GREEN OAK CHARTER TOWNSHIP
Planning and Zoning Department
Zoning Board of Appeals

AGENDA

Regular Meeting
Tuesday, May 21, 2019
7:00 p.m.

Green Oak Charter Township Hall
10001 Silver Lake Road
Brighton, MI 48116

1. Call to Order
2. The Pledge to the Flag
3. Roll Call of the Board
4. Approval of the Agenda

5. ZBA Case 02-2019, Parcel # 4716-22-301-094, Located at 9440 Silverside Dr., South Lyon MI 48178
   Request a variance from Section 38-136 side yard setbacks. The applicant is requesting both side yard
   setback to be at 7 feet instead of the required 15 feet.
   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. Approval of April 23, 2019 Meeting Minutes
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

Adjournment

Posted May 10, 2019

ZONING BOARD OF APPEALS
Steven Showerman, Chairperson
Sarah Pearsall, Vice Chairperson
Todd Krebb's, Secretary
James Yuill

Dan Rainko, Twp Board Rep.
Bill Besso
Christopher Loper

10001 Silver Lake Road, Brighton, Michigan 48116-8361 (810) 231-1333
www.greenoaktwp.com Fax (810) 231-5080
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-02-2019
Date of Application: 4/10/2019
Hearing Date: May 21, 2019
Applicant: Tamara Smith
Property ID: 4716-22-301-094
Property Address: 9440 Silverside Dr., South Lyon MI 48178

Action Requested: Variance from 38-136 Side Yard Setback to allow for each side yard to be at seven feet instead of the required 15-foot side yard setback

Nature of Application: Request a variance from Section 38-136 to allow for a new single-family home to be built.

Zoning District: R-2 Single Family Residential

PROJECT AND SITE DESCRIPTION

On February 28, 2019 the applicant applied for a building permit to demo the existing home and rebuild a new single family. The applicant would like to build a new home that is approximately 3,300 square feet. The original home was built in 1931. The property is located within the SILVER LAKE SUB-DIVISION on lot 85. The Silver Lake Subdivision was platted in 1917. The subject property is approximately .275 acres in size with 49 feet of frontage along Silverside Dr., South Lyon MI 48178. The property meets the minimum requirements for lot requirements based on current ordinance. The applicant is requesting two side yard setback variances of 8 feet to allow the construction of a new single-family home to have a 7’ feet setback from both property lines; a minimum side yard setback of 15’ feet is required for residential structures in the R-2, Single-Family Residential District.
The applicant is requesting two variances from Section 38-136 for side yard setback of 7' feet instead of the required 15' feet.

The surrounding properties are predominately single-family dwellings.

The subject property is in section 22. The homes in this area were built in the 1930s. As shown on the site plan, the site is approximately .275 Acres in size, and the maximum buildable area permitted under R-2 zoning is 30% of the site. The dwelling is currently considered to be a legal non-conforming building site. The intent of the side yard setback requirements is to allow adequate space between structures on neighboring properties. The reduction in setbacks would not impact site coverage or distance between structures. Without the approval of the requested setback variance, construction of the new single-family home as designed will not be possible.
The Zoning Board of Appeals shall have the authority to authorize site variation or modification of the provisions of the Zoning Ordinance, with such conditions and safeguards as it may determine, as may be in harmony with the spirit of this Zoning Ordinance, and so that public safety and welfare will be secured and substantial justice done, where, owing to special conditions, a literal enforcement of the provisions of the Zoning Ordinance would involve practical difficulties or unnecessary hardship.

According to the Zoning Ordinance, no such variance or modification of the provisions of the Zoning Ordinance shall be granted unless it appears that, at a minimum, all the facts and conditions listed in Section 38-95. of the Zoning Ordinance exist.

a. **Are there 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. (including the land or a structure or building thereon) rather than the individual situation or desire of the applicant or property owner. In other words, the problem or exception or extraordinary circumstances or conditions must be inherent in the land, structure, or building involved.**

The property is zoned R2 – Single Family Residential and is 11,979 square feet which is much smaller than with the required 21,750 square feet. The subject site is uniform in shape with many of the other parcels in Silverlake Subdivision. Other properties in the district have been developed for single family residential uses.

**B. The variance must be necessary for the preservation and enjoyment of a substantial property right which is similar to that possessed by other properties in the same zoning district and vicinity. (NOTE— a possible increased financial return shall not, of itself, be deemed sufficient to warrant a variance.)**

As stated in the applicant’s letter and site plan, the soil conditions on the property do not allow for a basement to be placed on the same location. The property has a well and a private septic field. The existing septic field and reserve drain field makes it impossible to place the new single-family home in a different location.

**C. Would granting of such variance or modification 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 setback requirements for residential land was established to protect those residential uses. The proposed new single-family home would be located 7 feet from the property line. The adjacent property owner home is located 22 feet from the existing home. Staff defines the public interest to be the welfare or well-being of the public. Staff finds no evidence that the placement of the structure 7 feet from the property line would create conditions that conflict with the welfare or well-being of the public. The variance does not
appear to create material injury or unsafe conditions to adjacent property owners or deprive them from the use of their property.

D. **Does the granting of the variances adversely impact the objectives of the Master Plan.**

The variance does not adversely impact the objective of the Master Plan.

E. **Is the condition or situation of the specific piece of property, or the intended use of such property, for which the variance is sought is of so a general or recurrent nature.**

The conditions are related to the placement of the existing structure on the lot. The use is currently single family residential the proposed project will not change the use of the property.

F. **The ZBA must also find that the applicant has practical difficulty complying with the Ordinance provision or provisions at issue.**

The applicant is unable to place the new single-family structure elsewhere on the property because of existing conditions.

**RECOMMENDATIONS**

Staff recommends the ZBA open the public hearing, take testimony, close the public hearing, evaluate the proposal for conformance with the applicable regulations, and deny or approve the application. In the motion to deny or approve the project the ZBA should incorporate the ZBA’s discussion and analysis of the project and the findings in the staff report.

Staff recommends that the Zoning Board evaluate the applicant’s requests based on the considerations in Section 38-95. of the Zoning Ordinance, listed above.

If the Zoning Board of Appeals determines the requested variance is justified, the following facts and conclusions can be used as a basis of that decision:

There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same district. The area is predominately residential in nature. Physical conditions and circumstances exist that now limit the options on where a New single-family home can be placed. Although the subject site is uniform in shape with many of the other parcels of the Silverlake Subdivision created in 1917, staff does consider the parcel to be somewhat irregularly shaped. Staff notes that although the property is smaller than the minimum lot size required in R2 zoning district. This is a result of the existing lot dimensions created in 1917 of 50 feet width
(where 125' is required). As such the subject site is 75' narrower in width than is typically required. With the neighboring parcels essentially being narrow.

The position of the existing septic field on the property limits possible locations of any additional structure. The septic field restricts the placement of the new single-family home. The soil conditions on the site interferes with the placement of new single-family home.

The variance is necessary for the preservation or enjoyment of a substantial right possessed by other property owners in the same district. New single-family homes are permitted in the R-2 single family residential zoning district. The location of the existing septic field interferes with the ability to erect the home within the area on property appropriately. The reduced setbacks will be compatible with immediately adjacent property and, therefore, the requested variance has little potential to affect the order and convenience of the public health, safety, morals, etc.

The granting of the variance would not be detrimental to the public welfare and injurious to the other properties in the area. Reducing the side setback to allow for the home would not affect neighboring properties values.

The granting of the variances would not adversely impact the objectives of the Master Plan. The location is on property zoned and planned for residential use. The purpose and intent of requiring setbacks for structures is primarily to maintain uniform lot development, as well as maintaining similar architectural appearance on each lot. If granted, reducing the side setback to allow placement of the home should not impair the purpose and intent of the Master Plan.

The parcels in section 22 range in size. The variance request is not so recurrent in nature as to require an amendment to the Zoning Ordinance. The request is specific to the needs of the applicant, site conditions of the subject parcel. The conditions related to the size of the property and placement of the existing structure on the lot are unique and not ordinarily found in the R2 zoning district. Since the current setback requirements were created by the Zoning Ordinance long after the property was platted and first built upon, the need for the variance arises from the Zoning Ordinance rather than the actions of the owner.

If the Zoning Board cannot find in favor of the applicant for each of the consideration listed in the Zoning Ordinance the Board should deny the request.

If the Zoning Board of Appeals determines the requested variance is not justified, the following facts and conclusions can be used as a basis of that decision.

There are no exceptional or extraordinary circumstances or conditions applicable to the applicants site that does not apply generally to sites in the same zoning
district. The minimum lot size for property located in the R-2 (Residential, Single-Family,) zoning district is 21,750 square feet. The subject site's lot size is approximately 11,979 square feet. The minimum lot width for R-2 zone lot is 125 feet. The subject lot width is 50.0 feet. There are other locations on the lot where a new single-family home is possible without encroaching into any required setbacks.

Granting the application is not necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship. The soil conditions on this property are not peculiar to the piece of property involved. There are similarly sized lots in the immediate area and throughout the neighborhood.

The granting of the variance would be detrimental to the public welfare and injurious to other properties in the area. The setbacks were established to protect those in residential uses. The site is in the R-2 Zoning District Master Plan area. Parcels in this area are primarily residential and regulated under the intent of the Single Family Residential Zoning District requirements. The proposed project would not adversely affect the purpose or objectives of the Master Plan.

The condition or the intended use is of a general or recurrent nature.

Notices: Notice of public hearing sent to the applicant, May 2, 2019
Notice of public hearing published in the Livingston County Press and Argus, May 2, 2019

Report Prepared By: Debra McKenzie

CASE FILE DOCUMENTS:
1.0 Zoning Board of Appeals Report
11 Zoning Map
1.2 Minutes
1.3 GIS Map
1.4 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
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 first 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
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: Joel Hudson
Address: 4079 Highview Ct
City/State/Zip: Waterford, MI 48329
Phone: 248-895-7638 Fax:
E-Mail joel.l.hudson@gmail.com

Property Owner Information
Name: Tamara Smith
Address: 9440 Silverside Dr
City/State/Zip: South Lyon, MI 48178
Phone: 248-763-0633 Fax:
E-Mail trackmama@hotmail.com

Location of Property for which the variance requested
Address 9440 Silverside Dr, South Lyon, MI 48178
Cross Streets Silverside Dr and Ridge Rd
Tax Identification # 4716-22-301-094
Zoning District R2
Lot Size/Acreage 0.275 acres (11,979 sqft)
Current Use 1,645 sqft

Variance Request from 38-136 to allow for each side yard setback to be seven feet instead of the required 15 feet side yard setback.

Total Number of Variances Requested 2

List the applicable Code Section Name, Section Number, and Subsection to be considered by the ZBA. Sec. 38-136
This information is contained in the Green Oak Charter Township Zoning Code Book R2 Zone Side Yard Minimum Setback Required: 15 ft

Describe Request to allow for each side yard setback to be seven feet instead of the required 15 feet side yard setback.
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

See attached sheet.

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.

See attached sheet.

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.

See attached sheet.

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

Granting of variance would not impact the Master Plan

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

Condition is not recurrent in nature.
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 property, and many other properties on Green Oak (Silver) Lake, is irregular in shape and size. The lot width at the lake is 48 feet. The lake, side property boundaries, existing septic field and septic tank provides the primary hardship and reason for the variances. The existing detached garage, well, septic system, gas and electric utilities prevent building on other locations on the property.

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.

- The current structure on the property is not supported properly and is sinking and may become a health risk. A demolition and new build with an engineered Deep Foundation System is required for the soil composition (comprising mostly of sand) in order for the property to be usable.
- The existing structure is approximately 2,400 sq-ft, with a basement of about 1,385 sq-ft. The current structure totals in about 3,800 sq-ft of usable space. The proposed structure cannot have a basement, its foundation must be above the waterline. We would like to preserve a fraction of the useable square footage of the current structure and build an approximate 3,300 sq-ft house.
- Compared to the neighbors, the current structure is closest to the lake. The proposed structure will adhere to the average waterfront setback requirement defined in Sec 38-137(i) and will increase the lake view access for each neighbor.
- Existing structures on the lake often already break the side setback requirement for Zone R2.

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 current structure has an attached deck with extends west and encroaches the side property line. Emergency vehicles would not be able to traverse between the neighbor and current structure. The new proposed structure will not have a side deck and distances between the new structure and existing neighbor houses/structures will allow adequate space for emergency services. The variance would not impact or be detrimental to the public welfare or cause harm.
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
Date: 4/8/2019

Jamaica R. Smith
Signature of Owner, if different
Date: 4-8-19
Property Line
Variance Request
Standard Setback
Property Line
Variance Request
Standard Setback
NOTICE OF PUBLIC HEARING

Please be notified that Green Oak Charter Township Zoning Board of Appeals will hold a public hearing on May 21, 2019 Silver Lake Road, Brighton MI at 7:00 p.m. for hearing the following variance request:
ZBA Case 02-2019, Parcel # 4716-22-301-094, Located at 9440 Silverside Dr., South Lyon MI 48178 Request a variance from Section 38-136 side yard setbacks. The applicant is requesting both side yard setback to be at 7 feet instead of the required 15 feet.

Information is posted at the following locations and on greenoaktwp.com, 9384 Whitmore Lake Road, Brighton, MI, 11411 Grand River, Brighton, MI, 9863 Rushton Road, South Lyon, MI, 8965 Fieldcrest, Brighton, MI, 10001 Silver Lake Road, Brighton, MI

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.

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 Debra.Mckenzie@greenoaktwp.com prior to noon, May 21, 2019.

Green Oak Charter Township Zoning Board of Appeals

Notice of Posting according to Act 359 of 1947;
Posted: May 2, 2019
STATE OF MICHIGAN
Ss

COUNTY OF LIVINGSTON

REASON FOR PUBLIC HEARING: ZBA Variance Request
NAME OF APPLICANT: Robert Lawrence & Tamara Smith
ADDRESS OF APPLICATION: 9440 Silver Lake Road, South Lyon MI 48178
DATE OF PUBLIC HEARING: May 21, 2019
BOARD HOLDING PUBLIC HEARING: ZBA

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 May 2, 2019, 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 abutting 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
4716-22-100-027
SILVER LAKE IMPROVEMENT CORP
TREASURER
SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-301-087
JETT, DANIEL
9480 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-301-088
TRINOSKY, RONALD & DEANNA
9476 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-301-089
GAMBLE TRUST, BRUCE WILLIAM & JUDY
9470 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-301-090
ROCKEL, JAMES
9464 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-301-091
WILSON, WILFRED R & SANDRA K
9458 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-301-092
FUMMILL, MICHAEL & SHERI
9452 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-301-093
SANTILLI, ROBERT & SANDRA
9446 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-301-094
SMITH, (ROBERT LAWRENCE) & TAMARA
9440 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-301-095
LENHOFF, NICOLE & THERESA
9434 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-301-096
9428 SILVERSIDE LLC
9428 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-301-097
ROBINSON, WILLIAM A & JOANN L
9422 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-301-098
JUDGE TRUST, FRANCIS J & TIFFANY J
9410 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-301-100
BURT, GREGORY E & CATHERINE M
9406 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-301-101
EISENBERG, ANDREW & KATHRYN
9402 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-300-037
O'CONNOR, JERRY & RANDY
9461 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-300-044
CAMPION, CYNTHIA & HUGHES, JASON
9419 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-303-001
FISCHER, DONALD P & HAZEL
9411 SILVERSIDE DR
SOUTH LYON MI 48178

4716-22-304-001
GERKE, DAVID & DENISE
11375 RIDGE RD
SOUTH LYON MI 48178

4716-22-304-002
MELDRUM, STEVEN & ALICIA
11407 RIDGE RD
SOUTH LYON MI 48178

4716-22-304-004
DAFFORN, NEIL & JESSICA
11356 RIDGE RD
SOUTH LYON MI 48178

4716-22-304-005
LONGSTREET, CRAIG & JENNIFER
11390 RIDGE RD
SOUTH LYON MI 48178
4716-22-100-027
SILVER LAKE IMPROVEMENT CORP
TREASURER
9171 SILVER SIDE DR
SOUTH LYON MI 48178

4716-22-301-087
JETT, DANIEL
9480 SILVER SIDE DR
SOUTH LYON MI 48178

4716-22-301-088
TRINOSKY, RONALD & DEANNA
11626 POST LN
SOUTH LYON MI 48178

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4716-22-301-100
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SOUTH LYON MI 48178

4716-22-301-101
EISENBERG, ANDREW & KATHRYN
9398 SILVER SIDE DR
SOUTH LYON MI 48178

4716-22-300-037
O'CONNOR, JERRY & RANDY
11526 RIVER RD
BRETHREN MI 49619

4716-22-300-044
CAMPION, CYNTHIA & HUGHES, JASON
9419 SILVER SIDE DR
SOUTH LYON MI 48178

4716-22-303-001
FISCHER, DONALD P & HAZEL
9411 SILVER SIDE
SOUTH LYON MI 48178

4716-22-304-001
GERKE, DAVID & DENISE
11375 RIDGE RD
SOUTH LYON MI 48178

4716-22-304-002
HELDROHN, STEVEN & ALICIA
11407 RIDGE RD
SOUTH LYON MI 48178

4716-22-304-004
DAFFORN, NEIL & JESSICA
11356 RIDGE RD
SOUTH LYON MI 48178

4716-22-304-005
LONGSTREET, CRAIG & JENNIFER
11390 RIDGE RD
SOUTH LYON MI 48178
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**Legend:**
- **X** Required feature
- **O** Optional feature
- **S** Standard feature
- **C** Custom feature

**Notes:**
- Any special notes or observations related to the property.
- Usage instructions or maintenance guidelines.

**Project Number:** 476-22-004

**Printed on:** 04/16/2019

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**Company:**

**Apartment Type:**

**Floor:**

**Garage:**

---

**Contact Person:**

**Phone:**

---

**Building Type:**

**Floor Type:**

---

**Building Features:**

- **Exterior Features:**
  - Roof type
  - Number of stories
  - Exterior walls
- **Interior Features:**
  - Number of rooms
  - Number of bathrooms
  - Ceiling height
  - Flooring type
- **Electrical and Mechanical Systems:**
  - Heating and cooling system
  - Electrical panel
  - Plumbing fixtures
- **Safety and Security Measures:**
  - Fire protection
  - Security system
  - Surveillance cameras

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**Project Details:**

- **Location:**
  - Address
  - Zip code
- **Construction Details:**
  - Foundation type
  - Foundation material
  - Foundation depth
- **Utilities:**
  - Water supply
  - Sewer system
  - Electrical service
  - Gas line

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**Additional Information:**

- Any additional notes or comments.