

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

**AGENDA
April 9, 2025 - 7:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
 - A. Approval of the February 27, 2025, meeting minutes
6. CITIZEN PARTICIPATION
7. COMMUNICATIONS
8. PUBLIC HEARINGS AND CONSIDERATION OF APPEALS
 - A. ZBA #25-01: Rear Yard Setback Variance - 3420 Deward
9. OLD BUSINESS
10. OTHER BUSINESS AS NECESSARY
11. 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 Chair Brennan at 7:00 p.m.

2. ROLL CALL

The Zoning Board of Appeals members present were Brennan, Smith, Greene, Winslow, and Gilbreath. None were absent. Diane Mulville-Friel, Planning & Zoning Administrator, Ben Carlisle, Township Planner, and Fred Lucas, Township Attorney, were also in attendance.

3. DETERMINATION OF QUORUM

A quorum was present. Member Winslow offered to serve as interim secretary.

4. ADOPTION OF AGENDA

A motion was made by Member Greene and supported by Member Gilbreath to adopt the agenda as presented. The motion carried.

5. APPROVAL OF MINUTES

A motion was made by Member Greene and supported by Member Winslow to adopt the minutes from the April 8, 2024, as presented. The motion carried.

6. CITIZEN PARTICIPATION

Chair Brennan called for Citizen Participation. There was none.

7. COMMUNICATIONS

Chair Brennan called for the approval of all communications submitted.

- Correspondence received from Matt Schuster regarding an Emergency Vehicle Incident Report (date 4/22/21) involving 5728 Geddes (ZBA#24-02)
- Memorandum received from Adam Behrendt the attorney representing the Moulieres (dated 3/28/24)

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Motion by Member Smith, supported by Member Winslow to accept the communications. The motion carried.

8. PUBLIC HEARINGS AND CONSIDERATION OF APPEALS

A. ZBA #24-03: Accessory Structure Variance - 7486 Plymouth - Ann Arbor Road

Chair Brennan called for a motion to open public hearing.

Motion by Member Winslow to open public hearing. Member Greene seconded. The motion carried.

Chair Brennan called for the applicant to petition their request for a variance.

Kelly Carter, applicant, was present to explain the petition and need for a variance from Section 3.101 (Dimensional Standards) to allow for an attached accessory structure to be constructed in the front yard setback. The property is located at 7486 Plymouth-Ann Arbor Road (J-10-09-200-023) and is zoned R-2 (Single-Family Residential). She provided additional background on the property and explained the unique conditions and circumstances that exist due to the proximity of the road and shoreline of Frain Lake. She indicated that the literal interpretation of the setbacks would deprive the rights commonly enjoyed by others in the same district.

Chair Brennan called for a motion to close the public hearing. Motion by Member Smith to close the public hearing. Member Greene seconded. The motion carried.

Chair Brennan reviewed the Standards for Review set forth in section 13.08B1-5 of the Zoning Ordinance are met. Chair Brennan called for a motion to approve or deny the request.

Motion by Member Smith, supported by Member Gilbreath to approve a variance from Section 3.101 (Dimensional Standards) to allow for an attached accessory structure to be constructed in the front yard setback for property located at 7486 Plymouth Road (ZBA #24-03).

Roll Call Vote:

Yes: Brennan, Smith, Greene, Winslow, Gilbreath

No: None.

Absent: None

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Abstain: None.

The motion carried.

B. ZBA #24-02 - 5766 Geddes Road – Schuster Appeal

Chair Brennan called for a motion to open public hearing.

Motion by Member Smith to open public hearing. Member Greene seconded. The motion carried.

Chair Brennan called for the applicant to petition their request to reverse an appeal of an administrative decision.

Mr. Gaëtan Gerville-Réache, the lawyer of the Schuster's, began with opening remarks. He provided background on the case and indicated that previous disputes and court cases on whether the Moliere's (5728 Geddes Road) were legally allowed to construct a 12 foot deep trench and retaining wall within the 66 ft wide access easement that runs across the Schuster's property (5766 Geddes Road).

Gerville-Réache explained that the permit and accompanying Certificate of Zoning Compliance submitted to build the retaining wall in the easement was not signed by the Schuster's as required. The case went before the Washtenaw County Circuit Court and the Court issued an order that the Township may accept a building permit application signed by the Moliere's (or their representative) in lieu of an application signed by the Schuster's. He explained that the court's decision is being appealed and is not the subject of this ZBA case tonight. The reason for the ZBA case tonight is primarily driven by concerns regarding safety of emergency vehicle access.

Mr. Gerville-Réache then claimed that the judge never ordered that the permit be approved by Superior Township, but rather that Superior Township could accept the application from the Moliere's without the approval of the Schusters.

Mr. Gerville-Réache argued that the Certificate of Zoning Compliance and associated plot plan that was submitted and signed by the Moliere's builder should not have been approved because it does not satisfy all requirements outlined in Section 1.07(J) and does not contain enough information to determine whether requirements of the zoning ordinance are being met.

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Mr. Gerville-Réache continued by stating that the plot plan submitted with the Certificate of Zoning Compliance application was “woefully inadequate” and inaccurate in many respects especially with regard to whether the “driveway” can support emergency vehicles.

Mr. Gerville-Réache asked for Matthew Schuster to come up and relay a recent incident when a fire had actually occurred on the Mouliere’s property in 2021.

Mr. Schuster explained that he has lived at 5766 Geddes for past 21 years and that construction has been occurring in his yard and across his yard since 2019. There are steep slopes on the property and they have created the need to cut into them to provide access to the home that Mouliere’s are constructing.

Mr. Schuster said he is most concerned with emergency access and the potential for his home to be impacted if a fire were to occur and emergency vehicles could not get to the neighbor’s property. He said this very scenario occurred in 2021. At 10:00 pm a fire started on the construction site at the Mouliere’s property and when Fire Department personnel arrived, they had to assess the fire on foot because they could not access the property with the fire truck that was dispatched. The Fire Department then dispatched another smaller vehicle which eventually arrived and put the fire out. Mr. Schuster stated that this instance illustrates his concerns that the road/driveway is not constructed in a manner that allows emergency vehicles to access the parcel and safely traverse the site thus potentially placing his own home in danger if a fire were to occur again on the Mouliere’s property.

Mr. Gerville-Réache claimed that the Fire Department has not reviewed this application as required to determine whether the access is adequate. He again stated that the Schuster’s are requesting that the ZBA reverse the Zoning Administrator’s decision to approve the Certificate of Zoning Compliance based on the fact that it has not been reviewed by the Fire Department and does not have the information required to determine zoning compliance.

The ZBA deliberated and asked a questions of Mr. Gerville-Réache on the history of case with regard to the Court order that the permits be issued.

Fred Lucas, Township Attorney, then asked whether the Schuster’s were challenging the issuance of the building permit? Mr. Gerville-Réache stated that they are contesting the approval and issuance of the

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Certificate of Zoning Compliance and whether that application contained the information necessary to determine compliance.

The ZBA members asked the Township Planner and current Zoning Administrator for further clarification on what information was required to be submitted with a Certificate of Zoning Compliance application. Zoning Ordinance Section 1.07.J (Site Plan or Plot Plan) were recited.

Member Brennan said there is no specific mention of Fire Review. Ms. Mulville-Friel stated that item 1.07.J.5 is a “catchall” that allows the Zoning Administrator to request additional information as required by the Zoning Inspector (a.k.a. Administrator) for purposes of determining compliance with this Ordinance and that this could include a Fire Department review. Member Brennan said that the previous Zoning Administrator felt that the Certificate of Zoning Compliance application received did not require any additional information. Mr. Gerville-Réache stated that is exactly what we are challenging.

More questions and deliberation pursued.

Mr. Lucas again stated that the court’s order that the building application is to be approved. Mr. Carlisle stated that not only was the building permit to be approved but that the Certificate of Zoning Compliance being part of the permit was ordered to be approved. Mr. Lucas advised that the applicant get further clarification from the court to determine the intent of the court order.

Chair Brennan commented that it appeared that the ZBA may want to consider postponing a decision to allow the petitioner to obtain more clarification from the court.

Mr. Gerville-Réache asked for a short recess to consult with Mr. Schuster. A recess was granted by Chair Brennan.

The ZBA resumed after a 10 minute break and Mr. Gerville-Réache return to state that they have decided to get clarification from the court and then this should provide the ZBA with information on how to proceed.

Chair Brennan called for a motion to close the public hearing and postpone the action for ZBA #24-02.

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Mr. Gerville-Réache, asked for permission to interject. Chair Brennan granted permission and Mr. Gerville-Réache said that he wanted to point out for the record that testimony on pages 77 and 78 of the ZBA application packet submitted notes that that Moulriere's engineer admitted that the driveway was not designed to support a 75,000 lb fire truck.

Chair Brennan again called for a motion to close the public hearing and postpone the action for ZBA #24-02.

Motion by Member Smith, supported by Member Greene to postpone a decision on whether to uphold or reverse the appeal of an administrative decision filed by the Schuster's (ZBA #24-02).

The ZBA's decision to postpone was conditioned that the applicant obtain clarification from the Washtenaw County Circuit Court that the "Order to Enforce Final Judgement" applied to approval of a certificate of zoning compliance as well as a "building permit.

Roll Call Vote:

Yes: Brennan, Smith, Greene, Winslow, Gilbreath

No: None.

Absent: None

Abstain: None.

The motion carried.

- C. ZBA #24-04: Request Appeal of Township Zoning Administrator Decision - 5766 Geddes Road Boundary Adjustment

Chair Brennan called for a motion to open the public hearing.

Motion by Member Green to open public hearing. Member Winslow seconded. The motion carried.

Chair Brennan called for the applicant to petition their request to reverse an appeal of an administrative decision.

Mr. Gaëtan Gerville-Réache, presented the case and said this issue arises out of the situation with the Moulriere's. Mr. Schuster has good relations with the other neighbors and to the east is willing to deed a strip of land that would provide Schuster's with access to the Huron River. Schuster submitted a boundary adjustment to include this 12 foot wide strip of

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land and the request was denied based on an interpretation that minimum lot width requirements applied to both the water frontage and frontage along Geddes Road.

Mr. Gerville-Réache, argued that for a flag lot, the front building line is where lot width should be measured not the width of the lot where it meets the waterfront.

ZBA members asked what the purpose of the boundary adjustment and whether the neighbor (5800 Geddes) was agreeing to the proposal. Mr. Gerville-Réache, said it was Schuster's intent for their property to obtain direct access to the river and not have it be in an easement. He also noted that the

Mr. Carlisle noted there is a provision in the Zoning Ordinance under definitions it states that the front lot line of a parcel on a waterbody shall be the line fronting on the water. Basically, any portion of a lot that contacts the water means that the waterfront becomes the front lot line and front yard setbacks are applied to that waterfront line as well as minimum lot width requirements. Mr. Carlisle argued that the provision may be poorly written but that he believes it was written intentionally to not allow properties to access waterbodies by narrow strips of land. Negative issues arise when waterbodies are overloaded from keyhole access strips.

Mr. Carlisle noted that Schuster's were provided with an alternative option to have the boundary adjustment stop 10 feet short of the Huron River, thus their parcel would not actually become a waterfront lot.

Member Gilbreath stated that this would then mean the Schuster's would have to trespass the remaining 10 feet to access the river. Mr. Carlisle noted that Schuster's and neighbor (5800 Geddes) could agree to an easement for the remaining 10 feet. Mr. Gerville-Réache said that such an easement would not be desirable because Schuster's would then not directly control the land along the river. Mr. Schuster said the 12 foot wide strip of land is intended to provide his family with a walking path that accesses the water.

Member Gilbreath pointed out the vague language of the Zoning Ordinance has created confusion and is problematic. Mr. Carlisle again explained what he believes the intent of the Zoning Ordinance was to not overload waterbodies by permitting keyhole access points. If unchecked, proliferation of keyhole developments could dramatically alter the

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appearance and quality of a lake, as well as lead to conflicts with adjoining property owners [e.g., excessive noise, damage to plants and animals, shoreline erosion, excess oil and gas entering the water, and even lower property values for adjacent waterfront lots].

No other substantive questions arose, and Chair Brennan called for a motion to close the public hearing.

Motion by Member Geene to close the public hearing. Member Winslow seconded. The motion carried.

Chair Brennan stated the standards of Section 13.06.6 of the Zoning Ordinance and noted that the ZBA may reverse an administrative decision only upon determining that the order, requirement, decision or determination constituted an abuse of discretion; was arbitrary or capricious; or was based upon an erroneous finding of a material fact or an erroneous interpretation of the Zoning Ordinance.

Chair Brennan called for a motion to UPHOLD or REVERSE the administrative decision.

Motion by Member Gilbreath, to REVERSE the administrative decision and approve the appeal filed by the Schuster's (ZBA 24-04), on the basis that the Superior Township Zoning Administrator's denial of the Certificate of Zoning Compliance application dated September 12, 2024, was based on an erroneous interpretation of the Zoning Ordinance.

Member Greene seconded.

Roll Call Vote:

Yes: Brennan, Greene, Winslow, Gilbreath

No: Smith

Absent: None

Abstain: None.

The motion carried.

Chair Brennan explained that the ZBA needed to decide to REVERSE the decision, in accordance with one of the following:

(1) Reverse or affirm wholly or in part;

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(2) Modify the order, requirement, decision, or determination appealed from; or

(3) Make such order, requirement, decision, or determination as ought to be made, and may issue or direct the issuance of a permit.

Motion by Member Gilbreath that the decision should have been made to approve the issuance of the boundary adjustment.

Member Winslow seconded.

Roll Call Vote:

Yes: Brennan, Greene, Winslow, Gilbreath

No: Smith

Absent: None

Abstain: None.

The motion carried.

9. OLD BUSINESS

None

10. OTHER BUSINESS AS NECESSARY

A. Adoption of the 2025 Meeting Schedule

Member Smith made a motion to adopt the 2025 ZBA Meeting Schedule. Member Gilbreath seconded. The motion carried.

B. Election of Officers for 2025

(1) Member Greene made a motion to appoint Thomas Brennan as Chair for 2025. Member Greene seconded.

Roll Call Vote:

Yes: Smith, Greene, Winslow, Gilbreath, Brennan

No: None

Absent: None

Abstain: None.

The motion carried.

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The motion carried.

- (2) Greene made a motion to appoint Rachael Smith as Vice Chair for 2025. Member Winslow seconded. The motion carried.

Yes: Smith, Greene, Winslow, Gilbreath, Brennan

No: None

Absent: None

Abstain: None.

The motion carried.

- (3) Member Smith made a motion to appoint Meghan Winslow as Secretary for 2025. Member Greene seconded. The motion carried.

Yes: Smith, Greene, Winslow, Gilbreath, Brennan

No: None

Absent: None

Abstain: None.

The motion carried.

10. ADJOURNMENT

Motion by Member Greene to adjourn the meeting. All member's agreed and the meeting adjourned at 9:00 PM

Respectfully submitted,

Thomas Brennan, III, Chair

Diane Mulville-Friel, Recording Secretary
Superior Charter Township
3040 N. Prospect, Ypsilanti, MI 48198

COMMUNICATION RECEIVED

Emergency Vehicle Incident Report (via FOIA)

4 / 22 / 21

5728 Geddes Unattended Fire

Superior Township

- Fire Truck Apparatus arrived after 10PM but could not safely access the site and had to remain parked on Geddes Rd
- Called another station for a smaller truck to enter site and extinguish



A Delete Change No Activity **NFIRS-1 Basic**

B Location Type Check this box to indicate that the address for this incident is located on the Wildland Fire Module in Section B. (Alternative Location Specification) is only for wildland fires.

C Incident Type **E1 Dates and Times** **E2 Shifts and Alarms** Arrival Controlled Last Unit Cleared **E3 Special Studies**

D Aid Given or Received None Mutual aid received Auto. aid received Mutual aid given Auto. aid given Other aid given

F Actions Taken **G1 Resources** Check this box and write the type, class, apparatus or personnel module used. **G2 Estimated Dollar Losses and Values** **LOSSES:** Property \$ Contents \$ **PRE-INCIDENT VALUE:** Property \$ Contents \$

H1 Casualties None Fire Deaths Injuries Service Civilian **H2 Detector** Detector alerted occupants Detector did not alert them Unknown **H3 Hazardous Materials Release** None Natural gas: slow leak, no evacuation of HazMat actions Propane gas: 2-lb tank (as in home BBQ grill) Gasoline: vehicle fuel tank or portable container Kerosene: fuel burning equipment or portable storage Diesel fuel/fuel oil: vehicle fuel tank or portable storage Household solvents: home/office spill, cleanup only Motor oil: from engine or portable container Paint: from paint cans totaling <55 gallons Other: special HazMat actions required or spill > 55 gal (Please complete the HazMat form.) **Mixed Use Property** Not mixed Assembly use Education use Medical use Residential use Row of stores Enclosed mall Business & residential Office use Industrial use Military use Farm use Other mixed use

J Property Use Structures None Church, place of worship Restaurant or cafeteria Bar/Tavern or nightclub Elementary school, kindergarten High school, junior high College, adult education Nursing home Hospital Clinic, clinic-type infirmary Doctor/Dentist office Prison or jail, not juvenile 1- or 2-family dwelling Multifamily dwelling Rooming/Boarding house Commercial hotel or motel Residential, board and care Dormitory/Barracks Food and beverage sales Household goods, sales, repairs Gas or service station Motor vehicle/boat sales/repairs Business office Electric-generating plant Laboratory/Science laboratory Manufacturing plant Livestock/Poultry storage (barn) Non-residential parking garage Warehouse Playground or park Crops or orchard Forest (timberland) Outdoor storage area Dump or sanitary landfill Open land or field Vacant lot Graded/Cared for plot of land Lake, river, stream Railroad right-of-way Other street Highway/Divided highway Residential street/driveway Construction site Industrial plant yard

Look up and enter a Property Use code and description only if you have NOT collected a Property Use box.

NFIRS 1 (revised 10/05)

K1 Person/Entity Involved

Local Option: _____ Business Name (if applicable): _____ Area Code: _____ Phone Number: _____

Check this box if same address as incident location (Section B). Then skip the three duplicate address lines.

Mr. Ms. Mrs. First Name: _____ MI: _____ Last Name: _____ Suffix: _____

Number: _____ Prefix: _____ Street or Highway: _____ Street Type: _____ Suffix: _____

Post Office Box: _____ Apt./Suite/Room: _____ City: _____

State: _____ ZIP Code: _____

More people involved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.

K2 Owner

Local Option: _____ Same as person involved? Then check this box and skip the rest of this block.

Business Name (if applicable): _____ Area Code: **734** Phone Number: **883** - **2464**

Check this box if same address as incident location (Section B). Then skip the three duplicate address lines.

MR First Name: **Craig** MI: _____ Last Name: **Hinz** Suffix: _____

Number: _____ Prefix: _____ Street or Highway: _____ Street Type: _____ Suffix: _____

Post Office Box: _____ Apt./Suite/Room: _____ City: _____

State: _____ ZIP Code: _____

L **Remarks:**

NICHOLAS ROBSON
April 22, 2021 23:37:58

FD was contacted by resident at 5766 Geddes Rd for an unattended fire at a construction site. Resident that called stated that ashes were falling on his home and he could see flames. E11-2 responded from station two. FD arrived to find a construction site where land clearing was being done, and there was a pile of wood burning in between two excavators. 11C-3 had station one toned for the utility to respond to extinguish the fire. FD extinguished the fire. FD cleared scene.

More remarks? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.

M Authorization

Check box if same as Officer in charge:

Officer in charge ID: **11C3** Signature: _____ Position or rank: **cptn** Assignment: _____ Month: **04** Day: **22** Year: **2021**

Member making report ID: **11F14** Signature: _____ Position or rank: **ff** Assignment: _____ Month: **04** Day: **22** Year: **2021**

A FDID MI DD YYYY Station Incident Number Exposure
 Delete Change **NFIRS-10 Personnel**

B Apparatus or Resources **Dates and Times** Midnight is 0000 **Sent** **Number of People** **Apparatus Use** **Suppression** **EMS** **Other** **Actions Taken**

ID Dispatch 2248
 Arrival
 Clear 2322
 Type

Personnel ID	Name	Rank or Grade	Attend	Action Taken	Action Taken	Action Taken	Action Taken
11C3	SHAUN BACH		<input checked="" type="checkbox"/>				
11F14	NICHOLAS ROBSON		<input checked="" type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				

ID Dispatch 2248
 Arrival
 Clear 2322
 Type

Personnel ID	Name	Rank or Grade	Attend	Action Taken	Action Taken	Action Taken	Action Taken
11F5	BARRY CONKLIN		<input checked="" type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				

ID Dispatch
 Arrival
 Clear
 Type

Personnel ID	Name	Rank or Grade	Attend	Action Taken	Action Taken	Action Taken	Action Taken
			<input checked="" type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				

A	<input type="text" value="08111"/> FDID ★	<input type="text" value="MI"/> State ★	<input type="text" value="04"/> MM <input type="text" value="22"/> DD Incident Date ★	<input type="text" value="2021"/> YYYY	<input type="text" value="002"/> Station	<input type="text" value="0000483"/> Incident Number ★	<input type="text" value="000"/> Exposure ★	<input type="checkbox"/> Delete <input type="checkbox"/> Change <input type="checkbox"/> No Activity	ESO-1 Non-NFIRS Fields
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E1 Additional Incident Times											
	Month	Day	Year	Hour	Min		Month	Day	Year	Hour	Min
PSAP Received	<input type="text" value="04"/>	<input type="text" value="22"/>	<input type="text" value="2021"/>	<input type="text"/>	<input type="text"/>	Dispatch Notified	<input type="text" value="04"/>	<input type="text" value="22"/>	<input type="text" value="2021"/>	<input type="text"/>	<input type="text"/>

B	Apparatus or Resources	Dates and Times				ID	Type	En Route	District
		Month	Day	Year	Hour/Min				
						<input type="text" value="6"/>		<input type="text"/>	<input type="text"/>
<input type="text" value="1"/>	<input type="text" value="U11-1"/>	<input type="text" value="04"/>	<input type="text" value="22"/>	<input type="text" value="2021"/>	<input type="text" value="2248"/>	<input type="text" value="6"/>		<input type="text"/>	<input type="text"/>
<input type="text" value="2"/>	<input type="text" value="U11-1"/>	<input type="text" value="04"/>	<input type="text" value="22"/>	<input type="text" value="2021"/>	<input type="text" value="2249"/>	<input type="text" value="7"/>		<input type="text"/>	<input type="text"/>
<input type="text" value="3"/>						<input type="text" value="8"/>		<input type="text"/>	<input type="text"/>
<input type="text" value="4"/>						<input type="text" value="9"/>		<input type="text"/>	<input type="text"/>



MEMORANDUM

TO: Superior Township Zoning Board of Appeals; Superior Township Attorney

FROM: Bodman PLC on behalf of Jean Marie and Ingrid Mouliere (the “Moulieres”), owners of property located at 5728 Geddes Road, Ann Arbor 48104 (the “Mouliere Property”)

DATE: March 28, 2024

SUBJECT: Mouliere Response to Appeal (ZBA #24-02) by Matthew Schuster and Alyssa Cairo (the “Schusters”), owners of property located at 5766 Geddes Road, Ann Arbor, Michigan 48104 (the “Schuster Property”)

BACKGROUND

On December 19, 2023, the Planning and Zoning Administrator approved a Certificate of Zoning Compliance and Building Permit submitted by the Moulieres for the completion of certain retaining walls and driveway located on the Schuster Property in relation to development of the adjacent property owned by the Moulieres.

Both the application for Certificate of Zoning Compliance and application for Building Permit were the subject of the attached “*Order Approving Application for Building Permit in accordance with Order to Enforce Final Judgment,*” which is dated December 18, 2023 and executed by the Honorable Timothy P. Connors of the Washtenaw County Circuit Court (the “Order”). Specifically, the Court ordered that the applications for building permit and certificate of zoning compliance “*is approved and Superior Township may accept and rely upon this order in lieu of a document signed by the Schusters.*”

In short, the Planning and Zoning Administrator was ordered by the Washtenaw County Circuit Court to approve the applications for building permit and certificate of zoning compliance via the Order. Should the Township have refused to approve such applications, the Township would have been in violation of the binding Order.

REVIEW OF APPEAL STANDARDS FOR ZONING BOARD OF APPEALS

First, the Zoning Board of Appeals may not overturn the approval of the Certificate of Zoning Compliance and the Building Permit, as both were ordered as “approved” by the Washtenaw County Circuit Court as set forth in the attached Order. Reversing the order of the Planning and Zoning Administrator would violate the Order. Violation of the Court’s Order may constitute a contempt of Court.

Second, and notwithstanding the Order requiring the approval of the applications, it also would be inappropriate for the ZBA to reverse the decision of the Planning and Zoning Administrator under

the Zoning Ordinance. The ZBA may only reverse an administrative decision upon “*determining that the order, requirement, decision or determination constituted an abuse of discretion; was arbitrary or capricious; or was based upon an erroneous finding of a material fact or an erroneous interpretation of the Zoning Ordinance.*” That standard is not met here. As noted above, the Planning and Zoning Administrator relied on the Order, which was the culmination of extensive litigation regarding development of the Mouliere Property and the Schuster Property. During the course of litigation and trial, the Court examined thousands of pages of evidence presented by the Schusters and the Moulieres, including the Schusters’ numerous and extensive prior appeals to the Superior Township ZBA, much of which is repeated in this application for appeal.

Additionally, the standards for issuance of a Certificate of Zoning Compliance are set forth in Section 1.07E of the Zoning Ordinance. Applications for a Certificate of Zoning Compliance need only a preliminary site plan as required by 1.07J. These are preliminary plans that need not be detailed construction drawings. The site plan submitted with the application met these standards. Separately, the Planning and Zoning Administrator (as well as numerous other Township consultants and staff) have previously reviewed an extensive amount of materials, including, but not limited to, site plans, surveys, driveway and retaining wall engineering and construction drawings, and supplemental information regarding technical issues raised by the Schusters. The Planning and Zoning Administrator has extensive historical knowledge regarding the site and access to any materials which may be required in deciding if a certificate of zoning compliance is appropriate. In fact, the Moulieres’ application has undergone more scrutiny and review than most similar applications in the Township. Understanding the historical familiarity and extensive materials which have been produced relating to this site, the Planning and Zoning Administrator’s decision was not arbitrary, capricious, or based upon an erroneous finding of a material fact or erroneous interpretation of the Zoning Ordinance. Rather, the Planning and Zoning Administrator is incredibly familiar with this site and the plans for development.

CONCLUSION

The Township, through the Planning and Zoning Administrator, is required to approve the applications for Certificate of Zoning Compliance and Building Permit in accordance with the Order. Although not relevant to understanding the Court’s explicit Order requiring the Township to approve the permits, reversing the decision of the Planning and Zoning Administrator also would be inconsistent with the standards for reversing on appeal under the Zoning Ordinance.

Order Approving Application for Building Permit in accordance with Order to Enforce Final Judgment

(See attached)

**STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF WASHTENAW**

JEAN-MARIE L. MOULIERE and INGRID
D. MOULIERE,

Plaintiffs/Counter-Defendants,

v.

MATTHEWA A. SCHUSTER and ALYSSA
L. CAIRO,

Defendants/Counter-Plaintiffs.

Case No. 20-001274-CH

Hon. Timothy P. Connors

**ORDER APPROVING APPLICATION
FOR BUILDING PERMIT IN
ACCORDANCE WITH ORDER TO
ENFORCE FINAL JUDGMENT**

BODMAN PLC
By: J. Adam Behrendt (P58607)
Melissa Benton Moore (P73018)
Michelle Kolkmeier (P81355)
201 W. Big Beaver Rd., Suite 500
Troy, MI 48084
(248) 743-6000
abehrendt@bodmanlaw.com
mmoore@bodmanlaw.com
mkolkmeier@bodmanlaw.com
Attorneys for Plaintiffs/Counter-Defendants

CONLIN MCKENNEY & PHILBRICK, P.C.
By: W. Daniel Troyka (P65155)
350 S. Main Street, Suite 400
Ann Arbor, MI 48104-2131
(734) 761-9000
troyka@cimplaw.com

HONIGMAN LLP
By: Michael P. Hindelang (P62900)
Laura E. Biery (P82887)
2290 First National Building
660 Woodward Avenue
Detroit, MI 48226
(313) 465-7000
mhindelang@honigman.com
lbiery@honigman.com
Attorneys for Defendants/Counter-Plaintiffs

**ORDER APPROVING APPLICATION FOR BUILDING PERMIT IN ACCORDANCE
WITH ORDER TO ENFORCE FINAL JUDGMENT**

At a session of said Court, held in the
Washtenaw County Circuit Court, State of Michigan

on 12/18/23

PRESENT: Hon. Timothy P. Connors
Circuit Court Judge

WHEREAS, this matter comes before the Court following the Court’s entry of its “Order to Enforce Final Judgment,” dated November 30, 2023. That order states, in relevant part:

[I]n the event that Defendants/Counter-Plaintiffs refuse to cooperate in the permitting process and to sign any necessary documents, Plaintiffs/Counter-Defendants may present an order to the Court for Court approval of an application for a building permit, a variance, or other zoning relief, and the Court will enter an order such that it can be provided to the Township in lieu of a document signed by Defendants/Counter-Plaintiffs.

Plaintiffs/counter-plaintiffs Jean-Marie L. Mouliere and Ingrid D. Mouliere (collectively, “Moulieres”) have asked defendants/counter-plaintiffs Matthew A. Schuster and Alyssa L. Cairo (collectively, “Schusters”) to sign the building permit application attached as **Exhibit A** so they may complete the construction at issue in this case. The Schusters have refused to sign the building permit application.

AND WHEREAS, the Schusters agree that the form of this Order complies with the Court’s rulings, and approve the form of the Order only, and the Schusters restate their previous objections to the issuance of the permit.

NOW, THEREFORE, having been so advised, the Court hereby orders as follows:

IT IS HEREBY ORDERED that, the building permit application attached hereto as Exhibit A is approved and that Superior Township may accept and rely upon this order in lieu of a document signed by the Schusters;

IT IS FURTHER ORDERED that the Schusters' approval of the form of this Order does not constitute acquiescence by the Schusters in the propriety of the permit.

IT IS SO ORDERED.

Dated: _____



APPROVED AS TO FORM ONLY:

BODMAN PLC

By: /s/ J. Adam Behrendt
J. Adam Behrendt (P58607)
Attorneys for Plaintiffs/Counter-Defendants

HONIGMAN LLP

By: /s/ Michael P. Hindelang
Michael P. Hindelang (P62900)
Attorneys for Defendants/Counter-Plaintiffs

Exhibit A



BUILDING PERMIT APPLICATION (revised 03-01-23)

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

I. JOB LOCATION	
Street Address of Job 5766 Geddes Rd Ann Arbor MI 48105	Project Name/Subdivision N/A

II. IDENTIFICATION				
A. OWNER OR LESSEE				
Name Matt Schuster		Address 5766 Geddes Rd.		
City Ann Arbor	State MI	Zip Code 48105	Phone 248-790-5650	Email mattaschuster@yahoo.com
B. APPLICANT INFORMATION				
<input type="checkbox"/> HOMEOWNER		<input checked="" type="checkbox"/> CONTRACTOR		<input type="checkbox"/> ARCHITECT/ENGINEER
<input type="checkbox"/> AGENT				
Name/ Company Name Snyder Contracting LLC		License Number 242200533		Expiration Date 5/31/2025
Address 8650 Huron River Dr		City Dexter	State MI	Zip Code 48130
Telephone (with area code) (734) 5454840		Email Dan@snydercontractingllc.com		
Workers Comp. Ins. Carrier Accident fund of America		Federal Employer ID # 46-0915638		

III. TYPE OF IMPROVEMENT AND PLAN REVIEW		
A. PROPOSED USE OF BUILDING AND TYPE OF IMPROVEMENT		
<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> NON-RESIDENTIAL		
<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Mobile Home
<input checked="" 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.
Completion of retaining wall, driveway and possible fence or handrail and top of retaining wall
Wall to be made of Redi-wall cobblestone. Driveway to be gravel during construction and finished as concrete.
Fence or handrail is TBD

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 type="checkbox"/> Private Well <input type="checkbox"/> Septic System									
B. DIMENSION/DATA										
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Floor Area</u></td> <td style="width: 30%;"><u>Alteration</u></td> <td style="width: 30%;"><u>New</u></td> </tr> <tr> <td>Basement</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>1st & 2nd Floor</td> <td>_____</td> <td>_____</td> </tr> </table>	<u>Floor Area</u>	<u>Alteration</u>	<u>New</u>	Basement	_____	_____	1st & 2nd Floor	_____	_____	Construction Cost (or submit copy of contract) <u>100,000</u>
<u>Floor Area</u>	<u>Alteration</u>	<u>New</u>								
Basement	_____	_____								
1st & 2nd Floor	_____	_____								

V. SIGNATURE				
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.				
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.				
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 2px;"> APPLICANT SIGNATURE: _____ </td> <td style="width: 40%; padding: 2px;"> DATE: <u>11/2/2023</u> </td> </tr> <tr> <td colspan="2" style="padding: 2px;"> PRINT NAME: <u>Daniel Snyder</u> </td> </tr> </table>	APPLICANT SIGNATURE: _____	DATE: <u>11/2/2023</u>	PRINT NAME: <u>Daniel Snyder</u>	
APPLICANT SIGNATURE: _____	DATE: <u>11/2/2023</u>			
PRINT NAME: <u>Daniel Snyder</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

SUPERIOR CHARTER TOWNSHIP
3040 NORTH PROSPECT, YPSILANTI, MI 48198
TELEPHONE (734) 482-6099 FAX (734) 482-3842

Certificate of Zoning Compliance

This application must be accompanied by a site plan which is drawn to scale and contains the following information: 1) scale, date and north point. 2) location, shape and dimensions of the lot. 3) dimensioned location, outline and dimensions of all existing and proposed structures, and location and extent of uses not involving structures.

Address of Property: 5766 Geddes Rd Ann Arbor MI 48105

Applicant Name: Daniel Snyder Snyder Contracting LLC

Address: 8650 Huron River Dr

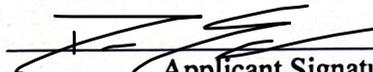
City, State, Zip Code: Dexter MI 48130

Phone Number: 7345454840 Email Address: Dan@snydercontractingllc.com

Provide a complete description of existing and intended uses of the property and structures, existing and proposed:

Completion of retaining wall, driveway and possible fence or handrail and top of retaining wall

The undersigned certifies that he/she is the owner or agent of the owner authorized to submit this application.


Applicant Signature

11/18/23
Date

Township Use Only

Parcel Number: _____

Site Plan Number: _____

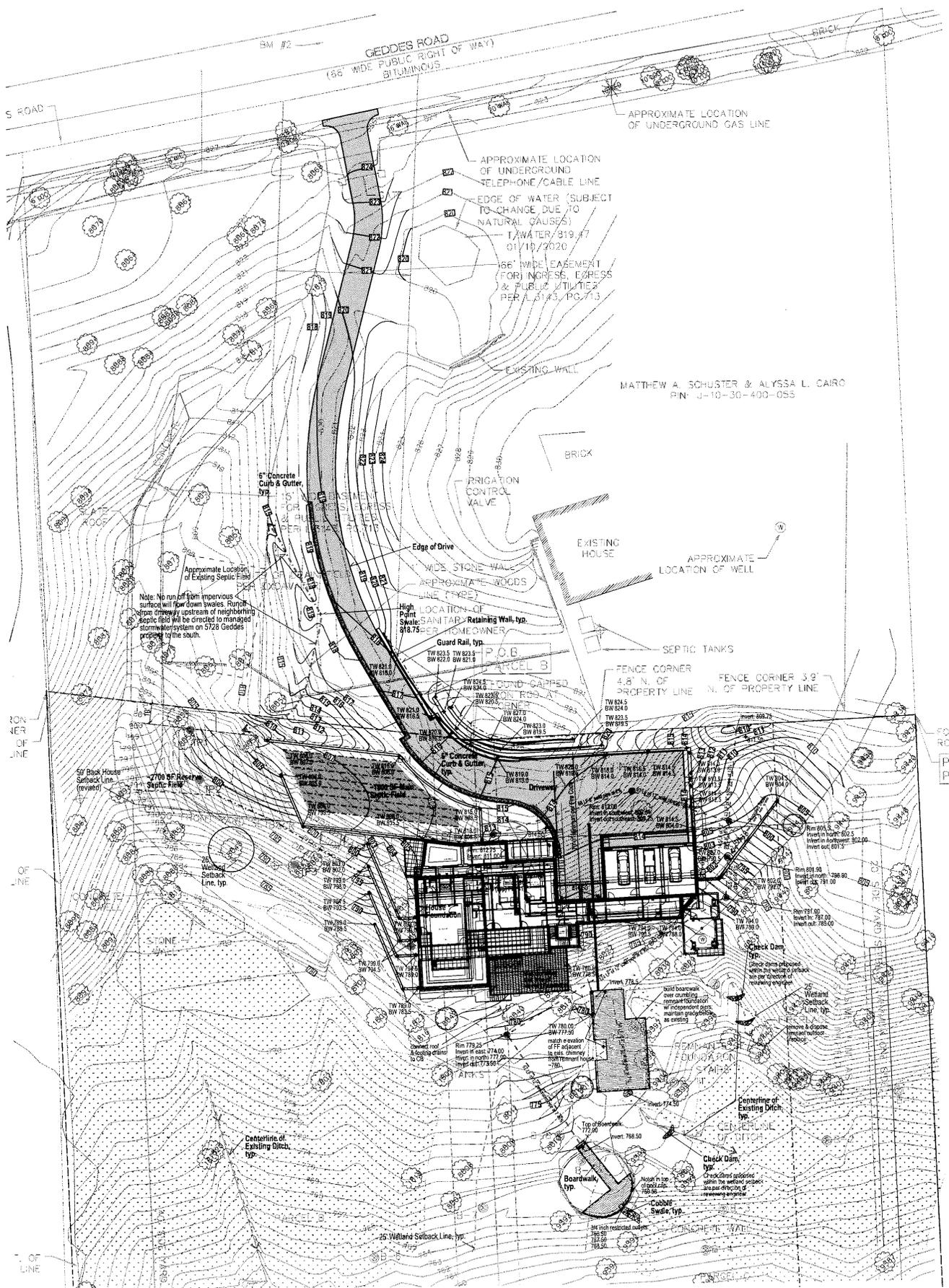
Parcel Zoning District: _____

Zoning Administrator: _____

Zoning Compliance Approved

Zoning Compliance Denied

Reason for Denial: _____



Project:
Mouliere Residence: 5728 Geddes

Title:
Grading Plan

Sheet:
L-2

Date:
10/20/21

Issued for:
Review
10/20/21
Revised Per:
10/20/21
Revised Per:
10/20/21
Revised Per:
10/20/21
Revised Per:
10/20/21

Scale: 1" = 20'-0"

Drawn by: SGR



IN SITE
InSite Design Studio, Inc.
112 Leachmere Drive
Ave. Acher, Morgan
45115
Phone: 734.936.4198
Fax: 734.936.2525

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**ZONING BOARD OF APPEALS
SUPERIOR CHARTER TOWNSHIP
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
WEDNESDAY, APRIL 9, 2025
7:00 p.m.**

ZBA #25-01

The Superior Township Zoning Board of Appeals will hold a public hearing on **Wednesday, April 9, 2025, at 7:00 p.m.** at the Superior Township Hall, 3040 N. Prospect.

The case (ZBA #25-01) is a petitioner request for a variance from Section 3.101 (Dimensional Standards) to allow for an attached addition to an existing residential dwelling unit to be constructed in the rear yard setback. The property is located at **3420 Deward** (J-10-07-300-014) and is zoned R-2 (Single-Family Residential).

A complete copy of the petition 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.

Diane Mulville-Friel
3040 N. Prospect
Ypsilanti, MI 48198
734-482-6099



State of Ohio,) ss

County of Cuyahoga)

Joe Rosa being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Ann Arbor News is a public newspaper published in the city of Ann Arbor, with general circulation in Washtenaw county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Ann Arbor News 03/20/2025

Principal Clerk of the Publisher

Sworn to and subscribed before me this 21st day of March 2025

Russell Mackowski



Notary Public

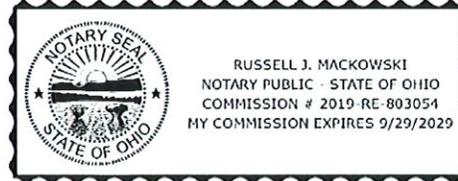
ZONING BOARD OF APPEALS SUPERIOR CHARTER TOWNSHIP SUPERIOR TOWNSHIP HALL 3040 N. PROSPECT, YPSILANTI, MI 48198 WEDNESDAY, APRIL 9, 2025 7:00 p.m. ZBA #25-01

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Diane Mulville-Friel 3040 N. Prospect Ypsilanti, MI 48198 734-482-6099



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

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): (3.101) (3.203 G.3.c)
- Appeal of the decision of the Township Zoning Official

APPLICANT INFORMATION

Name David M. Sluga

Address 3420 Deward Dr

Phone Number 321-438-7231 Email dmsluga@comcast.net

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 3420 Deward Dr

Parcel ID# J-10-07-300-014 Parcel size 1.36 ac (59,241 sq ft)

Size of the proposed building or addition, if any 1,800 sq ft approx

Use of existing building (if any) and property Yes

Zoning classification of property 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)

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

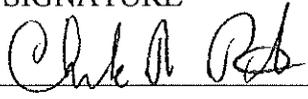
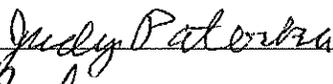
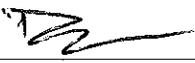
DESCRIBE THE REASONS FOR YOUR APPEAL

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.

The existing 3 bedroom, 3 bathroom house, built in 1977, does not conform to today's setbacks requirements for the rear of the property.
We propose adding an extension to the west side of the house. The new addition would align with the existing nonconforming rear wall & would not extend further into the setback than the current structure. It is important to note that the existing rear wall gradually encroaches further into the setback as it moves westward. The proposed addition would follow this existing alignment, maintaining consistency with the current footprint while providing the desired expansion.

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 if 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
CHARLES PATERKA		3421 DEWARD DR. ANN ARBOR, MICH.
Judy Paterka		3421 DEWARD DR. ANN ARBOR, MI 48105
GARTH ELI...		3414 DEWARD DR. 48105
Dana Beth		3510 Dixboro Lane

INFORMATION REQUIRED TO BE SUBMITTED WITH APPEAL

The following must attached and submitted with the application:

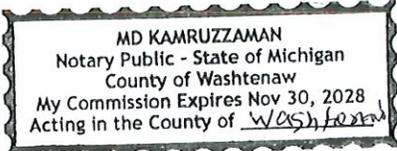
- Ten (10) sets of drawings, all on sheets 8 ½ inches by 11 inches or 8 ½ inches by 14 inches, drawn to scale and showing all measurements, features and structures, including the general location of all natural features on the property, measurements to show distances between structures, measurements 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 [Signature] Date 1-21-25

NOTARY PUBLIC – Applicant’s signature must be notarized.



Sworn to before me this 01 day of 21 2025

My commission expires [Signature] NOV 30, 2028
(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 1/29/25 (date)

Signature of Clerk (or designee)
[Signature] DIANE MULVILLE-FRIEL

Fee paid \$175.00 rec'd 1-29-25
[Signature]

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

1-29-25

Date

MORTGAGE SURVEY

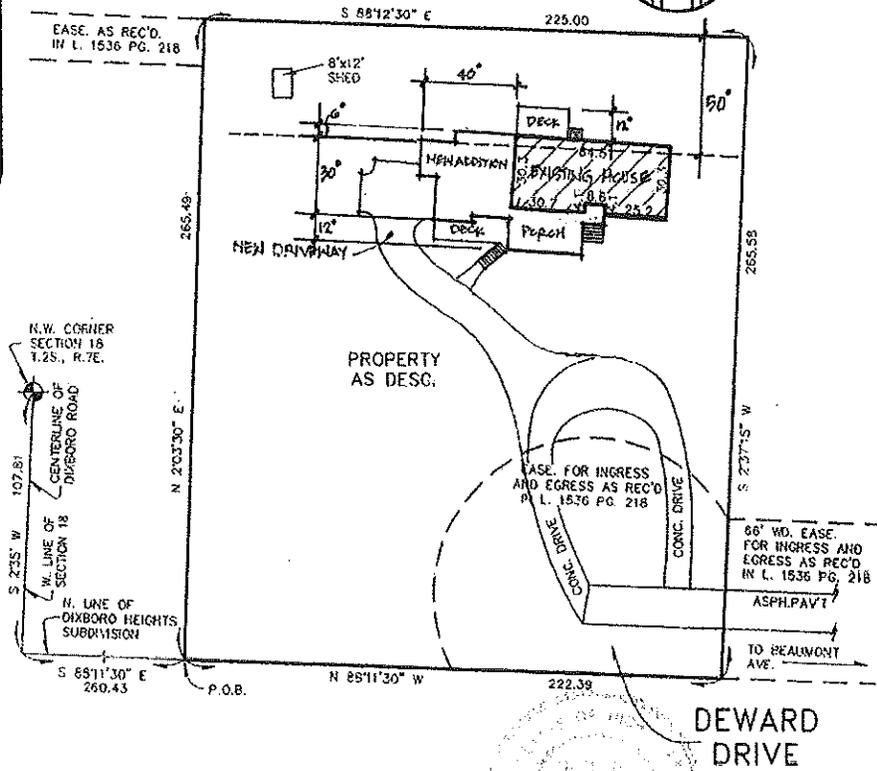
Certified to: FIRST ALLIANCE MORTGAGE

Applicant: ALAN DAVID HALL

Property Description

Land situated in the Township of Superior, Washtenaw County, Michigan, to-wit: Commencing at the Northwest corner of Section 18, T.2S., R.7E. Superior Township, Washtenaw County, Michigan; thence South 2 degrees 35 minutes West 107.81 feet along the West line of Section 18 and the centerline of Dixboro Road; thence South 88 degrees 11 minutes 30 seconds East 260.43 feet along the North line of DIXBORO HEIGHTS SUBDIVISION for a Place of Beginning; thence North 2 degrees 03 minutes 30 seconds East 265.49 feet; thence South 88 degrees 12 minutes 30 seconds East 225 feet, thence South 2 degrees 37 minutes 15 seconds West 265.58 feet, thence North 88 degrees 11 minutes 30 seconds West 222.39 feet along the North line of said Subdivision to the Place of Beginning, being a part of Southwest 1/4 of Section 7 and part of the Northwest 1/4 of Section 18. Subject to and together with the non-exclusive rights of way for ingress and egress and public utilities as disclosed by document as recorded in Liber 1536, Page 217, Washtenaw County Records. Note: The property description is as furnished by client.

NOTE: A BOUNDARY SURVEY IS HEADED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

[Signature]

JOB NO: 07-06522 SCALE: 1"=50'
DATE: 05/01/07 DR BY: JA

KEM-TEC
LAND SURVEYORS
22558 Great Avenue
Eastpointe, MI 48021-2310
(588) 772-2222
FAX: (588) 772-4048

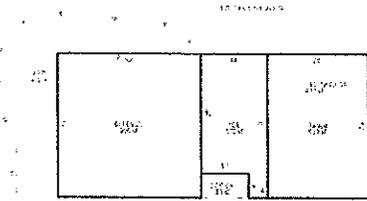


KEM-TEC WEST
LAND SURVEYORS
600 E. STADIUM
Ann Arbor, MI 48104-4336
(734) 694-0368 • (800) 433-6133
FAX: (734) 954-0647

3420 DEWARD ANN ARBOR, MI 48105 (Property Address)

Parcel Number: J -10-07-300-014

Property Owner: SLUGA DAVID M & MCCLURE AMANDA M



Item 1 of 1 0 Images / 1 Sketch

Summary Information

- > **Residential Building Summary**
 - Year Built: 1977
 - Bedrooms: 3
 - Full Baths: 3
 - Sq. Feet: 2,800
- > **Assessed Value: \$201,300 | Taxable Value: \$180,044**
- > **Property Tax information found**
- Half Baths: 0
- Acres: 1.360

Owner and Taxpayer Information

Owner	SLUGA DAVID M & Taxpayer MCCLURE AMANDA M 3420 DEWARD ANN ARBOR, MI 48105	SEE OWNER INFORMATION
--------------	--	--------------------------

Legal Description

*OLD SID - J 10-007-030-30 SU 7-12A-4 COM AT NW COR OF SEC 18, TH S 2-35 W 107.81 FT, TH S 88-11-30 E 260.43 FT TO POB, TH N 2-3-30 E 265.49 FT, TH S 88-12-30 E 225 FT, TH S 2-37-15 W 265.58 FT, TH N 88- 11-30 W 222.39 FT TO POB PART SEC 7 & 18 T2S R7E 1.36 AC

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date