

**SUPERIOR CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
3040 N. PROSPECT RD., YPSILANTI, MI 48198**

**WEDNESDAY  
SEPTEMBER 29, 2021  
7:00 P.M.  
AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. ADOPTION OF AGENDA
4. APPROVAL OF MINUTES
  - A. Approval of the September 16, 2020 minutes
5. CITIZEN PARTICIPATION
6. COMMUNICATIONS
7. PUBLIC HEARINGS AND CONSIDERATION OF APPEALS
  - A. **ZBA #21-03 – 5728 Geddes Road and 5766 Geddes Road Appeal**  
Appeal of the decision of the Township Zoning Official
8. OLD BUSINESS
9. OTHER BUSINESS AS NECESSARY
  - A. ZBA Bylaws
  - B. Election of Officers for 2021
10. ADJOURNMENT

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1. CALL TO ORDER

The meeting of the Superior Charter Township Zoning Board of Appeals was called to order by Member Dail at 7:00 p.m.

2. ROLL CALL

The Zoning Board of Appeals members present were Dail, Deeds, Guenther, and Parm. Rick Mayernik, Building and Zoning Official, was also in attendance. A quorum was present.

3. ADOPTION OF AGENDA

A motion was made by Member Parm and supported by Member Deeds to adopt the agenda as presented. The motion carried by voice vote.

4. APPROVAL OF MINUTES

A motion was made by Member Guenther and supported by Member Parm to approve the minutes of June 25, 2019. The motion carried by voice vote.

5. CITIZEN PARTICIPATION

There was no Citizen Participation.

6. COMMUNICATIONS

None.

7. PUBLIC HEARINGS AND CONSIDERATION OF APPEALS

- A. ZBA #20-01 – Variance from Section 6.03(2)(b) (Accessory Structures and Uses) to allow for the construction of an accessory structure in the required front yard setback. The property is located at 7515 Plymouth Road and is zoned R2 (Single Family Residential).

Motion by Member Deeds and supported by Member Parm to open the public hearing.

Laura Garrity, 7493 Plymouth Road, voiced support of the shed location.

Mike Cianfrocco, 3925 Albert Road, stated that he has no problem with

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the proposed shed location. The applicant's property is unique and there really is not a good spot to put the shed.

Motion by Member Deeds and supported by Member Parm to close the public hearing.

Member Dail noted the applicant is requesting to put the shed within the fifty-foot setback, but not in the county road right-of-way.

Mr. Mayernik stated that was correct. He added that when you live on a corner lot both sides with road frontage are considered to be front yard setback.

Member Dail inquired about construction in the flood plain.

Mr. Mayernik replied that to construct in the flood plain the applicant would need a permit and construction would be such that water could flow through the structure; flood louvers for example. It would be complex and on this particular lot, the way the grade is, he is not sure it would be practical.

Member Guenther questioned whether this request for variance would meet all the standards of review.

Member Dail explained the applicant purchased the property after the property was delineated and the flood plain already existed. In his opinion, to build within the flood plain would require an unreasonable construction technique.

Member Dail reviewed the following five standards in Section 13.08B of the Zoning Ordinance.

1. Special conditions and circumstances exist that are unique to the land, structures, or buildings involved, and are not applicable to other lands, structures, or buildings in the same district, subject to the following:
  - a. The existence of nonconforming dwellings, lots of record, structures, uses, or sites on neighboring lands in the same zoning district or other zoning districts shall not be considered grounds for a variance.

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- b. The special conditions and circumstances on which the variance request is based do not result from the actions of the applicant.
- 2. Literal interpretation of this Ordinance would deprive the applicant of rights commonly enjoyed by other property owners in the same district under the terms of this Ordinance.
- 3. Granting the variance requested would not confer upon the applicant any special privilege that is denied by the Ordinance to other lands, structures, or buildings in the same district.
- 4. A variance granted shall be the minimum that will make possible a reasonable use of the land, building, or structure. The Board of Appeals may consider lesser variances than that requested by an applicant.
- 5. The variance granted shall be in harmony with the intent of this Ordinance and will not be injurious to the environment, neighborhood, or otherwise detrimental to the public interest.

Members Dail and Guenther concluded that due to existing conditions, a precedence would not be set by approving the variance.

Member Deeds agreed every outcome is unique and this would not set a precedence.

Member Dail explained that because this storage shed is less than 200 square feet a building permit is not required.

Motion by Member Deeds, supported by Member Parm, to approve ZBA #20-01, granting a variance from Section 6.03(2)(b) (Accessory Structures and Uses) to allow for the construction of an accessory structure in the required front yard setback.

Roll Call Vote:

Yes:	Dail, Deeds, Guenther, Parm.
No:	None.
Absent:	Heningburg, Lewis.
Abstain:	None.

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The Motion Carried.

8. OLD BUSINESS

None.

9. OTHER BUSINESS AS NECESSARY

A. Election of Officers for 2020

Motion by Member Dail, supported by Member Parm to wait until the seventh member of the Zoning Board of Appeals is appointed to vote for officers.

The Motion Carried.

10. ADJOURNMENT

A motion was made by Member Parm and supported by Member Guenther to adjourn the meeting at 7:54 p.m.

Respectfully submitted,

Doug Dail, Vice-Chairman Zoning Board of Appeals

Laura Bennett, Recording Secretary Superior Charter Township  
3040 N. Prospect, Ypsilanti, MI 48198

## ZONING BOARD OF APPEALS APPLICATION

(This application must be typewritten or printed. All questions must be answered.)

**Request is hereby** made for one of the following:

☐ Variance from the requirements of the following Zoning Ordinance  
Section(s): \_\_\_\_\_

☒ Appeal of the decision of the Township Zoning Official

### APPLICANT INFORMATION

Name Matthew Schuster and Alyssa Cairo

Address 5766 Geddes Road, Ann Arbor, MI 48104

Phone Number (248) 790-5650 Email mattaschuster@yahoo.com

Is the property owned by the applicant? ☐ YES ☒ NO

If "NO", what is the applicant's interest in the property? Easement Holder/Neighbor

Name, address and telephone number of owner(s): Jean-Marie & Ingrid Mouliere

2107 Hill Street, Ann Arbor, MI 48197; (734) 545-4840

### DESCRIPTION OF THE PROPERTY

Address 5728 Geddes Road, Ann Arbor, MI 48105

Parcel ID# J-10-30-400-061

Parcel size 4.66 acres

Size of the proposed building or addition, if any N/A

Use of existing building (if any) and property No building on site, a boardwalk is being constructed

Zoning classification of property R-1

If a new building is proposed, has the Building Inspection department examined the plans for the proposed building? ☐ YES ☒ NO

Has the department refused a permit? ☐ YES ☒ NO

Has there been any previous land use application involving this property? YES NO

If "YES", state the date of filing, the character of appeal and the disposition.

On 11/27/20 an appeal of the issuance of a wetland permit for 5728 Geddes was processed. That appeal was denied on 1/20/21. There is a pending ZBA Appeal (#21-02)

## DESCRIBE THE REASONS FOR YOUR APPEAL

Note: The Zoning Board of Appeals is required to use the standards listed in Section 13.08(B) of the Zoning Ordinance when considering an appeal. It is recommended that applicants review these standards and consider them in preparing a description of why the variance is needed. A copy of the standards is attached to the application.

**Please see attached.**

YOU MAY WISH TO ASK YOUR NEIGHBORS TO SIGN THE FOLLOWING SECTION IF THEY HAVE NO OBJECTION TO THE APPEAL YOU ARE MAKING.

We the undersigned, as owners of property any part of which is located within 300 feet of any part of the property involved in this appeal, have no objections to the granting of the request made in this appeal:

NAME (PLEASE PRINT)

SIGNATURE

STREET ADDRESS

### INFORMATION REQUIRED TO BE SUBMITTED WITH APPEAL

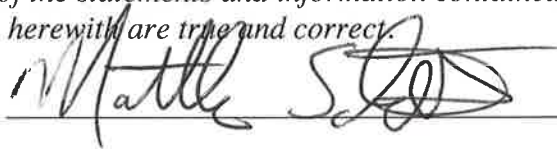
The following must attached and submitted with the application:

- Ten (10) sets of drawings, all on sheets 8 ½ inches by 11 inches or 8 ½ inches by 14 inches, drawn to scale and showing all measurements, features and structures, including the general location of all natural features on the property, measurements to show distances between structures, measurements between structures and property lines, measurements for lot width and lot area, and height of structures. Rights-of-way and easements must also be shown.
- A letter of authority, or power of attorney, in the event the appeal is being made by a person other than the actual owner of the property.
- A complete legal description of the premises (as stated on the property deed or property tax bill.)

**APPLICANT'S DEPOSITION** – Must be completed by applicant.

*I hereby state that all of the statements and information contained in this application and the supporting documents herewith are true and correct.*

Signature of applicant



Date

8/30/21

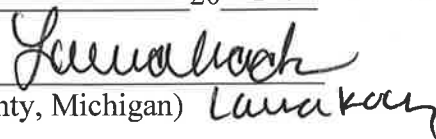
**NOTARY PUBLIC** – Applicant's signature must be notarized.

Laura Koch  
Notary Public - State of Michigan  
County of Washtenaw  
My Commission Expires 02/12/2027

Sworn to before me this 30 day of August 20 21

My commission expires 02/12/2021

(Notary Public, Washtenaw County, Michigan)

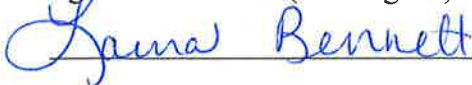


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*To be filled in by Township Clerk (or designated Township Officer/Personnel)*

I hereby state that this petition was properly received and filed on 8/30/21 (date)

Signature of Clerk (or designee)



Fee paid 500.00



## **Notice to Applicants for the Zoning Board of Appeals**

### **Filing Applications**

You must call and schedule an appointment with the Township Zoning Official Richard Mayernik to file an application. He may be reached at the Township Office at (734) 482-6099.

### **Meeting Schedule**

The Zoning Board of Appeals does not have a regular meeting schedule. Meetings are called whenever there is an application for a variance. Because variance requests require a public hearing, it generally takes four (4) weeks from the date an application is received until a meeting of Zoning Board of Appeals can be held. This time is needed to schedule the meeting date and to mail out notices of the public hearing.

### **Reasons for the Appeal**

The Zoning Board of Appeals is required to use the standards listed in Section 13.08 of the Zoning Ordinance when considering the appeals. It is recommended that applicants review these standards and consider them in preparing a description of why the variance is needed.

### **Site Visits**

Filing an application gives the implied consent for Township officials and/or consultants to visit the subject site.


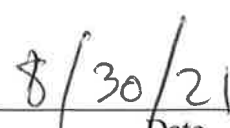
### **Application Fees**

An application fee must be paid when you file your application. The fees are as follows:

1. Appeals brought by the owner of a single-family dwelling for a variance from density and height regulations of the Zoning Ordinance = **\$175.00**
2. Any other appeal = **\$500.00**

### **Applicant's Acknowledgement**

*I hereby acknowledge that I have read and agree to the above and that I have been given a copy of this notice.*

    
\_\_\_\_\_  
Signature Date



# Maddin Hauser

Attorneys and Counselors

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August 30, 2021

**VIA EMAIL AND HAND DELIVERY**

Superior Township Zoning Board of Appeals  
3040 North Prospect  
Ypsilanti, MI 48198

RE: 5728 Geddes Road and 5766 Geddes Road – Appeals Pursuant to Section 13.06(01)

Dear Zoning Board of Appeals Members:

This letter and the attached Zoning Board of Appeals Application serve as an appeal of the following issues regarding three (4) specific decisions by Superior Township regarding the property located on 5728 Geddes Road and 5766 Geddes Road:

1. Failure to require a permit for the site plan review at 5728 Geddes;
2. Failure to require a permit, variance, or approval of the owner of 5766 Geddes Road for the construction of a 10' Wall and Fence located at 5728 Geddes Road and 5766 Geddes Road;
3. The decision to deny the permit request for a garage located on 5766 Geddes Road; and
4. Failure to require a permit for the construction of a private road located in the easement area of 5766 Geddes Road.<sup>1</sup>

**Background**

This appeal is filed on behalf of Matthew Schuster and Alyssa Cairo (the "Schusters") who own and occupy the adjacent real property and improvements located at 5766 Geddes Road, Ann Arbor (the "Schuster Property"). Jean-Marie Mouliere and Ingrid Mouliere (the "Moulieres") are the owners of 5728 Geddes Road, Ann Arbor (the "Mouliere Property"). Because the Schusters are adjacent property owners and have

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<sup>1</sup> Due to the overlap of many of these issues, the Schusters are addressing multiple items of dispute in this single appeal. If the Zoning Board of Appeals would prefer separate applications on each separate issue, the Schusters will submit separate appeals.

express easement rights in the property at issue, they have the right to bring this appeal pursuant to Section 13.06 of the Superior Township Zoning Ordinance (the "Ordinance") as they are each a "person . . . aggrieved by the order, requirement, decision, or determination; or by an officer, department, board, commission or bureau of the Township, county, state, or federal governments."

By way of background, the Schuster Property benefits from a 30-foot-wide pedestrian easement (the "Pedestrian Easement") which benefits the Schuster Property, encumbers the Mouliere Property, and provides "for a pathway of up to 8 feet in width to provide pedestrian access to the Huron River." Currently the Moulieres and their agents are constructing an access road that is located within an alleged 66-foot-wide easement (the "Access Road"). The easement pertaining to the Access Road was recorded in 1995 and modified by affidavit on May 26, 2000 at Liber 3947, Page 375, Washtenaw County Records. On October 12, 2018, the Moulieres signed a Notice and Acknowledgment of Private Road Pursuant to MCL 560.261. **Exhibit A.** The Access Road services both the Schuster Property and the Mouliere Property. Further the Schusters will use the Access Road for access to their existing driveway.

The Schuster and Mouliere Properties were surveyed and split from a parent parcel (tax id # J-30-400-023) in 1995 in violation of Superior Township regulations and ordinances. In 1995 the split was denied (See **Exhibit B**, 9/12/95 denial) and Superior Township letters (See **Exhibit B**, enclosed letters dated 12/28/1995 and 4/26/1996) finding that the divided parcels were not in compliance with the ordinance and specifying that the effort lacked a complying road and was specifically missing a culdesac. Nothing was changed in the land division or recorded easements relating to the rights of way or any road designs subsequent to the survey from February 1995 and the parcel designation as "Sold." The existing easements do not specify a road, street, dimensions of a road or street, nor a culdesac.

It is important to note that the Superior Township Zoning Ordinance specifically defines "Ingress and Egress" as "Ingress and Egress. Used in this Ordinance in reference to a driveway that allows vehicles to enter or leave a parcel of property, or to a sidewalk that allows pedestrians to enter or leave a parcel of property, a building, or another location." Section 17. 104. Therefore, the current easement is, per the Ordinance definition, a private easement for (a driveway that allows vehicles to enter or leave a parcel of property), and public utilities.

It is also important to recognize that the Mouliere Property has not had any frontage on a public or private street and there is no record of the establishment of a road beyond the 66-foot-wide easement and the construction of the Access Road

(without a permit) that just began in 2021. Regarding access to public or private streets, Section 3.207(A) requires that

In any district, every lot created and every principal use or structure which is established after the effective date of adoption or amendment of this Ordinance shall be on a lot or parcel which abuts a public or private street by the entire width of the lot. Such street shall have a right-of-way at least 66 feet wide unless a lesser width has been established and recorded prior to the effective date of this Ordinance.

Historically there is no evidence of a variance for any portion of the Mouliere Property and there was no road approved, only a land split that occurred after it was sold. The Access Road that the Moulieres are constructing (this year) does not, however, abut the entire width of the Mouliere Property as required by Section 3.207(A).

In reviewing this appeal, it is essential that the Board recognizes that the Schuster Property is a legal, conforming parcel of record. It has appropriate frontage, dimensions, setbacks, and has existed in this form since the current Ordinance was placed into effect. Its principal use, the residence on the Schuster Property, has all of the accessory structures it needs to meet the Ordinance requirements within its parcel boundaries. The easement(s) recorded on the Schuster Property were recoded and filed as "private easement for ingress, egress, and public utilities." A private road was never in existence in the 66' wide easement, which the Moulieres are converting into the Access Road. A two-track unimproved driveway traversed from the gate to the small easement continuously to present. **Exhibit C**, Schuster Driveway Aerial Photographs. In contrast, all of the efforts by the Moulieres to develop the Mouliere Property have been an attempt to modify a parcel that was never in conformance with the Ordinance. The Moulieres' actions are instead pushing structures and uses onto the Schuster Property in an effort to put the Mouliere Parcel in conformance with the Ordinance. But as will be described in more detail below, the Moulieres' actions and the Township's inaction are violative of the Ordinance.

**1. A permit should have been required for site plan review of the Mouliere Property.**

The first issue of this appeal is the Township's decision that a permit was not required for the site plan review on the Mouliere Property. According to Section 10.02A(3)(a) of the Ordinance, a site plan review is exempt when there is a "One (1)

single-family detached dwelling and customary accessory structures on an existing residential lot of record.” This exemption, however, does not apply to the Mouliere Property, because the Moulieres are building “accessory structures” including a 10’ retaining wall/fence on the Schuster Property, as will be discussed below. Section 17.03(207) of the Ordinance defines “structure” as “[a]nything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, including, but not limited to, buildings, mobile homes, aboveground swimming pools, radio towers, sheds, signs and storage bins, but excluding sidewalks and paving on roads, driveways, parking areas and patios.” Further, Section 17.03(4) defines Accessory Use, Building, or Structure as “a use, building, or structure **which is clearly incidental to, customarily found in connection with, subordinate to, and is located on the same zoning lot as the principal use to which it is exclusively related...**” (emphasis added).

The July 6, 2021 correspondence from the Township’s attorney, Fred Lucas, asserts that “structures such as retaining walls can be constructed on either lot and those structures would be considered accessory to each individual lot and would be exempt from Planning Commission site plan review.” This is clearly an arbitrary reading of the Ordinance that is in direct contrast to the requirements for exclusivity found in the exemptions. It would be an abuse of discretion for the zoning administrator to allow structures relating to one parcel’s use to be built on a parcel of another party in violation of the exemption requirements and Section 6.01(A)(5) without approval by the Planning Commission.

Requiring a site plan review will protect all parties and the public by requiring, among other things, a structural engineering review of the 10’ retaining wall under Section 1.E.23 of the Township Engineering Standards. Permitting construction of this wall without an engineering review exposes the Schusters and others to an unacceptable risk of personal injury and property damage. Therefore, the Schusters request that the Township require a site plan review for the work currently in progress on both the Mouliere and Schuster Properties pursuant to Article 10 of the Ordinance, order the Moulieres and their agents to stop work and secure the work area, and require them to obtain site plan approval before resuming construction on either property.

**2. A permit or a variance should have been required for the construction of a 10 foot Retaining Wall/Fence**

The Moulieres have constructed a 10’ retaining wall, with no lateral support, that stretches across both the Schuster and the Mouliere Properties. (**Exhibit D**, Photographs of the Wall as of June 27, 2021). This 10’ retaining wall, is now topped by a

4' construction fence.<sup>2</sup> Because structures are being built on more than one existing residential lot of record, both the Schuster Property and the Mouliere Property, a site plan is required due to the fact that these structures do not relate in any way to the primary use on the Schuster Property and are in fact related exclusively to and as an accessory to a proposed use on the Mouliere Property. The Moulieres have not, to our knowledge, requested or received a permit for the construction of the wall/fence nor have they even applied for a variance for the construction of the structure.<sup>3</sup>

Multiple sections of the Ordinance directly address issues regarding the construction of this wall. Section 3.203(G)(1) of the Ordinance states: "1. The following structures may be located within any required yard setback area: ... walls less than four (4) feet in height ...." The wall constructed by the neighbors is 10' high (as measured from the higher side) within a required setback and therefore requires a variance. This variance would be needed for each parcel, since walls exceeding 4 ft have already been established.

Section 6.01(B)(2)(d) of the Ordinance states: "d. Approval required. Construction, alteration or relocation of fences exceeding ten (10) feet in length in the Rural Residential and Urban Residential Districts, or accessory to **residential USES**, shall be subject to Zoning Inspector approval per Section 1.07 (Certificates of Zoning Compliance)." (emphasis added). The section of the wall exceeding 30 inches above ground level, which is deemed a fence, exceeds ten feet in length and therefore requires a permit. Further, the existing additional fencing installed on top of the retaining wall, and future fencing that will be required permanently on top of the retaining wall, exceeds 10 feet and will require zoning compliance.

Upon information and belief, the Township has not required a permit or variances for the retaining wall on grounds that concrete or masonry has not yet been installed. This is a misreading of the Ordinance. Section 17.03(42) of the Ordinance defines "Construction" as: "The mass grading and similar site work conducted upon land in preparation for a new use, establishment of necessary site improvements for a new use, and development of a new structure, relocation of a structure, or addition to an existing structure on land in the Township." The extensive grading performed by the neighbors constitutes "construction" of a "retaining wall" and "fence" as those terms are defined in

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<sup>2</sup> Temporary Construction Fences, "**shall be removed within 14 calendar days following completion of construction activity on the site.**" See Section 6.01(5) (emphasis added).

<sup>3</sup> The Schuster have previously raised their concerns regarding the Wall in letters to the Township dated May 20, 2021; May 24, 2021; May 28, 2021; and June 28, 2021. As of the information received via FOIA on August 5, 2021, the Moulieres have not requested a permit for the construction of the 10 foot retaining wall/fence.

the Ordinance. A permit is required for the Wall and variances are required for the Wall to exceed 4' in a setback for the fence to exceed 6'. The Township's inaction is causing immediate harm to the Schusters and allowing a safety threat to persist unabated. The wall is already collapsing and poses a continuing threat to persons and property in the vicinity.

While the July 6<sup>th</sup> Letter from Mr. Lucas indicates that the Township believes "The Zoning Ordinance ties the height of the wall (at the high side) to the height limitations of fences," this is not accurate in its entirety. Beyond the fence height calculations, a retaining wall is still a wall per the definition in the ordinance and limited to 4' per 3.02(g)1 at any location within any required yard setback. The zoning administrator is not granted authority to ignore structures within this setback, and the existing grade differentials are unsafe and unstable. The given criteria of not seeing an excavated foundation for a retaining wall is deficient, as the finished grade on either side is unclear but the administrator himself identified safety concerns requiring abatement in a June 10<sup>th</sup> Letter of grade differentials exceeding 8 to 10 ft.

It is an abuse of discretion; was arbitrary; or was based upon an erroneous finding of a material fact or an erroneous interpretation of the Zoning Ordinance that the building official has taken no action regarding permitting requirements or variances needed for the excavated walls in a required yard setback exceeding 4 feet.

Furthermore, pursuant to Section 1.E.23 of the Township Engineering Standards, a retaining wall in excess of 18 inches is subject to structural engineering review and prior Township approval of retaining wall design. Because the Township has not enforced its Ordinance or Standards, a 10-foot wall has now been built on the Schuster parcel with no lateral support and no engineering review. The Township's inaction is also allowing extensive work to proceed that will have to be abated if the neighbors do not succeed in obtaining variances. The purpose of defining "construction" to include "mass grading and similar site work" is to require Township review and approval of nonconforming structures before extensive changes are made to real property. The Schusters request that the Township interpret the Zoning Ordinance to define the current wall as a retaining wall under Section 3.203(G)(1) and a fence under Section 6.01(B)(6), order the Moulieres to stop work and secure the work area, and require them to obtain a permit, variances, and owner approval before resuming construction.

**3. The July 1, 2021 denial of a building permit for the construction of a garage at 5766 Geddes**

The Schusters applied for a building permit for the construction of a garage located on their property. That request was denied via letter and email on July 1, 2021. The reason offered by Rick Mayernik, the Building/Zoning Official from the Township, for the denial was that the proposed detached garage is located within the 60' setback from the 66' wide private street easement. Further, Mr. Mayernik determined that the 66' easement converted the Schuster Property into a corner lot and the proposed garage would require an additional front yard setback. This decision was a misreading of the Ordinance.

The Schuster Property is a single lot per Washtenaw County with a land area of 3.13 acres. If the creation of an easement converted the Schuster Property into a corner lot that would mean that the west side of the property (beyond the easement) would also be considered a corner lot subject to an additional two front yard setbacks. This was directly confirmed by the zoning official verbally. It is illogical to claim that the lot would require a total of 4 front yard setbacks. Mr. Mayernik's determination in essence grants the zoning administrator the ability to create an entirely new lot type not found in the zoning ordinance - a double corner lot. There is no provision in the lot types found in the Ordinance for a lot to be bisected by a private road. As discussed above, the Ordinance specifically defines Ingress and Egress as a "reference to a driveway that allows vehicles to enter or leave a parcel of property, or to a sidewalk that allows pedestrians to enter or leave a parcel of property, a building, or another location." See Section 17. 104. Also with regard to access to public or private streets, Section 3.207(A) requires that

In any district, every lot created and every principal use or structure which is established after the effective date of adoption or amendment of this Ordinance shall be on a lot or parcel which abuts a public or private street by the entire width of the lot. Such street shall have a right-of-way at least 66 feet wide unless a lesser width has been established and recorded prior to the effective date of this Ordinance.

As stated above, in the July 6<sup>th</sup> Letter, the Township asserted that 'Providing a 66 foot wide easement for the purposes of land division has historically been accepted as providing a private road prior to the enactment of Ordinance #163.' While the Schusters cannot ascertain the validity of what the Township has historically accepted or not, it is not in compliance with the Ordinance that existed at that time nor through current. There is no documentation of a road. There are distinct definitions beyond Ordinance 163 for rights of ways and roads. They are distinct items with specific features.



Importantly, no private road existed within the 66 ft easement. There was no surface material, of any width or preparation indicating a road. Provided aeriels confirm this.

The finding of the Administrator that a private road 'exists' despite the lack of anything meeting the definition of a road is an abuse of discretion; was arbitrary; or was based upon an erroneous finding of a material fact or an erroneous interpretation of the Zoning Ordinance. Therefore, the Schusters request for a permit for the construction of a garage on their property should have been approved despite the Mouliere Property not having an approved private road and being non-conforming on their proposed or anticipated parcel uses. If and when a private road is actually approved, appropriate setbacks can be evaluated - not before.

**4. The determination that the private road constructed in the easement area did not require a permit pursuant to the Private Road Ordinance**

The Township did not require the Moulieres to obtain a permit for the construction of a private road (the "Access Road"), despite the fact that no road or driveway was constructed within the 66-foot easement prior to 2021.<sup>4</sup> This inconsistency in application of the Ordinance is evidence of a misapplication of Section 3.207(A) with regard to the application for the garage permit on the Schuster Property and this related issue of the determination that a permit was not required for the private road. The Schuster Property is a legally conforming parcel under the Ordinance with a 66-foot-wide easement for a shared driveway and limited access benefiting the Mouliere Property. The Schuster Property includes all the necessary accessory structures (aside from the new desired garage) for its current and longstanding use as a principal residence. The Schuster Property does not require a private road to conform with the Ordinance, and it meets all frontage and area requirements.

In contrast to the Schuster Property, the Mouliere Property was never in compliance with Section 3.207(A). According to a zoning official from the Township regarding the 5728 Geddes property: "the road needs to be 66 feet wide and have a cul-de-sac touching each parcel at the end of the road." **Exhibit B**, Parcel Split Documents – December 28, 1995 correspondence. As such, the split of the Mouliere Property did not meet the zoning requirements. **Exhibit B**, Parcel Split Documents -December 28, 1995 correspondence. A cul-de-sac was never constructed and there does not appear

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<sup>4</sup> On July 12, 2021, the Schusters appealed the Township's determination that a permit was not required for the construction of the Access Road and that issue is pending before the Superior Township Board of Trustees.

to be a variance for the property which means that 5728 Geddes is still not in compliance with the applicable zoning ordinance.<sup>5</sup> While we do not know what the final access point will be for the drive, we do know that a "road" was not approved in either 1995 or 1996. See **Exhibit B**. A split was enacted and later ratified, but the Township never required conformance with the clear language of the Ordinance.

The finding of the Administrator that no permit was required was an abuse of discretion; was arbitrary; or was based upon an erroneous finding of a material fact or an erroneous interpretation of the Zoning Ordinance. The clear reading of both the Private Road Ordinance (Sections 163.08 and 163.04) and the history of the Mouliere Property make it clear that 5728 Geddes is a non-conforming property and further that the construction of a private road on the property requires a permit.

### **Request to Reverse Decisions and Determinations**

For the reasons discussed herein, the Zoning Board of Appeals must reverse (1) the decision/determination that a permit was not required for the site plan review at 5728 Geddes; (2) the decision/determination that a permit or variance was not required for the construction of the 10' Wall/Fence located at 5728 Geddes Road and 5766 Geddes Road; (3) the denial of the permit request for the construction of a garage located at 5728 Geddes; and (4) the determination that the private road constructed in the easement area did not require a permit pursuant to the Private Road Ordinance. These decisions/determinations were abuses of discretion, arbitrary or capricious, based upon an erroneous finding of a material fact and/or an erroneous interpretation of the Zoning Ordinance. Enclosed are ten (10) copies of the exhibits discussed herein along with a copy of the Zoning Board of Appeals Application. If you have any further questions or concerns, please feel free to contact me.

Very truly yours,

Maddin, Hauser, Roth & Heller, P.C.

**Michelle C. Ruggirello**

Michelle C. Ruggirello

---

<sup>5</sup> Compare the accepted frontage of a cul-de-sac as adequate footage as shown in the attached aerial and plan sheet for a neighboring property, 5522 Geddes. **Exhibit E**, Aerial of 5522 Geddes; **Exhibit F**, Plan Sheet – 5522 Geddes.

**Enclosures**

ecc: Matthew and Alyssa Cairo Schuster  
W. Daniel Troyka, Esq.

# Exhibit A

**NOTICE AND ACKNOWLEDGMENT OF PRIVATE ROAD  
PURSUANT TO MCL 560.261**

This notice is given pursuant to MCL 560.261 by Raymond R. Reilly and Virginia A. Reilly, as Co-Trustees of The Raymond R. Reilly Trust Agreement Dated April 9, 1992, as amended and restated August 5, 2008, and amended September 5, 2014, and Virginia A. Reilly and Raymond R. Reilly, as Co-Trustees of The Virginia A. Reilly Trust Agreement Dated April 9, 1992, as amended and restated August 5, 2008, and amended September 5, 2014 (Seller), whose address is 155 Laurin Court, Ann Arbor, MI 48105, to Jean-Marie Lucien Mouliere and Ingrid Daniele Mouliere, husband and wife (Buyer), whose address is 5123 Buckley Drive, Ypsilanti, MI 48197, parties to a sales agreement dated June 2, 2018, for the sale of a parcel of land located in Superior Township, Washtenaw County, Michigan, described as:

See attached Exhibit A for legal description  
(the Premises).

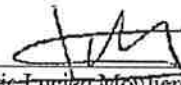
Seller advises Buyer that the Premises abuts a private road that is not required to be maintained by the Washtenaw County Road Commission.

Dated: October 12, 2018

The Raymond R. Reilly Trust Agreement Dated April 9, 1992, as amended and restated August 5, 2008, and amended September 5, 2014

BY:

  
Raymond R. Reilly, Co-Trustee

  
Jean-Marie Lucien Mouliere

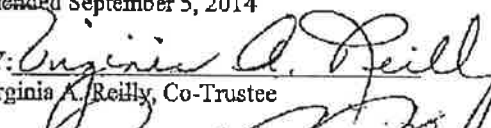
BY:

  
Virginia A. Reilly, Co-Trustee

  
Ingrid Daniele Mouliere

The Virginia A. Reilly Trust Agreement Dated April 9, 1992, as amended and restated August 5, 2008, and amended September 5, 2014

BY:

  
Virginia A. Reilly, Co-Trustee

BY:

  
Raymond R. Reilly, Co-Trustee

# Exhibit B

**SUPERIOR CHARTER TOWNSHIP  
PROPERTY SPLIT/COMBINATION APPLICATION  
AND/OR ASSIGNMENT OF PARCEL NUMBERS**

Date of application: 9-12-95  
Parent Parcel I.D. #: 30-400-023 Zoning R-1

Please provide the following information:

- ☒ Current legal description of all parcels involved
- ☒ Proof of ownership(deed)
- 8/95 Length of ownership Deed
- ☒ Provide a drawing of the parcels prior to split or combination
- ☐ Provide an engineered drawing and legal description of parcels involved after split or combination
- ☐ Letter of consent from all owners involved

After the above information has been given to the Assessor, your request for a split or combination of parcel(s) will be given to the Washtenaw County Equalization Department for processing.

Date Application Approved \_\_\_\_\_ New Parcel #'s \_\_\_\_\_

Application Approved with conditions(see comments) \_\_\_\_\_

Application Denied (see comments) ☒

Comments: Split at County on 8-17-95.  
DOES NOT MEET ZONING REQUIREMENTS.

Name Raymond & Virginia Reilly

Address 155 Laurin Ct

city/zip Ann Arbor, MI 48105

Phone \_\_\_\_\_

Mr. David Well, Building & Zoning Official

Josephine Hultman, Assessor

Application Fee Paid:

Residential \$10.00/parcel \_\_\_\_\_

split/95

Com. & Ind. \$20.00/parcel \_\_\_\_\_

*Charles Rye*  
*1113 W. Monterosa*  
*Payson, AZ.*  
*(520-472-9502) 85514*

ASSESSOR'S OFFICE  
JOSEPHINE HULTMAN  
ASSESSOR

TOWNSHIP HALL  
3040 NORTH PROSPECT  
COR. PROSPECT & CHERRY HILL RDS.  
YPSILANTI, MICHIGAN 48198  
TELEPHONE: (313) 482-6099  
FAX: (313) 482-3842

## SUPERIOR CHARTER TOWNSHIP

WASHTENAW COUNTY, MICHIGAN

April 26, 1996

Ms. Cherie Rye  
1113 N Monta Rosa Ln  
Payson, AZ 85541

Dear Ms. Rye,

Regarding parcel 30-400-023, the property does not meet the Superior Township Zoning Ordinance for the split created by the sale of your parcel. Enclosed is a copy of the zoning ordinance for your parcel.

This property cannot be split as sold, but should you comply with the ordinance a split would be approved.

Should you have any further questions, please do not hesitate to contact me at 313-482-6099.

Sincerely,

*Josephine Hultman*  
Josephine Hultman



ASSESSOR'S OFFICE  
**JOSEPHINE HULTMAN**  
ASSESSOR

TOWNSHIP HALL  
3040 NORTH PROSPECT  
COR. PROSPECT & CHERRY HILL RDS  
YPSILANTI, MICHIGAN 48108  
TELEPHONE: (313) 482-0099  
FAX: (313) 482-3842

## **SUPERIOR CHARTER TOWNSHIP**

WASHTENAW COUNTY, MICHIGAN

December 28, 1995

Ms Cherie Rye  
1113 W Monterosa  
Payson, AZ 48105

Dear Ms. Rye,

The Township of Superior in Washtenaw County has received information on a property split which does not meet the requirements of our township.

The Zoning Official has reviewed the split and noticed that it does not meet the zoning requirements. The road needs to be 66 feet wide and have a culdesac touching each parcel at the end of the road.

There is also a fee for splitting property in Superior Township. This fee should have been paid by you before the split occurred. The fee is \$30.00 and payable to Superior Charter Township.

Please contact me at your earliest convenience to discuss this matter. You may contact me at 313-482-6099.

Sincerely,

Josephine Hultman



S. BR. L.F. @  
S. BR. L.F. @

Hand-drawn floor plan of a building with various rooms and dimensions. The plan includes a central large room labeled "1 1/2 SB" and "3893". To the left is a smaller room labeled "SAR" with dimensions "30" and "25", and a circled "750". Above the central room is another room labeled "574 P-176" with dimensions "14" and "14", and a circled "54". To the right is a room labeled "25" and "25", with a circled "40" and "APP." below it. The plan also shows several other rooms and corridors with dimensions like "29", "27", "28", "10", "11", "12", "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40". A diagonal line is drawn across the bottom right corner.

OCCUPANCY			2. WINDOWS			7-10 FDN. & BSMT.			13. PLUMBING (3745)			17. GAR. NCARPORT					
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Family Duplex <input type="checkbox"/> Family Flat <input type="checkbox"/> Family Conversion <input type="checkbox"/> Rooming House <input type="checkbox"/> Apts. 1Rm 2Rm <input type="checkbox"/> 3Rm 4Rm 5Rm			<input checked="" type="checkbox"/> Many <input type="checkbox"/> Large <input type="checkbox"/> Wood Sash <input type="checkbox"/> Metal Sash			<input type="checkbox"/> Piers <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Conc. or Cim. Blk. <input type="checkbox"/> Brick or Stone <input type="checkbox"/> None <input type="checkbox"/> Part <input type="checkbox"/> Full <input type="checkbox"/> "x" " O.C. Joists			<input type="checkbox"/> Bath <input type="checkbox"/> Tile Floor <input type="checkbox"/> Tile Walls <input type="checkbox"/> Tile Tub only <input type="checkbox"/> 2 P. Lav. <input type="checkbox"/> Tile Floor <input type="checkbox"/> Tile Walls <input type="checkbox"/> Tile Stall Shw. <input type="checkbox"/> Extra Wash Bm <input type="checkbox"/> Extra Stool <input type="checkbox"/> No Plumbing			<input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Walls <input type="checkbox"/> Roof <input type="checkbox"/> Floor <input type="checkbox"/> Doors <input type="checkbox"/> Year Bld. <input type="checkbox"/> Size 750'			<input type="checkbox"/> Water Int. <input type="checkbox"/> Fin. Int. <input type="checkbox"/> Br. <input type="checkbox"/> Comp <input type="checkbox"/> T&G <input type="checkbox"/> Asph. <input type="checkbox"/> SVU <input type="checkbox"/> BSMT <input type="checkbox"/> Car		
ROOMS			3. ROOF			BSMT. FIN.			14. See Front of Record Card			DEPRECIATION					
<input type="checkbox"/> Kitchen <input type="checkbox"/> Living <input type="checkbox"/> Dining <input type="checkbox"/> L. & D. Comb. <input type="checkbox"/> Family <input type="checkbox"/> Den or Study <input type="checkbox"/> Bedroom <input type="checkbox"/> Laundry <input type="checkbox"/> Recreation			<input type="checkbox"/> Gable <input type="checkbox"/> Front Overhang <input type="checkbox"/> Other Overhang <input type="checkbox"/> Eaves <input type="checkbox"/> Chimney Type: <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Asphalt Shingles			<input type="checkbox"/> FL <input type="checkbox"/> Clg. <input type="checkbox"/> Walls			<input type="checkbox"/> S.F. <input type="checkbox"/> S.F. <input type="checkbox"/> L.F.			<input type="checkbox"/> Economic <input type="checkbox"/> Overbuilt <input type="checkbox"/> Location					
1. EXT.			4.5&6 INTERIOR FINISH			11. HEATING			15. BUILT-INS			REMODELING DATA					
<input type="checkbox"/> Wood Siding <input type="checkbox"/> Alum. Siding <input type="checkbox"/> Wood Shingles <input type="checkbox"/> Comp. Shingles <input type="checkbox"/> Br. Ven. Fc. Corn. <input type="checkbox"/> Br. Fc. Corn. <input type="checkbox"/> Brickcrete <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Stone <input type="checkbox"/> Artificial Stone <input type="checkbox"/> Conc. Cn. Blk. <input type="checkbox"/> Stucco Bk. Frm. <input type="checkbox"/> Stucco Brick			<input type="checkbox"/> Plastered <input type="checkbox"/> Drywall <input type="checkbox"/> Paneled <input type="checkbox"/> Trim Pine Hld. Wd. <input type="checkbox"/> Acoustical <input type="checkbox"/> Unfinished			<input type="checkbox"/> None <input type="checkbox"/> Pipeless <input type="checkbox"/> Hot Air <input type="checkbox"/> Floor Furnace <input type="checkbox"/> Wall Furnace <input type="checkbox"/> Forced Air <input type="checkbox"/> Steam <input type="checkbox"/> Hot Water-Vapor <input type="checkbox"/> Radiant <input type="checkbox"/> Electric <input type="checkbox"/> Air Cond.			<input type="checkbox"/> Disposal <input type="checkbox"/> Dishwasher <input type="checkbox"/> Oven & Range <input type="checkbox"/> U & R w/Bruller <input type="checkbox"/> Refrigerator <input type="checkbox"/> Intercomm. <input type="checkbox"/> Attic Fan <input type="checkbox"/> Incinerator <input type="checkbox"/> Kitch. Fan-Hood			<input type="checkbox"/> Functional <input type="checkbox"/> Multi-Story <input type="checkbox"/> Int. Layout <input type="checkbox"/> Structural Otn. <input type="checkbox"/> Physical <input type="checkbox"/> Yr. Built <input type="checkbox"/> Yr. Remod.					
FLOORING			12. ELECTRIC			15. FIREPLACES			16. See Type of Structure								
<input type="checkbox"/> Bath <input type="checkbox"/> Cement <input type="checkbox"/> Pine <input type="checkbox"/> Hardwood <input type="checkbox"/> Carpeting <input type="checkbox"/> Resilient Tile			<input type="checkbox"/> No. & Qual. Electric Fixtures: <input type="checkbox"/> Ex. <input type="checkbox"/> Ord. <input type="checkbox"/> Min. <input type="checkbox"/> No. Electric Outlets: <input type="checkbox"/> Many <input type="checkbox"/> Ord. <input type="checkbox"/> Few			<input type="checkbox"/> St. Hr. <input type="checkbox"/> Ext. <input type="checkbox"/> Int.			<input type="checkbox"/> Typical Classes of Other Houses in this Neighborhood <input type="checkbox"/> Neighborhood is Improving <input type="checkbox"/> Stable <input type="checkbox"/> Declining			<input type="checkbox"/> Kitchen <input type="checkbox"/> Plumbing <input type="checkbox"/> Heating <input type="checkbox"/> Siding - Alum. - B. <input type="checkbox"/> Paneled <input type="checkbox"/> Additions <input type="checkbox"/> New Roof					
TYPE OF STRUCTURE			CLASS			YEAR BUILT			SQ. FT. AREA			UNIT COST					
1 1/2 ST.			A			1968			4080			39.06					
1 1/2 ST.			A			1968			40			21.53					
1 1/2 ST.			A			1968			308			23.25					
ST. PATIO			A			1968			196			1.11					
GAR			A			1968											
ADJ			A			1968											
									185014			70					
												129510					
												220					
												284922					
Measured by:			Listed by:			Date Listed:			Person Interviewed:			Checked by:					

8/17/95

## SPLIT REQUEST

## WASHTENAW COUNTY EQUALIZATION

## ASSESSED / TAXABLE VALUE BALANCE FORM

FOR THE RECORDING OF THE DIVISIONS OR THE COMBINATIONS OF PARCELS DURING THE YEAR

EXISTING PARCEL NUMBER	ASSESSED	TAXABLE
10-30-400-023	270,800	270,800
TOTAL NO. 1	270,800	270,800

NEW PARCEL NUMBER	ASSESSED	TAXABLE
10-30-400-053	36,100	36,100
10-30-400-054	36,100	36,100
10-30-400-055	198,600	198,600
TOTAL NO. 2	270,800	270,800

NOTE : TOTAL NO.1 MUST EQUAL TOTAL NO. 2 !

ASSR INITIALS



6-5-96 Spoke with Mrs. Rye.  
She stated Mr. Murray split  
parcel 20-400-023 in '95. I  
informed her he did not  
He will send new site plans  
of split for split to be done  
JL

6-11-96 Mr. Murray dropped  
off legal for split



Need Set Backs  
for E/F House  
Easement don't  
meet zoning need  
to be 66 ft ~~and~~ and  
Have Cul-de-sac touch  
Each parcel

---

ASSESSOR'S OFFICE  
JOSEPHINE HULTMAN  
ASSESSOR

TOWNSHIP HALL  
3040 NORTH PROSPECT  
COR. PROSPECT & CHERRY HILL RDS.  
APRILANT, MICHIGAN 48198  
TELEPHONE: (313) 482-6099  
FAX: (313) 482-3042

## SUPERIOR CHARTER TOWNSHIP

WASHTENAW COUNTY, MICHIGAN

June 5, 1996

Ms. Cherie Rye  
1113 N. Monta Rosa Lane  
Payson, Az 85541

Dear Ms. Rye,

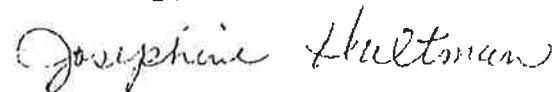
This letter is in response to your request on June 4, 1996 for an assessed value and taxes on parcel 10-30-400-055 in Superior Township.

After researching our files it was found that parcel 10-30-400-055 has not been activated. Enclosed are letters of correspondence previously sent to you regarding this matter. At this time the original parcel 10-30-400-023 has not been split.

Until the correct information is submitted and the correct procedures taken this parcel cannot be split.

If you have any further questions regarding this matter please contact our office at (313) 482-6099.

Sincerely,



Josephine Hultman  
Assessor

11. Churches

12. Primary and secondary schools, public universities and colleges; day care centers and day care homes.

13. Cemeteries.

E. Density and Height Regulations

1. Minimum lot area - 2 acres.

2. Minimum lot width - 225 feet.

3. Maximum ground floor coverage - 5 percent.

4. Maximum floor area ratio - 5 percent.

5. Minimum Yards:

Front - 60 feet.

Side, least one - 30 feet.

side, total of two - 60 feet.

Rear - 50 feet.

6. Maximum Height - 3 stories or 40 feet; 75 feet for farm buildings/structures.

SECTION 4.13 THROUGH 4.19 - OPEN FOR FUTURE USE

SECTION 4.20 ONE-FAMILY RESIDENCE DISTRICT 1 (R-1)

A. Intent - This district is established to provide areas for single-family, rural non-farm residences on lots of sufficient size to permit the use of septic tanks and drain fields and the use of on-site wells of safe water quality. The district is designed to preserve a distinctly rural character and is intended to be used in those parts of Superior Township in which soils are suitable for septic tanks, drain fields, and wells, and where public sanitary sewer and water facilities are not planned to be extended. This district is intended to protect wooded areas, wetlands, wildlife habitats, and similar areas which might be endangered or destroyed by development with smaller lot sizes as permitted in the R-2 district.



8. Farms.

E. Density and Height Regulations

1. Minimum lot area - 2 acres.
2. Minimum lot width - 200 feet.
3. Maximum ground floor coverage - 10 percent.
4. Maximum floor area ratio - 10 percent.
5. Minimum Yards:

Front - 60 feet.

Side, least one - 20 feet.

Side, total of two - 60 feet.

Rear - 50 feet.

6. Maximum Height - 2 1/2 stories or 35 feet.

SECTION 4.21 ONE-FAMILY RESIDENCE DISTRICT 2 (R-2)

A. Intent - This district is established to provide areas for single-family, rural, non-farm residences on lots of sufficient size to permit the use of septic tanks and drain fields, and the use of on-site wells of safe water quality. The district is designed to provide a suburban residential character and is intended to be used in those parts of Superior Township in which soils are suitable for septic tanks, drain fields, and wells, and where public sanitary sewer and water facilities are not planned to be extended. This district is to be used in those portions of Superior Township in which rural, non-farm residences are planned, but which do not contain the natural features which are intended to be protected by the R-1 district.

B. Permitted Principal Uses

1. One-family detached dwellings.
2. Electricity transmission and distribution lines, gas and oil pipelines and related structures, except buildings, when located within a right-of-way or utility easement existing on the effective date of this ordinance.

C. Permitted Accessory Uses

1. Garage.
2. Home occupation.

#### B. Permitted Principal Uses

1. One-family detached dwellings.
2. Electricity transmission and distribution lines, gas and oil pipelines, and related structures, except buildings, when located within a right-of-way or utility easement existing on the effective date of this ordinance.
3. Telephone repeater structures.

#### C. Permitted Accessory Uses

1. Garage
2. Home occupation.
3. Storage shed, private greenhouse, private swimming pool and similar uses and structures customarily incidental to the permitted principal use.
4. Raising and keeping of small animals and domestic animals in accordance with Section 3.15 herein, provided such raising and keeping are clearly incidental to a single-family detached dwelling and are not for remuneration or sale.

#### D. Conditional Uses

1. Publicly-owned playgrounds or parks.
2. Electricity transmission and distribution lines, gas and oil pipelines and related structures, when located within rights-of-way or utility easements not existing on the effective date of this ordinance; provided that there shall be no storage of materials, equipment, vehicles or supplies on the premises except as required for maintenance of permitted or conditional use; provided further that no personnel shall be quartered or employed on the premises; and provided further that structures or buildings shall be located, designed, constructed and landscaped in such manner as to conform to the character of the surrounding area and this zoning district.
3. Nine or eighteen-hole golf course, but not including a golf driving range or miniature golf course unless part of a 9 or 18-hole golf course.
4. Police, fire, ambulance stations.
5. Country club, public swimming pool.
6. Church.
7. Primary and secondary schools, day care centers and day care homes.

ASSESSOR'S OFFICE  
JOSEPHINE HULTMAN  
ASSESSOR

TOWNSHIP HALL  
3040 NORTH PROSPECT  
COR. PROSPECT & CHERRY HILL RD'S  
YPSILANTI, MICHIGAN 48198  
TELEPHONE: (313) 482-6099  
FAX: (313) 482-3042

## SUPERIOR CHARTER TOWNSHIP

WASHTENAW COUNTY, MICHIGAN

December 5, 1995

Mr. Raymond Reilly  
155 Laurin Ct  
Ann Arbor, MI 48105

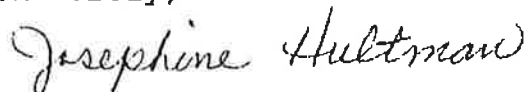
Dear Mr. Reilly,

The Superior Township Assessing Office has received a deed showing a split of your parcel, 10-30-400-023. Superior Township has a split ordinance. You will need to fill out the enclosed split application form and return it with the proper fee for the split to the Assessors Office.

The split must be approved by the Zoning Official and the assessor. To complete the split we must receive the enclosed form with the \$30.00 fee.

Should you have any questions, please do not hesitate to contact me at 482-6099.

Sincerely,



Josephine Hultman

ASSESSOR'S OFFICE  
**JOSEPHINE HULTMAN**  
ASSESSOR

TOWNSHIP HALL  
3040 NORTH PROSPECT  
COR. PROSPECT & CHERRY HILL RDS.  
YPSILANTI, MICHIGAN 48198  
TELEPHONE: (313) 482-8099  
FAX: (313) 482-3842

## **SUPERIOR CHARTER TOWNSHIP**

WASHTENAW COUNTY, MICHIGAN

October 12, 1995

Mr. Raymond Reilly  
155 Laurin Ct  
Ann Arbor, MI 48105

Dear Mr. Reilly,

The Superior Township Assessors Office has received a split created by a warranty deed. Please complete the two items on the enclosed split application form which I have enclosed with this correspondence.

I will need a drawing of the parcels created after the split and the split fee of \$30.00.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

*Josephine Hultman*  
Josephine Hultman

SUPERIOR CHARTER TOWNSHIP  
PROPERTY SPLIT/COMBINATION APPLICATION  
AND/OR ASSIGNMENT OF PARCEL NUMBERS

Date of application: 6-10-96  
Parent Parcel I.R. #: J-10-30-400-023 zoning R-1  
Class       

Please provide the following information:

- ☒ Current legal description of all parcels involved
- ☒ Proof of ownership (deed)                      ACREAGE 8 AC Gross
- ☐ Length of ownership                              School District Ann Arbor
- ☒ Provide a drawing of the parcels prior to split or combination
- ☒ Provide an engineered drawing and legal description of parcels involved after split or combination

Letter Letter of consent from all owners involved  
Phone

After the above information has been given to the Assessor, your request for a split or combination of parcel(s) will be given to the Washtenaw County Equalization Department for processing.

Date Application Approved 8/95 New Parcel #'s         
30-400-053; -054; -055

Application Approved with conditions (see comments)       

Application Denied (see comments) ✓

Comments: Need set back on house  
to property line & road easement.

Name BOB MURRAY  
Address 5300 Plymouth  
City/zip A2 48105  
Phone 313 995-3445

Mr. David Weil, Building & Zoning Official

Josephine Moltman, Assessor

Application Fee Paid:

Residential \$10.00/parcel 10.00 Pl 6-11-96  
cl # 017400

Com. & Ind. \$20.00/parcel       

split/95

ASSESSOR'S OFFICE

TOWNSHIP HALL  
3040 NORTH PROSPECT STREET  
CON. PROSPECT & CHERRY HILL RDS.  
YPSILANTI, MICHIGAN 48108  
TELEPHONE 482-8088

CHARTER TOWNSHIP OF SUPERIOR  
WASHTENAW COUNTY, MICHIGAN

June 12, 1996

Mr. Robert Murray  
5300 Plymouth Rd  
Ann Arbor, MI 48105

Dear Mr. Murray,

Your request for a split of parcel 30-400-023 was denied. The zoning official needs to know the distance of the set backs from the house to the edge of the property line and to the easement.

I have enclosed the survey indicating the areas which need to be completed. Should you have any questions, please do not hesitate to contact me.

Sincerely,

*Josephine Lentine*  
Josephine Lentine

ASSESSOR'S OFFICE  
**JOSEPHINE LENTINE**  
ASSESSOR

TOWNSHIP HALL  
3040 NORTH PROSPECT  
COR. PROSPECT & CHERRY HILL RDS.  
YPSILANTI, MICHIGAN 48198  
TELEPHONE: (313) 482-6099  
FAX: (313) 482-3842

## **SUPERIOR CHARTER TOWNSHIP**

WASHTENAW COUNTY, MICHIGAN

July 12, 1996

Mr. Robert Murray  
5300 Plymouth Rd  
Ann Arbor, MI 48105

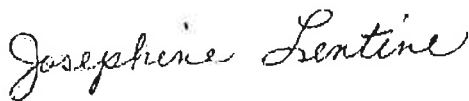
Dear Mr. Murray,

The Building Official has denied your split application on parcel 30-400-023. He needs the lot dimensions from the house to Geddes Road and the road easement to the west.

Enclosed is a copy of the survey in which you can indicate the distance for our records.

Should you have any questions, please do not hesitate to contact me.

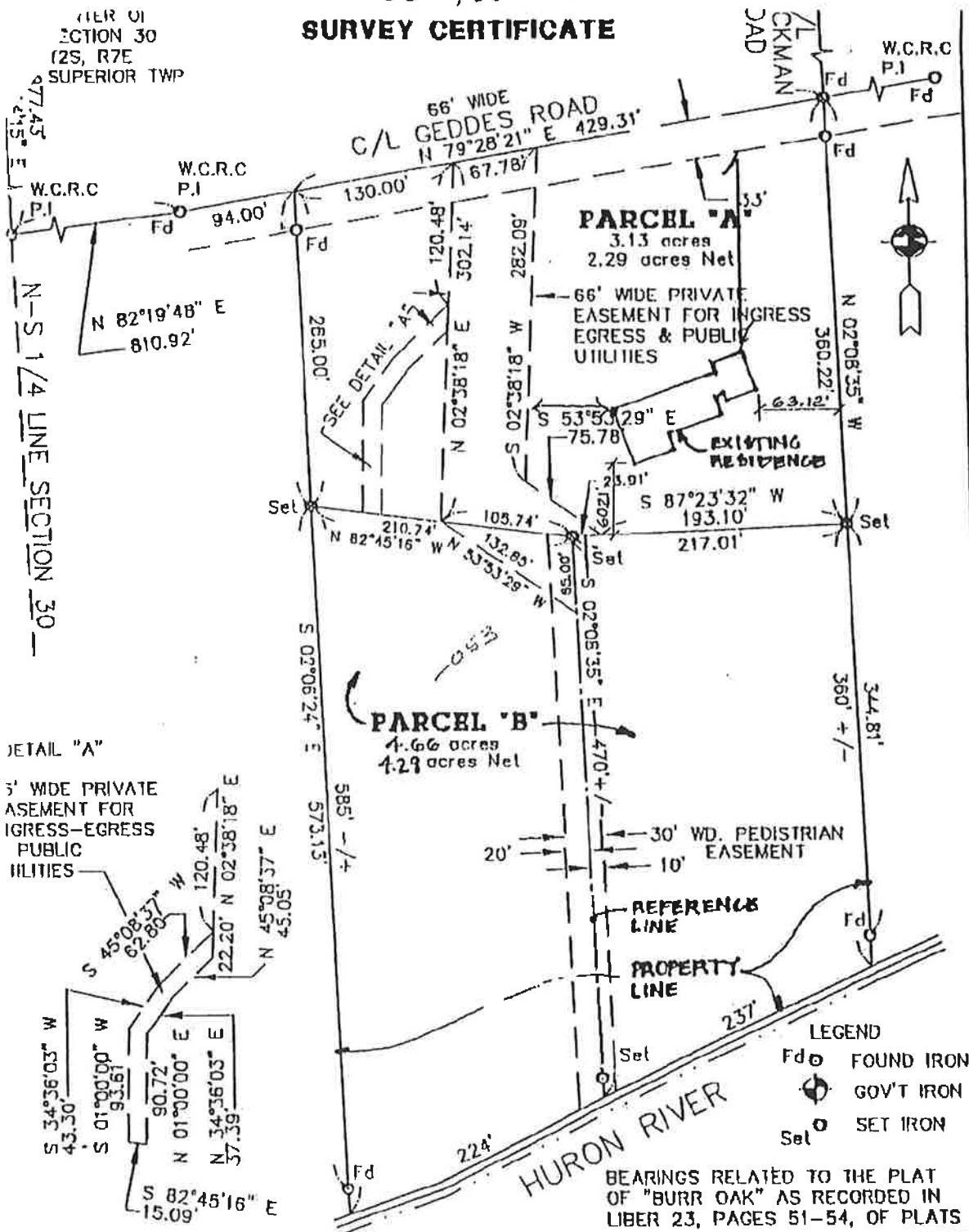
Sincerely,



Josephine Lentine

# SURVEY CERTIFICATE

SHEET 01  
SECTION 30  
12S, R7E  
SUPERIOR TWP



CLIENT: MURRAY/DURBIN BUILDERS

PROJECT NO. 83482-01

SURVEY AND DESCRIPTION OF 3 PARCELS  
OF LAND, LOCATED IN THE S.E. 1/4 OF  
SECTION 30, T2S, R7E, SUPERIOR TWP,  
WASHTENAW COUNTY, MICHIGAN

Paul W. Schuman

REGISTERED LAND SURVEYOR NO. 24618



SCALE	1 INCH = 100 FEET
DRAWN	PVS
DATE	2-17-95
CHECKED	CRO
REVISED	-
DATE	-
CHECKED	-
FIELD BOOK 120-05 PG 28	
SHEET	1 OF 4



**Ayres, Lewis, Norris & May, Inc.**  
Engineers • Planners • Surveyors


3959 RESEARCH PARK DRIVE  
(313) 761-10

ANN ARBOR, MICHIGAN 48108

(313) 761-1010



(PHONE CALL)

FOR	<u>Connie</u>		DATE	<u>8-12</u>	TIME	<u>3:50</u>	A.M. P.M.
M	<u>Cherie Rye</u>						
OF							<input checked="" type="checkbox"/> TELEPHONED
PHONE	<u>520-472-9502</u>						<input type="checkbox"/> RETURNED YOUR CALL
	AREA CODE	NUMBER	EXTENSION				<input checked="" type="checkbox"/> PLEASE CALL
FAX#							<input type="checkbox"/> WILL CALL AGAIN
MESSAGE							<input type="checkbox"/> CAME TO SEE YOU
							<input type="checkbox"/> WANTS TO SEE YOU
SIGNED							 SC 1104-7M



Murray/Durbin Builders, Inc.

5300 Plymouth Road  
Ann Arbor, MI 48105

TELE: 313-995-3445

FAX: 313-663-1876

DATE: July 17, 1996

TIME: \_\_\_\_\_

TO: Josephine LentineCOMPANY: Sup. TwpPHONE: 313-3842RE: 30-400-023

TOTAL NUMBER OF PAGES (INCLUDING COVER SHEET): \_\_\_\_\_

COMMENT:

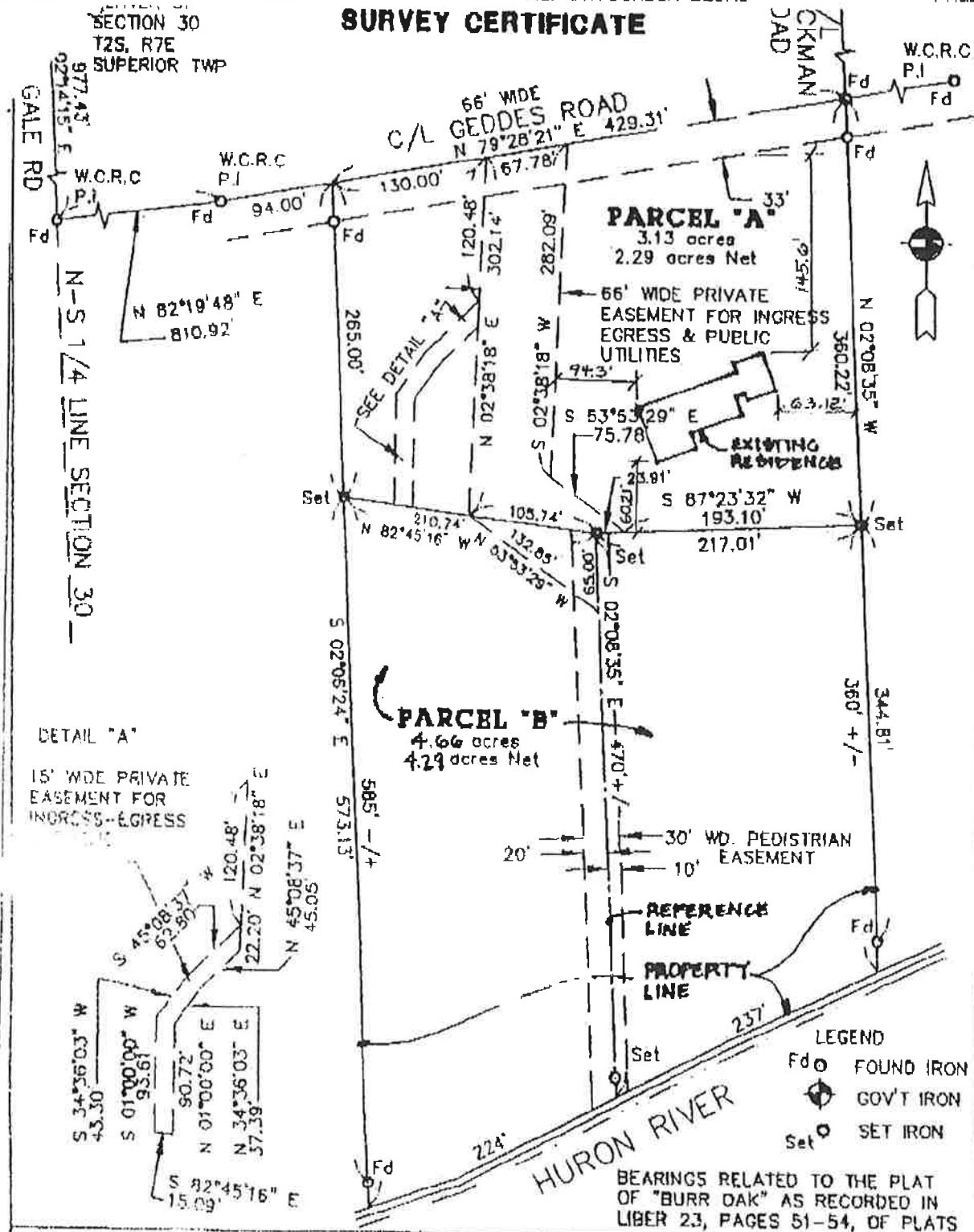
personally hand delivered this revised  
drawing of the Geddes Rd property to  
your office 3 weeks ago. The  
required dimensions are shown.  
It has been months in the process,  
please expedite

IS THERE ANY PROBLEM WITH THE RECEIVING OF THIS TRANSMISSION OR ALL THE  
PAGES DID NOT FAX, PLEASE CALL.

Bob Murray 313-995-3445

SECTION 30  
12S, R7E  
SUPERIOR TWP

# SURVEY CERTIFICATE



CLIENT: MURRAY/DURBIN BUILDERS

PROJECT NO. B3482-01

SURVEY AND DESCRIPTION OF 3 PARCELS OF LAND, LOCATED IN THE S.E. 1/4 OF SECTION 30, 12S, R7E, SUPERIOR TWP, WASHTENAW COUNTY, MICHIGAN

FILE 00995 257E 30

*Paul V. Schummer*

REGISTERED LAND SURVEYOR NO. 24618



SCALE 1 INCH = 100 FEET

DRAWN PVS

DATE 2-17-95

CHECKED CRO

REVISED -

DATE -

CHECKED -

FIELD BOOK 120-05 PG 28

SHEET 1 OF 4



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Engineers • Planners • Surveyors

3959 RESEARCH PARK DRIVE ANN ARBOR, MICHIGAN 48106  
(313) 761-1010

ASSESSOR'S OFFICE  
JOSEPHINE LENTINE  
ASSESSOR

TOWNSHIP HALL  
3040 NORTH PROSPECT  
COR. PROSPECT & CHERRY HILL RDS.  
YPSILANTI, MICHIGAN 48198  
TELEPHONE: (313) 482-8088  
FAX: (313) 482-3842

## SUPERIOR CHARTER TOWNSHIP

WASHTENAW COUNTY, MICHIGAN

July 12, 1996

Mr. Robert Murray  
5300 Plymouth Rd  
Ann Arbor, MI 48105

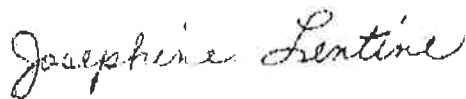
Dear Mr. Murray,

The Building Official has denied your split application on parcel 30-400-023. He needs the lot dimensions from the house to Geddes Road and the road easement to the west.

Enclosed is a copy of the survey in which you can indicate the dimensions for our records.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Josephine Lentine

ASSESSOR'S OFFICE  
JOSEPHINE LENTINE  
ASSESSOR

TOWNSHIP HALL  
3040 NORTH PROSPECT  
COR. PROSPECT & CHERRY HILL RDS.  
YPSILANTI, MICHIGAN 48198  
TELEPHONE: (313) 482-6099  
FAX: (313) 482-3842

## SUPERIOR CHARTER TOWNSHIP

WASHTENAW COUNTY, MICHIGAN

August 12, 1996

Ms. Cherie Rye  
1113 N Monta Rosa LN  
Payson, AZ 85541

Dear Ms. Rye,

I have distributed the assessed values of the new parcels from the parent parcel, 30-400-023.

Parcel A, which includes the house on 3.13 acres is assessed at \$198,600 for 1996.

Parcel B, which consists of 4.66 acres of vacant land is assessed for 72,400 for 1996. Parcel B will be taken to the December Board of Review to be uncapped for 1996 and a new tax bill will be issued for the new assessment for 1996.

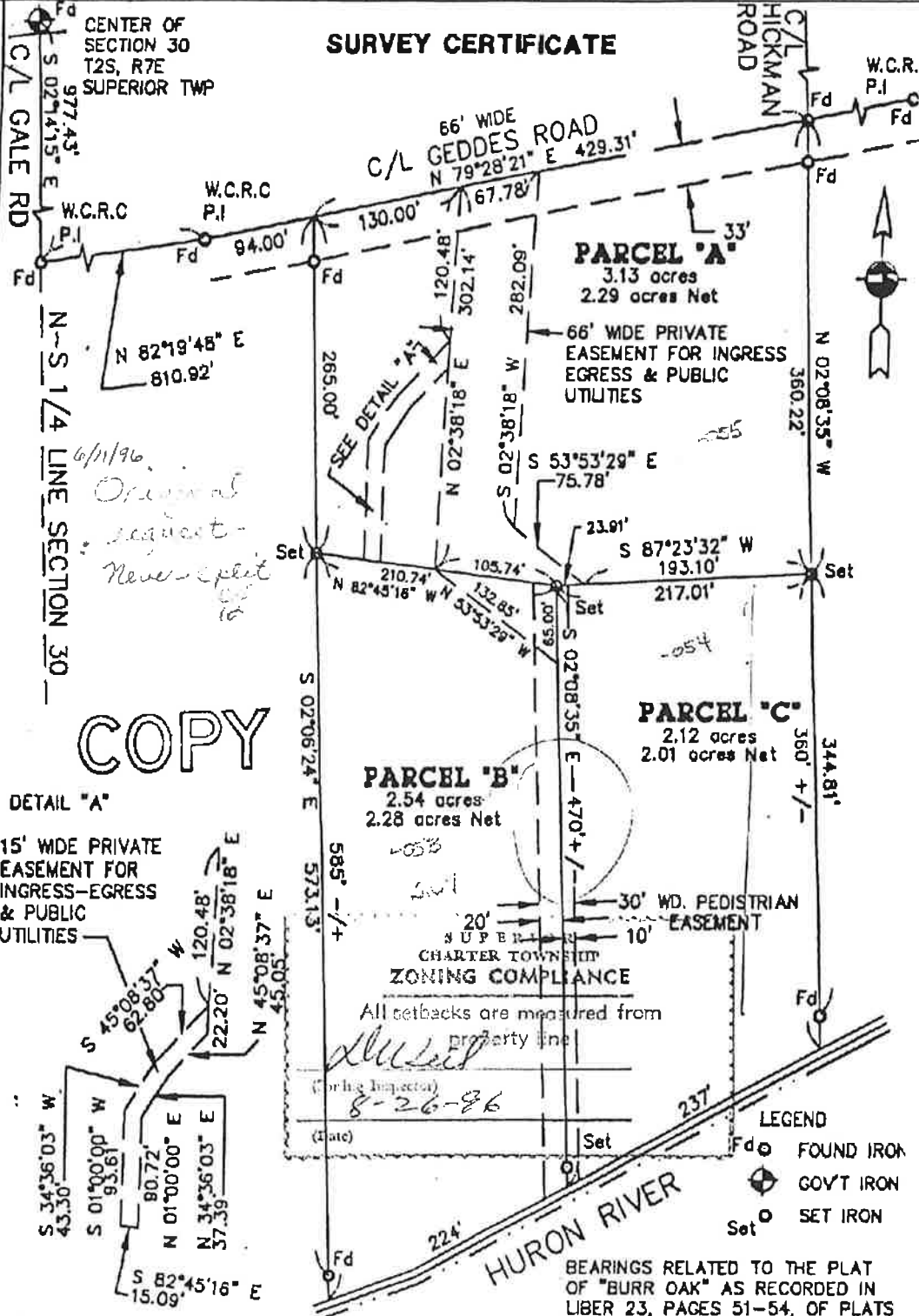
These parcels will have their own tax identification numbers in 1997.

Should you have any questions, please do not hesitate to contact me at 1-313-482-6099.

*Josephine Lentine*

# SURVEY CERTIFICATE

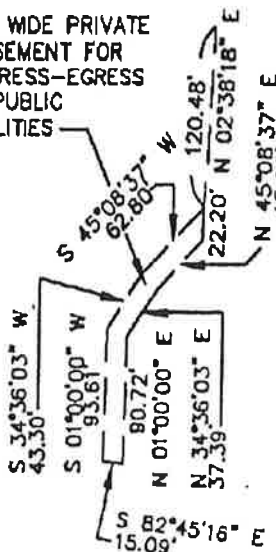
CENTER OF  
SECTION 30  
T2S, R7E  
SUPERIOR TWP



**COPY**

DETAIL "A"

15' WIDE PRIVATE EASEMENT FOR INGRESS-EGRESS & PUBLIC UTILITIES



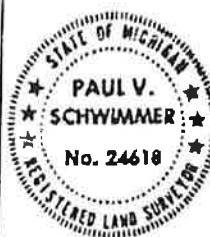
CLIENT: MURRAY/DURBIN BUILDERS

PROJECT NO. B3482-01

SURVEY AND DESCRIPTION OF 3 PARCELS OF LAND, LOCATED IN THE S.E. 1/4 OF SECTION 30, T2S, R7E, SUPERIOR TWP, WASHTENAW COUNTY, MICHIGAN

*Paul V. Schwimmer*

REGISTERED LAND SURVEYOR NO. 24618



SCALE 1 INCH = 100 FEET

DRAWN PVS

DATE 2-17-95

CHECKED CRO

REVISED -

DATE -

CHECKED -

FIELD BOOK 120-05 PG 28

SHEET 1 OF 4



**Ayres, Lewis, Norris & May, Inc.**  
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3959 RESEARCH PARK DRIVE ANN ARBOR, MICHIGAN 48106  
(313) 761-1010

LEGAL DESCRIPTION - PARCEL "B"

COMMENCING AT THE CENTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, STATE OF MICHIGAN; THENCE S 02°14'15" E 977.43 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION AND CENTERLINE OF GALE ROAD AS SHOWN ON THE PLAT OF "BURR OAK" SUBDIVISION AS RECORDED IN LIBER 23 OF PLATS, PAGES 51-54, WASHTENAW COUNTY RECORDS; THENCE N 82°19'48" E 810.92 FEET ALONG THE CENTERLINE OF GEDDES ROAD (FORMERLY POTAWATOMIE TRAIL); THENCE CONTINUING ALONG SAID CENTERLINE N 79°28'21" E 94.00 FEET; THENCE S 02°06'24" E 265.00 FEET; THENCE S 82°45'16" E 210.74 FEET FOR A PLACE OF BEGINNING; THENCE N 82°45'16" W 210.74 FEET; THENCE S 02°06'24" E 585 FEET MORE OR LESS TO THE WATER'S EDGE OF THE HURON RIVER; THENCE NORTHEASTERLY ALONG SAID WATER'S EDGE TO A POINT BEARING S 02°08'35" E FROM THE POINT OF BEGINNING; THENCE N 02°08'35" W 470 FEET MORE OR LESS TO THE PLACE OF BEGINNING, BEING A PART OF THE S.E. 1/4 OF SAID SECTION 30 AND CONTAINING 2.54 ACRES (2.28 ACRES NET) OF LAND, MORE OR LESS, SUBJECT TO AND INCLUDING A 66' WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, STATE OF MICHIGAN; THENCE S 02°14'15" E 977.43 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION AND CENTERLINE OF GALE ROAD AS SHOWN ON THE PLAT OF "BURR OAK" SUBDIVISION AS RECORDED IN LIBER 23 OF PLATS, PAGES 51-54, WASHTENAW COUNTY RECORDS; THENCE N 82°19'48" E 810.92 FEET ALONG THE CENTERLINE OF GEDDES ROAD (FORMERLY POTAWATOMIE TRAIL); THENCE CONTINUING ALONG SAID CENTERLINE N 79°28'21" E 224.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE N 79°28'21" E 67.78 FEET; THENCE S 02°38'18" W 282.00 FEET; THENCE S 53°53'29" E 75.78 FEET; THENCE S 87°23'32" W 23.91 FEET; THENCE S 02°08'35" E 65.00 FEET; THENCE N 53°53'29" W 132.85 FEET; THENCE N 02°38'18" E 302.14 FEET TO THE PLACE OF BEGINNING.

ALSO INCLUDING RIGHT OF INGRESS, EGRESS, AND PUBLIC UTILITIES OVER A 15' FEET WIDE PRIVATE EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, STATE OF MICHIGAN; THENCE S 02°14'15" E 977.43 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION AND CENTERLINE OF GALE ROAD AS SHOWN ON THE PLAT OF "BURR OAK" SUBDIVISION AS RECORDED IN LIBER 23 OF PLATS, PAGES 51-54, WASHTENAW COUNTY RECORDS; THENCE N 82°19'48" E 810.92 FEET ALONG THE CENTERLINE OF GEDDES ROAD (FORMERLY POTAWATOMIE TRAIL); THENCE CONTINUING ALONG SAID CENTERLINE N 79°28'21" E 224.00 FEET; THENCE S 02°38'18" W 120.48 FEET FOR A PLACE OF BEGINNING; THENCE S 45°08'37" W 82.80 FEET; THENCE S 34°38'03" W 43.30 FEET; THENCE S 01°00'00" W 93.61 FEET; THENCE S 82°45'16" E 15.09 FEET; THENCE N 01°00'00" E 90.72 FEET; THENCE N 34°38'03" E 37.39 FEET; THENCE N 45°08'37" E 45.05 FEET; THENCE N 02°38'18" E 22.20 FEET TO THE PLACE OF BEGINNING.

ALSO SUBJECT TO AND INCLUDING A 30 FEET WIDE PEDESTRIAN EASEMENT LYING 20 FEET WESTERLY AND 10 FEET EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, STATE OF MICHIGAN; THENCE S 02°14'15" E 977.43 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION AND CENTERLINE OF GALE ROAD AS SHOWN ON THE PLAT OF "BURR OAK" SUBDIVISION AS RECORDED IN LIBER 23 OF PLATS, PAGES 51-54, WASHTENAW COUNTY RECORDS; THENCE N 82°19'48" E 810.92 FEET ALONG THE CENTERLINE OF GEDDES ROAD (FORMERLY POTAWATOMIE TRAIL); THENCE CONTINUING ALONG SAID CENTERLINE N 79°28'21" E 94.00 FEET; THENCE S 02°06'24" E 265.00 FEET; THENCE S 82°45'16" E 210.74 FEET FOR A PLACE OF BEGINNING; THENCE S 02°08'35" E 470 FEET MORE OR LESS TO THE WATER'S EDGE OF THE HURON RIVER FOR A PLACE OF ENDING.

CLIENT: MURRAY/DURBIN BUILDERS

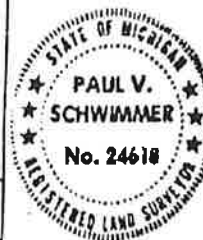
PROJECT NO. 83482-01

FILE 00995 257E 30

SURVEY AND DESCRIPTION OF 3 PARCELS OF LAND, LOCATED IN THE S.E. 1/4 OF SECTION 30, T2S, R7E, SUPERIOR TWP, WASHTENAW COUNTY, MICHIGAN

*Paul V. Schwimmer*

REGISTERED LAND SURVEYOR NO. 24618



SCALE	1 INCH = - FEET
DRAWN	PVS
DATE	2-17-95
CHECKED	CRO
REVISED	-
DATE	-
CHECKED	-
FIELD BOOK	120-05 PG 28
SHEET	3 OF 4



**Ayres, Lewis, Norris & May, Inc.**  
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3959 RESEARCH PARK DRIVE ANN ARBOR, MICHIGAN 48108  
(313) 761-1010

LEGAL DESCRIPTION - PARCEL "C"

COMMENCING AT THE CENTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, STATE OF MICHIGAN; THENCE S 02°14'15" E 977.43 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION AND CENTERLINE OF GALE ROAD AS SHOWN ON THE PLAT OF "BURR OAK" SUBDIVISION AS RECORDED IN LIBER 23 OF PLATS, PAGES 51-54, WASHTENAW COUNTY RECORDS; THENCE N 82°19'48" E 810.92 FEET ALONG THE CENTERLINE OF GEDDES ROAD (FORMERLY POTAWATOMIE TRAIL); THENCE CONTINUING ALONG SAID CENTERLINE N 79°28'21" E 94.00 FEET; THENCE S 02°08'24" E 285.00 FEET; THENCE S 82°45'18" E 210.74 FEET; THENCE N 87°23'32" E 217.01 FEET FOR A PLACE OF BEGINNING; THENCE S 87°23'32" W 217.01 FEET; THENCE S 02°08'35" E 470 FEET MORE OR LESS TO THE WATER'S EDGE OF THE HURON RIVER; THENCE NORTHEASTERLY ALONG SAID WATER'S EDGE TO A POINT BEARING S 02°08'35" E FROM THE PLACE OF BEGINNING; THENCE N 02°08'35" W 360 FEET MORE OR LESS TO THE PLACE OF BEGINNING. BEING A PART OF THE S.E. 1/4 OF SAID SECTION 30 AND CONTAINING 2.12 ACRES (2.01 ACRES NET) OF LAND, MORE OR LESS, INCLUDING A 66 FEET WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, STATE OF MICHIGAN; THENCE S 02°14'15" E 977.43 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION AND CENTERLINE OF GALE ROAD AS SHOWN ON THE PLAT OF "BURR OAK" SUBDIVISION AS RECORDED IN LIBER 23 OF PLATS, PAGES 51-54, WASHTENAW COUNTY RECORDS; THENCE N 82°19'48" E 810.92 FEET ALONG THE CENTERLINE OF GEDDES ROAD (FORMERLY POTAWATOMIE TRAIL); THENCE CONTINUING ALONG SAID CENTERLINE N 79°28'21" E 224.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE N 79°28'21" E 67.78 FEET; THENCE S 02°38'18" W 282.09 FEET; THENCE S 53°53'29" E 75.78 FEET; THENCE S 87°23'32" W 23.91 FEET; THENCE S 02°08'35" E 85.00 FEET; THENCE N 53°53'29" W 132.85 FEET; THENCE N 02°38'18" E 302.14 FEET TO THE PLACE OF BEGINNING.

ALSO SUBJECT TO AND INCLUDING A 30 FEET WIDE PEDESTRIAN EASEMENT LYING 20 FEET WESTERLY AND 10 FEET EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, STATE OF MICHIGAN; THENCE S 02°14'15" E 977.43 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION AND CENTERLINE OF GALE ROAD AS SHOWN ON THE PLAT OF "BURR OAK" SUBDIVISION AS RECORDED IN LIBER 23 OF PLATS, PAGES 51-54, WASHTENAW COUNTY RECORDS; THENCE N 82°19'48" E 810.92 FEET ALONG THE CENTERLINE OF GEDDES ROAD (FORMERLY POTAWATOMIE TRAIL); THENCE CONTINUING ALONG SAID CENTERLINE N 79°28'21" E 94.00 FEET; THENCE S 02°06'24" E 265.00 FEET; THENCE S 82°45'18" E 210.74 FEET FOR A PLACE OF BEGINNING; THENCE S 02°08'35" E 470 FEET MORE OR LESS TO THE WATER'S EDGE OF THE HURON RIVER FOR A PLACE OF ENDING.

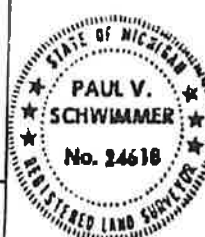
CLIENT: MURRAY/DURBIN BUILDERS

PROJECT NO. 83482-01

FILE 00985 257E 30  
SURVEY AND DESCRIPTION OF 3 PARCELS OF LAND, LOCATED IN THE S.E. 1/4 OF SECTION 30, T2S, R7E, SUPERIOR TWP, WASHTENAW COUNTY, MICHIGAN

*Paul V. Schwimmer*

REGISTERED LAND SURVEYOR NO. 24618



SCALE 1 INCH = FEET	
DRAWN	PVS
DATE	2-17-95
CHECKED	CRO
REVISED	-
DATE	-
CHECKED	-
FIELD BOOK	120-05 PG 28
SHEET	4 OF 4



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3050 RESEARCH PARK DRIVE ANN ARBOR, MICHIGAN 48106  
(313) 761-1010



WLS025CR

WASHTENAW COUNTY LAND SYSTEM

09/25/95

LEGAL DESCRIPTION SCREEN

CVT J PARCEL NUMBER 1030400054

DATE LAST CHANGED 092595

TOTAL NUMBER OF DESC. LINES 017

REASON

LINE NO.

LINE NO.

001. W.D. L3143 P713  
003. SU 30-19 PCL "C"  
005. S 02-14-15 E 977.43 FT, TH  
007. N 79-28-21 E 94.00 FT, TH  
009. S S2-45-16 E 210.74 FT, TH  
011. POB, TH S 87-23-32 W  
013. 470' TO WATERS EDGE, TH  
015. FROM POB, TH N 02-08-35 W  
017. SEC 30, T2S-R7E. 2.67 AC.  
019. \_\_\_\_\_  
021. \_\_\_\_\_  
023. \_\_\_\_\_  
025. \_\_\_\_\_

002. \*\*\*\*FROM 1030400023 08/17/95  
004. COM AT CEN OF SEC 30, TH  
006. N 82-19-48 E 810.92 FT, TH  
008. S 02-08-24 E 265.00 FT, TH  
010. N 87-23-32 E 217.01 FT TO  
012. 217.01 FT, TH S 02-08-35 E  
014. N'ELY TO PT BRG S 02-08-35 E  
016. 360' TO POB. PT OF SE 1/4  
018. \_\_\_\_\_  
020. \_\_\_\_\_  
022. \_\_\_\_\_  
024. \_\_\_\_\_  
026. \_\_\_\_\_

TO INSERT A LINE OR DELETE A LEGAL, PLACE AN NEXT CVT/PARCEL J 1030400054

"X" (INSERT) OR "D" (DELETE) NEXT TO THE LINE NUMBER AND PRESS PF12

LEGAL DESCRIPTION RECORD LINES 1-26 UPDATED

CLEAR=LAND MENU ENTER=UPDATE REC ERASE EOF=DEL DESC LINE PF1=NEXT CVT/PARCEL  
PF2=LAND MASTER PF4=PROP ADDRESS PF5=NAME/ADDRESS PF6=ASSMT SPLIT/COMB  
PF8=MAINT LOG PF9=ADD REC PF10=PAGE FWD PF11=PAGE BKW PF12=INSRT/DELETE

Update  
J-9  
30-4

WLS025CR

WASHTENAW COUNTY LAND SYSTEM  
LEGAL DESCRIPTION SCREEN

09/21/95

CVT J PARCEL NUMBER 1030400053

DATE LAST CHANGED 092195

TOTAL NUMBER OF DESC. LINES 016

REASON

LINE NO.

LINE NO.

001. W.D. L3143 P713  
003. SU 30-19 PCL "B"  
005. S 02-14-15 E 977.43 FT, TH  
007. N 79-28-21 E 94.00 FT, TH  
009. S 82-45-16 E 210.74 FT TO  
011. 210.74 FT, TH S 02-06-24 E  
013. N'ELY TO PT BRG S 02-08-35 E  
015. 470' TO POB. PT OF SE 1/4  
017. \_\_\_\_\_  
019. \_\_\_\_\_  
021. \_\_\_\_\_  
023. \_\_\_\_\_  
025. \_\_\_\_\_

002. \*\*\*\*\*FROM 1030400023 08/17/95  
004. COM AT CEN OF SEC 30, TH  
006. N 82-19-48 E 810.92 FT, TH  
008. S 02-06-24 E 265.00 FT, TH  
010. POB, TH N 82-45-16 W  
012. 585' TO WATERS EDGE, TH  
014. FROM POB, TH N 02-06-35 W  
016. SEC 30, T2S-R7E. 2.67 AC.  
018. \_\_\_\_\_  
020. \_\_\_\_\_  
022. \_\_\_\_\_  
024. \_\_\_\_\_  
026. \_\_\_\_\_

TO INSERT A LINE OR DELETE A LEGAL, PLACE AN "X" (INSERT) OR "D" (DELETE) NEXT TO THE LINE NUMBER AND PRESS PF12

LEGAL DESCRIPTION RECORD LINES 1-26 UPDATED

CLEAR=LAND MENU ENTER=UPDATE REC ERASE EOF=DEL DESC LINE PF1=NEXT CVT/PARCEL  
PF2=LAND MASTER PF4=PROP ADDRESS PF5=NAME/ADDRESS PF6=ASSMT SPLIT/COMB  
PF8=MAINT LOG PF9=ADD REC PF10=PAGE FWD PF11=PAGE BKW PF12=INSRT/DELETE

WLS035CR

WASHTENAW COUNTY LAND SYSTEM  
NAME AND ADDRESS SCREEN

10/12/95

CVT J PARCEL NUMBER 1030400053 YEAR 1995 SEQUENCE NUMBER 001

PARTY TYPE	TAXP TAX PAYER
SPECIAL PARTY TYPE	
NAME (LAST, FIRST)	REILLY RAYMOND & VIRGINIA
NAME LINE 2	
STREET NUMBER	005766
STREET DIRECTION	
STREET NAME	GEDDES RD
ADDRESS LINE 2	
CITY	ANN ARBOR
STATE	MI
ZIP CODE	48105 -
PHONE NUMBER	- -
DATE LAST CHANGED	081795
REASON	

NEXT NAME AND ADDRESS J 1030400053 1995 001

CLEAR=LAND MENU ENTER=UPD rec PF1=NEXT NAME/ADDR PF2=LAND Mstr PF3=DESCRIPTION  
PF4=PROPERTY ADDRESS PF6=SPECIAL PARTY PF7=DELETE NAME PF8=MAINT LOG  
PF9=ADD RECORD PF10=PAGE FORWARD PF11=PAGE BACKWARD PF12=SALES RATIO  
Online ALT-X to exit NUM 9:25 AM

WLS035CR

WASHTENAW COUNTY LAND SYSTEM  
NAME AND ADDRESS SCREEN

10/12/95

CVT J PARCEL NUMBER 1030400054 YEAR 1995 SEQUENCE NUMBER 001

PARTY TYPE	TAXP TAX PAYER
SPECIAL PARTY TYPE	
NAME (LAST, FIRST)	REILLY RAYMOND & VIRGINIA
NAME LINE 2	
STREET NUMBER	005766
STREET DIRECTION	
STREET NAME	GEDDES RD
ADDRESS LINE 2	
CITY	ANN ARBOR
STATE	MI
ZIP CODE	48105 -
PHONE NUMBER	- -
DATE LAST CHANGED	081795
REASON	

NEXT NAME AND ADDRESS J 1030400054 1995 001

CLEAR=LAND MENU ENTER=UPD rec PF1=NEXT NAME/ADDR PF2=LAND Mstr PF3=DESCRIPTION  
PF4=PROPERTY ADDRESS PF6=SPECIAL PARTY PF7=DELETE NAME PF8=MAINT LOG  
PF9=ADD RECORD PF10=PAGE FORWARD PF11=PAGE BACKWARD PF12=SALES RATIO  
Online ALT-X to exit NUM 9:25 AM

WLS035CR

WASHTENAW COUNTY LAND SYSTEM  
NAME AND ADDRESS SCREEN

10/12/95

CVT J PARCEL NUMBER 1030400055 YEAR 1995 SEQUENCE NUMBER 001

PARTY TYPE TAXP TAX PAYER  
SPECIAL PARTY TYPE  
NAME (LAST, FIRST) REILLY RAYMOND & VIRGINIA  
NAME LINE 2  
STREET NUMBER 005766  
STREET DIRECTION  
STREET NAME GEDDES RD  
ADDRESS LINE 2  
CITY ANN ARBOR  
STATE MI  
ZIP CODE 48105 -  
PHONE NUMBER - -  
DATE LAST CHANGED 081795  
REASON

NEXT NAME AND ADDRESS J 1030400055 1995 001

CLEAR=LAND MENU ENTER=UPD rec PF1=NEXT NAME/ADDR PF2=LAND Mstr PF3=DESCRIPTION  
PF4=PROPERTY ADDRESS PF6=SPECIAL PARTY PF7=DELETE NAME PF8=MAINT LOG  
PF9=ADD RECORD PF10=PAGE FORWARD PF11=PAGE BACKWARD PF12=SALES RATIO  
Online ALT-X to exit NUM 9:27 AM

WLS025CR

WASHTENAW COUNTY LAND SYSTEM

09/22/95

LEGAL DESCRIPTION SCREEN

CVT J PARCEL NUMBER 1030400055

DATE LAST CHANGED 092295

TOTAL NUMBER OF DESC. LINES 014

REASON

LINE NO.

LINE NO.

001. W.D. L3143 P713  
003. SU 30-19 REMAINDER  
005. S 02-14-15 E 977.43 FT, TH  
007. N 79-28-21 E 94.00 FT TO  
009. 265.00 FT, TH S 82-45-16 E  
011. 217.01 FT, TH N TO C/L  
013. PT OF SE 1/4 SEC 30, T25-R7E  
015. \_\_\_\_\_  
017. \_\_\_\_\_  
019. \_\_\_\_\_  
021. \_\_\_\_\_  
023. \_\_\_\_\_  
025. \_\_\_\_\_

002. \*\*\*\*FROM 1030400023 08/17/95  
004. COM AT CEN SEC 30, TH  
006. N 82-19-48 E 810.92 FT, TH  
008. POB, TH S 02-06-24 E  
010. 210.74 FT, N 87-23-32 E  
012. GEDDES RD, TH S'WLY TO POB.  
014. 2.66 AC.  
016. \_\_\_\_\_  
018. \_\_\_\_\_  
020. \_\_\_\_\_  
022. \_\_\_\_\_  
024. \_\_\_\_\_  
026. \_\_\_\_\_

TO INSERT A LINE OR DELETE A LEGAL, PLACE AN "X" (INSERT) OR "D" (DELETE) NEXT TO THE LINE NUMBER AND PRESS PF12

LEGAL DESCRIPTION RECORD LINES 1-26 UPDATED

CLEAR=LAND MENU ENTER=UPDATE REC ERASE EOF=DEL DESC LINE PF1=NEXT CVT/PARCEL  
PF2=LAND MASTER PF4=PROP ADDRESS PF5=NAME/ADDRESS PF6=ASSMT SPLIT/COMB  
PF8=MAINT LOG PF9=ADD REC PF10=PAGE FWD PF11=PAGE BKW PF12=INSRT/DELETE

WLS025CR

## WASHTENAW COUNTY LAND SYSTEM

06/05/96

## LEGAL DESCRIPTION SCREEN

CVT J PARCEL NUMBER 1030400055

DATE LAST CHANGED 092295

TOTAL NUMBER OF DESC. LINES 014

REASON

LINE NO.

LINE NO.

001. W.D. L3143 P713  
003. SU 30-19 REMAINDER  
005. S 02-14-15 E 977.43 FT, TH  
007. N 79-28-21 E 94.00 FT TO  
009. 265.00 FT, TH S 82-45-16 E  
011. 217.01 FT, TH N TO C/L  
013. PT OF SE 1/4 SEC 30, T2S-R7E  
015. \_\_\_\_\_  
017. \_\_\_\_\_  
019. \_\_\_\_\_  
021. \_\_\_\_\_  
023. \_\_\_\_\_  
025. \_\_\_\_\_

002. \*\*\*\*FROM 1030400023 08/17/95  
004. COM AT CEN SEC 30, TH  
006. N 82-19-48 E 810.92 FT, TH  
008. POB, TH S 02-06-24 E  
010. 210.74 FT, N 87-23-32 E  
012. GEDDES RD, TH S'WLY TO POB.  
014. 2.66 AC.  
016. \_\_\_\_\_  
018. \_\_\_\_\_  
020. \_\_\_\_\_  
022. \_\_\_\_\_  
024. \_\_\_\_\_  
026. \_\_\_\_\_

TO INSERT A LINE OR DELETE A LEGAL, PLACE AN NEXT CVT/PARCEL J 1030400055  
"X" (INSERT) OR "D" (DELETE) NEXT TO THE LINE NUMBER AND PRESS PF12

CLEAR=LAND MENU ENTER=UPDATE REC ERASE EOF=DEL DESC LINE PF1=NEXT CVT/PARCEL  
PF2=LAND MASTER PF4=PROP ADDRESS PF5=NAME/ADDRESS PF6=ASSMT SPLIT/COMB  
PF8=MAINT LOG PF9=ADD REC PF10=PAGE FWD PF11=PAGE BKW PF12=INSRT/DELET  
Online ALT-X to exit NUM 9:52 AM

WLS025CR

## WASHTENAW COUNTY LAND SYSTEM

06/05/96

## LEGAL DESCRIPTION SCREEN

CVT J PARCEL NUMBER 1030400053

DATE LAST CHANGED 092195

TOTAL NUMBER OF DESC. LINES 016

REASON

LINE NO.

LINE NO.

001. W.D. L3143 P713  
003. SU 30-19 PCL "B"  
005. S 02-14-15 E 977.43 FT, TH  
007. N 79-28-21 E 94.00 FT, TH  
009. S 82-45-16 E 210.74 FT TO  
011. 210.74 FT, TH S 02-06-24 E  
013. N'ELY TO PT BRG S 02-08-35 E  
015. 470' TO POB. PT OF SE 1/4  
017. \_\_\_\_\_  
019. \_\_\_\_\_  
021. \_\_\_\_\_  
023. \_\_\_\_\_  
025. \_\_\_\_\_

002. \*\*\*\*FROM 1030400023 08/17/95  
004. COM AT CEN OF SEC 30, TH  
006. N 82-19-48 E 810.92 FT, TH  
008. S 02-06-24 E 265.00 FT, TH  
010. POB, TH N 82-45-16 W  
012. 585' TO WATERS EDGE, TH  
014. FROM POB, TH N 02-06-35 W  
016. SEC 30, T2S-R7E. 2.67 AC.  
018. \_\_\_\_\_  
020. \_\_\_\_\_  
022. \_\_\_\_\_  
024. \_\_\_\_\_  
026. \_\_\_\_\_

TO INSERT A LINE OR DELETE A LEGAL, PLACE AN NEXT CVT/PARCEL J 1030400053

"X" (INSERT) OR "D" (DELETE) NEXT TO THE LINE NUMBER AND PRESS PF12

CLEAR=LAND MENU ENTER=UPDATE REC ERASE EOF=DEL DESC LINE PF1=NEXT CVT/PARCEL  
PF2=LAND MASTER PF4=PROP ADDRESS PF5=NAME/ADDRESS PF6=ASSMT SPLIT/COMB  
PF8=MAINT LOG PF9=ADD REC PF10=PAGE FWD PF11=PAGE BKW PF12=INSRT/DELET  
Online ALT-X to exit NUM 9:52 AM

WLS025CR

WASHTENAW COUNTY LAND SYSTEM

06/05/96

LEGAL DESCRIPTION SCREEN

CVT J PARCEL NUMBER 1030400054 DATE LAST CHANGED 092595  
TOTAL NUMBER OF DESC. LINES 017 REASON

LINE NO.

LINE NO.

001. W.D. L3143 P713  
003. SU 30-19 PCL "C"  
005. S 02-14-15 E 977.43 FT, TH  
007. N 79-28-21 E 94.00 FT, TH  
009. S 82-45-16 E 210.74 FT, TH  
011. POB, TH S 87-23-32 W  
013. 470' TO WATERS EDGE, TH  
015. FROM POB, TH N 02-08-35 W  
017. SEC 30, T2S-R7E. 2.67 AC.  
019. \_\_\_\_\_  
021. \_\_\_\_\_  
023. \_\_\_\_\_  
025. \_\_\_\_\_

002. \*\*\*\*FROM 1030400023 08/17/95  
004. COM AT CEN OF SEC 30, TH  
006. N 82-19-48 E 810.92 FT, TH  
008. S 02-08-24 E 265.00 FT, TH  
010. N 87-23-32 E 217.01 FT TO  
012. 217.01 FT, TH S 02-08-35 E  
014. N'ELY TO PT BRG S 02-08-35 E  
016. 360' TO POB. PT OF SE 1/4  
018. \_\_\_\_\_  
020. \_\_\_\_\_  
022. \_\_\_\_\_  
024. \_\_\_\_\_  
026. \_\_\_\_\_

TO INSERT A LINE OR DELETE A LEGAL, PLACE AN NEXT CVT/PARCEL J 1030400054  
"X" (INSERT) OR "D" (DELETE) NEXT TO THE LINE NUMBER AND PRESS PF12

CLEAR=LAND MENU ENTER=UPDATE REC ERASE EOF=DEL DESC LINE PF1=NEXT CVT/PARCEL  
PF2=LAND MASTER PF4=PROP ADDRESS PF5=NAME/ADDRESS PF6=ASSMT SPLIT/COMB  
PF8=MAINT LOG PF9=ADD REC PF10=PAGE FWD PF11=PAGE BKW PF12=INSRT/DELET  
Online ALT-X to exit NUM 9:53 AM

WES021CR

WASHTENAW COUNTY ASSESSMENT SYSTEM  
 ASSESSED VALUE INQUIRY SCREEN

06/05/96

CVT J PARCEL 1030400054 YEAR 1996 CVT NAME TOWNSHIP OF SUPERIOR  
 STATUS N ZONE RI USE RI SCHOOL 001 BANK 00000 CURRENT ASSESSED 000000000

MTT/BOR/SP ADJ + 000000000 000 000 000 000 000 ADJ ASSESSED 000000000

---

NEW HEADLEE 000000000 000 000 000 000 000 \*\* 700'S REAL - 900'S PERS  
 NEW NON-HEADLEE 000000000 000 000 000 000 000 \*\* 800'S REAL  
 ADJ NON-HDLEE + 000000000 000 000 000 000 000 \*\* 515 ONLY  
 LOSS HEADLEE 000000000 000 000 000 000 000 \*\* 100'S REAL - 300'S PERS  
 LOSS NON-HEADLEE 000000000 000 000 000 000 000 \*\* 200'S REAL  
 PROPOSED ASSESSED 000000000

MARCH BOR ADJ + 000000000 000 \*\* 550 ONLY  
 TAXABLE VALUE 000000000 BOR ASSESSED 000000000

NEW ZONE RI NEW USE RI DATE LAST CHANGED 081795 TRANSFER N  
 NEXT CVT/PARCEL/YEAR J 1030400054 1996

CLEAR=ASSMT MENU  
 PF5=LAND MASTER

PF1=NEXT CVT/PARCEL/YEAR

PF3=CPI SCREEN

Online

ALT-X to exit

NUM

9:53 AM

WES021CR

WASHTENAW COUNTY ASSESSMENT SYSTEM  
 ASSESSED VALUE INQUIRY SCREEN

06/05/96

CVT J PARCEL 1030400055 YEAR 1996 CVT NAME TOWNSHIP OF SUPERIOR  
 STATUS N ZONE RI USE RI SCHOOL 001 BANK 00000 CURRENT ASSESSED 000000000

MTT/BOR/SP ADJ + 000000000 000 000 000 000 000 ADJ ASSESSED 000000000

---

NEW HEADLEE 000000000 000 000 000 000 000 \*\* 700'S REAL - 900'S PERS  
 NEW NON-HEADLEE 000000000 000 000 000 000 000 \*\* 800'S REAL  
 ADJ NON-HDLEE + 000000000 000 000 000 000 000 \*\* 515 ONLY  
 LOSS HEADLEE 000000000 000 000 000 000 000 \*\* 100'S REAL - 300'S PERS  
 LOSS NON-HEADLEE 000000000 000 000 000 000 000 \*\* 200'S REAL  
 PROPOSED ASSESSED 000000000

MARCH BOR ADJ + 000000000 000 \*\* 550 ONLY  
 TAXABLE VALUE 000000000 BOR ASSESSED 000000000

NEW ZONE RI NEW USE RI DATE LAST CHANGED 081795 TRANSFER N



WLS025CR

## WASHTENAW COUNTY LAND SYSTEM

10/01/96

## LEGAL DESCRIPTION SCREEN

CVT J PARCEL NUMBER 1030400053 DATE LAST CHANGED 082396  
TOTAL NUMBER OF DESC. LINES 016 REASON

LINE NO.

001. W.D. L3143 P713  
003. SU 30-19 PCL "B"  
005. S 02-14-15 E 977.43 FT, TH  
007. N 79-28-21 E 94.00 FT, TH  
009. S 82-45-16 E 210.74 FT TO  
011. 210.74 FT, TH S 02-06-24 E  
013. N'ELY TO PT BRG S 02-08-35 E  
015. 470' TO POB. PT OF SE 1/4  
017. \_\_\_\_\_  
019. \_\_\_\_\_  
021. \_\_\_\_\_  
023. \_\_\_\_\_  
025. \_\_\_\_\_

LINE NO.

002. \*\*\*\*FROM 1030400023 08/17/95  
004. COM AT CEN OF SEC 30, TH  
006. N 82-19-48 E 810.92 FT, TH  
008. S 02-06-24 E 265.00 FT, TH  
010. POB, TH N 82-45-16 W  
012. 585' TO WATERS EDGE, TH  
014. FROM POB, TH N 02-08-35 W  
016. SEC 30, T2S-R7E. 2.54 AC.  
018. \_\_\_\_\_  
020. \_\_\_\_\_  
022. \_\_\_\_\_  
024. \_\_\_\_\_  
026. \_\_\_\_\_

TO INSERT A LINE OR DELETE A LEGAL, PLACE AN NEXT CVT/PARCEL J 1030400053  
"X" (INSERT) OR "D" (DELETE) NEXT TO THE LINE NUMBER AND PRESS PF12

CLEAR=LAND MENU ENTER=UPDATE REC ERASE EOF=DEL DESC LINE PF1=NEXT CVT/PARCEL  
PF2=LAND MASTER PF4=PROP ADDRESS PF5=NAME/ADDRESS PF6=ASSMT SPLIT/COMB  
PF8=MAINT LOG PF9=ADD REC PF10=PAGE FWD PF11=PAGE BKW PF12=INSRT/DELET  
Online ALT-X to exit NUM 7:35 AM

WLS025CR

## WASHTENAW COUNTY LAND SYSTEM

10/01/96

## LEGAL DESCRIPTION SCREEN

CVT J PARCEL NUMBER 1030400054 DATE LAST CHANGED 082396  
TOTAL NUMBER OF DESC. LINES 017 REASON

LINE NO.

001. W.D. L3143 P713  
003. SU 30-19 PCL "C"  
005. S 02-14-15 E 977.43 FT, TH  
007. N 79-28-21 E 94.00 FT, TH  
009. S 82-45-16 E 210.74 FT, TH  
011. POB, TH S 87-23-32 W  
013. 470' TO WATERS EDGE, TH  
015. FROM POB, TH N 02-08-35 W  
017. SEC 30, T2S-R7E. 2.12 AC.  
019. \_\_\_\_\_  
021. \_\_\_\_\_  
023. \_\_\_\_\_  
025. \_\_\_\_\_

LINE NO.

002. \*\*\*\*FROM 1030400023 08/17/95  
004. COM AT CEN OF SEC 30, TH  
006. N 82-19-48 E 810.92 FT, TH  
008. S 02-08-24 E 265.00 FT, TH  
010. N 87-23-32 E 217.01 FT TO  
012. 217.01 FT, TH S 02-08-35 E  
014. N'ELY TO PT BRG S 02-08-35 E  
016. 360' TO POB. PT OF SE 1/4  
018. \_\_\_\_\_  
020. \_\_\_\_\_  
022. \_\_\_\_\_  
024. \_\_\_\_\_  
026. \_\_\_\_\_

TO INSERT A LINE OR DELETE A LEGAL, PLACE AN NEXT CVT/PARCEL J 1030400054  
"X" (INSERT) OR "D" (DELETE) NEXT TO THE LINE NUMBER AND PRESS PF12

CLEAR=LAND MENU ENTER=UPDATE REC ERASE EOF=DEL DESC LINE PF1=NEXT CVT/PARCEL  
PF2=LAND MASTER PF4=PROP ADDRESS PF5=NAME/ADDRESS PF6=ASSMT SPLIT/COMB  
PF8=MAINT LOG PF9=ADD REC PF10=PAGE FWD PF11=PAGE BKW PF12=INSRT/DELET  
Online ALT-X to exit NUM 7:35 AM

WLS025CR

## WASHTENAW COUNTY LAND SYSTEM

10/01/96

## LEGAL DESCRIPTION SCREEN

CVT J PARCEL NUMBER 1030400055 DATE LAST CHANGED 082396  
TOTAL NUMBER OF DESC. LINES 015 REASON

LINE NO.

001. W.D. L3143 P713  
003. SU 30-19 PCL " A "

LINE NO.

002. \*\*\*\*FROM 1030400023 08/17/95  
004. COM AT CEN SEC 30, TH

WLS025CR

WASHTENAW COUNTY LAND SYSTEM

10/01/96

LEGAL DESCRIPTION SCREEN

CVT J PARCEL NUMBER 1030400055

DATE LAST CHANGED 082396

TOTAL NUMBER OF DESC. LINES 015

REASON

LINE NO.

LINE NO.

001. W.D. L3143 P713  
003. SU 30-19 PCL " A "  
005. S 02-14-15 E 977.43 FT, TH  
007. N 79-28-21 E 94.00 FT TO  
009. 265.00 FT, TH S 82-45-16 E  
011. 217.01 FT, TH N 02-08-35 W  
013. 429.31 FT TO POB. PT OF  
015. 3.13 AC  
017.  
019.  
021.  
023.  
025.

002. \*\*\*\*FROM 1030400023 08/17/95  
004. COM AT CEN SEC 30, TH  
006. N 82-19-48 E 810.92 FT, TH  
008. POB, TH S 02-06-24 E  
010. 210.74 FT, N 87-23-32 E  
012. 360.22 FT, TH S 79-28-21 W  
014. SE 1/4 SEC 30, T2S-R7E.  
016.  
018.  
020.  
022.  
024.  
026.

TO INSERT A LINE OR DELETE A LEGAL, PLACE AN NEXT CVT/PARCEL J 1030400055  
"X" (INSERT) OR "D" (DELETE) NEXT TO THE LINE NUMBER AND PRESS PF12

CLEAR=LAND MENU ENTER=UPDATE REC ERASE EOF=DEL DESC LINE PF1=NEXT CVT/PARCEL  
PF2=LAND MASTER PF4=PROP ADDRESS PF5=NAME/ADDRESS PF6=ASSMT SPLIT/COMB  
PF8=MAINT LOG PF9=ADD REC PF10=PAGE FWD PF11=PAGE BKW PF12=INSRT/DELET  
Online ALT-X to exit NUM 7:40 A

ASSESSOR'S OFFICE  
**JOSEPHINE HULTMAN**  
ASSESSOR

TOWNSHIP HALL  
3040 NORTH PROSPECT  
COR. PROSPECT & CHERRY HILL RDS.  
YPSILANTI, MICHIGAN 48198  
TELEPHONE: (313) 482-6099  
FAX: (313) 482-3842

## **SUPERIOR CHARTER TOWNSHIP**

WASHTENAW COUNTY, MICHIGAN

October 12, 1995

Mr. Raymond Reilly  
155 Laurin Ct  
Ann Arbor, MI 48105

Dear Mr. Reilly,

The Superior Township Assessors Office has received a split created by a warranty deed. Please complete the two items on the enclosed split application form which I have enclosed with this correspondence.

I will need a drawing of the parcels created after the split and the split fee of \$30.00.

Should you have any questions, please do not hesitate to contact us.

Sincerely,



Josephine Hultman

Parcel Number: J -10-30-400-023

Jurisdiction: Superior Township

County: Washtenaw

Printed on 12/20/96

Grantor	Grantee	Sale Price	Sale Date	Inst Type	Terms of Sale	Liber & Page	Building/Alteration Permit	Date	Number	Amount
RYE CHERIE	REILLY RAYMOND & VIRGINIA	450,000	08/17/95	WD	VACANT LAND/G	3143-713				

<b>Property Address</b> 5766 GEDDES RD <b>Owner's Name/Address</b> RYE CHERIE 1113 N MONTA ROSA LN PAYSON, AZ 85541		<b>Public Improvements</b> Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb	<b>Topography of Site</b> Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront	<b>Land Value Estimates for Neighborhood #AA-RE.ANN ARBOR S.D. - RESIDENTIAL</b> Effec. *Factors for* Description Frontage Depth Frontage Depth Rate %Adj. Reason Value 8.00 Acres 0 100 Flat Value: \$500/FF @ 429' 8.00 Total Acres Total Est. Land Value = 214,500						
<b>Legal Description:</b> *OLD SID - J 10-030-057-00 SU 30-19 COM AT NE COR OF W FRL 1/2 OF SE 1/4, TH S 816.15 FT INE LINE OF W FRL 1/2 OF SE FRL 1/4 FOR PL OF BEG, TH DEFL 81 DEG 40' TO RIGHT 429.53 FT, TH DEFL 81 DEG 40' TO LEFT 860 FT TO N BANK OF HURON RIVER, TH NELY ON N BANK OF HURON RIVER TO A POINT IN THE E LINE OF W FRL 1/2 OF SE FRL 1/4 WHICH POINT IS 723 FT S OF PL OF BEG, TH N 723 FT TO PL OF BEG, BEING PART OF W FRL 1/2 OF SE FRL 1/4 SEC. 30 T2S R7E 8.00 AC.		<b>Comments/Enhancing/Detracting Influences:</b> 8/12/96 3.13 AC WAS SOLD IN AUGUST 1995 FOR \$450,000. PROPERTY IS BEING SPLIT IN AUGUST OF 1996.								
		1997 Est. T.C.V. 561,714								
		<b>Map #:</b>	<b>VCM:</b> 1.037296898080							
		<b>Property Class:</b> RI	<b>Residential, Improve</b>							
<b>School District:</b> 001	<b>Homestead</b> 0% 0	1997	107,300	173,600	280,900			278,300C		
		1996	270,800		270,800			270,800S		
The Equalizer. Copyright (c) 1989 - 1994. Licensed to: Superior Township, Washtenaw County.		<b>Zoning:</b> R-1	<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Vacant	1995	271,000		271,000		271,000S
		<b>Last Examination:</b> / /	<b>By:</b>	1994	271,000		271,000		271,000S	

Building Type		(3) Roof		(8) Basement		(13) Plumbing		(15) Fireplaces		(16) Porches/Decks		(17) Garage		Carport Area: Roof:	
✓	Single Family	✓	Gable		Gambrel	Conc. Block: 0	2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1	Interior 1 Story	196 308	CPP CGEP (1 Story)	Year Built: Class: B Exterior: Brick Common Wall: 1/2 Wall Foundation: 42 In	Total Base Cost: 367,422 County Mult.: 1.26 Total Cost New: 462,952 Total Depr Cost: 277,771 E.C.F.: 1.250 Estimated T.C.V: 347,214	Class: B +10 Effective Age: 40 Size for Rates: 4080	
✓	Wood Frame		Hip		Mansard	Poured Conc.: 0 Stone: 0			Interior 2 Story 2nd on Same Stack Two Sided						
Building Style		✓	Asphalt Shingle			Treated Wood Concrete Floor									
1 1/2 STORY		Chimney: Brick		(9) Basement Finish											
Year Built	Remodeled		Eavestrough Insulation			Recreation SF									
1920		0	Front Overhang			Living SF									
Condition for Age		0	Other Overhang			Walkout Doors									
Very Good		(4) Interior		(10) Floor Support											
Room List		Drywall	✓	Plaster	Joists:										
	Basement	Paneled		Wood T&G	Unsupported Len:										
	1st Floor	Trim & Decoration			Cntr.Sup:										
	2nd Floor														
4	Bedrooms	✓	Ex	Ord	Min	(11) Heating/Cooling									
(1) Exterior		Size of Closets		✓	Gas	Oil	Elec.	(15) Built-ins							
	Wood/Shingle	✓	Lg	Ord	Small	Forced Warm Air									
✓	Aluminum/Vinyl					Forced Warm Water									
	Brick	Doors	✓	Solid	H.C.	Space Heater									
	Insulation	(5) Floors			✓	Heat Pump									
(2) Windows		Kitchen: Ceramic Tile		Central Air		Wall/Floor Furnace									
	Other: Carpeted			Wood Furnace											
✓	Many	✓	Large												
	Ave.		Ave.												
	Few		Small												
	Wood Sash	Drywall	✓	Plaster	Amps Service										
	Metal Sash	Tile		Suspended	No./Qual. of Fixtures										
	Vinyl Sash	(7) Excavation			✓	Ex.	Ord.	Min							
	Double Hung	Basement: 4080 S.F.			No. of Elec. Outlets										
	Horiz. Slide	Crawl: 0 S.F.			✓	Many	Ave.	Few							
	Casement	Slab: 0 S.F.													
	Double Glass	Height to Joists: 0.0													
	Patio Doors														
	Storms&Screens														

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Brick	Full Bsmnt.	80.21	0.00	1.90	4080	334,999
Other Additions/Adjustments							
(13) Plumbing							
	3 fixture Bath		2140.00			1	2,140
	2 fixture Bath		1160.00			2	2,320
(15) Built-Ins & Fireplaces							
	Cook Top		470.00			1	470
	Dishwasher		580.00			1	580
	Garbage Disposal		220.00			1	220
	Oven		860.00			1	860
	Fireplace: Exterior 1 Story		3130.00			1	3,130
(16) Porches							
	CPP, Standard		8.40			196	1,646
	CGEP (1 Story), Standard		26.84			308	8,267
(17) Garages							
	Class:B Exterior: Brick	Foundation: 42 Inch (Unfinished)					
	Base Cost		18.40			750	13,800
	Common Wall: 1/2 Wall		-1010.00			1	-1,010
%Good= 60, Func.%Good= 100, Econ.%Good= 100							
Depreciated Cost =							277,771

# Exhibit C

2002 Aerial



2005 Aerial





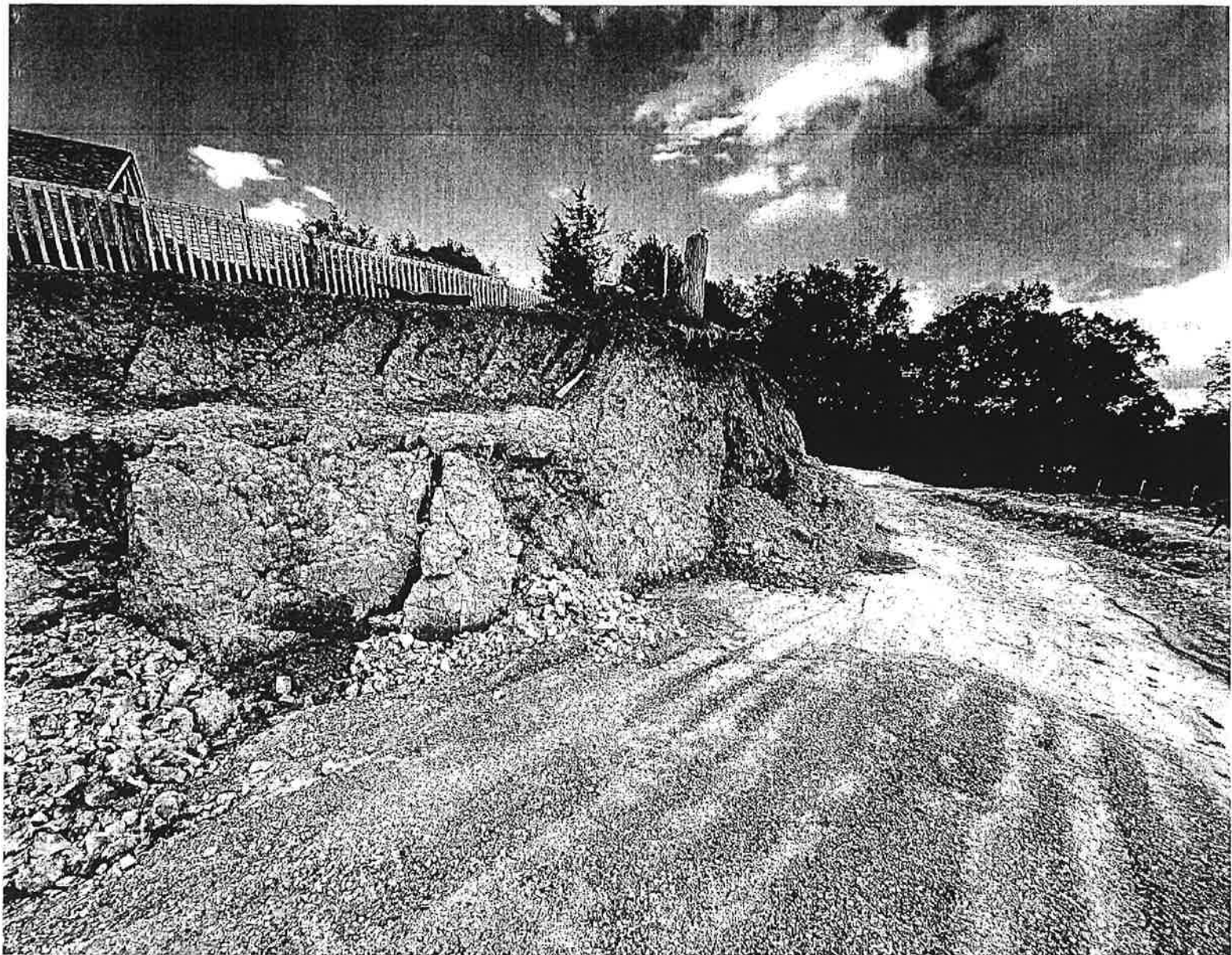
2008 Aerial



2018 Aerial



# Exhibit D







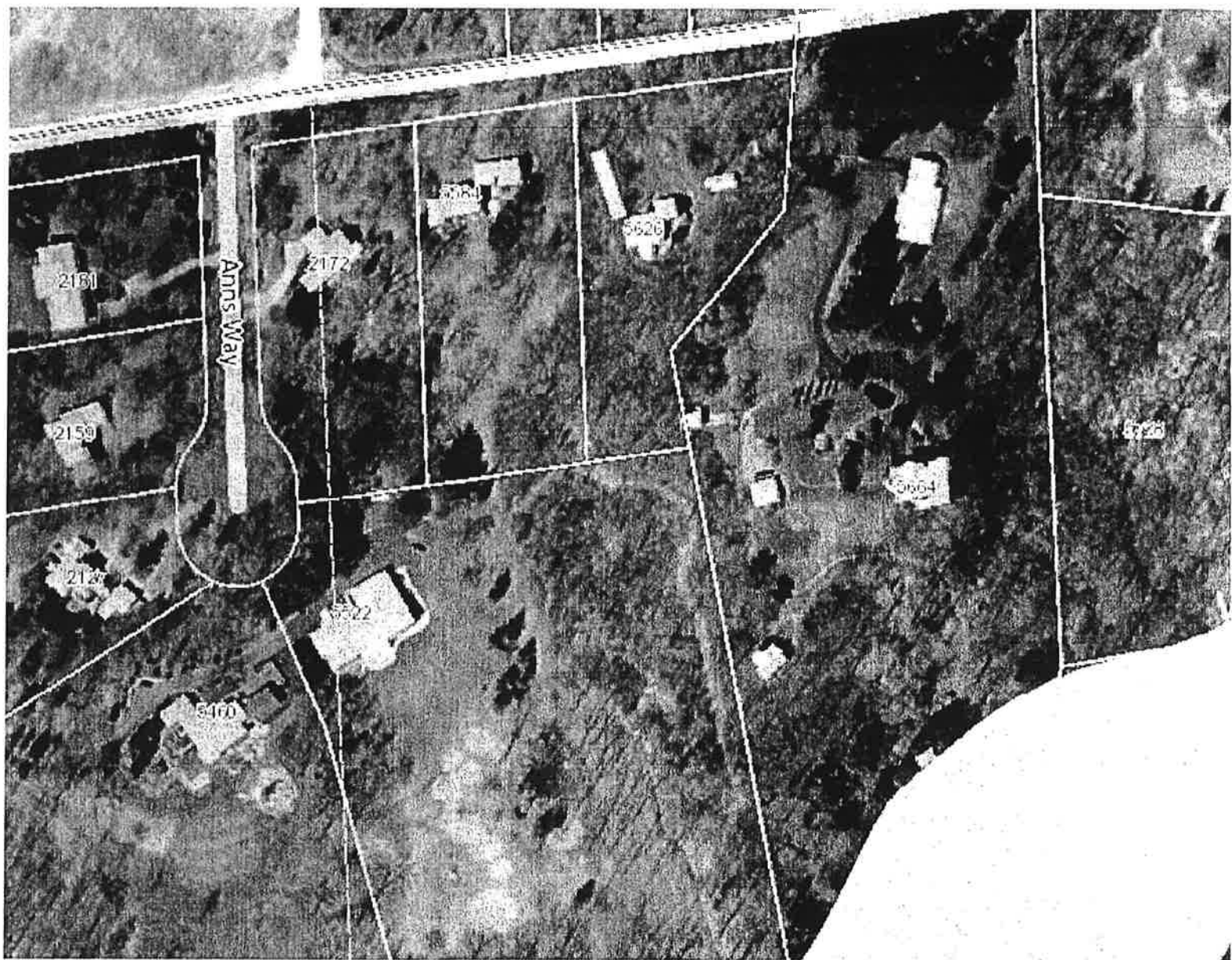






# Exhibit E





# Exhibit F

plan by

th

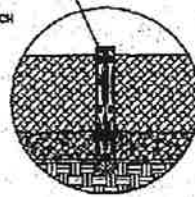
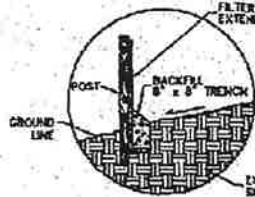
Use noted,  
a smooth  
and paved  
space,  
structure  
if  
align the  
is to help

ing septic  
united,  
to supply  
availability of

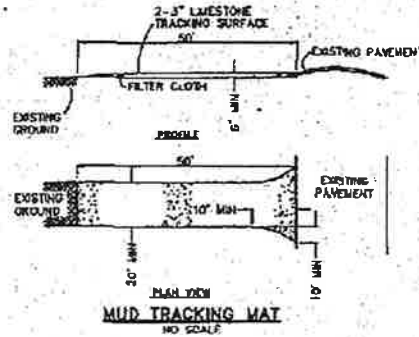
(FINAL DESIGN BY OTHERS)  
NO SCALE

WHEN FORMING TWO OR MORE SILT  
FENCES THE TWO END POSTS  
TOGETHER WITH NYLON CORD.

FILTER FABRIC  
EXTENDS INTO TRENCH



GEOTEXTILE SILT FENCE  
NO SCALE



MUD TRACKING MAT  
NO SCALE

RELOCATED OR REMOVED

EXISTING POOL/DECK  
(TO BE REMOVED)

PERMITTED IN THE FRONT Y

No N. Potable Well  
PLAN APPROVED

We/2011-00290  
Permit No:

Washtenaw County Health  
Department

This plan has been  
approved this 11 day of  
Aug 20 11 and no  
changes will be made  
without written approval.

Signed: *J. Pal*

Triangular  
Measurements to corner of house

(1A) 115.5 (1B) 109.5  
(6A) 124.5 (6B) 75  
(7A) 135 (7B) 88.5  
(12A) 105 (12B) 480

SOIL TYPE PER WASHTENAW COUNTY SOILS MAP:  
F08 - FOX SANDY LOAM (2 TO 6 PERCENT SLOPES)  
F06 - FOX SANDY LOAM (10 TO 25 PERCENT SLOPES)

LOT COVERAGE: 18.8%

APPROXIMATE LOCATION OF FLOODPLAIN PER FEMA MAP  
(FEMA NUMBER 100340 0002 A, DATE: JUNE 17, 1977)

LOW AREA

HURON

10' OF WATER  
ELEV. 729.67  
(SUBJECT TO  
CHANGE DUE TO  
NATURAL CAUSES)

APPROXIMATE LOCATION OF  
THE EDGE OF WATER  
(SUBJECT TO CHANGE DUE  
TO NATURAL CAUSES)

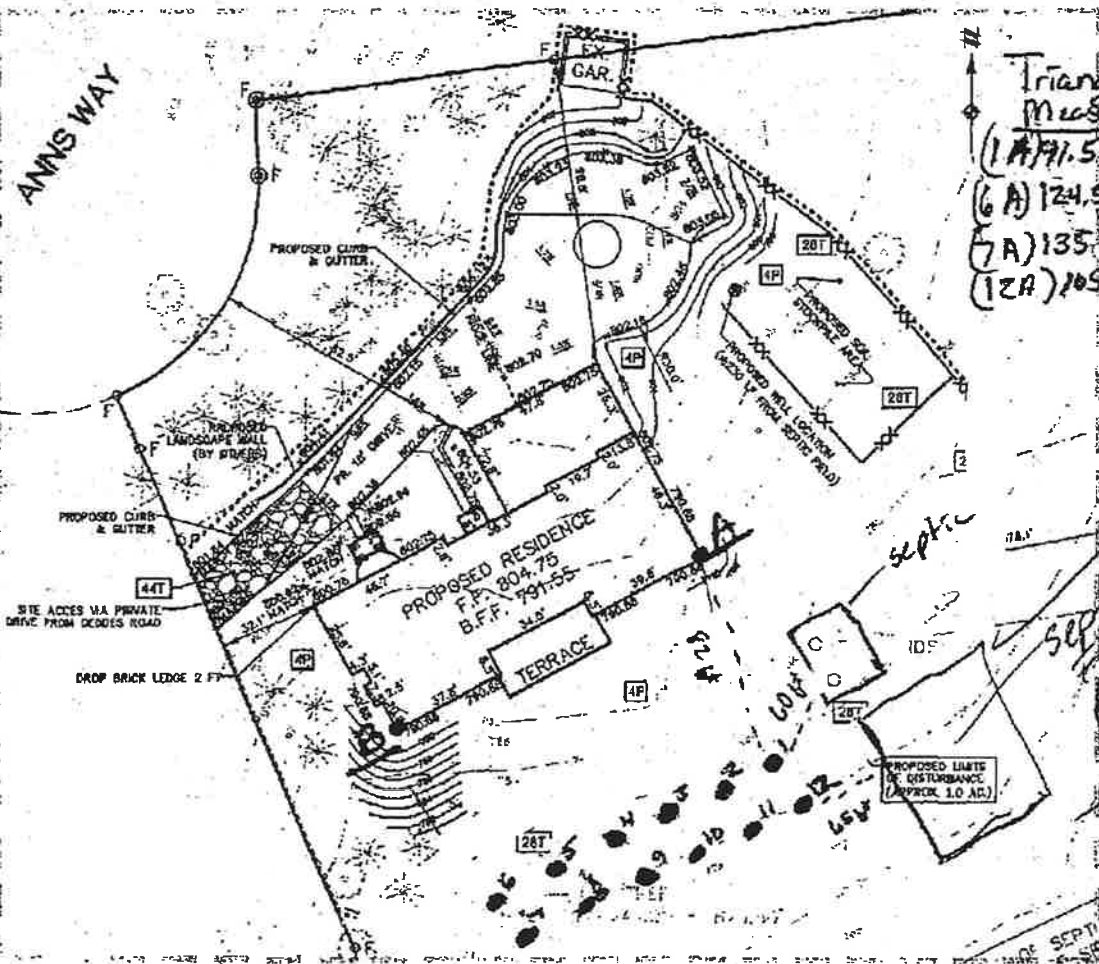
LEGAL DESCRIPTION:  
(PER PREVIOUS SURVEY BY ATWELL HICKS, JOB NO. 34645, DATED MARCH 23, 1981)  
Commencing at the N 1/4 corner, Section 30, T2S, R7E, Superior Township, Washtenaw  
County, Michigan; thence S 21°-14'-15" E 2660.47 feet along the N-S 1/4 line of said  
section to the center of said section; thence continuing along said line S 2°-14' E 977.43  
feet; thence S 80°-58'-35" W 500.00 feet along the centerline of Cedar Road; thence S  
1°-31'-45" E 484.00 feet; thence S 10°-23'-25" E 320.00 feet; thence N 57°-39'-35" E  
485.33 feet; thence along the right-of-way line of Anna Way 60.00 feet along the arc of a  
75.00 radius circular curve to the left, chord bearing N 80°-59'-48" E 88.41 feet; thence S  
22°-65'-20" E 184.93 feet for a PLACE OF BEGINNING; thence N 22°-65'-20" W 184.93 feet;  
thence along the right-of-way line of Anna Way 89.81 feet along the arc of a 75.00 foot  
radius circular curve to the left, chord bearing N 32°-46'-30" E 64.54 feet; thence  
continuing along said line N 7°-31'-45" W 24.27 feet; thence N 82°-18' E 402.27 feet;  
thence S 10°-17' E 780 feet more or less to the water's edge of the Huron River; thence  
westerly along said water's edge to a point which bears S 15°-12'-45" E from the Place of  
Beginning; thence N 15°-12'-45" W 500 feet more or less to the Place of Beginning, being a  
part of the S 1/4 of said Section 30, containing 9.1 acres of land more or less, including a  
66.0 foot wide private easement for ingress and egress.

SURVEYOR'S N  
L. A BOUNDARY

2. REFERENCE
- a. SURV
- b. TOPO
- c. AUGU
- d. PLAT
- e. WASH
- f. DATE
- g. MORT
- h. AUGU
- i. MORT
- j. SEPT

DETAIL  
SCALE 1"=30'

ANNS WAY



## Laura Bennett

---

**From:** Matt Schuster <mattaschuster@yahoo.com>  
**Sent:** Friday, September 17, 2021 1:53 PM  
**To:** Laura Bennett; Rick Mayernik  
**Cc:** Michelle Harrell; W. Daniel Troyka; Ken Schwartz; Lynette Findley  
**Subject:** Re: Superior Township Zoning Board of Appeals 2021-09-29

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr Mayernik,

in follow-up to a discussion with Supervisor Schwartz, I realize that inclusion of item 4 (The determination that the private road constructed in the easement area did not require a permit pursuant to the road ordinance) within the ZBA application caused some confusion. Accordingly, I am withdrawing that specific item from the appeal to the ZBA and will be resolving the matter with the Township Trustees.

Thank You for your support

Best Regards,

Matt Schuster  
248 790-5650

## MEMO

**DATE:** September 22, 2021

**TO:** Superior Township Zoning Board of Appeals

**FROM:** Richard Mayernik, Building/Zoning Official 

**RE:** 5728 and 5766 Geddes ZBA Appeal

The Maddin Hauser Attorneys and Counselors letter dated August 30, 2021, is requesting that the ZBA review and reverse my decisions on four separate issues. We have received a communication (copy attached) from Mr. Schuster requesting that item #4 be withdrawn from tonight's hearing.

### **Appeal Item #1 and #2**

Please find the attached letter from Maddin Hauser Attorneys and Counselors dated May 24, 2021. You will find that this letter contends that Site Plan approval is required from the Planning Commission for work at the subject property. This is the same contention made in Item #1 of Mr. Schuster's appeal.

Please find the attached letter from Maddin Hauser Attorneys and Counselors dated May 25, 2021. You will find that this letter contends that permits are required for the construction of walls and/or fences at the subject property. This is the same contention made in Item #2 of Mr. Schuster's appeal.

Please find the attached letter from Frederick Lucas at Lucas Law PC (Superior Township Attorney) dated May 25, 2021, which indicates the Maddin Hauser Attorney and Counselors letters have been forwarded to him and that I do not agree with Mr. Schuster's contentions.

### **Appeal Item #3**

Please find the attached building permit application and drawings submitted by Mr. Schuster dated June 14, 2021.

Please find the attached building permit denial letter signed by me, dated July 1, 2021

Please find the attached copies of email correspondence between Mr. Schuster and myself with the latest reply date of July 30, 2021.

Please find the attached Ayres, Lewis, Norris & May survey relating to dividing the existing parcel into 3 separate parcels (A, B and C). This division was signed as approved by the Zoning Official on 8-26-1996. Note that the current owners of parcels B and C have combined the two parcels.

## **Rick Mayernik**

---

**From:** Matt Schuster <mattaschuster@yahoo.com>  
**Sent:** Friday, September 17, 2021 1:53 PM  
**To:** Laura Bennett; Rick Mayernik  
**Cc:** Michelle Harrell; W. Daniel Troyka; Ken Schwartz; Lynette Findley  
**Subject:** Re: Superior Township Zoning Board of Appeals 2021-09-29

Mr Mayernik,

in follow-up to a discussion with Supervisor Schwartz, I realize that inclusion of item 4 (The determination that the private road constructed in the easement area did not require a permit pursuant to the road ordinance) within the ZBA application caused some confusion. Accordingly, I am withdrawing that specific item from the appeal to the ZBA and will be resolving the matter with the Township Trustees.

Thank You for your support

Best Regards,

Matt Schuster  
248 790-5650

On Friday, September 10, 2021, 03:02:24 PM EDT, Laura Bennett <planning@superior-twp.org> wrote:

Good afternoon, Mr. Schuster –

Attached is an inclusion letter and Public Hearing Notice for the Zoning Board of Appeals meeting scheduled for Wednesday, September 29, 2021. This meeting will be held in-person at Superior Township Hall.

A copy of the inclusion letter and notice will follow by mail.

Thank you,

Laura Bennett  
Planning Department  
Superior Charter Township  
[planning@superior-twp.org](mailto:planning@superior-twp.org)



May 24, 2021

**VIA E-MAIL AND FIRST-CLASS MAIL**

Mr. Richard J. Mayernik  
Building/Zoning Official  
Charter Township of Superior  
3040 North Prospect Street  
Ypsilanti, Michigan 48198  
[rmayernik@superior-twp.org](mailto:rmayernik@superior-twp.org)

RE: 5728 Geddes Road and 5766 Geddes Road – Site Plan Requirement

Dear Mr. Mayernik:

Our office represents Matthew and Alyssa Schuster who own and reside at 5766 Geddes Road. We understand that your office has authority regarding the ongoing construction activities at the above-referenced properties.

We recently received some materials from Superior Township in response to our Freedom of Information Act request (“FOIA”). These materials did not show that the Moulieres, who own and are developing 5728 Geddes Road, have provided a site plan for review or that either a preliminary or final site plan has been approved prior to their commencement of construction activities as required by the Township Ordinances. There were also no variances provided.

Township Ordinance, Section 10.02A, requires the review and approval of detailed preliminary and final site plans by the Planning Commission prior to establishment, construction, expansion or structural alteration of any structure or use for “ALL RESIDENTIAL USES, as specified in Article 4.0 (Land Use Table), for which site plan approval is required per Article 5.0 (Use Standards).” While there is an exception to the site plan requirement for certain residential uses, this exemption does not apply to the Moulieres’ construction and use.

Specifically, the exemption from the site plan requirements applies to: “One (1) single-family detached dwelling and customary accessory structures on an existing residential lot of record.” The reason that this exception does not apply is that the

“structures” are not limited to “an existing residential lot of record.” Instead, the structures being built by the Moulieres are located, in part, outside of their parcel.

Ordinance Section 17 (207) defines as “Structure” as “[a]nything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, including, but not limited to, buildings, mobile homes, aboveground swimming pools, radio towers, sheds, signs and storage bins, but excluding sidewalks and paving on roads, driveways, parking areas and patios.”

As shown by the Moulieres’ submissions to the Township, the Moulieres, at the very least, are in the process of constructing large retaining walls with guardrails upon the Schusters’ parcel. These retaining walls and guardrails are being “constructed or erected,” and “require location on the ground or attachment to something having location on the ground.” As a result, they each constitute a “Structure” within the meaning of Ordinance Section 17 (207). These structures are not to be located upon the Moulieres’ parcel upon which they intend to construct their single-family detached dwelling. As a result, the exception to the site plan requirements cannot apply to the Moulieres’ construction plans, and the site plan review and approval requirements must be met.

The Moulieres’ ongoing construction activities appear to be proceeding outside of, and in violation of, the Ordinance and constitute a nuisance. Without site plan approval, Ordinance 10.02 prohibits the “grading, cutting of trees or other vegetation, excavation, land-filling, or construction of improvements” until a site plan is approved and in effect.

The Moulieres do not live upon their parcel, are not subjected to the construction disruption, and do not appear to have any consideration of the impacts upon the Schusters from their construction activities. However, the Moulieres’ unilateral actions are creating increased disruption and hazardous conditions at the Schusters’ property, including an open, un-fenced excavation pit, among other hazards. The Township’s required process usually provides organization, safety and advance notice to adjacent property owners such as the Schusters, who have a heightened interest due to the active and extensive construction upon their property that appears to be unsupervised and at times, reckless. We are seeking your assistance with this situation.

Please advise as these site plan requirements.



Very truly yours,

Maddin, Hauser, Roth & Heller, P.C.

*Michelle C. Harrell*

Michelle C. Harrell

MCH/sem

ecc: Matthew & Alyssa Schuster- [mattaschuster@yahoo.com](mailto:mattaschuster@yahoo.com)

Daniel Troyka, Esq.- [troyka@cmplaw.com](mailto:troyka@cmplaw.com)

Ms. Lynette Findley, Township Clerk - [lynettefindley@superior-twp.org](mailto:lynettefindley@superior-twp.org)

Ronald A. Sollish, Esq.- [rsollish@maddinhauser.com](mailto:rsollish@maddinhauser.com)



**Maddin Hauser**  
Attorneys and Counselors

**MICHELLE C. HARRELL**  
mharrell@maddinhauser.com  
248.827.1862 direct  
248.359.6162 fax

28400 Northwestern Highway Second Floor Southfield, MI 48034-1839 (248) 354-4030 fax (248) 354-1422 [www.maddinhauser.com](http://www.maddinhauser.com)

May 25, 2021

**VIA E-MAIL AND FIRST-CLASS MAIL**

Mr. Richard J. Mayernik  
Building/Zoning Official  
Charter Township of Superior  
3040 North Prospect Street  
Ypsilanti, Michigan 48198  
[rmayernik@superior-twp.org](mailto:rmayernik@superior-twp.org)

RE: 5728 Geddes Road and 5766 Geddes Road – Site Plan Requirement

Dear Mr. Mayernik:

As indicated in my prior letters, our office represents Matthew and Alyssa Schuster who own and reside at 5766 Geddes Road. We understand that your office has authority regarding the ongoing construction activities at the above-referenced properties.

We recently received some materials from Superior Township in response to our Freedom of Information Act request ("FOIA"). Along with the other violations noted in my prior letters, these materials did not show that the Moulieres, who own and are developing 5728 Geddes Road, have obtained any permits or variances to construct the retaining walls located along their access road.

Pursuant to Section 6.01(B)(6) (Fence Regulations) of the Ordinance, "[r]etaining walls shall be considered fences subject to the provisions of this Section if the wall extends more than 30 inches above the adjacent ground level." Section 6.01(E) provides that "[i]t shall be unlawful for any person to construct or cause to be constructed a fence in the Township without first having obtained all necessary permits or approvals in accordance with this Section and Ordinance." Also, pursuant to Section 3.203(G)(1), any wall located in a setback must be "less than four (4) feet in height."

As shown by the actual, existing conditions at the properties, and the Moulieres' submissions to the Township, the Moulieres are in the process of constructing large retaining walls upon both their own parcel and the Schusters' parcel that exceed maximum height requirements. In fact, the measurements at the excavation site evidence that the retaining

wall will be greater than six-feet high and, at some measured points, more than 10 feet high. Currently, there are open, unprotected dirt ledges carved into the properties that exceed height requirements. On an almost daily basis, the Moulieres' contractors are excavating and removing truckloads of soil from the property and altering the topography of the property to continue their unapproved construction. Please see attached site photo.

The Moulieres have been taking unilateral actions without prior Township approvals of their ongoing construction activities regarding the excavation and installation of the private road and adjacent retaining walls. These unchecked actions have resulted in hazardous conditions and nuisances per se upon the Schusters' property. This situation is self-created by the Moulieres who have disregarded the Township Ordinances, including the required permitting and variance processes.

We are seeking your assistance with this situation. Please advise regarding the requirements.

Very truly yours,

Maddin, Hauser, Roth & Heller, P.C.

*Michelle C. Harrell*

Michelle C. Harrell

MCH/sem

Attachment - Photograph

ecc: Matthew & Alyssa Schuster- [mattaschuster@yahoo.com](mailto:mattaschuster@yahoo.com)  
Daniel Troyka, Esq.- [troyka@cmplaw.com](mailto:troyka@cmplaw.com)  
Ms. Lynette Findley, Township Clerk - [lynettefindley@superior-twp.org](mailto:lynettefindley@superior-twp.org)  
Ronald A. Sollish, Esq.- [rsollish@maddinhauser.com](mailto:rsollish@maddinhauser.com)





Frederick Lucas  
Attorney at Law

7577 US Highway 12, Suite A  
Onsted, MI 49265

Main: 517.467.4000  
Direct: 517.252.6846  
Fax: 517.858.0190

lucas@lucaslawpc.com

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May 25, 2021

Ms. Michelle C. Harrell  
Attorney at Law  
Maddin, Hauser, Roth & Heller, PC  
28400 Northwestern Highway, Second Floor  
Southfield, MI 48034

**Re: Private Road serving 5728 Geddes Road and 5766 Geddes Road**

Dear Ms. Harrell:

As the attorney for the Township your letters have been forwarded to me for review. I have spoken to our building and zoning official and he does not agree with your client's position. Consequently, the Township will not be taking any action against the Mouliere at this time.

Sincerely,  
LUCAS LAW, PC

A handwritten signature in black ink, appearing to read "Frederick Lucas", written over a horizontal line.

Frederick Lucas  
Attorney at Law

cc: Richard Mayernik



## BUILDING PERMIT APPLICATION (revised 3-3-14) JUL 14 2021

Charter Township of Superior  
3040 N. Prospect, Ypsilanti, MI 48198  
(734) 482-6099

**Applicant to Complete All Items in Sections I, II, III, IV and V**  
**NOTE: Separate Applications Must Be Completed for Plumbing, Mechanical, & Electrical**

<b>I. JOB LOCATION</b>	
Street Address of Job 5766 Geddes rd, Ann Arbor MI 48105	Project Name/Subdivision Garage

<b>II. IDENTIFICATION</b>			
<b>A. OWNER OR LESSEE</b>			
Name Matt Schuster		Address 5766 Geddes Rd	
City Ann Arbor	State MI	Zip Code 48105	Phone 248 790-5650
<b>B. APPLICANT INFORMATION</b>			
<input checked="" type="checkbox"/> HOMEOWNER	<input type="checkbox"/> CONTRACTOR	<input type="checkbox"/> ARCHITECT/ENGINEER	<input type="checkbox"/> AGENT
Name/ Company Name Matt Schuster		License Number	Expiration Date
Address 5766 Geddes	City Ann Arbor	State MI	Zip Code 48105
Telephone Number (Include Area Code) 248 790-5650 ( )		Federal Employer ID Number (or reason for exemption)	
Worker's Compensation Insurance Carrier (or reason for exemption)		MESC Employer Number (or reason for exemption)	

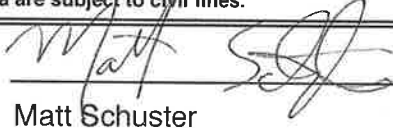
<b>III. TYPE OF IMPROVEMENT AND PLAN REVIEW</b>		
<b>A. PROPOSED USE OF BUILDING AND TYPE OF IMPROVEMENT</b>		
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> NON-RESIDENTIAL	
<input checked="" type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Alteration	<input type="checkbox"/> Repair	<input type="checkbox"/> Demolition

IF RESIDENTIAL-describe in detail scope of work; IF NONRESIDENTIAL-describe proposed use of building, e.g. food processing plant, machine shop, laundry building at hospital, elementary school, college parking garage, rental office building. If use of existing building is being changed, enter proposed use.
Plan to construct new accessory structure to existing Single Family Residence. 2 1/2 car garage / utility.
No HVAC or Plumbing. 5766 Geddes is the personal residence of the applicant.

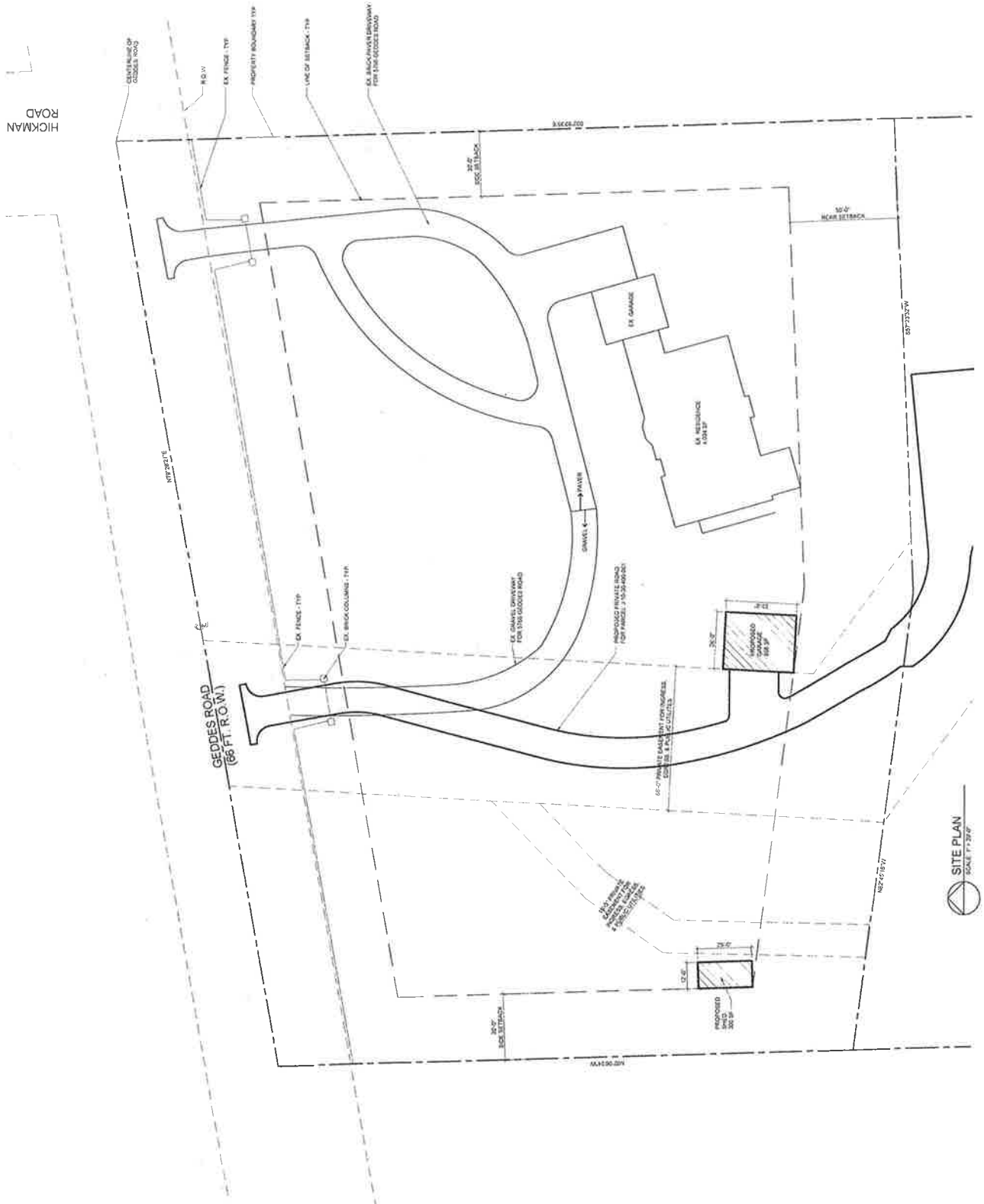


## APPLICATION FOR BUILDING PERMIT AND PLAN EXAMINATION - PAGE TWO

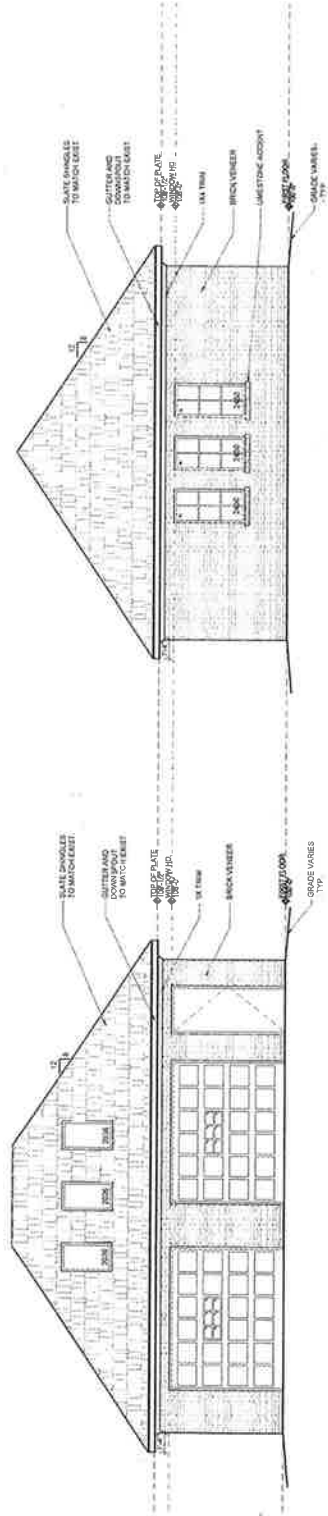
IV. CHARACTERISTICS OF BUILDING			
A. TYPE OF WATER SUPPLY AND SEWAGE DISPOSAL			
<input type="checkbox"/> Public Water	<input type="checkbox"/> Public Sewer	<input checked="" type="checkbox"/> Private Well	<input checked="" type="checkbox"/> Septic System
B. DIMENSION/DATA			
Floor Area	Alteration	New	Construction Cost (or submit copy of contract) <u>30,000 est</u>
Basement		<u>858 sf</u>	
1st & 2nd Floor			

V. SIGNATURE	
<p>I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON OR WITH THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.</p>	
<p>Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violator's of section 23a are subject to civil fines.</p>	
<b>APPLICANT SIGNATURE:</b> <u></u>	<b>DATE:</b> <u>6 / 14 / 21</u>
<b>PRINT NAME:</b> <u>Matt Schuster</u>	

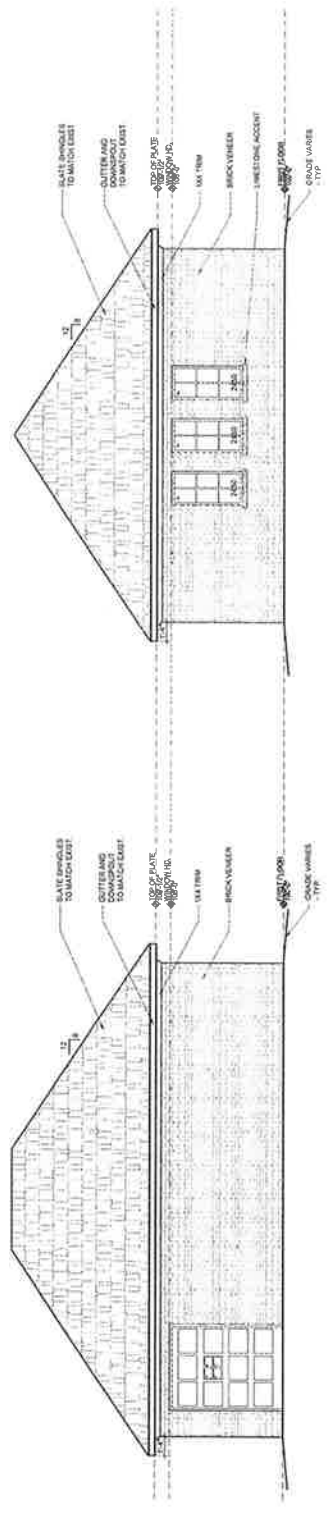
BUILDING DEPARTMENT USE ONLY				
	REQUIRED?		RECEIVED	NOTES
A. Zoning Review	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/>	
B. Well/Septic Permit	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/>	
C. Driveway Permit	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/>	
D. Soil Erosion	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/>	
E. Utility Charges	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/>	
F. Wetlands	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/>	
Data _____				
Construction Type	Use Group	Square Footage		Occupant Load
Parcel Number	Valuation		Zoning District	
Approval Signature		Date	Permit Fee	







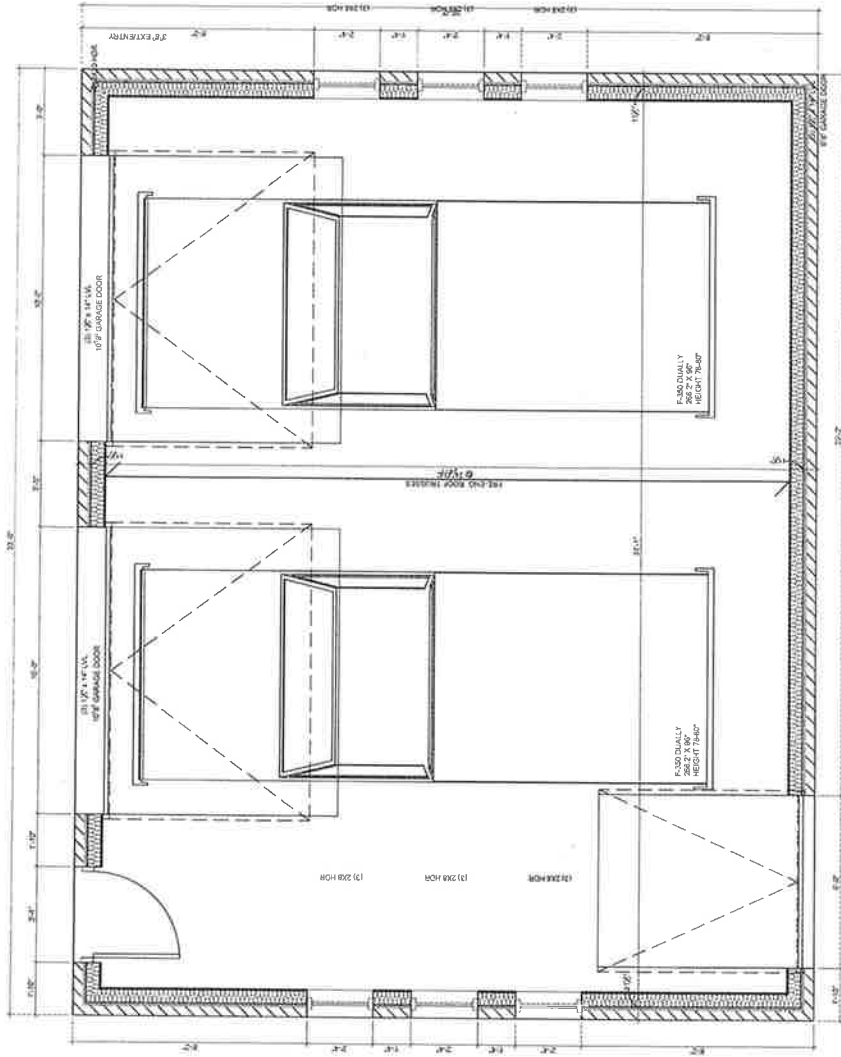
2 NORTH ELEVATION  
 1/8\"/>



4 SOUTH ELEVATION  
 1/8\"/>

1 WEST ELEVATION  
 1/8\"/>

3 EAST ELEVATION  
 1/8\"/>



**FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**CHARTER TOWNSHIP OF SUPERIOR**  
WASHTENAW COUNTY, MICHIGAN

July 1, 2021

Matt Schuster  
5766 Geddes Rd.  
Ann Arbor, MI 48105

Re: Building Permit Application  
5766 Geddes Road

Mr. Schuster,

In accordance with Section R105.3.1 of the 2015 Michigan Residential Code, your application for a building permit at the above address has been rejected.

The parcel in question is located in the R-1 Zoning district. A land division in 1996 included a 66' wide private road easement across your property. This easement modifies what was an interior lot into a corner lot (Section 3.203(B)) deemed to have two front yards. Section (Table) 3.101 requires a minimum 60 foot front yard setback in the R-1 Zoning district. The proposed detached garage is located within the 60' setback from the 66' wide private street easement and therefore is prohibited at that location.

Please contact me if you wish to pursue a variance from the Zoning Board of Appeals.



Richard Mayernik, CBO  
Building/Zoning Official  
734-482-6099

## Rick Mayernik

---

**From:** Rick Mayernik  
**Sent:** Friday, July 30, 2021 1:04 PM  
**To:** Matt Schuster  
**Subject:** RE: Building Permit Application

Mr. Schuster,

All public and private roads require minimum setback distances to buildings equivalent to the front yard setback of the zoning district in which it is located. In your case, R-1 setbacks are 60 foot. This setback distance applies to the Geddes Road right-of-way as well as the private road easement that exists on your property. This is not unusual or unique to your parcel. We have many private roads in the Township that are located thru properties rather than directly along property lines. I would refer you to the definition of "Setback" in Article 17.

If you decide to appeal to the Zoning Board of Appeals, you may appeal my decision or, request a variance for the placement of your proposed building.

Regards,

Rick Mayernik

---

**From:** Matt Schuster <mattaschuster@yahoo.com>  
**Sent:** Thursday, July 29, 2021 2:54 PM  
**To:** Rick Mayernik <rmayernik@superior-twp.org>  
**Subject:** Re: Building Permit Application

Rick,

I had another detail based on your denial that I am trying to understand. If the creation of the easement converted my lot into a corner lot and the proposed garage (@ dead center of my parcel) is within the resulting additional front yard setback, how is this resulting corner lot (holding my home) conforming with the lot minimum acreage standards? R-1 is required to have all lots exceed 2.0 acres and this area is less than 2 acres.

Further,

you indicated when I was reviewing ordinances that the west side of my lot beyond the easement would also be considered a corner lot subject to 2 (additional) front yard setbacks. This area would be below 1 acre as you describe. That would mean my lot in total had 4 front yard setbacks and the ordinance defines a corner lot having 2.

My lot (5766 Geddes Rd, parcel J -10-30-400-055) is a single lot per Washtenaw County and Superior Township of 3.13 acres. I don't believe it could ever be split into two lots, so I do not understand under the current ordinance how this is consistent with the corner lot designations or the diagram of a corner lot.

Can you clarify and/or diagram your designations and yard setbacks for my lot and all lots on the private road you are describing?

Thank you for the clarifications

Matt

On Thursday, July 1, 2021, 11:03:19 AM EDT, Rick Mayernik <[rmayernik@superior-twp.org](mailto:rmayernik@superior-twp.org)> wrote:

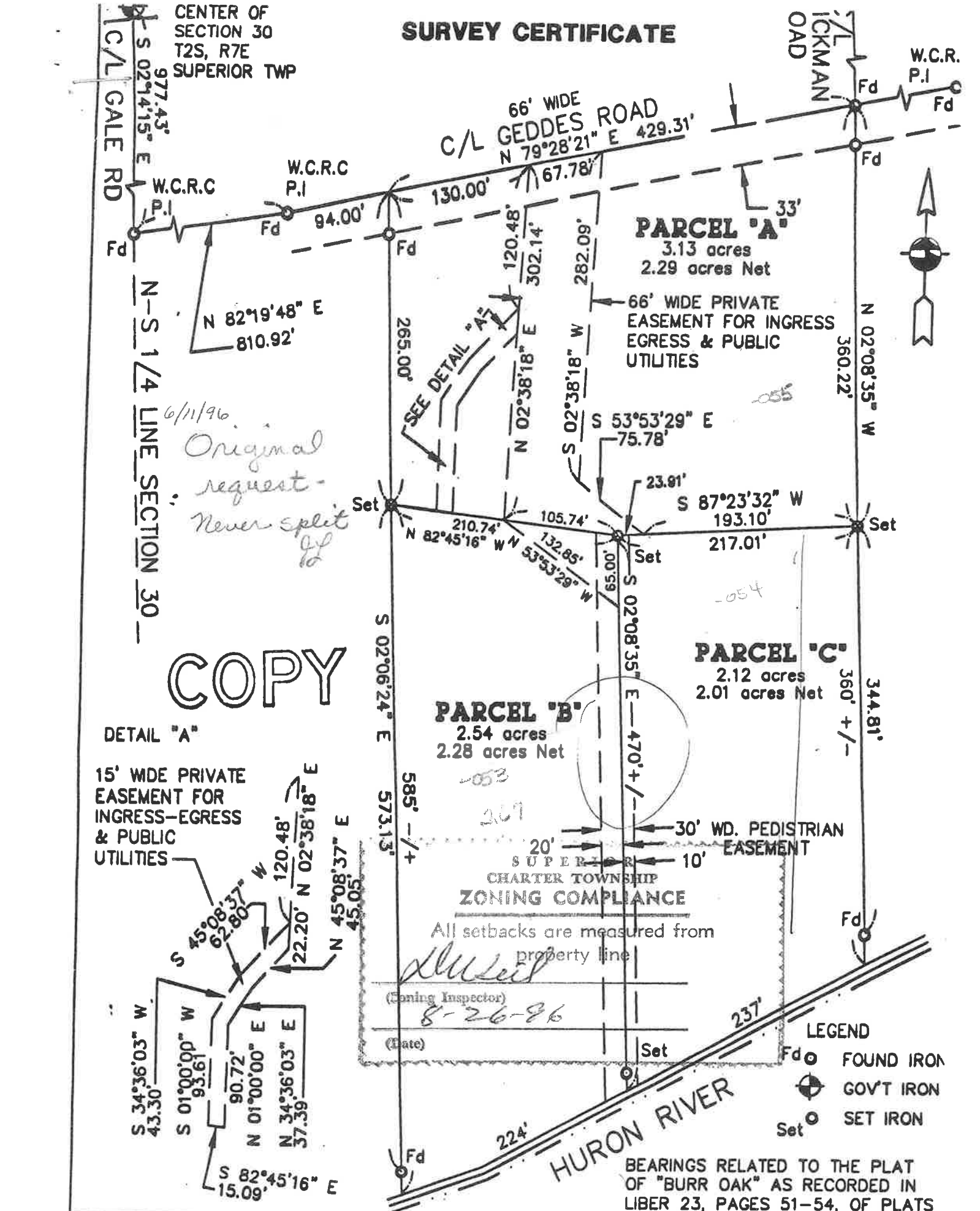
Mr. Schuster,

Please see the attached denial letter relating to your detached garage building permit application. A hard copy will be mailed to you.

Regards,

Richard Mayernik

734-896-3531



CLIENT: MURRAY/DURBIN BUILDERS

PROJECT NO. 83482-01

FILE 00995 2S7E 30  
SURVEY AND DESCRIPTION OF 3 PARCELS OF LAND, LOCATED IN THE S.E. 1/4 OF SECTION 30, T2S, R7E, SUPERIOR TWP, WASHTENAW COUNTY, MICHIGAN

*Paul V. Schwimmer*

REGISTERED LAND SURVEYOR NO. 24618



SCALE 1 INCH = 100 FEET	
DRAWN	PVS
DATE	2-17-95
CHECKED	CRO
REVISED	-
DATE	-
CHECKED	-
FIELD BOOK	120-05 PG 28
SHEET	1 OF 4



**Ayres, Lewis, Norris & May, Inc.**  
Engineers • Planners • Surveyors

3959 RESEARCH PARK DRIVE ANN ARBOR, MICHIGAN 48106  
(313) 761-1010

**BY-LAWS  
OF THE  
SUPERIOR TOWNSHIP  
ZONING BOARD OF APPEALS**

**ARTICLE I - PREAMBLE**

**SECTION 1.1 - Basis**

Pursuant to the Michigan Zoning Enabling Act, Act 110 of the Public Acts of 2006, as amended, the Superior Township Board of Trustees has created the Superior Township Zoning Board of Appeals (ZBA), with the power to exercise the authority conferred on the ZBA as set forth in the Superior Township Zoning Ordinance and the Michigan Zoning Enabling Act.

**SECTION 1.2 - Title**

The official title of this body shall be the Superior Township Zoning Board of Appeals, hereinafter referred to as the "ZBA".

**ARTICLE II - AREA**

The area served by the ZBA shall include all lands legally within the present or future boundaries of Superior Township.

**ARTICLE III - PURPOSES**

The purpose of the ZBA shall be to carry out the provisions set forth in Article 13 of the Superior Township Zoning Ordinance, and to consider any other matters upon which the ZBA is called upon to act under law or other ordinances.

**ARTICLE IV - MEMBERSHIP**

**SECTION 4.1 - Membership**

The Board of Appeals shall consist of seven (7) members appointed by the Township Board. One (1) member shall be a member of the Township Planning Commission, and one member may be a member of the Township Board.

1. The remaining members shall be selected from the electors of the Township residing in the unincorporated area of the Township. The members selected shall be representative of the population distribution, and of the various interests present in the Township.
2. An employee or contractor of the Township Board shall not serve as a member of the Board of Appeals.
3. In the event a member is elected to The Township Board and such election increases the number of Township Board members serving on the Board of Appeals to more than one (1), then such member's seat on the Board of Appeals shall be deemed vacant. Such vacancy shall be filled for the remainder of the un-expired term by Township Board appointment.

## SECTION 4.2 - Alternates

The Township Board may appoint up to two (2) alternate members for the same term as regular members of the Board of Appeals. An alternate member may be called to serve as a regular member for the Board of Appeals in the absence of a regular member if the regular member is absent from or will be unable to attend one (1) or more meetings of the Board of Appeals. An alternate member may also be called to serve as a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons described in Section 4.4 (Abstaining). The alternate member appointed shall serve in the case until a final decision is made. The alternate member has the same voting rights as a regular member of the Board of Appeals.

## SECTION 4.3 - Terms

The term of office of each member shall be for three (3) years, except for members serving because of their membership on the Planning Commission or Township Board, whose terms shall be limited to the time they are members of those bodies. A successor shall be appointed in a timely manner after the term of the preceding member has expired. All vacancies shall be filled for the remainder of the unexpired term by Township Board appointment.

## SECTION 4.4 - Abstaining

A member shall abstain from participating in a public hearing or voting on any question in which he or she has a conflict of interest, as set forth in Section 7.9. A member of the Board of Appeals who is also a member of the Township Board or Planning Commission shall abstain from participating in a public hearing or voting on the same matter that the member previously voted on as a member of the Board or Commission. The member may consider and vote on other unrelated matters involving the same property. Failure of a member to abstain in such cases shall constitute malfeasance of office.

## SECTION 4.5 - Removal From Office

A member may be removed from office by the Township Board for misfeasance, malfeasance, or nonfeasance in office, upon written charges and following a public hearing held in accordance with Zoning Ordinance Section 1.14 (Public Hearing Procedures). Minutes of the meeting at which the hearing is held shall record the reasons for the hearing, the motion or resolution, if any, regarding removal from office, and the roll call vote of the Township Board.

## SECTION 4.6 - Succession

Each member shall serve until his/her term shall expire. Members may be reappointed by the Board of Trustees. Vacancies resulting from resignation and/or removal shall be filled and shall be appointed for the remainder of the term of the resigning member.

## SECTION 4.7 - Compensation

ZBA members may be paid reasonable per diem compensation as determined by the township board.



## SECTION 4.8 – ZBA Employees

The Board of Trustees may employ appropriate staff and other employees and/or contract for part-time or full-time service of individuals or firms to assist the ZBA in its responsibilities and duties.

## ARTICLE V - OFFICERS

### SECTION 5.1 – Selection

At the first meeting of each year, the ZBA shall elect from its membership a Chairperson, Vice-Chairperson, Secretary, and any other officers deemed necessary. All officers are eligible for reelection. The member of the Board of Trustees shall not serve as Chairperson of the ZBA.

### SECTION 5.2 - Term

The term of all officers shall be one (1) year and each officer shall serve until reelected or his/her successor shall have been elected.

### SECTION 5.3 – Election

The Chairperson, Vice-Chairperson and Secretary shall be elected by a majority vote of the regular membership of the ZBA present at the time of election.

### SECTION 5.4 - Attendance

Members of the ZBA who are absent from three (3) consecutive ZBA meetings or four (4) meetings held within the calendar year may be subject to review and/or removal from the ZBA by action of the Board of Trustees.

## ARTICLE VI - DUTIES OF OFFICERS

### SECTION 6.1 - Chairperson

The Chairperson shall be the chief executive officer of the ZBA and shall preside at all meetings of the ZBA. The Chairperson shall conduct all meetings in accordance with the rules promulgated herein. The Chairperson shall recognize members of the audience during the portion of hearings reserved for public comment and may also recognize members of the audience during other agenda items at the Chairperson's discretion. The Chair shall have a vote on all items before the ZBA.

### SECTION 6.2 – Vice-Chairperson

In the event that the office of Chairperson becomes vacant by death, resignation or otherwise, the Vice-Chairperson shall serve as Chairperson until a new Chairperson is elected.

In the event of the absence of the Chairperson, or inability to discharge the duties of that office, such duties shall, for the time being, devolve upon the Vice-Chairperson or Secretary. Other members

may temporarily assume the position of chair for the subject meeting if no other officers are present. The person temporarily assuming the position of chair for the subject meeting shall be elected by a majority vote of the ZBA members in attendance.

### SECTION 6.3 - Secretary

The Secretary shall attend all meetings of the ZBA. Other members may temporarily assume the position of secretary for the subject meeting if the Secretary cannot attend. The Township Board may provide a recording secretary to take meeting minutes.

### SECTION 6.4 – Assumption of Office

The officers shall take office immediately following their election.

## **ARTICLE VII - MEETINGS**

### SECTION 7.1 – Regular Meeting

Meetings of the ZBA shall occur as needed.

Notice of any meeting will be delivered to the Township Clerk and posted in general view of the public at the Township Hall. Notice of any meeting shall include the date, time, and place of the scheduled meeting. Any changes in the date, time or location of the meeting shall be posted in a like manner.

### SECTION 7.2 – Special Meeting

Special meetings may be held as required, subject to the call of the Chair or by two (2) members upon written request to the Secretary and Township Clerk.

Special meetings may be requested by members of the public by making application for said meeting with the Township Clerk after receiving approval of the Chair, and paying all necessary costs and additional fee, as set by Township Board of Trustees, in connection with the meeting. Missing the application deadline shall not be a reason to hold a special meeting. The option of a special meeting will be dependent upon the availability of ZBA members and meeting room and noticing requirements.

Notice of special meetings shall be given by the Township Clerk to members of the ZBA. Notice shall also be provided to others requiring notice in compliance with the requirements of the Michigan Zoning Enabling Act. The notice shall state the purpose and time of the meeting. The business which the ZBA may perform at the special meeting shall be conducted at a public meeting in compliance with the Open Meetings Act, Act 267 of the Public Acts of 1976, as amended.

Agenda items that may be legally added without public notice may not be added at a special meeting unless a majority of regular ZBA members are present and approve an addition to the agenda.

### SECTION 7.3 - Agenda

The ZBA and Township staff shall establish deadlines for items to be included on the agenda. Unless proper notice is required or necessary, items may be added to the agenda upon the majority consent of the ZBA members present at a scheduled meeting. Added agenda items shall be listed in order of those items closest to needing deadline action.

### SECTION 7.4 – Workshop Meetings

Workshop meetings for the purpose of performing ZBA studies or for educational purposes may be called at the request of the Chairperson or any three (3) members of the ZBA. No formal action by motion or resolution may be voted upon at a workshop meeting.

### SECTION 7.5 - Quorum

A majority of the total number of members (a minimum of four of the seven members) shall constitute a quorum for the transaction of business and the taking of official action for all matters.

A majority vote of the total number of members (a minimum of four of the seven members), at a scheduled or special meeting, is required to effectuate an action or a decision of the ZBA and all other matters of business.

Whenever a quorum is not present at a scheduled or special meeting, the meeting shall be adjourned, and no discussion of any agenda items shall take place.

### SECTION 7.6 – Order of Business

The order of business for scheduled or special meetings shall be:

1. Call to order by the Chairperson or Vice-Chairperson
2. Roll call
3. Approval of the agenda
4. Approval of the Minutes of that last preceding meeting
5. Citizen Participation
6. Communications
7. Public Hearings and Consecration's of Appeals to be Heard – By Case
  - A. Case is called
  - B. Appellant presents case

- C. Board asks questions
  - D. Public comments on the case
  - E. Board comments and discusses case; a motion is made and seconded; discussed then voted upon; the results are announced by the Chair
- 8. Old Business
  - 9. Other Business as Necessary
  - 10. Adjournment

This order of business may be revised by a majority vote of the members of the ZBA present at the meeting.

#### SECTION 7.7 - Motions

Motions may be restated by the Secretary before a vote is taken. The name of the maker and the supporter of a motion shall be recorded for the minutes.

#### SECTION 7.8 - Voting

Voting on minutes, opening and closing of public hearings, election of officers, adopting of agenda, recess and adjournment shall be by voice and shall be recorded by yeas and nays, unless a roll call vote is requested by any member of the ZBA. Roll call votes will be recorded on all other matters before the ZBA.

#### SECTION 7.9 – Conflict of Interest

A member of the ZBA should only abstain from voting on a motion if he/she has a bonafide conflict of interest. Situations which give rise to a conflict of interest may include:

- a) A relative or other family member is involved in any request for which the ZBA is asked to make a decision.
- b) The ZBA member has a business or financial interest in the property involved in the request, has a business or financial relationship with the applicant, or a financial interest in the applicant's company.
- c) The ZBA member owns or has a financial interest in a neighboring property. For purposes of this section, a neighboring property shall include any property falling within the notification radius for the application, as required by the Zoning Ordinance or the Michigan Zoning Enabling Act.

- d) There is a reasonable appearance of a conflict of interest. An example of this includes a situation where the ZBA member is on the Board of Directors of an applicant association.

Any member abstaining from a vote shall not participate in the discussion of that item and shall excuse himself/herself from the table.

#### SECTION 7.10 – Notice of Decision

A written notice or copy of the minutes containing the decision of the ZBA will be sent by the Township, to the applicant(s) of any case.

#### SECTION 7.11 – Adjournment of Meeting

ZBA meetings shall adjourn no later than 10:00 p.m, unless the ZBA members present decide by a majority vote to continue past this time. New agenda items shall not be taken up after 9:30 p.m., unless the ZBA members present decide by a majority vote to continue with one or more agenda items after that time.

#### SECTION 7.12 - Minutes

ZBA minutes shall be prepared by the Secretary or designated appointee of the ZBA. The minutes shall include a brief synopsis of the meeting, including information presented and a restatement of all motions and recording of votes; statement of the conditions or recommendations made on any action; and recording of attendance. All ZBA minutes shall be maintained by the Township Clerk's office as public records open to public inspection in accordance with the Open Meetings Act and the Freedom of Information Act, Act 442 of the Public Acts of 1976, as amended.

### **ARTICLE VIII - PERIODIC REPORTS**

The ZBA, through the Township Board representative, shall make periodic reports of its activities to the Superior Township Board of Trustees.

### **ARTICLE IX - FISCAL YEAR**

The fiscal year of the ZBA shall be the same as the fiscal year of the Township Board.

### **ARTICLE X - AMENDMENTS**

The Board of Zoning Appeals may recommend to Township Board that these By-laws, in whole or in part, be altered, amended, added to or repealed by an affirmative vote of at least four (4) regular members of the ZBA at any scheduled or special meeting provided that notice of proposed alterations, amendments or repeals shall be submitted by mail to all members of the ZBA at least

seven (7) days before the scheduled or special meeting of the ZBA at which they are to be considered.

#### **ARTICLE XI - EFFECTIVE DATE**

These rules of procedure of the Superior Township Board of Zoning Appeals were adopted at a regular meeting of the Township Board held on \_\_\_\_\_. The rules shall have immediate effect.

#### **ARTICLE XII - EFFECT AND INTERPRETATION OF BY-LAWS**

All By-laws and parts thereof which conflict with any of the terms of these By-laws, are hereby rescinded. The catch line headings which precede each section of these By-laws are for convenience and reference only and shall not be taken into consideration in the construction or interpretation of any of the provisions of these By-laws.

**Approved by the Board of Zoning Appeals on \_\_\_\_\_, 2021.**

**Adopted by the Superior Township Board of Trustees on \_\_\_\_\_, 2021.**

\_\_\_\_\_  
Ken Schwartz, Supervisor

\_\_\_\_\_  
Lynette Findley, Clerk