

**ZONING BOARD OF APPEALS  
SUPERIOR CHARTER TOWNSHIP  
SUPERIOR TOWNSHIP HALL  
3040 N. PROSPECT, YPSILANTI, MI 48198  
WEDNESDAY, NOVEMBER 10, 2021  
7:00 p.m.**

**ZBA #21-04**

The Superior Township Zoning Board of Appeals will hold a public hearing on **Wednesday, November 10, 2021 at 7:00 p.m.** at the Superior Township Hall, 3040 N. Prospect, on a request for the following variance from the Superior Township Zoning Ordinance:

Variance from Section 3.101 (Dimensional Standards) for an addition and alterations of existing single-family dwelling in the front yard setback.

**The property is located at 10463 Cherry Hill Road** and is zoned A-1 (Agricultural District).

Parcel ID # J-10-13-300-009

A complete copy of the petition for variance is available for inspection or copying at the Township Hall 9:00 a.m. – 4:00 p.m. weekdays. Persons wishing to express their views may do so in person at the public hearing, or in writing addressed to the Zoning Board of Appeals at the above address. Superior Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon four (4) business days notice to the Township. Individuals requiring auxiliary aids or services should contact Superior Charter Township by writing the Township Clerk.

Laura Bennett, Planning/Zoning Clerk  
3040 N. Prospect  
Ypsilanti, MI 48198  
734-482-6099

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

**WEDNESDAY  
NOVEMBER 10, 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 29, 2021 minutes
5. CITIZEN PARTICIPATION
6. COMMUNICATIONS
7. PUBLIC HEARINGS AND CONSIDERATION OF APPEALS
  - A. **ZBA #21-04 – 10463 Cherry Hill Road**  
Variance from Section 3.101 (Dimensional Standards) for an addition and alterations of existing single-family dwelling in the front yard setback.
8. OLD BUSINESS
9. OTHER BUSINESS AS NECESSARY
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 Vice-Chairman Dail at 7:00 p.m.

2. ROLL CALL

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

3. ADOPTION OF AGENDA

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

4. APPROVAL OF MINUTES

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

5. CITIZEN PARTICIPATION

There was no Citizen Participation.

6. COMMUNICATIONS

Motion by Member Parm and supported by Member Lewis to receive and file an email from Terri Oif regarding ZBA #21-03.

7. PUBLIC HEARINGS AND CONSIDERATION OF APPEALS

A. ZBA #21-03 5728 Geddes Road and 5766 Geddes Road Appeal

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

Matt Schuster, applicant, noted he has been working with Rick Mayernik regarding these complex issues.

Member Dail reported he visited the sites in question, and it was not readily apparent where the property lines are.

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Mr. Schuster explained there is a tree stump where the marker is, and anything from that marker to the river is 5728 Geddes Road.

Mr. Schuster introduced Daniel Troyka, attorney at Conlin, McKenney & Philbrick, representing Mr. Schuster and his wife. Mr. Schuster also set up a PowerPoint presentation showing photos of the site and outlining the issues brought forth in the appeal to the ZBA.

Mr. Troyka stated the work taking place at 5728 Geddes Road should require permits and they should not be able to do work of such magnitude without permits. He continued to state the Zoning Ordinance should be interpreted so zoning compliance and a permit is required so the Schuster family is protected. At least engineering review should be required.

Troyka stated the first issue to interpret is 6.01(c) of the Zoning Ordinance, which is a provision of how you measure the height of a retaining wall. He explained the Township has taken the position measurements from take from the high side, theoretically resulting in a retaining wall of indefinite height. He indicated this is inconsistent with the Michigan Building Code and engineering standards. He disagrees with how the retaining wall has been interpreted.

Troyka went on to explain the neighbors are put up a ten-foot retaining wall. Mr. Mayernik did require a safety fence to be placed at the top, but there has been no regulation whatsoever. He also discussed permitted yard encroachments in Section 3.203(g)(1) and where retaining walls were discussed.

Troyka introduced the second issue of interpretation - when does construction start? The applicant believes mass grading constitutes the start of construction and requires a certificate of zoning compliance. He went on to state generally, if you're going to build a structure, you need a certificate of zoning compliance first. He reported the Township indicated permits are not needed until you start putting in "construction parts" of the wall. The applicant disagrees and asks the Zoning Board of Appeals to interpret Section 1.07 so a certificate of zoning compliance is required before they can keep working.

Mr. Troyka stated Section 10.02(a)(3)(a) of the Zoning Ordinance gives an exemption to single family dwellings for requiring site plan approval. He

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stated the retaining wall is on the Schuster's property, but the retaining wall is not an accessory structure to the Schuster's property.

Mr. Troyka questioned if this type of plan would benefit from site plan review. He believes given the complexity of the project it does not feel like the project should be exempt.

The last point Mr. Troyka discussed involved the denial of a building permit for a garage on Mr. Schuster's property. He explained the house was built in the 1960s and there is existing access to the riverfront parcel. He added there is no private street there.

Mr. Troyka explained the fourth item on the appeal has been pulled from ZBA consideration because the applicant will go in front of the Township Board of Trustees for that issue. It was noted the ZBA doesn't hear issues on the private road ordinance.

Member Dail asked Mr. Mayernik to speak on the timing of the appeal.

Mr. Mayernik stated the letter from Maddin Hauser outlined four specific items they are requesting an appeal on. He added he included a memo in the packet to ZBA members that included some letters. The first letter from Maddin Hauser dated May 24, 2021, relates to the site plan approval question. The second letter dated May 25, 2021 refers to construction of walls and fences. The third letter is from Fred Lucas, Township Attorney, dated May 25, 2021 which indicates he has read the letters from Maddin Hauser, and the Township does not agree with their findings. Section 13.06 of the Zoning Ordinance addresses administrative appeals. Appeals of the Zoning Official must be received within 60 days of the decision. The letter from the Township Attorney establishes the decision was made over 90 days ago. Mr. Mayernik requests item one and two be denied, not on merit, but on procedural issue.

Member Dail asked Mr. Mayernik to reiterate the key dates. Mr. Mayernik answered that the letter from Mr. Lucas to Maddin Hauser stating the township didn't agree was dated May 25, 2021 and the application for this hearing was submitted on August 30, 2021. He further explained he is not arguing the merits of the case at this time, but item one and two of the appeal are now beyond the scope of the ZBA.

Mr. Mayernik went on to discuss the third portion of the applicant's appeal. He stated the property division being referred to in the creation of

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the private road was approved in 1996, and at that time the 1978 Zoning Ordinance was in effect requiring all new lots created to front on a public or private street. He also explained there was no Private Street Ordinance in 1978. One was enacted in 2004, but until then, a 66' easement was accepted as a private road.

Member Dail asked Mr. Schuster to show where the garage was going to be. He asked if Mr. Schuster would have to excavate into the wall.

Mr. Schuster replied finished grade is not established.

Member Dail asked Mr. Schuster if he's explored that far enough and if he knows it is feasible.

Mr. Schuster answered yes, there are building plans. He added he wouldn't need to dig into the hill much.

Mr. Mayernik stated during the presentation Mr. Schuster made an example of homes on Ann's Way. A couple of the ZBA members remember appeals coming in from homeowners on Ann's Way relating to setbacks for additions. He explained the current Private Road Ordinance sets up a sequence of events of how you get a permit and what needs to happen before you get a building permit. There is no requirement for a private road to be constructed prior to the permit being issued for a house. An absence of a road being constructed does not mean the private road does not exist.

Member Dail asked, in terms of issue number three, if there is a timing issue?

Mr. Mayernik replied it was received on day 60, so the ZBA can review it.

Member Deeds reminded fellow members the ZBA is allowed to address the appeal before them, not the presentation shown by Mr. Schuster. He felt the ZBA should be addressing the items in order and making decisions on those three.

Deeds added he agrees with Member Dail recommending the applicant request a variance instead of an appeal for the garage. He feels it would have been a better approach, and it still could be followed. He stated Mr. Schuster's parcel is unique and thinks the applicant might want to consider a variance in the future.

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Troyka stated in June, the applicant requested an interpretation of the Zoning Ordinance. Prior to June 28, 2021 neither the applicant nor their attorney had gotten clear guidance from the township at all. He believes it incorrect to say Mr. Lucas sending a letter that the Township disagrees would “start the clock.” He stated on July 6, 2021 the applicant was told he could go the ZBA. There is no requirement the applicant do anything with the appeal other than fill out an application and submit a check.

Troyka does not understand the township’s reluctance to hear these issues. He asked the ZBA to make a decision and doesn’t think it is out of order to do so. The applicant feels the ZBA needs to interpret this and there needs to be some guidance from this township.

Mr. Mayernik stated he would agree if the applicants had made an application on July 7, 2021 it could be heard. But the applicant’s attorney is very clear in the questions they are asking. Mr. Lucas’s letter stating the Zoning Official doesn’t agree with their interpretation is crystal clear.

Member Dail stated the applicant is entitled to ask for interpretations from the ZBA, but this application is requesting Mr. Mayernik’s decision is overturned. If interpretations were wanted, the applicant can fill out an application and come before the ZBA.

Member Dail asked Mr. Mayernik how the site would transpire if the issues weren’t in front of the ZBA. He stated the site is a mess and there is a ten-foot unsupported earth wall.

Mr. Mayernik replied he would expect the applicant would come in with building plans, site plans, and stamped sealed documents for the retaining wall. He added the size of the house will require sealed documents from the builder as well. The plans would be reviewed by Mr. Mayernik and OHM. Because this would not go before the Planning Commission, the Michigan Residential Code would apply rather than the Township Engineering Standards.

Member Dail asked Mr. Mayernik if he, as the Building Inspector, has an expectation he’ll receive drawings for the retaining wall that will be reviewed, approved, and inspected. Mr. Mayernik confirmed, and it was noted this would occur under the Residential Building Code.

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Member Dail deems “there needs to be some level of assurance the mess out there will be properly buttoned up.”

Mr. Schuster asked if the Township has conducted a safety review. He explained he’s watching the wall cave and fall into the wetlands, and someone is going to get hurt.

Mr. Mayernik stated he and the Township Supervisor have discussed if the situation, as it stands, elevates to what they’d call a “public nuisance” to where the Township would enter into litigation or issue citations. He also explained initially the builder put up a plastic snow fence as a safety guard along the upper side of the retaining wall. Mr. Mayernik informed the builder that was not adequate as a guard and asked him to put something more substantial, which he did. The intent is they won’t go on into perpetuity.

Motion by Member Lewis supported by Member Brennan to close the public hearing. The motion carried.

Member Dail stated regarding the third appeal, the discussion has been if it is a private road or not and the appeal of the decision to deny the permit to construct a garage. He continued to state the suggestion of the ZBA is for the applicant to apply for a variance to allow construction in the setback, but that would take a separate application.

Mr. Schuster stated there is no lot in the Zoning Ordinance that can have a private road running through the middle of it, and he did reference that in his appeal. He does not believe his property is considered a corner lot. He questions the interpretation and asks the ZBA to make a determination.

Mr. Mayernik passed out a handout with the definition of a “through lot” from the 1978 Zoning Ordinance to the ZBA Members and the applicant. He maintains the lot was created in 1996, which would have been subject to the 1978 Zoning Ordinance where it would have been classified as a “through lot.” He continued to state the other problem the township ran into that had to be addressed in the Zoning Ordinance were private roads that ran into adjacent properties. The Township stated land divisions could not occur unless the neighboring property owner agreed because they could create setbacks on the adjacent property owners.



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Mr. Schuster stated he still questions the designation of his property as a corner lot.

Mr. Mayernik acknowledged his representation to a corner lot in the denial letter was the closest he could come to describing the conditions of that lot.

Mr. Schuster gave information on the original split in 1995/1996.

Mr. Mayernik pointed out in the applicant's paperwork there are several letters relating to the land division. He reviewed the paperwork and stated the Building Official at the time of the division was asking for dimensions from the house to the private road. Mr. Mayernik infers the logical reason he was asking for those dimensions is because he was checking for setbacks.

Member Dail stated looking at the August 30, 2021 letter from Maddin Hauser, the applicant is appealing the decision of the Building Official to deny the garage permit. The reason the permit was denied is because it is in the 60-foot setback of what we would call the private road. The counter argument is that it is not a private road.

Mr. Mayernik stated the private road had to be created because of the two riverfront lots not fronting Geddes Road.

Mr. Mayernik explained the Township Fire Chief has looked at the preliminary sketches for what would be required at this location. The reality is the two lots have been combined into one lot. As far as Fire Department access, it's basically a driveway. Once Mr. Mayernik receives firm drawings and a plan submission it will be sent to the Fire Chief for review.

Member Deeds suggested taking this appeal by appeal and making a motion for each.

Motion by Member Deeds, supported by Member Brennan, to deny appeal number one due to the failure to meet the timing requirements of an administrative appeal as defined in Zoning Ordinance Section 13.06(1), requiring an appeal be filed within 60 calendar days from the decision.

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Roll Call:

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

The motion carried.

Motion by Member Deeds, supported by Member Parm, to deny appeal number two due to the failure to meet the timing requirements of an administrative appeal as defined in Zoning Ordinance Section 13.06(1), requiring an appeal be filed within 60 calendar days from the decision.

Roll Call:

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

The motion carried.

Motion by Member Deeds, supported by Member Parm to deny appeal number three due to the correct interpretation of the Township Zoning Official on setback requirements per Zoning Ordinance Section 3.101 for the building application for a garage at 5766 Geddes Road.

Roll Call:

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

The motion carried.

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8. OLD BUSINESS

None.

9. OTHER BUSINESS AS NECESSARY

A. ZBA Bylaws

Motion by Member Lewis, supported by Member Craigmile to approve the ZBA Bylaws as presented. The motion carried.

B. Election of Officers for 2021

Motion by Member Brennan supported by Member Lewis to nominate Doug Dail as Chair. Member Dail accepted. The motion carried.

Motion by Member Lewis supported by Member Parm to nominate Rebecca Craigmile as Vice-Chair. Member Craigmile accepted. The motion carried.

Motion by Member Lewis supported by Member Craigmile to nominate Daniel Deeds as Secretary. Member Deeds accepted. The motion carried.

10. ADJOURNMENT

A motion was made by Member Brennan and supported by Member Craigmile to adjourn the meeting at 9:10 p.m.

Respectfully submitted,

Doug Dail, 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): 13.08

☐ Appeal of the decision of the Township Zoning Official

### APPLICANT INFORMATION

Name Michael Ripple  
Address 10463 Cherry Hill Rd.  
Phone Number 313.610.8140 Email mtc1292@gmail.com

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

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

Name, address and telephone number of owner(s): /

### DESCRIPTION OF THE PROPERTY

Address 10463 Cherry Hill Rd.  
Parcel ID# J-10-13-300-009 Parcel size 5 Acres  
Size of the proposed building or addition, if any Single Family Home  
Use of existing building (if any) and property /  
Zoning classification of property ~~R-2~~ R-2

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 1/2 Approved

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

### 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.

Existing house was built in 1950. New ordinance came into effect 1951-53.

The New Foot print of House will be 10' Further From road, putting it at 76' From Cherryhill Rd. Second Story is another 10' Back From that, putting it at 74'.

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.

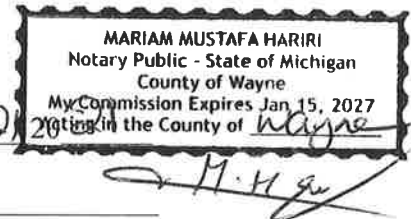
*I hereby state that all of the statements and information contained in this application and the supporting documents herewith are true and correct.*

Signature of applicant *M. Hariri* Date 9-16-21

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

Sworn to before me this 16 day of September 2021

My commission expires Jan. 15, 2027  
(Notary Public, Washtenaw County, Michigan)



\*\*\*\*\*

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

I hereby state that this petition was properly received and filed on 10-1-21 (date)

Signature of Clerk (or designee)

*Diana Bennett*

Fee paid \$175.00

## **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

9.16.21  
\_\_\_\_\_  
Date

## MEMO

**DATE:** November 1, 2021

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

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

**RE:** 10463 Cherry Hill - Micheal Ripple



The applicant proposes to demolish a portion of the front of his home, remodel, and add a second story. The proposed second floor addition will encroach into the required 75-foot front yard setback. Since the addition will encroach into the setback, a variance is required. (Section 16.05(2)(a)(1)).

Assessing records indicate the home was built in 1950. The Township's first interim Zoning Ordinance was effective in 1948 with Ordinance #1 effective in 1951. At that time, the property was zoned AG-1, and the required front yard setback was 50 feet from the road right-of-way. The front yard setback was changed from 50 foot to 60 foot in 1978 (zoning district designation also changed to A-1) and then changed again from 60 foot to 75 foot in 1997. These ordinance changes affect Mr. Ripple's ability to construct an addition to his home.

Attached to this memo is a Kem-Tec survey which does not show enough detail to determine the homes' location. Also attached is a printout from the County's GIS system which indicates a dimension of 36.44 foot from the front of the existing home to the right-of-way line. This dimension is somewhat dependable but, exact accuracy cannot be guaranteed.

Also attached are documents indicating the Township issued permits in 1971 for the construction of an addition that extended 20'-4" towards Cherry Hill. That plan noted a dimension of 50-foot from the addition to the road edge. It appears that the Township should have reviewed the required 50-foot dimension based the location of the road-right-of-way line and not the road edge.

The Township changes to the front yard setback from 50 to 75 foot as well as the issuance of the 1971 building permit are items for the Boards consideration.



MORTGAGE SURV

DEPT

dmr Finan

Co.		Co.	Jmr
Dist.		Phone	980-0019
Ext	403-8572	Fax	930-2988

Applicant: JAMES R. RICKARD AND NANCY A. RICKARD

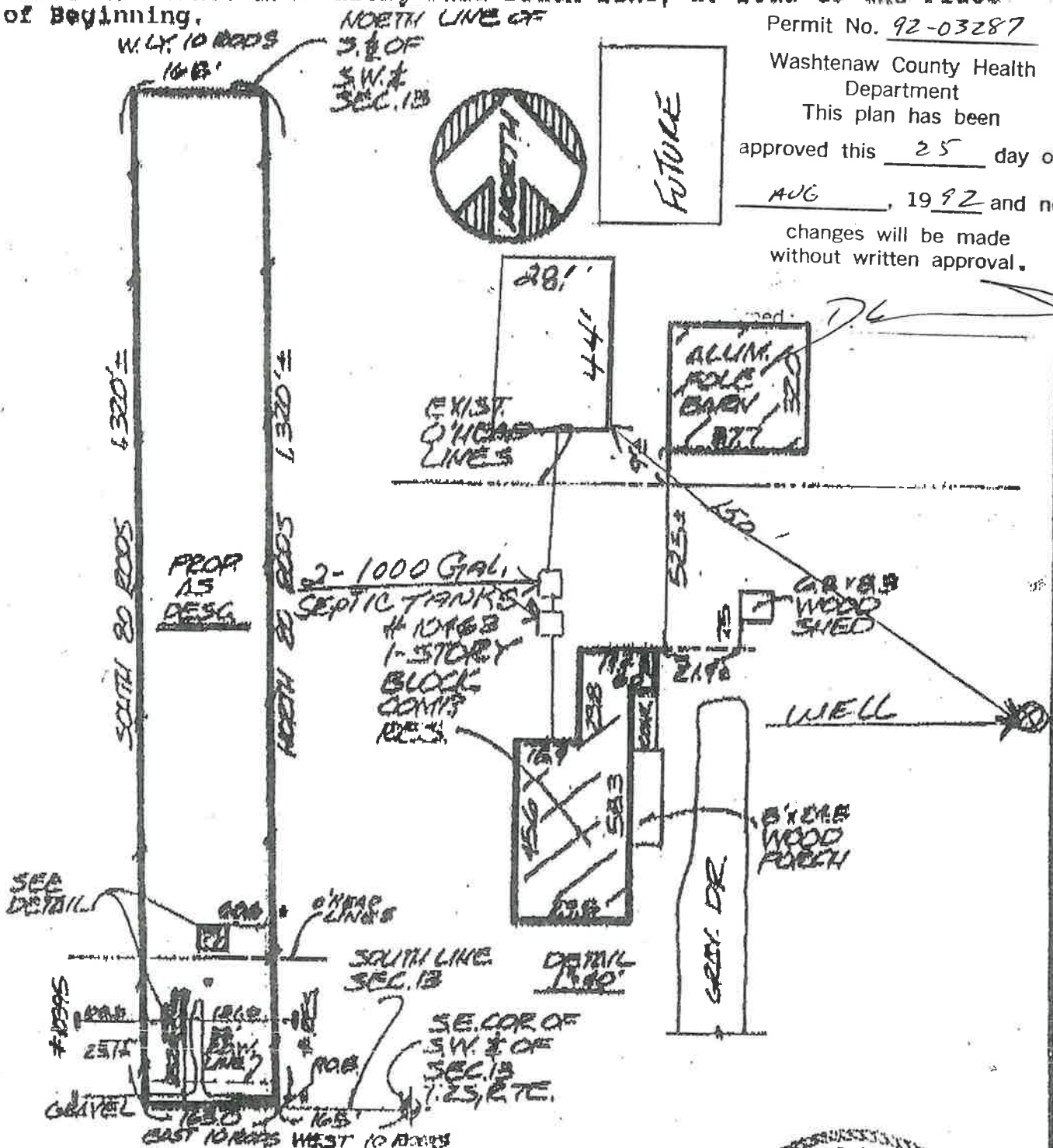
Property Description:

Land situated in the Township of Superior, Washtenaw County, Michigan, described as follows:  
Commencing at a point on the south line of Section 13, 10 rods West of the Southeast corner of the Southwest 1/4 of Section 13, Town 2 South, Range 7 East; thence North 80 rods more or less to the North line of the South 1/2 of said 1/4 Section and thence Westerly parallel to the South line of said Section, 10 rods; thence South 80 rods more or less to the South line of said Section; thence East along said South line, 10 rods to the Place of Beginning.

Permit No. 92-03287

Washtenaw County Health Department

This plan has been approved this 25 day of AUG, 1992 and no changes will be made without written approval.



10463 CHERRY HILL RD.  
66' WD

I HEREBY CERTIFY that we have made a mortgage survey of the property herein described and that the buildings and improvements are located as shown and that there are no visible encroachments upon said property unless noted and shown. NOTE: This survey is for MORTGAGE purposes only and no property corners were set. Do not use for establishing fences or building lines.

Certified to all Title Companies



*Marcus E. Zuhlke, Jr.*

**KEM-TEC**  
LAND SURVEYORS

JOB NO. 92-1519/A SCALE 1" = 200'  
DATE 08/20/92 DR. BY E.B. JAT

10941 MANY NINE MILE ROAD  
EAST DETROIT, MI 48241  
(313) 772-2228

J-10-13-300-008

5.00 Ac.

5 Ac.

J-10-13-300-009

5.00 Ac.

J-10-13-300-010

26161C0291E

T2S R7E

10395

10463

Total: 36.52 ft

36.52 ft

10483

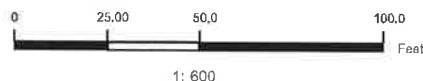
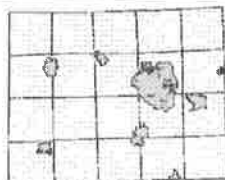
165.00'

165.00'

Cherry Hill Rd

342.5 Ac.

J-10-24-200-002



10/5/2021



**NOTE: Parcels may not be to scale.**

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6862.



**APPLICATION FOR BUILDING PERMIT**  
**Superior Township, Michigan**  
**Telephone 482-6099**

PERMIT NUMBER 64-71

Date June 10 1971

Location 10463 Cherry Hill Rd.

Size of Lot 165' X 1320 ; Wide \_\_\_\_\_ Deep \_\_\_\_\_

Type of Building Shed building  
Cement Block - addition of 2 rooms will be from

Zoning AS-1

Estimated Cost \$ 6,600<sup>00</sup>

Code Number 13-5E

Number of Rooms addition of 2 bedrooms

Number of Baths \_\_\_\_\_

Basement? ☐ Yes ☒ No

Zoning Permit 1<sup>st</sup>

FEE \$ 18.00

total 19.00

Certificate of Occupancy Required? \_\_\_\_\_

Owner James Benoit Approved by Keith L. Weston

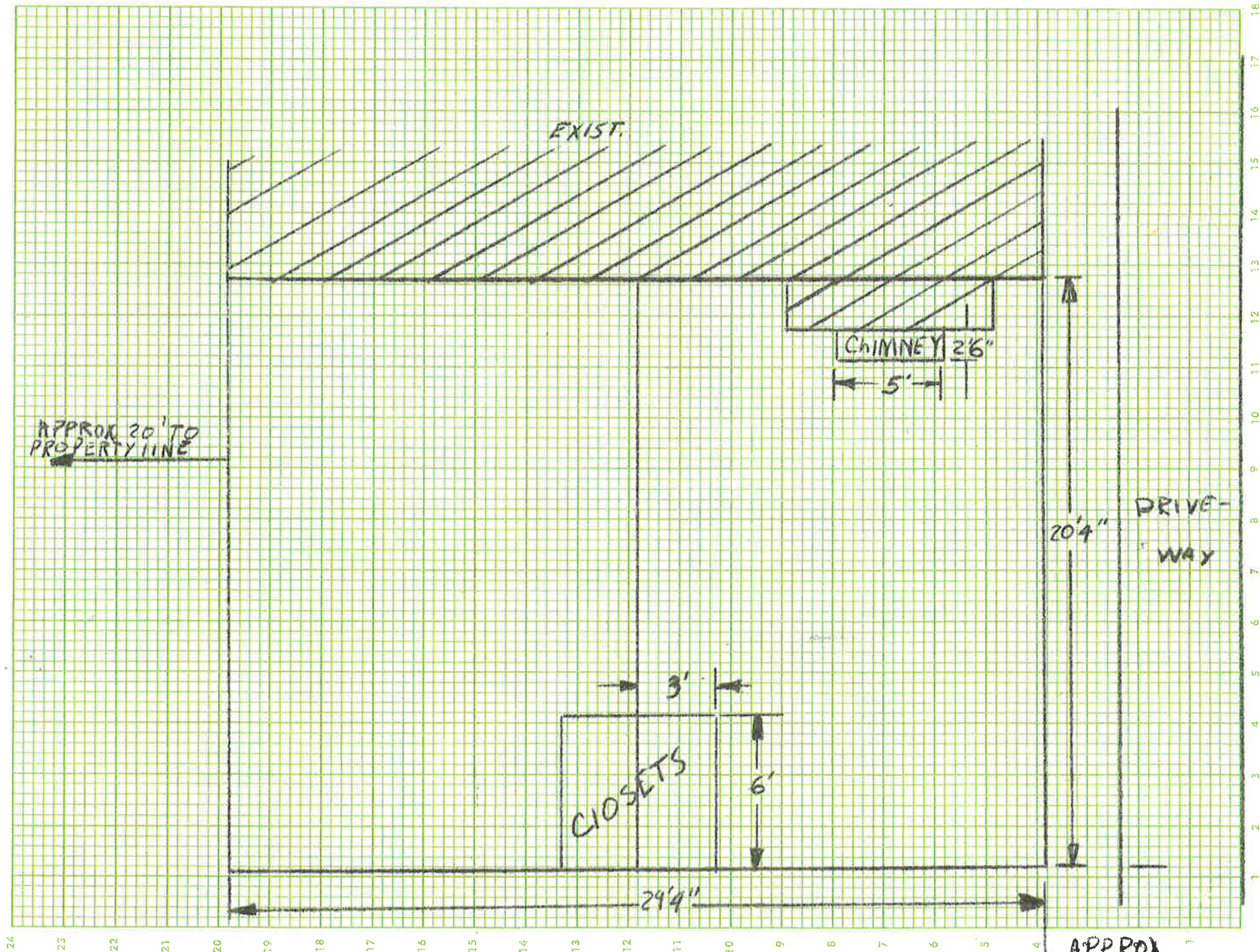
Address 10463 Cherry Hill Rd. Date June 10 1971

Contractor Self Disapproved by \_\_\_\_\_

Address 10463 Cherry Hill Rd. Date \_\_\_\_\_

License No. \_\_\_\_\_ Reason \_\_\_\_\_

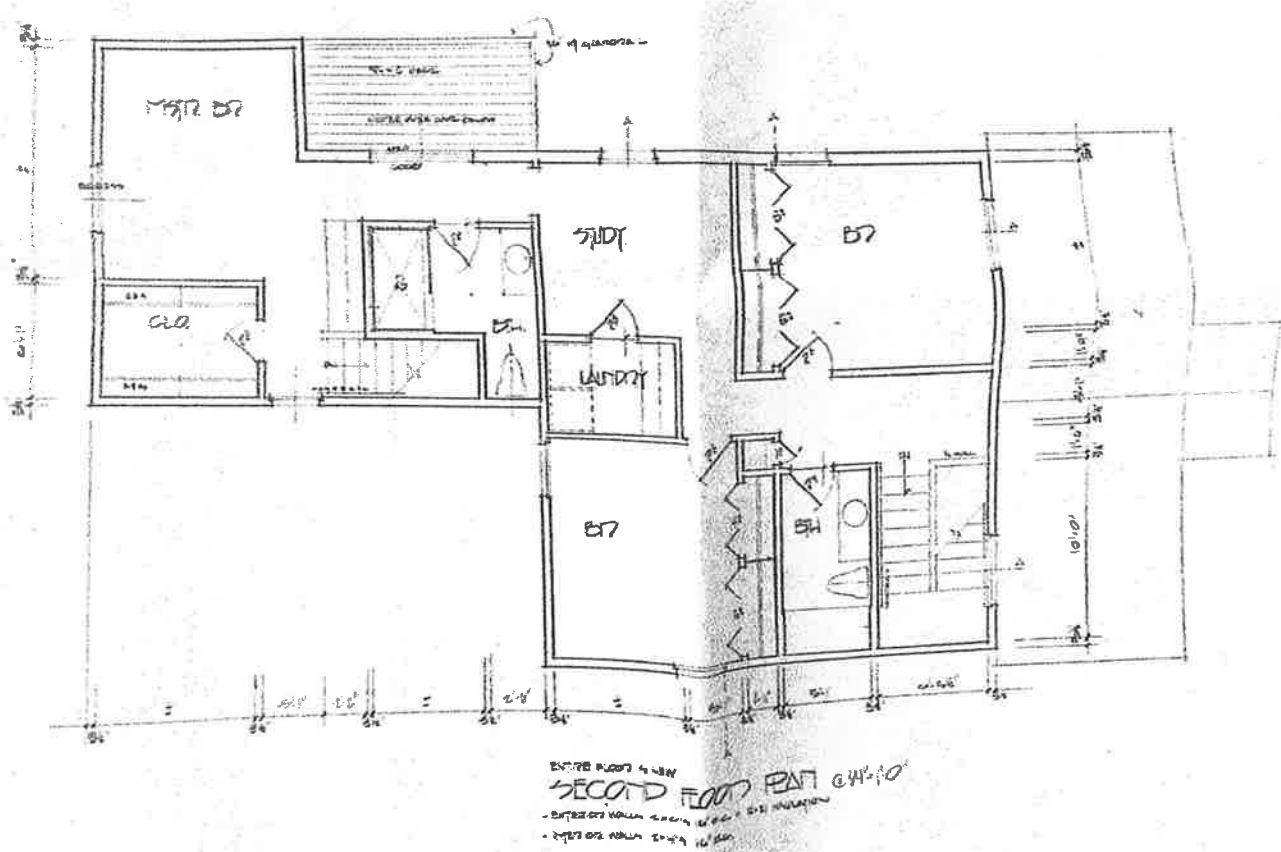




APPROX.  
50' TO  
ROAD EDGE



### Existing Driveway



Henry Hill

← 2









Plot  
Plan



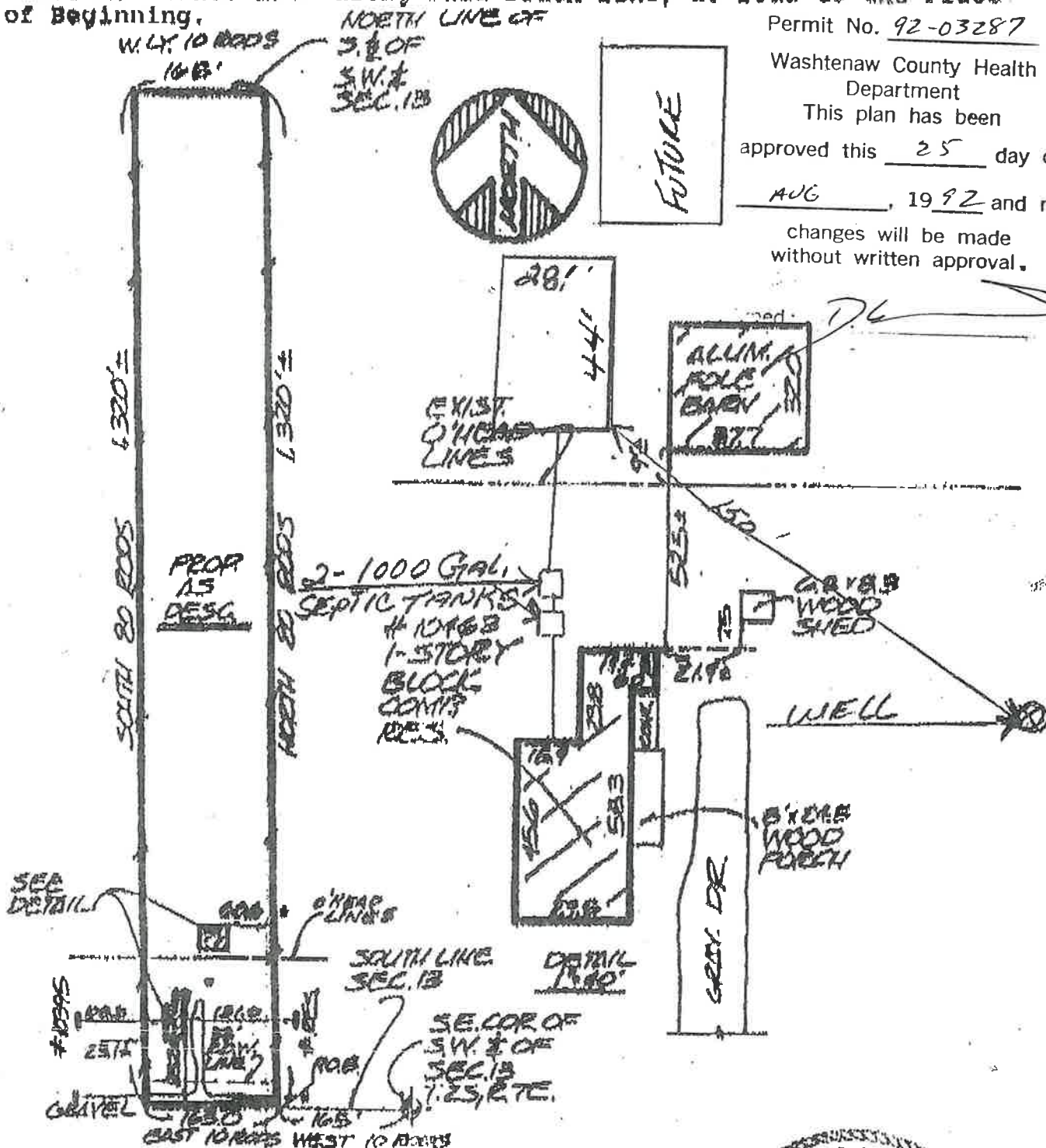
S.A. Co  
March 1961

dmr Finan

Co. <u>1st</u>	Co. <u>1st</u>
Dept. <u></u>	Phone # <u>980-0019</u>
Fax # <u>403-8572</u>	Fax # <u>930-2988</u>

Land situated in the Township of Superior, Washtenaw County, Michigan, described as follows:  
Commencing at a point on the South line of Section 13, 10 rods West of the Southeast corner of the Southwest 1/4 of Section 13, Town 2 South, Range 7 East; thence North 80 rods more or less to the North line of the South 1/2 of said 1/4 Section and thence Westerly parallel to the South line of said section, 10 rods; thence South 80 rods more or less to the South line of said Section; thence East along said South line, 10 rods to the Place of Beginning.

changes will be made  
without written approval.



10463 CHERRY HILL RD.

I HEREBY CERTIFY that we have made a mortgage survey of the property herein described and that the buildings and improvements are located as shown and that there are no visible encroachments upon said property unless noted and shown. NOTE: This survey is for MORTGAGE purposes only and no property corners were set. Do not use for establishing fences or building lines.

**Certified to all Title Companies**



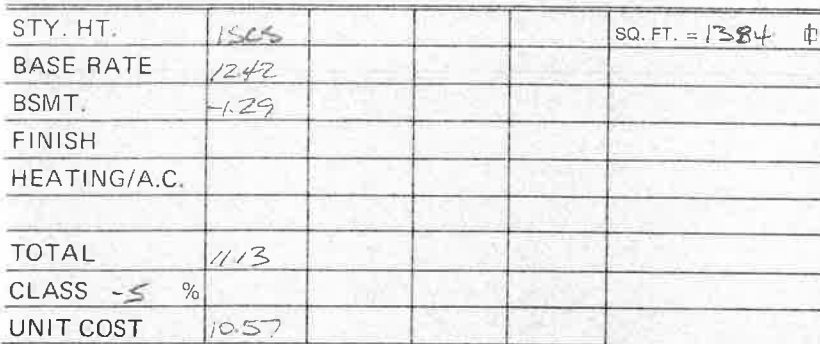
JOB NO. 92-1519/A SCALE 1" = 200'  
DATE 08/20/92 DR. BY E.B. JAT

# KEM-TEC

10041 HAWY NINE MILE ROAD  
EAST DETROIT, MI 48001  
(313) 772-2028

ASSESSMENT SUMMARY								Assess- 1 Year	Assess- All Years	T.V. Assess- Value	BOR- etc
Year	Reason for Assmt. Change	Assessed Value	Brd. of Review Tax Tribunal	Year	Reason for Assmt. Change	Assessed Value	Brd. of Review Tax Tribunal				
74/76		11000		90		27,600		2001	53,800	37,033	
77/78		12500		91		30,100		2002	55,200	38,218	
79		15000		92		30,100		2003	57,400	38,791	
80		18500		93		31,000		2004	74,400	39,683	
81/82		20800		94		32000		2005	77,100	40,595	
83		20800		95	+18004J	33,800		2006	79,000	41,934	
84		20800		96		33,800		2007	82,100	43,485	
87 ADJ	2200	23000		97	T.V.	33,800		Total Land			26400
88		24200		98	34,662	35,800		Total Improvements			28900
89/90		27600		99	35,216	46,600		Total Land & Improvements			55300
				2000	35,000	50,000		20300 78	44000 80		
								36500 79	46700 81		





A hand-drawn floor plan on a grid background. The plan shows a main rectangular area with a smaller rectangular extension at the top. Dimensions are written in various locations: '10' at the top left, '12' and '15' on the left side of the extension, '8' and '24' on the right side of the extension, '23' and '38' on the right side of the main area, '20' and '28' on the bottom side of the main area. Labels include '100' at the top left, '500' and '200' inside the extension, '1500' and '500' inside the main area, 'WPP' and '1920' on the right side of the extension, 'CONC Bldg' on the right side of the main area, and 'WID FRAME' on the bottom right. Arrows point from 'CONC Bldg' and 'WID FRAME' to specific parts of the plan.

[illegible]

**SUPERIOR CHARTER TOWNSHIP****Building Permit No: PB21-0172**

Building and Zoning Department

3040 North Prospect

Ypsilanti, Michigan 48198

Phone: (734) 482-6099

Fax: (734) 482-3842

Hours: Monday-Friday 8:30 am - 4:30 pm

10463 CHERRY HILL RD

Location

J -10-13-300-009

RIPPLE MICHEAL &amp; MIRIAM JANE

Owner

10463 CHERRY HILL RD

YPSILANTI

MI

48198

**Issued: 08/12/21*****PLEASE CALL (734) 482-6099 FOR AN  
INSPECTION 24 HOURS IN ADVANCE.***

Contractor

**Work Description:** This permit authorizes construction of part of the work shown on April 15, 2021 drawings. Interior alterations ONLY for garage, entry, porch and 2nd floor master suite. Applicant is advised he is proceeding at his own risk with no guarantee that a full permit will be issued or approved by the ZBA.

Permit Item

Work Type

No. of Items

Item Total

Permit Fee

Standard Item

1.00

\$459.00

**Richard Mayernik - Building Official****Fee Total: \$459.00**

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

**Payment of permit fee constitutes acceptance of the above terms.**

ADDITION & RENOVATION OF  
10463 CHERRY HILL RD  
SUPERIOR TWP., MICHIGAN

- USE GROUP : R3
- CONSTRUCTION TYPE : SB
- FIELD VERIFY ALL CONDITIONS, DIMENSIONS & PLACEMENTS WITH EXISTING

Address: 10463 CHERRY HILL RD  
Parcel No. J10-13-300-009  
Permit No. PB21-0172

\*NOTE: PRIOR TO COMMENCING WORK,  
DIG & EXPOSE DEPTH OF FOUNDATION  
AT GARAGE AREA AND MEET INSPECTION  
ON SITE TO REVIEW AND DISCUSS.

SUPERIOR TOWNSHIP BUILDING DEPT  
REVIEWED FOR CODE COMPLIANCE

The granting of this permit does  
not release the permit holder or  
owner from compliance with all  
applicable codes and ordinances.

Permit Authorized: B-11-21  
Building Official: R. MAYERNIK

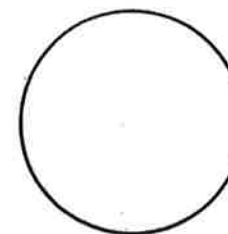
When alterations or additions  
requiring a permit occur,  
existing dwelling units shall  
be equipped with carbon  
monoxide and smoke  
alarms as required by the  
Michigan Residential Code.

It is the responsibility of the  
owner/agent to gain approval  
from the homeowners association  
or architectural committee  
(if applicable) prior to  
commencing construction.

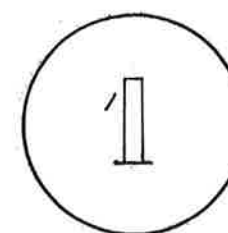
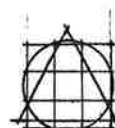
The building permit issued only  
authorizes construction of the  
structural and architectural  
features. Separate permits are  
required for any plumbing,  
heating, air conditioning or  
electrical apparatus installed  
in connection herewith.

Insulation Inspection Required

Basements, habitable attics  
and every sleeping room shall  
have at least one operable  
emergency escape and rescue  
opening. The size and location  
of the opening shall  
comply with the Michigan  
Residential Code.



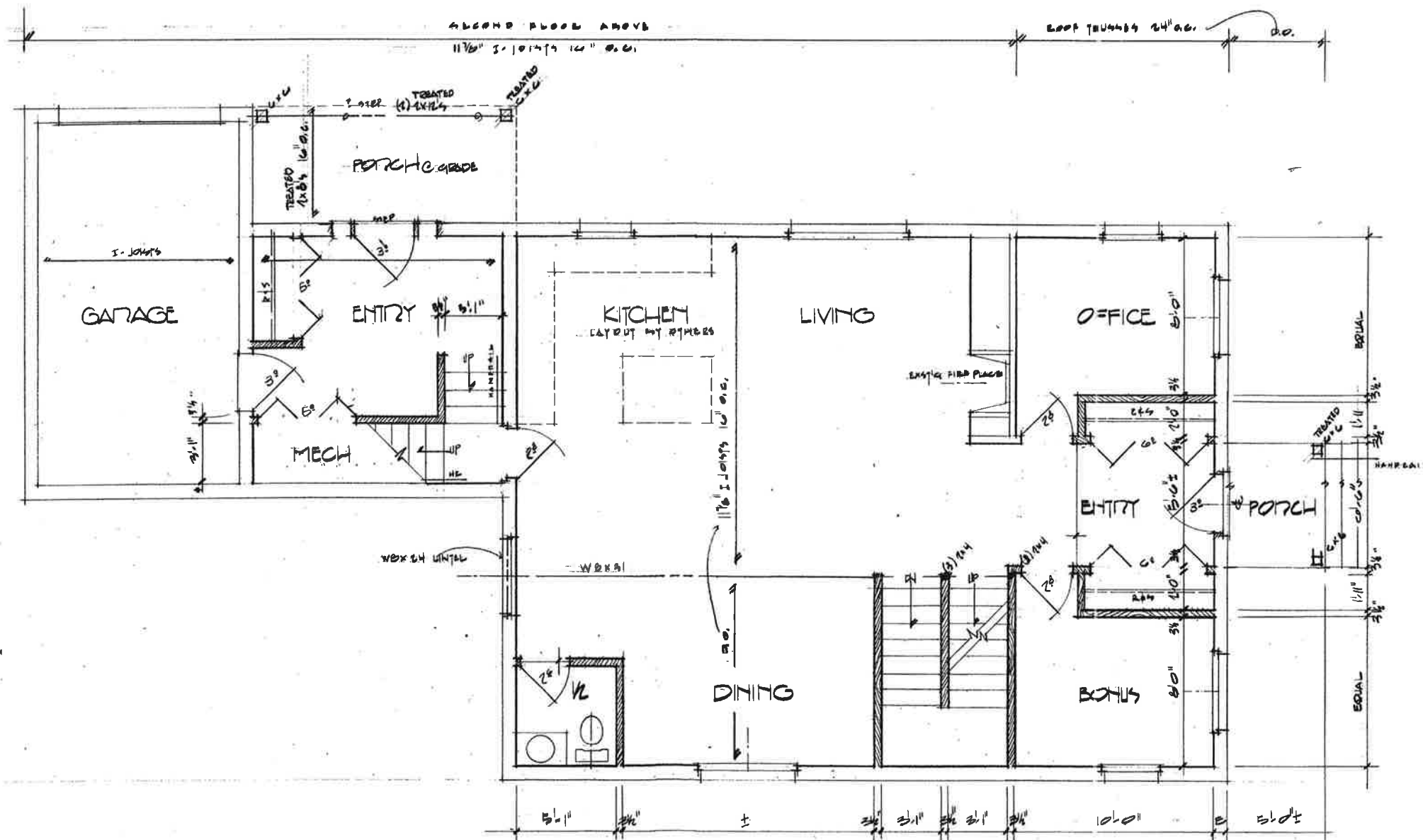
PERMIT 18 APRIL 2021



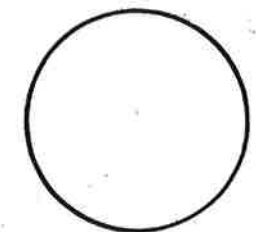


146  
 3000 (14) 100 100  
 45 109.75  
 05.0  
 10 139.61

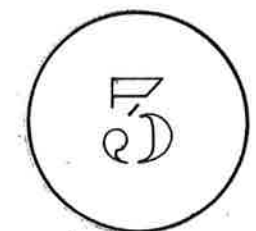
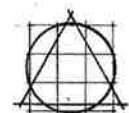
56  
 3000 (14) 100 100  
 45 9.45  
 2 95.12



REVISED FIRST FLOOR @ 1/4" = 1'-0"  
 EXTERIOR WALLS EXISTING 20" CMU + NEW BUILDING (2") + 1" R-10 RIGID INSUL

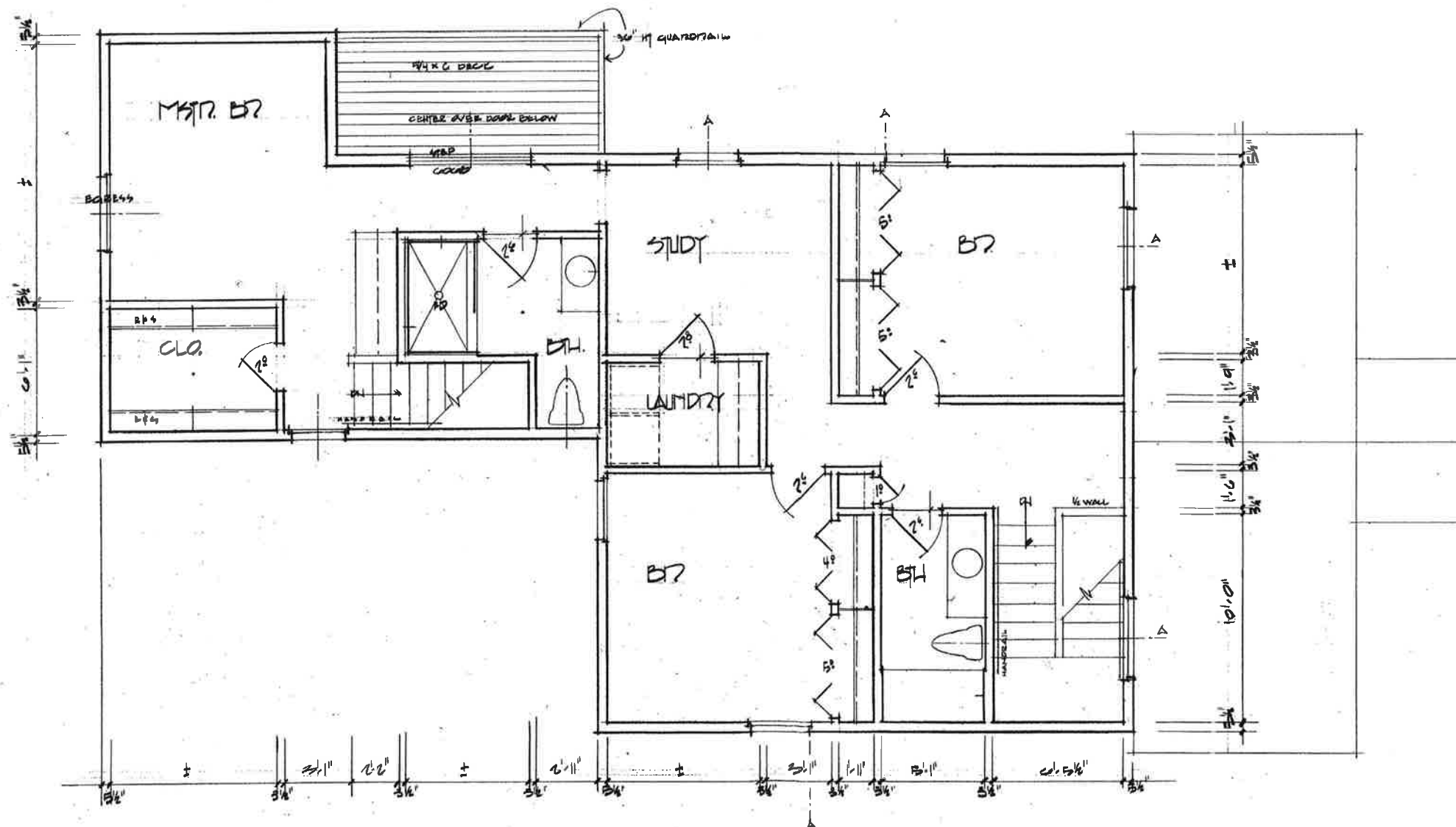


PERMIT 15 APRIL 2011



11/11/11

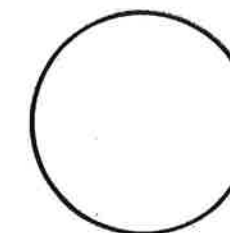




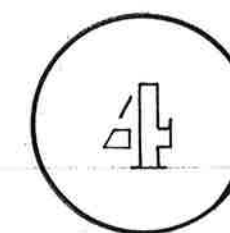
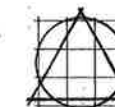
ENTIRE FLOOR IS NEW

# SECOND FLOOR PLAN @ 1/4" = 1'-0"

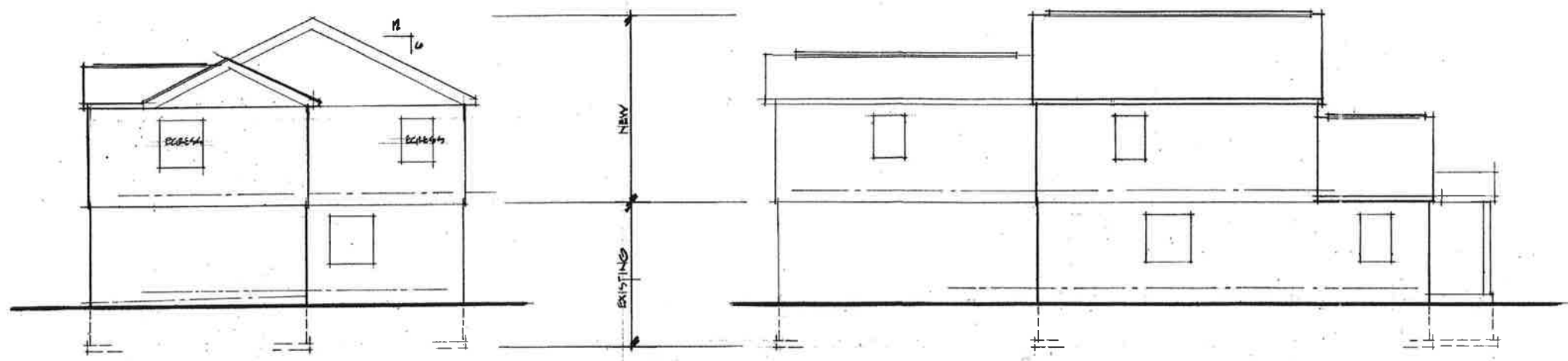
- EXTERIOR WALLS 2x6's 16" O.C. + R-21 INSULATION
- INTERIOR WALLS 2x4's 16" O.C.



PERMIT 15 APRIL 1981



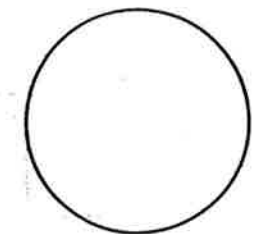
4



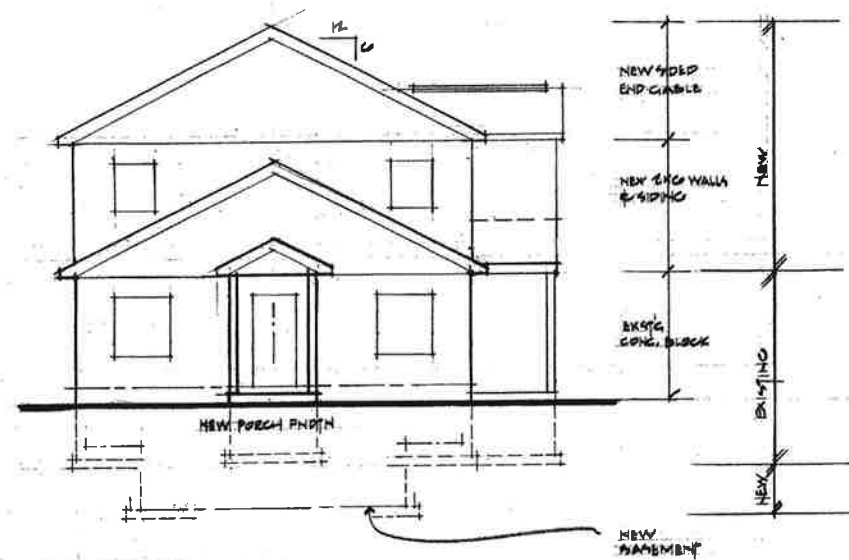
REAR

LEFT

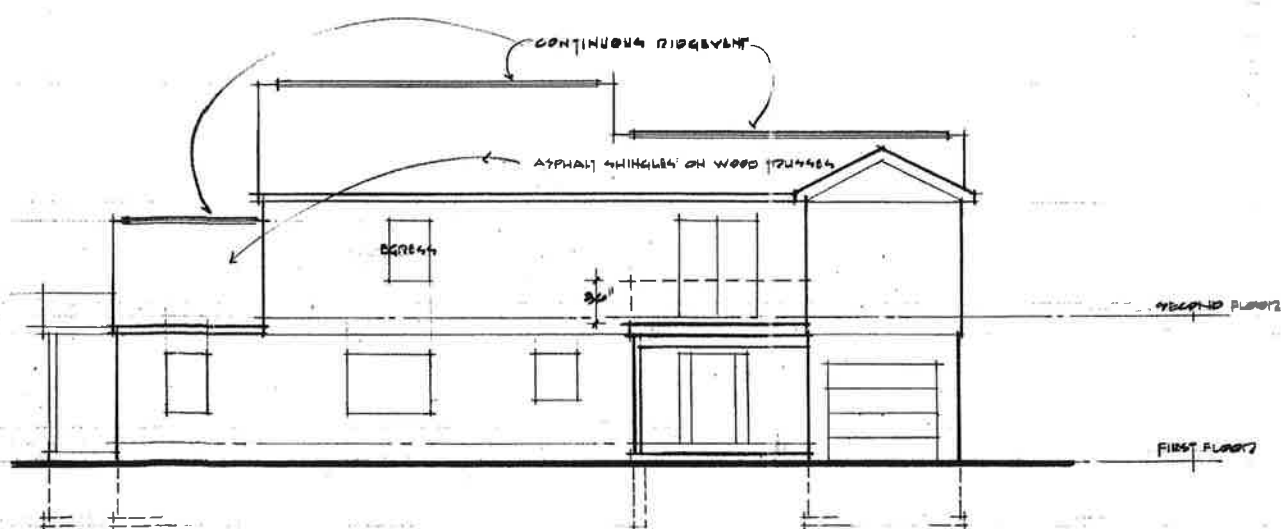
FIELD VERIFY WINDOW LOCATIONS TO MEET EXISTING CONDITIONS



EXISTING  
BUILDING  
REVISED  
PERMIT 15 APRIL 2001

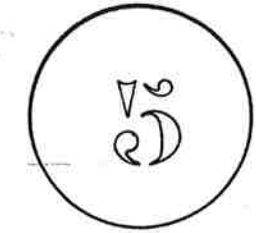
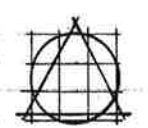


FRONT ELEVATION



RIGHT

SIDING & TRIM SELECTIONS BY OWNER  
WINDOW SELECTIONS & SIZES BY OWNER



ripple

