

HOLLY TOWNSHIP
PROPOSED AGENDA
Holly Township Zoning Board of Appeals
May 22, 2024 5:30 PM
Karl Richter Campus in Holly Area Schools Meeting Room
920 E. Baird St., Holly, Michigan 48442

CALL TO ORDER – PLEDGE OF ALLEGIANCE

ROLL CALL:

AGENDA APPROVAL

PUBLIC HEARINGS: Daniel and Karen Hryckowian variance request from Chapter 32 Zoning, Section 32-104 Schedule of Regulations - Rear Yard Setback on Parcel Number 01-23-431-029 on East Lakeshore Drive, Holly MI 48442 in a SR: Suburban Residential District.

PRESENTATIONS: None.

APPROVAL OF MINUTES: August 1, 2023.

OLD BUSINESS – None.

NEW BUSINESS

1. Daniel and Karen Hryckowian variance request from Chapter 32 Zoning, Section 32-104 Schedule of Regulations - Rear Yard Setback on Parcel Number 01-23-431-029 on East Lakeshore Drive, Holly MI 48442 in a SR: Suburban Residential District.

PUBLIC COMMENT - Give us your comments and opinions. The Board does not respond directly to questions during public comment. This is because the purpose of public comment is to provide time for the public to speak, not for the board to discuss or debate the item at hand.

ADJOURNMENT

PUBLIC HEARING PROCEDURE

Welcome to this public hearing. We appreciate your taking the time to present your opinions. Everyone will be given an opportunity to speak. In order for us to have an effective public hearing, we ask that you abide by the following rules:

1. Please wait for the Chairperson to acknowledge you before you speak.
2. Begin by stating your name and address.
3. Give us your comments and opinions. The Board does not respond directly to questions during a public hearing. This is because the purpose of the public hearing is to provide time for the public to speak, not for the board to discuss or debate the item at hand.
4. To ensure that everyone has time to speak and that we can address other items on tonight's agenda, we limit an individual's speaking time to three (3) minutes, with the exception of the applicant. If time permits, we may allow you one additional time period to provide new information.
5. Please be respectful of the board, the applicant, and your neighbors.

Again, thank you for attending.

Holly Township
Zoning Board of Appeals Meeting
Minutes of August 1, 2023

Call to Order: Chuck Stoner called the regular meeting of the Zoning Board of Appeals to order at 5:30 p.m. At the Holly Township Hall, 102 Civic Drive, Holly Michigan.

Pledge of Allegiance

Roll Call:

Members Present:

Chuck Stoner
Pam Mazich
Josh Murphy
Allan Motzny
Jenn Ryan

Agenda Approval:

- **Jenn Ryan moved to approve the agenda. Chuck Stoner supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

Public Hearings:

1. Daniel and Karen Hryckowian variance request on Parcel Number 01-23-431-006 and 01-23-431-007 (recently combined new Parcel # 01-23-431-029) on East Lakeshore Drive, Holly MI 48442 in a SR: Suburban Residential District.

- **Allan Motzney moved to open the public hearing. Pam Mazich supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

Public Comment:

The applicant, Daniel Hryckowian, explained that the lots in Great Lakes are too small to build a home on and most of the homes that are there do not meet the requirements of the zoning.

- **Pam Mazich moved to close the public hearing. Josh Murphy supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

Approval of Meeting Minutes – November 29, 2016.

- **Josh Murphy moved to approve the November 29, 2016 Minutes. Jen Ryan supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

Approval of Meeting Minutes – May 31, 2023.

- **Josh Murphy moved to approve the November 29, 2016 Minutes. Allan Motzney supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

Communications: None.

Old Business: None.

New Business:

1. Daniel and Karen Hryckowian variance request on Parcel Number 01-23-431-006 and 01-23-431-007 (recently combined new Parcel # 01-23-431-029) on East Lakeshore Drive, Holly MI 48442 in a SR: Suburban Residential District.

The Board had discussion on the current zoning and the master plan designation for the properties in Great Lakes Subdivision. The board asked several questions regarding the setbacks and the applicants proposed placement on the property.

- **Allan Motzney moved to deny the variance because the standards for obtaining a variance have not been met. Josh Murphy supported the motion. A roll vote was taken; Motzney; yes, Murphy; yes, Mazich; yes, Ryan; No, Stoner; no; the motion carried by a 3/2 vote.**

Public Comment: None.

- **Josh Murphy moved to adjourn the meeting. Pam Mazich supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

Chuck Stoner, hearing no other business, adjourned the meeting at 6:08 pm.

Karin S. Winchester. Clerk



MCKENNA

May 15, 2024

Zoning Board of Appeals
Holly Township
102 Civic Drive
Holly, MI 48442

Subject: Hryckowian Variance Request
Based on application dated April 22, 2024

Location: Parcel #01-23-431-029 (No Address)

Applicant: Dan Hryckowian

Dear Board Members:

We have received and reviewed the application for a requested variance to allow a reduced rear yard setback for the construction of a single-family home in the Great Lakes subdivision. The Holly Township Zoning Ordinance, Section 32-104, Schedule of Regulations specifies that rear yard setbacks must be a minimum of 50 feet. The applicant is seeking a variance to build a single-family home with a 29.8-foot rear yard setback (setback reduction of 20.2 feet). We offer the following comments in our review of this application.

BACKGROUND

The Master Plan discusses preserving the existing historic character of this area, which includes modest lakefront properties. The lots in the Great Lakes subdivision are considered lots of record, as they were platted in 1938, long before the current zoning was applied to the area. As a result, many of these lots are nonconforming under the current zoning ordinance, under which the subject property is zoned SR – Single Family Residential District.

The Schedule of Regulations (included in your packet for reference) includes several footnotes that modify the setbacks depending on historical conditions. The following table compares the potential setbacks for the subject site with and without these footnotes applied. The existing lot width and area, which are less on the subject site than that required by the SR District, is permitted due to the site’s status as a nonconforming lot of record per Sec. 32-462. - Nonconforming lots.

Section 32-104, Schedule of Regulations

District	Minimum Lot Size		Maximum Building Height		Minimum Yard Setback			Lot Area Coverage
	Area (Acres)	Lot Width (Feet)	Stories	Feet	Front Yard ^{1,3} (Feet)	Side Yard ² (Feet)	Rear Yard (Feet)	Maximum Percent/All Buildings
SR	1.5	150	2.5	30	40	15	50	20
SR (for lots of record with Footnotes 2 and 3 applied)	Permitted as nonconforming per 32-462	Permitted as nonconforming per 32-462	2.5	30	Based on established residential building patterns (ERBP)	5 (total of both side yards is a minimum of 15 feet)	50	20

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.



As shown in the table, the footnotes in the Schedule of Regulations as well as the lot's status as nonconforming under Section 32-462 provide relief for the minimum lot area, width, front setback, and side setbacks, but do not address the rear setbacks. This variance request to consider at the May 22nd, 2024 meeting is to allow a reduced rear yard setback.

REVIEW

Section 32-64(d)(1) of the Zoning Ordinance requires an applicant to demonstrate a practical difficulty by meeting all of the following criteria of Section 32-64(d)(1)(a) through (e). These criteria, as well as our findings, are as follows:

- a. **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.**

As explained in the introduction and background of this letter, it is true that this site has unique circumstances that do not exist in the Township in other areas than the subdivision where it is located. The standards applicable to the SR zoning district are misaligned with the existing lot, and the ordinance acknowledges this circumstance for other setbacks, but does not provide relief from the difficulty created in the nonconformity for the rear setback. The variance being sought would provide relief, and we find that the request meets this criterion.

- b. **Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter.**

Other properties across the Township that are zoned SR generally meet the standards in the Schedule of Regulations, and newly created lots from land divisions are required to comply with these standards. Due to the fact that the subject site was created long before these standards were in existence, they do not comply. For example, the minimum lot area for the SR district is 1.5 acres or about 65,340 square feet. Given that the subject site is only approximately 17,000 square feet, the other dimensional regulations for the SR district are misaligned with the lot area, reducing the buildable area on the lot. We find that the request meets this criterion.

- c. **The special conditions and circumstances referenced in subsection (d)(1)a of this section do not result from the actions of the applicant.**

The applicant did not create the unique circumstances described previously. We find that the request meets this criterion.

- d. **The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

Prior to submitting this request to the Board, the applicant worked with the Township planner and staff to understand the established residential building patterns (ERBP) in the Great Lakes subdivision. It was determined that the average rear setback in the area is 28.33 feet. The request for a 29.8-foot rear setback (a reduction of 20.2 feet) is less than the ERBP and not above and beyond what exists in this area. Therefore, we find that the request meets this criterion.



- e. **The granting of the variance will be in harmony with the general purpose and intent of this chapter and master plan, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.**

As mentioned previously, maintaining the existing character in the Great Lakes subdivision is discussed in the Master Plan. The requested variance will not create a divergent building type in the area, but rather it will allow the applicant to build a home that better aligns with the existing character than the zoning ordinance currently allows. Additionally, we find no evidence that granting this variance will be injurious to the neighborhood, or otherwise detrimental to the public welfare. We find that the request meets this criterion.

RECOMMENDATION

For a variance to be approved by the Zoning Board of Appeals, it should meet all of the standards of Section 32-64(d)(1). Based on our comments above, we find that a reduced rear yard setback for the purposes of constructing a single-family home can facilitate the practical use of this lot. Subject to the results of the public hearing, we find the setback reduction of 20.2 feet (to allow a 29.8-foot setback) is appropriate as the least intrusive means of allowing practical use of this lot, and therefore believe it appropriate to grant this variance. If you have any questions regarding this case, please do not hesitate to contact us.

Respectfully submitted,

McKENNA

Alexis Farrell
Associate Planner

Cc: John Jackson, AICP, President

Sec. 32-104. - Schedule of regulations.

Zoning District	Minimum Lot Size		Maximum Building Height		Minimum Yard Setback			Lot Area Coverage
	Area (Acres)	Lot Width (Feet)	Stories	Feet	Front Yard (Feet)	Side Yard (Feet)	Rear Yard (Feet)	Maximum Percent/All Buildings
Single-family residential, R-1	0.5	100	2.5	30	25	10	30	20
Single-family residential, R-2	1.0	125	2.5	30	35	10	35	20
Suburban residential, SR	1.5	150	2.5	30	40	15	50	20
Rural estate, RE	2.5	200	2.5	30	50	25	50	20
Agricultural residential, AGRE	5.0	300	2.5	30	75	25	75	20
Mobile home park, RMH	(see section 32-97)		2.5	30				
Multifamily residential, RM-1 and RM-2	(see section 32-98)		2.5	30				
Local commercial, C-1	0.5	100	1	20	30	10	30	25
General commercial, C-2	1.0	150	2.5	30	30	10	30	25

J.L. Scarbrough, PLLC

24901 Northwestern Hwy Suite 612

Southfield, MI 48075

(p) 248-809-6790

(f) 248-595-8040

John@scarbroughlaw.net

April 17, 2024

Hand Delivery

Holly Township Zoning Board

102 Civic Drive.

Holly Township, MI 48442

Dear Zoning Board Members,

My office continues to assist Mr. Daniel Hryckowian with his requests for certain variances, for the purpose of constructing a personal residence within the Great Lakes Country Club located within Holly Township Michigan. As stated in Mr. Hryckowian's previous two submissions, the GLCC was established in 1938, well prior to the revised Suburban Residential (SR) designation, as a resort area with small cottages and homes. In an effort to meet and comply with what Holly Township and Mr. Hryckowian believed was necessary to comply with the SR designation for proposed new structures within Holly Township confines, two applications were submitted requesting variances for setbacks that were believed to be required. However, following a land use review at the request of the Township, it was determined that the lot proposed for development by Mr. Hryckowian was deemed a historic lot, and did not require several of the setbacks as previously thought.

It has come to Mr. Hryckowian's attention that at this time, following the historic lot designation of the Great Lakes Country Club location and suggestions of the planner obtained by the Holly Township Zoning Board, he may only need the approval of the rear setback and placement adjustments to the previously approved plans for the septic system. It should be noted that the adjustments to the septic system has been made and approved by the County Health Department subject to specified conditions, a copy of which has been included for the Board's review.

Mr. Hryckowian, recognizes the board's discretion and power in the interest of justice and undue hardship, to allow for and grant deviations from setback requirements where

appropriate. In addition, Mr. Hryckowian recognizes that the variance he needs which is set forth in his application, does not conflict with the purpose of the zoning change and historic designation, in that among reasons such as to maintain an open and non-urban character of the location and to reduce the need for public services to such areas. In this instance, the parcel to be developed would retain the open character of the site, as development of the site would be consistent with many of the previously developed parcels and existing structures.

In support of his request, we are again, humbly requesting that any voting member of the board not familiar with the subdivision, conduct a visual inspection of the consolidated lots Mr. Hryckowian wishes to construct a residence on prior to voting on his request for the variances needed to move forward with the proposed project. If any member of the board is at all amenable to his request, I am willing if necessary, to meet with any and or all members of the board to walk the lots and to discuss the plans which have been included with the attached application.

In conclusion, it would appear that Mr. Hryckowian has made every effort to comply with the zoning requirements of the township (to include previous efforts to meet SR designations) to construct the previously proposed structure and previously submitted variance requests to the Holly Township Zoning Board. After much review and cooperation with the Board, his current application details his need of a single variance approval from the Holly Township Zoning Board, in order to construct his proposed residence, which, without approval he cannot construct the proposed residence. At this time, we are humbly requesting that the Holly Township Zoning Board, grant his request for his rear depth setback variance and approval for the township building department to issue a permit.

Respectfully Submitted,



John L. Scarbrough

J.L. Scarbrough, PLLC

Plaintiff's Attorney

24901 Northwestern Hwy. Suite 612

Southfield, MI 48075

HOLLY TOWNSHIP

102 Civic Drive • Holly, Michigan 48442 • Phone (248) 634-9331 • Fax (248) 634-5482

APPLICATION FOR ZONING BOARD OF APPEALS

Instructions to Applicant:

Answer each question completely. Read the additional instructions provided on page 2 of this application. Incomplete submittals will not be processed.

For Township Use Only:

Date Received: _____
File No.: _____
Administrative Fee Paid: _____
Escrow Fee Paid: _____

1) Applicant:

Name: Dan Hryckowain Address: 5232 Oakhill Dr.
City: Swartz Creek State: MI Zip: 48473
Phone: 810-577-5230 (Home) _____ (Office) _____ (Fax) _____
Interest Zoning Appeal

2) All Parties of Interest (Title Holder, Contract Purchaser, Partners):

Name Daniel & Karen Hryckowian
Address: Same as above _____
City: _____ State: _____
Zip: _____ Phone: (Home) _____ (Office) _____ (Fax) _____
Interest:

(If the applicant/petitioner is not the owner of record, a notarized letter of authority or Power of Attorney must be included as part of this application)

3) General Property Information and Description:

General Location: Holly Township
Acreage: _____
Sidwell (Property ID) Number: 01-23-431-029
Legal Description: T5N, R7E, Sec 23, Supervisors Plat of Great Lakes Country Club Lots 23 7 24
(Attach metes and bounds description where applicable)

Site Plan Attached: Yes No _____

4) Current Zoning

Classification: Suburban Residential District

5) Action Requested: (Check not more than one below)

(a) Ordinance or Map Interpretation: Yes _____ No _____
(If "Yes", proceed to Question 6)

(b) Variance: Yes _____ No _____
(If "Yes", proceed to Question 7)

(a) Appeal of Administrative Decisions: Yes _____ No _____
(If "Yes", proceed to Question 8)

6) Interpretation: The appellant requests that an interpretation be made of the following Zoning Ordinance provisions:

(a) Zoning Ordinance: Article _____ Section _____

(b) Zoning Map Boundary: (please describe) _____

(c) An interpretation is requested because: _____

7) Variance: The appellant requests a variance from the following Township Zoning Ordinance provisions:

(a) Zoning Ordinance Article III _____ Section 32-91 _____

(b) Describe the need for variance: Applicant request a variance for the purpose of building a residence on the property which requires a slight variance of the setbacks requirements.

Applicant is requesting a variance for the purpose of building a residence on the property, which has been designated a historic lot, and revises the setback requirements for new buildings within the Great Lakes Country Club Subdivision. The applicant's plot plan under the new designation requires approval to deviate several feet from the rear setback requirements.

c) Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved which are not applicable to other lands, structures or buildings in the same zoning district:

SEE ATTACHED 7C

d) Describe how a literal interpretation of the zoning ordinance provision would deprive the applicant of the rights commonly enjoyed by other properties in the same district:

SEE ATTACHED 7D

e) Describe what special conditions and circumstances exist that do not result from the actions of the applicant:

SEE ATTACHED 7E

f) Describe how the applicant is proposing the minimum variance that will make it possible to reasonably use the land, structure or building:

SEE ATTACHED 7F

g) Describe how granting the variance will be in harmony with the general purpose of the zoning ordinance, the master land use plan and how it will not be injurious to the neighborhood or otherwise detrimental to public welfare:

SEE ATTACHED 7G

8) Appeal or Administrative Decision: The appellant requests relief from the following administrative decision made by the:

Zoning Administrator	Yes	_____	No	_____
Planning Commission	Yes	_____	No	_____
Other	Yes	_____	No	_____

(a) Describe the nature of the decision: _____

(b) Describe why the appeal is requested: _____

9) Signature:

I, the undersigned, state that the foregoing answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I also understand that I must appear at the meeting and/or have someone to represent my case.

David H. H. H.
Signature of Applicant

4-22-24
Date

Instructions to Applicant:

- 1) Zoning Board of Appeals meetings are held on the second Monday of the month.
- 2) For a ZBA Application to be considered, the application, plot plan and legal description must be submitted at least (21) days before the scheduled Zoning Board of Appeals Meeting.
- 3) At a minimum, the plot plan must be drawn to scale indicating:
 - a) Lot dimensions.
 - b) Location and dimensions of existing and proposed structures.
 - c) Existing setbacks.
 - d) Location of well and septic system.
 - e) Proximity of existing and proposed structures from neighboring structures.

DANIEL HRYCKOWIAN'S SUPPLEMENT TO
HIS APPLICATION TO THE HOLLY TOWNSHIP
ZONING BOARD OF APPEALS

7b. The property the applicant seeks to develop was rezoned and is currently classified as Suburban Residential (SR). The revised classification requires a minimum sized lot to be 1.5 Acres, with a lot width of 150 feet, 40 foot (front yard) area, with minimum setbacks of 15ft (side) and 50ft rear yard. However, it has been determined that the lot in question is a historic lot of record, and the lot width and size specifications are waived and do not require variances.

The applicant notes that a recent analysis obtained by Holly Township, as it pertains to the SR setbacks, reiterates that footnotes exists which modify the SR setback requirements depending upon historical conditions in accordance with Section 32-104, per the memorandum, 32-462 (Non-conforming lots of Record), the existing lot width and area, although less than that required by the current SR District, is permitted due to the sites status as a nonconforming lot of record.

Because of the property's historical designation, it appears to meet many of the setback requirements to obtain a building permit for the proposed residence however the applicant needs the approval of the following variance to move forward with the project:

Rear Depth variance request from 50 ft. to 29.8 ft.

For reference and use by the Board to make a determination, the applicant owned two contiguous lots which were consolidated into a single lot with a frontage of 100ft, totaling approximately 17,000.00 square feet and .38 of a full acre. Although these measurements do not meet the revised SR guidelines, it should be noted that the average residence maintains a 27ft frontage and 40 ft rear yard respectively. In accordance with the recent review and memorandum requested by the township, it was determined that the only variance request needed, was for the depth of the rear yard. The revised request for a variance is based upon the rear setback which requires a 50 foot setback from the property line. According to the research conducted by the planner obtained by the Township, the average rear setback is 28.33 feet. The applicant's plotted house is requesting a 29.8 foot setback which is 20.2 feet differential from SR zoning requirements, but consistent with the average rear setback for lots within the subdivision to include the size of the Applicant's property.

7c. the land structure is peculiar in that the physical shape of the property or unique circumstances of the property is that the combined lot in essence when viewed could be considered a corner lot, as the road winds in front of the property. In particular, because of the configuration of the lot, although not meeting the SR guidelines, the lot at its outer perimeters, is 100ft frontage and 206 ft to in the rear which is larger than the majority of the existing developed properties with structures. As presently configured, apart from the front setbacks and overall size

of the lot, the lot and plot plan meets all aspects of the setback requirements with exception of the rear yard. As such, without the approval of the rear setback variance, the applicant cannot build the proposed residence or any residence on his property.

7d. Literal interpretation of the revised/current ordinance would deny the applicant the ability to build or improve the property he currently owns, of which very few of the current lots meet the SR standard, rendering ownership of a majority of undeveloped property within the subdivision futile for development. Approval of the request would grant substantial justice to the applicant and be visibly and nearly physically consistent with other property owners concerning setbacks and property use.

7e. The revised plan (SR), adopted in 2016 did/does not take into consideration improvements to existing lots within the Great Lakes Subdivision, which was established in 1938, and severely restricts any improvement. The applicant made no modifications to the land, and the special conditions such as the shape of the parcel and topography was a naturally occurring circumstance. In fact in the applicant's desire to improve the land, he sought and obtained a review and determination from the Oakland County Health Department concerning the feasibility of obtaining a permit for the installation of a septic system. The plan was approved at the time of the Applicant's February 26, 2024 Application. However, following the review by the Townships' agency conducting the land use review, the Applicant applied for a revised permit to meet the revised specifications of the proposed project. **As a result, Oakland County Health Department permit EHSI 2023-00362** was approved a second time due to adjustments in the placement of the system and to assist with the approval process of the project by the Holly Township Zoning Board. The revised approval is based upon the following conditions (Approval permit attached):

- a. Size of Septic 1530 Gallons with two Plastic Septic Compartments
- b. Drainage Bed consisting of 720 sq. ft.
- c. Absorption system over 3 and 4
- d. Cut drainage bed 100% 7ft Sand, per plan
- e. Backfill with 2NS sand to absorption system grade

7f. as previously noted, the unique physical shape of the property would not encroach on the adjacent lots either physically or visually. It is further noted, that prior rulings within this State, by several Courts have been to allow for nonconforming uses of land without outright termination, in order to avoid hardship to a property owner. Further, in accordance with Section 32-104, specifically 32-462 (Non-conforming lots of Record), the existing lot width and area, which are less than that required by the SR District, is/can be permitted due to the sites status as a nonconforming/historical lot of record.

7g. the variance if granted would maintain the harmony of the subdivision, both physically and visually in accordance with the plan, without visual notice to anyone. Further, the approval of the Oakland County Health Department ensures the sanitary requirements are maintained, and not detrimental to the public welfare. The applicant notes and agrees that among other goals, of the Suburban Residential (SR) designation, one goal was to maintain an open and non-urban character of a designated location and to reduce the need for public services to such areas. In this instance, the parcel to be developed would retain the open character of the site, as development of the site would be consistent with surrounding parcels and existing development. In addition to which, the building plans and site location, calls for personally owned wells and septic systems, which are individually maintained in accordance with Oakland County Health Department regulations and oversight, as such, there would be no need for additional public services to the area.

Daniel Hryckowian

HEALTH DIVISION

Leigh-Anne Stafford, Health Officer
(248) 858-1280 | health@oakgov.com

AMENDED PERMIT TO INSTALL AN ON-SITE SEWAGE DISPOSAL SYSTEM

PERMIT #: EHSI-2023-00362

Issue Date: 06/07/2023

Amended Date: 04/11/2024

PARCEL ID #: 0123431007

APPLICATION RECEIPT DATE: 05/17/2023

PROPERTY ADDRESS:

0 Lakeshore, Holly, MI 48442

No. of Bedrooms: 3

SEPTIC INFORMATION: Proposed Use and Type:

Residential New

OWNER:

Name: DANIEL HRYCKOWIAN, KAREN

HRYCKOWIAN

Address: 5232 OAKHILL DR

SWARTZ CREEK, MI 48473

Phone:

APPLICANT:

Name: KIEFT ENGINEERING, INC.

Address: 5852 S. MAIN ST. SUITE 1

CLARKSTON, MI 48346

Phone: (24-8) -625-

PERMIT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

Tank:

Size of Septic (Gallons)	No. of Compartments	Tank Type
1530	2	Septic Tank (Plastic)

Soil Absorption System:

Drainage bed consisting of 720 sq. ft.

Stipulations:

Locate absorption system over borings 3 and 4
Cut drainage bed 100% 7 Ft to Sand, per Engineer Plan
Backfill with 2NS sand to absorption system grade

Pre-Final Inspection:

Call when work begins
Bed-Call for midcut inspection prior to backfilling

THIS PERMIT IS VOID AFTER TWO (2) YEARS FROM DATE OF ISSUE

Sanitarian: Jerry Jacobs

Supervisor: Joseph Kaighen

SEE NEXT PAGE FOR ADDITIONAL INFORMATION AND REQUIRMENTS

HEALTH DIVISION

Leigh-Anne Stafford, Health Officer
(248) 858-1280 | health@oakgov.com

PERMIT#: EHSI-2023-00362

Parcel ID: 0123431007

Property Address:

0 Lakeshore, Holly, MI 48442

Minimum Isolation Distances to be Maintained:

- | | |
|-----------------------------------------------------|------------------------|
| 10 feet from building foundations | |
| 10 feet from property lines | See Special Conditions |
| 20 feet from slopes >25% for soil absorption system | See Special Conditions |
| 5 feet from slopes >25% for tanks and sewer lines | See Special Conditions |
| 50 feet from private well | |

Special Conditions:

- A soil entrapping barrier shall be provided. Acceptable cover shall be non-woven fabric with a weight not to exceed two (2) ounces per square yard, minimum trapezoidal tear strength of ten (10) pounds, and minimum puncture strength of eight (8) pounds.
- Prior to Health Division final approval, a copy of the recorded deed restriction shall be submitted. The deed restriction recorded with the Oakland County Register of Deeds shall include a notification of the technology used and description of the necessary maintenance.
- Effluent filters shall meet NSF/ANSI Standard 46. Effluent filters shall be rated by the manufacturer with a minimum daily flow rate of one and one-half (1.5) times the total required septic tank capacity.
- An annual Operation Permit is required for the Alternative or Engineered Alternative System on this property and must be maintained for the life of the system. The permit is not transferable with change of ownership. Prior to Health Division final approval, the annual Operation Permit shall be obtained.
- Sewer lines to and from all tanks and between a tank and head or distribution box shall be constructed of solid pipe with sealed joints, Schedule 40 PVC (solid).
- Final cover shall be 8 to 24 inches over the soil absorption system.
- Plan#: KE 2023.068 Rev. Date: 03/19/2024 Eng's Name: David S Wardin, Kieft Engineering. Plan approval is contingent upon the designing engineer establishing all grades. Making sufficient inspections during construction to assure compliance with plans and providing this office with a signed statement to that affect. A final inspection by the Health Division is required.
- In no case shall any driveway, parking area, paved surface, swimming pool, stockpiled material or building be placed over the Onsite Wastewater Treatment System.
- Failure to conduct required maintenance or perform corrections recommended by the maintenance provider shall result in penalties set forth in the Oakland County Sanitary Code.
- Risers shall be a minimum of twenty-four (24) inches in diameter, water tight and tamper resistant with a locking mechanism or boltheads that need specialized tools for access.

HEALTH DIVISION

Leigh-Anne Stafford, Health Officer
(248) 858-1280 | health@oakgov.com

PERMIT#: EHSI-2023-00362

Parcel ID: 0123431007

Property Address:

0 Lakeshore, Holly, MI 48442

- The following Article III variances have been approved by OCHD:
 - Section: 6.3 to allow reserve to be located over primary onsite wastewater treatment area.
 - Section:6.6.1 to allow for 38% reduction in sizing by utilizing Eljen B43 pods.
 - Section 7.3 to allow for leveling, retaining walls and Eljen B43 Pods to be utilized to mitigate slope greater than 25%. System also approved to be installed 7ft to property line.

Comments:

- This permit is for a THREE (3) bedroom home.
- Install per Engineered Plan job KE 2023.068 by Kieft Engineering, Dated 03/19/2024 for 45 Eljen B43 Modules with an IM-1530 Tank.
- Excavated area for bed is 12ft by 62ft.
- New septic tank to be watertight tested. Appropriate documentation required to be provided to this Division prior to consideration for final approval.

Replacement Area:

Adequate replacement available?: Yes, over existing field

STANDARD PERMIT REQUIREMENTS:

- Must install system in accordance with OCHD Sanitary Code, Article III and/or Michigan Criteria for Subsurface Sewage Disposal.
- Required isolation distances must be verified by the installer.
- Call to schedule all necessary inspections prior to the completion of the installation.
- Call to schedule a final inspection prior to covering the system.
- Act 53, P.A. 1974 requires the applicant to notify the public utilities prior to excavation. In addition, you must call 1-800-MISS-DIG to locate public underground utilities.
- This Onsite Wastewater Treatment System Permit does not ensure an Onsite Well Permit. An Onsite Wastewater Treatment System installation may reduce or eliminate an approved well area resulting in denial of an application for an Onsite Well Permit.

HEALTH DIVISION

Leigh-Anne Stafford, Health Officer
(248) 858-1280 | health@oakgov.com

PERMIT#: EHSI-2023-00362
Parcel ID: 0123431007
Property Address:
0 Lakeshore, Holly, MI 48442

APPROVED BORINGS:

Boring # 1 Soils Observed by: kecskesa

Boring Label	HSWT Observe	HSWT Indicator	Depth HSWT	Ground Water	Depth of Water	Captured Date	Captured By
1	No			No		05/25/2022	kecskesa

Texture(s)

Depth	Depth Units	Size	Wetness	Soil Info	Topsoil Texture	Color
12	Inch			Topsoil	Sandy Loam	
12	Feet			Clay		
2	Feet	Gravel		Sand		

Boring # 2 Soils Observed by: kecskesa

Boring Label	HSWT Observe	HSWT Indicator	Depth HSWT	Ground Water	Depth of Water	Captured Date	Captured By
2	No			No		05/25/2022	kecskesa

Texture(s)

Depth	Depth Units	Size	Wetness	Soil Info	Topsoil Texture	Color
12	Inch			Topsoil	Sandy Loam	
12	Feet			Clay		
2	Feet	Gravel		Sand		

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Parcel ID: 0123431007
Property Address:
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Boring # 3 Soils Observed by: kecskesa

Boring Label	HSWT Observe	HSWT Indicator	Depth HSWT	Ground Water	Depth of Water	Captured Date	Captured By
3	No			No		05/25/2022	kecskesa

Texture(s)

Depth	Depth Units	Size	Wetness	Soil Info	Topsoil Texture	Color
12	Inch			Topsoil	Sandy Loam	
6	Feet			Sandy Clay Loam		
4	Feet	Gravel		Sand		

Boring # 4 Soils Observed by: kecskesa

Boring Label	HSWT Observe	HSWT Indicator	Depth HSWT	Ground Water	Depth of Water	Captured Date	Captured By
4	No			No		05/25/2022	kecskesa

Texture(s)

Depth	Depth Units	Size	Wetness	Soil Info	Topsoil Texture	Color
12	Inch			Topsoil	Sandy Loam	
6	Feet			Sandy Clay Loam		
4	Feet	Gravel		Sand		

Disclaimer : The Oakland County Health Division will not deny participation in its programs based on race, sex, religion national origin, age or disability. State and federal eligibility requirements apply for certain programs.

CERTIFICATE OF SURVEY

EXISTING DESCRIPTION:

PARCEL 01-23-431-006 DESCRIPTION:
TSN-R7E, SEC 23 SUPERVISOR'S PLAT OF GREAT LAKES COUNTRY CLUB, LOT 23 BLK 4, AS RECORDED IN LIBER 7, PAGES 43 AND 43A OF OAKLAND COUNTY PLAT RECORDS

PARCEL 01-23-431-007 DESCRIPTION:
TSN-R7E, SEC 23 SUPERVISOR'S PLAT OF GREAT LAKES COUNTRY CLUB, LOT 24 BLK 4, AS RECORDED IN LIBER 7, PAGES 43 AND 43A OF OAKLAND COUNTY PLAT RECORDS

PROPOSED DESCRIPTION:
PARCEL COMBINATION DESCRIPTION (NEW TAX ID NUMBER):
TSN-R7E, SEC 23 SUPERVISOR'S PLAT OF GREAT LAKES COUNTRY CLUB, LOTS 23 AND 24, BLK 4, AS RECORDED IN LIBER 7, PAGES 43 AND 43A OF OAKLAND COUNTY PLAT RECORDS

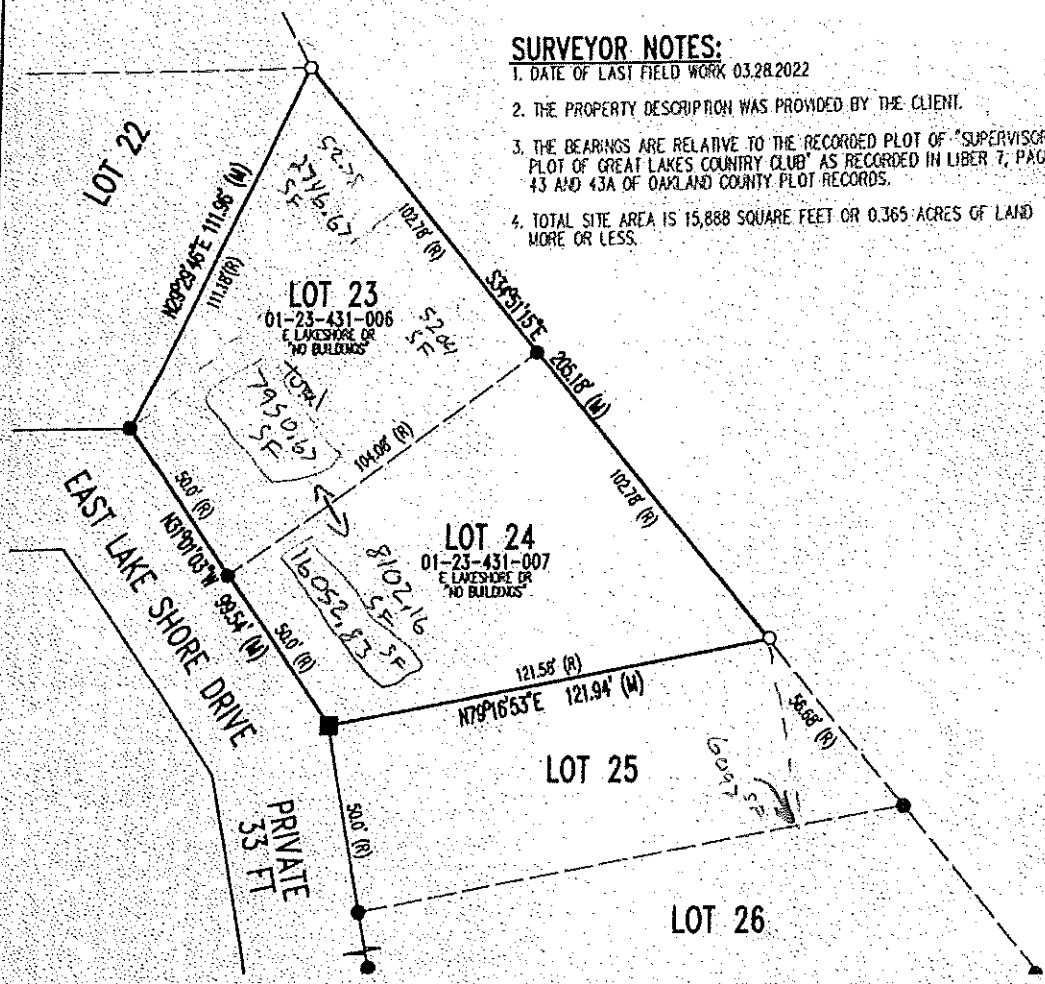
LEGEND

- SET IRON #55012
- FOUND IRON
- FOUND MONUMENT
- ⊙ WELL
- ⊖ CLEAN OUT SEWER
- ⊕ SET WOOD STAKE
- △ SECTION CORNER
- ⊙ MEASURED
- (M) RECORDED
- (R) RECORDED
- O.A. OVERALL DISTANCE
- R/W RIGHT OF WAY
- E-W EAST-WEST
- OVERHEAD WIRES



SURVEYOR NOTES:

1. DATE OF LAST FIELD WORK 03.28.2022
2. THE PROPERTY DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. THE BEARINGS ARE RELATIVE TO THE RECORDED PLOT OF "SUPERVISOR'S PLOT OF GREAT LAKES COUNTRY CLUB" AS RECORDED IN LIBER 7, PAGES 43 AND 43A OF OAKLAND COUNTY PLAT RECORDS.
4. TOTAL SITE AREA IS 15,888 SQUARE FEET OR 0.365 ACRES OF LAND MORE OR LESS.



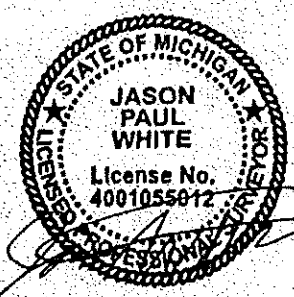
SURVEYORS CERTIFICATE:

I, JASON P. WHITE, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND EACH CORNER SHOWN ON THE SURVEY HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN (0.07 FEET PLUS 50 PARTS PER MILLION), AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CERTIFICATE OF SURVEY FOR:
KAREN HRYCKOWIAN
E LAKESHORE DR
HOLLY, MI 48442

SCALE: 1" = 30'	JOB NO. 22-181	DATE: 06.20.2023	FLD BY: J.P.W.
DRN. BY: J.E.S.		APPR BY: J.P.W.	PAGE: 1 of 1

F&E Fenton Land Surveying & Engineering, Inc
 14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
 PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

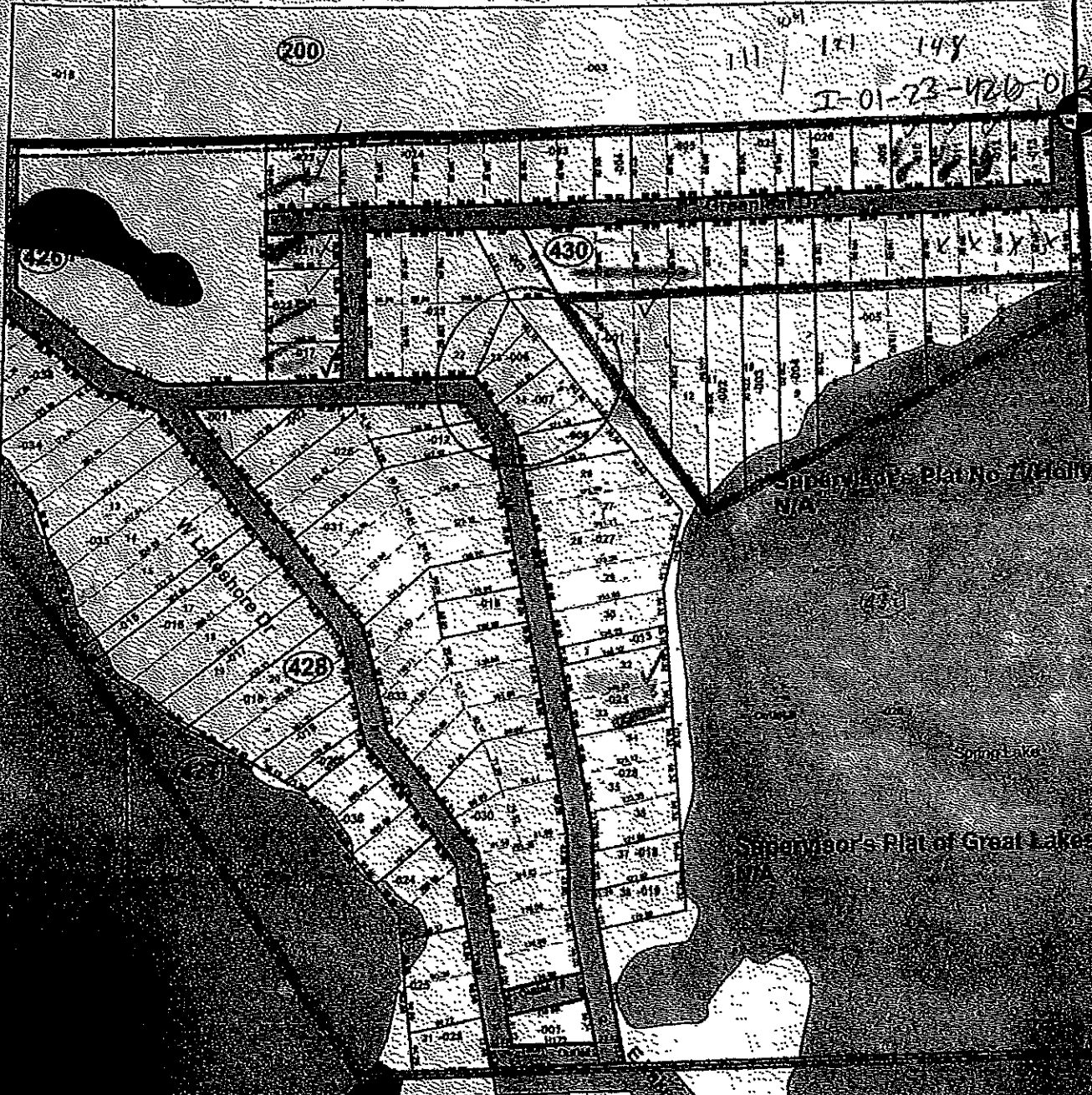


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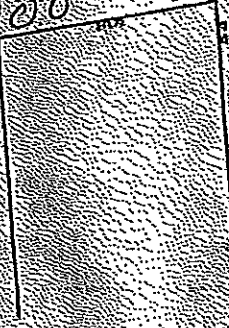
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Source Paid

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