Notes:	<u>NO</u> X

<b>(6) Adverse Effect §29.06(C)(6)</b> Does the requested variance meet the following standard	<b>19.06(A)</b> Sign Coverage
<b><i>Approval of the variance will not affect the use of the adjacent properties or the area in a substantially adverse manner.</i></b>	<u>YES</u> X
Notes:	<u>NO</u> X

<b>(7) Intent of the Ordinance §29.06(C)(7)</b> Does the requested variance meet the following standard	<b>19.06(A)</b> Sign Coverage
<b><i>Approval of the variance is consistent with the intent and purpose of this Ordinance.</i></b>	<u>YES</u> X
Notes:	<u>NO</u> X

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**F. Motion by Zoning Board of Appeals:**

**Motion by Filip to deny the variance for petition number (24-ZBA-001), at the property located at 8789 McGregor Rd., tax id D-04-01-470-005, in the name of Image 360 Brighton on behalf of Wonderland Marine, for a request for a thirty-two square foot sign as opposed to the Ordinance-allowed sixteen square foot sign as set forth in Section 19.06(A). Motion seconded by Maier.**

**Roll Call Vote: Yeas – Bradbury, Filip, Straub, Maier, and Smith: Nays - None: Absent – None. Motion carried 5 - 0.**

**7. Public Comment:** Opened 7:18 PM. No public comments.

**8. Concerns of Zoning Board of Appeals Members, Director of Planning and Zoning, and Recording Secretary:**

**Chair Smith:** Questioned how the equipment was not working properly tonight. Response from the Recording Secretary was that the system was shut down and we don't know why. The solution would be to arrive earlier to test Livestream prior to the meeting.

**Zoning Administrator Cepeda:** She noted the monthly Planning and Zoning report was included in the ZBA packets. The department is undergoing an extensive records management update with digitalizing all planning and zoning records.

**Bradbury:** Concerned about the flashing and blinding light from the sign at North Lake Church, and questioned whether they were in compliance. Response was no.

**Straub:** Regarding Wonderland Mariane, stated that this was a frustrating situation where somebody want's to do something that makes a lot of sense, but the zoning ordinance doesn't allow it. All the information was available before the purchase of the property so the applicant should have known it was a commercial business on a Lakes Residential zoned property.

**9. Adjournment:**

Chairperson Smith declared the meeting adjourned at 7:22 PM.

Respectfully submitted,

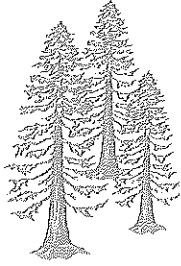
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Peter Maier, Secretary

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Janis Miller, Recording Secretary

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## VARIANCE APPLICATION FORM

File #:	-ZBA-
Received on:	
Fee: \$	
Receipt #:	

<b>(1) Applicant Information:</b> <i>(the person(s) applying for the variance(s))</i>		<b>(2) Owner Information:</b> <i>(the person(s) owning the property)</i>	
a. <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent for the Owner <i>(check one)</i>		a. <input checked="" type="checkbox"/> Same as Applicant <i>(check if appropriate)</i>	
b. Name(s) FRED DEHN		b. Name(s) <i>(if different from applicant)</i>	
c. Mailing Address 13884 SAUER DR. GREGORY MI 48137		c. Mailing Address <i>(if different from applicant's mailing address)</i>	
d. Phone Number 734 385 6036		d. Phone Number <i>(if different from applicant's phone number)</i>	
e. Email dehnfred@gmail.com		e. Email <i>(if different from applicant's email)</i>	
<b>(3) Property Information:</b> <i>(property where the variance is being requested)</i>			
a. Physical Address <i>(city and zip code not required)</i> 13879 SAUER DRIVE		d. Size and nature of existing structures on and uses of the property:	
b. Parcel/Tax ID Number(s) D-04-18-132-016			
c. Zoning District <i>(circle one)</i> PL AG RC RR LR CU MHPR C-1			
<b>(4) Application Checklist:</b> <i>Check all of the information that is included as part of this application. Items a-e are required for all variance applications.</i>			
Item and Description	YES	NO	Attachment Number
a. <b>Application.</b> A completed variance application signed by the applicant and the property owner(s).	<input type="checkbox"/>	<input type="checkbox"/>	n/a
b. <b>Application Fee.</b> Cash or check to Dexter Township, as outlined in the current fee schedule.	<input type="checkbox"/>	<input type="checkbox"/>	n/a
c. <b>Site Plan or Plot Plan.</b> A complete plot or site plan, as outlined in §26.03 or §27.09 of the Zoning Ordinance. One (1) copy is required if the Township is able to make reproductions ( <i>legible letter, legal or 11x17 sheets</i> ). Eight (8) copies are required if the Township is not able to make reproductions ( <i>larger sheets, color prints, etc</i> ). Please contact staff if you have any questions before submitting this application.	<input type="checkbox"/>	<input type="checkbox"/>	
d. <b>Legal Description.</b> A legal description of the property for which the variance is being requested.	<input type="checkbox"/>	<input type="checkbox"/>	
e. <b>Survey.</b> A mortgage or boundary survey of the property for which the variance is being requested.	<input type="checkbox"/>	<input type="checkbox"/>	
f. <b>Building Plans.</b> Plans illustrating the floor plans, elevations, and sections of buildings or details of the structure. <i>Required for all variance applications involving a structure.</i>	<input type="checkbox"/>	<input type="checkbox"/>	
g. <b>Sewer District Approval.</b> Approval of the Multi-Lakes Water and Sewer Authority or the Portage Lakes Area Water and Sewer Authority. <i>Required for all properties located within a sewer district.</i>	<input type="checkbox"/>	<input type="checkbox"/>	
h. <b>Decision Criteria Answers.</b> Answers to the decision criteria, if not fully completed in Section 7 of this application.	<input type="checkbox"/>	<input type="checkbox"/>	
i. <b>Letters of Support.</b> Letters of support or non-objection from neighboring property owners or signatures on a petition.	<input type="checkbox"/>	<input type="checkbox"/>	
j. <b>Pictures.</b> Pictures of the property and the area affected by the variance request.	<input type="checkbox"/>	<input type="checkbox"/>	
k. <b>Other.</b> Describe:	<input type="checkbox"/>	<input type="checkbox"/>	
<b>(5) Project Description:</b> <i>Describe the project in general- what is being built, how big is it, etc.</i>			
Demolish and remove an eight hundred square foot mobile home to construct a new two-story single-family home with attached garage. The proposed two-story single-family home with attached garage has a footprint of sixteen hundred square feet.			

# VARIANCE APPLICATION FORM

File #: -ZBA-

(6) <b>Variance(s) Description:</b> <i>Describe the variance(s) being requested. Attach additional sheets if necessary.</i>				
a.	<b>Ordinance Section</b>	b. <b>Requested</b>	c. <b>Required</b>	d. <b>Description of Variance Request</b>
a)	7.07(3)	13'	25'	Front setback
b)				
c)				
d)				
e)				
f)				
g)				

**(7) Decision Criteria Answers:** *Please describe how you think your variance(s) meets all of the following standards. Attach additional sheets if necessary. You will have an opportunity to provide additional information and address these decision criteria at the public hearing.*

- a. The strict application of the terms of this Ordinance would constitute a practical difficulty. §29.06(C)(1)  
The existing topography restricts the proposed home to be constructed within the prescribed setbacks of the district. Therefore creating a practical difficulty, thus creating this request of variance from the prescribed setback from Sauer Drive.
  
- b. The practical difficulty is due to some physical condition peculiar to the property involved. §29.06(C)(2)  
There is approximately a thirty-foot change in elevation from Sauer Drive down to the lake level. The change in elevation matched with the sizable setback from Sauer Drive, does not offer a buildable area to construct an average size home on the lot.
  
- c. The practical difficulty is not self-created. §29.06(C)(3)  
The physical difficulty is due to the existing topography, therefore the difficulty is not self-created.
  
- d. The variance is a reasonable amount necessary to mitigate the practical difficulty. §29.06(C)(4)  
The proposed size of the home was designed based upon creating a small footprint with maximizing livability. The proposed location was chosen based upon the consistent topography at the top of the hill near Sauer Drive.
  
- e. Approval of the variance will not be injurious to the public health, safety, and welfare. §29.06(C)(5)  
The proposed location of my new home will not be a danger to public health, safety, or welfare
  
- f. Approval of the variance will not affect the use or value of the adjacent properties or the area in a substantially adverse manner. §29.06(C)(6)  
The approval of this variance will not negatively affect adjacent properties, nor block any views to the lake.
  
- g. Approval of the variance is consistent with the intent and purpose of this Ordinance. §29.06(C)(7)  
Approval of this variance would be consistent with the intent and purpose of this ordinance.

I prefer not to share these decision criteria answers with the Zoning Board of Appeals members.




# VARIANCE APPLICATION FORM

File #: -ZBA-

**(8) Applicant(s) Affidavit:** *(to be signed and dated by the applicant)*

- I hereby certify that I am the owner of the subject property or have been authorized to act on behalf of the owner(s) and that all of the statements and attachments are true and correct to the best of my knowledge and belief.
- I acknowledge that approval of a variance only grants that which was presented to the Zoning Board of Appeals.
- I acknowledge that I have received and reviewed the Dexter Township "Variance Guide" booklet.
- I acknowledge that filing of this application grants access to the Township to conduct onsite investigation of the property in order to review this application.
- I understand that I must post the public notice sign and mark the location of proposed structure and lot corners and lot lines of my lot that are within 100 feet of the proposed structure at least 15 days before the public hearing date.
- I understand that the house or property must be marked with the street address clearly visible from the roadway.
- I understand that a Zoning Permit is required prior to construction if a variance is granted.

  
 \_\_\_\_\_  
 Applicant's Signature

2024 04 29  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Applicant's Signature

\_\_\_\_\_  
 Date

**(9) Property Owner(s) Affidavit:** *(to be signed and dated by the property owner(s) if the applicant is not the property owner- it should be signed by all property owners.)*

I, \_\_\_\_\_, hereby state that I am the owner of the property described in this application and that I have authorized \_\_\_\_\_ to act as my agent for the purpose of obtaining the variance(s) described in this application.

\_\_\_\_\_  
 Property Owner's Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Property Owner's Signature

\_\_\_\_\_  
 Date

**(10) Administrative Section:**

<input type="checkbox"/> <b>Request Approved</b> <i>(List conditions- if any.)</i> _____ _____ _____ _____ _____ _____ _____ _____	<input type="checkbox"/> <b>Request Denied</b> <i>(List reasons.)</i> _____ _____ _____ _____ _____ _____ _____ _____	<input type="checkbox"/> <b>Request Amended</b> New file # _____ Date Submitted: _____ _____ _____
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## WRECKING CLEARANCE

DATE: April 4th 2024

RE:

E-Mail [dehnfred@gmail.com](mailto:dehnfred@gmail.com)  
E-Mail  
ADDR: 13879 Sauer Dr  
Gregory, MI 48137

The electric meters and service connections were disconnected  
and removed from the buildings as of

1/10/2024

WO# 70415927

Sincerely,

DTE Energy

LNH

---

**Re: [EXTERNAL] Re: DTE - SERVICE REQUEST UPDATE - Work Order 70415927 - SERVICE REQUEST COMPLETED - 13879 SAUER DR, GREGORY, MI 48137-9682**

1 message

---

**Fred Dehn** <dehnfred@gmail.com>  
To: Pauline C Lessnau <pauline.lessnau@dteenergy.com>

Thu, Apr 4, 2024 at 6:14 AM

Good morning Pauline,  
It seems that I still have not received my disconnect letter. Could you please look into this for me? I'm trying to get my permits done today and the township requires this letter.

Thank you

Fred Dehn  
(734) 385-6036  
dehnfred@gmail.com

On Fri, Jan 12, 2024 at 7:49 AM Pauline C Lessnau <pauline.lessnau@dteenergy.com> wrote:

Hello,

This is sent from the dispatcher by email and should arrive in 2 business days. Please let me know if you do not receive.

Thank you,

Pauline

**From:** Fred Dehn <dehnfred@gmail.com>  
**Sent:** Friday, January 12, 2024 7:34 AM  
**To:** Pauline C Lessnau <pauline.lessnau@dteenergy.com>  
**Subject:** [EXTERNAL] Re: DTE - SERVICE REQUEST UPDATE - Work Order 70415927 - SERVICE REQUEST COMPLETED - 13879 SAUER DR, GREGORY, MI 48137-9682

**CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER.** This email was sent from outside our company. Please do not click links or open attachments unless you recognize the source of this information and are expecting this email. If you suspect this message is suspicious, report it by using the "report phishing" function.

Pauline,

When will I be getting the disconnect letter stating that the services have been removed? I will need this so I can begin demolition.

Thanks

Fred Dehn

(734) 385-6036

dehnfred@gmail.com

On Fri, Jan 12, 2024 at 7:32 AM PAULINE.LESSNAU@DTEENERGY.COM <PAULINE.LESSNAU@dteenergy.com> wrote:

Hello,

Your Electric Service request has been reported as complete by our crews. If you are experiencing any issues, please contact me. We want to make sure you are completely satisfied.

Thank you for being a valued DTE Energy customer.

Sincerely,

**Pauline Lessnau**

**Case Manager**

Scheduling and Construction  
313.549.6081

PAULINE.LESSNAU@DTEENERGY.COM

---

**13879 Sauer Dr.**

1 message

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**Multi Lake Water & Sewer Authority** <multilake@gmail.com>

Fri, Dec 15, 2023 at 1:18 PM

To: Fred Dehn &lt;dehnfred@gmail.com&gt;

Our field staff went out to your property and successfully removed your pump and panel. Your quarterly bill will now go down to debt only.

The field staff questioned the exterior measurements of the new home. You need to submit another drawing to us with exterior measurements. If you have any questions, please contact us.

Kathy Piatt  
MLWSA

--

**Multi Lake Water and Sewer Authority**

12088 N. Territorial Rd.

Dexter MI 48130

734-426-9797

Visit our website at: [mlwsa.org](http://mlwsa.org)

**Consumers Energy**

*Count on Us*

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**Support Specialist Mailing Center**

530 W Willow Street, PO Box 30162 Lansing, MI 48937-001

January 2, 2024

FRED H DEHN  
13884 SAUER DR  
GREGORY, MI 48137-9682

Notification #1066585377

**RE: CONSUMERS ENERGY DISCONNECTION OF GAS SERVICE**

Dear Valued Customer:

This is to notify you that Consumers Energy has disconnected the GAS SERVICE for 13879 SAUER DR, in GREGORY, Michigan.

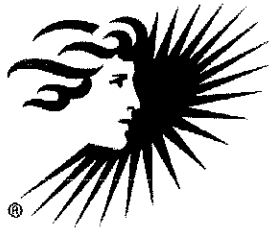
In the interests of safety, the applicant agrees to make a final inspection of the building and if not satisfied that GAS SERVICE are disconnected, will call Consumers Energy. A company representative will respond as soon as practical to resolve the problem.

If you need any further information or assistance, please feel free to call me at 844-316-9537.

LISA MITCHELL  
Consumers Energy Representative

**REMEMBER:** Please contact MISS DIG at 1-800-482-7171, 72 hours prior to digging.

**DTE Energy®**



*Detroit Edison*

## WRECKING CLEARANCE

DATE: April 4th 2024

RE:

E-Mail [dehnfred@gmail.com](mailto:dehnfred@gmail.com)

E-Mail

ADDR: 13879 Sauer Dr  
Gregory, MI 48137

The electric meters and service connections were disconnected  
and removed from the buildings as of

1/10/2024

WO# 70415927

Sincerely,

DTE Energy

LNH

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1 message

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Thank you

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dehnfred@gmail.com

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Thank you,

Pauline

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dehnfred@gmail.com

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Sincerely,

**Pauline Lessnau**

**Case Manager**

Scheduling and Construction

313.549.6081

PAULINE.LESSNAU@DTEENERGY.COM

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**13879 Sauer Dr.**

1 message

---

**Multi Lake Water & Sewer Authority** <multilake@gmail.com>  
To: Fred Dehn <dehnfred@gmail.com>

Fri, Dec 15, 2023 at 1:18 PM

Our field staff went out to your property and successfully removed your pump and panel. Your quarterly bill will now go down to debt only.

The field staff questioned the exterior measurements of the new home. You need to submit another drawing to us with exterior measurements. If you have any questions, please contact us.

Kathy Piatt  
MLWSA

--

**Multi Lake Water and Sewer Authority**  
12088 N. Territorial Rd.  
Dexter MI 48130  
734-426-9797  
Visit our website at: [mlwsa.org](http://mlwsa.org)



*Support Specialist Mailing Center*  
530 W Willow Street, PO Box 30162 Lansing, MI 48937-001

January 2, 2024

FRED H DEHN  
13884 SAUER DR  
GREGORY, MI 48137-9682

Notification #1066585377

**RE: CONSUMERS ENERGY DISCONNECTION OF GAS SERVICE**

Dear Valued Customer:

This is to notify you that Consumers Energy has disconnected the GAS SERVICE for 13879 SAUER DR, in GREGORY, Michigan.

In the interests of safety, the applicant agrees to make a final inspection of the building and if not satisfied that GAS SERVICE are disconnected, will call Consumers Energy. A company representative will respond as soon as practical to resolve the problem.

If you need any further information or assistance, please feel free to call me at 844-316-9537.

LISA MITCHELL  
Consumers Energy Representative

**REMEMBER:** Please contact MISS DIG at 1-800-482-7171, 72 hours prior to digging.



**Petition Information:**

<b>Petition Number:</b>	(24-ZBA-002)
<b>Applicant(s):</b>	Fred Dehn
<b>Project Description:</b>	Demolish and remove existing mobile home to construct a new two-story single-family home with attached garage.
<b>Petition Description:</b>	a) Request for variance from Section 7.07(3): 25-foot local and private road setback
<b>Property Location:</b>	13879 Sauer Dr (D -04-18-132-016)

**Property Information:**

<b>Existing Zoning:</b>	Lakes Residential (LR) <i>The Lake Residential District provides opportunities for relatively high-density residential uses in a manner that is consistent with the unique physical, economic, and social characteristics of lakefront properties. The regulations applicable to properties in this district are intended to provide opportunities for the recreational uses that are consistent with the character of these lake areas, while protecting the Township’s waters and other natural resources by fostering a healthy environment that enhances the use and enjoyment of these areas. Infill development that is consistent with the character of established neighborhoods should be supported.</i>
<b>Existing Land Use:</b>	Residential
<b>Future Land Use Map:</b>	Lake Residential
<b>Area:</b>	5,314.32 square feet, 0.122 acres

**Zoning Information:**

	North	East	South	West
<b>Surrounding Zoning</b>	Rural Residential (RR)	Lake Residential (LR)	N/A	Lake Residential (LR)
<b>Surrounding Land Uses</b>	Rural Residential (RR)	Lake Residential (LR)	N/A	Lake Residential (LR)
<b>Future Land-Use Map</b>	Rural Residential (RR)	Lake Residential (LR)	N/A	Lake Residential (LR)



Figure 1: Parcel Map

**Project Narrative:**

The subject property consists of a manufactured home. The applicant is proposing to demolish the manufactured home and construct a new two-story single-family home with attached garage. The proposed two-story single-family home with attached garage has a footprint of 1,600 square feet.

Section 7.07(3) requires a 25-foot front yard setback from local and private roads for parcels located in Lake Residential. The applicant is requesting a variance from the front yard setback to allow a 13-foot setback.

**Applicable Land Use Standards:**

The following table lists the requested variance for the proposed project and the Zoning Ordinance standard.

Ordinance Section	Required	Requested	Notes
7.07(3)	25 feet	13 feet	

**Recognition of Nonconformities:**

N/A

**Other Department Comments:**

N/A



**Potential Conditions:**

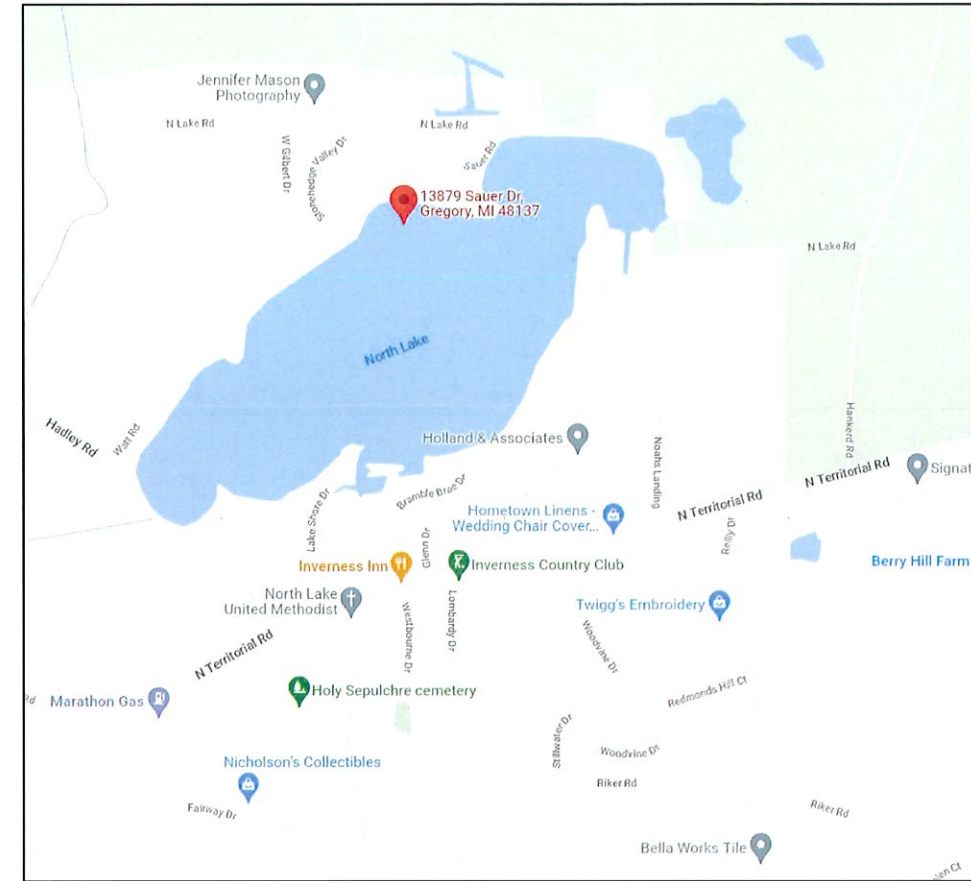
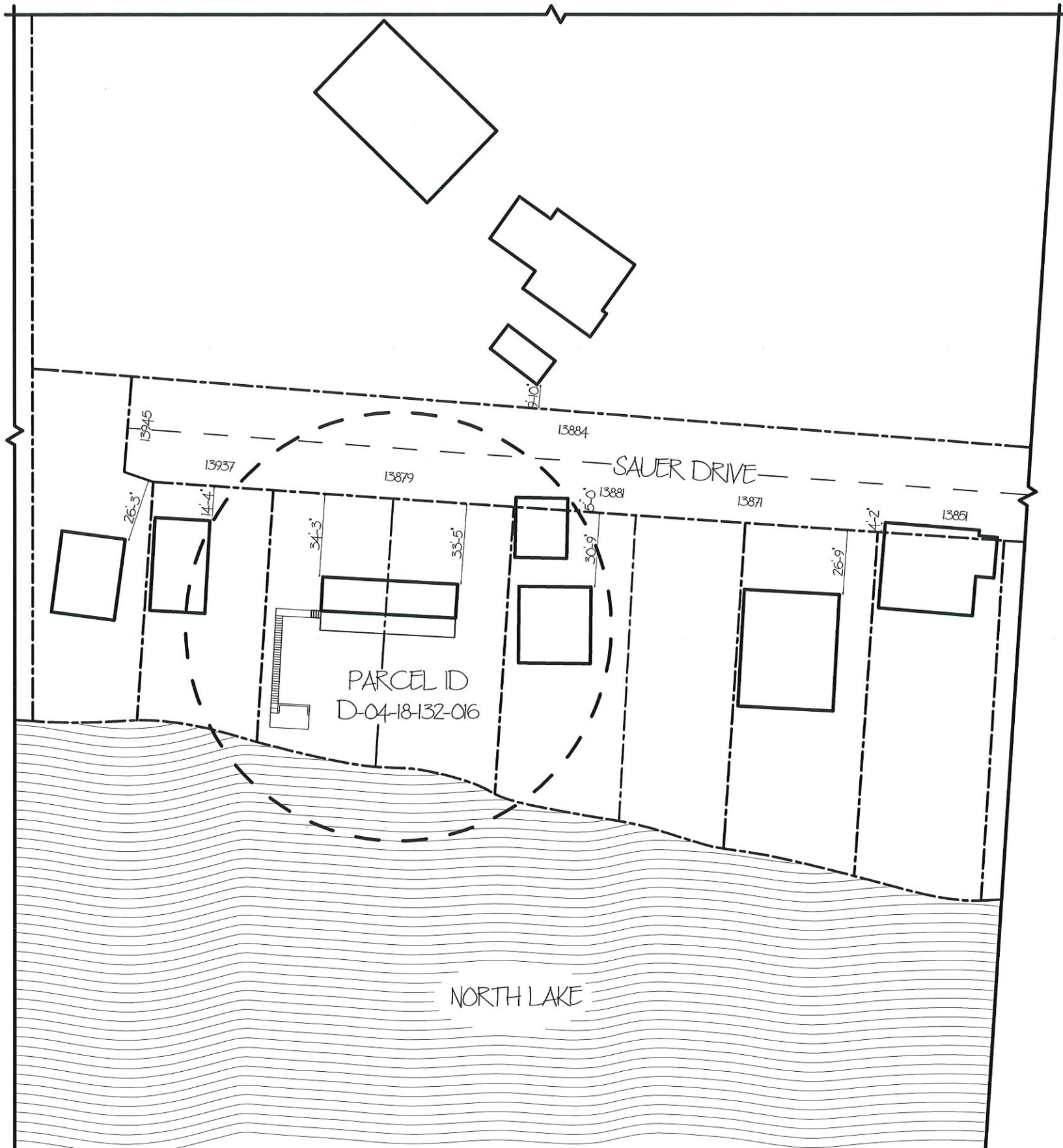
*Potential conditions are developed prior to a public hearing and are intended to aid the Zoning Board of Appeals review. The Zoning Board of Appeals may adopt the above condition(s), adopt additional or other condition(s), or adopt no conditions if a variance is approved.*

**Attached Materials:**

- Variance Application
- Plot Plan
- Architectural Drawings
- Decision Criteria Review

# SINGLE FAMILY RESIDENTIAL ZBA SET

13879 SAUER DRIVE GREGORY, MI 48137

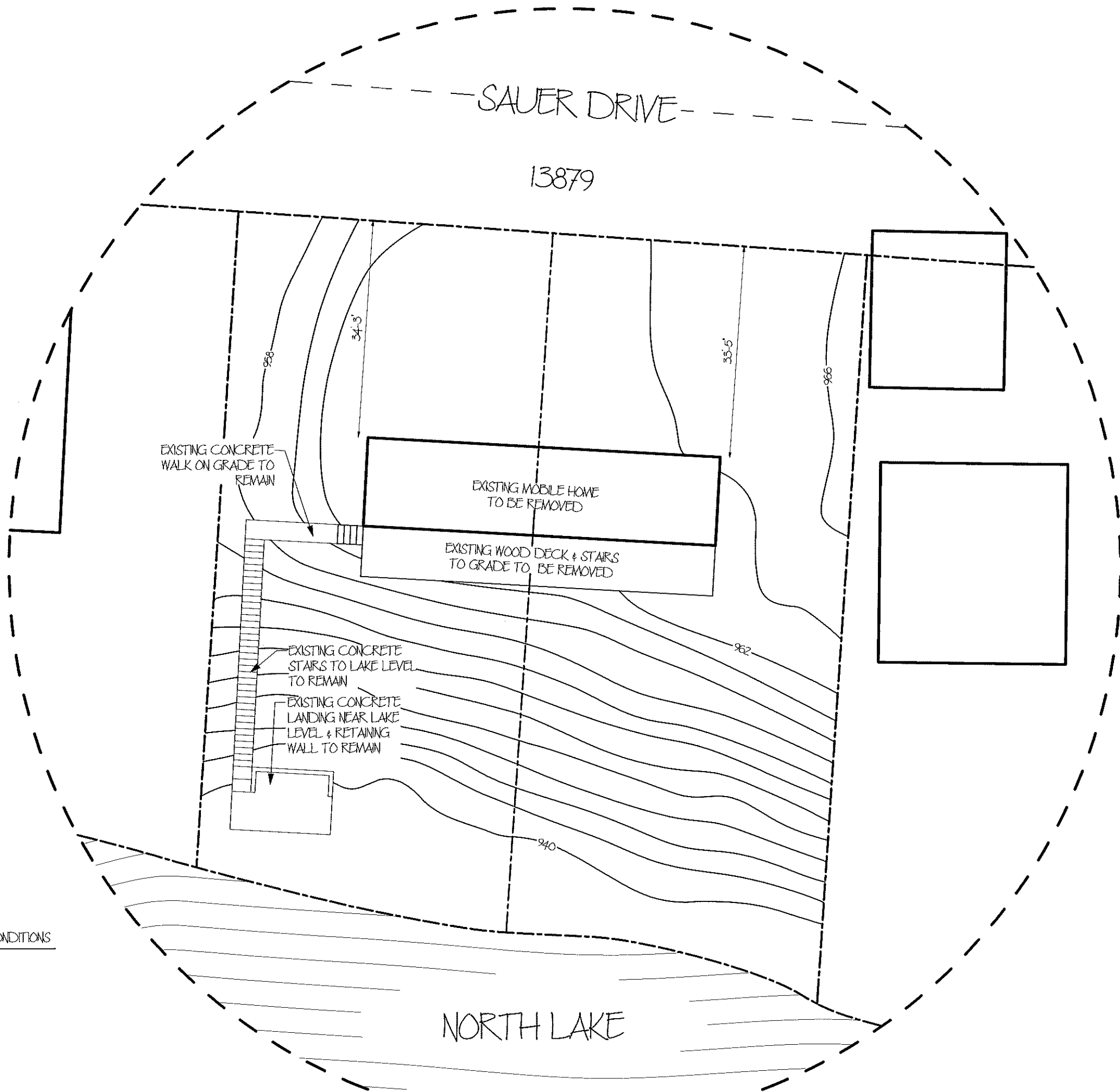


PARCEL NUMBER	D-04-18-132-016
0122 ACRES	
ZONING DISTRICT	LR
FRONT YARD SETBACK:	25
SIDE SETBACK:	5
FOR BUILDINGS WITH A HEIGHT GREATER THAN EIGHTEEN FEET, THE SIDE YARD SETBACK SHALL BE INCREASED AT A RATIO OF ONE FOOT FOR EVERY THREE FEET, OR FRACTION THEREOF, OF BUILDING HEIGHT OVER EIGHTEEN FEET	
REAR YARD SETBACK:	30
WATER SETBACK:	50
BUILDING TO BUILDING SETBACK:	10
MAXIMUM HEIGHT:	30
MAXIMUM LOT COVERAGE:	30%
MAXIMUM IMPERVIOUS SURFACES	45%

LEGAL DESCRIPTION  
 \*OLD SID - D 04-018-078-00 DE 18-384-1 COM AT THE N 1/4 POST OF SEC, TH S 0 DEG 21' W 628.9 FT IN THE N & S 1/4 LINE, TH S 84 DEG 53' E 94.88 FT FOR A PL OF BEG TH S 84 DEG 53' E 50 FT, TH S 5 DEG 07' W 683.61 FT, TH N 89 DEG 39' W 50 FT, TH N 50 DEG 07' E 687.78 FT TO THE PL OF BEG, BEING A PART OF NW 1/4 OF NE 1/4 SEC. 18 T1S R4E LOT 42 SAUERS UNRECORDED PLAT.

CLIENT NAME: FRED DEHN  
 PROJECT ADDRESS: 13879 SAUER DRIVE GREGORY, MI 48137  
 PROJECT NUMBER: 202207  
 PLOT DATE: 02/18/2024

SHEET NUMBER 1

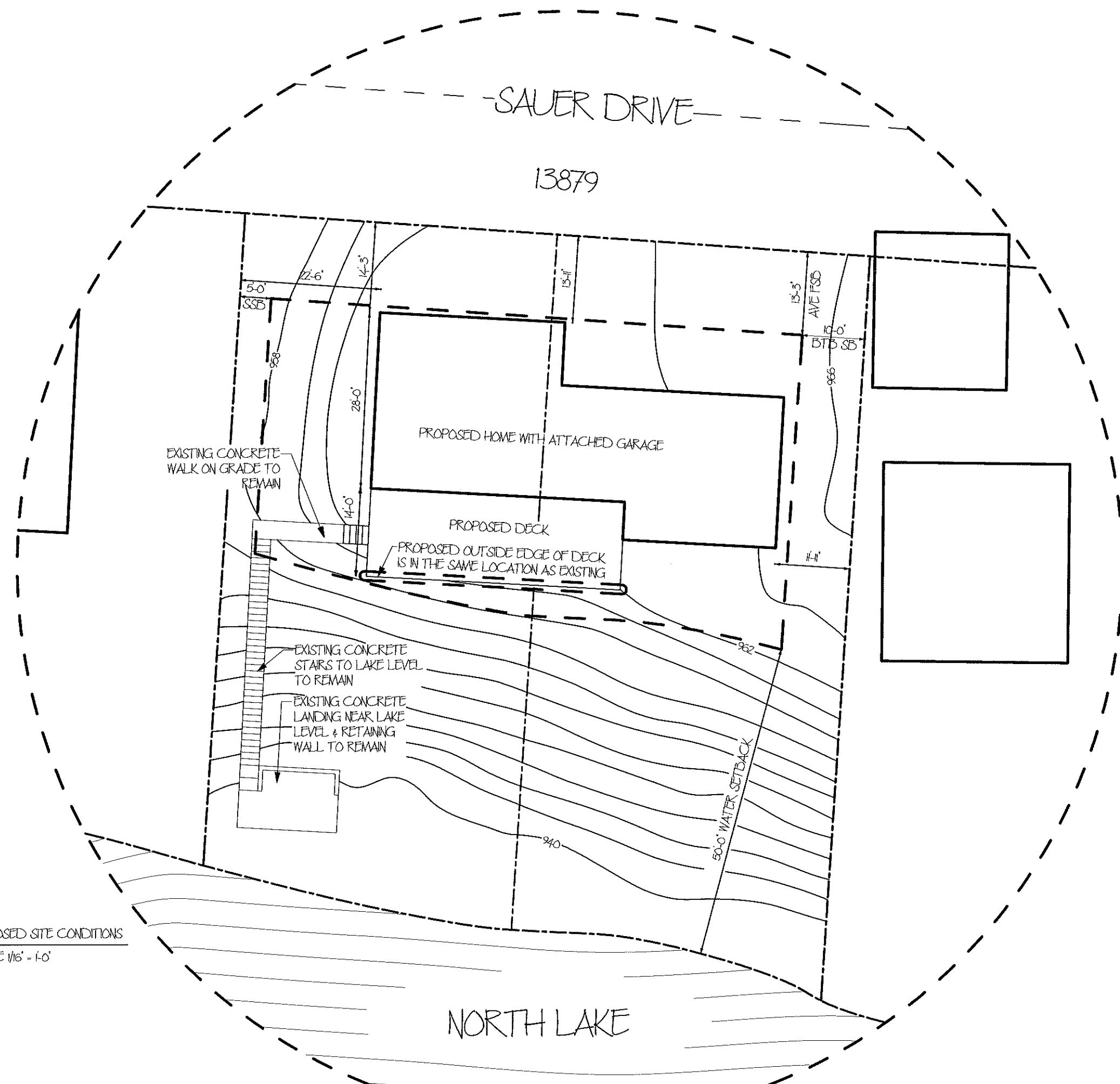


1  
 EXISTING SITE CONDITIONS  
 SCALE 1/16" = 1'-0"

CLIENT NAME: FRED DEHN  
 PROJECT ADDRESS: 13879 SAUER DRIVE GREGORY, WI 48157  
 PROJECT NUMBER: 202207  
 PLOT DATE: 02/18/2024

SHEET NUMBER  
 2





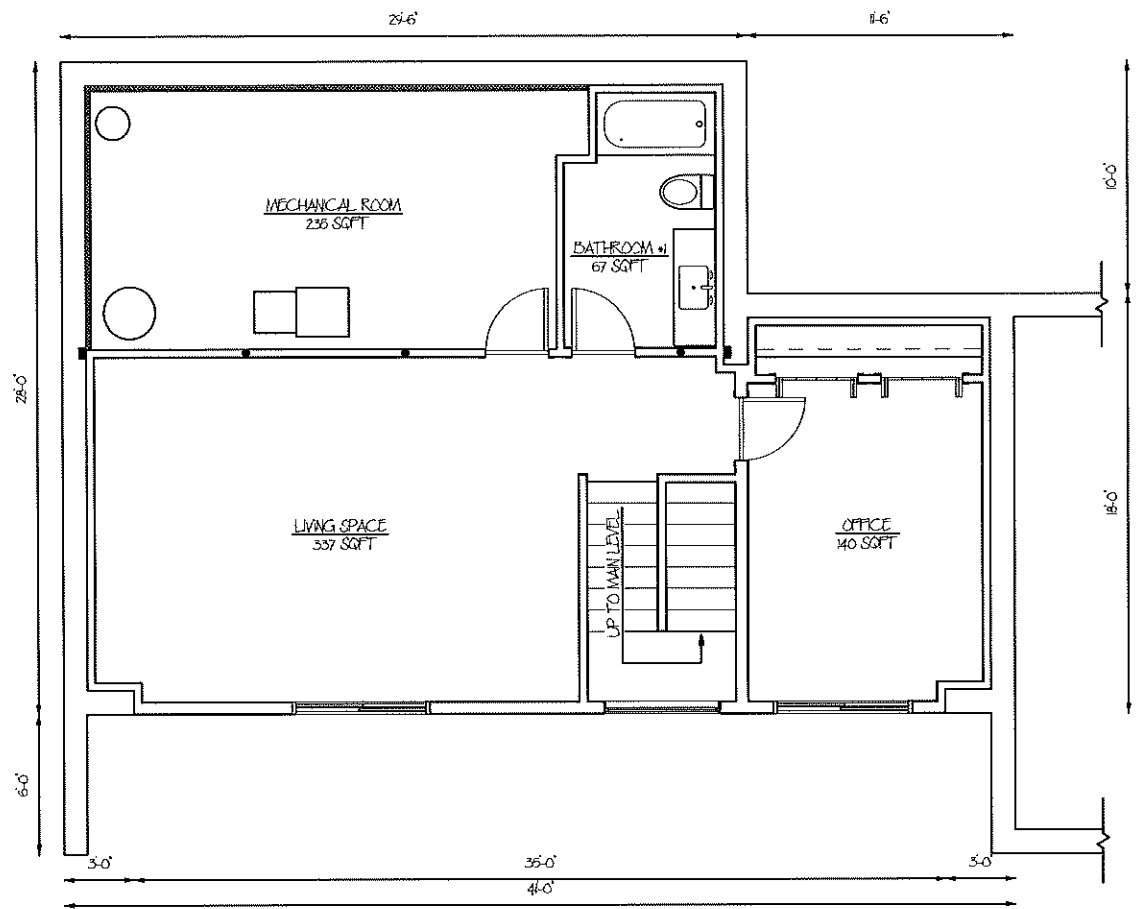
PARCEL NUMBER D-04-18-132-016 0.122 ACRES	
ZONING DISTRICT	LR
FRONT YARD SETBACK:	25
SIDE SETBACK: FOR BUILDINGS WITH A HEIGHT GREATER THAN EIGHTEEN FEET, THE SIDE YARD SETBACK SHALL BE INCREASED AT A RATIO OF ONE FOOT FOR EVERY THREE FEET, OR FRACTION THEREOF, OF BUILDING HEIGHT OVER EIGHTEEN FEET	5
REAR YARD SETBACK:	30
WATER SETBACK:	50
BUILDING TO BUILDING SETBACK:	10
MAXIMUM HEIGHT:	30
MAXIMUM LOT COVERAGE:	30%
MAXIMUM IMPERVIOUS SURFACES	45%

CLIENT NAME: FRED DEHN  
 PROJECT ADDRESS: 13879 SAUER DRIVE GREGORY, MI 48157  
 PROJECT NUMBER: 202207

PLOT DATE: 02/18/2024

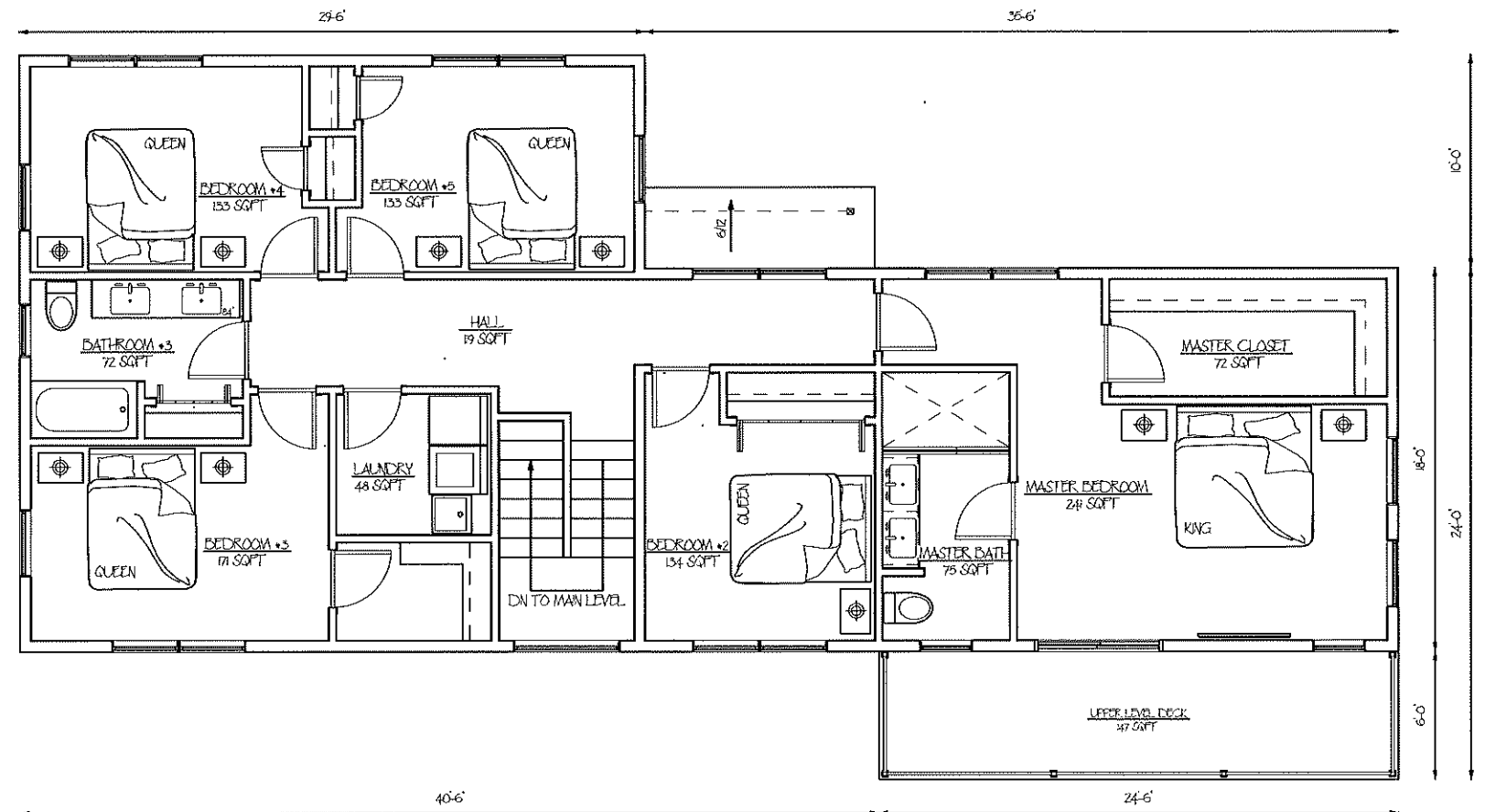
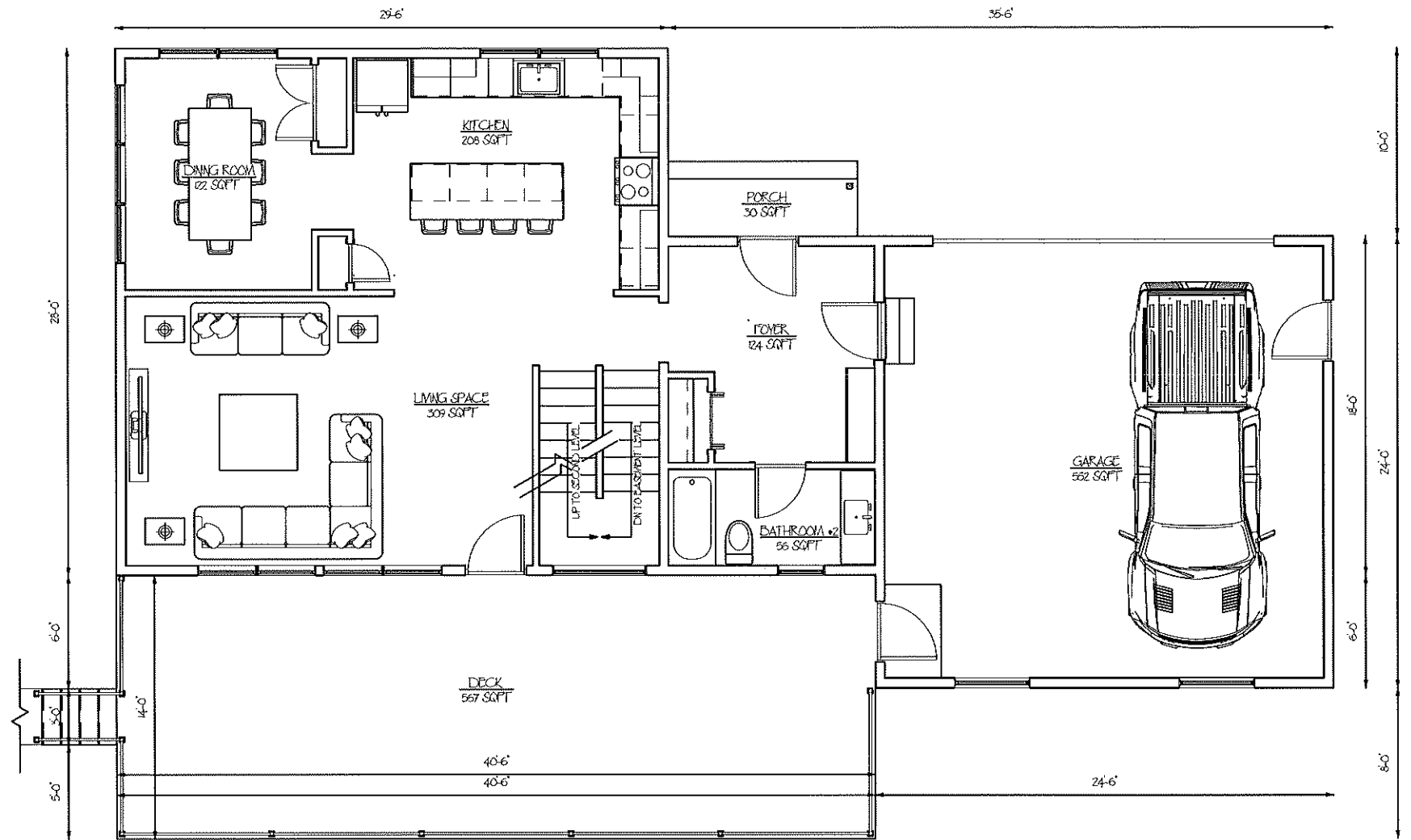
PROPOSED SITE CONDITIONS  
 SCALE 1/16" = 1'-0"

SHEET NUMBER  
 3



1 PROPOSED BASEMENT LEVEL PLAN  
SCALE 1/8" = 1'-0"

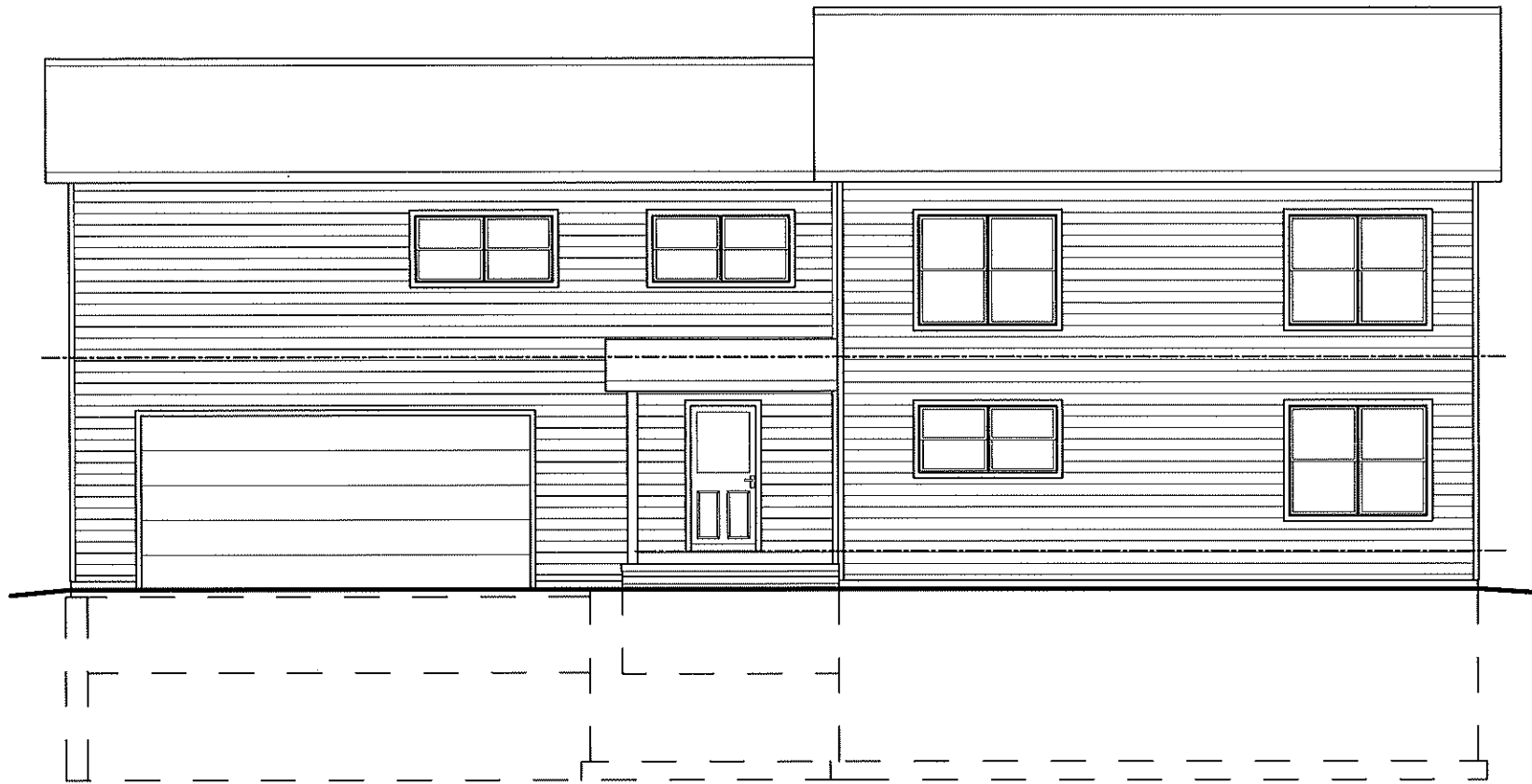
2 PROPOSED MAIN LEVEL PLAN  
SCALE 1/8" = 1'-0"



3 PROPOSED SECOND LEVEL PLAN  
SCALE 1/8" = 1'-0"

CLIENT NAME: FRED DEHN  
 PROJECT ADDRESS: 13879 SAUER DRIVE GREGORY, MI 48157  
 PROJECT NUMBER: 202207  
 PLOT DATE: 02/18/2024

SHEET NUMBER  
4



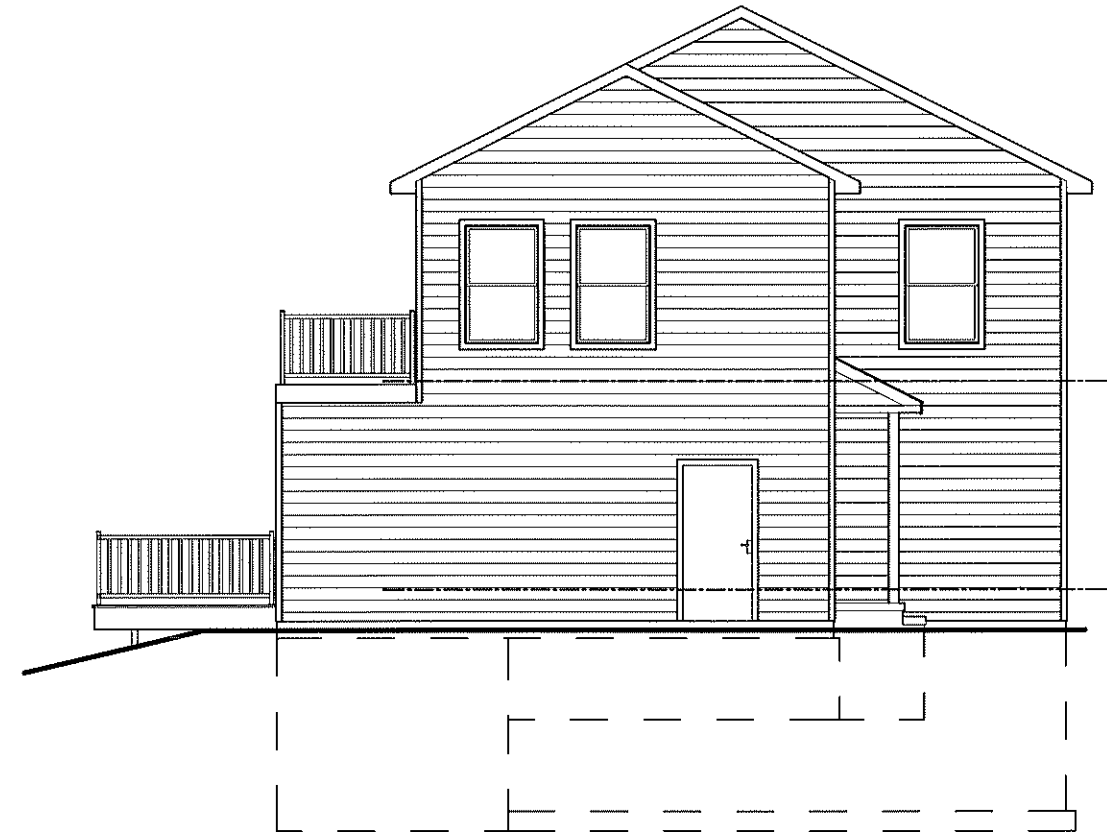
1 PROPOSED NORTH ELEVATION  
SCALE 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



3 PROPOSED EAST ELEVATION  
SCALE 1/8" = 1'-0"



4 PROPOSED WEST ELEVATION  
SCALE 1/8" = 1'-0"

CLIENT NAME: FRED DEHN  
PROJECT ADDRESS: 15879 SAUER DRIVE GREGORY, MI 4837  
PROJECT NUMBER: 202207  
PLOT DATE: 02/18/2024

SHEET NUMBER  
5

**Decision Criteria Review:**

The Zoning Board of Appeals shall have the power to authorize specific variances from the standards of the Zoning Ordinance provided that the spirit of that Ordinance is observed, the public safety secured, and substantial justice done. All the required findings listed below shall be met and the record of proceedings of the Zoning Board of Appeals shall contain evidence supporting each conclusion.

*A) Allow 13-foot front yard setback instead of 25-foot front yard setback*

<b>(1) Practical Difficulty 7.07(3)</b> <b>Does the requested variance meet the following standard:</b>	<b>A</b>
	7.07(3) Footnotes –25-foot Setback Exceptions
<i>The strict application of the terms of this Ordinance would constitute a practical difficulty.</i>	
<b>(2) Physical Conditions 7.07(3)</b> <b>Does the requested variance meet the following standard:</b>	<b>A</b>
	7.07(3) Footnotes –25-foot Setback Exceptions
<i>The practical difficulty is due to some physical condition peculiar to the property involved.</i>	
<b>3) Self-Created 7.07(3)</b> <b>Does the requested variance meet the following standard:</b>	<b>A</b>
	7.07(3) Footnotes –25-foot Setback Exceptions
<i>The practical difficulty is not self-created.</i>	
<b>(4) Reasonable Amount Necessary 7.07(3)</b> <b>Does the requested variance meet the following standard:</b>	<b>A</b>
	7.07(3) Footnotes –25-foot Setback Exceptions
<i>The variance is a reasonable amount necessary to mitigate the practical difficulty.</i>	

<b>(5) Public Health, Safety, and Welfare 7.07(3)</b> <b>Does the requested variance meet the following standard:</b>	<b>A</b>
	7.07(3) Footnotes –25-foot Setback Exceptions
<i>Approval of the variance will not be injurious to the public health, safety, and welfare.</i>	
<b>(6) Adjacent Properties 7.07(3)</b> <b>Does the requested variance meet the following standard:</b>	<b>A</b>
	7.07(3) Footnotes –25-foot Setback Exceptions
<i>Approval of the variance will not affect the use of the adjacent properties or the area in a substantially adverse manner.</i>	
<b>(7) Intent of the Ordinance 7.07(3)</b> <b>Does the requested variance meet the following standard:</b>	<b>A</b>
	7.07(3) Footnotes –25-foot Setback Exceptions
<i>Approval of the variance is consistent with the intent and purpose of this Ordinance.</i>	



# DEXTER TOWNSHIP

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

TELEPHONE: 734-426-3767  
FAX: 734-426-3833  
[WWW.DEXTERTOWNSHIP.ORG](http://WWW.DEXTERTOWNSHIP.ORG)

## VARIANCE APPLICATION FORM

File #:	-ZBA-
Received on:	
Fee: \$	
Receipt #:	

<b>(1) Applicant Information:</b> <i>(the person(s) applying for the variance(s))</i>	<b>(2) Owner Information:</b> <i>(the person(s) owning the property)</i>
a. <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent for the Owner <i>(check one)</i>	a. <input type="checkbox"/> Same as Applicant <i>(check if appropriate)</i>
b. Name(s) RIEMCO DESIGN + BUILD	b. Name(s) <i>(if different from applicant)</i> BRAD + SARAH SHUGART
c. Mailing Address 107 W MIDDLE ST CHELSEA MI 48118	c. Mailing Address <i>(if different from applicant's mailing address)</i> 9866 HURON CREEK DR DEXTER MI
d. Phone Number 734.475.8294	d. Phone Number <i>(if different from applicant's phone number)</i>
e. Email ROB@RIEMCO.COM / PETER@RIEMCO.COM	e. Email <i>(if different from applicant's email)</i> SARASHUGART@FAITHINACTION.ORG

<b>(3) Property Information:</b> <i>(property where the variance is being requested)</i>	
a. Physical Address <i>(city and zip code not required)</i> 14486 EDGEWATER DR	d. Size and nature of existing structures on and uses of the property: - CURRENTLY VACANT - INTENDED FOR A NEW, SINGLE FAMILY HOME
b. Parcel/Tax ID Number(s) D-04-06-355-025	
c. Zoning District <i>(circle one)</i> PL AG RC RR <u>LR</u> CU MHPR C-1	

<b>(4) Application Checklist:</b> <i>Check all of the information that is included as part of this application. Items a-e are required for all variance applications.</i>			
Item and Description	YES	NO	Attachment Number
a. <b>Application.</b> A completed variance application signed by the applicant and the property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	n/a
b. <b>Application Fee.</b> Cash or check to Dexter Township, as outlined in the current fee schedule.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	n/a
c. <b>Site Plan or Plot Plan.</b> A complete plot or site plan, as outlined in §26.03 or §27.09 of the Zoning Ordinance. One (1) copy is required if the Township is able to make reproductions <i>(legible letter, legal or 11x17 sheets)</i> . Eight (8) copies are required if the Township is not able to make reproductions <i>(larger sheets, color prints, etc)</i> . Please contact staff if you have any questions before submitting this application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. <b>Legal Description.</b> A legal description of the property for which the variance is being requested.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. <b>Survey.</b> A mortgage or boundary survey of the property for which the variance is being requested.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. <b>Building Plans.</b> Plans illustrating the floor plans, elevations, and sections of buildings or details of the structure. <i>Required for all variance applications involving a structure.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. <b>Sewer District Approval.</b> Approval of the Multi-Lakes Water and Sewer Authority or the Portage Lakes Area Water and Sewer Authority. <i>Required for all properties located within a sewer district.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
h. <b>Decision Criteria Answers.</b> Answers to the decision criteria, if not fully completed in Section 7 of this application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i. <b>Letters of Support.</b> Letters of support or non-objection from neighboring property owners or signatures on a petition.	<input type="checkbox"/>	<input type="checkbox"/>	
j. <b>Pictures.</b> Pictures of the property and the area affected by the variance request.	<input type="checkbox"/>	<input type="checkbox"/>	
k. <b>Other.</b> Describe:	<input type="checkbox"/>	<input type="checkbox"/>	

**(5) Project Description:** *Describe the project in general- what is being built, how big is it, etc.*

PROPOSED IS A NEW 1750 SF, TWO STORY HOME WITH AN ATTACHED GARAGE AND LAKESIDE PORCH. IT IS LOCATED AT THE END OF THE ROAD ON EDGEWATER DRIVE, AND IT WILL REPLACE THE PREVIOUS HOME THAT WAS DEMOLISHED BY THE FORMER OWNER DUE TO BLIGHT.  
(SEE ATTACHED LETTER)

# VARIANCE APPLICATION FORM

File #: -ZBA-

**(6) Variance(s) Description:** Describe the variance(s) being requested. Attach additional sheets if necessary.

a.	Ordinance Section	b. Requested	c. Required	d. Description of Variance Request
a)	7.02	18.2'	25'	RELAXATION OF FRONT YARD SETBACK
b)				
c)				
d)				
e)				
f)				
g)				

**(7) Decision Criteria Answers:** Please describe how you think your variance(s) meets all of the following standards. Attach additional sheets if necessary. You will have an opportunity to provide additional information and address these decision criteria at the public hearing.


- a. The strict application of the terms of this Ordinance would constitute a practical difficulty. §29.06(C)(1)  
THE PROPERTY IS LEGALLY NON-CONFORMING, AND THE SETBACKS LEAVE ONLY ENOUGH DEPTH FOR A DOUBLE-WIDE TRAILER.
  
- b. The practical difficulty is due to some physical condition peculiar to the property involved. §29.06(C)(2)  
THE LOT IS SHALLOW FROM THE ROAD TO THE LAKE, RESULTING IN A SMALL BUILDABLE AREA.
  
- c. The practical difficulty is not self-created. §29.06(C)(3)  
THE PREVIOUS LEGAL STRUCTURE WAS SIMILARLY ENCRUCHING ON THE ROAD. IT ALSO ENCRUCHED ON THE WATER, WHICH THE NEW STRUCTURE WILL NOT.
  
- d. The variance is a reasonable amount necessary to mitigate the practical difficulty. §29.06(C)(4)  
THE REQUESTED RELAXATION ALIGNS THE NEW FRONT FACADE WITH BOTH NEIGHBORING HOUSES. A MUCH LARGER HOUSE COULD BE BUILT WITHOUT EXCEEDING COVERAGE MAXIMUMS.
  
- e. Approval of the variance will not be injurious to the public health, safety, and welfare. §29.06(C)(5)  
IT WILL NOT ENCRUCH ON THE ROAD NOR AFFECT SAFETY IN ANY WAY. IT ALSO ACCOMMODATES THE NEIGHBORS' VIEWS TO BLIND LAKE.
  
- f. Approval of the variance will not affect the use or value of the adjacent properties or the area in a substantially adverse manner. §29.06(C)(6)  
THIS PLAN AVOIDS BOTH SIDE YARD SETBACKS TO MAINTAIN GREEN SPACE, AND THE ENCRUCHMENT WILL NOT IMPEDE THE VIEW OR USAGE BY THE NEIGHBORS
  
- g. Approval of the variance is consistent with the intent and purpose of this Ordinance. §29.06(C)(7)  
THE REQUESTED VARIANCE FOR THE FRONT YARD MIMICS THE WATER BODY SETBACK REQUIREMENTS.
  
- h.  I prefer not to share these decision criteria answers with the Zoning Board of Appeals members.

# VARIANCE APPLICATION FORM

File #: -ZBA-


**(8) Applicant(s) Affidavit:** *(to be signed and dated by the applicant)*

- I hereby certify that I am the owner of the subject property or have been authorized to act on behalf of the owner(s) and that all of the statements and attachments are true and correct to the best of my knowledge and belief.
- I acknowledge that approval of a variance only grants that which was presented to the Zoning Board of Appeals.
- I acknowledge that I have received and reviewed the Dexter Township "Variance Guide" booklet.
- I acknowledge that filing of this application grants access to the Township to conduct onsite investigation of the property in order to review this application.
- I understand that I must post the public notice sign and mark the location of proposed structure and lot corners and lot lines of my lot that are within 100 feet of the proposed structure at least 15 days before the public hearing date.
- I understand that the house or property must be marked with the street address clearly visible from the roadway.
- I understand that a Zoning Permit is required prior to construction if a variance is granted.

 \_\_\_\_\_ Date 4/9/24 \_\_\_\_\_  
 Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

**(9) Property Owner(s) Affidavit:** *(to be signed and dated by the property owner(s) if the applicant is not the property owner- it should be signed by all property owners.)*

I, Sarah Shugart, hereby state that I am the owner of the property described in this application and that I have authorized RIEMCO DESIGN + BUILD to act as my agent for the purpose of obtaining the variance(s) described in this application.

 \_\_\_\_\_ Date 3.28.24 \_\_\_\_\_  
 Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

**(10) Administrative Section:**

<input type="checkbox"/> <b>Request Approved</b> <i>(List conditions- if any.)</i> _____ _____ _____ _____ _____ _____ _____	<input type="checkbox"/> <b>Request Denied</b> <i>(List reasons.)</i> _____ _____ _____ _____ _____ _____ _____	<input type="checkbox"/> <b>Request Amended</b> New file # _____ Date Submitted: _____ _____ _____
--	---	--





**Petition Information:**

<b>Petition Number:</b>	(24-ZBA-003)
<b>Applicant(s):</b>	REIMCO Design + Build on behalf of Brad & Sarah Shugart
<b>Project Description:</b>	Construct a new single-family home.
<b>Petition Description:</b>	a) <i>Request for variance from Section 7.07(3): 25-foot local and private road setback</i>
<b>Property Location:</b>	14486 Edgewater Dr (D -04-06-355-025)

**Property Information:**

<b>Existing Zoning:</b>	Lakes Residential (LR) <i>The Lake Residential District provides opportunities for relatively high-density residential uses in a manner that is consistent with the unique physical, economic, and social characteristics of lakefront properties. The regulations applicable to properties in this district are intended to provide opportunities for the recreational uses that are consistent with the character of these lake areas, while protecting the Township's waters and other natural resources by fostering a healthy environment that enhances the use and enjoyment of these areas. Infill development that is consistent with the character of established neighborhoods should be supported.</i>
<b>Existing Land Use:</b>	Residential
<b>Future Land Use Map:</b>	Lake Residential
<b>Area:</b>	8,145.72 square feet, 0.187 acres

**Zoning Information:**

	North	East	South	West
<b>Surrounding Zoning</b>	N/A	Lake Residential (LR)	Lake Residential (LR)	Lake Residential (LR)
<b>Surrounding Land Uses</b>	N/A	Lake Residential (LR)	Lake Residential (LR)	Lake Residential (LR)
<b>Future Land-Use Map</b>	N/A	Lake Residential (LR)	Lake Residential (LR)	Lake Residential (LR)



Figure 1: Parcel Map

**Project Narrative:**

The subject property consists of a vacant lot. The applicant is proposing to construct a new two-story single-family home with attached garage. The proposed two-story single-family home with attached garage has a footprint of 1,750 square feet.

Section 7.07(3) requires a 25-foot front yard setback from local and private roads for parcels located in Lake Residential. The applicant is requesting a variance from the front yard setback to allow an 18-foot setback.

**Applicable Land Use Standards:**

The following table lists the requested variance for the proposed project and the Zoning Ordinance standard.

Ordinance Section	Required	Requested	Notes
7.07(3)	25 feet	18 feet	

**Recognition of Nonconformities:**

N/A

**Other Department Comments:**

N/A

**Potential Conditions:**

*Potential conditions are developed prior to a public hearing and are intended to aid the Zoning Board of Appeals*



*review. The Zoning Board of Appeals may adopt the above condition(s), adopt additional or other condition(s), or adopt no conditions if a variance is approved.*

**Attached Materials:**

- Variance Application
- Letter
- Plot Plan
- Architectural Plans
- Decision Criteria Review

# VARIANCE REQUEST

14486 EDGEWATER DR, GREGORY, MI

To the Members of the ZBA:

We are requesting a variance on behalf of Sarah and Brad Shugart to build a new home on a vacant property between Halfmoon Lake and Blind Lake. There was previously a house on the property, but it was demolished in 2018 due to neglect. It is our hope that a new home will add to the neighborhood's value.

The property is legally non-conforming. As it is sandwiched between the two lakes, it is not very deep, leaving only 23' of buildable space between the front yard setback and the water body setback. That is only enough room for the narrowest of double-wide trailers to be situated on the property. Additionally, the required 25' front yard setback would place the new home 7' behind the established building line of the adjacent houses along Edgewater drive.

The previously demolished home was a legally non-conforming structure which also encroached into the front yard setback. It is hard to verify the extents of the non-conformity because the survey on file with the Township (performed by Hughs Land Surveyors) was grossly incorrect. In the best case scenario, it encroached only 3' into the front yard, but it may have been as much as 8'. Historic aerial photographs suggest that it was closer to the latter.

The requested variance would treat the front yard in the same manner as the water body setback and not extend beyond the face of either adjacent neighbor, resulting in an 18.2' front yard setback. Unlike the prior structure, the new modest-sized plan would not encroach on the waterbody setback.

The portion of Edgewater Dr. in front of the property only serves one additional residence before dead-ending into DNR land. Building the new home would not hamper any travel along the road. Additionally, locating the new home in this way will not hamper the view of either neighbor to Blind Lake. The proposed home acknowledges the practical difficulties imposed by the site, and we hope that you will see that this request complies with the spirit of the Ordinance.

Thank you for your consideration.

All the best,

Peter Shaw



Vice President of Sales and Design  
Riemco Design+ Build



RIEMCO

DESIGN + BUILD

107 W. Middle Street

Chelsea, MI 48118

info@riemco.com

734.475.8294



RIEMCO.COM

# RESIDENTIAL PLOT PLAN

PART OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 6, T1S, R4E,  
DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN



P.O. Box 374  
20624 Waterloo Road  
Chelsea, MI 48118  
(734) 730-8570  
piattlandsurveying.com

PROJECT:  
RESIDENTIAL PLOT PLAN

Survey of Lots 2 and 3,  
Block 54, HALF MOON  
HILLS SUBDIVISION, as  
recorded in Liber 7 Plats,  
Page 28-30, Washtenaw  
County Records

CLIENT:  
SARAH & BRAD SHUGART  
9866 HURON CREEK DRIVE  
DEXTER, MI 48130

### LEGEND

- SECTION CORNER
- FOUND IRON
- SET IRON, CAP 46681
- (R) RECORD DIMENSION
- (M) MEASURE DIMENSION
- POB
- (W) EX. WELL
- (G) EX. GRINDER PUMP
- ZONING SETBACKS
- BUILDING TIES TO PROP.

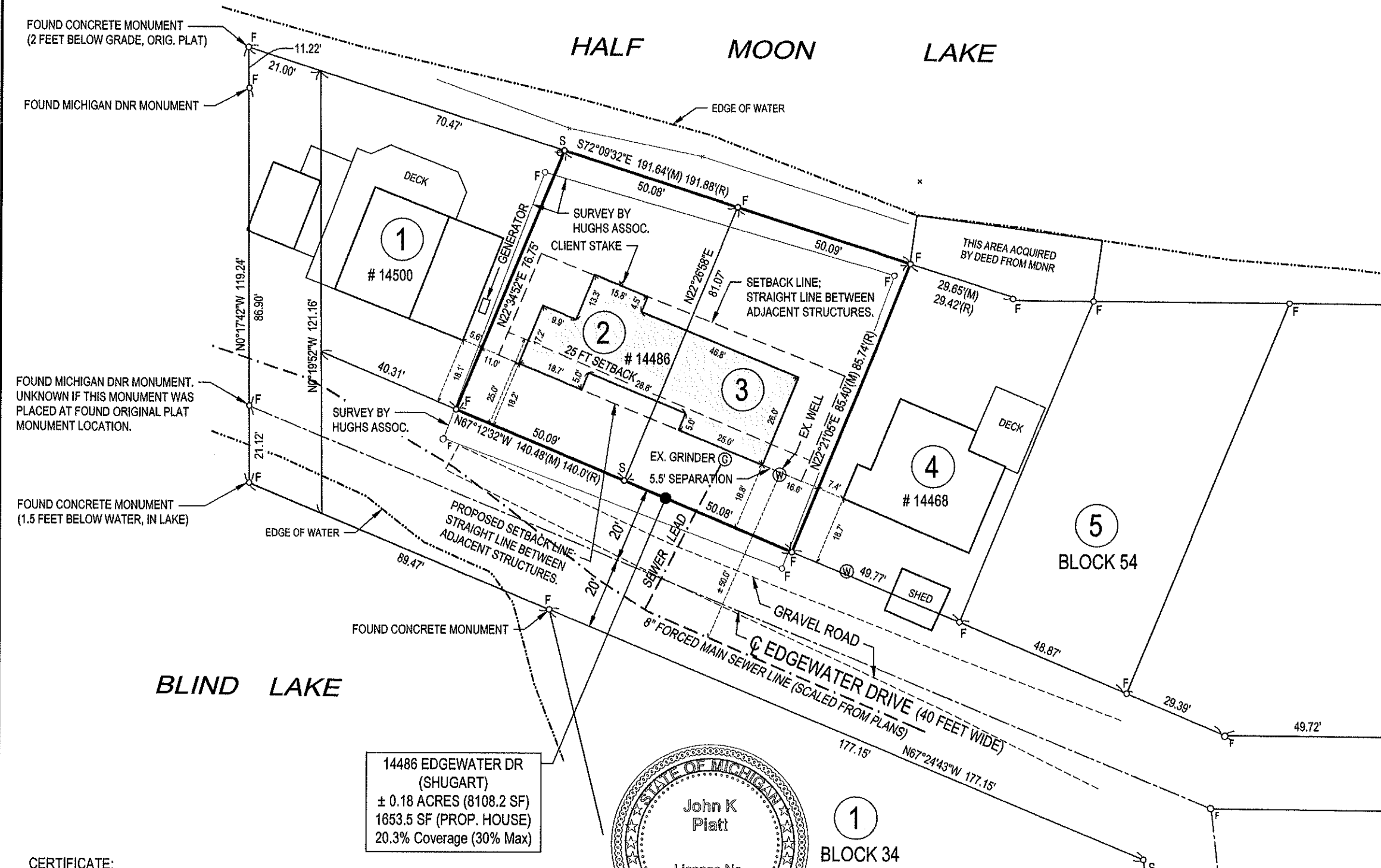
SCALE: 1" = 30'



DATE: 11/30/2023  
REV: 03/26/2024 - SEWER MAIN  
REV: 03/27/2024 - HOUSE

JOB NO. 2023-2445

SHEET: 1 OF 1



14486 EDGEWATER DR  
(SHUGART)  
± 0.18 ACRES (8108.2 SF)  
1653.5 SF (PROP. HOUSE)  
20.3% Coverage (30% Max)



CERTIFICATE:  
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED, AND OR DESCRIBED, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS NO GREATER THAN 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, AS AMENDED, HAVE BEEN COMPLIED WITH.

# SHUGART RESIDENCE

### STRUCTURAL GENERAL NOTES:

1. ALL DESIGN, MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE 2015 EDITION OF "THE MICHIGAN RESIDENTIAL CODE."

### DESIGN LOADS

GROUND SNOW LOAD = 25 PSF  
FLOOR LIVE LOAD = 40 PSF  
BASIC WIND SPEED = 90 MPH

BOTTOM CHORD OF ROOF TRUSSES SHALL BE DESIGNED FOR 30 PSF, OR A CONCENTRATED LOAD OF 300 LBS. WHERE ACCESS IS PROVIDED TO THE ATTIC SPACE. COORDINATE MECHANICAL EQUIPMENT WEIGHTS AND LOCATIONS WITH MECHANICAL SUPPLIER.

### FOUNDATION NOTES

1. NO FOOTINGS SHALL BE POURED ON LOOSE OR UNSUITABLE SOILS, IN WATER OR ON FROZEN GROUND.

2. ALL EXTERIOR FOOTINGS TO CONFORM TO APPLICABLE CODE REQUIREMENTS FOR FROST PROTECTION.

3. ALLOWABLE PRESUMPTIVE BEARING CAPACITY USED IN DESIGN OF THE FOUNDATIONS: 2000 PSF.

4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF AT LEAST 3000 PSI AT 28 DAYS.

5. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS OR UTILITIES.

6. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALL UNTIL FLOOR SYSTEM IS IN PLACE OR THE FOUNDATION WALLS ARE ADEQUATELY BRACED AT THE TOP OF THE WALL.

7. FOUNDATION ANCHORAGE SHALL CONSIST OF A MINIMUM OF 5/8" DIAMETER ANCHOR BOLTS OR APPROVED STRAP AT 32" O.C., 4" MINIMUM EMBEDMENT IN CONCRETE. PROVIDE SUFFICIENT BOLT LENGTH FOR BOLTING TO SILL WITH WASHER AND NUT.

### NOTES

1 - EXTERIOR WALLS FOR HOME, 2X6 WOOD STUD @ 16" O.C. EXTERIOR WALLS FOR GARAGE, 2X4 WOOD STUD @ 16" O.C. PROVIDE INSULATION & VAPOR BARRIER CONFORMING TO STATE OR LOCAL CODES. INTERIOR SHEATHING 1/2" GYPSUM BOARD. PROVIDE 1/16" EXTERIOR RATED SHEATHING, HOUSE WRAP WITH DRAINAGE PLANE AND SIDING. PROVIDE STEP FLASHING AT WALLS ADJACENT TO ROOF PLANES.

2 - INTERIOR WALLS 2X4 WOOD STUD @ 16" OC, UNLESS NOTED OTHERWISE.

3 - ROOF - SEE STRUCTURAL FOR RAFTER SIZES. RAFTERS SIZED FOR 25 # GROUND SNOW LOAD. PROVIDE 1/2" EXTERIOR RATED ROOF SHEATHING, SYNTHETIC UNDERLAYMENT, SNOW AND ICE GUARD AT EAVES AND VALLEYS, ALUMINUM DRIP EDGE AND ASPHALT SHINGLES OR METAL ROOFING. STRUCTURE NOT CALCULATED TO SUPPORT SLATE OR TILE. FLASH ALL PENETRATIONS. PROVIDE CRICKET AT ANY ADDED CHIMNEYS.

4 - PROVIDE ROOF AND/OR CEILING INSULATION PER CODE. PROVIDE SOFFIT AND RIDGE VENTS WHERE REQUIRED FOR INSULATION STRATEGY. (VERIFY WITH CODE OFFICER - CLOSED CELL SPRAY FOAM OR DENSE-PACK CELLULOSE INSTALLED AT RAFTERS AND FILLING RIDGE AND EAVES GENERALLY CONTRA-INDICATES VENTING, BATT INSULATION GENERALLY DOES REQUIRE VENTING).

5 - PROVIDE INTERCONNECTED SMOKE DETECTORS WHERE SHOWN ON PLAN AND AT ANY OTHER LOCATIONS REQUIRED BY LOCAL CODE AND/OR BY GOVERNING AUTHORITIES.

6 - PROVIDE FIRE RESISTIVE MATERIALS WHERE REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO, FIRESTOPPING AT PENETRATIONS, DRYWALL ON WALLS AND CEILINGS TO SEPARATE GARAGE (WHERE GARAGE PRESENT IN DESIGN) FROM DWELLING, AND SEPARATION OF DWELLINGS (WHERE MORE THAN ONE DWELLING PRESENT IN DESIGN), AND PROTECTION OF FLAMMABLE INSULATION MATERIALS.

7 - CONFIRM BOTTOM OF WINDOW OPENING RELATIVE TO FRAME. ADJUST HEAD HEIGHTS AS REQUIRED TO CONFORM TO IRC 2015 R613.2, OR PROVIDE CODE APPROVED GUARDS.

8 - COMPLIANCE WITH CODE REQUIREMENTS FOR ROOMS SIZE AND CLEARANCES, (HALLWAY WIDTHS, ROOM SIZES, ETC) ASSUME 1/2" DRYWALL ON WALLS AND 1/2" DRYWALL ON CEILINGS. ADJUST AS REQUIRED IF MATERIALS DIFFER.

### PREFABRICATED WOOD TRUSSES

1. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE LATEST EDITION OF NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS), AMERICAN FOREST AND PAPER ASSOCIATION (AFPA), AND DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI/TPI 1), TRUSS PLATE INSTITUTE (TPI), AND CODE OF JURISDICTION.

2. MANUFACTURER SHALL FURNISH DESIGN DRAWINGS BEARING SEAL AND REGISTRATION NUMBER OF A STRUCTURAL ENGINEER LICENSED IN MICHIGAN.

### WOOD FRAMING NOTES

1. ALL STRUCTURAL WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION BY A RECOGNIZED INSPECTION AGENCY.

2. STRUCTURAL WOOD SHALL BE SPRUCE-PINE-FIR (SPF) #2 OR BETTER OR EQUIVALENT HAVING THE FOLLOWING MINIMUM STRENGTH PROPERTIES:

Fb = 875 PSI (1000 PSI REPETITIVE MEMBER)  
Fv = 135 PSI  
E = 1,400,000 PSI  
Fc (PARALLEL) = 1,150 PSI  
Fc (PERPENDICULAR) = 425 PSI

3. LVL OR PSL INDICATE LAMINATED VENEER LUMBER AND PARALLEL STRAND LUMBER RESPECTIVELY. LVL AND PSL BEAMS AND POSTS SHALL CONFORM TO ILEVEL (TRUS-JOIST) SPECIFICATIONS OR EQUAL WITH THE FOLLOWING MINIMUM STRENGTH PROPERTIES:

Fb = 2,925 PSI  
Fv = 290 PSI  
E = 1,900,000 PSI  
Fc (PARALLEL) = 2,900 PSI  
Fc (PERPENDICULAR) = 750 PSI

4. MULTIPLE PLYS OF 1 3/4" WIDE LVL'S SHALL BE FASTENED TOGETHER WITH A MINIMUM OF 3 ROWS OF 10d NAILS @ 12" O.C.; 4 ROWS OF 10d NAILS @ 12" O.C. FOR 14" AND DEEPER LVL'S.

5. ENGINEERED I-JOISTS SPECIFIED ARE MANUFACTURED BY NORDIC JOIST, UNLESS OTHERWISE NOTED. ADHERE STRICTLY TO MANUFACTURER'S INSTRUCTIONS FOR STORAGE AND HANDLING, INSTALLATION, AND DETAILS.

6. ALL FLOOR JOISTS SHALL HAVE BRIDGING INSTALLED AT MID-SPAN OR AT 8'-0" O.C. MAXIMUM.

7. PROVIDE SOLID FRAMING/BLOCKING TO POSTS AND/OR SUPPORTS BELOW. PROVIDE 1 1/2" MINIMUM BEARING LENGTH FOR ALL BEAMS AND HEADERS.

8. INSTALL SIMPSON H2.5 CONNECTORS AT THE ENDS OF ALL RAFTERS AND/OR TRUSSES.

9. PLYWOOD SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION.

10. ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH CONCRETE OR IN CONTACT WITH THE GROUND OR OTHERWISE SPECIFIED SHALL BE PRESSURE TREATED FOR GROUND CONTACT.

11. DECK FRAMING SHALL BE PRESSURE TREATED. THE LEDGER SUPPORT AT THE HOUSE SHALL BE ATTACHED TO THE HOUSE VIA 5/8" THROUGH BOLTS @ 16" OC, STAGGERED. SUPPORT POSTS TO BE A MINIMUM PT 4X4 FOR DECK HEIGHT UP TO 8 FEET ABOVE GRADE. PROVIDE LATERAL BRACING AND/OR INCREASED POST SIZE AT HEIGHTS ABOVE THAT.

### WALL KEYS

- (4) 2x4 WOOD STUD WALLS
- (2) 2x WOOD STUDS ON THE FLAT
- (6) 2x6 WOOD STUD WALL

### DIMENSIONS + SQUARE FOOTAGES

DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.

- SQ FT NUMBERS ARE INTERIOR TO ROOM FOR USE IN CALCULATING FINISHES.
- CABINETS AND FIXTURES NOT SUBTRACTED.
- ADD FOR DOORWAYS WHEN FLOOR FINISHES RUN THROUGH.

DATE	REVISION INDEX	REVISOR	DESCRIPTION

THESE DRAWINGS, AND THE DESIGN THEY DESCRIBE, ARE COPYRIGHT PROTECTED. ANY REVISIONS TO THESE DRAWINGS SHALL BE INDICATED BY A REVISION INDEX. THESE DRAWINGS RESERVE ALL RIGHTS WITH THESE DRAWINGS. A COPYRIGHT LICENSE IS GRANTED FOR A SINGLE CONSTRUCTION AT THE ADDRESS ON THESE DRAWINGS AND THAT ADDRESS ONLY. THIS IS A LICENSE TO BUILD, AND DOES NOT INCLUDE A LICENSE TO MODIFY, EXCEPT AS NOTED BELOW.

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING SITE SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. ALL CONTRACTORS SHALL VERIFY SITE CONDITIONS AND ALL CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS AND CONDITIONS AT THE SITE) IS IDENTIFIED BY THE CONTRACTOR OR ARCHITECT PRIOR TO PROCEEDING WITH ANY RELATED WORK.

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G001	COVER PAGE
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S101	SESC PLAN
A101	FOUNDATION PLAN
A102	PROPOSED MAIN FLOOR PLAN
A103	PROPOSED UPPER FLOOR PLAN
A104	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A302	SITE STAKING PLAN
A402	SPECIFIC DETAILS
A403	WALL SECTIONS
A501	BUILDING SECTIONS
A502	BUILDING SECTIONS

# GOOI

PROJECT:	SHUGART CONTRACT SET
TITLE:	COVER PAGE
DATE:	4/26/2024
SCALE:	SEE VIEW
DESIGNER:	P. SHAW

**RIEMCO**  
DESIGN + BUILD

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JOB NUMBER:  
**2233**

CLIENTS: SARAH + BRAD SHUGART  
ADDRESS: 14486 EDGEWATER DR. DEXTER, MI 48137  
PARCEL #: D-04-06-355-025  
PROJECT: New Home

## GENERAL REQUIREMENTS:

1. **Owner / Client Responsibilities:** Reference is made throughout these General Notes to responsibilities and standards of care to be fulfilled by those providing services in the development and construction of this project. *Owner / Client* shall be responsible for adherence to those requirements by the *Owner*, *Builder*, *Developer*, *General Contractor*, *Subcontractors* and other professional Consultants not retained by the *Designer*.

2. **Builder's Set:** The scope of this set of plans is to provide a "builder's set" of construction documents and general notes hereinafter referred to as "plans". After formal review and approval, this set of plans is sufficient to obtain a building permit; however, all materials and methods of construction necessary to complete the project are not necessarily described. The plans delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. Any specification book received with this plan set specifies the particular products or materials recommended for this home design. The implementation of these plans requires an *Owner/ Client/ Contractor* thoroughly knowledgeable with the applicable building codes and methods of construction specific to this product type and type of construction.

3. **Building Maintenance:** The exposed materials used in the construction of this project will deteriorate as the completed project ages unless properly and routinely maintained. *Owner / Client* shall provide or cause the development of a plan to keep these exposed materials protected and maintained.

4. **Codes:** All construction shall comply with the most stringent requirements of all current applicable city, county, state and federal laws, rules, codes, ordinances and regulations. If the *General Contractor* or any *Subcontractor* performs any work in conflict with the above mentioned laws, rules, codes, ordinances and regulations, then the contractor in violation shall bear all costs of repair arising out of the non - conforming work.

5. **Permits:** The general building permit and plan check shall be secured and paid for by *Owner/Client*. All other permits shall be secured and paid for by the *Subcontractor* directly responsible.

6. **Insurance:** The *General Contractor* and every *Subcontractor* performing work or providing services and/ or materials for the work are required to purchase and maintain in force "All Risk" Builders Insurance prior to commencement of the work and/ or furnishing labor, services and materials. Each "All Risk" policy shall be in an amount sufficient to cover the replacement value of the work being performed and/ or the labor, services and materials being supplied by the *General Contractor*, *Subcontractors*, *Designer*, and all professional Consultants.

7. **Insurance:** *Owner/ Client* shall cause the *General Contractor* and every *Subcontractor* performing work or providing services and / or materials for the work to purchase and maintain General Liability Insurance.

8. **Named Products:** The *Designer* makes no guarantee for products identified by trade name or manufacturer.

9. **Scope:** The *General Contractor* and *Subcontractors* shall furnish all labor, equipment, and material indicated on the plans and reasonably inferred or required by the applicable codes.

10. **Substitution:** Substitutions of specific materials or products listed on this Specification Sheet shall not be made without written authorization by *Owner/ Client*. The *General Contractor* and any *Subcontractor* shall not make the structural substitutions or changes without prior written authorization from the structural engineer.

11. **Changes:** Any addition, deletion, or change in the scope of the work described by the plans shall be by written change order only. Any approval from the building official for a change in the work shall be the responsibility of the *General Contractor*.

12. **Intention:** The *General Contractor* shall ensure that all labor, materials, equipment and transportation shall be included in the work for complete execution of the project. The *Designer* shall not be responsible for the means and methods of construction.

13. **Review of Drawings:** The *General Contractor* and all *Subcontractors* shall review the full content of the plans for discrepancies and omissions prior to commencement of work. The *General Contractor* and all *Subcontractors* shall be responsible for any work not in conformance with the plans or in conflict with any code.

14. **Use of the Drawings:** Dimensions take precedence over scaled measurements. Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" imply all like conditions treated similarly, unless noted otherwise. The architectural details shown are intended to further illustrate the visual design concept and the minimum recommended weather protection for this project. Building code requirements, structural considerations, trade association manuals and publications and product manufacturer's written instructions shall also be considered in order to complete the construction of the details, and in some cases may supercede the details.

15. **Approved Drawings:** The *General Contractor* shall be responsible for coordinating the work between the different *Subcontractors* and requiring all *Subcontractors* to use the most current building department approved set of plans.

16. **Cutting and Patching:** All *Subcontractors* shall do their own cutting, fitting, patching, etc. to make the several parts come together properly and fit it to receive the work of other trades.

17. **Clean up:** All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work. *Subcontractors* shall remove all rubbish, tools, scaffolding and surplus materials and leave the job in a broom - clean condition. All fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy upon completion of the project.

18. **Storage of Materials:** The *General Contractor* and *Subcontractors* shall be responsible for storing the materials on the site according to material suppliers' or manufacturers' instructions. The materials shall be kept secure and protected from moisture, pests, and vandals. Any loss arising out of materials stored at the site shall be the responsibility of the *General Contractor* or *Subcontractor* who stored the damaged or lost materials.

## ROUGH CARPENTRY

1. **Framing:**  
A. Blocking and Bridging:  
(1) Stud Walls: Per applicable building code. Full height walls shall have continuous studs from bottom to top plate.  
(2) Ceiling Joists: Per applicable building code. Use solid bridging.  
(3) Backing: Provide solid backing at all pendant or surface - mounted electrical fixtures, rails, grab bars, bath accessories, etc.  
B. Fire stopping: Per applicable building code.  
C. Stud Walls: Per applicable building code. All studs to have full bearing on plate. All studs to be at 16" O.C. unless noted otherwise. Stud to be sized per requirements of code.  
D. Use continuous, full height studs in accordance with the highest standard of construction and framing practices.  
E. All angled walls to be at 45 degrees unless noted otherwise.  
F. Built up roofs, waterproof balcony decks and exterior horizontal areas are to be framed with slope to ensure water drainage without ponding.  
G. Provide crickets as indicated and as necessary for proper water drainage and to redirect channeled or run off water away from vertical surfaces.  
H. Provide blocking where required to provide uniform surface where flush joists and beams are different depths.  
I. Use mitered joints at fascia splices.  
J. Unless otherwise noted, all dimensions to exterior walls are given from inside or outside face of rough framing. All dimensions to interior partitions are given from centerline of rough framing.  
K. Align bottom of all adjacent window and door headers, unless noted otherwise on framing plan.  
2. **Trusses:**  
A. The *General Contractor* shall have City/ County approved truss plans on the job site prior to foundation inspection. The *Truss Manufacturer* shall submit calculations, shop drawings, details, bridging and erection bracing signed by a registered Engineer to the Building Department and Structural Engineer, for their review prior to fabrication.  
B. *Truss manufacturers* shall provide members of adequate bearing area in such a width to insure against over - stressing of supporting timber, multiple joists, girders and plates or provide bearing plates and details to do same.  
C. The *General Contractor* shall coordinate with the *Truss Manufacturer*, *Framing*, *Electrical*, *Plumbing* and *Mechanical Contractors* at fire protected areas to maintain required fire protection without penetrations unless allowed by code and local jurisdiction.

## FINISH CARPENTRY

1. **Scope:**  
A. Furnish and install all finish carpentry complete, including trim, door frames, paneling and shelving.  
B. Installation of finish hardware, bath accessories, cabinet pulls, etc.  
2. **Workmanship:**  
A. All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, or coped, with nails set and surfaces free of tool marks.  
B. Wood work shall be accurately scribed to fit adjoining surfaces.  
C. All work shall be machined or hand sanded, sharp edges and splinters removed, and completely prepared for finish.  
D. Full length continuous boards shall be used wherever applicable or specifically noted.  
3. **Fitting and Hanging Doors:**  
A. Each door shall be accurately cut, trimmed, and fitted to its respective frame and hardware with due allowance for painter's finishes.  
B. Clearance at the lock and hanging stiles and at the top shall not exceed 1/8". Clearance at the bottom shall be adjusted for finish floor covering.  
C. Lock stile edges shall be beveled.  
D. Door shall operate freely, but not loosely, without sticking or binding, without hinge bound conditions, and with all hardware properly adjusted and functioning.  
4. **Materials:**  
A. Door frames: Frames shall be set plumb and true, rigidly secured, and protected during the course of construction.  
B. Door Stops and Casing: Size and profile as selected by *Owner/ Client*.  
C. Exterior Trim: Refer to drawings for exterior trim material & sizes. For wood, medium density overlay (MDO) or fiber cement, all cut slides/faces/edges must be primed and painted. If specific product brand is specified on drawings, see manufacturers specifications and installation instructions.  
D. Interior Trim:  
(1) Interior Rails: As noted in drawings and specifications  
(2) Window Trim: As noted in drawings and specifications  
(3) Base Boards: As noted in drawings and specifications

## INSULATION

1. **Installation:**  
A. Thermal Insulation: Install insulation between joists, below all roof surfaces, and areas including any vertical wall areas separating living spaces from unconditioned space and between studs at all exterior walls. Insulation shall be securely installed and tightly fitted without compressing the normal loft thickness. Provide insulation stops/ baffles as required to prevent obstruction of vents.  
B. Sound insulation: Install insulation between studs, securely and tightly fitted at walls as indicated on drawings.  
C. The *General Contractor* and *Subcontractors* shall be responsible for storing the materials on the site according to material suppliers' or manufacturers' instructions. The materials shall be kept secure and protected from moisture.  
2. **Materials:**  
A. At a minimum, all insulation specified for this house meets or exceeds the R-value requirements listed in Chapter 4 of the 2015 International Energy Conservation Code and also the Grade II specifications set by the National Home Energy Rating Standards.  
B. A pre-drywall thermal bypass inspection must be performed by a qualified rater.

## THERMAL & MOISTURE PROTECTION

1. **Foundations:**  
A. Provide adequate drainage away from walls & foundations.  
B. Seal all plumbing, electrical and other penetrations of walls and floors and seal joints.  
C. Slope final grade away from foundation.  
D. Provide capillary break at all concrete slabs (poly not req. if <20" rainfall; gravel not req. for free draining soils = IRC Group 1.  
E. Exterior surface of below grade walls damp proofed or water proofed.  
F. Slope garage floor towards main vehicle entry.  
G. Foundation cont. footing drain with stone covered with filter fabric, drained to daylight.  
H. Basement foundation walls use porous backfill material.  
I. Provide cont. crushed stone under footings.  
J. Provide rigid insulation as specified directly under slab.  
2. **Walls:**  
A. Install windows, doors, exterior cladding, flashings & sealants as detailed in this drawing set.  
B. All deck ledgers must be pressure treated material.  
C. All penetrations that pass through exterior cladding into structure must be fully sealed.  
D. Install materials with proper detailing to control degradation from moisture.  
3. **Roofs:**  
A. Ice flashing over sheathing at eaves (except climates CZ1-4).  
B. Metal drip edge at all exposed roof decking.  
C. Bituminous membrane at all eaves, valleys & penetrations (not req. if <20" rainfall).  
D. Step flashing at all roof/wall intersections & terminated with "kickout" flashing.  
E. Installed system for diverting roof water from house. (e.g. gutters).  
F. No .30 roof felt underlayment minimum.  
G. Reduce ice dams: No non-airtight recessed light fixtures in insulated ceilings.  
H. Roof insulation as specified in this drawing set.  
4. **Wet Rooms:**  
A. Install drains or drain pans to capture leaks under water heaters or use tankless water heaters.  
B. Properly install washer and water heater drain pans.  
C. Use highly durable materials in wet areas.  
D. Install no carpet in kitchens, bathrooms, spa areas, or within 3" of exterior door.  
E. Use nonpaper-faced backer board on walls in tub, shower and spa areas.  
5. **Air Infiltration:**  
A. Install "IC" airtight rated recessed lights in insulated ceilings.  
B. Complete air barrier between attic and conditioned space & all penetrations sealed.  
C. Air filter housings must be airtight to prevent bypass or leakage.  
D. Air seal ventilation ductwork.  
6. **Interstitial Condensation:**  
A. Clothes dryers vented outdoors.  
B. Insulate all cold water pipes and avoid plumbing in exterior walls.  
C. >1 Perm finish on inside of exterior walls. (only req. in hot/humid & mixed/humid climates)  
T. Heat Loss:  
A. Insulate all ventilation exhaust ductwork (min R-8) outside of the insulated envelope.  
B. R-5 slab edge insulation break at foundation wall intersection & R-10 slab edge insulation outward of any walk-out slab edge.  
C. Install insulation wind baffles at attic eave bays.  
8. **Ultraviolet Radiation:**  
A. Install materials with proper detailing to control degradation from sun.  
9. **Other:**  
A. Minimum 25-year expected lifetime roof warranty.  
B. Define "proper refrigerant charge" to be within 10% of manufacturer recommendations.  
C. Mechanical equipment must be accessible for service, including AC condensate drain pan & trap.  
D. Use rigid duct or other methods to keep fan back-pressure below 0.2" for EOV systems

## MECHANICALS

1. **Scope:**  
A. Supply all labor, transportation, material, etc., for installation of a complete heating and air conditioning system to operate according to all applicable standards and best practices of the trade including, but not limited to: mechanical units, ducts, registers, catwalks, grilles, boots, vent pipes, dampers, combustion air, fans, ventilators, refrigerant, etc. All materials, work, etc., to comply with all requirements of all legally constituted public authorities having jurisdiction including all county and state ordinances. Furnish and install all equipment complete and operable. Verify all material and installation requirements and limitations at fire and sound assemblies.  
B. Provide rubberized asphaltic membrane materials at all penetrations of the water - resistive membrane at exterior walls.  
2. **Installation:**  
A. Provide required clearances for duct work and to combustibles.  
B. Provide a permanent electric outlet and switched light fixture wherever equipment is installed.  
C. No alterations to the structural frame, diaphragms, connections or shear panels shall be made without prior written approval from the Structural Engineer.  
D. No equipment located in garages.  
E. All combustion equipment shall be directly vented with an outdoor combustion air supply.  
F. All penetrations of fire assemblies shall meet the requirements of the building code and Section TD.  
G. All HVAC equipment shall be approved prior to installation per nationally recognized standards and evidenced by listing and label of an approved agency.  
H. Combustion air from outside shall be supplied to all fuel burning appliances.  
I. Install air filters with a minimum efficiency reporting value (MERV) \_ 10 and ensure that air handlers can maintain adequate pressure and air flow. Air filter housings must be airtight to prevent bypass or leakage.  
J. All fixed appliances are required to be securely fastened in place. Provide seismic bracing or anchor unit to platform where appropriate.  
K. Install centralized HVAC system equipped with additional controls to operate in dehumidification mode.  
L. Condenser pad or compressor from ground must not be less than 3" above grade.  
M. The *General Contractor* and *Subcontractors* shall be responsible for storing the materials on the site according to material suppliers' or manufacturers' instructions. The materials shall be kept secure and protected from moisture.

## ELECTRICAL

1. **Scope:**  
A. Supply all labor, transportation, materials, etc. for installation of complete electrical system to operate according to the best practices of the trade and including but not limited to: Fixtures, appliances, wiring, switches, outlets, television jacks, services, grounds, temporary power, junction boxes, conduit, sub - panels, etc. All work, materials, etc. to comply with all requirements of all legally constituted authorities having jurisdiction including all County and State ordinances. Furnish and install electrical work complete and operable. Verify all material and installation requirements and limitations at fire and sound assemblies.  
B. Provide rubberized asphaltic membrane materials at all penetrations of the waterresistive membrane at exterior walls.  
2. **Installation:**  
A. Electrical system installed according to latest version of N.E.C or local code, whichever is more stringent.  
B. Provide separate circuits each for dishwasher, garbage disposal, refrigerator, washer, dryer, F.A.U. and microwave oven.  
C. Switched outlets shall be 1/2 hot.  
D. All fixtures, outlets, receptacles etc., penetrating fire assemblies shall be rated and installed to meet the requirements of the building code. Outlet boxes on opposite sides of fire assembly walls shall be separated by a horizontal distance of at least 24".  
E. All equipment installed outdoors and exposed to weather shall be weatherproof.  
F. Provide ground fault circuit interrupters, G.F.C.I., at all baths, garages, outdoor and wet area outlets. All branch circuits that supply 125 - volt single - phase, 15 and 20 ampere receptacle outlets installed in dwelling unit bedrooms shall be protected by an arc - fault circuit interrupter(s).  
G. Each conductor of every system shall be permanently tagged in compliance with O.S.H.A.  
H. The complete electrical system shall be grounded in accordance with the presently adopted edition of the N.E.C., Art. #250. Proper ground requires #4 copper wire, 20' - 0" long, embedded into concrete and provide bond to gas or water line.  
I. Use only competent and skilled personnel and perform all work, including aesthetic as well as electrical and mechanical aspects to standards consistent with the best practices of the trade.  
J. No alterations to the structural frame, diaphragms, connections or shear panels shall be made without approval from the Structural Engineer.  
K. A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or a minimum of 75 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps per the 2015 International Energy Conservation Code.

## PLUMBING

1. **Scope:**  
A. Supply all labor, transportation, materials, etc. for installation of complete plumbing system to operate according to the best practices of the trade and including but not limited to: fixtures, hot and cold water piping, exhaust flues, combustion air, gas piping, log lighters, drains, soil and vent piping, hot water heaters, pipe insulation, meters, valves, vaults, etc. All materials, work, etc. to comply with all requirements of all legally constituted public authorities having jurisdiction including all county and state ordinances. Furnish and install plumbing work complete and operable, including trenching and backfilling. Verify all material and installation requirements and limitations at fire and sound assemblies.  
B. Provide rubberized asphaltic membrane materials at all penetrations of the water - resistive membrane at exterior walls.  
C. Protect pipes from freezing. Place all water lines and waste lines within "conditioned" space and where approved thermal insulation is between "line" and unheated area.  
2. **Installation:**  
A. Roughing-in shall be completed, tested and inspected as required by code before closing-in with other work.  
B. Openings in pipes, drains, and fittings shall be kept covered during construction.  
C. Provide solid backing for securing fixtures. All fixtures to be set level.  
D. Provide cleanouts at ends of all lines and where required by codes.  
E. Copper tubing shall be fully sweated to fittings.  
F. Black iron and galvanized steel pipe joints shall be made with approved pipe thread compound.  
G. Provide shut - off valves at each fixture.  
H. Provide condensate line at each F.A.U location. Provide primary & secondary condensate line to an approved drainage receptacle at attic F.A.U locations. Install condensate line for each piece of condensating HVAC equipment per manufactureres specifications.  
I. Provide cold water line to refrigerator space in recessed box or in cabinet immediately adjacent to refrigerator space.  
J. Isolate all piping from structure with fiber padding and at all penetrations with elastic caulking or sound isolators.  
K. All vents to lead to outside air, where possible, locate all roof vents to rear side or ridges. Vents to terminate a minimum of 3'-0" from windows.  
L. All horizontal A.B.S. piping shall be hung with approved hangers at 4' -0" on center minimum and spaced to permit expansion and contraction without hitting adjoining pipe. Vertical piping shall be supported at 8'-0" on center with wrought steel "U" straps securely fastened to building frame.  
M. Provide air chambers at lavatory, dishwasher and clothes washer water connections. Set vertically as close to fixture as possible.  
N. Provide 3/4" tee for irrigation at main shut-off.  
O. Provide water heater with pressure/ temperature relief valve and pan and drain line piped to the exterior of the buildings.  
P. All combustion equipment shall be directly vented.  
Q. No alterations to the structural frame, diaphragms, connections or shear panels shall be made without prior written approval from the structural Engineer.  
R. Provide non- removable backflow device on all exterior hose bibs.  
S. A 12" minimum access panel to bathtub trap connection is required.  
T. Provide pressure regulator for water service where pressure exceeds 80 psi.  
U. Provide drain pan under washer with drain in laundry room and shut off valve if washer is located above living space.  
V. Provide solid metal pipe for dryer vent to exterior. Do not install screen on dryer vent. Provide energy efficient dryer vent (with floating shuttle

# GO02

PROJECT: SHUGART CONTRACT SET	TITLE: GENERAL NOTES & SPECS	DESIGNER: P. SHAW
	SEE VIEW	SCALE:
	DATE: 4/26/2024	

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JOB NUMBER:

# 2233

CLIENTS: SARAH + BRAD SHUGART  
ADDRESS: 14486 EDGEWATER DR. DEXTER, MI 48137  
PARCEL #: D-04-06-355-025  
PROJECT: New Home

## GENERAL NOTES & SPECS

1  
GO02

PROJECT: SHUGART CONTRACT SET

TITLE: SITE PLAN

DESIGNER: P. SHAW

SCALE: SEE VIEW

DATE: 4/26/2024

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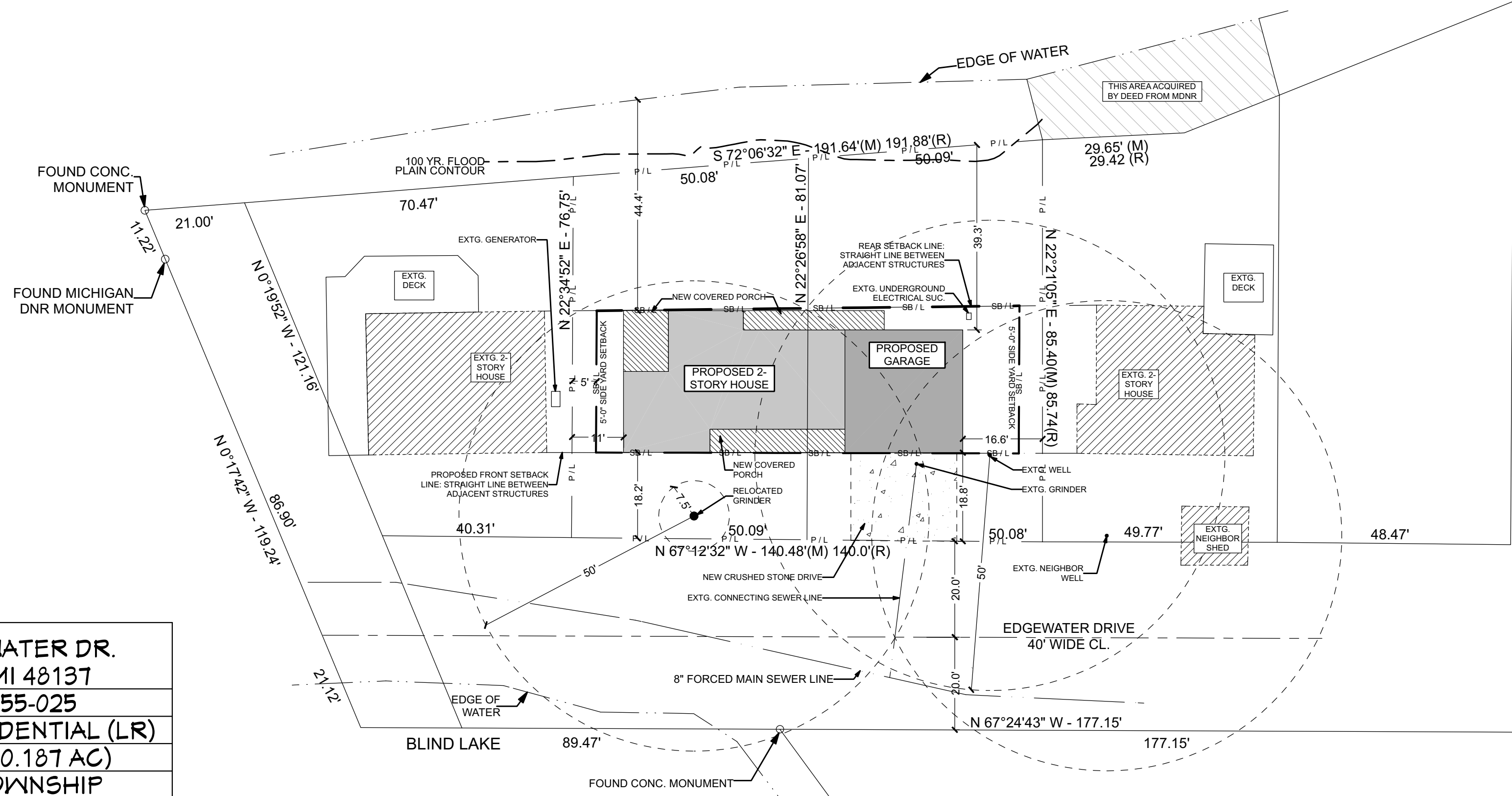
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JOB NUMBER:

**2233**

CLIENTS: SARAH + BRAD SHUGART  
ADDRESS: 14486 EDGEWATER DR. DEXTER, MI 48137  
PARCEL #: D-04-06-355-025  
PROJECT: New Home



ADDRESS	14468 EDGWATER DR. DEXTER, MI 48137
PARCEL ID#	D-04-06-355-025
ZONING	LAKESIDE RESIDENTIAL (LR)
LOT SIZE	8145 SF (+/- 0.187 AC)
MUNICIPALITY	DEXTER TOWNSHIP
BUILDING HEIGHT	22'-10"
SETBACKS	
	REQ.
FRONT WATERBODY SIDE	25 PER SECTION 16.34 5 / 5
	PROP.
FRONT WATERBODY SIDE	18.2' 44.4' 11' / 16.6'

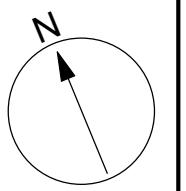
	PROPOSED
1ST FL. FIN. AREA	1094 SF
2ND FL. FIN. AREA	656 SF
GARAGE AREA	639 SF
COVERED PORCH AREA	412 SF
F.A.R.	1750 / 8145 = 0.214 (21.4%)
HOUSE IMP. AREA	1505 SF
GARAGE IMP. AREA	639 SF
TOTAL IMP. AREA	2144 SF
% OF LOT COVERED	2144 / 8145 = 0.263 (26.3%)
% IMP. AREA	2144 / 8145 = 0.263 (26.3%)

**TAX DESCRIPTION**

OWNER REQUEST DE 41-493A LOTS 2 & 3, BLOCK 54 HALF MOON LAKE HILLS SUBDIVISION. COMBINED ON 09/19/2018 FROM D -04-06-355-022, D -04-06-355-023

**SITE PLAN**

SCALE: 1" = 20'



1 / S100



WALL LEGEND	
NEW 8" FND WALL	

# A101

PROJECT: SHUGART CONTRACT SET

TITLE: FOUNDATION PLAN

DESIGNER: P. SHAW

SCALE: SEE VIEW

DATE: 4/26/2024

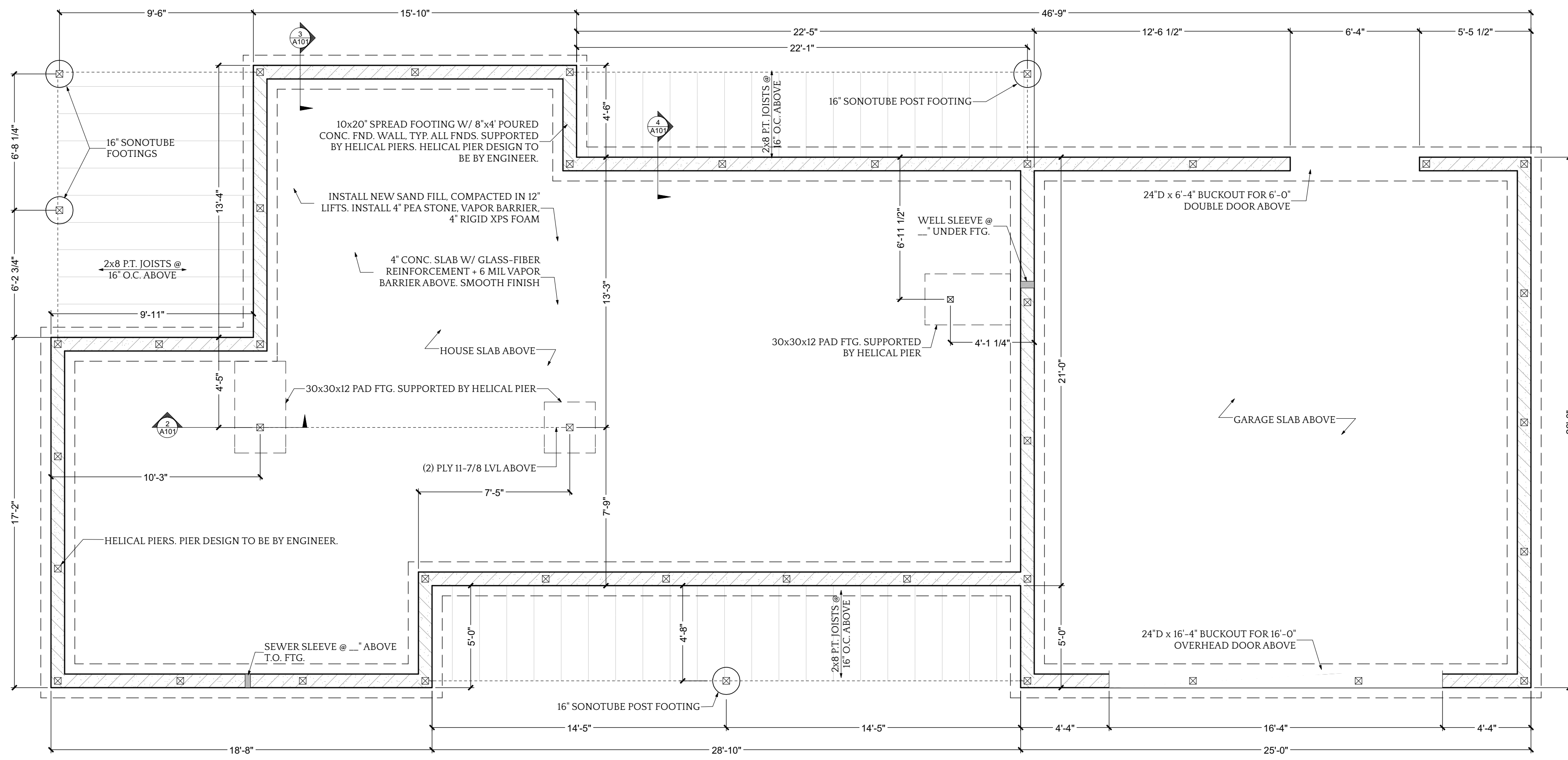
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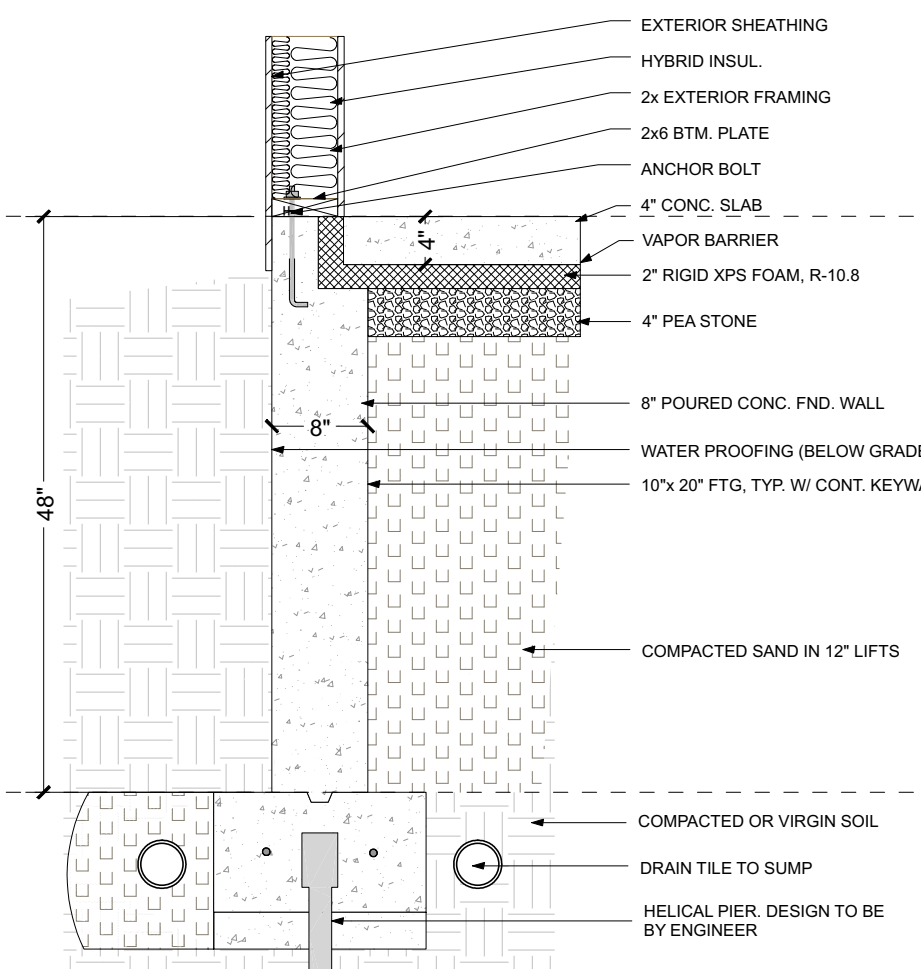
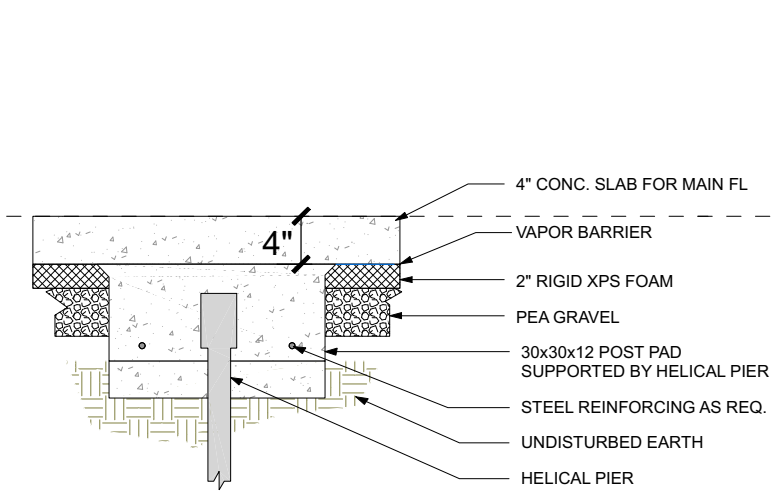
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JOB NUMBER: **2233**

CLIENTS: SARAH + BRAD SHUGART  
ADDRESS: 14486 EDGEWATER DR. DEXTER, MI 48137  
PARCEL #: D-04-06-355-025  
PROJECT: New Home



**IN PROGRESS**



4  
A101

**PORCH FRAMING TO FND. DETAIL**  
SCALE: 3/4" = 1'

3  
A101

**HELICAL PIER DETAIL**  
SCALE: 3/4" = 1'

2  
A101

**FND. WALL DETAIL, TYP.**  
SCALE: 3/4" = 1'

**FOUNDATION PLAN**

1  
A101

SCALE: 1/4" = 1'

PROJECT: SHUGART CONTRACT SET

TITLE: PROPOSED MAIN FLOOR PLAN

DESIGNER: P. SHAW

SCALE: SEE VIEW

DATE: 4/26/2024



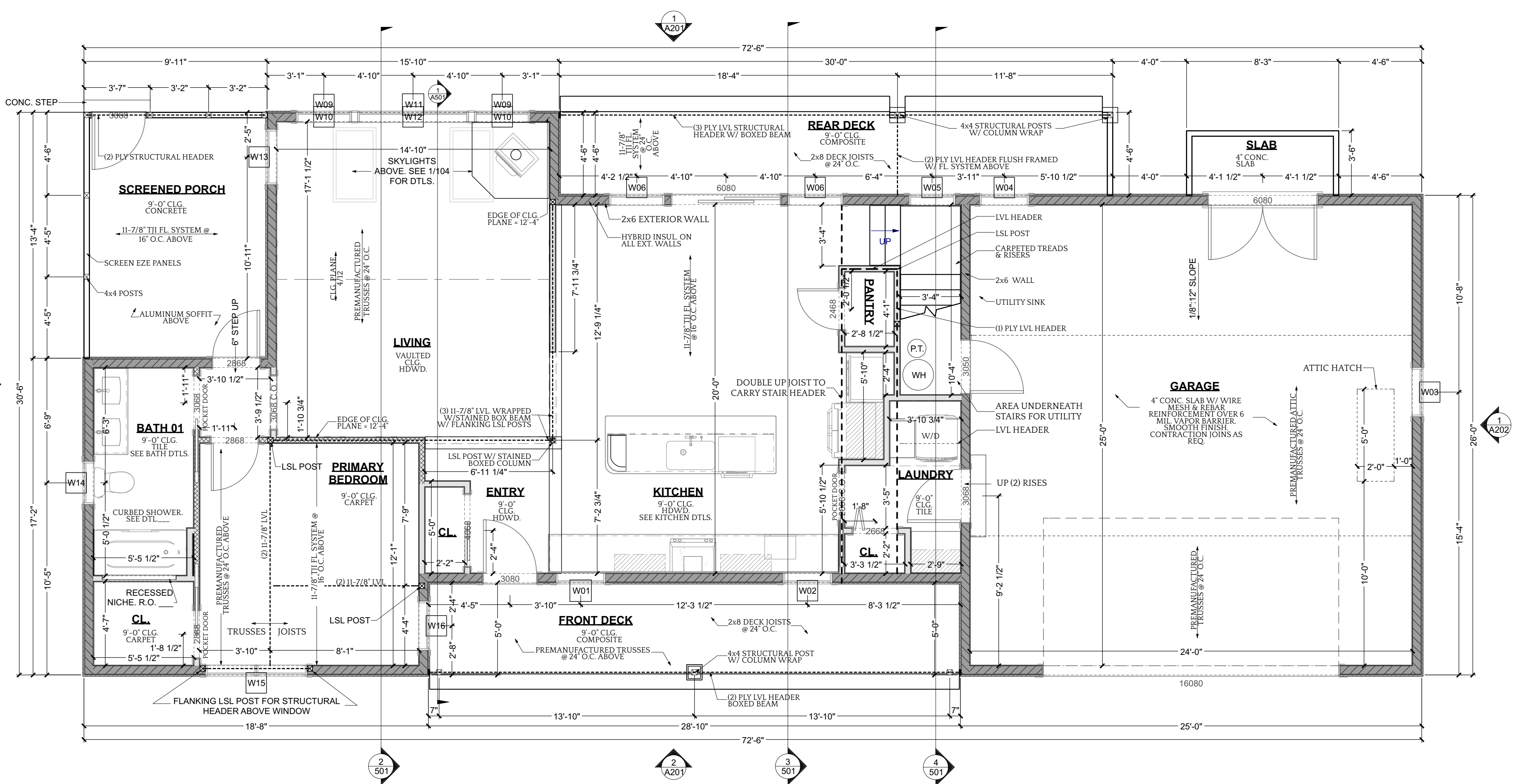
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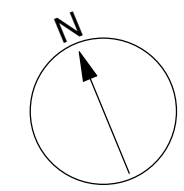
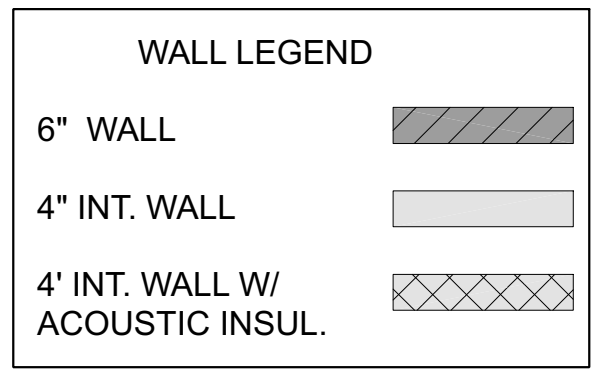
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JOB NUMBER:  
**2233**

CLIENTS: SARAH + BRAD SHUGART  
ADDRESS: 14486 EDGEWATER DR. DEXTER,  
48137  
PARCEL #: D-04-06-355-025  
PROJECT: New Home

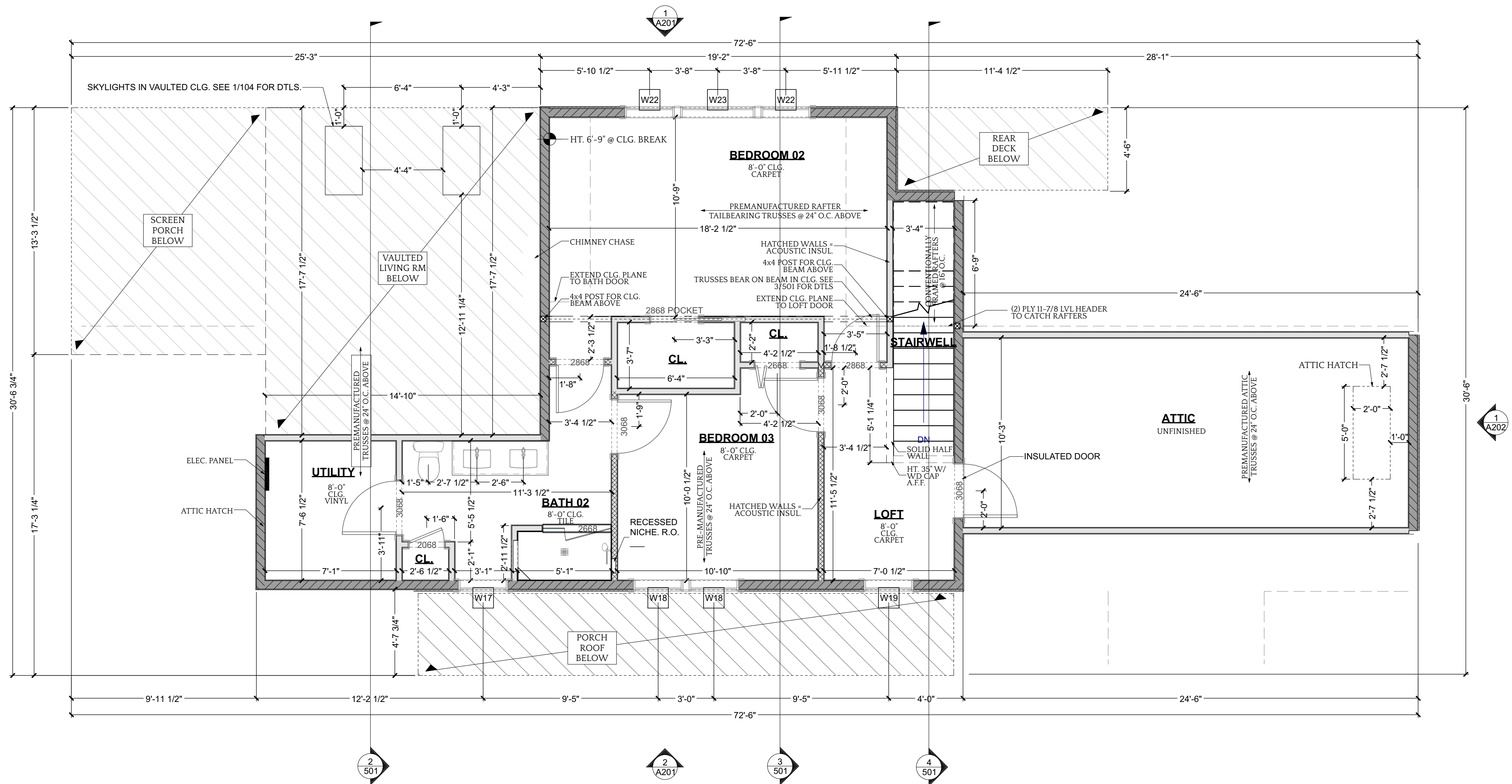


Window Schedule										
#	Floor	Qty	W	Ht	Top	R/O	Description	Temp'd	Egress	Room Name
W01	1	1	32"	54"	96"		33"x54 3/4"	Double Hung	Yes	Kitchen/FRONT DECK
W02	1	1	32"	54"	96"		33"x54 3/4"	Double Hung		Kitchen/FRONT DECK
W03	1	1	32"	36"	98 5/16"		33"x36 3/4"	Single Casement-hr		Garage
W04	1	1	32"	36"	106"		33"x36 3/4"	Single Casement-hr		Garage/REAR DECK
W05	1	1	30"	24"	94"		31"x24 3/4"	Single Awning	Yes	Kitchen/REAR DECK
W06	1	2	36"	72"	96"		37"x72 3/4"	Double Hung	Yes	Kitchen/REAR DECK
W09	1	2	36"	72"	96"		37"x72 3/4"	Double Hung		Living
W10	1	2	36"	30"	137"		37"x30 3/4"	Fixed Glass		Living
W11	1	1	72"	72"	96"		73"x72 3/4"	Fixed Glass		Living
W12	1	1	72"	30"	137"		73"x30 3/4"	Fixed Glass		Living
W13	1	1	36"	72"	96"		37"x72 3/4"	Double Hung		Living/Screened Porch
W14	1	1	28"	42"	80"		29"x42 3/4"	Double Hung		Bath 01
W15	1	1	66"	60"	90"		67"x60 3/4"	33 x 60" DH & 33 x 60" DH	Yes	PRIMARY BEDROOM
W16	1	1	32"	32"	80"		33"x32 3/4"	Single Casement-hl		PRIMARY BEDROOM/FRONT DECK
W17	2	1	32"	48"	84"		33"x48 3/4"	Double Hung		Bath 02/Attic
W18	2	2	32"	48"	84"		33"x48 3/4"	Double Hung	Yes	Bedroom 03/Attic
W19	2	1	32"	48"	84"		33"x48 3/4"	Double Hung		LOFT/Attic
W22	2	2	32"	60"	76"		33"x60 3/4"	Double Hung	Yes	Bedroom 02
W23	2	1	48"	60"	76"		49"x60 3/4"	Fixed Glass		Bedroom 02

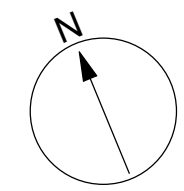
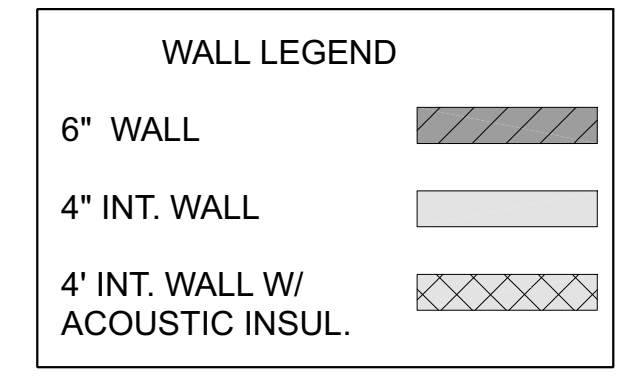


## PROPOSED MAIN FLOOR PLAN

SCALE: 1/4" = 1'



Window Schedule											
#	Floor	Qty	W	Ht	Top	R/O	Description	Temp'd	Egress	Room Name	
W01	1	1	32"	54"	96"		33"X54 3/4"	Double Hung	Yes	Kitchen/Front Deck	
W02	1	1	32"	54"	96"		33"X54 3/4"	Double Hung		Kitchen/Front Deck	
W03	1	1	32"	36"	98 5/16"		33"X36 3/4"	Single Casement-hr		Garage	
W04	1	1	32"	36"	106"		33"X36 3/4"	Single Casement-hr		Garage/REAR DECK	
W05	1	1	30"	24"	94"		31"X24 3/4"	Single Awning	Yes	Kitchen/REAR DECK	
W06	1	2	36"	72"	96"		37"X72 3/4"	Double Hung	Yes	Kitchen/REAR DECK	
W09	1	2	36"	72"	96"		37"X72 3/4"	Double Hung		Living	
W10	1	2	36"	30"	137"		37"X30 3/4"	Fixed Glass		Living	
W11	1	1	72"	72"	96"		73"X72 3/4"	Fixed Glass		Living	
W12	1	1	72"	30"	137"		73"X30 3/4"	Fixed Glass		Living	
W13	1	1	36"	72"	96"		37"X72 3/4"	Double Hung		Living/Screened Porch	
W14	1	1	28"	42"	80"		29"X42 3/4"	Double Hung		Bath 01	
W15	1	1	66"	60"	90"		67"X60 3/4"	33 x 60" DH & 33 x 60" DH	Yes	Yes	PRIMARY BEDROOM
W16	1	1	32"	32"	80"		33"X32 3/4"	Single Casement-hl		PRIMARY BEDROOM/Front Deck	
W17	2	1	32"	48"	84"		33"X48 3/4"	Double Hung		Bath 02/Attic	
W18	2	2	32"	48"	84"		33"X48 3/4"	Double Hung	Yes	Bedroom 03/Attic	
W19	2	1	32"	48"	84"		33"X48 3/4"	Double Hung		LOFT/Attic	
W22	2	2	32"	60"	76"		33"X60 3/4"	Double Hung	Yes	Bedroom 02	
W23	2	1	48"	60"	76"		49"X60 3/4"	Fixed Glass		Bedroom 02	

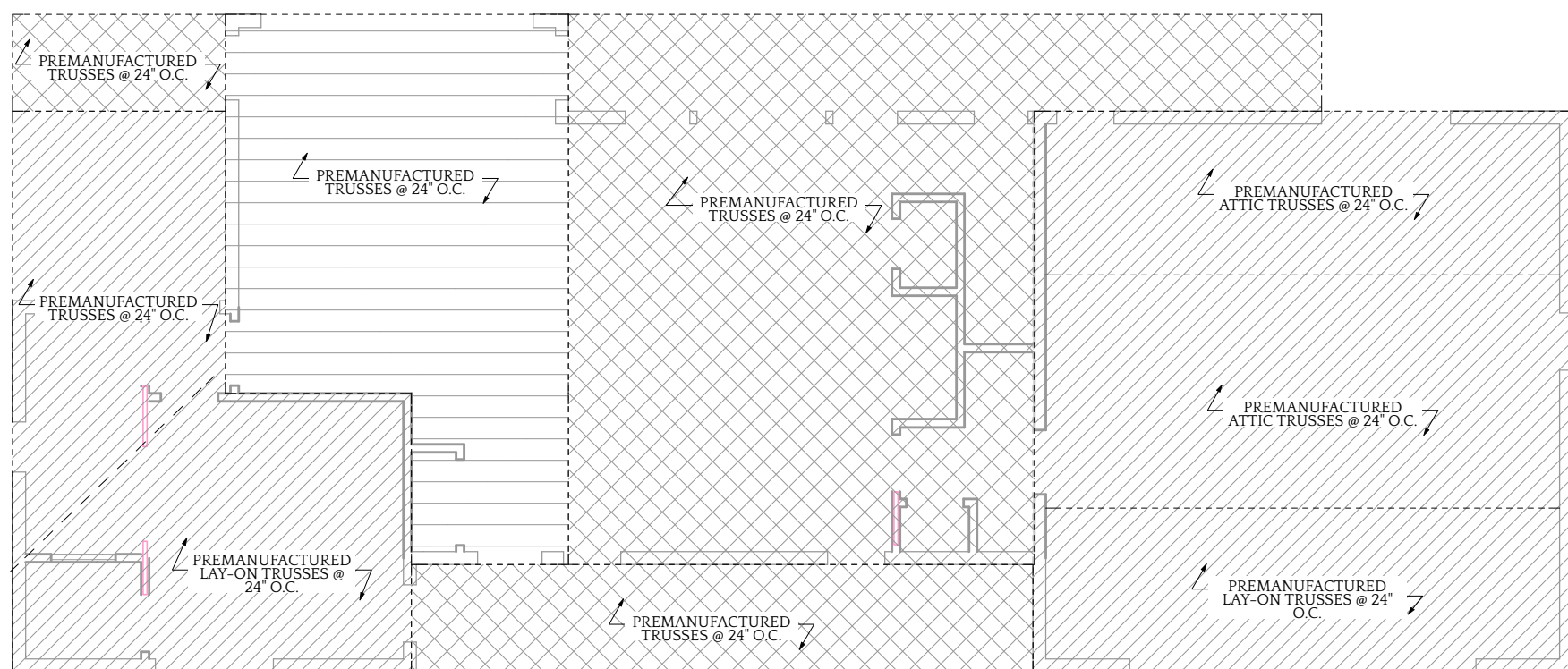
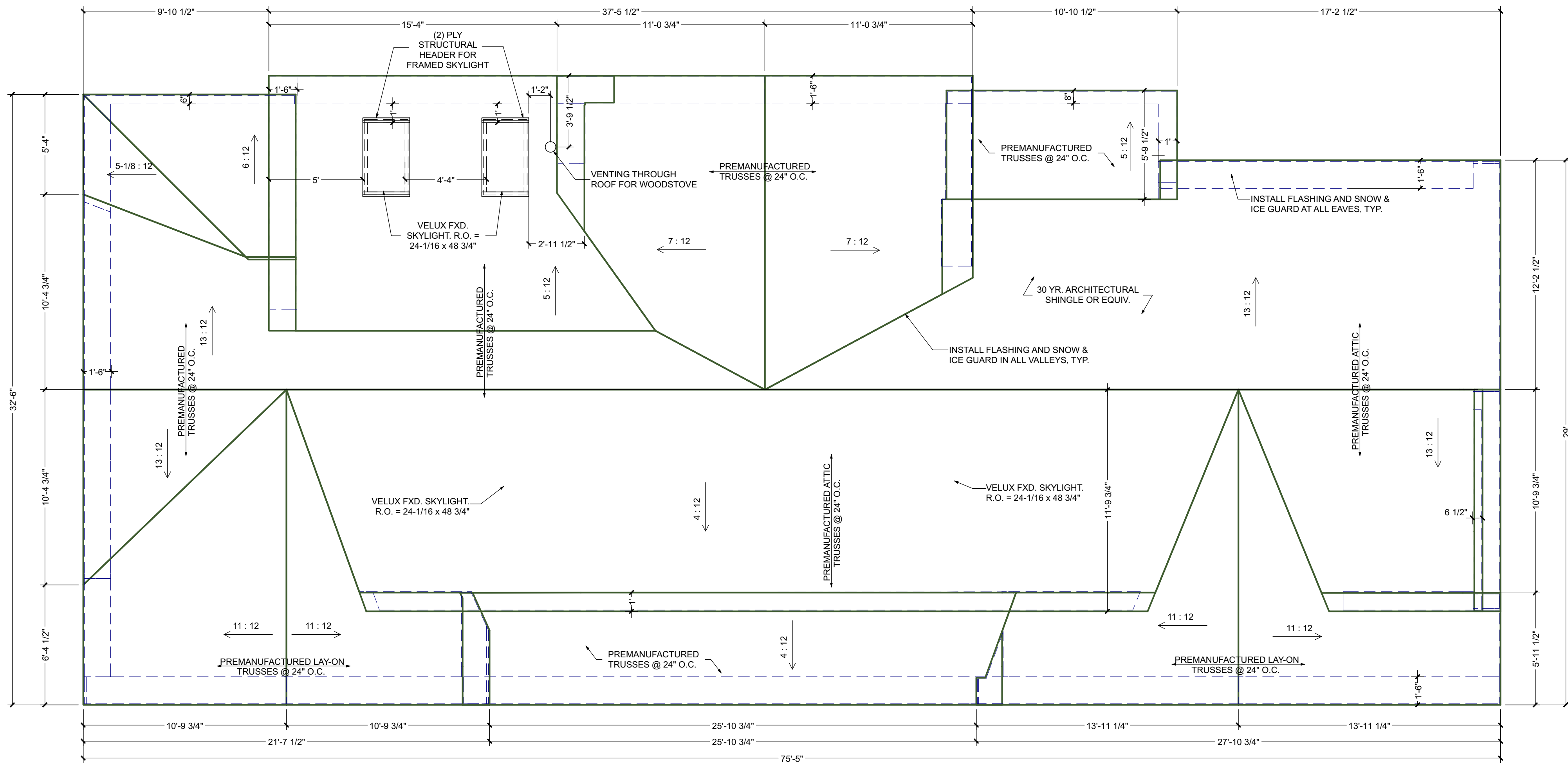


PROJECT: SHUGART CONTRACT SET  
 TITLE: PROPOSED UPPER FLOOR PLAN  
 DATE: 4/26/2024  
 DESIGNER: P. SHAW  
 SCALE: SEE VIEW

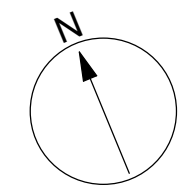
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JOB NUMBER:  
**2233**

CLIENTS: SARAH + BRAD SHUGART  
 ADDRESS: 14486 EDGEWATER DR. DEXTER, MI 48137  
 PARCEL #: D-04-06-355-025  
 PROJECT: New Home



- NOTES:**
- 30-YR ARCH. SHINGLE W/ SYNTHETIC UNDERLAYMENT, TYP.
  - SNOW + ICE GUARD AT ALL EAVES & VALLEYS
  - 18" ROOF OVERHANG U.N.O.



PROJECT:	SHUGART CONTRACT SET
TITLE:	ROOF PLAN
DATE:	4/26/2024
DESIGNER:	P. SHAW
SCALE:	SEE VIEW

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CLIENTS: SARAH + BRAD SHUGART  
ADDRESS: 14486 EDGEWATER DR. DEXTER, MI 48137  
PARCEL #: D-04-06-355-025  
PROJECT: New Home

PROJECT: SHUGART CONTRACT SET

TITLE: EXTERIOR ELEVATIONS

DESIGNER: P. SHAW

SCALE: SEE VIEW

DATE: 4/26/2024

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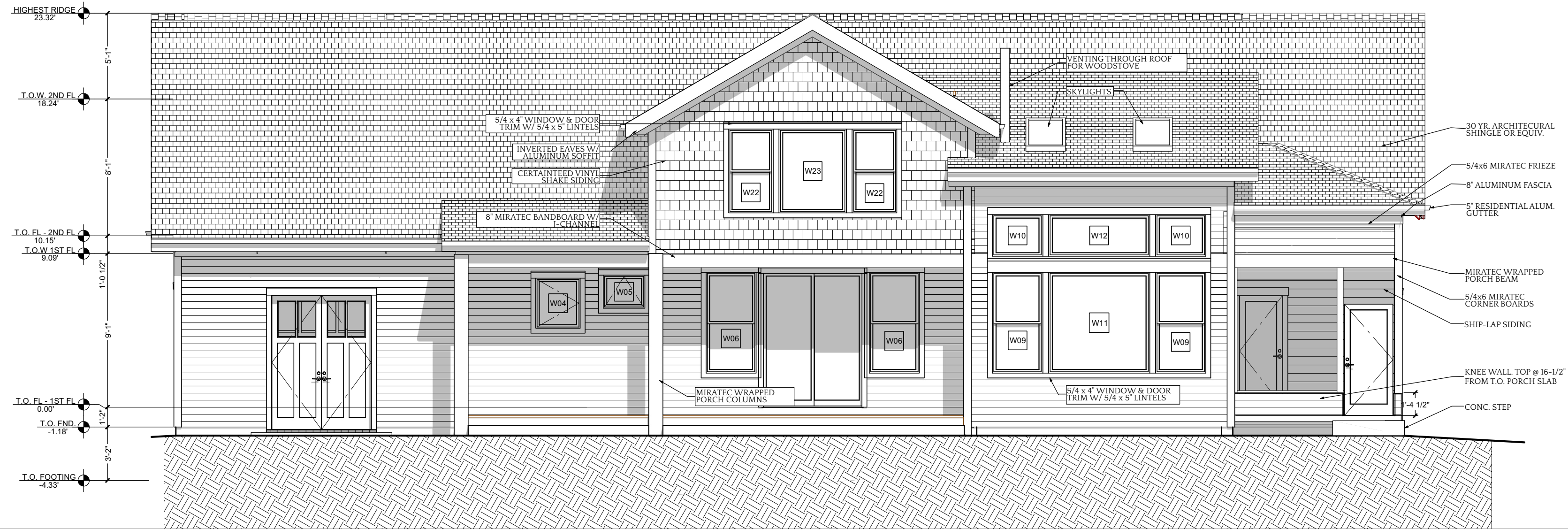
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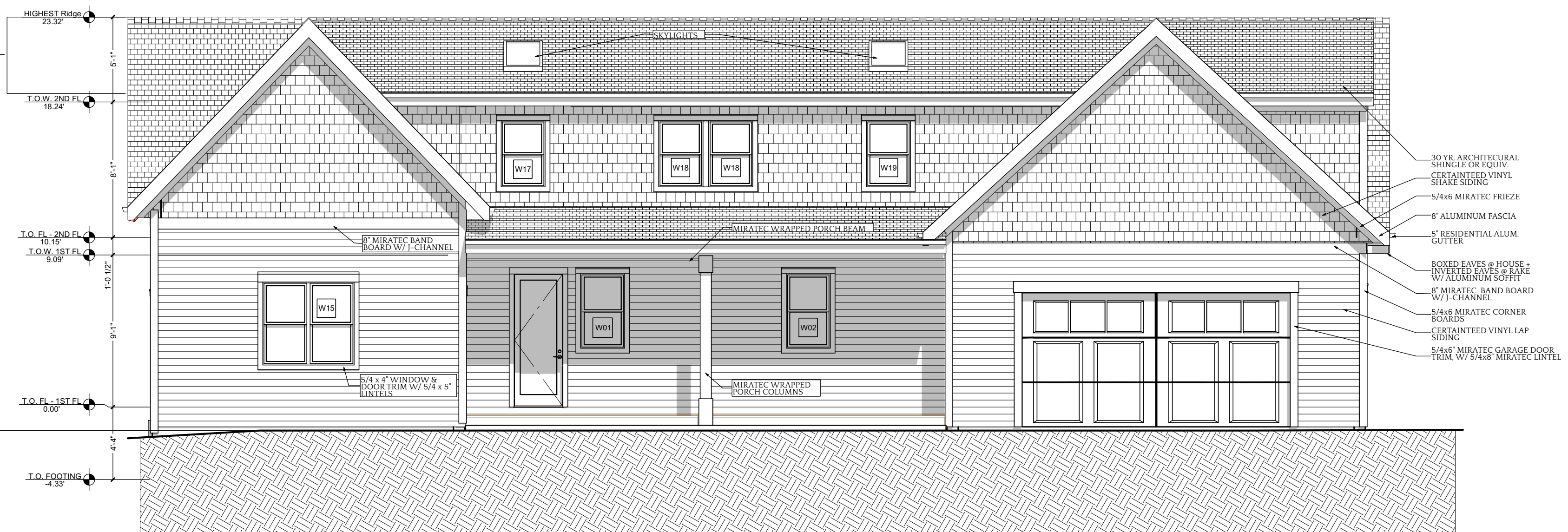
CLIENTS: SARAH + BRAD SHUGART  
ADDRESS: 14486 EDGEWATER DR. DEXTER, MI 48137  
PARCEL #: D-04-06-355-025  
PROJECT: New Home



## NORTH ELEVATION

SCALE: 3/16" = 1'

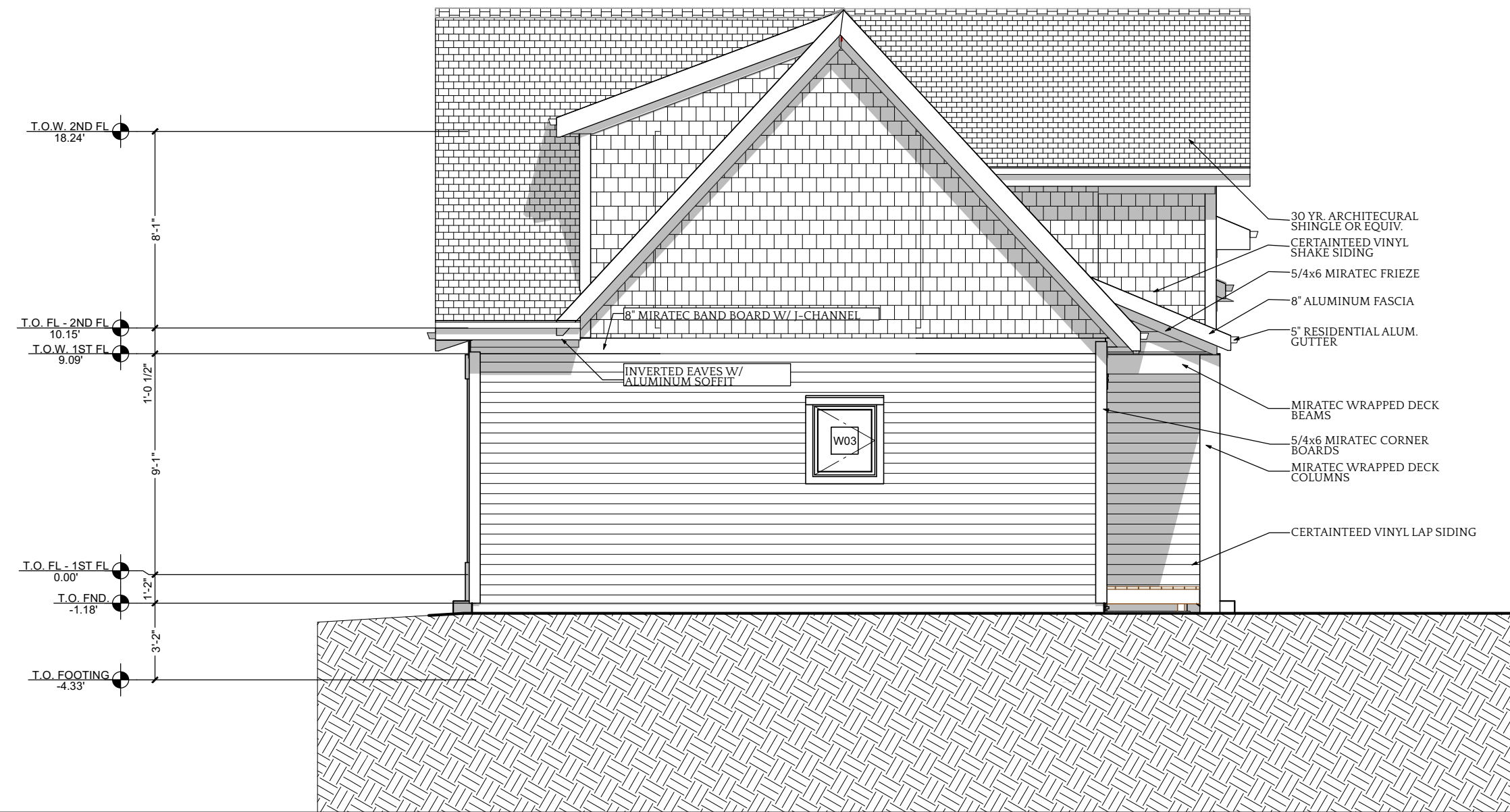
1  
A201



## SOUTH ELEVATION

SCALE: 3/16" = 1'

2  
A201



**EAST ELEVATION**  
SCALE: 3/16" = 1'

1  
A202



**WEST ELEVATION**  
SCALE: 3/16" = 1'

2  
A202

PROJECT: SHUGART CONTRACT SET

TITLE: EXTERIOR ELEVATIONS

DESIGNER: P. SHAW  
SCALE: SEE VIEW  
DATE: 4/26/2024



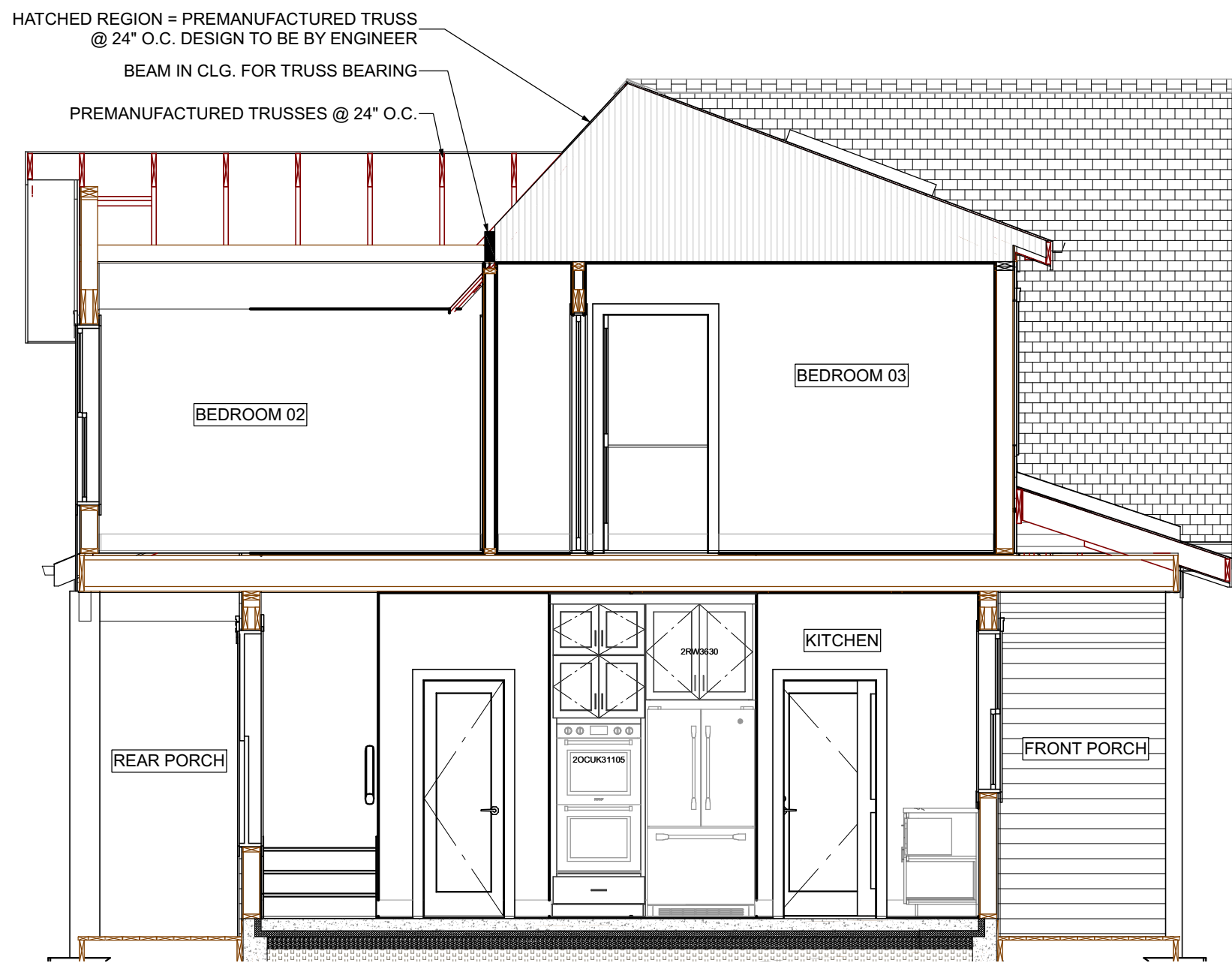
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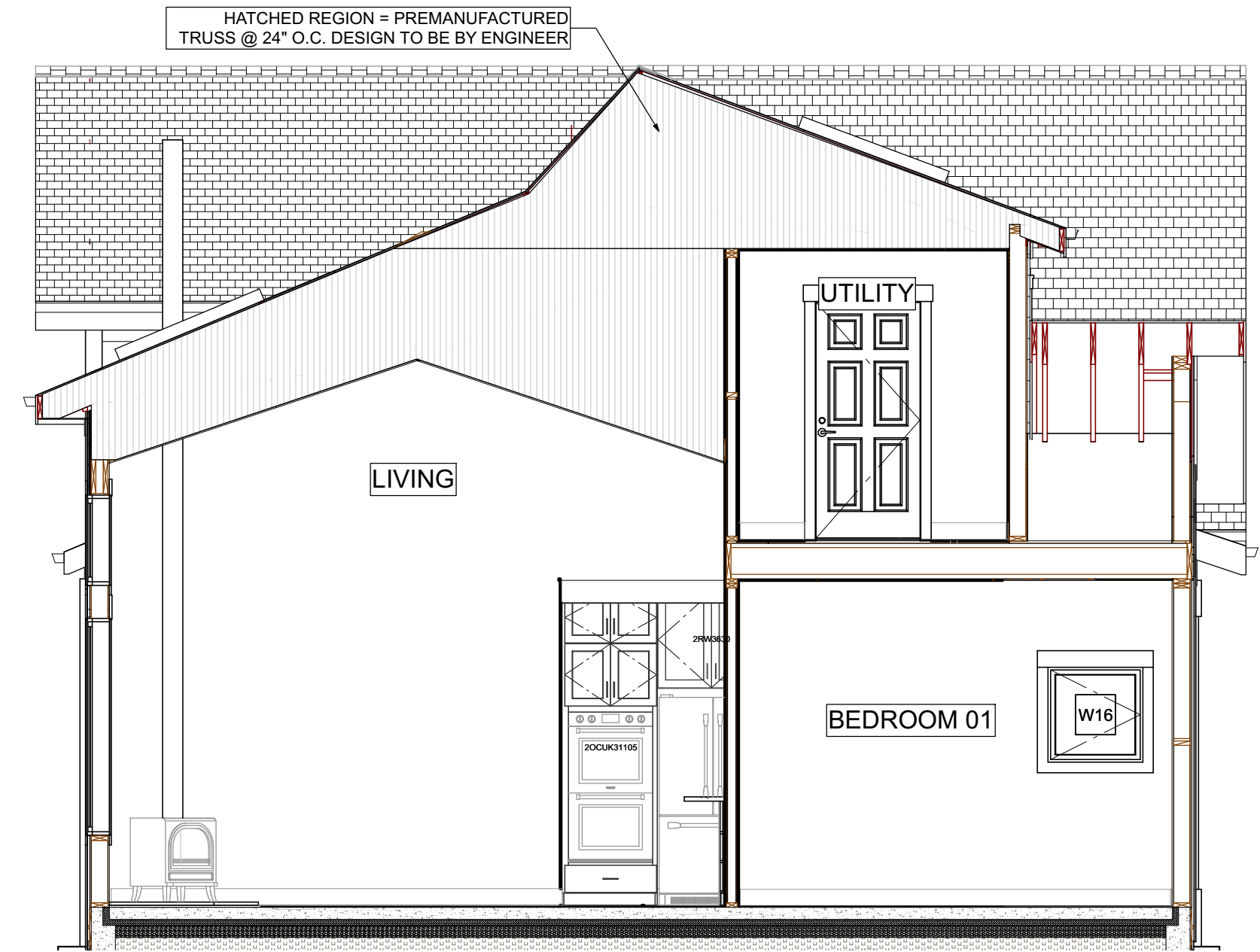
JOB NUMBER: 2233

CLIENTS: SARAH + BRAD SHUGART  
ADDRESS: 14486 EDGEWATER DR. DEXTER, MI 48137  
PARCEL #: D-04-06-355-025  
PROJECT: New Home

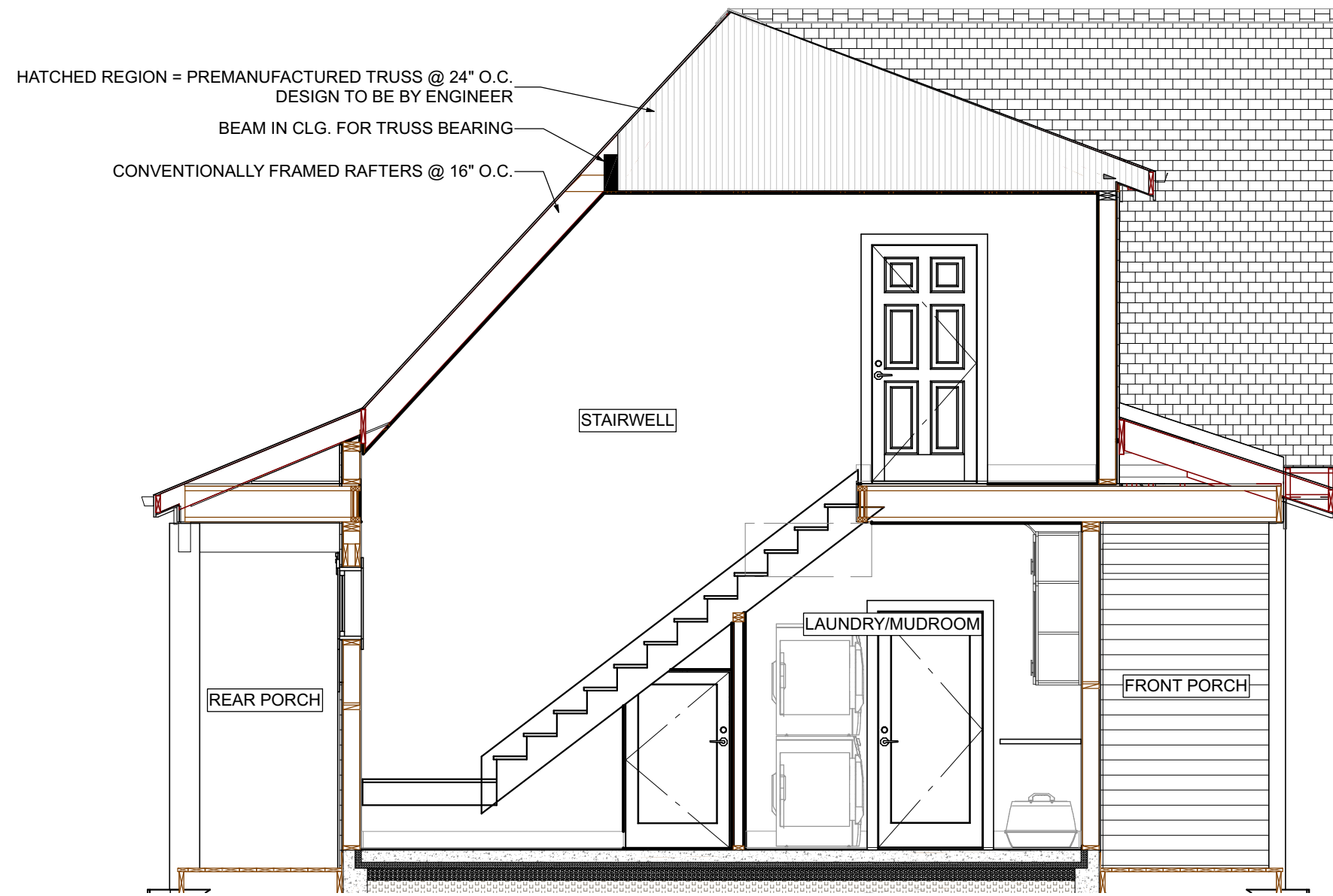
# A501



**SECTION @ KITCHEN** 3  
501  
SCALE: 1/4" = 1'



**SECTION @ LIVING** 2  
501  
SCALE: 1/4" = 1'



**SECTION @ STAIRWELL** 4  
501  
SCALE: 1/4" = 1'

PROJECT: SHUGART CONTRACT SET

TITLE: BUILDING SECTIONS

DESIGNER: P. SHAW

SCALE: SEE VIEW

DATE: 4/26/2024

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JOB NUMBER:

**2233**

CLIENTS: SARAH + BRAD SHUGART  
ADDRESS: 14486 EDGEWATER DR. DEXTER,  
48137

PARCEL #: D-04-06-355-025  
PROJECT: New Home

## BUILDING SECTIONS

SCALE: 1/4" = 1'

1  
A501

**Decision Criteria Review:**

The Zoning Board of Appeals shall have the power to authorize specific variances from the standards of the Zoning Ordinance provided that the spirit of that Ordinance is observed, the public safety secured, and substantial justice done. All the required findings listed below shall be met and the record of proceedings of the Zoning Board of Appeals shall contain evidence supporting each conclusion.

*A) Allow 18-foot front yard setback instead of 25-foot front yard setback*

<b>(1) Practical Difficulty 7.07(3)</b> <b>Does the requested variance meet the following standard:</b>	<b>A</b> 7.07(3)
	Footnotes –25-foot Setback Exceptions
<i>The strict application of the terms of this Ordinance would constitute a practical difficulty.</i>	
<b>(2) Physical Conditions 7.07(3)</b> <b>Does the requested variance meet the following standard:</b>	<b>A</b> 7.07(3)
	Footnotes –25-foot Setback Exceptions
<i>The practical difficulty is due to some physical condition peculiar to the property involved.</i>	
<b>3) Self-Created 7.07(3)</b> <b>Does the requested variance meet the following standard:</b>	<b>A</b> 7.07(3)
	Footnotes –25-foot Setback Exceptions
<i>The practical difficulty is not self-created.</i>	
<b>(4) Reasonable Amount Necessary 7.07(3)</b> <b>Does the requested variance meet the following standard:</b>	<b>A</b> 7.07(3)
	Footnotes –25-foot Setback Exceptions
<i>The variance is a reasonable amount necessary to mitigate the practical difficulty.</i>	



<b>(5) Public Health, Safety, and Welfare 7.07(3)</b> <b>Does the requested variance meet the following standard:</b>	<b>A</b>
	7.07(3) Footnotes –25-foot Setback Exceptions
<i>Approval of the variance will not be injurious to the public health, safety, and welfare.</i>	
<b>(6) Adjacent Properties 7.07(3)</b> <b>Does the requested variance meet the following standard:</b>	<b>A</b>
	7.07(3) Footnotes –25-foot Setback Exceptions
<i>Approval of the variance will not affect the use of the adjacent properties or the area in a substantially adverse manner.</i>	
<b>(7) Intent of the Ordinance 7.07(3)</b> <b>Does the requested variance meet the following standard:</b>	<b>A</b>
	7.07(3) Footnotes –25-foot Setback Exceptions
<i>Approval of the variance is consistent with the intent and purpose of this Ordinance.</i>	

Please place an ad in The Sun Times to run, **April 17, 2024**

**MEETING NOTICE**

Dexter Township Zoning Board of Appeals will meet on  
**Tuesday, May 7, 2024 at 6:00 pm**  
Dexter Township Hall, 6880 Dexter-Pinckney, Dexter, MI 48130  
734 426.3767

A copy of the application and submitted materials may be viewed at the Dexter Township Hall during business hours (8:30 am - 4:30 pm weekdays, excluding holidays). Information will also be available on the Zoning Board of Appeals page of the Township’s website, [http://dextertownship.org/ Board Commission/ZoningBoardofAppeals.aspx](http://dextertownship.org/BoardCommission/ZoningBoardofAppeals.aspx), five to seven days before the public hearing date.

<b>Petition Number:</b>	(24-ZBA-002)
<b>Applicant(s):</b>	Fred Dehn
<b>Project Description:</b>	Remove existing mobile home and construct a new single-family residential home.
<b>Petition Description:</b>	a) Request for variance from Sec 7.07(3): 25-foot local and private road setback
<b>Property Location:</b>	13879 Sauer Dr, D -04-18-132-016

<b>Petition Number:</b>	(24-ZBA-003)
<b>Applicant(s):</b>	RIEMCO Design + Build (contractor) on behalf of Brad and Sarah Shugart
<b>Project Description:</b>	Construct a new single-family residential home.
<b>Petition Description:</b>	a) Request for variance from Sec 7.07(3): 25-foot local and private road setback
<b>Property Location:</b>	14486 Edgewater Dr, D -04-06-355-025

Members of the public are welcome to attend the public hearing in person or by counsel to express views on the petition. Written comments should be addressed to the Zoning Board of Appeals, at the address above, or may be sent by email to the Director of Planning and Zoning at [dpz@dextertownship.org](mailto:dpz@dextertownship.org). All correspondence must be received by 12:00 noon on the public hearing date.

*This notice is posted in compliance with PA 267 of 1976 as amended (Michigan Open Meetings Act), being MCL 15.265(4), and the Americans with Disabilities Act (ADA) of 1990, as amended, being Title 42 Chapter 126 and Title 47 Chapter 5 of the United States Code.*

*The Zoning Board of Appeals will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon seven days’ notice to the Dexter Township Zoning Board of Appeals. Individuals with disabilities requiring auxiliary aids or services should contact the Office Manager at the address and/or phone number above.*

**MEETING NOTICE DEXTER TOWNSHIP ZONING BOARD OF APPEALS WILL MEET ON TUESDAY, MAY 7, 2024 AT 6:00 PM DEXTER TOWNSHIP HALL, 6880 DEXTER-PINCKNEY, DEXTER, MI 48130 734 426.3767**

A copy of the application and submitted materials may be viewed at the Dexter Township Hall during business hours (8:30 am - 4:30 pm weekdays, excluding holidays). Information will also be available on the Zoning Board of Appeals page of the Township's website, [http://dextertownship.org/ Board Commission/ZoningBoardofAppeals.aspx](http://dextertownship.org/BoardCommission/ZoningBoardofAppeals.aspx), five to seven days before the public hearing date.

<b>Petition Number:</b>	<b>(24-ZBA-002)</b>
<b>Applicant(s):</b>	Fred Dehn
<b>Project Description:</b>	Remove existing mobile home and construct a new single-family residential home.
<b>Petition Description:</b>	a) <i>Request for variance from Sec 7.07(3): 25-foot local and private road setback</i>
<b>Property Location:</b>	13879 Sauer Dr, D -04-18-132-016

<b>Petition Number:</b>	<b>(24-ZBA-003)</b>
<b>Applicant(s):</b>	RIEMCO Design + Build (contractor) on behalf of Brad and Sarah Shugart
<b>Project Description:</b>	Construct a new single-family residential home.
<b>Petition Description:</b>	a) <i>Request for variance from Sec 7.07(3): 25-foot local and private road setback</i>
<b>Property Location:</b>	14486 Edgewater Dr, D -04-06-355-025

Members of the public are welcome to attend the public hearing in person or by counsel to express views on the petition. Written comments should be addressed to the Zoning Board of Appeals, at the address above, or may be sent by email to the Director of Planning and Zoning at [dpz@dextertownship.org](mailto:dpz@dextertownship.org). All correspondence must be received by 12:00 noon on the public hearing date.

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