AGENDA

Regular Meeting
Tuesday, July 21, 2015
7:00 p.m.

1. Call to Order

2. The Pledge to the Flag

3. Roll Call of the Board

4. Approval of the Agenda

5. ZBA Case 08-2015, Parcel #4716-33-301-031 Dunlap’s East Shore Subdivision Lot 32, East Shore Dr.
   Whitmore Lake, MI 48189. Request a two foot variance from 38-171 Accessory Building, Structure and
   Uses to allow a side yard setback of three feet instead of the 5 foot required setback. The variance would
   allow for a 336 square foot detached garage to be built.
   a. Applicant’s Presentation of the Case – maximum of ten minutes
   b. Board members may question the Applicant
   c. Open Public Hearing – a maximum of three minutes shall be allotted to individuals, and a
      maximum of five minutes to a group representative
   d. Close Public Hearing
   e. Rebuttal by Applicant – a maximum of two minutes allotted
   f. Decision of the ZBA

6. New Business

7. Old Business

8. Meeting Minutes May 19, 2015

9. Correspondence

10. Call to the Public – maximum of three minutes shall be allotted to individuals, and a
    maximum of five minutes to a group representative

11. Adjournment

Posted July 2, 2015
Green Oak Charter Township
Zoning Board of Appeals
Regular Meeting Minutes
May 19, 2015

Roll Call: Wendy Hoover
Deborah Sellis
Joe Weinburger

Absent: Sarah Pearsall
Jim Tuthill

Guests: 4

Also Present: Debra McKenzie, Zoning Administrator

APPROVAL OF AGENDA

Motion by Hoover, second by Sellis
To approve the agenda as presented.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

Mr. Weinburger explained that there are only 3 board members present so the vote has to be unanimous. The applicants can choose to be heard at this meeting or wait until the next meeting when a full board will be present.

1. ZBA Case 07-2015, Parcel #4716-18-102-029 E.J. Reive’s Beachwood Subdivision Lot 27, Riverside Dr. Brighton, MI 48116. Request a variance to allow an accessory building on a parcel without a principal building on the same lot. 38-1, Accessory building or structure means a supplementary building or structure on the same lot or parcel of land as, and detached from the principal building or part thereof occupied by or devoted exclusively to any accessory use.

Representing ZBA Case 07-2015: Richard Dunwell, 8500 Riverside Drive
William Black, 8474 Riverside Drive
Karen Black, 8474 Riverside Drive

Ms. McKenzie recommended if the Board were to grant the request then they need to ask for a deed restriction so that the properties are tied together.

Mr. Dunwell explained that the lots are quite small on both sides of the road, and it is a private road. Most of the people that own a lot on one side of the road have a lot on the
other side of the road and then they have to come to the Board to ask for a variance to
be able to have an accessory building on the other lot. He explained that there have
been many people who have asked for this and have received the variance.

Mr. Dunwell stated that the practical difficulty is that they can't build a structure large
enough to hold anything. If the road wasn't there wouldn't be any difficulty and if there is
no other way to have an accessory building without putting it on the 2nd lot. Mr. Black
stated that the lot is very narrow, only about 50-60' wide.

Mr. Weinburger explained that a deed restriction would be needed so if the main lot was
sold then that accessory lot would go with it. Mr. Black stated they would agree to that.

Ms. Hoover asked if there are any topographical issues on the vacant lot. Mr. Dunwell
stated he didn't believe so.

Ms. Sellis confirmed that the pictures in the packet are neighboring accessory buildings.

Ms. Hoover questioned if they have plans yet. Mr. Black stated it would be a one story
garage with a loft of some sort, approximately 12.5' off each side boundary, could be 40'
to 48' wide. Ms. McMenize explained that the ordinance does state that the accessory
building can be no more that 50% of the main property's square footage size. Ms.
McMenize confirmed that the main residence is at 1800' which would allow for a 900'
accessory building.

Mr. Black explained that two boats and a car will be in the garage.

Mr. Weinburger opened the public hearing at 7:23 and closed it due to no comments.

Ms. Hoover asked if they can get by with a 900' accessory building, which is a 30 x 30
building. Mr. Black stated no.

Motion by Hoover, second by Sellis
To approve the variance request in ZBA Case 07-2015, to parcel #4716-18-
102-029 to allow an accessory building to be built on a parcel without the
principal building. Contingent upon the owners doing a deed restriction so
both parcels are sold together. The deed restriction shall be provided
before the building permit is obtained. The practical difficulty is the size of
the lot. The accessory building is in keeping of the general area of the lake
area. The principal area is not large enough to build a principle building on
it. The size of the building cannot exceed 1400 sq. ft and must comply with
all zoning ordinances.

Roll Call Vote:  Ayes: Unanimous
Nays: None

MOTION APPROVED

NEW BUSINESS - None
OLD BUSINESS - None

APPROVAL OF THE Meeting Minutes

Motion by Sellis, second by Hoover
To approve the minutes of April 21, 2015 as presented.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

CORRESPONDENCE - None

CALL TO THE PUBLIC

Randy Busick 2262 South Hill Road, Milford – He questioned the placement of a
garden shed and questioned if two would be allowed. He wanted to get a sense of
whether the ZBA would look favorably on it or not before his nephew spends the month
to come before the Board. He commented that the ZBA runs a good ship.

ADJOURNMENT

The Zoning Board of Appeals meeting was adjourned at 7:34 p.m. due to no further
business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333 ext.104 Fax: 810-231-5080

Zoning Board of Appeals Report

Case Number: ZBA-08-2015
Date of Application: 06/22/2015
Hearing Date: July 21, 2015
Applicant: Dennis Staley
Property ID: 4716-33-301-031
Property Address: 11842 East Shore Dr., Whitmore Lake, MI 48189

Applicable Provisions of the Zoning Ordinance:

Sec. 38-171


Report Prepared By: Debra McKenzie

Description of Property: This parcel is in section 33, Whitmore Lake area in the Dunlap’s East Shore Subdivision lot 32. The subject site is approximately .234 acres in size, and is zoned R1, Single Family.

Nature of Application: Request a variance from, 38-171. The applicant is requesting a 2 foot variance to allow for the construction of a 336 square foot detached accessory building.

Ordinance Number: 38-171 Accessory Building, Structure and Uses

<table>
<thead>
<tr>
<th>Setbacks - Waterfront</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shall not encroach upon waterfront yard setback</td>
<td>Not applicable</td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>Detached accessory buildings shall not be allowed in the front yard except for lots bordering on water.</td>
<td>Accessory building is 27 feet from the road (East Shore Dr.)</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------</td>
</tr>
<tr>
<td>Rear</td>
<td>5 feet</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Sides</td>
<td>5 feet **** A detached accessory building or structure to a residential building shall be located no closer than ten feet to any principal building. This shall exclude air conditioning units and electrical generators.</td>
<td>Building side yard setbacks: North side ***3 feet South side more than 5 feet</td>
</tr>
<tr>
<td>Number of buildings</td>
<td>Less than 10 acres are allowed 1 detached accessory building</td>
<td>One accessory building</td>
</tr>
<tr>
<td>Building Height</td>
<td>On lots or parcels with a net lot area of one (1) acre or greater no detached accessory building in an R-1, R-2, R-2A, R-3, RE, NR, or RM district shall exceed one and a half (1 ½) stories or twenty-two (22) feet in height. For lots or parcels with a net lot area less than one (1) acre, accessory buildings shall not exceed fourteen (14) feet in height. Accessory buildings in all other districts may be constructed to equal the permitted maximum height of structures in said districts.</td>
<td>Under 14 feet in height</td>
</tr>
<tr>
<td>Easements</td>
<td>Shall not be located in or on any utility or private road easement.</td>
<td>No easements shown on plan</td>
</tr>
<tr>
<td>Building size</td>
<td>A detached accessory building to a residential building may occupy not more than 25 percent of a required rear yard and/or 20 percent of any non-required rear yard. On parcels up to and including two (2) acres the accessory building shall not exceed fifty (50%) percent of the gross floor area of the principal building.</td>
<td>The accessory building does not occupy any required yard. The accessory building does not exceed 50% percent of the gross floor area of the principal building</td>
</tr>
</tbody>
</table>

**CASE FILE DOCUMENTS:**

1.1 Site Plan  
1.2 Aerial

**Written Correspondence and Documentation**
2.0 Completed application form
2.1 Letter of application with attachments
2.2 Proof of ownership
2.3 Notice of Public Hearing
2.4 Certificate of publication
Review Date: May 18, 2015
Name: Dennis & Jan Staley
Permit Request: 336 sq ft. detached accessory building
Application Location: 4716-33-301-031
Owners Address: 11842 East Shore Dr., Whitmore Lake, MI 48189

PROJECT DESCRIPTION:
The applicant requests a building permit to construct a 336 square foot detached accessory building. The subject site is approximately .234 acres in size, and is zoned R1, Single Family. This parcel is in section 33, in the DUNLAP’S EAST SHORE SUBDIVISION LOT 32.

Ordinance Number: 38-171 Accessory Building, Structure and Uses

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</tr>
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<td></td>
<td>South side more than five feet</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>The accessory building does not occupy any required yard.</td>
<td></td>
</tr>
</tbody>
</table>

Note: Sec. 38-184. Yard encroachments. (d) Chimneys, flues, belt courses, leaders, sills, pilasters, cornices, eaves, gutters, and similar features may project into any required yard a maximum of twenty-four (24) inches.

This application does not meet zoning compliance because the side yard setback does not meet the 5 foot requirement of section 38-171.

Sec. 38-94. Appeals.
(a) An appeal may be taken to the ZBA by any person, firm or corporation, or any officer, department, board or bureau affected by a decision of anybody charged with enforcement of this chapter or of an administrative official of the department of building and zoning concerning the administering and enforcing of the provisions of this chapter. Such appeal shall be taken within such time as prescribed by the ZBA by general rule, but in no event later than 30 days after the date of the decision from which the appeal is taken, by filing with the building administrator and the ZBA a notice of appeal, specifying the grounds thereof. The building administrator shall forthwith transmit to the ZBA all of the papers constituting the record upon which the action appealed from was taken.
(b) An appeal shall stay all proceedings in furtherance of the action appealed from, unless the building administrator certifies to the ZBA after the notice of appeal has been filed with him that, by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property, in which case, the proceedings shall not be stayed other than by a restraining order which may be granted by the ZBA or the circuit court, on application and due cause shown.
(c) The ZBA shall select a reasonable time and place for the hearing of the appeal and give notice thereof to the parties, and shall render a decision on the appeal without unreasonable delay. The ZBA shall state the grounds of each determination. Any person may appear and testify at the hearing, either in person or by duly authorized agent or attorney.
(Ord. eff. 1-31-1993, §11.4; Ord. eff. 7-18-1998)

State law references: Appeals, MCL 125.290.

[Signature]
Debra McKenzie,
Zoning Administrator,
810 231-1333 ext. 104
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333 ext.104  Fax: 810-231-5080

ZONING BOARD OF APPEALS
APPLICATION

DATE: 08-29-2015  CASE NUMBER: 08-2015
Office will fill in

INSTRUCTIONS:

Prior to any appeal being filed with the Green Oak Charter Township Zoning Board of Appeals (ZBA), an applicant must have first applied for a building permit from the Green Oak Charter Township Building Department. The building permit must have had an administrative review conducted by a designated Building and Zoning Official and subsequently be denied if it is to be later considered by the Zoning Board of Appeals. This denial must be obtained in writing and copies submitted with the appeal application form, in no event should the denial letter be older than 30 days after the date of the decision from which the appeal is taken. The ZBA appeal application costs are not refundable.

If an appeal is filed with the ZBA, the following application form and a site layout must be completed. ELEVEN COPIES of the application, site layout and any additional pages or documents that the applicant desires the ZBA to consider must be provided prior to the application form being accepted by the Zoning Administrator. All appeals must be filed by noon the third Wednesday (one month prior) to the scheduled meeting date, in order to be considered for that month’s meeting. There is a limit of five cases per monthly agenda, and applications are taken in order of submission. If more than five applications are received, the additional applications will be scheduled for the following meeting. The applicant or authorized representative must appear in person on their scheduled date. If an authorized representative is designated, the applicant must designate their authority in writing prior to the ZBA hearing being conducted. All costs exceeding the application fee are the responsibility of the applicant and must be paid in full prior to any building permits being issued.

All property owners and occupants within 300 feet of the petitioner’s property will be notified by 1st class mail not less than 15 days prior to the public hearing.

While there is not a prescribed method to a presentation to the ZBA, the applicant should be prepared to provide all available proofs, documents, evidence, etcetera to support their request for a variance at the time of the

Zoning Board of Appeals Application
revised 01-19-2011
hearing. Witnesses and/or any other tangible evidence to support the validity of
the request for variance will be accepted and considered by the ZBA.

Applicant Information
Name: **DENNIS M STAELEY**
Address: 1842 EAST SHORE DR
City/State/Zip: WHITMORE LAKE, MI 48189
Phone:
Fax:
E-Mail

Property Owner Information
Name: **DENNIS M STAELEY**
Address: 1842 EAST SHORE DR
City/State/Zip: WHITMORE LAKE, MI 48189
Phone: 31
Fax: 7
E-Mail

Location of Property for which the variance requested
Address 1842 EAST SHORE DR
Cross Streets MCKINNON E. SHORE DR
Tax Identification # Information available from the Green Oak Charter Township Assessing Dept.
Zoning District R-1 SINGLE FAMILY
Lot Size/Acreage 50.41 X 180 .284 ACRES
Current Use HOME

Variance Request 2 FOOT FROM 38.171
SIDE YARD SET BACK

Total Number of Variances Requested ONE

List the applicable Code Section Name, Section Number, and Subsection to be
considered by the ZBA. LOT 32 DUNLAPS E. SHORE SUB
This Information is contained in the Green Oak Charter Township Zoning Code Book
4716-33 301.031 SECTION 33

Describe Request INSTALL A 15X21' SINGLE CAR GARAGE IN A PLACE THAT DOES NOT IMPED ACCESS TO THE HOUSE

Zoning Board of Appeals
Application 2 revised 01-19-2011
Criteria for a Dimensional Variance

Please respond to the following statements. The application must meet all criteria in order to obtain a variance. 38-95 (8)

What are the exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone

THE VARIANCE IS NEEDED IN ORDER TO HAVE THE GARAGE IN A LOCATION THAT DOES NOT IMPede ACCESS TO THE HOUSE.

Such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

LOCATION OF GARAGE REQUIRES THE ADDITIONAL TWO FEET VARIANCE WHICH MEANS ONLY ONE VARIANCE IS NEEDED AS NOT TO IMPede ACCESS TO HOUSE.

The granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.

THE STRUCTURE WILL NOT AFFECT ANY SURROUNDING PROPERTIES OR ANYONE ELSE.

The granting of such variance will not adversely affect the purpose or objectives of the master plan of the township.

THE VARIANCE ALLOWING FOR A SINGLE CAR GARAGE WILL HAVE NO EFFECT ON THE MASTER PLAN OF THE TOWNSHIP.

The condition or situation of the specific piece of property, or the intended use of such property, for which the variance is sought is not of so general or recurrent a nature.

THE VARIANCE IS ALLOWING A PERMANENT STRUCTURE TO BE ERECTED.
You must provide the following information as part of your application:

1) Site Plan layout drawn to scale, which details the following:
   - Show all adjoining property setbacks and structures
   - Show existing and proposed setbacks from road right-of-ways
   - Show existing and proposed structures
   - Show required and existing setbacks by noting it on the site plan
   - Show NORTH arrow

2) Photographs of property in relation to roads and existing structures, when appropriate, to properly depict the reason for the appeal.

3) Written denial from the Planning and Zoning Administrator denying a building permit for this original request. 38-94 Appeal shall be taken within such time as prescribed by the ZBA by general rule, but in no event later than 30 days after the date of the decision from which the appeal is taken.

4) Eleven copies of the application, site layout and any additional pages or documents.

5) A completed application. Incomplete applications with missing information will be returned and not placed on the ZBA agenda until complete.

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for Township officials, employees, consultants and members of the Zoning Board of Appeals to conduct an on-site inspection.

Signature of Applicant

Signature of Owner, if different

Date: 6/22/15

Date: 6/22/15
Parcel Number: 4716-33-301-031
Jurisdiction: GREEN OAK TOWNSHIP
County: LIVINGSTON
Printed on: 07/14/2015

Grantor
Grantee

Sale Price
Sale Date
Inst. Type
Terms of Sale
Liber & Page
Verified By
Prctnt. Trans.

Property Address
11842 EAST SHORE DR

Class: RESIDENTIAL-IMPRO
Zoning: R1
Building Permit(s)
Date
Number
Status

School: WHITMORE LAKE
ADDITION/ALTERATION
05/17/2001
PB01-0188
FINALED

P.R.E. 100%

Owner's Name/Address
STALEY, DENNIS M
11842 EAST SHORE DR
WHITMORE LAKE MI 48189

DBA:

2016 Est TCV Tentative

X Improved
Vacant

Land Value Estimates for Land Table 032WL.032WL.WHITMORE LAKE LAND

<table>
<thead>
<tr>
<th>Description</th>
<th>Frontage</th>
<th>Depth</th>
<th>Rate</th>
<th>Salary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actual Front Feet</td>
<td>51</td>
<td>0.23</td>
<td>100</td>
<td>112,733</td>
</tr>
</tbody>
</table>

Factors:
- Value

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

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

Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value
--- | ---------- | -------------- | -------------- | --------------- |---------------|----------------|
2016 | Tentative  | Tentative      | Tentative      |                 |               |                |
2015 | 56,400     | 219,800        | 276,200        |                 |               | 237,411C       |
2014 | 56,400     | 208,300        | 264,700        |                 |               | 233,673C       |
2013 | 56,400     | 206,100        | 262,500        |                 |               | 229,994C       |

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*** Information herein deemed reliable but not guaranteed***
<table>
<thead>
<tr>
<th>Building Type</th>
<th>(3) Roof (cont.)</th>
<th>(11) Heating/Cooling</th>
<th>(15) Built-ins</th>
<th>(16) Porches/Decks</th>
<th>(17) Garage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>X Eavestrough Insulation</td>
<td>X Gas Wood Oil Coal</td>
<td>X Interior 1 Story</td>
<td>166 CFP</td>
<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td>0 Front Overhang</td>
<td>Oil Coal Steam</td>
<td>Interior 2 Story</td>
<td>28 WCP (1 Story)</td>
<td></td>
</tr>
<tr>
<td>Town Home</td>
<td>0 Other Overhang</td>
<td>X Forced Air w/o Ducts</td>
<td>562 Treated Wood</td>
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<tr>
<td>Duplex</td>
<td>(4) Interior</td>
<td>Forced Air w/ Ducts</td>
<td>186 CFP</td>
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<tr>
<td>A-Frame</td>
<td>X Drywall</td>
<td>Forced Hot Water</td>
<td>Prefab 1 Story</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wood Frame</td>
<td>X Drywall</td>
<td>Electric Baseboard</td>
<td>Prefab 2 Story</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Faster Paneled</td>
<td>Elc. Cel. Radiant</td>
<td>Interior 1 Story</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Wood &amp; G</td>
<td>Radiant (in-floor)</td>
<td>Exterior 2 Story</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Style</td>
<td>2 STORY</td>
<td>Electric Wall Heat</td>
<td>Intermc</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yr Built Remodeled</td>
<td>1950 100 0</td>
<td>Space Heater</td>
<td>Jacuzzi Tub</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Condition for Age:</td>
<td>Average</td>
<td>Wall/Floor Furnace</td>
<td>Jacuzzi repl Tub</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Forced Heat &amp; Cool</td>
<td>Oven</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Room List</td>
<td>(5) Floors</td>
<td>Wall Pump</td>
<td>Microwave</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Kitchen: Hardwood</td>
<td>No Heating/Cooling</td>
<td>Standard Range</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other: Carpeted</td>
<td></td>
<td>Self Clean Range</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other:</td>
<td></td>
<td>Sauna</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>X Drywall</td>
<td></td>
<td>Trash Compactor</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2 Basement</td>
<td></td>
<td>Central Vacuum</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4 1st Floor</td>
<td></td>
<td>Security System</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4 2nd Floor</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>16 Bedrooms</td>
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<tr>
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<td>(6) Ceilings</td>
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</tr>
<tr>
<td></td>
<td>X Drywall</td>
<td></td>
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<td>2 Exterior</td>
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<td></td>
<td>Wood/Shingle Aluminum/Vinyl</td>
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<td></td>
<td>X Brick</td>
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<td>X Insulation</td>
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<td>(2) Windows</td>
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<td>Many X Avg.</td>
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<td>1 Large Avg.</td>
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<td>Few</td>
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<td>X Conc. Block</td>
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<td>X Poured Conc.</td>
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<td></td>
<td>X Stone</td>
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<td>X Treated Wood</td>
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<td>X Concrete Floor</td>
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<td>(9) Basement Finish</td>
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<td></td>
<td>X Double Glass</td>
<td>Recreational SF</td>
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<td>X Pato Doors</td>
<td>Living SF</td>
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<td>X Storms &amp; Screens</td>
<td>Living SF</td>
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<td></td>
<td>X Window</td>
<td>X Walkout Doors</td>
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<td>X No Floor SF</td>
<td>No Floor SF</td>
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<td>(10) Floor Support</td>
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<td>1 Joists</td>
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<td>Unsupported Le.:</td>
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<td>Contrl. Sup.</td>
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<td>1 Public Water</td>
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<td>1 Public Sewer</td>
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<td>1 Water Well</td>
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<td>1000 Gal Septic</td>
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<td>2000 Gal Septic</td>
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<td>(14) Water/Sewer</td>
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<td>Lump Sum Items:</td>
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*** Information herein deemed reliable but not guaranteed***
"DUNLAP'S EAST SHORE SUBDIVISION"
A PART OF NE 1/4, SECTION 3, A PART OF NW 1/4, SECTION 4, T. 7 S., R. 5 E., LIVINGSTON COUNTY, ILLINOIS

DESCRIPTION OF LAND PLATTED: The land embraced in the unimproved part of DUNLAP'S EAST SHORE SUBDIVISION is a part of section 3, a part of section 4, T. 7 S., R. 5 E., Livingston County, Illinois, as follows: Beginning on the northeast corner of section 4, T. 7 S., R. 5 E., Livingston County, Illinois, is the southeast corner of the above described tract, thence south 39° 47' west 100.00 feet, thence west 39° 47' north 100.00 feet, thence north 89° 47' east 90.00 feet, thence east 89° 47' south 90.00 feet to the place of beginning.

CERTIFICATE OF APPROVAL: By the Board of County Commissioners of Livingston County, Illinois, this plat was approved on the 1st day of December, 1939.

CERTIFICATE AS TO COUNTY ROAD: The hereby certify that said plat appears to include land located on a county road.

SECOND COPY (Livingston County)

COUNTY TREASURER'S CERTIFICATES RELATING TO TAXES:
Office of County Treasurer, Livingston County.

I hereby certify that there are no tax delinquents, real or personal, for the current year ending the 31st day of December, 1939, in the current tax delinquency lists approved for the current year.

January 1, 1940.

[Signature]
County Treasurer, Livingston County.
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333 ext. 104 Fax: 810-231-5080

AFFIDAVIT OF MAILING OF PUBLIC HEARING NOTICES

STATE OF MICHIGAN

Ss

COUNTY OF LIVINGSTON

REASON FOR PUBLIC HEARING: Variance
NAME OF APPLICANT: Dennis Staley
ADDRESS OF APPLICATION: 11842 East Shore Dr., Whitmore Lake, MI 48189
DATE OF PUBLIC HEARING: July 21, 2015
BOARD HOLDING PUBLIC HEARING: Zoning Board of Appeals

Type of Hearing:
(x) Zoning Board of Appeals
( ) Special Use Permit
( ) Rezoning
( ) Other

I, Debra McKenzie, being first duly sworn, do hereby depose and say that I caused to be prepared for mailing, and mailed by First Class mail, on July 2, 2015, a Notice of Public Hearing, a true copy of which is attached hereto and made a part hereof, to each owner of or party in interest in property located within three hundred (300) feet or five hundred (500) feet whichever is appropriate and/or adjoining the subject’s property line described in the subject’s property description, as such name and address of owner is described in the attached Notice, and as such name and address appears in the computerized property tax assessment roll records of the Assessing Department of Green Oak Charter Township as of the date of the computer printout; and printed out mailing labels from that computerized database for said parcels affected; that each such envelope had contained therein the appropriate Notice of the aforesaid hearing, was securely sealed with postage fully prepaid thereon for First Class Mail delivery; and that all of said envelopes were placed on the outgoing mail receptacle at Green Oak Charter Township Hall in Brighton, Michigan on the said date for the above referenced hearing meeting.

Debra McKenzie,
Zoning Administrator
4716-33-301-003  
BREWER, GARY  
11554 EAST SHORE DR  
WHITMORE LAKE MI 48189

4716-33-301-013  
ROMINE, CHRISTOPHER & SUSAN  
11636 EAST SHORE DR  
WHITMORE LAKE MI 48189

4716-33-301-025  
NELSON, KEITH W  
11776 EAST SHORE DR  
WHITMORE LAKE MI 48189

4716-33-301-028  
MARSHICK, CATHERINE  
11812 EAST SHORE DR  
WHITMORE LAKE MI 48189

4716-33-301-031  
STALEY, DENNIS M  
11842 EAST SHORE DR  
WHITMORE LAKE MI 48189

4716-33-301-034  
KACZMARZEK, RICHARD & PATRICIA TRUST  
11872 EAST SHORE DR  
WHITMORE LAKE MI 48189

4716-33-301-004  
ATKINS, DAVID & ERIN  
11562 EAST SHORE DR  
WHITMORE LAKE MI 48189

4716-33-301-010  
BREWER, RANDY  
11690 EAST SHORE DR  
WHITMORE LAKE MI 48189

4716-33-301-018  
DANCKIK, MICHAEL & DONNA  
11694 EAST SHORE DR  
WHITMORE LAKE MI 48189

4716-33-301-026  
HOPKINS, MARY & ROBERT  
22795 CURRIE RD  
SOUTH LYON MI 48178

4716-33-301-027  
HOPKINS, MARY & ROBERT  
22795 CURRIE RD  
SOUTH LYON MI 48178

4716-33-301-029  
FENA, NOE Z & LISA M  
9368 HILDA LN  
FLUSHING MI 48433-9743

4716-33-301-030  
WORDEN, RICHARD D  
11836 EAST SHORE  
WHITMORE LAKE MI 48189

4716-33-301-032  
BLUNK, MARVIN & LINDA  
11848 EAST SHORE DR  
WHITMORE LAKE MI 48189

4716-33-301-033  
ARMSTRONG, BRIAN & KIMBERLY  
11856 EAST SHORE DR  
WHITMORE LAKE MI 48189

4716-33-301-048  
KRICHBACH, MATTHEW E  
11750 EAST SHORE DR  
WHITMORE LAKE MI 48189

4716-33-301-005  
PRICE, MARGARET G  
503 LEWIS LN  
FREMONT MI 49412
NOTICE OF PUBLIC HEARING

PLEASE BE NOTIFIED THAT THE GREEN OAK CHARTER TOWNSHIP ZONING BOARD OF APPEALS WILL HOLD A PUBLIC HEARING ON JULY 21, 2015 AT 7:00 P.M. AT THE GREEN OAK CHARTER TOWNSHIP HALL, 10001 SILVER LAKE ROAD, BRIGHTON, MI for the purpose of hearing the following variance request.

ZBA Case 08-2015, Parcel # 4716-33-301-031 Dunlap's East Shore Subdivision Lot 32, 11842 East Shore Dr. Whitmore Lake, MI 48189. Request a two foot variance from 38-171 Accessory Building, Structure and Uses, to allow a side yard setback of three feet instead of the 5 foot required setback. The variance would allow for a 336 square foot detached garage to be built.

Public comments and participation are both encouraged and welcome, either in person at the Public Hearing or in writing to Debra McKenzie, Zoning Administrator, 10001 Silver Lake Road, Brighton, MI 48116 by FAX at 810. 231-5080 or E-Mailed to Planning-Zoning@twp.green-oak.mi.us prior to noon, July 21, 2015.

Persons with disabilities needing accommodations for effective participation in this meeting should contact the Green Oak Charter Township Clerk's Office at least 5 business days prior to the meeting to request mobility, visual, hearing or other assistance.

Green Oak Charter Township Zoning Board of Appeals

Notice of Posting according to Act 359 of 1947; Posted: July 2, 2015 & Published July 2, 2015