

City of Lathrup Village
Zoning Board of Appeals
27400 Southfield Road
Lathrup Village, MI 48076

Phone: (248) 557-2600
Fax: (248) 557-2602

Office Use Only

Date Submitted: 01-11-23
2023 ZBA Review #: 17523-001
Fee Paid: \$300
Hearing Date:

JAN 11

Application for Zoning Appeal

Subject Property Address: 26710 MEADOWBROOK WAY
Subject Property Parcel Number:

Property Zoning: RESIDENTIAL

Applicant Information

Name: Charles Dotson, SR.
Address: 26710 MEADOWBROOK WAY State: MI Zip Code: 48076
Phone Number: 313 870-7589 Fax:
Email Address: CEDDOT86@YAHOO.COM
Interest in Property: OWNER

Property Owner Information

Name: CHARLES DOTSON, SR.
Address: SAME AS ABOVE State: Zip Code:
Phone Number: 11 Fax:
Email Address: 11

Variance Information (Attach Additional Pages as Necessary)

1) Section: 5.16(2.G) Variance Description: 2 FT INCREASE IN HEIGHT
2) Section: Variance Description:
3) Section: 5.16(1.F) Variance Description: WAVE CONCRETE SLAB

Please State the Reason for Requesting an Ordinance Variance: Section 7.7(14)
DEViations AND STANDARDS-LETTERS B,C,D,E,F
STEEL SHED FOUNDATION

Required Submittal Information

Prior to 30 Days before next scheduled regular meeting of the Zoning Board of Appeals the applicant is required to file 3 copies of plans containing the following items with the Clerk's Office:

- ☒ Application fee: Dimensional Variance: Commercial \$500 + \$150/additional; Residential \$300 + \$100/additional; Use Variance (all districts): \$850
- ☒ Actual shape and dimensions of the lot, Drawn to Scale
- ☒ Location and dimensions of all existing and proposed structures
- ☒ Existing and intended use for each building or part thereof.
- ☒ Statement of practical difficulties that prevent conformities with the Ordinance Requirements
- ☒ Description of any unique circumstances regarding the property (i.e. parcel shape, location, building, etc)

Application for Zoning Appeal

The Zoning Board of Appeals has the responsibility for making the decision to approve or deny your appeal. Information such as photographs, evidence that you have discussed your appeal with your neighbors, detailed plans, examples of the type of building, structure or the like will provide a better basis for review and understanding of your appeal. Failure to provide adequate specifics and details will result in a refusal by the City staff to accept your application and delay your appearance before the Zoning Board of Appeals.

Standards Used by the Zoning Board of Appeals for Granting Variances

The Zoning Board of Appeals will use the following standards for granting variances. The Applicant is encourage to review Article 7.0 of the Zoning Ordinance prior to appearing before the Board.

Article 7.0, Section 7.7(14) Deviations and Standards

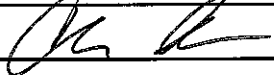
- a) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship will result to the applicant if the strict letter of the regulations are carried out. Mere
- b) The factual circumstances upon which an application for a deviation is based are unique to the property for which the deviation is sought, and are not applicable to the City generally, or to other property within the same zoning classification.
- c) Any alleged practical difficulty or unnecessary hardship caused by this ordinance has not been created by an persons presently or previously having an interest in the property.
- d) The proposed deviation will not adversely affect the purpose or objectives of this ordinance, nor impair the adequate supply of light and air to adjacent property nor diminish the marketable value of adjacent lands and buildings, nor increase the congestion in public streets.
- e) The proposed deviation will not otherwise impair the public health, safety, comfort, and general welfare.
- f) The benefit to the applicant will be real and substantial and any detriment to the neighboring property owners and occupants or the community at large is not substantial or is illusory. Benefits and detriments shall be determined in relation to the factors which impair the value and use of properties as related in (d) and (e), above.
- g) The applicant is both willing and able to provide additional amenities beyond those minimally required by this ordinance and/or restrict the use of the property beyond those limitations placed on the property by this ordinance so that the fair market value of neighboring properties will be enhanced beyond the values which would accrue to them if the property were developed and used in strict conformity with the ordinance.
- h) The same or a substantially similar request shall not have been presented to the Council in the form of a petition for a zoning amendment and been expressly denied and rejected after a public hearing.
- i) Any special criteria listed for specific deviations elsewhere in this ordinance.

Verbatim Minutes

If any party desires that a verbatim record be kept, \$200.00 shall be paid by the requesting party before the evidentiary portion of the hearing commences. The city shall refund such amount of the fee paid as exceeds the city's actual costs when the proceedings have been completed.

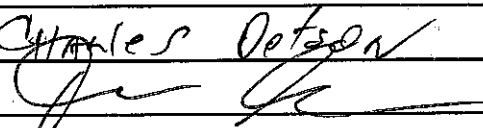
Owner's Affidavit

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and supporting information and data are in all respects true and correct to the best of the Owner's knowledge and belief.

Signature:		Date:	1/11/23
Subscribed and sworn to before me this:	11th	Day of	January, 2023
Notary Public Name:	Theresa Knoll	County of:	Oakland
With Commission to expire on:	02-03-2026		

Applicant Signature

I/We do hereby swear that the above stated information is accurate and complete.

Name:	Charles Peterson		
Signature:		Date:	1/11/2023

Ramsgate



Wrought Iron Fence

(SHRUBS)

(SHRUBS)

(SHRUBS)

50 FT
TREE
(Maple)

Wrought Iron Fence

(SHRUBS)
(SHRUBS)

50 FT
TREE
(Maple)

(Pine)
50 FT
TREE
(REAR)

(Pine)
50 FT
TREE

(5'00)

TUFF
SHEP
10X16X12
(FRONT)

(Pine)

50 FT
TREE
(Maple)

TREE
(Maple)

(2) 60 FT
TREES
(Pine)

50 FT
TREE
(Maple)



SHRUBS
SHRUBS

SHRUBS

SHRUBS

Wrought Iron Fence

Wrought Iron Fence

Wrought Iron Fence

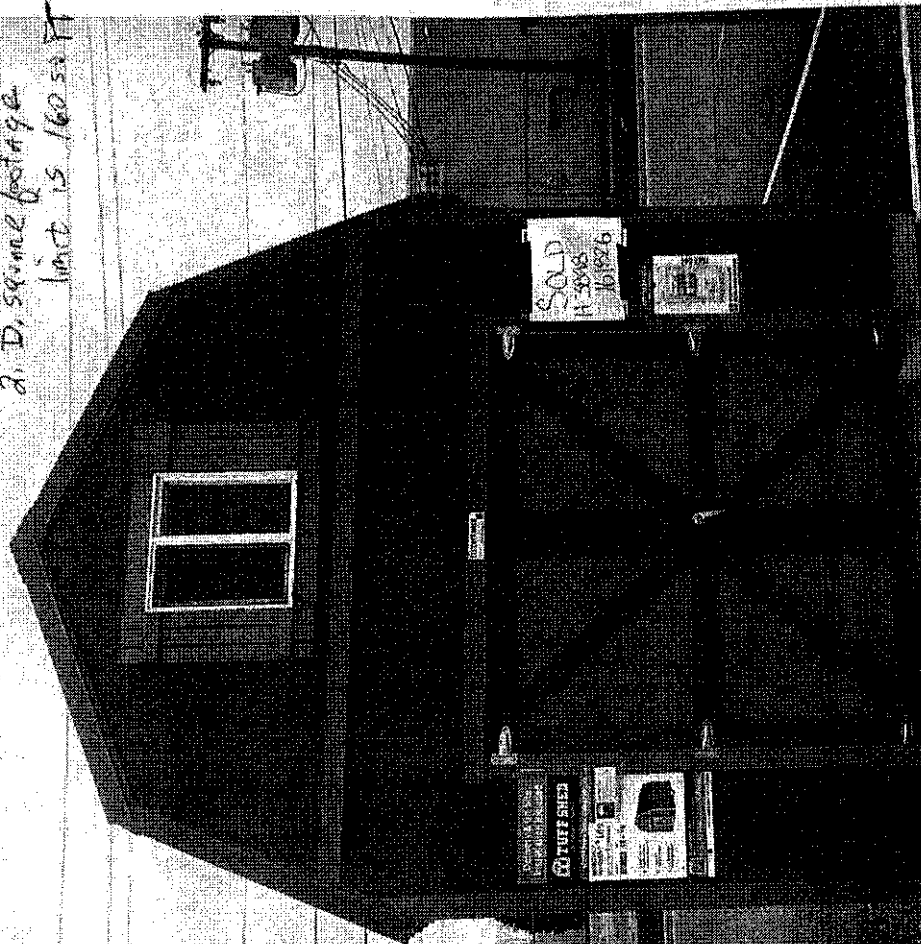
Wrought Iron Fence

2 Acres

26110 Emelow Brook Way

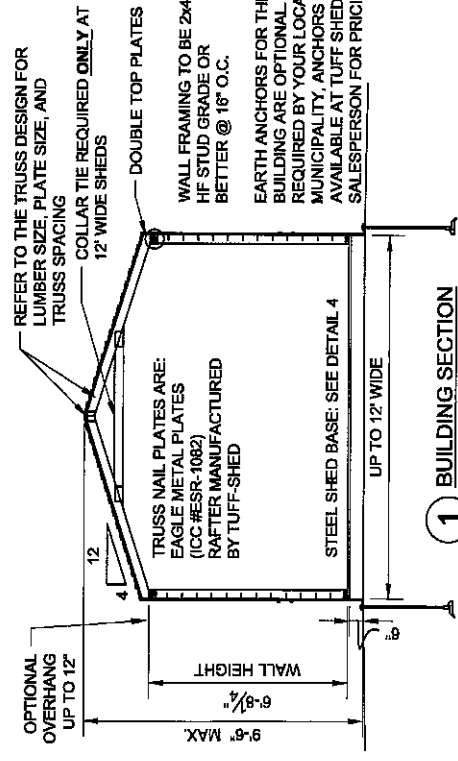
10x16x12

5.16 Accessory Bldg / Structure
2. D. square footage
last is 160 sq ft



TR/TRD-700 SHED UP TO 12' WIDE x UP TO 24' LONG

SUNDANCE SERIES



1 BUILDING SECTION
SCALE: N.T.S.

NOTES:
1. BUILDING CODE: 2015 IBC AND 2015 IRC

2. DESIGN LOADING:
WIND SPEED & EXPOSURE: 115C
ROOF LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 10 PSF

3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2015 IBC AND 2015 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

NAILING:

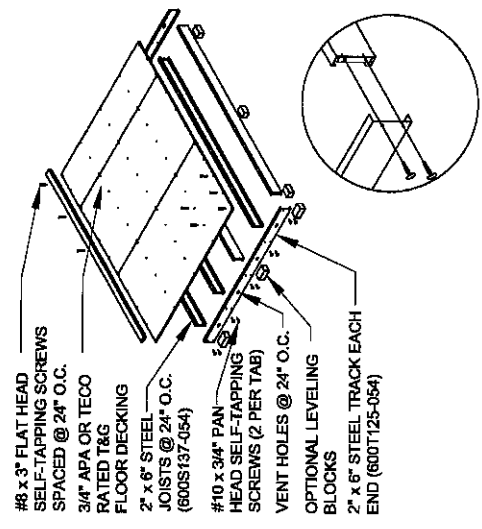
ROOF:
ATTACH 7/16" OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

WALLS:

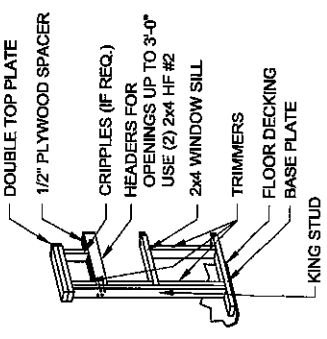
ATTACH 3/8" SMARTSIDE TO WALL FRAMING WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

HEADER:

ATTACH HEADER TO STUD WITH:
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL

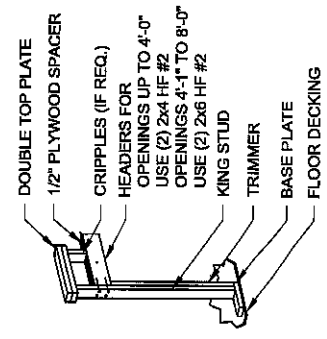


4 SHED BASE DETAIL
SCALE: N.T.S.



FOR WINDOW OPENINGS UP TO 3'-0" ON SUNDANCE SERIES SIDE WALLS

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



FOR OPENINGS UP TO 8'-0" ON SUNDANCE SERIES SIDE WALLS

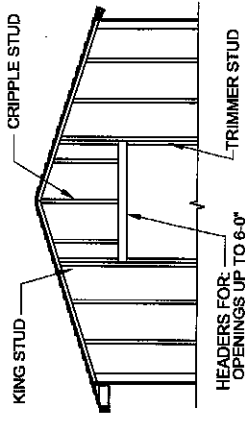
2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.

Order #	P.O. #
Customer:	Drawn By: SJ
Site Address:	Date: 5/1/17
Building Size: WIDTH x LENGTH x HEIGHT - SQ. FT. AREA	Checked By:
	Date:
	Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED, INC. AND THE ENGINEER OF RECORD.

3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.



- STEEL SHED FOUNDATION:
2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C. (SUPPLIER: ALLIED STUCCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING.
SUGGESTED SIZES: 2' x 8' x 16", 4' x 8' x 16", OR 8' x 8' x 16". BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM. BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

DRAWINGS BY:
TUFF SHED, INC.
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF
TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN THEREON.

TITLE	BUILDING SECTIONS	DRAWING NO.
SHED BASE DETAILS	SHED BASE DETAILS	TR/TRD700-01
HEADER FRAMING DETAILS	HEADER FRAMING DETAILS	REV. LEVEL 01
NOTES - 2015 IBC & IRC - 115C	SHEET 1	PAGE 1 OF 1

From: Charles Dotson ceddot86@yahoo.com
Subject: Fwd: Application for Zoning Appeal for a Detached
Accessory Structure
Date: Jan 10, 2023 at 10:58:54 PM
To: Charles Dotson ceddot86@yahoo.com

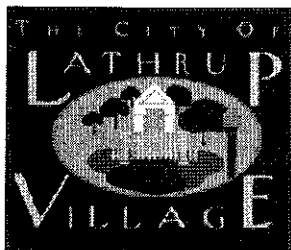
Zoning Appeal for a Detached Accessory Structure

I. Description of unique circumstances regarding the property:

1. 2 Acre contiguous, wooded, corner lot with over 70 trees and shrubs. 50-60 ft tall trees.
2. Privacy fence, mature trees and shrubs obscure the view from neighbors and the street.
3. The Proposed Shed Location (PSL) North East back corner acre of the property is surrounded by mature Pine, Maple and Apple trees.
4. The front entrance of the shed will face South towards the remaining acre of the property. Therefore, the shed will be well covered from the street and neighbors.
5. The PSL is flat and the shed foundation is steel, so the chance for rodent/pest intrusion is non-existent, thus the need for a concrete slab seems to be overkill, unless there's another purpose for the slab that I'm not aware of.

The cost and time associated with filing a Zoning Appeal has already increased my cost for the Shed. If I'm required to pour a concrete slab, the cost increase will be half the cost of the Shed. This certainly was not the intended purpose of the Ordinance.

||



A HERITAGE OF GOOD LIVING

City of Lathrup Village
Building Department
27400 Southfield Rd

Phone (248) 557-2600
Fax: (248) 557-2602

Office Use Only

Application Date:

Permit #:

Building Official

Approved

Not Approved

PLAN REVIEW

NA Jan 12/30/22

Accessory Structure Permit Application

Location of Structure:

BACK Acre of Property

Home Owner Information

Name:

Charles Dotson

Phone:

(313) 870-7589

Owner Address

26110 MEADOWBROOK Way

Contractor Information

Name:

TUFF SHED JOHN Lopez-trone

Address:

City:

Zip Code:

Contractor's License #:

Phone:

(939) 245-5554

Structure Information

Structure Type:

TUFF SHED

Materials Used:

WOOD, METAL

Size:

10 X 16 (Square Footage cannot exceed 140sqft)

Height:

10 Feet (See Zoning Ordinance Section 2.2.11 for height calculations)

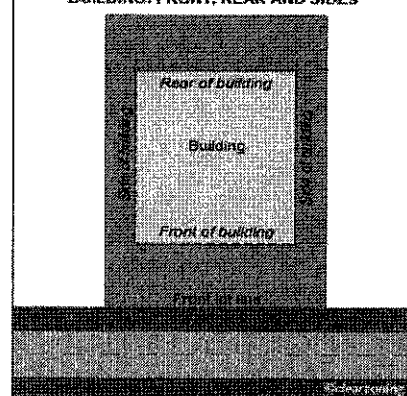
Conditions:

1. Structure must be placed on Four Inch Slab
2. Structures may not be placed within five feet of side property lines
3. A form inspection is required prior to installing the required cement slab
4. A final inspection is required after landscaping is installed

Additional Location Information

Per Zoning Section 3.7.2.i: [Structures] shall be placed in the rear yard, not within any easement, and in such location and so sheltered or screened by shrubs or evergreen or pine trees on all sides except the entrance door, as to minimize their view from the public streets and adjacent properties to the extent reasonably possible.

BUILDING: FRONT, REAR AND SIDES



Application Checklist



Completed Accessory Structure Application



Survey or Plot plan showing the location of new and existing



Photo or print of proposed structure



Permit Fee of \$65.00

Applicant Affidavit

I hereby certify that the above answers are correct and true and the above described sign will conform to the City of Lathrup Village Code and/or Ordinances regarding its erection, construction and maintenance.

Name:

[Signature]

Signature:

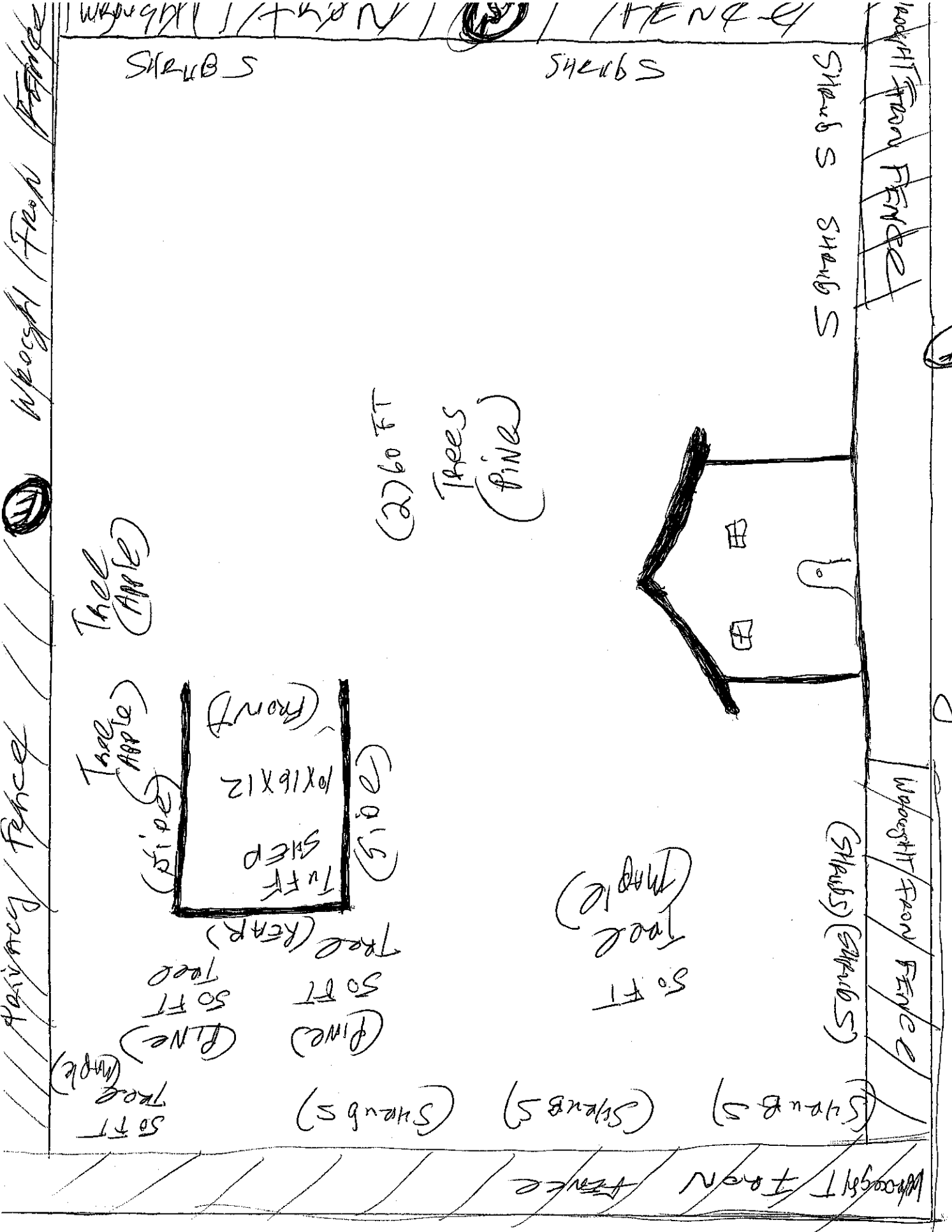
[Signature]

Date

12/29/22

26910 Meadow Brook Way

2 acres



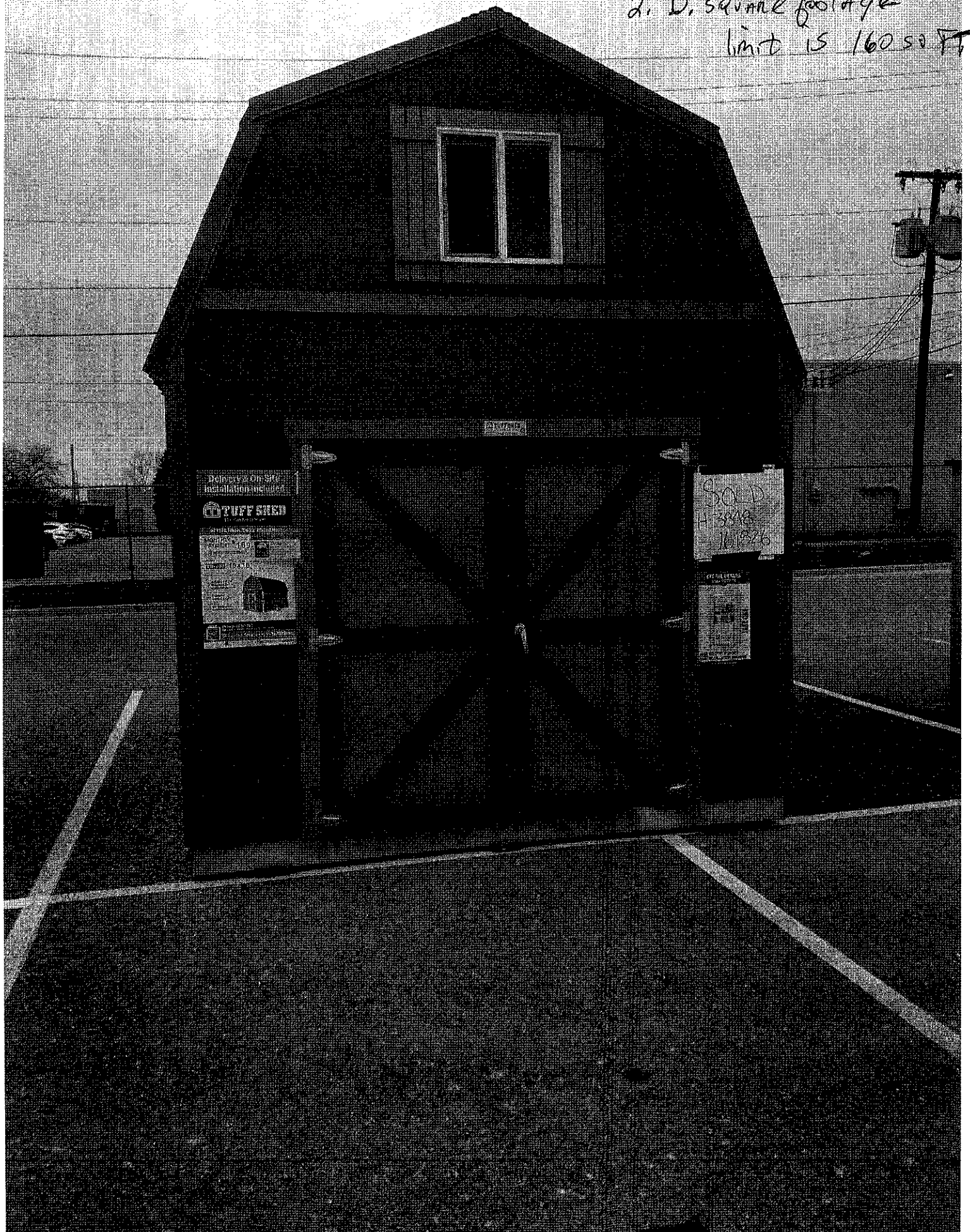
front

10X16X12

5.16 Accessory Bldg/Structure

2. D. square footage

limit is 160 sq ft



City of Lathrup Village

27400 Southfield Rd.

Lathrup Village, MI 48076

(248) 557-2600

(248) 663-6013

Invoice For PlanRevi Pze23-001

Print Date: 01/11/2023

DOTSON, CHARLES

26710 MEADOWBROOK WAY

LATHRUP VILLAGE MI 48076-4662

Pay by Account In Full



Pay by Account In Full

\$ 300.00

Invoice No	Invoice Date	PlanReview Numbe	Address	Amount Due
00010408	01/11/23	Pze23-001	26710 MEADOWBROOK WAY	\$ 300.00
Fee Details	Quantity	Description	Amount Cost	Balance
	1.000	Residential Variance	\$300.00	\$ 300.00
Total Amount Due				\$ 300.00

CHK# 4230

CITY OF LATHRUP VILLAGE
DATE 01/11/2023 10:42:54
REF 00010408
RECEIPT 294340
AMOUNT \$300.00

From: [Susan Stec](#)
To: [Kelda London](#)
Subject: FW: 26710 Meadowbrook Way, Lathrup Village Accessory Shed As Built Drawings
Date: Friday, March 24, 2023 8:06:00 PM

Will you please add this email chain to this PZE? Thanks!

From: Charles Dotson <ceddot86@yahoo.com>
Sent: Friday, March 24, 2023 3:24 AM
To: Eric Pietsch <epietsch@giffelswebster.com>
Cc: Susan Stec <SStec@lathrupvillage.org>; Jill Bahm <jbahm@giffelswebster.com>
Subject: Re: 26710 Meadowbrook Way, Lathrup Village Accessory Shed As Built Drawings

Hello Eric,

As a follow up to the questions asked:

1. The shed has no features that would qualify it as an accessory dwelling (no permanent foundation) unit. There is no plumbing. The electrical connection is for lighting.
2. The front of the shed faces West, Rear East. The fence abuts the Rear (East) side of the property line. The South side of the shed has a fence. However, I own the South side lot as well. So, the spacing is unlimited. My neighbor (East) and me are planning on replacing the existing fence with a privacy fence, due to the odd configuration of both of our lots.
The roof eave to the East doesn't cross the property line. I'm not aware of any utility easement to the East or South property lines.

Sincerely,
Charles E. Dotson, Sr

Sent from my iPhone

On Mar 23, 2023, at 11:13 PM, Eric Pietsch <epietsch@giffelswebster.com> wrote:

Thank you, Susie and Mr. Dotson.

After looking through the drawings, I do have a few questions. I'd like to confirm that the floor plan is an open floor plan (no counter tops, cabinets, appliance hook ups, plumbing hook ups, etc...). In other words, no features that could question whether this accessory building could be used as a secondary dwelling unit or accessory dwelling unit. I understand there is an electrical connection for lighting. Is there any other feature that requires an electrical connection?

The drawing, third-from-bottom, that shows the fence 5 ½ feet from the shed. It's hard

to confirm the direction the “front” of the shed faces. Given the footpath from the house, I imagine the front of the shed faces north, the rear of the shed faces south, and the east side of the shed abuts the east property line. Does the fence exist east of the shed, south of the shed, or both? Judging by the aerial below, it appears the 5 ½ foot setback is from the south, so my question is if there is a fence on the south side of the shed? I imagine there may be one on the east side separating the lot from the neighboring property to the east.

Would it be possible to provide photographs of all sides of the shed, particularly as it relates to the **setbacks** from the south and east property lines? If the 5 ½ foot distance to the fence represents the south side of the shed, then what is the setback of the shed from the east property line? If in fact the shed is built at the east property line, is there any possibility that the roof eave might cross the property line onto the neighbor’s property? Is there a known utility easement that runs along either the east or south property lines?

Minimum setback requirements for the R-1 district are:

Rear: 35 feet

Side: 5 feet (one side) 15 feet (total)

Since the existing shed is within the side yard, the minimum setback requirement that would apply is 5 feet for one side and 10 feet for the other. That way, they’d total 15 feet. Can this be verified? Again, photographs would help.

<image001.png>

Referring back to the review letter, we’ll need to know any and all information that would determine if additional variance requests are to be included on the ZBA application.

<image011.png>

Respectfully,

Eric Pietsch
Senior Planner

[<image012.jpg>](#)

1025 E. Maple, Suite 100
Birmingham, MI, 48009
p 248.852.3100
f 313.962.5068

epietsch@giffelswebster.com
www.giffelswebster.com
[privacy policy](#)

From: Susan Stec <SStec@lathrupvillage.org>

Sent: Thursday, March 23, 2023 11:44 AM
To: Eric Pietsch <epietsch@giffelswebster.com>
Cc: Charles Dotson <ceddot86@yahoo.com>
Subject: FW: 26710 Meadowbrook Way, Lathrup Village Accessory Shed As Built Drawings

Good morning, Eric –

Mr. Dotson (26710 Meadowbrook Way) provided the as-built sketches below to accompany his ZBA application. Please provide any comments/questions you may have as soon as possible.

Thanks!

Susie

From: Charles Dotson <ceddot86@yahoo.com>
Sent: Thursday, March 23, 2023 11:24 AM
To: Susan Stec <SStec@lathrupvillage.org>
Subject: 26710 Meadowbrook Way, Lathrup Village Accessory Shed As Built Drawings

<image004.jpg>

<image005.jpg>

<image006.jpg>

<image007.jpg>

<image008.jpg>

<image009.jpg>

<image010.jpg>

Sent from my iPhone
[EXTERNAL]



