



10405 Merrill Road
P.O. Box 157
Hamburg, MI 48139
(810) 231-1000
www.hamburg.mi.us

Supervisor Pat Hohl Clerk Mike Dolan Treasurer Jason Negri Trustees Chuck Menzies, Patricia Hughes, Nick Miller, Joanna Hardesty

ZONING BOARD OF APPEALS REGULAR MEETING

Wednesday, June 11, 2025 at 7:00 PM
Hamburg Township Hall Board Room

AGENDA

CALL TO ORDER

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD

CORRESPONDENCE

APPROVAL OF THE AGENDA

CALL TO THE PUBLIC

VARIANCE REQUESTS

1. ZBA 25-0005

Owner: David & Grace Griese

Location: 11519 West Lane.

Parcel ID: 4715-33-110-001

Request: Variance application to permit the construction of a new single-family home.

Variance request:

Front setback of 12.5 feet, instead of 25 feet, per section 36-171. (D)

NEW/OLD BUSINESS

2. Approval of May 14, 2025 ZBA meeting minutes.

ADJOURNMENT



Zoning Board of Appeals Staff Report



TO: Zoning Board of Appeals
(ZBA)

FROM: David Rohr

HEARING DATE: June 11, 2025

SUBJECT: ZBA 25-0005

PROJECT Single Family Home

SITE: 11519 west Lane.
TID 4715-33-110-001

OWNER: David & Grace
Griese

APPLICANT: Diamond Building

PROJECT: Variance application to permit the construction of a new single-family home.
Variance request:

- Front setback of 12.5 feet, instead of 25 feet, per section 36-171. (D)

ZONING: WFR– Waterfront Residential

Project Description

Variance application to permit the construction of a new single-family home. The proposed home will be between an existing access easement to the east and a platted but undeveloped private ROW to the west. Because of the existing parcel conditions, there is limited buildable area. A Front setback of 12.5 feet, instead of 25 feet from the private ROW is requested.

Standards of Review

In accordance with Section 36-137 of the Hamburg Township Zoning Ordinance, the ZBA's decision on this matter is to be based on findings of fact to support the standards provided below. The applicable discretionary standards are listed below in **bold typeface**, followed by Staff's analysis of the request as it relates to these standards. A variance may be granted only if the ZBA finds that all of the following standards are met:

- 1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone.**

The applicant's parcel has an existing driveway which limits the buildable area for the proposed house. The ROW is not developed and wooded, with future plans to abandon the ROW. Staff supports the request for the variance.

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

Granting this variance request is necessary for the preservation and enjoyment of a substantial property right, as the existing driveway limits the buildable area.

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

The variance setback request is not likely to be materially detrimental to the public welfare or materially injurious to the property or improvements in the district.

- 4. That the granting of such variance will not adversely affect the purpose or objectives**

of the master plan of the Township.

Granting this variance will not adversely affect the 2020 Master plan.

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

The condition or situation of the specific piece of property is not of a general and recurrent nature.

6. Granting the variance shall not permit the establishment with a district of any use which is not permitted by right within the district.

The site is zoned for single-family dwellings and related appurtenances. Approval of the variance request would not permit the establishment of a use not permitted by right within the district.

7. The requested variance is the minimum necessary to permit reasonable use of the land.

Staff finds that the proposed structure will have minimal impact on the surrounding properties. Staff believes the location and size of the home is well placed and will have minimal impact on the surrounding residents.

“Practical difficulty” exists on the subject site when the strict compliance with the Zoning Ordinance standards would render conformity unnecessarily burdensome (such as exceptional narrowness, shallowness, shape of area, presence of floodplain or wetlands, exceptional topographic conditions).

Recommendation

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

Approval Motion

Motion to approve variance application ZBA 25-0005 at 11519 West Lane. TID 4715-33-110-001. Applicant requests:

- Front setback of 12.5 feet, instead of 25 feet, per section 36-171. (D)

The variance meets variance standards one (1) through seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and a practical difficulty exists on the subject site when strict compliance with the Zoning Ordinance standards is applied, as discussed at the meeting this evening and as presented in the staff report.

Denial Motion

Motion to deny variance application ZBA 25-0005 at 11519 West Lane. TID 4715-33-110-001.

Applicant requests:

- Front setback of 12.5 feet, instead of 25 feet, per section 36-171. (D)

The variance does not meet variance standards one (1), two (2), or seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and no practical difficulty exists on the subject site when strict compliance with the Zoning Ordinance standards is applied, as discussed at the meeting this evening, and as presented in this staff report.

Attachments:

Application

Project plans

ZBA Case Number 25-0005
\$500.00FAX 810-231-4295
PHONE 810-231-1000P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

APPLICATION FOR A ZONING BOARD OF APPEALS (ZBA) VARIANCE/INTERPRETATION (FEE \$500 plus \$50 each additional)

1. Date Filed: 5-14-25
2. Tax ID #: 15- 33-110-001 Subdivision: Cornwell Lot No.: 207/208
3. Address of Subject Property: 11519 West Lane / 4305 Cornwell
4. Property Owner: David & Grace Griesse Phone: (H) 810 852 1690
Email Address: geaton@mtu.edu (W) _____
Street: 4405 Shoreview Lane City Whitmore Lk State MI
5. Appellant (If different than owner): Diamond Building Phone: (H) 734 564 550
E-mail Address: sales@diamondbuildingmt.com (W) 734 812 3091
Street: 39555 Orchard Hill Place Ste 600 City Novi State MI
6. Year Property was Acquired: _____ Zoning District: _____ Flood Plain _____
7. Size of Lot: Front _____ Rear _____ Side 1 _____ Side 2 _____ Sq. Ft. _____
11. Dimensions of Existing Structure (s) 1st Floor Ø 2nd Floor Ø Garage Ø
12. Dimensions of Proposed Structure (s) 1st Floor _____ 2nd Floor _____ Garage _____
13. Present Use of Property: Vacant Land
14. Percentage of Existing Structure (s) to be demolished, if any Ø %
15. Has there been any past variances on this property? Yes _____ No ✓
16. If so, state case # and resolution of variance application _____
17. Please indicate the type of variance or zoning ordinance interpretation requested:
Variance To place home further West
into "West Lane Proposed Vacation" (10 to 15 ft)
Parcel # 4715-33-110-001 12.5 ft
18. Please explain how the project meets each of the following standards:

RECEIVED

MAY 14 2025

Hamburg Township
Planning and Zoning Department

- a) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone.

Please see attached page

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

//

//

//

//

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

//

//

//

//

- d) That the granting of such variance will not adversely affect the purpose or objectives of the master plan of the Township.

//

//

//

//

- e) That the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought, is not of so general or recurrent a nature.

//

//

//

//

- f) Granting the variance shall not permit the establishment with a district of any use which is not permitted by right within the district.

//

//

//

//

- g) The requested variance is the minimum necessary to permit reasonable use of the land.

//

//

//

//

• I hereby certify that I am the owner of the subject property or have been authorized to act on behalf of the owner(s) and that all of the statements and attachments are true and correct to the best of my knowledge and belief.

• I hereby acknowledge that if my house is connected to the municipal sanitary sewer system, the Utilities Department will complete a review of my ZBA application request, to ensure it complies with all sewer related policies and all sewer easement right-of-way requirements. (For any questions, please contact the Hamburg Twp Utilities Department at 810-222-1193.

• I acknowledge that approval of a variance only grants that which was presented to the ZBA.

• I acknowledge that I have reviewed the Hamburg Township Zoning Ordinance, the ZBA Application and the ZBA Checklist and have submitted all of the required information.

• I acknowledge that filing of this application grants access to the Township to conduct onsite investigation of the property in order to review this application.

• I understand that the house or property must be marked with the street address clearly visible from the roadway.

RECEIVED

MAY 14 2025

Hamburg Township
Planning and Zoning Department

18. A – G

A. The setback requirements apply to most properties in the area with similar parcel/lot sizes. Property owners must deal with narrow building envelopes making it difficult to erect certain structures on the properties. The Township ZBA has adopted lesser setbacks for this reason when necessary.

B. It is our position that the variance requested would allow construction of the home (single-family dwelling) in a location on the parcel/lot that would allow for a more suitable building site. We do not believe that it would be unnecessarily burdensome or prevent the enjoyment of substantial property rights enjoyed by other property in the vicinity.

C. It is our position that the variance requested will be of great benefit to the property & public & in no way be materially detrimental or injurious to said property or public welfare in zone/district. This property & those similar in the area all share narrow building envelopes. By granting this variance it would allow for improvement of said property, therefore benefiting the property owner.

D. It is our position that the variance requested will in no way have a negative impact or adversely affect the purpose/objectives of the master plan of the Township. To the best of our knowledge there is no plan in motion to develop this ROW/West Lane Proposed Vacation.

E. Many of the properties in this area are narrow therefore they have small building envelopes. A requested variance of this nature would not be specific to just this property, but multiple properties in the Township that would encounter this same issue.

F. This sight & those around it & in the general vicinity within the Township are zoned for single-family residential homes. The proposed home complies with the Township's zoning regulations.

G. It is our position that the variance requested is the minimum necessary for reasonable use of the land based on the position/placement of the of the proposed home on the parcel/lot. By allowing this variance the home would have reasonable & more usable area on the lot for a yard between it & the existing gravel drive/entry on the east side of the property.

- I understand that there will be a public hearing on this item and that either the property owner or appellants shall be in attendance at that hearing.
- I understand that a Land Use Permit is required prior to construction if a variance is granted.
- I understand that any order of the ZBA permitting the erection alteration of a building will be void after one (1) year (12 months), unless a valid building permit is obtained and the project is started and proceeds to completion (See Sec. 6.8 of the Township Zoning Ordinance).

Gaulfueiro
Owner's Signature

5-12-25
Date

[Signature]

Appellant's Signature

4/12/2025
Date

[Signature] 5-12-25

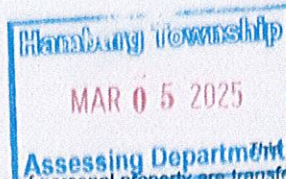
RECEIVED

MAY 14 2025

Hamburg Township
Planning and Zoning Department

Property Transfer Affidavit

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. The information on this form is NOT CONFIDENTIAL.



Item 1.

1. Street Address of Property 11519 West Lane		2. County Livingston	3. Date of Transfer (or land contract signed) February 27, 2025
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village Hamburg		5. Purchase Price of Real Estate 200,000.00	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. 4715-33-110-001		6. Seller's (Transferor) Name Carolyn V. Moehle, Trustee of The Carolyn V. Moehle Trust, dated March 23, 2023	
10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		8. Buyer's (Transferee) Name and Mailing Address Grace Griesse and David Griesse	
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		9. Buyer's (Transferee) Telephone Number _____	
12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No		13. Amount of Down Payment _____	
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed) 140,000.00	

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ Transfer from one spouse to the other spouse
- ☐ Change in ownership solely to exclude or include a spouse
- ☐ Transfer between certain family members *(see page 2)
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- ☐ Transfer to effect the foreclosure or forfeiture of real property
- ☐ Transfer by redemption from a tax sale
- ☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ Transfer resulting from a court order unless the order specifies a monetary payment
- ☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ Transfer to establish or release a security interest (collateral)
- ☐ Transfer of real estate through normal public trading of stock
- ☐ Transfer between entities under common control or among members of an affiliated group
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- ☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ Transfer of land with qualified conservation easement (land only - not improvements)
- ☐ Other, specify: _____

RECEIVED

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

MAY 14 2025

Printed Name

Grace Griesse and David Griesse

Hamburg Township

Signature

Date

Planning and Zoning Department

February 27, 2025

Name and title, if signer is other than the owner

Daytime Phone Number

E-mail Address

geaton@mtu.edu

RECEIVED

MAY 14 2025

Hamburg Township
Planning and Zoning Department

WARRANTY DEED

File No.: 25-109500-11

THE GRANTOR, Carolyn V. Moehrle, Trustee of The Carolyn V. Moehrle Trust, dated March 23, 2023

whose address is: 4311 Cornwell Lane, Whitmore Lake, MI 48189

conveys and Warrants to Grace Griese aka Grace C. Griese and David Griese aka David C. Griese, wife and husband

whose address is: 4405 Shoreview Lane, Whitmore Lake, MI 48189

situated in the Township of Hamburg, County of Livingston, State of Michigan, described as follows:

SEC 33 T1N R5E BEG NW COR LOT 5 CORNWELL ACRES SUB TH N 81°E 87.6 FT TH S 1°56'E 149.3 FT TH S 9°E 20.2 FT TH S 01°41'W 544.17 FT, TH W 100 FT TH N 2°E 646.7 FT TO POB ALSO ALL THAT PART LOTS 209 & 210 LYING N OF E & W 1/4 LINE OF SEC 33.

Subject to any easements and restrictions of record; the subject to a right-of-way easement from the south line of Lot 6 to the east and west quarter line over the west 15 feet of the above described property and together with a right-of-way for easement purposes over the east 15 feet of property lying on the west side and contiguous to such easement, for joint driveway purposes and exclusively for the benefit of the property hereinabove conveyed and retained by Grantors. The above described 1 property shall not be used for any other purpose than lake cottages and not more than two cottages shall be erected thereon.

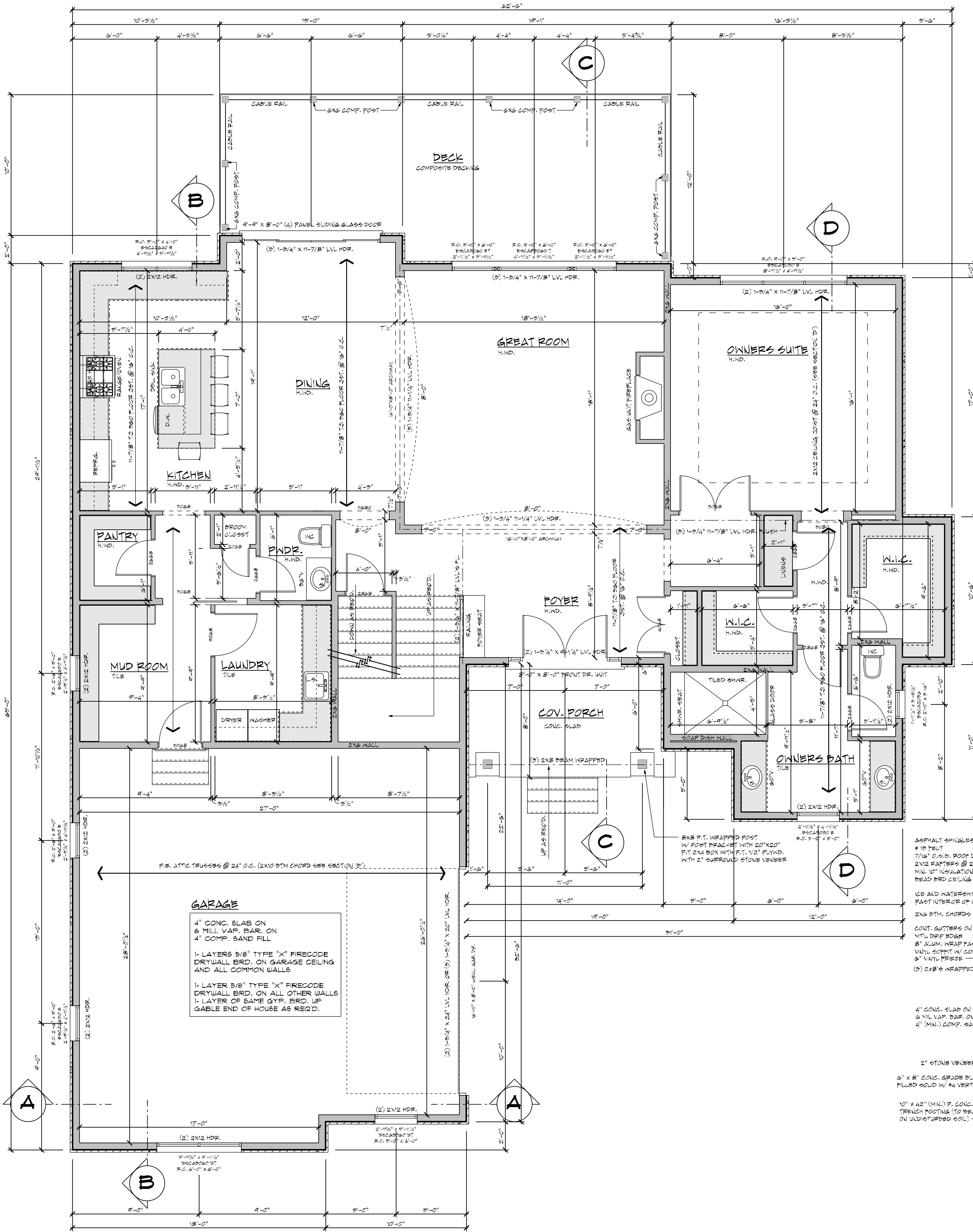
Tax Parcel No.: 4715-33-110-001

Commonly known as: 11519 West Lane, Whitmore Lake, MI 48189

**Private Road Disclosure attached*

for the sum of TWO HUNDRED THOUSAND AND 00/100 Dollars (\$200,000.00)





MAIN LEVEL FLOOR PLAN
UPPER LEVEL SQ. FT. = 2048.00 SCALE: 1/4" = 1' - 0"

GENERAL NOTES - MICHIGAN RESIDENTIAL CODE - 2015

Consult Design Office for meaning of any symbol or abbreviation not defined.
The Design Office shall determine governing information if a conflict should occur between various contract documents. Although every precaution has been taken in the preparation of these drawings, the Design Office cannot guarantee against human error and omission. Therefore, the contractor shall verify and use figured dimensions only. Do not scale drawings for construction. Any conflicts or questions that arise due to these drawings should be brought to the attention of the Design Office prior to construction.

The contractor shall verify all dimensions, elevations, materials, and conditions at the job site and shall notify the Design Office of any discrepancies, omissions, and / or conflicts before proceeding with the work.

All work shall be performed in a thoroughly, first class and workmanlike manner by mechanics skilled in their respective trades, and shall conform to the standards of recognized trade associations. The contractor shall visit the site and check all existing conditions prior to commencing his work. The contractor shall be responsible for the coordination of work by all trades involved in the project.

The contractor shall secure and pay for all necessary permits and fees required in the performance of his work.

Unless noted otherwise, (U.N.O.) Dimensions are from finish face to finish face. Nominal thickness dimensions are used for masonry. Interior frame partition thickness to be 4-1/2" (2 X 4 wood stud) U.N.O.

Steel shall be domestic ASTM-36.

Dimensional framing lumber shall be No.1 Douglas Fir-Larch (North) surfaced dry or No.2 Hem-Fir (North) surfaced dry or No.2 Southern Pine kiln dried. Minimum extreme fiber bending stress of 1200 P.S.I.

Structural Laminated Wood Beams (GLU-LAMs) shall be 24F Southern Pine with extreme fiber bending stress of 2400 P.S.I.

MICRO-LAM Beams shall have an extreme fiber bending stress of 2800 P.S.I. as manufactured by "TRUSS JOIST CORP." or equal.

Interior finishes shall be determined by owner or his representative.

EXHAUST FAN/PROVIDE FANS AT ALL BATHROOMS AND LAUNDRY ROOM.

R106.1.4 TRUSS DESIGN DATA. As an alternative to the submission of truss design drawings, the truss design data sheet may be provided to the building official as part of the construction documents at the time of application. Truss design drawings shall be submitted to the building official prior to truss installation as required by Section R202.10.1

R301.5 Live loading minimum uniformly distributed live load shall be as provide in Table R301.5.

Attic without storage (b) 10 pounds per square foot. Table R301.5
Attic with limited storage (b) (g) (h) 20 pounds per square foot. Table R301.5

b. Attic without storage are those where the maximum clear height between joist and rafter is less than 42 inches, or where there are not two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high by 2 feet wide, or greater, located within the plane of the truss. For attic without storage, this live load need not be assumed to act concurrently with any other live load requirements.

c. For attic with limited storage and constructed with trusses, this live load need be applied only to those portions of the bottom chord where there are two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high or greater, by 2 feet wide or greater, located within the plane of the truss. The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member, provided that each of the following criteria is met:

1. The attic area is accessible by a pull-down stairway or framed opening in accordance with Section R207.1, and
2. The truss has a bottom chord pitch less than 2/12.

h. Attic spaces served by a fixed stair shall be designed to support the minimum live load specified for sleeping rooms.

R303.Light required minimum glazing area of not less than 8% of the floor area of habitable rooms.

R303.1ventilation required minimum openable area to the outdoors shall be 4% of the floor area being ventilated.

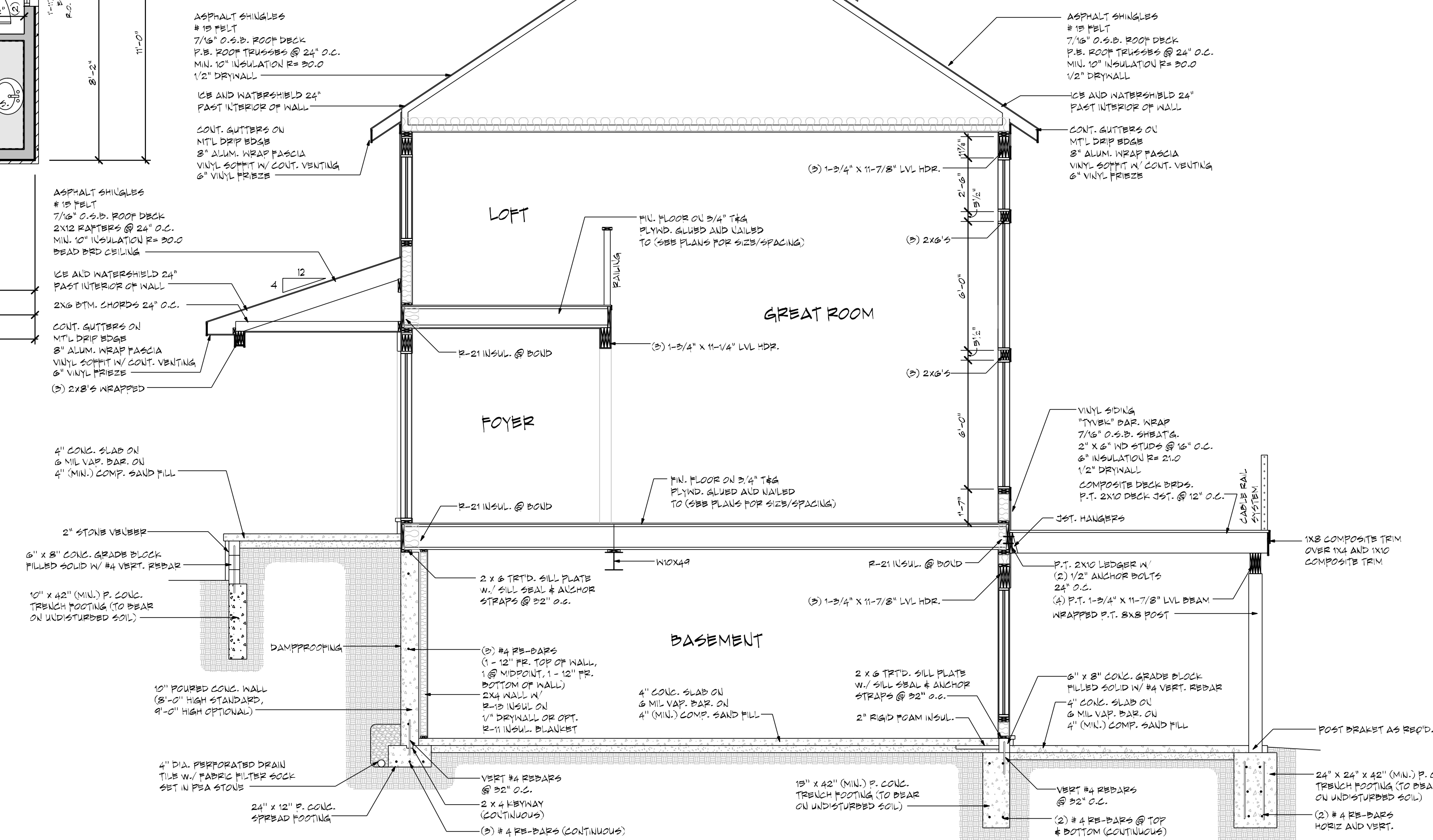
R305.Minimum ceiling height "1'-0".

R301.2 Bathroom and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower

R308 GLAZING All windows in which the bottom edge is less than 18" above the floor shall be tempered safety glass as specified in section R308.

R308.4 Hazardous Locations.Safety glazing in doors and adjacent to doors within the same wall space. Safety glazing in fixed panels more than 9 square feet with the lowest edge less than 18" to floor. Safety glass in walls enclosing bathtubs, showers and whirlpool.

R308.6 Safety glazing in skylights, roofs and sloped glazing. Skylights and sloped glazing shall comply with the following tables: R308.6.1 through R308.6.5.



CROSS SECTION 'C'
SCALE: 1/4" = 1' - 0"

RESSELER DESIGN, INC.

3203 WHITFIELD DR., WATERFORD, MI. 48329
PHONE: 248-860-4421 FAX: 248-927-0313
WWW.RESSLERDESIGN.COM

MEMBER
A B D
NATIONAL COUNCIL OF
RESIDENTIAL BUILDERS
RESIDENTIAL DESIGN
COUNCIL

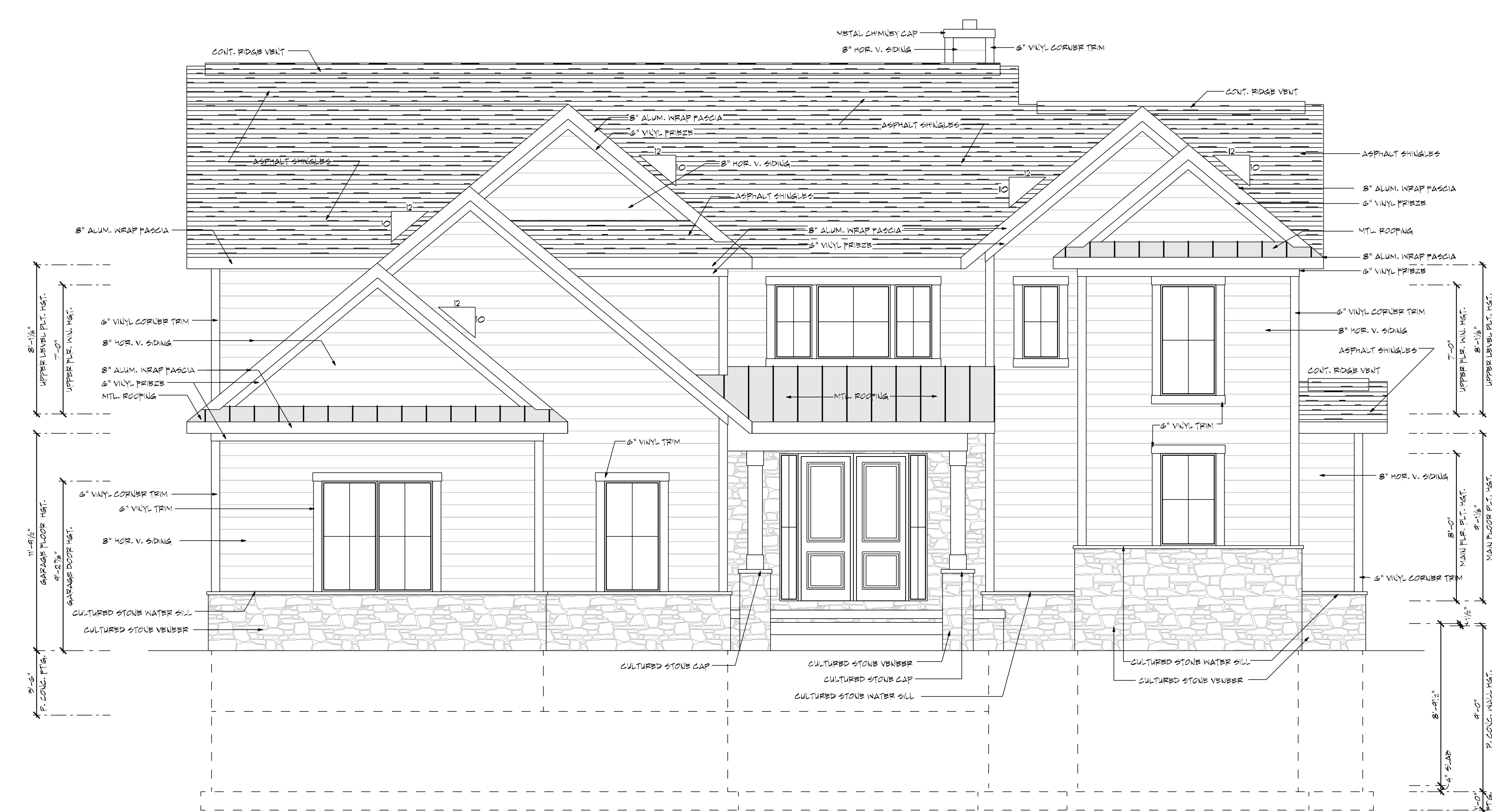
RESSELER DESIGN, INC.
RESIDENTIAL DESIGN
COUNCIL

HOUSE PLAN:
GRIESE RESIDENCE

© COPYRIGHT 2025 Reseller Design, Inc.
ALL DRAWINGS SPECIFICATIONS AND COPIES THEREOF ARE INSTRUMENTS OF SERVICE ONLY AND SHALL BE THE PROPERTY OF RESSELER DESIGN, INC. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM RESSELER DESIGN, INC. IS STRICTLY PROHIBITED. THIS DESIGN IS PROTECTED BY FEDERAL COPYRIGHT LAWS.

TOTAL SQ.FT. (HOUSE BILL 8519)
3290.00
UN-HABITABLE SQ.FT.
1746.00
TOTAL HABITABLE SQ.FT.
1544.00

PROJECT NO.:
1443-2025
SCALE:
1/4" = 1' - 0"
ORIGINAL PLAN SET DATE:
04-14-2025
REVISION PLAN SET DATE:
5/12/2025
SHEET NO.:
A-2



FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

BIDDING SPECIFICATIONS

1. ARCHITECTURAL DRAWINGS

The architectural drawings are intended to show the general scope and arrangement of spaces, design features, and note the extent of the work and are party diagrammatic. The drawings are not intended to be scaled for measurements or estimating material quantities, use figured dimensions only. The drawings are not intended to replace detailed shop drawings, manufacturers installation instructions, and on site supervision, as required and/or referenced herein. In the case of an inconsistency between drawings and specifications, or between plans and details, the greater quantity and better quality shall be bid. The architectural drawings contemplate a finished work of the character and quality described, implied, or reasonably inferred by them. All sub-bidders are responsible for verifying all applicable requirements/conditions, and to coordinate with the work of others with the Client and/or the Prime Bidder as may be applicable. All sub-bidders agree that minor discrepancies or the failure to include repeated details and/or notations provided in one area and not in another shall not be cause for a claim for additional charges. Correspondence regarding questions and interpretations from sub-bidders shall be in writing and directed through the Client and/or the Prime Bidder as may be directed by the Client. Architect shall correspond only with the Client and shall issue written responses, if any, to the Client for distribution to the Prime Bidder and/or sub-bidders. Any discrepancies, conflicts, and/or errors or omissions in the drawings and specifications shall be reported to the Prime Bidder and Client in order to notify the Architect. Architect, shall at its sole discretion, determine if an addendum need be issued.

All bidders and sub-contractors shall be responsible for providing a firm bid that includes sufficient allowance to make their portion of the work complete and operable, fitting with the work of other contractors, and the Client and in compliance with the Performance Requirements below.

2. PERFORMANCE REQUIREMENTS

All work shall be completed and installed in accordance with the applicable Project Codes and/or the latest accepted Residential Construction Performance Guidelines by the NAHB as applicable.

All work and materials provided shall be designed and/or approved as may be applicable for the intended purpose and location of installation and shall accommodate without damage or failure, the weathering conditions and seasonal temperature cycles of the area. Moisture entering, or condensation occurring in any material and/or assembly shall be directed to the exterior.

3. QUALITY ASSURANCE

Materials shall be obtained from reputable and experienced manufacturers of products that provide warranties to the Client. Sample warranty(s) shall be submitted with the bid. To ensure functionality, compatibility, and consistency in color, appearance, and installation, products shall be coordinated through a single source manufacturer where practical. Client reserves the right to accept or reject any proposed product and/or bidder and request a specific product or manufacturer to be re-bid.

All products shall meet or exceed the requirements and standards of the Project Codes and Performance Guidelines noted herein.

4. PRODUCT HANDLING

The delivery, storage, and handling of all products and/or materials shall be coordinated through the Client and the Client's General Contractor and shall be the responsibility of the sub-contractors unless otherwise stated in the bid.

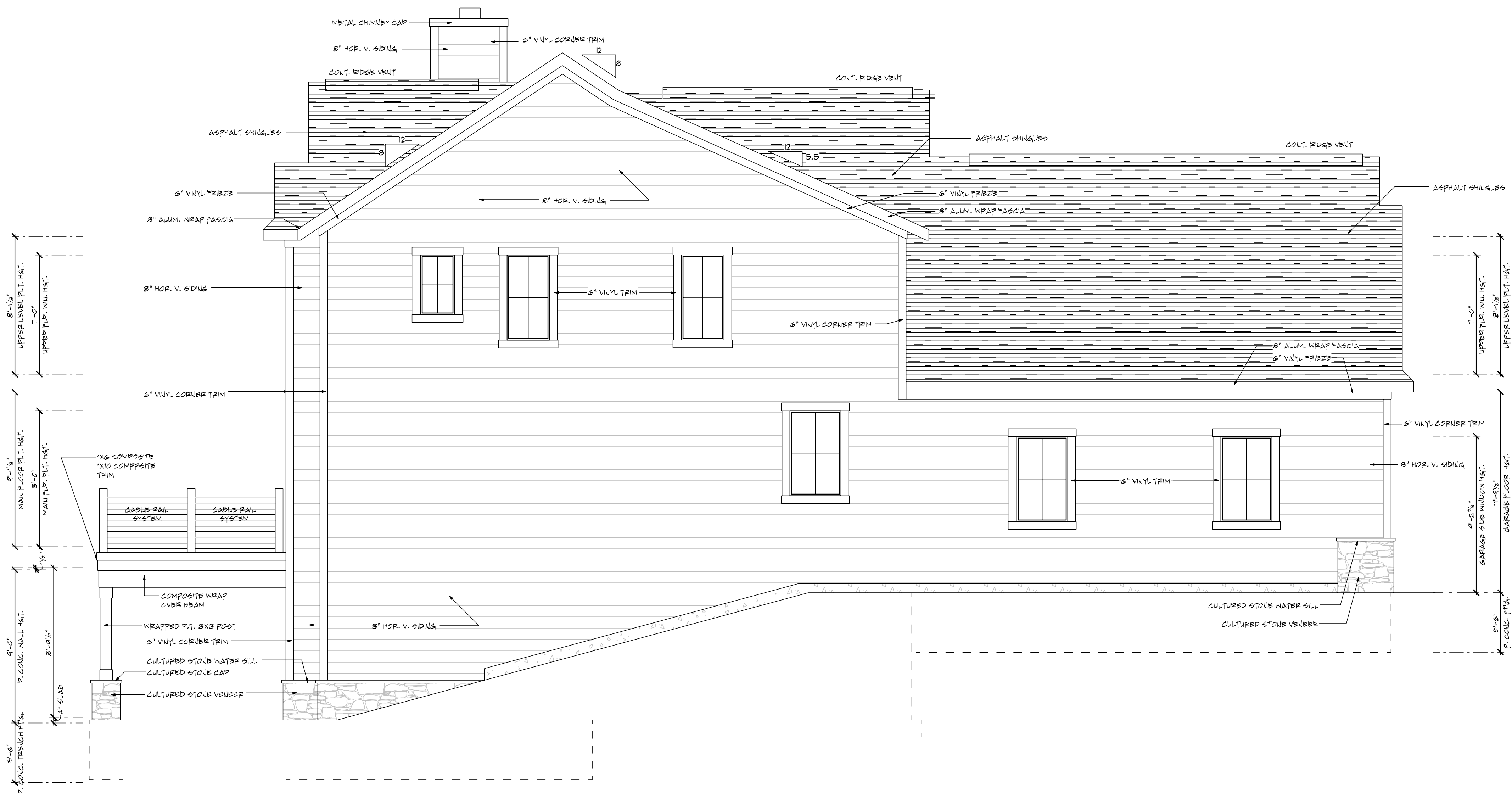
5. SUBMITTAL

Sub-bidders shall provide the following submittals as applicable to the product(s) material(s) and/or system(s) included in the bid:

- Product Data, including material descriptions, dimensions, and profiles
- Shop drawings showing layout, location of products/assemblies, dimensions, penetration, trim, supporting structure (if any), and installation methods
- Color samples for selection and approval by Owner and Architect
- Samples shall be minimum 4" long or larger pieces showing actual product, color, and finish
- Certificates documenting product/system complies with applicable Project Codes and requirements
- Copy of the manufacturer's installation instructions
- Copy of warranty as noted above

6. ADDITIONAL REQUIREMENTS

The Client and Prime Bidder may include additional requirements, terms and conditions, which shall be in addition to those herein, however, in no case shall the requirements noted herein be reduced, or any sub-bidder be relieved of providing any of the submittals required herein.



LEFT ELEVATION
SCALE: 1/4" = 1' - 0"

ASPHALT SHINGLES
#15 FELT
7/16" O.S.B. ROOF DECK
P.B. ATTIC TRUSSES @ 24" O.C.
MIN. 10" INSULATION R=30.0
5/8" DRYNALL

CONT. GUTTERS ON
MTL DRIP EDGES
8" ALUM. WRAP FASCIA
VINYL CORNER N/ CONT. VENTING
6" VINYL PRECAST

VINYL SIDING
"TYVEK" DWR. WRAP
7/16" O.S.B. SHEATH.
2" X 6" HD STUDS @ 16" O.C.
6" INSULATION R=21.0
1/2" DRYNALL

2" STONE VENEER
(2) LAYERS "TYVEK" DWR. WRAP
7/16" O.S.B. SHEATH.
2" X 6" HD STUDS @ 16" O.C.
6" INSULATION R=21.0
5/8" DRYNALL

6" X 8" CONC. GRADE
BLOCK-FILLED SOLID W/
R6 VERT. REBAR
VERT #4 REBARS
@ 32" O.C.

CROSS SECTION 'A'
SCALE: 1/4" = 1' - 0"

15" X 42" (MIN.) P. CONC.
TROUGH FOOTING (TO BEAR
ON UNDISTURBED SOIL)

15" X 42" (MIN.) P. CONC.
TROUGH FOOTING (TO BEAR
ON UNDISTURBED SOIL)

(2) #4 RE-BARS @ TOP
& BOTTOM (CONTINUOUS)

ASPHALT SHINGLES
#15 FELT
7/16" O.S.B. ROOF DECK
P.B. ATTIC TRUSSES @ 24" O.C.
MIN. 10" INSULATION R=30.0
5/8" DRYNALL

CONT. GUTTERS ON
MTL DRIP EDGES
8" ALUM. WRAP FASCIA
VINYL CORNER N/ CONT. VENTING
6" VINYL PRECAST

VINYL SIDING
"TYVEK" DWR. WRAP
7/16" O.S.B. SHEATH.
2" X 6" HD STUDS @ 16" O.C.
6" INSULATION R=21.0
1/2" DRYNALL

2" STONE VENEER
(2) LAYERS "TYVEK" DWR. WRAP
7/16" O.S.B. SHEATH.
2" X 6" HD STUDS @ 16" O.C.
6" INSULATION R=21.0
5/8" DRYNALL

6" X 8" CONC. GRADE
BLOCK-FILLED SOLID W/
R6 VERT. REBAR
VERT #4 REBARS
@ 32" O.C.

BUILDER/OWNER INFO:		Item 1.
NOTE: BUILDER TO VERIFY ALL DRAWINGS AND DIMENSIONS BEFORE WORK BEGINS. BUILDER TAKES FULL RESPONSIBILITY OF DRAWINGS AND CONSTRUCTION OF BUILDING.		
ALL CONTRACTORS AND ROOF SUPPLIER TO VERIFY SITE AND PRE-EXISTING STRUCTURES AND USE GRADERS		
RESSLER DESIGN, INC.		3203 WHITFIELD DR., WATERFORD, MI. 48329 PHONE: 248-860-4421 FAX: 248-927-0313 WWW.RESSLERDESIGN.COM
MEMBER AIA NATIONAL COUNCIL OF HOMEBUILDERS RESIDENTIAL BUILDING DESIGN		RESIDENTIAL BUILDING DESIGN NATIONAL COUNCIL OF HOMEBUILDERS RESIDENTIAL BUILDING DESIGN
Designing Where People Live, Work and Play!		
HOUSE PLAN: GRIESE RESIDENCE		
© COPYRIGHT 2025 Ressler Design Inc. ALL DRAWINGS SPECIFICATIONS AND COPIES THEREOF ARE INSTRUMENTS OF SERVICE ONLY AND REMAIN THE PROPERTY OF RESSLER DESIGN, INC. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS OR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM RESSLER DESIGN, INC. IS STRICTLY PROHIBITED. THIS DESIGN PROTECTED BY FEDERAL COPYRIGHT LAWS.		
TOTAL SQ.FT.: (HOUSE BILL \$819) 3290.00		
UN-HABITABLE SQ.FT. 1746.00		
TOTAL HABITABLE SQ.FT. 1544.00		
PROJECT NO.: 1443-2025		
SCALE: 1/4" = 1' - 0"		
ORIGINAL PLAN SET DATE: 04-14-2025		
REVISION PLAN SET DATE: 5/12/2025		
SHEET NO.: A-4		



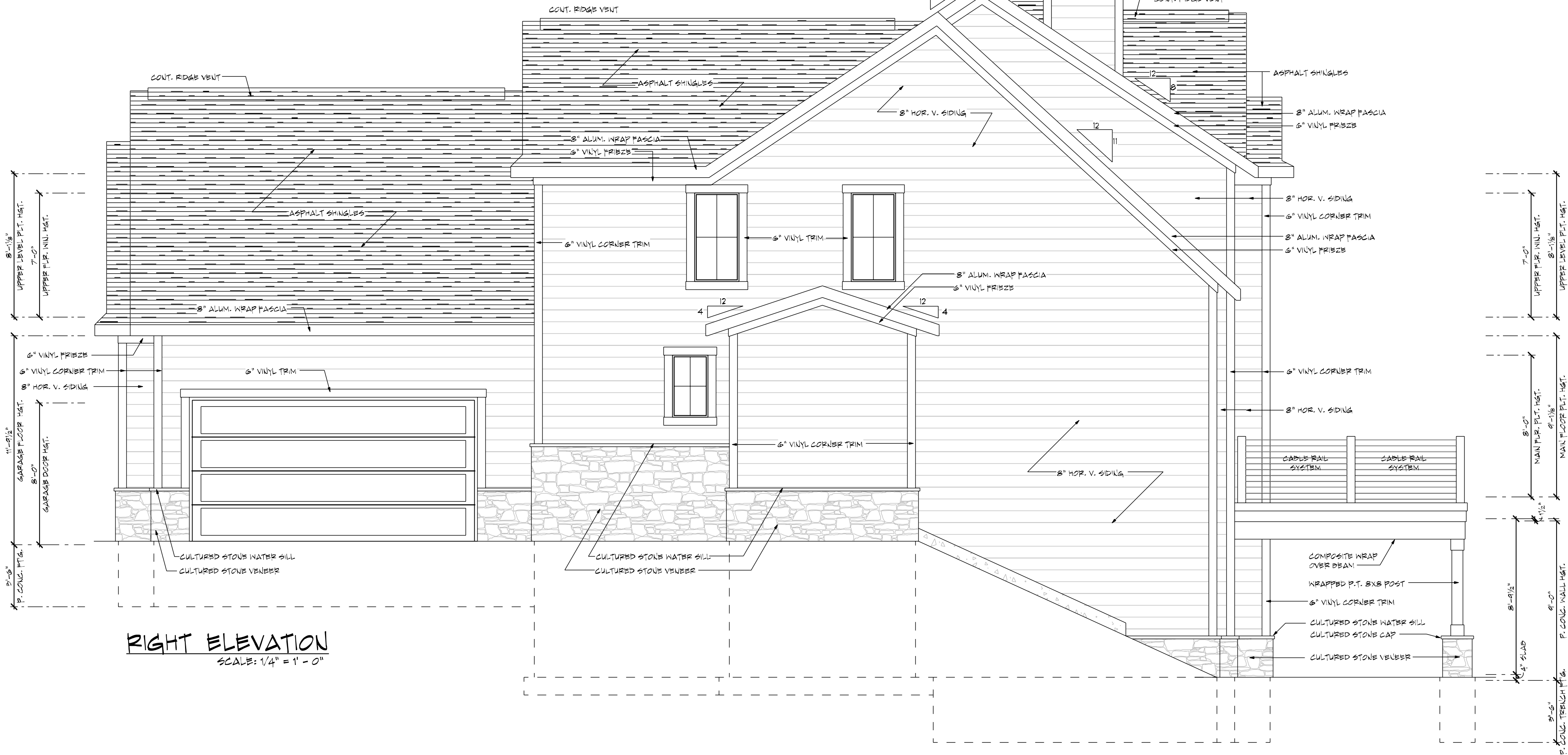
REAR ELEVATION

SCALE: 1/4" = 1' - 0"

GENERAL CONDITIONS

- PROJECT CODES**
The architectural plans and specifications are intended to be consistent with the following codes, as may be applicable (collectively, the "Project Codes"): 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) for a SINGLE FAMILY DWELLING.
- BUILDING OFFICIAL**
The Building Official is hereby requested (a) to confirm that these plans are consistent with the applicable Project Codes, and (b) to return a noted set of plans to the Applicant upon issuance of any permit, and (c) to promptly notify the Architect and the Applicant if these plans and specifications are suspected (or determined) to be inconsistent with the applicable Project Codes.
- SCOPE**
It is beyond the scope of the architectural plans and specifications to incorporate the full text of the applicable Project Codes and to otherwise detail every condition and/or aspect thereof. All persons, entities, contractors, trades, product suppliers, or others using and/or relying on these plans and specifications are encouraged to review and familiarize themselves with the Project Codes, and all such parties are directed to resolve any code question regarding these plans in favor of the applicable Project Codes.
- NOTES AND SPECIFICATIONS**
All notes and specifications contained herein on the specifications sheet N100, and/or on any other individual sheet, shall apply to all the architectural sheets listed in the sheet index on sheet N100.
- CONFLICTING NOTATIONS**
If any general notation conflicts with any detail notation or note on a plan or elevation, then the strictest shall apply. Confirm all conflict resolutions with the on site supervisor and the Architect.
- SAFETY REQUIREMENTS**
The code requirements of MI OSHA, OSHA, and MI DEQ shall be determined and provided the by the Building Company and/or the General Contractor. These safety code requirements shall be enforced by the On-Site Supervisor and shall apply to all persons entering and/or working on the site. The Architect and the Architects Consultants assume no responsibility for the absence, presence, or adequacy of any safety program, precaution and/or equipment.
1. TEMPORARY STRUCTURAL BRACING
Temporary bracing, guying, and/or tie-downs of the structure shall be determined, provided, and maintained by the erector, sub-contractor and/or the General Contractor and shall be monitored by the On-Site Supervisor. The Architect and the Architects Consultants assume no responsibility for the absence, presence, or adequacy of any temporary bracing, guying, and/or tie-downs. All existing structures and/or new work in place that may be affected by the construction shall be adequately protected and/or braced as necessary to prevent any damage or settlement.
- CONSULTANT DOCUMENTATION**
The architectural plans and specifications may be supplemented with additional documentation provided by erectors/contractors and/or the Owner's consultants. Any additional consultant documentation (collectively, the "Consultant Documentation") shall be the sole responsibility of the consultant preparing the documentation, and when professional certification of performance criteria of materials, systems or equipment is required, the Architect shall be entitled to rely upon the accuracy, completeness, and authenticity of such calculations and certifications.

The Architect may review and approve or take other appropriate action upon submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the architectural plans and specifications. The Architects review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component nor shall it constitute approval of any safety precautions, construction means, methods, techniques, sequences or procedures.



RIGHT ELEVATION

SCALE: 1/4" = 1' - 0"

- R103.8 Flashing: Approved corrosion - resistant flashing shall be applied shingle-fashion in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:
1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
 2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
 3. Under and at the ends of masonry, wood or metal copings and sills.
 4. Continuously above all projecting wood trim.
 5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood - frame construction.
 6. At wall and roof intersections.
 7. At built-in gutters.

R806.2 Roof Ventilation: Minimum area. The total net free ventilation area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilation located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm side of the ceiling.

R807.1 Access to attic minimum 22" x 30".

R309.2 SEPARATION REQUIRED. The garage shall be separated from the residence and its attic area by not less than 1/2" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" inch Type X gypsum board or equivalent, where the separation is a floor - ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" inch gypsum board or equivalent. Garages located less than 3 feet from a dwelling unit on the same lot shall be protected with not less than 1/2 inch gypsum board applied to the interior side of exterior walls that are within this area. Openings in these areas shall be regulated by Section R303.1. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

ASPHALT SHINGLES:

R305.2.1 UNDERLAYMENT APPLICATION. For roof slopes from 2 units vertical in 12 units horizontal (17-percent slope), up to 4 units vertical in 12 units horizontal (33-percent slope), underlayment shall be two layers. For roof slopes 4 units vertical in 12 units horizontal (33-percent slope), or greater, underlayment shall be one layer. See R09.2.6.2 for more details.

R305.2.1.1 ICE BARRIER. In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier that consists of a least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building.

MASONRY CHIMNEYS AND FIREPLACES:

R1001.2 FOOTING AND FOUNDATIONS. Footings for masonry fireplace and their chimneys shall be constructed of concrete or solid masonry at least 12 inches thick and shall extend at least 6 inches beyond the face of the foundation or support wall on all sides. Footings shall be founded on natural undisturbed earth or engineered fill below frost depth. In areas not subjected to freezing, footings shall be at least 12 inches below finished grade.

R1001.6 FIREBOX DIMENSIONS. The firebox of a concrete or masonry fireplace shall have a minimum depth of 20". The throat shall not be less than 8 inches above the fireplace opening. The throat opening shall not be less than 4 inches deep. The cross sectional area of the passageway above the firebox, including the throat, damper and smoke chamber, shall not be less than the cross-sectional area of the flue.

R1001.8 HEARTH AND HEARTH EXTENSION. Masonry fireplace hearths and hearth extensions shall be constructed of concrete or masonry, supported by noncombustible materials, and reinforced to carry their own weight and all imposed loads. No combustible material shall remain against the underside of hearths and hearth extensions after construction.

R1001.9.1 HEARTH THICKNESS. The minimum thickness of fireplace hearth shall be 4 inches.

R1001.9.2 HEARTH EXTENSION THICKNESS. The minimum thickness of hearth extensions shall be 2 inches.

Exception: When the bottom of the firebox opening is raised at least 6 inches above the top of the hearth extension, a hearth extension of not less than 3/8" thick brick, concrete, stone, tile or other approved noncombustible material is permitted.

R1001.10 HEARTH EXTENSION DIMENSIONS. Hearth extensions shall extend at least 16" in front of and at least 8" beyond each side of the fireplace opening. Where the fireplace opening is 6 square feet or larger, the hearth extension shall extend at least 20" in front of and at least 12" beyond each side of the fireplace opening. See R1003 for more details.

R1001.11 FIREPLACE CLEARANCE. All wood beams, joists, studs and other combustible material shall have a clearance of not less than 2 inches from the front faces and sides of masonry fireplaces and not less than 4 inches from the back faces of masonry fireplaces. The air space shall not be filled, except to provide fire blocking in accordance with Section R1001.12.

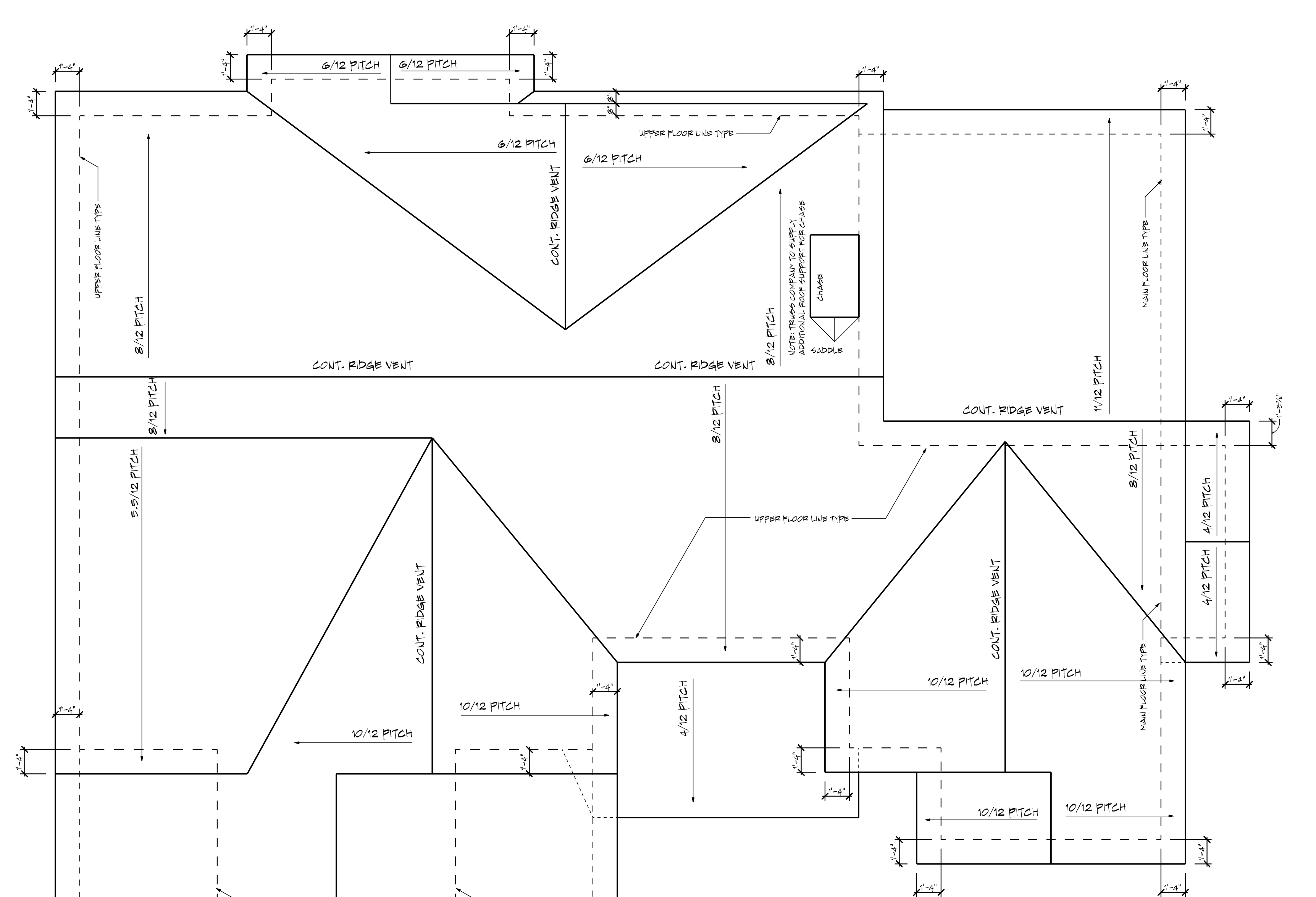
E3802 Provide ground fault circuit - interrupters at all exterior electrical outlets and interior outlets adjacent to water sources.

E3802.12 BEDROOM OUTLETS. ALL BRANCH CIRCUITS THAT SUPPLY 120 - VOLT, SINGLE - PHASE, 15 AND 20 - AMPERE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC - FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH.

R-21 Wall Requirement: R-21 wall requirement is in effect at time of construction, then use 1" rigid insulation over structural sheathing. In addition to R-13 insulation.

If R-21 wall requirement is in effect at time of construction, then use 1" rigid insulation over structural sheathing.

BUILDER/OWNER INFO:		Item 1.
NOTE: BUYER TO VERIFY ALL DRAWINGS AND DIMENSION. BEFORE WORK BEGINS. BUYER TAKES FULL RESPONSIBILITY OF DRAWINGS AND CONSTRUCTION OF BUILDING.		
ALL CONTRACTORS AND ROOF SUPPLIES TO VERIFY SITE AND PRE-EXISTING STRUCTURES AND/OR SERVICES.		
RESSLER DESIGN, INC.		
3203 WHITFIELD DR., WATERFORD, MI. 48329		
PHONE: 248-860-4421 FAX: 248-927-0313		
WWW.RESSLERDESIGN.COM		
MEMBER		
A D		
NATIONAL ASSOCIATION OF ARCHITECTS		
INTERNATIONAL ASSOCIATION OF PROFESSIONAL DESIGNERS		
RESIDENTIAL DESIGNER		
DESIGNER		
DESIGNING WHERE PEOPLE LIVE, WORK AND PLAY!		
HOUSE PLAN:		
© COPYRIGHT 2025 Ressler Design Inc.		
ALL DRAWINGS SPECIFICATIONS AND COPIES THEREOF ARE INSTRUMENTS OF SERVICE ONLY, AND REMAIN THE PROPERTY OF RESSLER DESIGN, INC. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM RESSLER DESIGN, INC. IS STRICTLY PROHIBITED. THIS DESIGN PROTECTED BY FEDERAL COPYRIGHT LAWS.		
TOTAL SQ.FT.: (HOUSE BILL 5818)		3290.00
UN-HABITABLE SQ.FT.		1746.00
TOTAL HABITABLE SQ.FT.		1544.00
PROJECT NO.:		1443-2025
SCALE:		1/4" = 1' - 0"
ORIGINAL PLAN SET DATE:		04-14-2025
REVISION PLAN SET DATE:		5/12/2025
SHEET NO.:		A-5



ROOF PLAN

SCALE: 1/4" = 1' - 0"

EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet.
R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24".
R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20".
R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet, with a minimum horizontal projection and width of 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened. Exception: The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6" into the required

R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully opened position. Ladders or steps required by this section shall not be required to comply with Sections R311.4 and R311.6. Ladders or rungs shall have an inside width of at least 12", shall project at least 3" from the wall and shall be spaced not more than 18" on center vertically for the full height of the window well.

R310.3 Bulkhead enclosures. Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by Section R310.1.1. Bulkhead enclosures shall also comply with Section R311.5.2.

R310.4 Bars, grilles, covers and screens. Bars, grilles, covers and screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

STAIRWAYS R311.5:
R311.5.1 WIDTH. Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height.

R311.5.3.1.4 R311.5.3.2 TREADS AND RISERS. The maximum riser height shall be 8 1/4" and the minimum tread depth shall be 9".

R311.5.2 HEADROOM. The minimum headroom in all parts of the stairway shall not be less than 6'-8" measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

R311.5.3.2 WINDERS. The width of the tread at a point not more than 12" from the side where the treads are narrower is not less than 10" and the minimum width of any tread is not less than 6".

R311.5.6 Handrails Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.5.6.1 Height Handrail height, measured vertically from the sloped plane adjoining the tread nosing or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches.

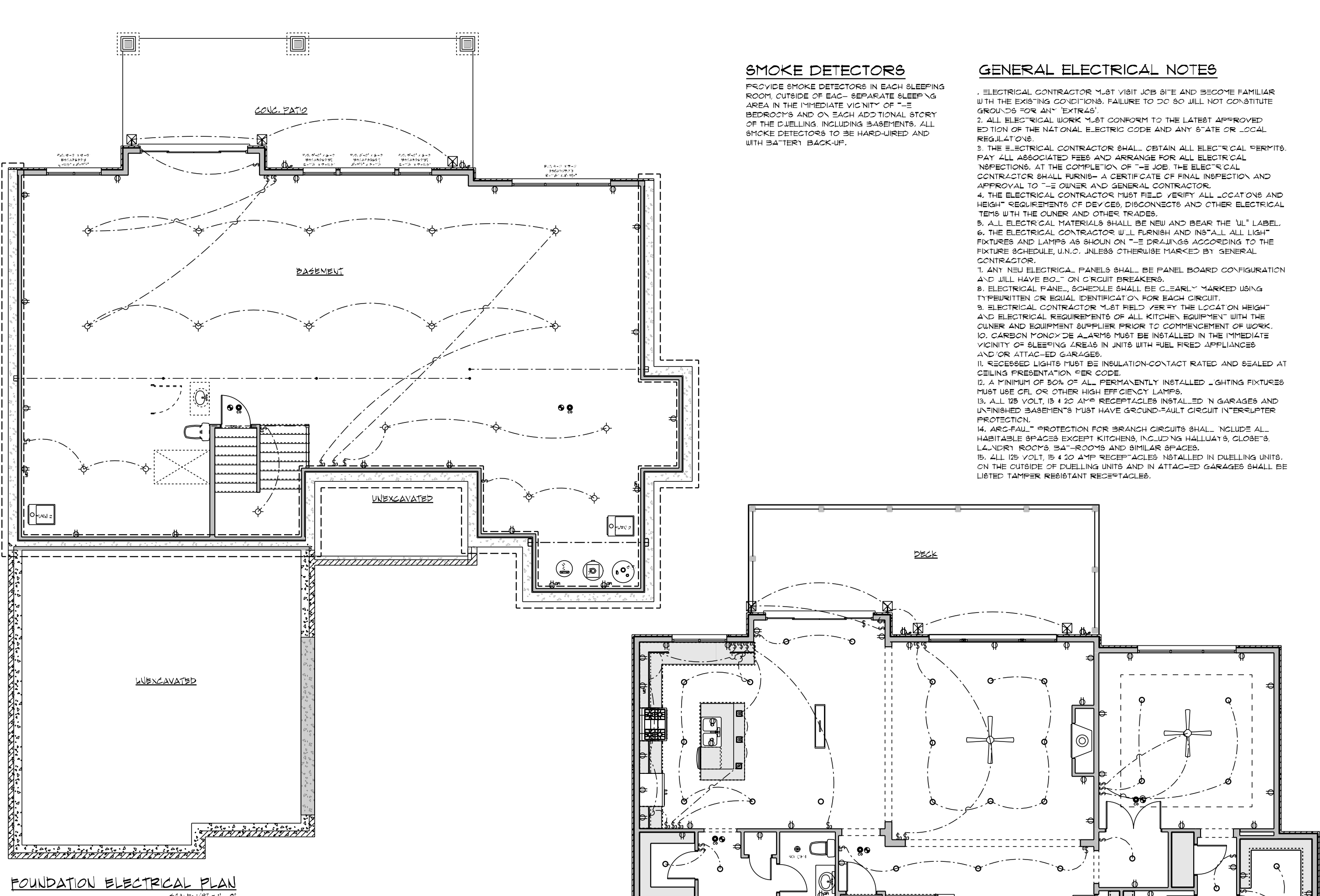
R311.5.6.2 Continuity Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. Handrail ends shall be returned or shall terminate in neutral posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch between the wall and the handrails.

R311.5.8 Circular stairways, spiral stairways, winders and bulkhead enclosure stairways shall comply with all requirements of Section R311.5 except as specified in sections R311.5.8.1 and R311.5.8.2.

R311.5.8.1 SPIRAL STAIRS. The minimum width shall be 26" with each tread having a 7 1/2 inch width at 12" from the narrow edge.

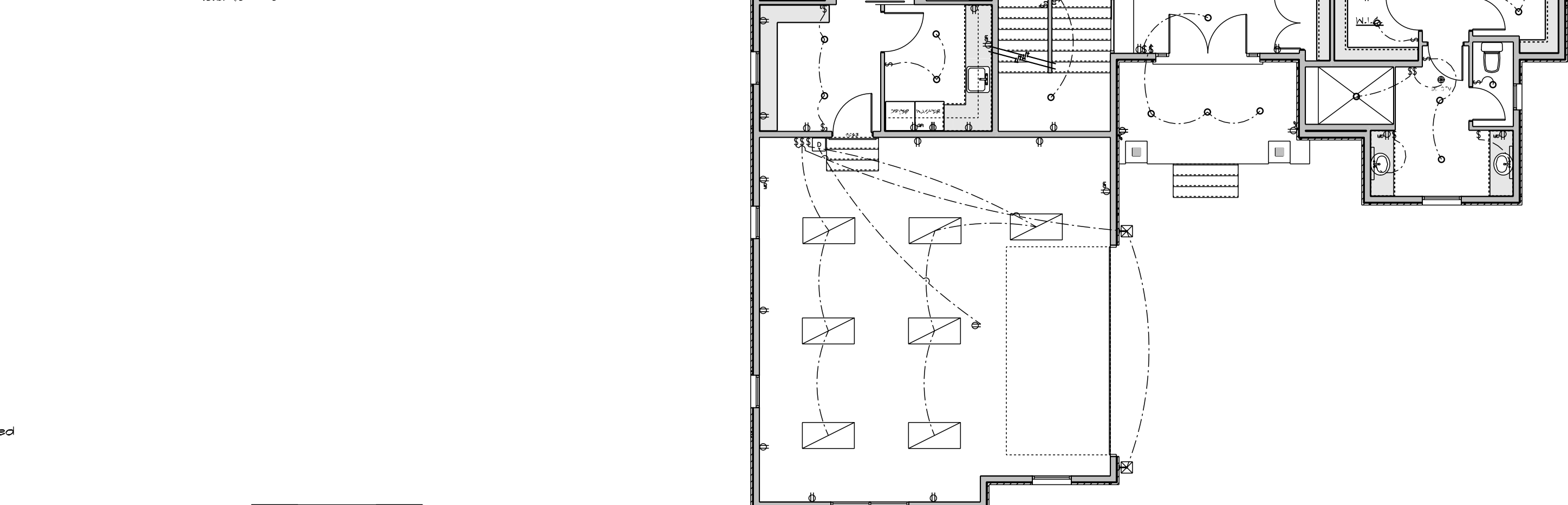
R312.1 GUARDS REQUIRED. Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height measured vertically from the nosing of the treads.

R312.2 GUARD OPENING LIMITATIONS. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4" in diameter.



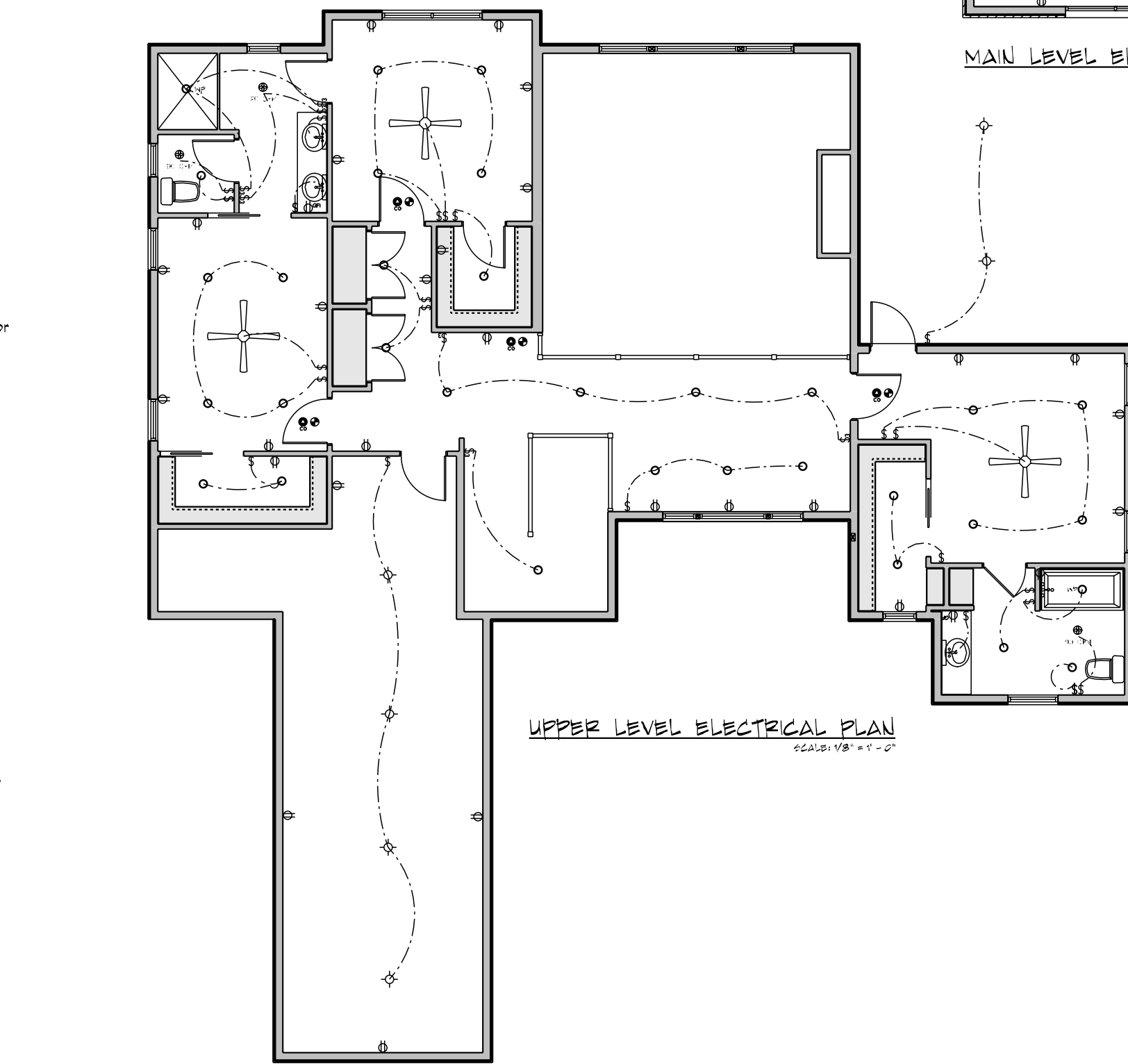
FOUNDATION ELECTRICAL PLAN

SCALE: 3/8" = 1' - 0"



MAIN LEVEL ELECTRICAL PLAN

SCALE: 3/8" = 1' - 0"



UPPER LEVEL ELECTRICAL PLAN

SCALE: 3/8" = 1' - 0"

SMOKE DETECTORS

PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE BUILDING, INCLUDING BASEMENTS. ALL SMOKE DETECTORS TO BE HARD-WIRED AND WITH 9A BATTERY BACK-UP.

GENERAL ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR MUST VISIT JOB SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS. FAILURE TO DO SO WILL NOT CONSTITUTE GROUNDS FOR ANY EXTENSION.
2. ALL ELECTRICAL WORK MUST CONFORM TO THE LATEST APPROVED EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY STATE OR LOCAL REGULATIONS.
3. THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL ELECTRICAL PERMITS. PAY ALL ASSOCIATED FEES AND ARRANGE FOR ALL ELECTRICAL INSPECTIONS. AT THE COMPLETION OF THE JOB, THE ELECTRICAL CONTRACTOR SHALL FURNISH A CERTIFICATE OF FINAL INSPECTION AND APPROVAL TO THE OWNER AND GENERAL CONTRACTOR.
4. THE ELECTRICAL CONTRACTOR MUST FIELD VERIFY ALL LOCATIONS AND HEIGHT REQUIREMENTS OF DEVICES, DISCONNECTS AND OTHER ELECTRICAL ITEMS WITH THE OWNER AND OTHER TRADES.
5. ALL ELECTRICAL MATERIALS SHALL BE NEW AND BEAR THE UL LABEL.
6. THE ELECTRICAL CONTRACTOR WILL FURNISH AND INSTALL ALL LIGHT FIXTURES AND LAMPS AS SHOWN ON THESE DRAWINGS ACCORDING TO THE FIXTURE SCHEDULE, U.N.C., UNLESS OTHERWISE MARKED BY GENERAL CONTRACTOR.
7. ANY NEW ELECTRICAL PANELS SHALL BE PANEL BOARD CONFIGURATION AND WILL HAVE 80% ON CIRCUIT BREAKERS.
8. ELECTRICAL PANEL SCHEDULE SHALL BE CLEARLY MARKED USING TYPEWRITTEN OR EQUAL IDENTIFICATION FOR EACH CIRCUIT.
9. ELECTRICAL CONTRACTOR MUST FIELD VERIFY THE LOCATION, HEIGHT AND ELECTRICAL REQUIREMENTS OF ALL KITCHEN EQUIPMENT WITH THE OWNER AND EQUIPMENT SUPPLIER PRIOR TO COMMENCEMENT OF WORK.
10. CARBON MONOXIDE ALARMS MUST BE INSTALLED IN THE IMMEDIATE VICINITY OF SLEEPING AREAS IN UNITS WITH FUEL-BURNING APPLIANCES AND/OR ATTACHED GARAGES.
11. RECESSED LIGHTS MUST BE INSULATION-CONTACT RATED AND SEALED AT CEILING PENETRATIONS FOR CODE.
12. A MINIMUM OF 80% OF ALL PERMANENTLY INSTALLED LIGHTING FIXTURES MUST USE CFL OR OTHER HIGH EFFICIENCY LAMPS.
13. ALL 120 VOLT 15 AND 20 AMP RECEPTACLES INSTALLED IN GARAGES AND UNFINISHED BASEMENTS MUST HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.
14. ARC-FALL PROTECTION FOR BRANCH CIRCUITS SHALL INCLUDE ALL HABITABLE SPACES EXCEPT KITCHENS, INCLUDING HALLWAYS, CLOSETS, LAUNDRY ROOMS, BATHROOMS AND SIMILAR SPACES.
15. ALL 120 VOLT 15 AND 20 AMP RECEPTACLES INSTALLED IN DWELLING UNITS, ON THE OUTSIDE OF DWELLING UNITS AND IN ATTACHED GARAGES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.

ROOF ASSEMBLIES SUBJECT TO WIND UPLIFT PRESSURE OF 20 LBS. PER FOOT OR GREATER SHALL HAVE ROOF RAFTERS OR TRUSSES ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF PROVIDING THE RESISTANCE REQUIRED IN TABLE R802.11 OF THE 2015 IRC.

NOTE: 1" THEMAL Baffle REQ'D. FOR VENT CLEARANCE. REFER TO THE 2015 IRC R806.3

NOTE: HURRICANE TIES AS REQ'D.

BUILDER/OWNER INFO: Item 1.

NOTE: BUILDER TO VERIFY ALL DIMENSIONS AND DIMENSIONAL SETBACKS WORK BEFORE. BUILDER TAKES FULL RESPONSIBILITY OF DRAWINGS AND CONSTRUCTION OF BUILDING.

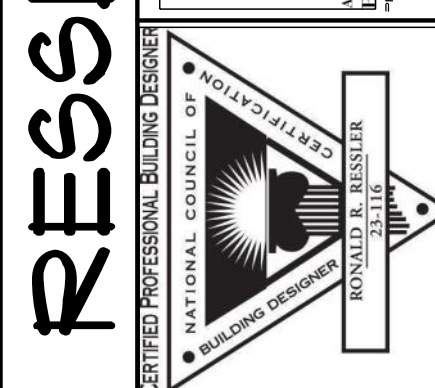
ALL CONTRACTORS AND ROOF SUPPLIER TO VERIFY SITE AND PRE-EXISTING STRUCTURES AND/OR GRADES.

RESSLER DESIGN, INC.

3203 WHITEFIELD DR., WATERFORD, MI. 48399

PHONE: 248-860-4421 FAX: 248-327-0313

WWW.RESSLERDESIGN.COM



Designing Where People Live, Work and Play!

HOUSE PLAN:

GRIESE RESIDENCE

© COPYRIGHT 2025, Ressler Design Inc.
ALL DRAWINGS SPECIFICATIONS AND NOTES HEREOF ARE INSTRUMENTS OF SERVICE ONLY AND REMAIN THE PROPERTY OF RESSLER DESIGN, INC. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM RESSLER DESIGN, INC. IS STRICTLY PROHIBITED. THIS DESIGN IS PROTECTED BY FEDERAL COPYRIGHT LAWS.

TOTAL SQ.FT.: (HOUSE BILL 5818)

3290.00

UN-HABITABLE SQ.FT.

1746.00

TOTAL HABITABLE SQ.FT.

1544.00

PROJECT NO.:

1443-2025

SCALE:

1/4" = 1' - 0"

ORIGINAL PLAN SET DATE:

04-14-2025

REVISION PLAN SET DATE:

5/12/2025

SHEET NO.:

A-6

LEGEND

⊙	EX. GAS METER	---	EX. TREE LINE
⊙	EX. ELECTRIC METER	---	EX. FENCE
⊙	EX. UTILITY MARKER	---	EX. SANITARY SEWER
⊙	EX. AIR CONDITIONER	---	EX. STORM SEWER
⊙	EX. RAILROAD SIGNAL	---	EX. WATER MAIN
⊙	EX. SIGN	---	EX. ELECTRIC CABLE
⊙	EX. POST/BOLLARD	---	EX. COMMUNICATION
⊙	EX. FLAGPOLE	---	EX. GAS LINE
⊙	EX. MAILBOX	---	EX. OVERHEAD LINE
⊙	EX. PARKING METER	---	PRO. SANITARY
⊙	EX. SATELLITE DISH	---	PRO. STORM SEWER
⊙	EX. SOIL BORING	---	PRO. WATER MAIN
⊙	EX. MONITOR WELL	---	PRO. SILT FENCE
⊙	FOUND IRON	---	BENCHMARK
⊙	SET IRON	---	PRO. DRAINAGE ARROW
⊙	EX. BOULDER	---	PRO. SPOT ELEVATION
⊙	EX. TREE STUMP	---	PRO. DROP-BRICK LEDGE
⊙	EX. TREE	---	PRO. VIEW-OUT ELEVATION
⊙	EX. TREE TAG & NUMBER	---	PRO. WALK-OUT ELEVATION

DESCRIPTIONS:

PARCEL NO. 4715-33-110-116:
REAL PROPERTY LOCATED IN THE TOWNSHIP OF HAMBURG, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF CORNWELL ACRES, A PLAT RECORDED IN LIBER 2 OF PLATS, PAGES 50 AND 51, LIVINGSTON COUNTY RECORDS; THENCE NORTH 81° EAST 87.6 FEET ALONG THE NORTH LINE OF LOTS 5 AND 6 TO THE POINT OF BEGINNING; THENCE SOUTH 1° 56' MINUTES EAST 149.3 FEET TO THE SOUTH LINE OF LOT 6; THENCE SOUTH 9° EAST 20.2 FEET TO THE NORTH LINE OF LOT 4; THENCE SOUTH 1° 41' MINUTES WEST 200.0 FEET TO THE SOUTH LINE OF LOT 1; THENCE NORTH 82° 30' SECONDS EAST 136.9 FEET ALONG THE SOUTH LINE OF LOT 1; THENCE NORTH 9° WEST 370.0 FEET ALONG THE EAST LINE OF LOTS 1, 2, 3, 4, AND 7; THENCE SOUTH 81° WEST 79.6 FEET ALONG THE NORTH LINE OF LOTS 6 AND 7 TO THE POINT OF BEGINNING. BEING LOT 7 AND PART OF LOTS 1, 2, 3, 4, AND 6 OF SAID CORNWELL ACRES.

PARCEL NO. 4715-33-110-001:
SEC 33 T1N R5E BEG NW COR LOT 5 CORNWELL ACRES SUB TH N 81°E 87.6 FT TH S 1°56'E 149.3 FT TH S 9°E 20.2 FT TH S 1°41'W 200 FT TH S 1°41'W 10 FT TH CONT S 1°41'W 283.2 FT TH W 100 FT TH N 2°E 646.7 FT TO POB ALSO ALL THAT PART LOTS 209 & 210 LYING N OF E & W 1/4 LINE OF SEC 33.

BENCHMARKS:

BM — SPIKE IN WEST SIDE OF NORTHERN MOST POWER POLE ON PARCEL NO. 4715-33-110-116, ELEVATION: 855.00 NAVD88.

NOTES:

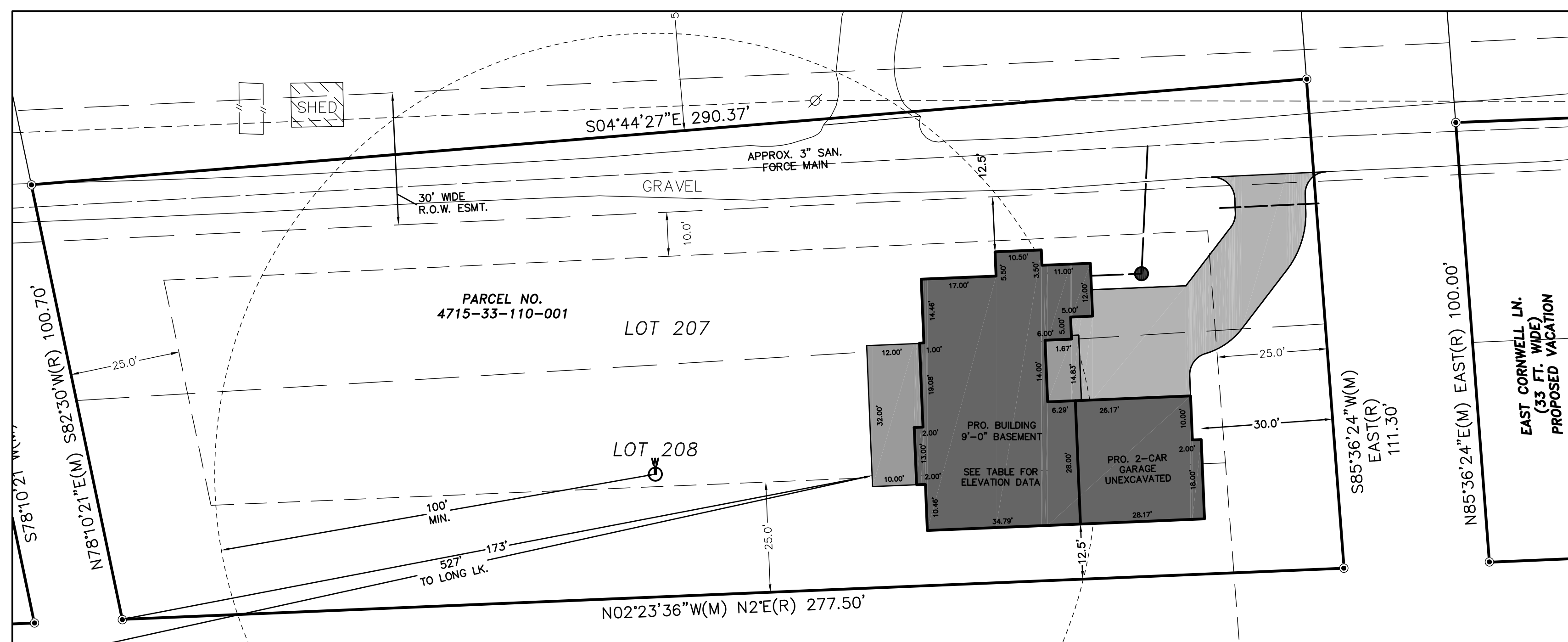
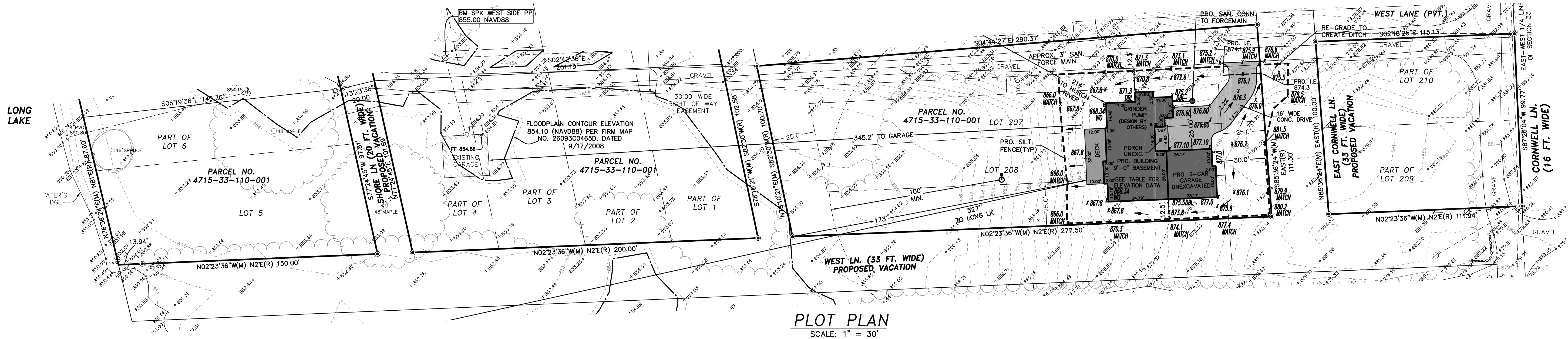
BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE

NOTES:

- 1) LOCATION OF HOUSE IS PER BUILDERS REQUEST.
- 2) BUILDER SHOULD VERIFY DEPTH & LOCATION OF SAN. FORCE MAIN & GRINDER PUMP PRIOR TO START OF CONSTRUCTION.
- 3) WELL IS APPROXIMATE. BUILDER SHALL DETERMINE FINAL LOCATION.
- 4) SUMP DISCHARGE LINE SHALL BE MINIMUM 3" PVC SCH 40.
- 5) SILT FENCE & INLET FILTERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

ELEVATION DATA TABLE:

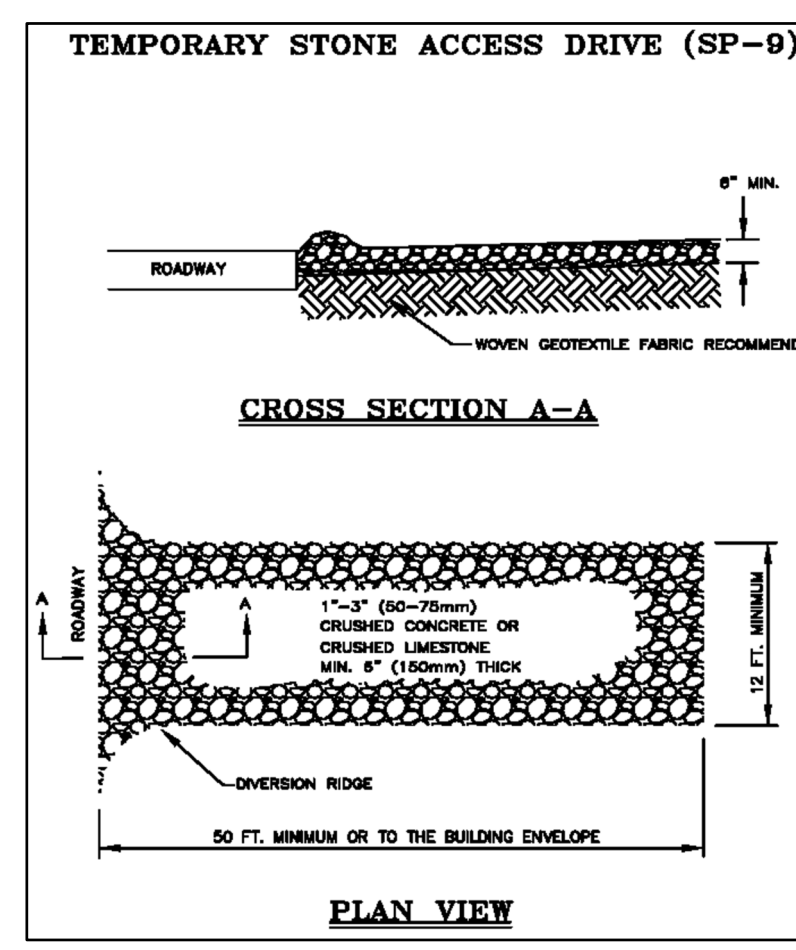
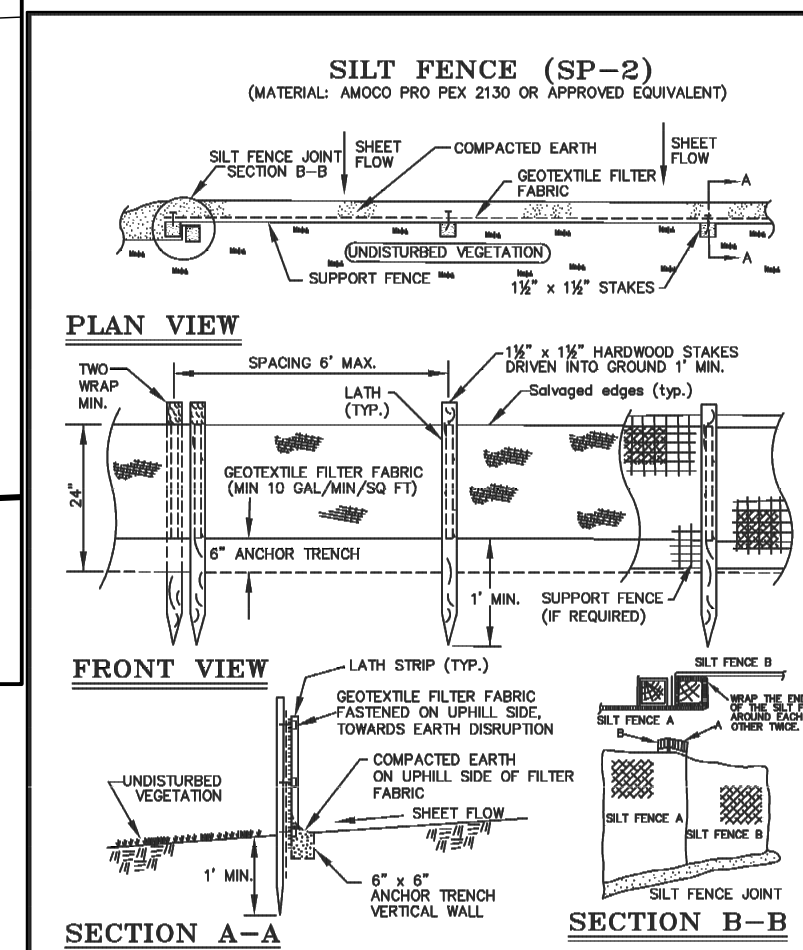
HOUSE	
FINISHED FLOOR=	878.82
TOP/WALL=	877.67
FINISHED GRADE=	877.0
TOP / FOOTING=	868.67
BASEMENT FLOOR=	869.00
GARAGE	
TOP/SLAB @ DOOR=	877.10

**NOTICE:**

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



COMMERCIAL
ALTA PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
LOT PLANS
CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

811
Know what's below
Call before you dig.

CLIENT: DIAMOND BUILDING

PLOT PLAN

11549 WEST LN. & 4311 CORNWELL LN.
TOWNSHIP: TN RANGE: SE
HAMBURG TOWNSHIP
LIVINGSTON COUNTY
MICHIGAN

REVISED

DATE: 5/12/2025

DRAWN BY: TTP

CHECKED BY: KEH

FBK: 447

CHF: BK

SCALE: HOR 1"=15 FT.
VER 1"=5 FT.

1

24-755

Supervisor Pat Hohl Clerk Mike Dolan Treasurer Jason Negri Trustees Bill Hahn, Patricia Hughes, Chuck Menzies, Cindy Michniewicz

ZONING BOARD OF APPEALS MEETING

Wednesday, May 14, 2025, at 7:00 PM
Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

Chair Priebe called the meeting to order at 7:00 pm.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD

Members PRESENT:

Joanna Hardesty, Trustee
Brian Ignatowski
Benedict Russell
Joyce Priebe, Chair
Jim Hollenbeck, Alternate

ABSENT:

William Rill

CONSENT AGENDA:

Approval motion was made by Trustee Hardesty, seconded by Member Ignatowski, to approve Zoning Board of Appeals Agenda for tonight, as presented.

Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY

GENERAL CALL TO THE PUBLIC:

Chair Priebe opened the general call to the public, but no one came up to speak so she closed the session.

CURRENT BUSINESS

1. ZBA 25-0003

Owner: Lesa & Brian Richardson

Location: 9995 Riverview Dr
 Parcel ID: 4715-22-401-045
 Request: Variance application request to permit the construction of an addition to existing house, with a Natural Rivers District setback of 62.3 feet instead of the required 125 ft, per Section 36-172.1 (c) 2

Chair Priebe asked the builder, Brian Dever, to come up to the podium to address the ZBA board. The homeowners have lived at the residence for 8 years and the home needs to be expanded for current needs. The addition is being proposed towards the roadside rather than the river side. The addition will not be noticeable from the street either.

Chair Priebe opened the meeting up to David, the Planning and Zoning Director. David stated that there was a typing error with description of the location of the addition. It is on the road and not on the riverside. He said that the builder did a good job in minimizing the impacts to the area with the addition. The way the home was designed, it is in the Natural River setback no matter the direction of the addition. He said that the staff supports this variance request since it will greatly help the quality of life of the residents.

Once David was done, she opened the meeting to the public comment on this ZBA proposal. No one came up to talk at the podium, so Chair Priebe closed that portion of the meeting. Chair Priebe then opened the meeting to the ZBA board members to discuss the variance request and ask questions that they had.

Trustee Hardesty stated that she was pleased to see that this proposal was on the roadside rather than the riverside. She stated that since this home is a nonconforming structure in the Natural River District, there is nothing that they could propose to the home that wouldn't be a practical difficulty. Member Russell said that he shared Trustee Hardesty's opinion.

Approval motion by Member Ignatowski, seconded by Trustee Hardesty, to approve variance request ZBA 25-0003 at 9995 Riverview, TID 4715-22-401-045 to construct an addition in the Natural Rivers District with a setback distance of 62.3 feet from the OHM, instead of the required 125 feet, per Section 36-172. 1 (c) 2.

The variance meets variance standards one (1) through seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, a practical difficulty exists on the subject site when the strict compliance of the Zoning Ordinance standards is applied, as discussed at the meeting this evening and as presented in the staff report.

Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY

2. **ZBA 25-0004**

Owner: Richard Beaudin
 Location: 9676 Zukey Dr
 Parcel ID: 4715-22-301-003

Request: Variance application request to permit the construction of an addition to existing detached garage, where the accessory structure front yard setback is 2 feet instead of the required 15 feet, per Section 36-215 (3) and the accessory

structure height is 21.9 feet instead of the required 14 feet, per Section 36-215 (9).

Chair Priebe asked the Richard Beaudin to come up to the podium to address the ZBA board. He said that he has lived in the home for 25 years and there is not enough room. He said that his wife and he were approved to increase the height of their home without digging the foundation due to the lake restrictions. They did a posted beam system to the home. Due to the amount of lake boats and other watercraft equipment, they are paying for two storage units per month to maintain their current living space needs. We discovered that since the house is not attached to the garage, we need to get a variance to increase the height. The existing garage was built only 2 feet away from the road. He said that they thought about connecting the home to the garage in the front but the functionality of the existing rooms on the home would not work with the garage attachment. If they tried to connect to the side of the home, there would be no room to get any equipment in there to build it due to neighbor's property lines and fences. Many of his neighbors provided letters of support for this project.

Chair Priebe opened the meeting up to David, the Planning and Zoning Director. He explained that our zoning ordinance regarding accessory structures is unique in that it takes two different measurements of height depending on the roof pitch of the garage. Most local ordinances stick with one general measuring mechanism. Many of the accessory structures in our community existed well before our zoning ordinance came into effect. It is difficult to have an accessory structure with a second story storage area when it only has a 14-foot-high roof. David stated that many of the surrounding properties near this parcel have similar sized accessory structures so it will not be unusual to the sounding community.

Once David was done, she opened the meeting to the public comment on this ZBA proposal. No one came up to talk at the podium, so Chair Priebe closed that portion of the meeting. Chair Priebe then opened the meeting to the ZBA board members to discuss the variance request and ask questions that they had.

Trustee Hardesty said when she went out onsite, she had concerns about what the neighbors would see and feel, especially the neighbor across the street. Currently, he can't see the lake from his home right now so raising the height of the garage will not block his view. It is great that he and the next-door neighbors support this proposal. She said she had a question about the road setback. David explained that when he goes up vertically, he is increasing his nonconformity of the garage. Hardesty said that since the garage is already there 2 feet from the street, she would approve this variance request.

Member Ignatowski stated that he has never seen a variance case where so many people were in support of it. He said Rick is his friend but since the neighbors are in support of the project, and the proposal is going vertically and does not increase the footprint of the building, he is not in a conflict of interest to support it as well.

Chair Priebe wanted to include in the meeting notes, that they received letters of support from all Rick's surrounding neighbors. Member Russell said that he was concerned with this variance, but once he saw all of the printed letters of support from Rick's neighbors, he was more in support of this variance request.

Approval motion by Member Russell, seconded by Member Ignatowski, to approve variance request ZBA 25-0004 at 9676 Zukey Dr., TID 4715-22-301-003 to permit the construction of an addition to existing detached garage, where the accessory structure front yard setback is 2 feet instead of the required 15 feet, per Section 36-215 (3) and the accessory structure height is 21.9 feet instead of the required 14 feet, per Section 36-215 (9).

The variance request meets variance standards one (1) through seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and a practical difficulty exists on the subject site when the strict compliance of the Zoning Ordinance standards is applied, as discussed at the meeting this evening and as presented in the staff report.

Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES:

Approval motion by Member Ignatowski, seconded by Trustee Hardesty, to approve March 12, 2025, Zoning Board of Appeal Meeting Minutes, as presented.

Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY

ADJOURNMENT:

Approval motion made by Trustee Hardesty, seconded by Member Russell to adjourn at 7:27pm.

Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Lisa Perschke

Planning/Zoning Coordinator & Recording Secretary

David Rohr

Planning & Zoning Director

The minutes were approved as presented/corrected: _____

Joyce Priebe, Chair