1. OPEN MEETING
2. ROLL CALL
3. MINUTES
   A. 04/25/2022 ZBA Meeting Minutes
   B. 04/25/2022 Special Meeting Minutes
4. AGENDA REVIEW AND APPROVAL
5. ZBA BUSINESS
   A. AB-2022-15, James Garris, 215 N. Conklin Road, 09-01-403-014
      The petitioner is seeking 2 variances from Zoning Ordinance #78
      Article VI, Section 6.02(N)(3)
      1. A 23.5-ft. front yard setback variance from the required 40-ft. to install an inground pool 16.5-ft.
         from the front property line along De Goff Ct.
      2. A 30-ft. front yard setback variance from the required 40-ft. to install an inground pool 10-ft.
         from the front property line along Orion Ter.
   B. AB-2022-16, Monish & Carrie Sharma, 4320 Newcastle Dr., 09-07-351-008
      The petitioner is seeking 1 variance from Article XXVII, 27.02(8) - Lot size over 2.5 acres
      1. A 192-sq. ft. variance above the allowed 1,900-sq. ft. maximum floor area of all accessory
         buildings to build a 660-sq. ft. attached garage.
   C. AB-2022-17, Duane Anderson, 2455 Armstrong, 09-21-354-002
      The petitioner is seeking 1 variance from Zoning Ordinance #78
      Article VI, Section 6.04 - Zoned R-2
      1. A 6.28% lot coverage variance above the allowed 25% for a total lot coverage of 31.28% to
         install a 620-sq ft. inground pool.
   D. AB-2022-18, Jeff Hanson, 3936 Maybee Rd., 09-30-200-037
      The petitioner is seeking 1 variance from Article XXVII, 27.02(8) - Lot size over 2.5 acres
      1. A 476-sq. ft. variance above the allowed 1,400-sq. ft. maximum floor area of all detached
         accessory buildings to add a 968-sq. ft. addition to a 440-sq. ft. garage, and an existing 468-sq. ft.
         carport.
6. PUBLIC COMMENTS
7. COMMUNICATIONS
8. COMMITTEE REPORTS
9. MEMBER COMMENTS
10. ADJOURNMENT

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact Penny S. Shults, Clerk, at (248) 391-0304, ext. 4001, at least seventy-two hours in advance of the meeting to request accommodations.
The Charter Township of Orion Zoning Board of Appeals held a regular meeting on Monday, April 25, 2022, at 7:00 pm at the Orion Township Community Center, 2323 Joslyn Road, Lake Orion, Michigan 48360.

**ZBA MEMBERS PRESENT:**
Dan Durham, Chairman  
Tony Cook, Vice-Chairman  
Diane Dunaskiss, Board member  
Mike Flood, BOT Rep to ZBA

**ZBA MEMBERS ABSENT:**  
Don Walker, PC Rep to ZBA

**CONSULTANT PRESENT:**  
David Goodloe, Building Official  
Mr. Kelly, Township Attorney  
Mark Landis, Township Engineer

**OTHERS PRESENT:**  
Gene McNabb  
Eugene McNabb  
Marc McClintock  
Chris Cousino

1. **OPEN MEETING**  
Chairman Durham called the meeting to order at 7:00 pm.

2. **ROLL CALL**

3. **MINUTES**

A. **04-11-2022, ZBA Regular Meeting Minutes**

Trustee Flood moved, seconded by Board member Dunaskiss, to approve the 04-11-2022 minutes as presented.

Roll call vote was as follows: Cook, yes; Flood, yes; Dunaskiss, yes; Durham, yes. Motion passes 4-0.

4. **AGENDA REVIEW AND APPROVAL.**

Trustee Flood moved, seconded by Chairman Durham, to approve the agenda as presented.

Roll call vote was as follows: Cook, yes; Flood, yes; Dunaskiss, yes; Durham, yes. Motion passes 4-0.

5. **ZBA BUSINESS**

A. **AB-99-02-2022, Dan's Excavating Inc.; 2985 Judah Rd. (parcel #09-32-400-056); and unaddressed land that is that portion of lot 11 of Mt. Judah Farms south of 2985 Judah Rd. excluding the portion of lot 11 of Mt. Judah Farms that is part of Breckenridge Orion**
Condominium (parcel #09-32-400-096; and unaddressed land that is one (1) parcel west of 2985 Judah Rd. (parcel #09-32-400-095); and 3011 Judah Rd. (parcel #09-32-400-063).

Mr. Chris Cousino, representing the applicant, introduced himself to the Board members. He stated that they are requesting the closure of this permit and he summarized the variance request. He reviewed Mr. Landis’ report and has no further questions about it.

Chairperson Durham asked if the silt fence was gone.

Mr. Cousino replied no; Mr. Landis had requested that this be removed as part of the full close out.

Mr. Landis, OHM, summarized his review report dated April 21, 2022. The closure packet did include a mining closure plan last reviewed December 6, 2021. The plan reflects the current condition of the site. There is no proposed earth work associated with this application and he commented on the site work that has been done in preparation. The silt fence that is out there is no longer needed so they are asking that it be removed as a condition of close out. The steep southern slope has been regraded to an approximate slope of 1:4 and there were minor drainage swales established along the easterly property line and one from the retention pond toward Judah Road. Since the grading operations are complete, the applicant is not proposing to renew their haul route permit. The Road Commission will now be maintaining Judah Road without the assistance of the applicant. The applicant has established and constructed a retention pond that has been sized to accommodate two 100 year storms on the site. He described a culvert on the site which picks up some small off site drainage area to the east. There is also a route established that would carry water to Judah Road from the pond to prevent water from backing up through the culvert off site. In conclusion, it is their opinion that the application and materials submitted are in substantial compliance with the Township ordinance and engineering standards and they recommend the following items be a condition of approval: all silt fence shall be removed from the site and vegetation be established within the newly mulched blanketed areas.

Trustee Flood confirmed that the applicant is not going before the Road Commission to renew the haul permit.

Mr. Landis replied that this is his understanding.

Trustee Flood commented that the people on Judah Road are tired of the trucks ruining their summer and will be pleased about this.

Chairman Durham asked Building Official Goodloe if there is anything that the Board should be aware of that has not already been discussed.

Building Official Goodloe replied not that he is aware of.

Chairman Durham asked for public comment.

Eugene McNabb, 2981 Judah, provided pictures to the Board. He commented on the positioning of the culvert and how it was installed in the wrong place. He commented on his property and the subject property and the issues with drainage that he has experienced.

Chairman Durham asked for information about “the pit”.

Mr. McNabb stated that the whole area is “the pit”. He explained the second picture showing that there were more than three people on a walk through and according to the attorney, whenever there is more than three people on a walk through, there should be an open meeting. He was not notified and he was not there.
Chairman Durham stated that he can only comment on the 9:00 am pit walk. He stated that he was there, Board member Dunaskiss was there and a representative from OHM was there to answer questions. There were only two board members there.

Mr. McNabb stated that Trustee Flood was there at the meeting.

Trustee Flood stated that he was there with Tony Kerby and Mr. Goodloe. There were not three Board members there at the same time. He stated that there was not a quorum present in his party.

Chairman Durham asked if there was anything additional.

Mr. McNabb commented on Ordinance #40 in 1997 and the ordinance update in 1998 regarding regulating the pit. He also commented on historical details about the gravel pit.

Chairman Durham stated that the Board’s decision tonight is regarding the ordinance and conditions as they exist today. He notified Mr. McNabb that he would have five more minutes to speak.

Mr. McNabb commented that it is up to the Board how long he speaks. He stated that he is challenging the Board on that question.

Trustee Flood stated that Chairman Durham is following the by-laws of the Board.

Mr. Kelly answered yes.

Chairman Durham concurred.

Mr. McNabb asked Chairman Durham to find the map that came from the Township.

Mr. McNabb asked why his property was on that map.

Chairman Durham replied that he doesn’t see where it stops and starts.

Mr. McNabb replied he can see it on the map. He continued commenting that they are using his property today according to this map.

Chairman Durham stated that this is under current litigation and the Board cannot speak to a matter that is being litigated.

Mr. McNabb stated that he is going from the map; he is not talking about the court. His property is being used according to the map. He commented on the lots included in the map.

Mr. Gene McNabb, Orion Township, commented that Chairman Durham is being hostile. He commented that he asks questions and never gets answers. He asked why the pictures were not put on the screen for everyone to see. He requested a report from OHM and they got an answer that there was no report available and obviously there was a report. They could not look at it prior to the meeting. He asked what the elevation was upon closure.

Mr. Landis stated that the elevation of the property varies and he explained. There is not a consistent 10:60 across the site.

Mr. McNabb asked what the closure of the pit does.

Chairman Durham stated that when the pit application is closed, Dan’s does not reestablish their haul route and all the sand and mining will be done and the truck traffic will be gone.
Mr. McNabb stated that the pit gets closed and they sell the property and there will some rulings made. He asked where they go after that. He asked if it gets put in holding until all of the proceedings are over.

Chairman Durham stated that if the Board votes to close the application, it will move on and further measures may end up back with the Zoning Board of Appeals as necessary.

Mr. McNabb asked when the haul permit expires. He asked if one of the requests was an extension to allow them to complete items. If they are extending it and the haul permit has expired, that is another issue. He asked when the application is closed out, it will be conducted as a residential piece of property.

Chairman Durham replied that this is his understanding.

Building Official Goodloe stated that once it is closed out, it is residential property and will be held to standards as any other resident.

Mr. McNabb confirmed that there would be no commercial activity.

Chairman Durham replied no and clarified mining or hauling and truck traffic.

Mr. McNabb stated that it is not as favorable for Dan’s Excavating and the Township as it used to be. He cautioned the Board to put some safeguards with the property. If they sell the property, they get rid of liability and no longer can go on the property and fix it.

Trustee Flood moved, and Board member Dunaskiss supported, in the matter of AB-99-02-2022, Dan’s Excavating Inc.; 2985 Judah Rd. (parcel #09-32-400-056); and unaddressed land that is that portion of lot 11 of Mt. Judah Farms south of 2985 Judah Rd. excluding the portion of lot 11 of Mt. Judah Farms that is part of Breckenridge Orion Condominium (parcel #09-32-400-096; and unaddressed land that is one (1) parcel west of 2985 Judah Rd. (parcel #09-32-400-095); and 3011 Judah Rd. (parcel #09-32-400-063) to approve the Dan’s Excavating and CP Ventures application for closure of Ordinance #99 Balancing and Excavation Permit for 2985 Judah Rd. (parcel #09-32-400-056); and unaddressed land that is that portion of lot 11 of Mt. Judah Farms south of 2985 Judah Rd. excluding the portion of lot 11 of Mt. Judah Farms that is part of Breckenridge Orion Condominium (parcel #09-32-400-096; and unaddressed land that is one (1) parcel west of 2985 Judah Rd. (parcel #09-32-400-095); and 3011 Judah Rd. (parcel #09-32-400-063) and direct the Township administrator and engineer secure completion of all ordinance requirements for the proper restoration and close out of the permit consistent with the approval plan and when appropriate, direct the Township administrator to terminate or release any applicable bond or other security. This is conditioned on the OHM letter dated April 21, 2022, all silt fences shall be removed from the site and vegetation established within the newly mulched blanketed areas.

Vice-chairman Cook asked about the establish vegetation part of the motion.

Mr. Landis commented that he is referring to the mulch blankets which have straw and hay woven into them and they are made to protect the newly established vegetation underneath them. Those areas are what were referred to in OHM’s letter. The established vegetation has not grown up through them yet. This is a condition that they were asking for.

Trustee Flood stated that this condition was in the OHM letter and that he referred to in his motion.

Roll call vote was as follows: Dunaskiss, yes; Cook, no; Flood, yes; Durham, yes. Motion passes 3-1.
B. AB-2022-13, Marc McClintock, Vacant Parcel 1 Parcel north of 484 Cushing Street, 09-03-278-031

Board member Dunaskiss stated that she would like to recuse herself from the case because she is within 300 feet.

Trustee Flood moved, supported by Chairman Durham, to recuse Board member Dunaskiss from this case because she is within 300 feet of the subject property.

Vote was as follows: Cook, yes; Flood, yes; Durham, yes. Motion passes 3-0.

Chairman Durham read the petitioner's request as follows:

The petitioner is seeking 3 variances from Zoning Ordinance #78 Article VI, Section 6.04, Zoned R-3

1. A 3-ft. front yard setback variance from the required 30-ft to construct a new home with an attached garage 27-ft. from the front property line (road side).

2. A 4-ft. side yard setback variance from the required 8-ft. to construct a new home with an attached garage 4-ft. from the side property line (north).

3. A 9.62% lot coverage variance above the allowed 25% for a total lot coverage of 34.62%.

Mr. Marc McClintock introduced himself to the Board and explained the variance request.

Chairman Durham commented that it was if the applicant was trying to fit a large house on a small lot instead of trying to build a smaller house to fit the lot he has.

Mr. McClintock stated that he is trying to build a 2700 square foot home which is consistent with homes in the area. He has preliminary plans for the home.

Trustee Flood asked if he is lot 1 or lot 4.

Mr. McClintock answered lot 4. He is the one just south of the road to the island.

Trustee Flood asked if the road was an easement or part of the property.

Mr. McClintock answered he doesn't own the road.

Trustee Flood commented that the lake lots are tough and every house on the road has a garage that is close. The 4 foot setback would abut the easement. The Fire Marshall's letter has no concern with this request. This is not self-created because those lots were created a long time ago and the petitioner wants to build something to today's standards. The practical difficulty is the lake lot and the fact that it is nonconforming.

Mr. McClintock stated that he choose to keep the 8 foot on one side. There is a property on this side and he wanted to leave room in case this area needs to be serviced. The 3 foot setback is smaller than some requests. He pointed out other properties which have variances.
Vice-chairman Cook asked about question #7 on the application. He asked what came first, the property or the plan.

Mr. McClintock replied the property, the plan is in motion.

Trustee Flood asked if the petitioner was aware that he would have to have a unanimous vote in order to pass a variance and if not, he has the opportunity to postpone the case until he has a five member board.

Mr. McClintock stated he knows that other variances which are larger than what he is asking have went through.

Trustee Flood answered that each case is individual and this request is not out of line.

Building Official Goodloe referred to the plot plan drawing, page 7. One concern he has is when you build so close to each other, when you transfer a footing, it goes out on a 45 degree angle. Sometimes there can be a compromising of each other’s footings. He is concerned about the grade of the property and where the water is going to go and he explained.

Chairman Durham confirmed the location of the lot. He asked Building Official Goodloe if he was talking about water on the structure.

Building Official Goodloe replied yes but typically they do not have a water runoff plan. The code says you have to run your property 6 inches and 10 feet.

Chairman Durham asked the petitioner if he ever heard that the lot was not buildable.

Mr. McClintock answered no.

Chairman Durham commented that the petitioner needs to decide if he wants to postpone because he needs a majority vote.

Mr. McClintock offered to move the house and make 4 foot setbacks on each side. He could keep the same size house but he could shift it.

Chairman Durham asked if he was starting construction immediately.

Mr. McClintock answered no.

Chairman Durham stated that if he is going to vote on something, he would like to see it how it will be.

Trustee Flood stated that is would have to be re-noticed if it were changed.

Building Official stated that the 4 foot variance request is on the easement side. There is still a fire rating requirement on that wall.

Vice-chairman Cook explained his concerns about changing the plan this evening and asking for a vote on this changed plan. There is not a concern with time because the petitioner has indicated that he is not building immediately.

Mr. McClintock stated that he is asking for nothing different than what other homes have received in that 300 foot radius.
Chairman Durham explained the options to the petitioner.

Building Official Goodloe commented that he is now seeing discrepancies in elevations on the plans and he explained how this doesn't accurately show how the grade will look.

Chairman Durham reiterated the options to postpone to the petitioner.

Mr. McClintock asked when he could come back before the Board.

Chairman Durham provided the possible dates. He added that the petitioner should consult with the Building Department too.

Mr. McClintock stated that he would like to come back on May 9, 2022.

Vice-chairman Cook moved, and Chairman Durham supported, in the matter AB-2022-13, Marc McClintock, Vacant Parcel 1 Parcel north of 484 Cushing Street, 09-03-278-031 that the petitioner has requested that his request for seeking 3 variances from Zoning Ordinance #78, Article VI, Section 6.04, Zoned R-3 including a 3-ft. front yard setback variance from the required 30-ft to construct a new home with an attached garage 27-ft. from the front property line (road side), a 4-ft. side yard setback variance from the required 8-ft. to construct a new home with an attached garage 4-ft. from the side property line (north) and a 9.62% lot coverage variance above the allowed 25% for a total lot coverage of 34.62% be postponed until a date certain being May 9, 2022.

Roll call vote was as follows: Flood, no; Cook, yes; Durham, yes. Motion failed.

Trustee Flood moved, and Vice-chairman Cook supported, in the matter AB-2022-13, Marc McClintock, Vacant Parcel 1 Parcel north of 484 Cushing Street, 09-03-278-031 that the petitioner be postponed until a date certain being May 23, 2022.

Roll call vote was as follows: Cook, yes; Flood, yes; Durham, yes. Motion passed 3-0.

Board member Dunaskiss re-joined the Board members.

C. AB-2022-10, Amended Zoning Board of Appeals By-Laws

Chairman Durham explained that the Board has had ample opportunity to review the By-Laws.

Trustee Flood agreed.

Trustee Flood moved, and Board member Dunaskiss supported, to adopt the Amended Zoning Board of Appeals By-Laws draft dated 3/31/22 and to forward to the Township Board for approval.

Roll call vote was as follows: Dunaskiss, yes; Flood, yes; Cook, yes; Durham, yes. Motion passes 4-0.

6. PUBLIC COMMENTS

Mr. Eugene McNabb commented on how long the Board has previously let a resident speak on an item. He also commented on the chairman’s role on the Board and the request for public comment during a specific item on the agenda.
Mr. Gene McNabb expressed his dissatisfaction with the condition of Silverbell Road. He stated that the first case on this meeting’s agenda was handled in a hostile manner and the second case was handled differently. The Township needs to pass a rule treating everyone the same.

7. COMMUNICATIONS

8. COMMITTEE REPORTS

Trustee Flood updated the Board members on the last Fence Ad-Hoc meeting that was held and the next steps in the process.

9. MEMBER COMMENTS

Vice-chairman Cook commented that he drives Silverbell Road every morning.

Trustee Flood commented on the last Ordinance #99 permit that was closed this evening and how the State legislature is trying to take this ordinance over. He commented that it is an honor to serve with his fellow Board members because they have to tackle touch issues.

10. ADJOURNMENT

Moved by Trustee Flood, seconded by Chairman Durham, to adjourn the meeting at 8:27 pm. Vote was as follows: Durham, yes; Cook, yes; Flood, yes; Dunaskiss, yes. Motion passes 4-0.

Respectfully submitted,

Erin A. Mattice
Recording Secretary
CALL TO ORDER. The Charter Township of Orion Zoning Board of Appeals held a Special Meeting on Monday, April 25, 2022 at 6:30pm at the Orion Township Community Center, 2323 Joslyn Road, Lake Orion, Michigan 48360.

Chairman Durham called the meeting to order at 6:30 pm.

ZBA MEMBERS PRESENT:
Dan Durham, Chairman
Tony Cook, Vice-Chairman
Diane Dunaskiss, Secretary
Mike Flood, BOT Rep to ZBA

ZBA MEMBERS ABSENT:
Don Walker, PC Rep to ZBA

OTHERS PRESENT:
Dan Kelly, Township Attorney
David Goodloe, Building Official

Moved by Trustee Flood, seconded by Chairman Durham, to go into closed session to discuss a confidential attorney opinion letter and to include David Goodloe, Township Building Official.

Roll call vote was as follows: Dunaskiss, yes; Cook, yes; Flood, yes; Durham, yes; Walker - Absent

Motion carried

Meeting adjourned at 6:55pm.

Respectfully submitted,

Lynn Harrison
Planning & Zoning Specialist
Charter Township of Orion

Zoning Board of Appeals Approval
TO: The Charter Township of Orion Zoning Board of Appeals
FROM: Lynn Harrison, Planning & Zoning Coordinator
DATE: April 28, 2022
RE: Case location for ZBA Meeting 05/9/2022

Below are the locations of the ZBA cases for the May 9, 2022 meeting.
MEMORANDUM

TO: Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Coordinator

DATE: April 28, 2022

SUBJECT: Staff Report for AB-2022-15, James Garris, 215 N. Conklin

The property is considered to have 3 front yards – N. Conklin Dr., De Goff Ct., and Orion Ter. The front yard setback for a pool is 40-ft. to the pool wall. The petitioner does not meet that setback from De Goff Ct. or Orion Ter.

The applicant has indicated in his application that the pool will be 10-ft. from the overhead power line. In my research for his similar request in 2021, I could not find a recorded easement on the subject property for the power lines however I spoke to Tim London, Building Inspector at the time, and Building Code requires that the power lines need to be 10-ft. horizontally from the pool wall.

I calculated the lot coverage including the proposed inground pool and the lot coverage maximum will not be exceeded.

Please contact me if you have any questions.
MOTION OPTIONS

TO: Charter Township of Orion Zoning Board of Appeals
FROM: Lynn Harrison, Planning & Zoning Specialist
DATE: April 27, 2022
RE: AB-2022-15, James Garris, 215 N. Conklin Road, 09-01-403-014

I am providing motion options for the above-mentioned case.

Please consider and deliberate on each of the criteria listed which the applicant should meet in order for their request to be approved. These are known as the Findings of Fact and need to be included in a motion for either approval or denial. Any additional Findings of Facts should be added to the motion.

The variance language listed was verified by the petitioner/applicant and advertised to the public. As a reminder - due to the language being advertised, the ZBA may lessen the requested deviation(s) but cannot grant more than what was advertised.

If you have any questions regarding the case, please give me a call at the Township ext. 5001.
SAMPLE MOTION FOR

APPROVAL OF A NON-USE VARIANCE

In the matter of ZBA case **#AB-2022-15, James Garris, 215 N. Conklin Road, 09-01-403-014**, I would move that the petitioner’s request for:

2 variances from Zoning Ordinance #78, Article VI, Section 6.02(N)(3)

1. A 23.5-ft. front yard setback variance from the required 40-ft. to install an inground pool 16.5-ft. from the front property line along De Goff Ct.

2. A 30-ft. front yard setback variance from the required 40-ft. to install an inground pool 10-ft. from the front property line along Orion Ter.

be **granted** because the petitioner did demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does show the following Practical Difficulty (*Defined: Due to unique characteristics of the property and not related to general conditions in the area of the property)*:

2. The following 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:

3. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

4. The granting of the variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:
Further, based on the following findings of facts, the granting of this variance would not:

1. Impair an adequate supply of light and air to adjacent property due to:

   ___________________________________________________________
   ___________________________________________________________
   ___________________________________________________________

2. Unreasonably increase the congestion in public streets due to:

   ___________________________________________________________
   ___________________________________________________________
   ___________________________________________________________

3. Increase the danger of fire or endanger the public safety due to:

   ___________________________________________________________
   ___________________________________________________________
   ___________________________________________________________

4. Unreasonably diminish or impair established property values within the surrounding area due to:

   ___________________________________________________________
   ___________________________________________________________
   ___________________________________________________________

5. Or, in any other respect, impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:

   ___________________________________________________________
   ___________________________________________________________
   ___________________________________________________________
SAMPLE MOTION FOR

DENIAL OF A NON-USE VARIANCE

In the matter of ZBA case #AB-2022-15, James Garris, 215 N. Conklin Road, 09-01-403-014, I would move that the petitioner’s request for:

2 variances from Zoning Ordinance #78, Article VI, Section 6.02(N)(3)

1. A 23.5-ft. front yard setback variance from the required 40-ft. to install an inground pool 16.5-ft. from the front property line along De Goff Ct.

2. A 30-ft. front yard setback variance from the required 40-ft. to install an inground pool 10-ft. from the front property line along Orion Ter.

be denied because the petitioner did not demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does not show Practical Difficulty due to (Defined: Due to unique characteristics of the property and not related to general conditions in the area of the property):

_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

2. The following are not 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:

_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

3. The variance is not necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

4. The granting of the variance or modification will be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:

_________________________________________________________________
_________________________________________________________________
Further, based on the following findings of facts, the granting of this variance would:

1. Impair an adequate supply of light and air to adjacent property due to:

   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

2. Unreasonably increase the congestion in public streets due to:

   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

3. Increase the danger of fire or endanger the public safety due to:

   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

4. Unreasonably diminish or impair established property values within the surrounding area due to:

   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

5. Or, In any other respect, impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:

   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
Chartor Township of Orion Zoning Board of Appeals
Application for Appeal - Single Family Residential

NOTICE TO APPLICANT:
The following application must be completed and filed with the Township at least thirty days prior to a scheduled ZBA meeting in order to initiate an appeal. There is a non-refundable fee of $250.00 for a residential application.

Regular meetings of the ZBA are held on the second and fourth Mondays of each month at 7:00 p.m. at the Orion Township Hall, 2323 Joslyn Road, Lake Orion, Michigan 48360. A minimum of three cases are required in order to hold a meeting with a maximum of five. The applicant or a representative with written permission from the property owner must be present at the meeting.

PROOF OF OWNERSHIP MUST BE INCLUDED WITH THIS APPLICATION. Acceptable forms of documentation include: Warranty Deed, Quit Claim Deed, Land Contract, or Option to Purchase with a Copy of the Warranty Deed.

APPLICANT
Name: James Carris
Address: 215 N. Courklin Rd
City/State/Zip: Lake Orion, MI 48362
Phone: 863-234-3098
Cell: Fax:
Email: james@drsdh.com

PROPERTY OWNER(S)
Name(s): James Carris
Address: 215 N. Courklin Rd
City/State/Zip: Lake Orion, MI 48362
Phone: 863-234-3098
Cell: Fax:
Email: james@drsdh.com

CONTACT PERSON FOR THIS REQUEST
Name: James Carris
Phone: 863-234-3098
Email: james@drsdh.com

SUBJECT PROPERTY
Address: 215 N. Courklin Rd
Sidwell Number: 09-01-403-014

Total Acreage: ___________________ Length of Ownership by Current Property Owner: 5 Years, 0 Months

Does the owner have control over any properties adjoining this site? NO

Zoning Ordinance
Allowance/Requirement

Deviation requested
Case #: 

**RESIDENTIAL VARIANCE**

1. Describe in detail the nature of the request. **To be allowed to build the pool 10' from overhead power lines and 15' from property line to the south 18'6" to the west property line.**

2. Describe how the request results from special or unique circumstances particular to the property, which are not applicable to other properties in the surrounding area. **I was told it's because I have 3 roads that surround my property, house address is on Con KL Inn Rd, road to the south is De Goff Ct., and to the west is Orion Ter.**

3. If the appeal is granted, please explain how the variance will/will not be materially detrimental to the public health, safety and welfare, or to other properties or improvements in the Township: **Pool has a power safety cover and a privacy fence.**

4. Explain how the request is/is not consistent with other properties in the immediate area, please site examples if possible: **As far as I know no one else has an inground pool in the area.**

5. Describe how the alleged practical difficulty has not been self-created. **House was built in 1995 and I had no control of specs or location I bought the house 2019.**

6. The topography of said land makes the setbacks impossible to meet because: **The size of the lot but the pool will be at least 10' from any power line.**

7. Describe how strict compliance with the ordinance unreasonably prevents the owner from using the property for a permitted purpose, or to be unnecessarily burdensome. **I own DRS pools and install in 4 different counties and have never have run into a 30' setback most are 10' setbacks.**
Case #: 

8. Have there been any previous appeals involving this property? If so, when? 

9. Is this request the result of a Notice of Ordinance Violation?  □ Yes  □ No

I/We, the undersigned, do hereby request action by the ZBA on the variance or specified matter above, in accordance with Sections 30.06, 30.07, 30.08, 30.10, and 30.11 of the Zoning Ordinance. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete. As the property owner (or having been granted permission to represent the owner as to this application), I hereby grant the Zoning Board of Appeals members permission to visit the property, without prior notification, as is deemed necessary.

Signature of Applicant:  
(must be original ink signature)  
Date: 4/5/22 3/29/22

Print Name:  James Carr's

Signature of Property Owner:  
(must be original ink signature)  
Date: 3/29/22

Print Name:  James Carr's

If applicable:  
I the property owner, hereby give permission to __________________________ to represent me at the meeting.

OFFICE USE ONLY

Zoning Classification of property:  

Adjacent Zoning:  N.  S.  E.  W.

Total Square Footage of Principal Structure:  
Total Square Footage of Accessory Structure(s):

Description of variance(s):

Date Filed:  

Fee Paid:  
Receipt Number:
2. No more than two (2) identifiable off-street parking spaces for shall be provided for employees, in addition to the two (2) required for the residence.

3. Compliance with all requirements set forth by the state for the issuance of a daycare license, including, but not limited to, the enclosure of any play areas with a four (4) foot high fence.

M. Subject to the following conditions:

1. Any such activity shall not constitute a nuisance and only be permitted on a parcel of land not less than two and one-half (2.5) acres in area.

2. All animals shall be adequately housed and fenced and shall not be permitted closer to any abutting property line than seventy (70) feet.

3. All manure shall be stored at least seventy (70) feet from any property line and removed from the premises once per week.

N. Shall be permitted as an accessory use within the rear yard only, provided they meet the following requirements:

1. There shall be a distance of not less than ten (10) feet between the adjoining property line and the outside of the pool wall.

2. There shall be a distance of not less than four (4) feet between the outside pool wall and any building located on the same lot.

3. No swimming pool shall be located less than forty (40) feet to any front lot line.

4. No swimming pool shall be located less than ten (10) feet from any side street or alley right-of-way, or the distance required for side yard by the Township Zoning Ordinance, whichever is greater.

5. No swimming pool shall be located in an easement.

6. For the protection of the general public, all pools shall be completely enclosed by a fence not less than four (4) feet in height. The gates shall be of a self-closing and latching type, with the latch on the inside of the gate not readily available for children to open. Gates shall be securely locked when the pool is not in use.

O. The maximum height of any farm structure, such as a barn, silo, or similar structure, shall be forty (40) feet.

Section 6.03 – Safety Path and Sidewalk Requirements (amended 01.05.87, 02.03.03)

Construction of safety paths for pedestrian use and use by non-motorized vehicles shall be required of all developers in conjunction with the development of parcels in this zoning district. The safety paths shall conform to the specifications outlined in Section 27.06 and Ordinance No. 97. The sidewalks shall conform to the requirements of Ordinance No. 97.
215 N. Conklin 09-01-403-014 204
R-3 8,886.24\(\Phi\) 25% = 2,221.56\(\Phi\)

The property has 3 front yards - Orion Ter; DeGoff Ct. & N. Conklin

Front yard setback required for a pool is 40'

From DeGoff 16'6" variance of 23.5'
From Orion Ter. 10 ft. variance of 30'
From Conklin - will meet the 40' setback

| House     | 890 |
| Porch     | 36  |
| Deck      | 175 |
| Garage    | 385 |
| Proposed Pool | 364 |

\[1,850\Phi\]

Lot coverage OK
Notice: These drawings are not intended to represent suggested uses of the in-ground pool. Any diving or sliding, from a diving board, slide or elsewhere, can be dangerous and is done at the swimmer's own risk. Improper use of the pool can result in serious bodily injuries, including death. This pool design is not intended to suggest any diving or sliding, particularly if performed from a diving or sliding point not illustrated herein (if any), and any such activity is to be done only in accordance with the manufacturer's product installation guidelines. Cinderella, Inc. further waives any implied warranties of merchantability as to any of the pool manufacturer's products, and there are no additional warranties (express or implied) extended hereunder.
The Fire Department has reviewed the proposed documentation / applications and has no concerns at this time.

Jeffrey Williams, CFPS – Fire Marshal
Orion Township Fire Department - Fire Prevention
3365 Gregory Road Lake Orion, MI 48359
Fax: 248.309.6993

From: Courtney Keisman <ckeisman@oriontownship.org>
Sent: Thursday, April 14, 2022 1:51 PM
To: Jeff Williams <jwilliams@oriontownship.org>
Subject: ZBA Documents for the May 9, 2022 ZBA Meeting

Mr. Williams.

Hello Jeff. Attached is 4 ZBA cases that needs to be reviewed by you for the May 9, 2022 ZBA Meeting.

Thank you,

Courtney Keisman
Clerk III
Planning & Zoning
2323 Joslyn Road, Lake Orion, MI 48360
O: 248.391.0304, ext. 5003
W: www.oriontownship.org
I am in full support of the petitioner, James Garris, and his efforts to install an in ground pool on his property.

Lail Dawley
236 Orion Terrace
(Adjacent property owner)
Lynn Harrison

From: Karly <kjaayers@yahoo.com>
Sent: Wednesday, April 27, 2022 2:49 PM
To: Lynn Harrison
Subject: AB-2022-15 James Garris

> We are writing in regards to the variance requested by James Garris 215 Conklin Road as we are unable to attend the meeting. We are adjacent neighbors of James and have no issues with his requests. We feel there would be no problems with his plan for the pool he wishes to build.
>
> Justin and Karly Ayers
> 1148 Bayfield
> Orion two, mi 48362
> 248.840.7188
MEMORANDUM

TO: Zoning Board of Appeals
FROM: Lynn Harrison, Planning & Zoning Coordinator
DATE: April 28, 2022
SUBJECT: Staff Report for AB-2022-16, Monish & Carrie Sharma, 4320 Newcastle

The applicant is asking to add an attached garage to their home. Currently there isn’t one however there are multiple detached accessory structures on the property. There will be living space above the proposed attached garage but that living space is not included as part of the maximum square footage of all accessory structures.

Upon research, I found that variances in 2001 were received for the additional square footage of the existing detached structures mentioned above. I can provide the documents for these variances upon your request.

You will note there is a boathouse located on the upper east side of the property which is regulated by EGLE (previously MDEQ) and its square footage is not calculated as part of maximum floor area of all accessory structures.

Also, the square footage of the pool is calculated as part of lot coverage but is not included in the calculation for maximum floor area of all accessory structures.

Please contact me if you have any questions.
MOTION OPTIONS

TO: Charter Township of Orion Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Specialist

DATE: April 27, 2022

RE: AB-2022-16, Monish & Carrie Sharma, 4320 Newcastle Dr., 09-07-351-008

I am providing motion options for the above-mentioned case.

Please consider and deliberate on each of the criteria listed which the applicant should meet in order for their request to be approved. These are known as the Findings of Fact and need to be included in a motion for either approval or denial. Any additional Findings of Facts should be added to the motion.

The variance language listed was verified by the petitioner/applicant and advertised to the public. As a reminder - due to the language being advertised, the ZBA may lessen the requested deviation(s) but cannot grant more than what was advertised.

If you have any questions regarding the case, please give me a call at the Township ext. 5001.
SAMPLE MOTION FOR

APPROVAL OF A NON-USE VARIANCE

In the matter of ZBA case #AB-2022-16, Monish & Carrie Sharma, 4320 Newcastle Dr., 09-07-351-008, I would move that the petitioner’s request for:

1 variance from Article XXVII, 27.02(8) - Lot size over 2.5 acres

1. A 192-sq. ft. variance above the allowed 1,900-sq. ft. maximum floor area of all accessory buildings to build a 660-sq. ft. attached garage.

be granted because the petitioner did demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does show the following Practical Difficulty (Defined: Due to unique characteristics of the property and not related to general conditions in the area of the property):

2. The following 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:

3. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

4. The granting of the variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:
Further, based on the following findings of facts, the granting of this variance would not:

1. Impair an adequate supply of light and air to adjacent property due to:

2. Unreasonably increase the congestion in public streets due to:

3. Increase the danger of fire or endanger the public safety due to:

4. Unreasonably diminish or impair established property values within the surrounding area due to:

5. Or, In any other respect, impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:
SAMPLE MOTION FOR

DENIAL OF A NON-USE VARIANCE

In the matter of ZBA case #AB-2022-16, Monish & Carrie Sharma, 4320 Newcastle Dr., 09-07-351-008, I would move that the petitioner’s request for:

1 variance from Article XXVII, 27.02(8) - Lot size over 2.5 acres

1. A 192-sq. ft. variance above the allowed 1,900-sq. ft. maximum floor area of all accessory buildings to build a 660-sq. ft. attached garage.

be denied because the petitioner did not demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does not show Practical Difficulty due to (Defined: Due to unique characteristics of the property and not related to general conditions in the area of the property):

   __________________________________________
   __________________________________________
   __________________________________________

2. The following are not 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:

   __________________________________________
   __________________________________________
   __________________________________________

3. The variance is not necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

   __________________________________________
   __________________________________________
   __________________________________________

4. The granting of the variance or modification will be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:

   __________________________________________
   __________________________________________
   __________________________________________

   33
Further, based on the following findings of facts, the granting of this variance would:

1. Impair an adequate supply of light and air to adjacent property due to:

   __________________________________________________________

   __________________________________________________________

   __________________________________________________________

2. Unreasonably increase the congestion in public streets due to:

   __________________________________________________________

   __________________________________________________________

   __________________________________________________________

3. Increase the danger of fire or endanger the public safety due to:

   __________________________________________________________

   __________________________________________________________

   __________________________________________________________

4. Unreasonably diminish or impair established property values within the surrounding area due to:

   __________________________________________________________

   __________________________________________________________

   __________________________________________________________

5. Or, In any other respect, impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:

   __________________________________________________________

   __________________________________________________________

   __________________________________________________________
Charter Township of Orion Zoning Board of Appeals
Application for Appeal - Single Family Residential

NOTICE TO APPLICANT:
The following application must be completed and filed with the Township at least thirty days prior to a scheduled ZBA meeting in order to initiate an appeal. There is a non-refundable fee of $250.00 for a residential application.

Regular meetings of the ZBA are held on the second and fourth Mondays of each month at 7:00 p.m. at the Orion Township Hall, 2323 Joslyn Road, Lake Orion, Michigan 48360. A minimum of three cases are required in order to hold a meeting with a maximum of five. The applicant or a representative with written permission from the property owner must be present at the meeting.

PROOF OF OWNERSHIP MUST BE INCLUDED WITH THIS APPLICATION. Acceptable forms of documentation include: Warranty Deed, Quit Claim Deed, Land Contract, or Option to Purchase with a Copy of the Warranty Deed.

APPLICANT
Name: MONISH & CARRIE SHARMA
Address: 4320 NEWCASTLE DRIVE City/State/Zip: CLARKSTON MI 48348
Phone: (248) 798-2906 Cell: (248) 798-1992 Fax: 
Email: CARRIE_SHRAMA5678@gmail.com

PROPERTY OWNER(S)
Name(s): SAME AS ABOVE
Address: __________________________ City/State/Zip: __________________________
Phone: __________________________ Cell: __________________________ Fax: __________________________
Email: __________________________

CONTACT PERSON FOR THIS REQUEST
Name: TOM INGER Phone: (248) 260-7639 Email: tommerenovationbydesign09@gmail.com

SUBJECT PROPERTY
Address: 4320 NEWCASTLE DRIVE Sidewell Number: 09-07-351-008
Total Acreage: 5.2 Length of Ownership by Current Property Owner: 0 Years, 7 Months
Does the owner have control over any properties adjoining this site? No
Zoning Ordinance Allowance/Requirement 4316 SF Deviation requested 192 SF

Charter Township of Orion Planning & Zoning
2323 Joslyn Rd., Lake Orion MI 48360
P: 248-391-0304 ext. 5001; F: 248-391-1454

Case # AB-2022-16
Meeting Date: 5/19/2022
Case #: __________________________

RESIDENTIAL VARIANCE

1. Describe in detail the nature of the request. **WE WOULD LIKE A VARIANCE OF 200 SF TO BUILD AN ATTACHED GARAGE TO OUR HOUSE. THE NEW GARAGE WILL BE 30X22. THE EXISTING HOUSE DOES NOT HAVE AN EXISTING ATTACHED GARAGE.**

2. Describe how the request results from special or unique circumstances particular to the property, which are not applicable to other properties in the surrounding area. **THE PROPERTY IS 5.2 ACRES MORE THAN DOUBLE THE 2.5 ACRES THAT THE MAXIMUM 1900 SF OF ACCESSORY BUILDING WITH ATTACHED GARAGES FLOOR AREA LIMITATION APPLIES TO.**

3. If the appeal is granted, please explain how the variance will/will not be materially detrimental to the public health, safety and welfare, or to other properties or improvements in the Township: **THE ADDITION WILL NOT EXCEED 20% LOT COVERAGE, IT SITS ON A DOUBLE LOT, AND DO NOT DECREASE ANY SET BACKS TO THE PROPERTY LINES OR ADJACENT PROPERTIES.**

4. Explain how the request is/is not consistent with other properties in the immediate area, please site examples if possible: **REGULATIONS ARE SET FOR 2.5 ACRES - THIS LOT IS 5.2 ACRES. ADJACENT PROPERTIES HAVE ATTACHED GARAGES THIS HOUSE DOES NOT HAVE ONE.**

5. Describe how the alleged practical difficulty has not been self-created. **THE HOUSE DOES NOT HAVE AN EXISTING ATTACHED GARAGE AND THE CLOSEST GARAGE IS MORE THAN A 100 YARDS FROM THE HOUSE, WITH A FAMILY OF 5 IT MAKES IT VERY DIFFICULT**

6. The topography of said land makes the setbacks impossible to meet because: **N/A - ALL SET BACKS WILL BE MAINTAINED**

7. Describe how strict compliance with the ordinance unreasonably prevents the owner from using the property for a permitted purpose, or to be unnecessarily burdensome. **THE EXISTING HOUSE DOES NOT HAVE AN ATTACHED GARAGE AND THE CLOSEST GARAGE IS MORE THAN A 100 YDS AWAY, WITH THREE YOUNG GIRLS THIS MAKES IT VERY DIFFICULT FOR COMING AND GOING.**
Case #: __________________

8. Have there been any previous appeals involving this property? If so, when? Yes, April 2001

9. Is this request the result of a Notice of Ordinance Violation? Yes No

I/We, the undersigned, do hereby request action by the ZBA on the variance or specified matter above, in accordance with Sections 30.06, 30.07, 30.08, 30.10, and 30.11 of the Zoning Ordinance. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete. As the property owner (or having been granted permission to represent the owner as to this application), I hereby grant the Zoning Board of Appeals members permission to visit the property, without prior notification, as is deemed necessary.

Signature of Applicant: [Signature]
Print Name: Carrie Sharma
Date: 04.05.22

Signature of Property Owner: [Signature]
Print Name: Carrie Sharma
Date: 04.05.22

If applicable: I the property owner, hereby give permission to Tom Inger to represent me at the meeting.

OFFICE USE ONLY

Zoning Classification of property: ____________________________ Adjacent Zoning: N. S. E. W.

Total Square Footage of Principal Structure: ________________ Total Square Footage of Accessory Structure(s): ________________

Description of variance(s):
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

Date Filed: ________________ Fee Paid: ________________ Receipt Number: ________________
4320 Newcastle

Disclaimer: The information provided has been compiled from recorded deeds, plots, tax maps, surveys, and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.
4320 Newcastle, 09-07-351-008
Zoned SE 5.20 Acres 226,512#
20% = 45,302.4 #

Proposal attached garage of 660# would exceed maximum floor area of all accessory structures.

Rear yard setback 40',
Side yard setbacks of 20' will be met.

Lot coverage OK
House 4,531
Porch 182
Porch 33.6
Porch 49
Deck 80
Detached garage 1,660 (1,400 + 260) received variance in 2001
Pole Barn + Carport 1,432 received variance in 2001
Guest House 75.6 received variance in 2001
Boathouse not included.
Pool - part of lot coverage not accessory structure

Proposed attached garage 660

Maximum floor area of all accessory structures allowed 1,900
Detached garage 1,660
Pole Barn + carport 1,432
Guest House 75.6
Proposed attached garage 660

4,508
- 1,900 allowed
- 2416 previous granted variance in 2001

192# variance
The Fire Department has reviewed the proposed documentation / applications and has no concerns at this time.

Jeffrey Williams, CFPS – Fire Marshal
Orion Township Fire Department - Fire Prevention
3365 Gregory Road Lake Orion, MI 48359
Fax: 248.309.6993

From: Courtney Keisman <ckeisman@oriontownship.org>
Sent: Thursday, April 14, 2022 1:51 PM
To: Jeff Williams <jwilliams@oriontownship.org>
Subject: ZBA Documents for the May 9, 2022 ZBA Meeting

Mr. Williams.

Hello Jeff. Attached is 4 ZBA cases that needs to be reviewed by you for the May 9, 2022 ZBA Meeting.

Thank you,

Courtney Keisman
Clerk III
Planning & Zoning
2323 Joslyn Road, Lake Orion, MI 48360
O: 248.391.0304, ext. 5003
W: www.oriontownship.org
* * * * NOTICE OF PUBLIC HEARING * * * *

The Charter Township of Orion Zoning Board of Appeals will hold a public hearing on Monday, May 9, 2022, at 7:00pm at the Orion Township Municipal Complex, 2323 Joslyn Road, Lake Orion, Michigan 48360, on the following matter:

**AB-2022-16, Monish & Carrie Sharma, 4320 Newcastle Dr., 09-07-351-008**

The petitioner is seeking 1 variance from Zoning Ordinance #78, Article XXVII, 27.02(8)--Lot size over 2.5 acres

1. A 192-sq. ft. variance above the allowed 1,900-sq. ft. maximum floor area of all accessory buildings to build a 660-sq. ft. attached garage.

You may send correspondence regarding this case to the Charter Township of Orion, 2323 Joslyn Rd., Lake Orion, MI 48360 to the attention of the Zoning Board of Appeals or send an email to lharrison@oriontownship.org. You may also attend the public hearing in-person to express your views and/or concerns.

A copy of the proposed ZBA application is on file in the Planning & Zoning Department and may be viewed between the hours of 8:30am to 4:30pm, Monday through Friday, until the date of the public hearing.

Orion Township will provide necessary and reasonable auxiliary aids, and services for individuals with disabilities at the public hearing upon advance notice by writing or calling Penny S. Shults, Township Clerk, 2323 Joslyn Road, Lake Orion, Michigan 48360; (248) 391-0304, ext. 4001. Please contact the Clerk’s office at least 72 hours in advance of the public hearing.

Dan Durham, Chairman
Zoning Board of Appeals
Charter Township of Orion

---

I Approve of this Variance

Thanks,

Jan Wiśniewski
5/6/2022
800 Heather Lake
MEMORANDUM

TO: Zoning Board of Appeals  
FROM: Lynn Harrison, Planning & Zoning Coordinator 
DATE: April 28, 2022  
SUBJECT: Staff Report for AB-2022-17, Duane Anderson, 2455 Armstrong 

The applicant is seeking to add an inground pool to the property. All required setbacks for the pool will be met. The only variance the request will need is for excessive lot coverage.

There is a 6-ft. easement on the property however the pool will not impede on that easement.

Please contact me if you have any questions.
MOTION OPTIONS

TO: Charter Township of Orion Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Specialist

DATE: April 27, 2022

RE: AB-2022-17, Duane Anderson, 2455 Armstrong, 09-21-354-002

I am providing motion options for the above-mentioned case.

Please consider and deliberate on each of the criteria listed which the applicant should meet in order for their request to be approved. These are known as the Findings of Fact and need to be included in a motion for either approval or denial. Any additional Findings of Facts should be added to the motion.

The variance language listed was verified by the petitioner/applicant and advertised to the public. As a reminder - due to the language being advertised, the ZBA may lessen the requested deviation(s) but cannot grant more than what was advertised.

If you have any questions regarding the case, please give me a call at the Township ext. 5001.
SAMPLE MOTION FOR

APPROVAL OF A NON-USE VARIANCE

In the matter of ZBA case #AB-2022-17, Duane Anderson, 2455 Armstrong, 09-21-354-002, I would move that the petitioner’s request for:

1 variance from Zoning Ordinance #78, Article VI, Section 6.04 - Zoned R-2

1. A 6.28% lot coverage variance above the allowed 25% for a total lot coverage of 31.28% to install a 620-sq ft. inground pool.

be granted because the petitioner did demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does show the following Practical Difficulty (Defined: Due to unique characteristics of the property and not related to general conditions in the area of the property):

2. The following 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:

3. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

4. The granting of the variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:
Further, based on the following findings of facts, the granting of this variance would not:

1. Impair an adequate supply of light and air to adjacent property due to:

   
   
   
   

2. Unreasonably increase the congestion in public streets due to:

   
   
   
   

3. Increase the danger of fire or endanger the public safety due to:

   
   
   
   

4. Unreasonably diminish or impair established property values within the surrounding area due to:

   
   
   
   

5. Or, In any other respect, impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:

   
   
   
   

51
SAMPLE MOTION FOR

DENIAL OF A NON-USE VARIANCE

In the matter of ZBA case #AB-2022-17, Duane Anderson, 2455 Armstrong, 09-21-354-002. I would move that the petitioner’s request for:

1 variance from Zoning Ordinance #78, Article VI, Section 6.04 - Zoned R-2

1. A 6.28% lot coverage variance above the allowed 25% for a total lot coverage of 31.28% to install a 620-sq ft. inground pool.

be denied because the petitioner did not demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does not show Practical Difficulty due to *(Defined: Due to unique characteristics of the property and not related to general conditions in the area of the property)*:

2. The following are not 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:

3. The variance is not necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

4. The granting of the variance or modification will be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:
Further, based on the following findings of facts, the granting of this variance would:

1. Impair an adequate supply of light and air to adjacent property due to:

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

2. Unreasonably increase the congestion in public streets due to:

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

3. Increase the danger of fire or endanger the public safety due to:

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

4. Unreasonably diminish or impair established property values within the surrounding area due to:

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

5. Or, in any other respect, impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
Charter Township of Orion Zoning Board of Appeals
Application for Appeal - Single Family Residential

NOTICE TO APPLICANT:
The following application must be completed and filed with the Township at least thirty days prior to a scheduled ZBA meeting in order to initiate an appeal. There is a non-refundable fee of $250.00 for a residential application.

Regular meetings of the ZBA are held on the second and fourth Mondays of each month at 7:00 p.m. at the Orion Township Hall, 2323 Joslyn Road, Lake Orion, Michigan 48360. A minimum of three cases are required in order to hold a meeting with a maximum of five. The applicant or a representative with written permission from the property owner must be present at the meeting.

PROOF OF OWNERSHIP MUST BE INCLUDED WITH THIS APPLICATION. Acceptable forms of documentation include: Warranty Deed, Quit Claim Deed, Land Contract, or Option to Purchase with a Copy of the Warranty Deed.

APPLICANT
Name: DUANE ANDERSON
Address: 2455 ARMSTRONG City/State/Zip: LAKE ORION MI 48360
Phone: 248-391-0785 Cell: 810-625-8266 Fax: --
Email: Deweyand@aol.com

PROPERTY OWNER(S)
Name(s): DUANE & VICKI ANDERSON
Address: 2455 ARMSTRONG City/State/Zip: LAKE ORION MI 48360
Phone: 248-391-0785 Cell: 810-625-8266 Fax: --
Email: Deweyand@aol.com

CONTACT PERSON FOR THIS REQUEST
Name: DUANE ANDERSON Phone: 810-625-8266 Email: Deweyand@aol.com

SUBJECT PROPERTY
Address: 2455 ARMSTRONG LAKE ORION MI Sidewell Number: 09-21-354-002
Total Acreage: 0.22 Length of Ownership by Current Property Owner: 23 Years, 6 Months

Does the owner have control over any properties adjoining this site? NO

Zoning Ordinance Allowance/Requirement Deviation requested

Page 2 of 4
Version 1/4/2022
Case #: __________________

RESIDENTIAL VARIANCE

1. Describe in detail the nature of the request. **To Add An Inground Pool**

2. Describe how the request results from special or unique circumstances particular to the property, which are not applicable to other properties in the surrounding area. **To Be Allowed To Go Over The 25% Variance**

3. If the appeal is granted, please explain how the variance will not be materially detrimental to the public health, safety and welfare, or to other properties or improvements in the Township: **It Will Enhance The Property And Increase Value Of The Property**

4. Explain how the request is not consistent with other properties in the immediate area, please site examples if possible: **Very Similar Neighbors Have An Inground Pool**

5. Describe how the alleged practical difficulty has not been self-created. **Need Variance To Increase Property Value**

6. The topography of said land makes the setbacks impossible to meet because: **The Proper Retainer Walls Will Be In Place To Not Effect Other Residents Property Value**

7. Describe how strict compliance with the ordinance unreasonably prevents the owner from using the property for a permitted purpose, or to be unnecessarily burdensome. **Need The Variance To Add The Inground Pool**
Case #: ______________________

8. Have there been any previous appeals involving this property? If so, when? □ Yes □ No

9. Is this request the result of a Notice of Ordinance Violation? □ Yes □ No

I/We, the undersigned, do hereby request action by the ZBA on the variance or specified matter above, in accordance with Sections 30.06, 30.07, 30.08, 30.10, and 30.11 of the Zoning Ordinance. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete. As the property owner (or having been granted permission to represent the owner as to this application), I hereby grant the Zoning Board of Appeals members permission to visit the property, without prior notification, as is deemed necessary.

Signature of Applicant: ____________________________________________________________________________

Date: ___________

Print Name: ____________________________

Signature of Property Owner: ______________________________________________________________________

Date: ___________

Print Name: ____________________________

If applicable:
I the property owner, hereby give permission to ________________________ to represent me at the meeting.

OFFICE USE ONLY

Zoning Classification of property: ________________________ Adjacent Zoning: N. ______ S. ______ E. ______ W. ______

Total Square Footage of Principal Structure: ____________ Total Square Footage of Accessory Structure(s): ____________

Description of variance(s):
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________

Date Filed: ____________ Fee Paid: ____________ Receipt Number: ____________
2455 Armstrong 09-21-354-002
.22 acres 9,583.2 25% = 2,395.8

Setbacks for Pool
Front yard 40' OK
Rear yard 10' to pool wall OK
Side yards 10' to pool walls OK

Lot Coverage

House 1,540 (700+360+480+516)
Porch 38
Deck 320
Attached Garage 480
Proposed Pool 620

2,998

Allowed 2,395.8
25%

-2,998

602.2

or 31.28%

Variance of 6.28%
Yes, I agree. That sounds good. Thanks again for your help

Sent from the all new AOL app for iOS

On Monday, April 11, 2022, 8:50 AM, Lynn Harrison <lharrison@oriontownship.org> wrote:

Duane, below is the variance language I am proposing for the lot coverage variance to add an inground pool to your property. Please let me know via this email whether you agree with the language or if it needs to be revised. I need your response by the end of the day tomorrow, April 12th.

**AB-2022-17, Duane Anderson, 2455 Armstrong, 09-21-354-002**

The petitioner is seeking 1 variance from Zoning Ordinance #78

Article VI, Section 6.04 - Zoned R-2

1. A 6.28% lot coverage variance above the allowed 25% for a total lot coverage of 31.28%.

FYI – here is how a calculated it – the property is 9,583.2-sq. ft.; 25% of that = 2,395.8-sq. ft. Included in the lot coverage calculation is:

The house = 1,540-sq. ft.

A porch = 38-sq. ft.

The Deck = 320-sq. ft.

The Attached garage = 480-sq. ft.

The proposed pool = 620-sq. ft. (per the pool rendering provide by your pool person)

Total = 2,998-sq. ft. or 31.28% lot coverage; a variance of 6.28% (31.28% - 25%)
The Fire Department has reviewed the proposed documentation / applications and has no concerns at this time.

Jeffrey Williams, CFPS – Fire Marshal
Orion Township Fire Department - Fire Prevention
3365 Gregory Road Lake Orion, MI 48359
Fax: 248.309.6993

From: Courtney Keisman <ckeisman@oriontownship.org>
Sent: Thursday, April 14, 2022 1:51 PM
To: Jeff Williams <jwilliams@oriontownship.org>
Subject: ZBA Documents for the May 9, 2022 ZBA Meeting

Mr. Williams.

Hello Jeff. Attached is 4 ZBA cases that needs to be reviewed by you for the May 9, 2022 ZBA Meeting.

Thank you,

Courtney Keisman
Clerk III
Planning & Zoning
2323 Joslyn Road, Lake Orion, MI 48360
O: 248.391.0304, ext. 5003
W: www.oriontownship.org
Good Morning,

As backyard neighbors of the Anderson's, we have known them for many years, and they are great neighbors. We have spoken with them regarding the pool and our objections and, as we expected, they listened to and appreciated our concerns. Because they are such good people, it is hard for us to object to their pool variance, but we feel we must do so for our best interests.

As I mentioned to the Anderson's, our main objection is based upon the inherent noise factor associated with swimming pools. No matter how diligent a pool owner is with trying to control the noise level, it is our experience that does not work as time goes on. Unfortunately, our homes are very close together and a pool brings the noise issue into play for all the surrounding neighbors.

As an example, many years ago we wanted to be good neighbors and we did not object to the pool that was built at the home just to the east of the Anderson's home. We expressed our concerns with the HOA about the noise factor and we were assured by the pool owners that they would control the noise. Unfortunately, once the pool was constructed, the noise promise went away and our definition of too much noise and the pool owner's definition of too much noise went their separate ways and hard feelings became frequent.

Another issue is that the Anderson's could sell their home in the future and the new owners would have no knowledge of any promises made regarding the pool and controlling the noise. The pool home next to the Anderson's has sold several times over the years and the new owners had no knowledge of any prior noise promises. If Anderson's should sell their home, we would still need to live with the pool and whatever issues it brings.

Should the pool receive a variance, we would appreciate any consideration for installing a sound damping system. We do not know what type of fencing is permissible under township and/or HOA rules, but if a sound damping system could be constructed on at least three sides of the pool, that might help with some of the ground level noise.

We have lived at our location for over 44 years, and we take pride in being a part of a great community. During those 44 years, we have had many neighbors and we have tried our best to be a great neighbor. As we mentioned before, it pains us to object to the
Anderson's pool variance, but we have learned from our past mistakes that we are the only ones who will look out for our best interests.

Thanks for listening.

Bill & Linda Kirchner
2460 Gemini Dr.
Lake Orion, MI 48360
248-330-5691

billkirchner@msn.com
MEMORANDUM

TO: Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Coordinator

DATE: April 28, 2022

SUBJECT: Staff Report for AB-2022-18, Jeff Hanson, 3936 Maybee Rd.

The applicant is requesting to add an additional 968-sq. ft. to an existing 440-sq. ft. detached garage. There is also an existing 468-sq. ft. shed on the property the applicant would like to keep therefore the maximum square footage for all detached accessory buildings will exceed the allowed 1,400-sq. ft. maximum.

All required setbacks will be met.

The applicant has indicated that the addition to the garage will not exceed the height of the house.

Please contact me if you have any questions.
MOTION OPTIONS

TO: Charter Township of Orion Zoning Board of Appeals
FROM: Lynn Harrison, Planning & Zoning Specialist
DATE: April 27, 2022
RE: AB-2022-18, Jeff Hanson, 3936 Maybee Rd., 09-30-200-037

I am providing motion options for the above-mentioned case.

Please consider and deliberate on each of the criteria listed which the applicant should meet in order for their request to be approved. These are known as the Findings of Fact and need to be included in a motion for either approval or denial. Any additional Findings of Facts should be added to the motion.

The variance language listed was verified by the petitioner/applicant and advertised to the public. As a reminder - due to the language being advertised, the ZBA may lessen the requested deviation(s) but cannot grant more than what was advertised.

If you have any questions regarding the case, please give me a call at the Township ext. 5001.
SAMPLE MOTION FOR

APPROVAL OF A NON-USE VARIANCE

In the matter of ZBA case #AB-2022-18, Jeff Hanson, 3936 Maybee Rd., 09-30-200-037, I would move that the petitioner’s request for:

1 variance from Article XXVII, 27.02(8) - Lot size over 2.5 acres

   1. A 476-sq. ft. variance above the allowed 1,400-sq. ft. maximum floor area of all detached accessory buildings to add a 968-sq. ft. addition to a 440-sq. ft. garage, and an existing 468-sq. ft. carport.

be granted because the petitioner did demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does show the following Practical Difficulty (Defined: Due to unique characteristics of the property and not related to general conditions in the area of the property):

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

2. The following 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:

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

3. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

4. The granting of the variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
Further, based on the following findings of facts, the granting of this variance would not:

1. Impair an adequate supply of light and air to adjacent property due to:

2. Unreasonably increase the congestion in public streets due to:

3. Increase the danger of fire or endanger the public safety due to:

4. Unreasonably diminish or impair established property values within the surrounding area due to:

5. Or, In any other respect, impar the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:


SAMPLE MOTION FOR

DENIAL OF A NON-USE VARIANCE

In the matter of ZBA case #AB-2022-18, Jeff Hanson, 3936 Maybee Rd., 09-30-200-037, I would move that the petitioner’s request for:

1 variance from Article XXVII, 27.02(8) - Lot size over 2.5 acres

1. A 476-sq. ft. variance above the allowed 1,400-sq. ft. maximum floor area of all detached accessory buildings to add a 968-sq. ft. addition to a 440-sq. ft. garage, and an existing 468-sq. ft. carport.

be denied because the petitioner did not demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does not show Practical Difficulty due to (Defined: Due to unique characteristics of the property and not related to general conditions in the area of the property):

2. The following are not 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:

3. The variance is not necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

4. The granting of the variance or modification will be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:
Further, based on the following findings of facts, the granting of this variance would:

1. Impair an adequate supply of light and air to adjacent property due to:

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

2. Unreasonably increase the congestion in public streets due to:

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

3. Increase the danger of fire or endanger the public safety due to:

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

4. Unreasonably diminish or impair established property values within the surrounding area due to:

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

5. Or, In any other respect, impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
Charter Township of Orion Zoning Board of Appeals
Application for Appeal - Single Family Residential

NOTICE TO APPLICANT:
The following application must be completed and filed with the Township at least thirty days prior to a scheduled ZBA meeting in order to initiate an appeal. There is a non-refundable fee of $250.00 for a residential application.

Regular meetings of the ZBA are held on the second and fourth Mondays of each month at 7:00 p.m. at the Orion Township Hall, 2323 Joslyn Road, Lake Orion, Michigan 48360. A minimum of three cases are required in order to hold a meeting with a maximum of five. The applicant or a representative with written permission from the property owner must be present at the meeting.

PROOF OF OWNERSHIP MUST BE INCLUDED WITH THIS APPLICATION. Acceptable forms of documentation include: Warranty Deed, Quit Claim Deed, Land Contract, or Option to Purchase with a Copy of the Warranty Deed.

APPLICANT
Name: JEFF HANSON
Address: 3936 MAYBEE RD          City/State/Zip: LAKE ORION MI 48359
Phone: 248-770-3804          Cell:           Fax:                        
Email: jeffhanson1969@gmail.com

PROPERTY OWNER(S)
Name(s): same as above
Address: ____________          City/State/Zip: ____________
Phone: ____________          Cell: ____________          Fax: ____________
Email: ____________

CONTACT PERSON FOR THIS REQUEST
Name: same as above          Phone:          Email: 

SUBJECT PROPERTY
Address: same as above          Sidwell Number: 09-30-200-037
Total Acreage: 4.06          Length of Ownership by Current Property Owner: 1 Years, 7 Months

Does the owner have control over any properties adjoining this site? NO
Zoning Ordinance Allowance/Requirement Deviation requested

Version 1/4/2022
Page 2 of 4
Case #: ____________________

RESIDENTIAL VARIANCE

1. Describe in detail the nature of the request. 

permission to build 22x64 garage which is 1408 sq ft. This is 8 sq ft over the max. Also request to leave existing car port 18x26. I will be adding 22x44 to existing 22x20 garage.

2. Describe how the request results from special or unique circumstances particular to the property, which are not applicable to other properties in the surrounding area. 

3. If the appeal is granted, please explain how the variance will/will not be materially detrimental to the public health, safety and welfare, or to other properties or improvements in the Township: this building is only being built larger in length towards the rear of the property. The car port is towards the back/middle of property and is not visible from any direction.

4. Explain how the request is/ is not consistent with other properties in the immediate area, please site examples if possible:

5. Describe how the alleged practical difficulty has not been self-created.

6. The topography of said land makes the setbacks impossible to meet because: N/A

7. Describe how strict compliance with the ordinance unreasonably prevents the owner from using the property for a permitted purpose, or to be unnecessarily burdensome. The new building is built at 2ft increments which is only 8 sq ft over. The car port is not visible causing no detriments or harm to the public or neighbors.
existing garage walls will be added to to achieve same height as new build.
Case #: 

8. Have there been any previous appeals involving this property? If so, when?  

☐ Yes  ☒ No

9. Is this request the result of a Notice of Ordinance Violation?

I/We, the undersigned, do hereby request action by the ZBA on the variance or specified matter above, in accordance with Sections 30.06, 30.07, 30.08, 30.10, and 30.11 of the Zoning Ordinance. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete. As the property owner (or having been granted permission to represent the owner as to this application), I hereby grant the Zoning Board of Appeals members permission to visit the property, without prior notification, as is deemed necessary.

Signature of Applicant:  
(must be original ink signature)  

Print Name:  

Date: 4-8-2022

Signature of Property Owner:  
(must be original ink signature)  

Print Name:  

Date: 4-8-2022

If applicable:  
I the property owner, hereby give permission to ______________________________ to represent me at the meeting.

OFFICE USE ONLY

Zoning Classification of property:  
Adjacent Zoning: N.  S.  E.  W.

Total Square Footage of Principal Structure:  
Total Square Footage of Accessory Structure(s):  

Description of variance(s):

Date Filed:  
Fee Paid:  
Receipt Number: 
AB-2022-18  Jeff Hansen, 3936 Maybee Rd.
09-30-200-037  4.058  176,766.48
20% = 35,353.30

Rearyard Setback - OK
Front yard setback - OK (over 100-ft.)
Side yard setback (west) OK (over 80-ft.)
Side yard setback (east) 23.4' required 20' OK

Lot Coverage OK

Maximum Floor Area of All detached Structures

<table>
<thead>
<tr>
<th>Carport</th>
<th>Existing Street</th>
<th>468</th>
<th>(26'x18')</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Garage</td>
<td>440</td>
<td>(22'x20')</td>
<td></td>
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<tr>
<td>Proposed addition</td>
<td>968</td>
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</tbody>
</table>

\[ \text{Total} = 1876 \text{ sf} \]

Allowed 1400 sf

\[ \text{Variance} = 476 \text{ sf} \]

The garage will not be taller than the house.
LEGAL DESCRIPTION
PARCEL ID# 09-30-200-037
A PARCEL OF LAND BEING PART OF THE WEST HALF OF THE NORTHEAST 1/4 OF SECTION 30, ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE CENTER OF SAID SECTION 30, THEREIN SOUTH 87 DEGREES 47 MINUTES 30 SECONDS EAST 660.04 FEET ALONG THE EAST/WEST 1/4 LINE OF SAID SECTION 30, SAID LINE ALSO BEING THE CENTERLINE OF MAYBE ROAD (1/2 RIGHT OF WAY = 33 FEET WIDE) TO THE POINT OF BEGINNING; THEREFROM CONTINUING SOUTH 87 DEGREES 47 MINUTES 30 SECONDS EAST 132.01 FEET ALONG SAID EAST/WEST LINE AND SAID CENTERLINE; ThENCE NORTH 02 DEGREES 50 MINUTES 30 SECONDS EAST 1338.67 FEET; ThENCE NORTH 87 DEGREES 23 MINUTES 40 SECONDS WEST 132.00 FEET; ThENCE SOUTH 02 DEGREES 50 MINUTES 30 SECONDS WEST 1338.60 FEET TO THE POINT OF BEGINNING. CONTAINING 4.06 ACRES OF LAND MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTH 33.00 FEET THEREOF FOR MAYBE ROAD. ALSO SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

Michael J. Nowry, Professional Surveyor # 52472
Date: 4/09/2022 - 8:47 AM
Design ID: 335153213396
Estimate ID: 5847
Estimated Price: $15,292.17
*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

How to recall and purchase your design at home:
1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 335153213396
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:
1. Enter Design ID: 335153213396 at the Design-it Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Estimated Price: $15,292.17
* Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE, THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED.

LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

(New garage)

For other design systems search "Design & Buy" on Menards.com
Estimated Price: $15,292.17

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.
Estimated Price: $15,292.17

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.
Dimensions

Wall Configurations

*Illustration may not depict all options selected.
SIDEWALL C

Ideal Door&reg;: 4-Star 8' x 7' White Select Value Insulated
48"W x 36"H JELD-WEN&reg;: Vinyl Slider
48"W x 36"H JELD-WEN&reg;: Vinyl Slider

*Some items like wainscot, gutter, gable accents, are not displayed if selected.
Materials

Building Info

Building Location Zip Code:

Building Width:

Building Length:

Building Height:

Curb:

Concrete Block Rows:

Concrete Block Type:

Wall Framing Stud:

Roof Framing:

Truss Type:

Roof Pitch:

Eave Overhang:

Gable Overhang:

Custom Garage Plan:

48359

22'

The trusses included in your estimate are prebuilt with a 24" overhang, the overhang should be trimmed to correct overhang size.

44'

10'

Concrete Block

2 Rows

8" Standard

2" x 4"

Truss Construction

Common

4/12 Pitch

12"

12"

No I do not need a custom building plan

Wall Info

Siding Material Types:

Vinyl

Concord® Double 4' x 12' 6" - Windswept Smoke

None

None

7/16" OSB (Oriented Strand Board)

Kimberly-Clark BLOCK-IT®9x75House Wrap

Novik® 16" Octagon Gable Vent - White

Vinyl

Concord® Double 4' x 12' 6" - Windswept Smoke

None

None

7/16" OSB (Oriented Strand Board)

Kimberly-Clark BLOCK-IT®9x75House Wrap

Novik® 16" Octagon Gable Vent - White

85

For other design systems search "Design & Buy" on Menards.com
Roof Info

Roof Sheathing:
1/2" 3 Ply Plywood

Roofing Material Type:
Architectural Shingle

Architectural Roofing:
Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty

Roof Underlayment:
Owens Corning® ProArmor® Synthetic Roofing Underlayment 42" x 286' (1,000 sq. ft.)

Ice and Water Barrier:
Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7' (200 sq. ft.)

Fascia Material Type:
Smooth Aluminum Fascia

Fascia:
6" x 12' Aluminum Smooth Fascia - Coffee

Soffit Material Type:
Aluminum Soffit

Soffit:
16" x 12' Aluminum Vented Soffit - Coffee

Gutter Material Type:
None

Ridge Vent:
Owens Corning® VentSure® 11-1/4" x 20' Shingle Over Ridge Vent

Ridge Vents:
None

Openings

Service Door:
Commander® 36" W x 80" H Primed Steel 6-Panel

Overhead Door:
Ideal Door® 4-Star 8' x 7' White Select Value Insulated

Overhead Door Trim Type:
Vinyl

Vinyl Trim Color:
White

Windows:
48" W x 36" H JELD-WEN® Vinyl Slider
48" W x 36" H JELD-WEN® Vinyl Slider
48" W x 36" H JELD-WEN® Vinyl Slider

Open end:
None

For other design systems search "Design & Buy" on Menards.com
Additional Options

Ceiling Insulation: None
Wall Insulation: None
Ceiling Finish: None
Wall Finish: None
Anchor bolt: Grip Fast® 1/2" x 10" HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners: Grip Fast® 3-1/2" 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners: Grip Fast® 2-1/2" 8D Vinyl-Coated Smooth Shank Sinker Nails
Roofing/Shingle Fasteners: Grip Fast® 1-1/4" Electro-Galvanized Coil Roofing Nails -7,200 Count
Truss Fastener: MiTek® 6-1/2" x 1-1/2" Triple Zinc Hurricane/Seismic Anchor Double Plate
Overhead Opening Hardware: Yes

For other design systems search "Design & Buy" on Menards.com
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<th>ADDITIONAL ITEM INFORMATION</th>
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<tr>
<td>102-1798</td>
<td>2X6-8' STUD/#2&amp;BTR SPF</td>
<td>6</td>
<td>EACH</td>
</tr>
<tr>
<td></td>
<td>Windows Eave Header</td>
<td></td>
<td></td>
</tr>
<tr>
<td>102-1761</td>
<td>2X6-10' STUD/#2&amp;BTR SPF</td>
<td>2</td>
<td>EACH</td>
</tr>
<tr>
<td></td>
<td>Door Track Framing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>102-1799</td>
<td>2X6-16' #2&amp;BTR SPF</td>
<td>7</td>
<td>EACH</td>
</tr>
<tr>
<td></td>
<td>Fascia Framing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>106-1268</td>
<td>1-1/4&quot;X9-1/2&quot;- 10' LVL</td>
<td>1.9E</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Overhead Door Eave Header</td>
<td>2</td>
<td>EACH</td>
</tr>
<tr>
<td>111-0850</td>
<td>2X4-16' AC2 GREEN TREATED GROUND CONTACT</td>
<td>7</td>
<td>EACH</td>
</tr>
<tr>
<td></td>
<td>Bottom Plate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>123-1085</td>
<td>1/2&quot; (15/32CAT) 4X8 RTD SHTG3-PLY 3-BLK STR</td>
<td>42</td>
<td>EACH</td>
</tr>
<tr>
<td></td>
<td>Roof Sheathing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>124-2738</td>
<td>7/16&quot; (7/16CAT) 4X8 OSB 3-WHITE STRIPES</td>
<td>35</td>
<td>EACH</td>
</tr>
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</table>

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<table>
<thead>
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<th>DESCRIPTION</th>
<th>QTY TO ORDER</th>
<th>ADDITIONAL ITEM INFORMATION</th>
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<tbody>
<tr>
<td>146-1004</td>
<td>10' STARTER STRIP VINYL LAP</td>
<td>11 EACH</td>
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<tr>
<td>147-0888</td>
<td>16' OCTAGON GABLE VENT WHITE/SNOW</td>
<td>2 EACH</td>
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<tr>
<td>147-4949</td>
<td>OC VENTSURE RIDGE VENT 20' ROLL APPROX</td>
<td>3 EACH</td>
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<tr>
<td>148-8840</td>
<td>D4+ CONCORD .042 SIDING WINDSWEPT SMOKE</td>
<td>141 EACH</td>
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</tr>
<tr>
<td>148-8850</td>
<td>12' J-TRIM 3/4&quot; J-Trim WINDSWEPT SMOKE</td>
<td>21 EACH</td>
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</tr>
<tr>
<td>148-8855</td>
<td>10' CONCORD GSC 3/4&quot; Outside Corner WINDSWEPT SMOKE</td>
<td>2 EACH</td>
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</tr>
<tr>
<td>148-8856</td>
<td>12' UNDERSILL TRIM UNDER SILL WINDSWEPT SMOKE</td>
<td>9 EACH</td>
<td></td>
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<tr>
<td>151-1808</td>
<td>PROARMOR ROOF UNDERLAYMENT (10SQ) Roof Felt</td>
<td>2 EACH</td>
<td></td>
</tr>
<tr>
<td>151-1827</td>
<td>28' ICE &amp; WATER BARRIER 3 EACH</td>
<td></td>
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<tr>
<td>151-1910</td>
<td>QC STARTER STRIP SHINGLE STARTER</td>
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<tr>
<td>151-2363</td>
<td>H&amp;F PROEDGE GC 33 LF ONYX BLACK</td>
<td>2 BN DL</td>
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<tr>
<td>151-3182</td>
<td>DURATION SHINGLES ONYX BLACK</td>
<td>37 BN DL</td>
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<tr>
<td>153-8881</td>
<td>10 OZ PRO ALL WEATHER ROOFING CEMENT</td>
<td>1 EACH</td>
<td></td>
</tr>
<tr>
<td>157-1740</td>
<td>12' STYLE D ALM ROOF EDGE COFFEE Roof Edge</td>
<td>10 EACH</td>
<td>** Special Order **</td>
</tr>
</tbody>
</table>

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<tr>
<td>157-1744</td>
<td>12' PRO FRIEZE ALUMINUM COFFER</td>
<td>10 EACH</td>
<td>** Special Order **</td>
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<tr>
<td></td>
<td>Soffit P-Channel</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>COLORTAG:00-Coffee</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Color: Coffee</td>
<td></td>
<td></td>
</tr>
<tr>
<td>157-1750</td>
<td>16&quot;X12&quot; PRO VENTED SOFFITCOFFEE</td>
<td>8 EACH</td>
<td>** Special Order **</td>
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<tr>
<td></td>
<td>Soffit</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>COLORTAG:00-Coffee</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Color: Coffee</td>
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<td></td>
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<tr>
<td>157-1752</td>
<td>6&quot;X12&quot; SMOOTH FASCIA .024COFFEE</td>
<td>10 EACH</td>
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<tr>
<td></td>
<td>Fascia</td>
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<tr>
<td></td>
<td>COLORTAG:00-Coffee</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Color: Coffee</td>
<td></td>
<td></td>
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<tr>
<td>161-2996</td>
<td>9' X 75' BLOCK-IT HOUSE WRAP</td>
<td>2 EACH</td>
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<tr>
<td></td>
<td>House Wrap</td>
<td></td>
<td></td>
</tr>
<tr>
<td>161-3240</td>
<td>1.89&quot;X54.67 YARD WHITE BLOCK-IT TAPE</td>
<td>1 EACH</td>
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</tr>
<tr>
<td></td>
<td>House Wrap Tape</td>
<td></td>
<td></td>
</tr>
<tr>
<td>161-3301</td>
<td>1/4&quot;X 5.5X50' FOAMSEAL SILL SEALER</td>
<td>3 EACH</td>
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<tr>
<td></td>
<td>Sill Seal</td>
<td></td>
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<tr>
<td>175-4360</td>
<td>8&quot;X6&quot;X16&quot; CONCRETE BLOCK 36 LBS</td>
<td>186 EACH</td>
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<tr>
<td></td>
<td>Concrete Block</td>
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<tr>
<td>187-1267</td>
<td>22' STD 4/12 62# 2'OC2#GHPREBUIT COMMON</td>
<td>22 EACH</td>
<td>** Special Order **</td>
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<tr>
<td>189-1180</td>
<td>TYPE S MORTAR MIX</td>
<td>80 LB</td>
<td>15 EACH</td>
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<td></td>
<td>Mortar</td>
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<tr>
<td>191-1220</td>
<td>ROCK TO BUILD GARAGES ROOXX</td>
<td>1 EACH</td>
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</tr>
<tr>
<td></td>
<td>Building Plan</td>
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</tr>
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</table>

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</tr>
</thead>
<tbody>
<tr>
<td>208-2165</td>
<td>1-1/4&quot; COIL ROOFING NAIL 7200PC Roofing Nails</td>
<td>1 BOX</td>
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<tr>
<td>227-1107</td>
<td>HOLDOWN 3&quot;X7-3/4&quot; PHD2A Overhead Opening Hardware</td>
<td>2 EACH</td>
<td></td>
</tr>
<tr>
<td>227-1113</td>
<td>STRAP TIE 1-1/4&quot;X16&quot; TZ MSTA36-TZ Overhead Opening Hardware</td>
<td>2 EACH</td>
<td></td>
</tr>
<tr>
<td>227-1303</td>
<td>1/2&quot;PLYWOOD CLIP STEEL 25/38C12-BMC 10BG/ Roof Sheathing Clips</td>
<td>7 EACH</td>
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<tr>
<td>227-1442</td>
<td>1-1/2&quot; JOIST HANGER NAIL HDG 5LB BOX Joist Hanger Nail</td>
<td>2 EACH</td>
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<tr>
<td>227-1507</td>
<td>1-1/2&quot; JOIST HANGER NAIL HDG 1LB BOX Joist Hanger Nail</td>
<td>1 EACH</td>
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<tr>
<td>227-1617</td>
<td>TRUSS SPACER 24&quot;O.C. 10' TSX24 20/ Truss Spacer</td>
<td>9 EACH</td>
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</tr>
<tr>
<td>227-3467</td>
<td>DBL PLATE RAFTER TIE RT7A-TZ Truss Fastener</td>
<td>46 EACH</td>
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<tr>
<td>229-2447</td>
<td>1-1/4&quot; HARDWOOD TRIM NAIL 1LB BOX Fascia Fasteners</td>
<td>1 EACH</td>
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<tr>
<td>229-3672</td>
<td>1-1/2&quot; VINYL SIDING NAIL 2LB BOX Siding Fasteners</td>
<td>2 EACH</td>
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<tr>
<td>229-5347</td>
<td>8D V.C. SINKER NAIL 5LB BOX Sheathing Fasteners</td>
<td>6 BOX</td>
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<td>229-5363</td>
<td>16D V.C. SINKER NAIL 5LB BOX Framing Nails</td>
<td>8 BOX</td>
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<td>229-8478</td>
<td>1-1/4&quot; WH SS TRIM NAIL 1LB BOX Door Stop Fasteners</td>
<td>1 EACH</td>
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<tr>
<td>230-0104</td>
<td>FLATLOK 3-1/2&quot; 50PK FMMF312-50 Header Fastener</td>
<td>1 EACH</td>
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<tr>
<td>231-2194</td>
<td>5/16&quot; STAPLES 5010-C 5M House Wrap Staples</td>
<td>1 EACH</td>
<td></td>
</tr>
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<tbody>
<tr>
<td>232-9028</td>
<td>1/2&quot; X 10&quot;KG ANCH BOLT NW25FC 1210HGAB25 Anchor Bolts</td>
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<tr>
<td>404-0460</td>
<td>SLIDER (GOOD) Window</td>
<td>48X36</td>
<td>3 EACH</td>
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<tr>
<td>414-1541</td>
<td>CM-1 6-PANEL STEEL DOOR Service Door</td>
<td>36X80 RH PH</td>
<td>1 EACH</td>
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<tr>
<td>417-1622</td>
<td>PVC GARAGE DR STOP WHT Door Stop Vertical</td>
<td>7/16X2X7'</td>
<td>2 EACH</td>
</tr>
<tr>
<td>417-1635</td>
<td>PVC GARAGE DR STOP WHT Door Stop Horizontal</td>
<td>7/16X2X9'</td>
<td>1 EACH</td>
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<tr>
<td>417-9378</td>
<td>PVC JAMB TRIM WHITE Jamb Trim Vertical</td>
<td>11/16X5-3/4X7'</td>
<td>2 EACH</td>
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<tr>
<td>417-9381</td>
<td>PVC JAMB TRIM WHITE Jamb Trim Horizontal</td>
<td>11/16X5-3/4X10'</td>
<td>1 EACH</td>
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<tr>
<td>417-9721</td>
<td>PVC BRICK MLDO WHITE Brick Moulding Vertical</td>
<td>1-1/4X2X8'</td>
<td>2 EACH</td>
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<tr>
<td>417-9734</td>
<td>PVC BRICK MLDO WHITE Brick Moulding Horizontal</td>
<td>1-1/4X2X10'</td>
<td>1 EACH</td>
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<tr>
<td>425-1075</td>
<td>KEYED LOCK SET Overhead Door Lock</td>
<td>#1024650</td>
<td>1 EACH</td>
</tr>
<tr>
<td>425-1088</td>
<td>REAR TRACK HANGING KIT Overhead Door Hardware</td>
<td>IDEAL</td>
<td>1 EACH</td>
</tr>
<tr>
<td>425-1615</td>
<td>8X7 WHITE INSUL RAISEDPNLEZSETTORN M4SV Overhead Door</td>
<td>1 EACH</td>
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<tr>
<td>431-6799</td>
<td>DOOR INSTALLATION KIT Service Door Kit</td>
<td>MEN1019</td>
<td>1 EACH</td>
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<tr>
<td>433-4222</td>
<td>PIN TAPERED SHMS 12 CT 3/8X1-1/4X8' Opening Shim</td>
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<td>2 EACH</td>
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<tr>
<td>436-4560</td>
<td>4&quot;X33' ASPHALT TAPE Opening Flashing</td>
<td>TS433</td>
<td>2 EACH</td>
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**ESTIMATE FOR:**

Hanson, Jeff  
3936 Maybee Rd  
Lake Orion, MI 48359-1418  

Ph: (248) 770-3804  
PROJECT DESCRIPTION:  
Garage Hanson 3 wall

**ESTIMATE BY ESTIMATE DATE**

CRAIG S.  
04/09/22

<table>
<thead>
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</tr>
</thead>
</table>
| 440-0206   | SC ENTRY MADISON KNOB  
Service Door Lock | 1            | EACH                        |

**SKU NUMBER**  
440-0206  

**DESCRIPTION**  
SC ENTRY MADISON KNOB  
Service Door Lock

**TRUBOLT 1736025**  

---

*** If purchased today, you save $5.00 ***

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**TODAY’S SUB-TOTAL:**  
15,292.17

**REGULAR SUB-TOTAL:**  
15,297.17

---

**GUEST COPY**

PAGE 6 OF 6
**Estimated Price: $9,707.77**

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

*Floor type (concrete, dirt, gravel) is not included in estimated price. The floor type is used in the calculation of materials needed. Subfloor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also not included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.*

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For other design systems search "Design & Buy" on Menards.com
Estimated Price: $9,707.77

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.
Estimated Price: $9,707.77

* Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.
Dimensions

Wall Configurations

*Illustration may not depict all options selected.

ENDWALL B
Ideal Door®: Traditional 16' x 8' White Insulated

SIDEWALL D
48"W x 36"H JELD-WEN®: Vinyl Slider

SIDEWALL C
48"W x 36"H JELD-WEN®: Vinyl Slider

ENDWALL A

*Some items like wainscot, gutter, gable accents, are not displayed if selected.*

For other design systems search "Design & Buy" on Menards.com
Materials

Building Info

Building Location Zip Code:

Building Width:

Building Length:
Building Height:

Curb:
Concrete Block Rows:
Concrete Block Type:
Wall Framing Stud:
Roof Framing:
Truss Type:
Roof Pitch:
Eave Overhang:
Gable Overhang:
Custom Garage Plan:

48359
22'
The trusses included in your estimate are prebuilt with a 24” overhang. The overhang should be trimmed to correct overhang size.
20'
10'
Concrete Block
2 Rows
8” Standard
2” x 4’
Truss Construction
Common
4/12 Pitch
12”
12”
No I do not need a custom building plan

Wall Info

Siding Material Types:

Vinyl

Vinyl Siding:
Concord® Double 4’ x 12’ 6” - Windswept Smoke

Accent Material Type:
None

Wainscot Material Type:
7/16” OSB (Oriented Strand Board)

Wall Sheathing:
Kimberly-Clark BLOCK-IT® 9”x75’ House Wrap

House Wrap:
None

Gable Vents:
Roof Info

Roof Sheathing: 1/2" 3 Ply Plywood
Roofing Material Type: Architectural Shingle
Architectural Roofing: Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty
Roof Underlayment: Architectural Shingles (32.8 sq. ft.) - Onyx Black
Ice and Water Barrier: Owens Corning® ProArmor® Synthetic Roofing Underlayment 42" x 286' (1,000 sq. ft.)
Fascia Material Type: Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200 sq.ft)
Fascia: Smooth Aluminum Fascia
Soffit Material Type: 6" x 12' Aluminum Smooth Fascia - Coffee
Soffit: Aluminum Soffit
Gutter Material Type: 16" x 12' Aluminum Vented Soffit - Coffee
Ridge Vent: None
Ridge Vents: Owens Corning® VentSure® 11-1/4" x 20' Shingle Over Ridge Vent
None

Openings

Open End: Open End
Overhead Door: Ideal Door® Traditional 16' x 8' White insulated
Overhead Door Trim Type: Vinyl
Vinyl Trim Color: White
Windows: 48"W x 36"H JELD-WEN® Vinyl Slider
Windows: 48"W x 36"H JELD-WEN® Vinyl Slider

Additional Options

Ceiling Insulation: None
Wall Insulation: None
Ceiling Finish: None
Wall Finish: None
Anchor bolt: Grip Fast® 1/2" x 10" HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners: Grip Fast® 3-1/2" 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners: Grip Fast® 2-1/2" 8D Vinyl-Coated Smooth Shank Sinker Nails
Roofing/Shingle Fasteners: Grip Fast® 1-1/4" Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener: FastenMaster® TimberLOK® 5/16" x 6" Hex Drive Black Hex Head Wood Screw - 50 Count
Overhead Opening Hardware: Yes

For other design systems search "Design & Buy" on Menards.com
<table>
<thead>
<tr>
<th>SKU NUMBER</th>
<th>DESCRIPTION</th>
<th>QTY TO ORDER</th>
<th>ADDITIONAL ITEM INFORMATION</th>
</tr>
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<tbody>
<tr>
<td>146-1004</td>
<td>10' STARTER STRIP Vinyl Starter</td>
<td>5 EACH</td>
<td></td>
</tr>
<tr>
<td>147-4949</td>
<td>OC VENTSURE RIDGE VENT Ridge Vent</td>
<td>2 EACH</td>
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<tr>
<td>148-8840</td>
<td>D4&quot; CONCORD .042 Siding</td>
<td>70 EACH</td>
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<tr>
<td>148-8850</td>
<td>12' J-TRIM 3/4&quot; J-Trim</td>
<td>15 EACH</td>
<td></td>
</tr>
<tr>
<td>148-8855</td>
<td>10' CONCORD GSC 3/4' Outside Corner</td>
<td>2 EACH</td>
<td></td>
</tr>
<tr>
<td>148-8865</td>
<td>12' UNDERSILL TRIM Undersill</td>
<td>4 EACH</td>
<td></td>
</tr>
<tr>
<td>151-1808</td>
<td>PROARMOR ROOF UNDERLAYMENT 2&quot;X286' (1080) Roof Felt</td>
<td>1 EACH</td>
<td></td>
</tr>
<tr>
<td>151-1827</td>
<td>28Q ICE&amp;WAT WEATHERLOCK GOC GRANULAR Ice &amp; Water Barrier</td>
<td>2 EACH</td>
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<tr>
<td>151-1910</td>
<td>OC STARTER STRIP Shingle Starter</td>
<td>105 LF/BUNDLE 1 BNDL</td>
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<tr>
<td>151-2363</td>
<td>HR&amp;B PROEDGE OC 33 LF Hip and Ridge Shingles</td>
<td>1 BNDL</td>
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<tr>
<td>151-3182</td>
<td>DURATION Shingles</td>
<td>18 BNDL</td>
<td></td>
</tr>
<tr>
<td>153-8801</td>
<td>10 OZ PRO ALL WEATHER Roofing Cement</td>
<td>1 EACH</td>
<td></td>
</tr>
<tr>
<td>157-1740</td>
<td>12' STYLE D ALM ROOF EDGE COFFEE Roof Edge</td>
<td>6 EACH ** Special Order **</td>
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</tr>
<tr>
<td>157-1744</td>
<td>12' PRO FRIEZE ALUMINUM COFFEE Soffit F-Channel</td>
<td>6 EACH ** Special Order **</td>
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</tr>
<tr>
<td>SKU NUMBER</td>
<td>DESCRIPTION</td>
<td>QTY TO ORDER</td>
<td>ADDITIONAL ITEM INFORMATION</td>
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<td>-----------------------------</td>
</tr>
<tr>
<td>157-1750</td>
<td>16&quot;X12&quot; PRO VENTED SOFFITCOFFEE</td>
<td>5</td>
<td>EACH ** Special Order **</td>
</tr>
<tr>
<td>157-1752</td>
<td>6&quot;X12' SMOOTH PASCIA .024COFFEE</td>
<td>6</td>
<td>EACH ** Special Order **</td>
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<tr>
<td>161-2995</td>
<td>9' X 75' BLOCK-IT HOUSE WRAP</td>
<td>1</td>
<td>EACH</td>
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<tr>
<td>161-3240</td>
<td>1.89&quot;X94.67 YARD WHITE BLOCK-IT TAPE</td>
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<td>EACH</td>
</tr>
<tr>
<td>179-4360</td>
<td>8&quot;X8&quot;X16&quot; CONCRETE BLOCK 36 LBS</td>
<td>102</td>
<td>EACH</td>
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<tr>
<td>189-1180</td>
<td>TYPE S MORTAR MIX 80 LB</td>
<td>8</td>
<td>EACH</td>
</tr>
<tr>
<td>208-2165</td>
<td>1-1/4&quot; COIL ROOFING NAIL 7200PC</td>
<td>1</td>
<td>BOX</td>
</tr>
<tr>
<td>227-1107</td>
<td>HOLDOWN 3&quot;X7-3/4&quot; PHD3A</td>
<td>2</td>
<td>EACH</td>
</tr>
<tr>
<td>227-1113</td>
<td>STRAP TIE 1-1/4&quot;X36&quot; T2 MSTA36-T2</td>
<td>2</td>
<td>EACH</td>
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<tr>
<td>229-2447</td>
<td>1-1/4&quot; HARDWOOD TRIM NAIL 5LBS BOX</td>
<td>1</td>
<td>EACH</td>
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<tr>
<td>229-1672</td>
<td>1-1/2&quot; VINYL SIDING NAIL 2LBS BOX</td>
<td>1</td>
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</tr>
<tr>
<td>229-8478</td>
<td>1-1/4&quot; WH SS TRIM NAIL 1LBS BOX</td>
<td>1</td>
<td>EACH</td>
</tr>
<tr>
<td>231-2194</td>
<td>5/16&quot; STAPLES 5010-C SM</td>
<td>1</td>
<td>EACH</td>
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PAGE 2 OF 3
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</thead>
<tbody>
<tr>
<td>232-9022</td>
<td>1/2&quot; X 10&quot; HG ANCH BOLT NW2PC</td>
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<td>EACH</td>
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<tr>
<td></td>
<td>Anchor Bolts</td>
<td></td>
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<tr>
<td>404-0460</td>
<td>SLIDER (GOOD) Window</td>
<td>2</td>
<td>EACH</td>
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<tr>
<td>417-1635</td>
<td>PVC GARAGE DR STOP WHT</td>
<td>2</td>
<td>EACH</td>
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<tr>
<td></td>
<td>Door Stop Vertical</td>
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<tr>
<td>417-1664</td>
<td>PVC GARAGE DR STOP WHT</td>
<td>1</td>
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<tr>
<td></td>
<td>Door Stop Horizontal</td>
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<tr>
<td>417-9378</td>
<td>PVC JAMB TRIM WHITE</td>
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<tr>
<td></td>
<td>Jamb Trim Horizontal</td>
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<tr>
<td>417-9381</td>
<td>PVC JAMB TRIM WHITE</td>
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<td></td>
<td>Jamb Trim Vertical</td>
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<td>417-9734</td>
<td>PVC BRICK MLDG WHITE</td>
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<td></td>
<td>Brick Moulding Vertical</td>
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<tr>
<td>417-9747</td>
<td>PVC BRICK MLDG WHITE</td>
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<td></td>
<td>Brick Moulding Horizontal</td>
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<tr>
<td>425-1375</td>
<td>KEYED LOCK SET</td>
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<tr>
<td></td>
<td>Overhead Door Lock</td>
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<tr>
<td>425-1088</td>
<td>REAR TRACK HANGING KIT</td>
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<tr>
<td></td>
<td>Overhead Door Hardware</td>
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<tr>
<td>425-4515</td>
<td>16X8 M45V WHITE</td>
<td>1</td>
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<tr>
<td></td>
<td>Overhead Door</td>
<td></td>
<td>** Special Order **</td>
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<tr>
<td>433-4222</td>
<td>PINE TAPERED SHIMS 12 CT 3/8X1-1/4X8''</td>
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<td>EACH</td>
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<tr>
<td></td>
<td>Opening Shim</td>
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<tr>
<td>436-4500</td>
<td>4'X33' ASPHALT TAPE</td>
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<tr>
<td></td>
<td>Opening Flashing</td>
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TODAY'S SUB-TOTAL: 4,680.22

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PAGE 3 OF 3
The Fire Department has reviewed the proposed documentation / applications and has no concerns at this time.

Jeffrey Williams, CFPS – Fire Marshal
Orion Township Fire Department - Fire Prevention
3365 Gregory Road Lake Orion, MI 48359
Fax: 248.309.6993

From: Courtney Keisman <ckeisman@oriontownship.org>
Sent: Thursday, April 14, 2022 1:51 PM
To: Jeff Williams <jwilliams@oriontownship.org>
Subject: ZBA Documents for the May 9, 2022 ZBA Meeting

Mr. Williams,

Hello Jeff. Attached is 4 ZBA cases that needs to be reviewed by you for the May 9, 2022 ZBA Meeting.

Thank you,

Courtney Keisman
Clerk III
Planning & Zoning
2323 Joslyn Road, Lake Orion, MI 48360
O: 248.391.0304, ext. 5003
W: www.oriontownship.org