

**MARION TOWNSHIP
ZONING BOARD OF APPEALS**

**The Township Zoning Board of Appeals will meet in person
July 6, 2026 at 7:30 pm**

However, there will be virtual access.

Instructions to participate in the meeting are posted on www.mariontownship.com

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIENCE

INTRODUCTION OF MEMBERS

APPROVAL OF AGENDA

July 6, 2026

APPROVAL OF MINUTES FOR:

March 2, 2026 Regular Meeting

April 6, 2026 Regular Meeting

PUBLIC COMMENT:

UNFINISHED BUSINESS:

NEW BUSINESS:

- 1) ZBA Case #04-26 Brian and Lisa Kirk, 2935 High Meadows Dr, Howell, MI 48843 is seeking a variance to Section 8.01 F 3 (c) rear setback from twenty-five (25) feet to fifteen (15) feet on parcel # 4710-34-100-032 at 2935 High Meadows Dr.

SPECIAL ORDERS:

PUBLIC COMMENT:

ADJOURNMENT:

Submitted by: S. Longstreet

Approved: _____

**MARION TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
MARCH 2, 2026**

MEMBERS PRESENT: Larry Fillinger, Linda Manson-Dempsey, Jim Witkowski, Larry Grunn, and Jean Root (alternate)

MEMBERS ABSENT: None

OTHERS PRESENT: Scott Richardson, Zoning Administrator

CALL TO ORDER

Larry Fillinger called the meeting to order at 7:30 pm. The meeting is also available to attend online.

PLEDGE OF ALLEGIANCE

MEMBERS PRESENT

The Zoning Board of Appeals members introduced themselves.

APPROVAL OF AGENDA

Linda Manson-Dempsey motioned to approve the agenda. Larry Fillinger seconded. **Motion carried.**

APPROVAL OF MINUTES

January 5, 2026 Regular Meeting: Linda Manson-Dempsey motioned to approve the minutes as presented. Larry Fillinger seconded. **Motion carried** (Jean Root abstained).

PUBLIC COMMENT

No response.

NEW BUSINESS

ZBA Case #02-26—Chase Ouillette, 3511 Jewell Rd., Howell MI, Parcel #4710-16-200-009: The applicant is seeking a variance to Section 8.01 F 1—Minimum Lot Area and Section 6.07 3—Accessory Building Location on Parcel

Chase and Jessica Ouillette were present to ask for the above variances. They currently live at 3511 Jewell Rd. and they have a pole barn at the back of the property. They have signed a purchase agreement to buy the adjoining property, 3539 Jewell Rd., and would like to split off the barn on their current parcel and combine it with the parcel they are buying. Currently, both of the parcels are less than the two-acre minimum required in Rural Residential zoning.

For ZBA Case #02-26, Linda Manson-Dempsey motioned to postpone action until the applicant provides a survey and legal descriptions of the property, both by separating the rear part of the applicant's current property,

and also the future proposed parcel; authorization from the owner's lender to split the current parcel; and information on the bridge. Larry Fillinger seconded. Roll call vote: Grunn, Fillinger, Manson-Dempsey, Witkowski, Root—all yes. **Motion carried 5-0.**

UNFINISHED BUSINESS

None.

SPECIAL ORDERS

Scott Richardson passed out a summary of nine Michigan House bills affecting land division, zoning, and housing.

CALL TO THE PUBLIC

No response.

ADJOURNMENT

Larry Grunn motioned to adjourn at 8:38 pm. Larry Fillinger seconded. **Motion carried.**

**MARION TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
APRIL 6, 2026**

MEMBERS PRESENT: LARRY FILLINGER – *Chairperson*
 LINDA MANSON-DEMPSEY – *Vice-Chairperson*
 JIM WITKOWSKI – *Secretary*
 LARRY GRUNN
 JEAN ROOT

MEMBERS ABSENT: NONE

OTHERS PRESENT: SCOTT RICHARDSON – *Zoning Administrator*

CALL TO ORDER

Larry Fillinger called the meeting to order at 7:30pm. The meeting is also available to attend online.

PLEDGE OF ALLEGIANCE

MEMBERS PRESENT

The Zoning Board of Appeals members and other township representatives introduced themselves.

APPROVAL OF AGENDA

APRIL 6, 2026 Regular Meeting: Linda Manson-Dempsey motioned to approve the April 6, 2026 ZBA meeting agenda as presented. Jim Witkowski seconded. **Motion carried 5-0**

APPROVAL OF MINUTES

MARCH 2, 2026 Regular Meeting: Linda Manson-Dempsey motioned to postpone approval of the meeting minutes from the March 2, 2026, until the next scheduled ZBA meeting. Jean Root seconded. **Motion carried 5-0**

PUBLIC COMMENT

No comments were made.

UNFINISHED BUSINESS

ZBA CASE: #02-26 CHASE OUILLETTE: 3511 JEWELL RD HOWELL, MI 48843 / PARCEL #4710-16-200-009
Applicant is seeking a variance to section 8.01 F1 / Minimum lot area and 6.073 / Accessory building location on parcel #4710-16-200-013, located at 3539 Jewell Rd, that he is looking to purchase.

Chase Ouillette is requesting a zoning variance to permit the division of two properties located at 3539 Jewell and 3511 Jewell Rd. Currently Mr. Ouillette owns the property at 3511 Jewell Rd. Mr. Ouillette wishes to purchase the 3539 Jewell Rd property from the current owner Mr. Gary Twombly, which is contingent on the approval of this variance request. Both properties are uniquely configured due to a natural river that runs through the land creating a clear and permanent physical

division between the north and south portions of the 3511 Jewell Rd parcel. As a result, the property does not function as a single cohesive lot.

Mr. Ouillette would like to split the property so that the structure located north of the Red Cedar River would be associated with and addressed as 3511 Jewell Rd and all structures located south of the river would be associated with and addressed as 3539 Jewell Rd. This proposed property split would allow the barn to be properly associated with 3539 Jewell Rd, (once the purchase is complete), while ensuring that the structures in front of the river remain with 3511 Jewell Rd.

In order to legally split these properties, a variance is required because the proposed division would result in these parcels being smaller than the required two-acre minimum that the Township requires. However, there are currently other parcels in the surrounding RR district that are smaller than the two-acre minimum, including the two parcels in question; 3511 Jewell Rd. & 3539 Jewell Rd.

Mr. Ouillette has already been approved by a mortgage company to purchase the 3539 Jewell Rd property, pending the sale of his existing house at 3511 Jewell Rd. Gary Twombly, the current property owner of 3539 Jewell Rd has accepted Mr. Ouillette's offer to purchase the property. However, this offer is contingent on the approval of the variance request submitted by Mr. Ouillette.

Mr. Ouillette has completed the following three items that were requested at the previous ZBA meeting on March 2, 2026 in hopes that his variance application will be approved:

- Mr. Ouillette provided a survey of the three parcels.
- Mr. Ouillette created an easement that includes the driveway and the bridge, which are listed on the recent survey.
- Mr. Ouillette could not obtain an approval letter from his mortgage company for the 3511 Jewell Rd property. However, on 03/31/2026 Mr. Ouillette paid off his mortgage for 3511 Jewell Rd. and has provided a copy of the payoff letter to the ZBA members.

The ZBA members discussed the logistics of both Jewell Rd properties with the applicant.

The ZBA members agreed to grant a variance as long as the following two conditions were met:

- Mr. Ouillette must purchase the property at 3539 Jewell Rd (parcel #1).
- Mr. Ouillette must sell the property at 3511 Jewell Rd (parcel #2).

Linda Manson-Dempsey motioned to approve the variance request for *ZBA CASE #02-26 CHASE OUILLETTE: 3511 JEWELL RD HOWELL, MI 48843 / PARCEL #4710-16-200-009* based on the following criteria:

- The restrictions of the Township Zoning Ordinance would unreasonably prevent the owner/applicant from using the property for a permitted use.
- The variance would do substantial justice to the owner/applicant and a lesser relaxation than that requested would not give substantial relief to the owner of the property.
- The request is due to the unique circumstances of the property.
- The alleged hardship has not been created by the property owner.
- The difficulty shall not be deemed solely economic.

Jean Root seconded.

Roll Call Vote: Root; Witkowski; Manson-Dempsey; Grunn; Fillinger = ALL YES. **Motion carried 5-0**

ZBA CASE: #03-26 CORY GROVER: 5240 BENTLEY LAKE RD HOWELL, MI 48843 / PARCEL #4710-33-200-007
Applicant is seeking a variance to section 8.01 F3 a / Front yard setbacks on parcel #4710-33-200-007 located at 5240 Bentley Lake Rd.

Cory Grover would like to build an addition on the existing house at 5240 Bentley Lake Rd. There is only one desired location for this addition, but Mr. Grover will need a variance due to the setback restrictions. Mr. Grover stated that this addition will add character to the front of the house. The extension will also prevent excess rainwater from dumping right in front of the garage. Unfortunately, due to the location of the house and the septic field, there are no other practical locations on the property where an addition could be constructed, while fully complying with the current setback requirements.

Mr. Grover is seeking a variance that will allow a modest residential addition to the existing house located at 5240 Bentley Lake Rd.

Larry Grunn is concerned about the addition extending further into the setback and being even closer to Bentley Lake Rd.

Jim Witkowski motioned to approve the variance request for *ZBA CASE #03-26 CORY GROVER: 5240 BENTLEY LAKE RD HOWELL, MI 48843 / PARCEL #4710-33-200-007*, which will reduce the front yard setbacks by 4.28 feet, allowing for an addition to be built on the house. This approval was based on the following criteria:

- The restrictions of the Township Zoning Ordinance would unreasonably prevent the owner/applicant from using the property for a permitted use.
- The variance would do substantial justice to the owner/applicant and a lesser relaxation than that requested would not give substantial relief to the owner of the property.
- The request is due to the unique circumstances of the property.
- The alleged hardship has not been created by the property owner.
- The difficulty shall not be deemed solely economic.

Larry Grunn seconded.

Roll Call Vote: Root: YES; Witkowski: YES; Manson-Dempsey: NO; Grunn: YES; Fillinger: NO = 3 YES / 2 NO **Motion carried 3-2**

SPECIAL ORDERS

No special orders were discussed.

PUBLIC COMMENT:

No comments were made.

ADJOURNMENT

Jean Root motioned to adjourn the meeting at 8:15pm. Linda Manson-Dempsey seconded. **Motion carried 5-0**

Minutes taken by: J. Timberlake

APPLICATION TO ZONING BOARD OF APPEALS

ZBA Case # 04-26
Tax Code 4710-34-100-032
Current Zoning Rural Residential
Fee Paid \$ 400
Date Received 5/19/2026
Received by Gr:it

Applicant Brian & Lisa Kirk
Address 2935 High Meadows Dr. Howell, 48843
Telephone 586-996-0075 N/A
(Home) Cell (Work)

Applicant is (check one): Owner Purchaser Representative

Purchaser or Representative needs a letter of permission from owner

Nature of Request (check applicable one)

- Administrative Review (per Section 5.05 A)
- Interpretation of Ordinance (per Section 5.05 B 1, 2, 3 or 4)
- Variance Request (see below)

1. Zoning Ordinance Section

2. Letter stating reason request should be granted (per Section 5.05 C) *attached*

3. Plot Plan—example and checklist attached (requirement per Section 4.03 D)

4. Required Livingston County Health Department evaluation

Refer to checklist on last page for additional instructions

By signing this application, permission is granted for official representative(s) of Marion Township to do onsite inspections.

Lisa M Kirk
Signature

May 19, 2026
Date

Office Use Only	
Meeting Date <u>7/6/2026</u>	Action Taken _____
Conditions (if applicable) _____	
Signed _____	

SAMPLE DOCUMENT ADDRESSING SECTION 5.05 C, ITEMS 1 THROUGH 5

1. How the restrictions of the Township Zoning Ordinance would unreasonably prevent the owner from using the property for a permitted use.

If the barn were built 25' from back, it would sit the front of the barn nearly next to the well head. Moving it to 15' allows room to be free from well head.

2. How the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give substantial relief to the owner of the property.

If at 25' set from fence line, the front of the Pole Barn would not allow appropriate room near well head should servicing be required in the future.

3. How the unique circumstances of the property create the need for a variance.

We have been instructed by the State Police that Patrol Vehicles need to be in a secured bldg - in addition after the passing of father, we inherited a classic car and need a place to secure that, along with our classic car.

4. How the alleged hardship was not created by the property owner

Well head is set almost in center of yard on this side - close to decks

5. The difficulty shall not be deemed solely economic.

The Pole Barn would allow parking for classic cars, and Mich State Police vehicle. "protected"

Lisa M Kirk

Signature

May 19, 2024

Date

MARION TOWNSHIP LAND USE PERMIT APPLICATION
2877 W. COON LAKE ROAD, HOWELL, MI 48843
Phone: (517) 546-1588

Email: za@mariontownship.com

(additional information on submitting your application on the reverse side)

TOWNSHIP OF MARION, COUNTY OF LIVINGSTON

PERMIT NO. _____

Tax Code No.: 4710-34-100-032
Land Div.: _____
Water District: _____
Sewer District: _____
Individual Septic: _____
Individual Well: _____

DATE: _____

FEE: _____

REINSPECT FEE: _____

(if applicable)

AMENDED: _____

(if applicable)

The undersigned makes application for a land use permit to construct:

A 30' x 40' Pole Barn

Address: 2935 High Meadows Dr Lot No. _____ Subdivision —

Lot Size: 1 acre Parcel in flood zone _____

Roof Pitch: 4/12 Min. 6" overhang on gable ends of roof? Yes No

Ground Floor Living Space: 1200 sq ft Second Floor Living Space: _____

Tri/Quad Level Sq. Ft. of two lowest levels: _____

Structure Dimension: 30'x40' Structure Height: _____

Current Zoning Classification: _____

Location: On the South side of High Meadows Street/Road
Between Schafer and Coon Lake Rd

Plot Plan Attached? Yes No (see attached requirements)

CONSTRUCTION MUST BE STARTED WITHIN SIX (6) MONTHS OR PERMIT IS VOID. OUTSIDE CONSTRUCTION MUST BE COMPLETED WITHIN TWO (2) YEARS OF ISSUE DATE OF THIS PERMIT. (Sec. 4.03, C-2)

I certify that all uses for which this application is made will conform with ordinances affecting Marion Township, Livingston County and the State of Michigan. By signing this application, permission is granted for an official representative of Marion Township to do onsite inspections. **** THIS IS A LAND USE PERMIT ONLY. BUILDING PERMITS AND OTHER NECESSARY PERMITS MUST BE OBTAINED FROM LIVINGSTON COUNTY**

Lisa M. Kirk
Applicant Name (print)

Lisa M Kirk
Signature

2935 High Meadows Dr.
Address Howell

586-996-0075
Phone

lisa.m.kirk18@gmail.com
Email Address

Applicant is: Owner Contractor Renter

INSPECTIONS:

1. Zoning Inspection Approved: _____ Date: _____

2. Foundation Inspection by: _____ Date: _____

3. Sewer Inspection (if applicable): _____ Date: _____

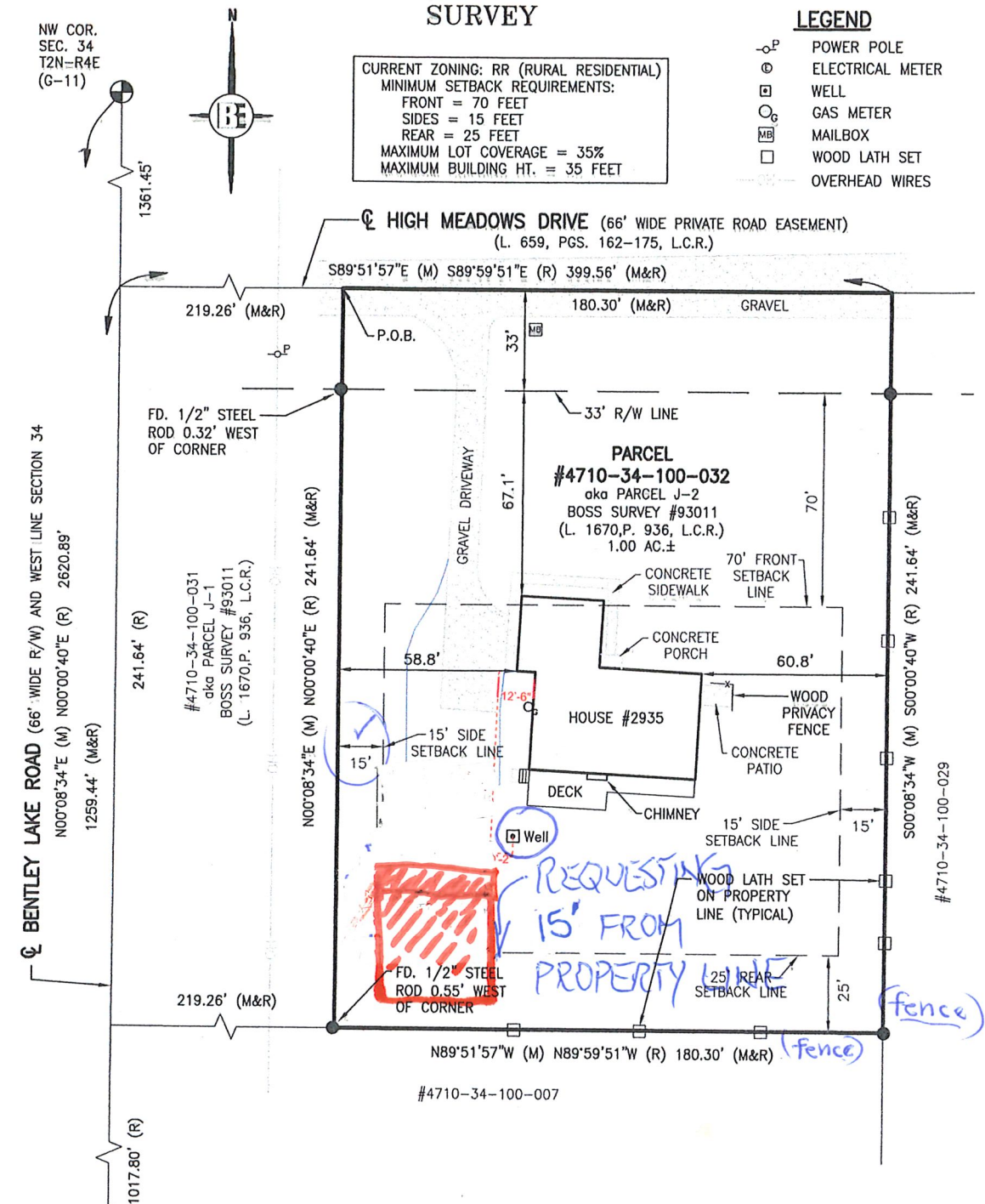
** 4. Certification of Zoning Compliance Issued: _____ Date: _____

SURVEY

LEGEND

CURRENT ZONING: RR (RURAL RESIDENTIAL)
MINIMUM SETBACK REQUIREMENTS:
 FRONT = 70 FEET
 SIDES = 15 FEET
 REAR = 25 FEET
 MAXIMUM LOT COVERAGE = 35%
 MAXIMUM BUILDING HT. = 35 FEET

- POWER POLE
- ELECTRICAL METER
- WELL
- GAS METER
- MAILBOX
- WOOD LATH SET
- OVERHEAD WIRES



GENERAL SURVEY NOTES:

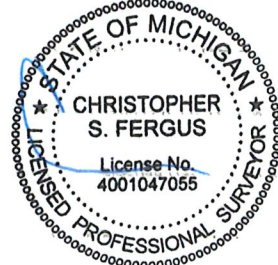
1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. RECORD BEARINGS ARE FROM A PREVIOUS SURVEY BY BOSS ENGINEERING, JOB NO. 93011, DATED 1-26-93, AS RECORDED IN LIBER 1670, PAGE 936, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

DESCRIPTION:

PART OF THE NORTHWEST 1/4 OF SECTION 34, T2N-R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670



CLIENT:	KIRK	 SCALE: 1 INCH = 40 FEET	
JOB NO.	21-324	DATE	8-5-21
SHEET	1 OF 2	FB 615	CREW CE/TRAV.G/DR. AEB CK.

- LEGEND**
- = IRON SET
 - = IRON FOUND
 - = MONUMENT FOUND
 - = FENCE
 - (R) = RECORDED
 - (M) = MEASURED

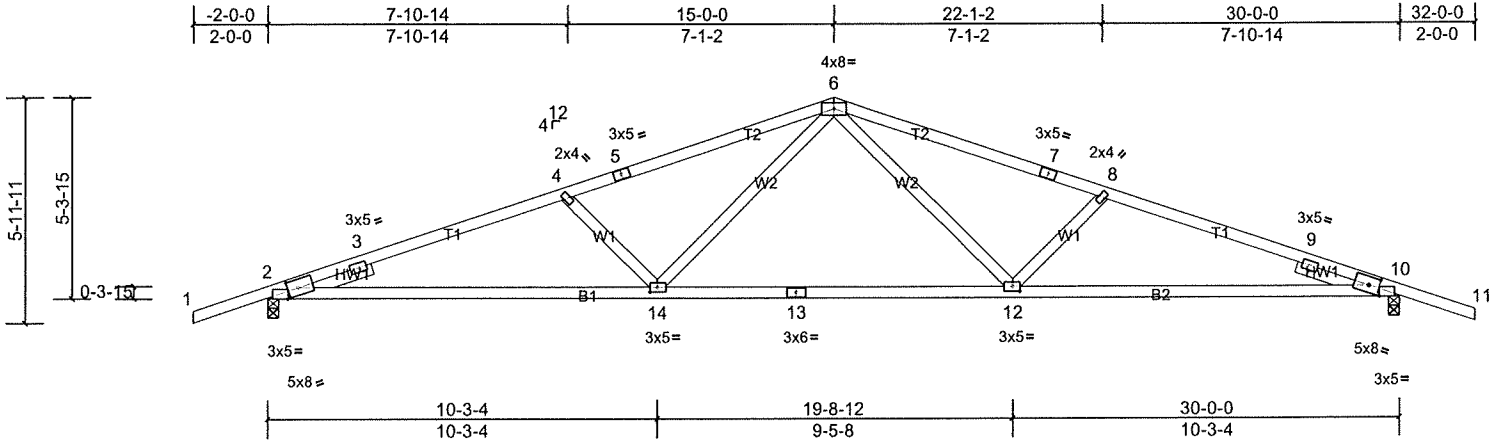
Job QS-C	Truss 30_2_30	Truss Type COMMON	Qty 1	Ply 1	Quick Ship-Roof Job Reference (optional)
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Carter Components, Millbury, Ohio 43447

Run: 8.73 S Apr 3 2024 Print: 8.730 S Apr 25 2024 MiTek Industries, Inc. Wed Jun 12 08:53:45

Page: 1

ID:JsMaT9HK35wisOnzHaTgHryp6fk-X55Nqr5N20pDaT8L?TY11QOx6TuvJ7glwoEwopz754a



Scale = 1:58.8

Plate Offsets (X, Y): [2:0-3-4,0-2-10], [2:0-3-4,Edge], [10:0-3-4,0-2-10], [10:0-3-4,Edge], [12:0-2-4,0-1-8], [14:0-2-4,0-1-8]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	25.0	Plate Grip DOL	1.15	TC	0.77	-0.21	14-17	>999	240	MT20	197/144
Snow (Pf/Pg)	23.1/30.0	Lumber DOL	1.15	BC	0.80	Vert(CT)	-0.47	14-17	>757		
TCDL	10.0	Rep Stress Incr	NO	WB	0.22	Horz(CT)	0.11	10	n/a		
BCLL	0.0	Code	IRC2015/TPI2014	Matrix-MS							
BCDL	10.0									Weight: 107 lb	FT = 18%

LUMBER

TOP CHORD 2x4 SP 2400F 2.0E *Except* T1:2x4 SPF 1650F 1.5E
 BOT CHORD 2x4 SPF 1650F 1.5E
 WEBS 2x4 SPF No.2
 SLIDER Left 2x4 SPF No.2 -- 2-0-0, Right 2x4 SPF No.2 -- 2-0-0

BRACING

TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 3-7-2 oc purlins.
 Rigid ceiling directly applied or 9-1-1 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS

(lb/size) 2=1422/0-3-8, (min. 0-2-5), 10=1422/0-3-8, (min. 0-2-5)
 Max Horiz 2=100 (LC 16)
 Max Uplift 2=-290 (LC 12), 10=-290 (LC 13)
 Max Grav 2=1487 (LC 2), 10=1487 (LC 2)

FORCES

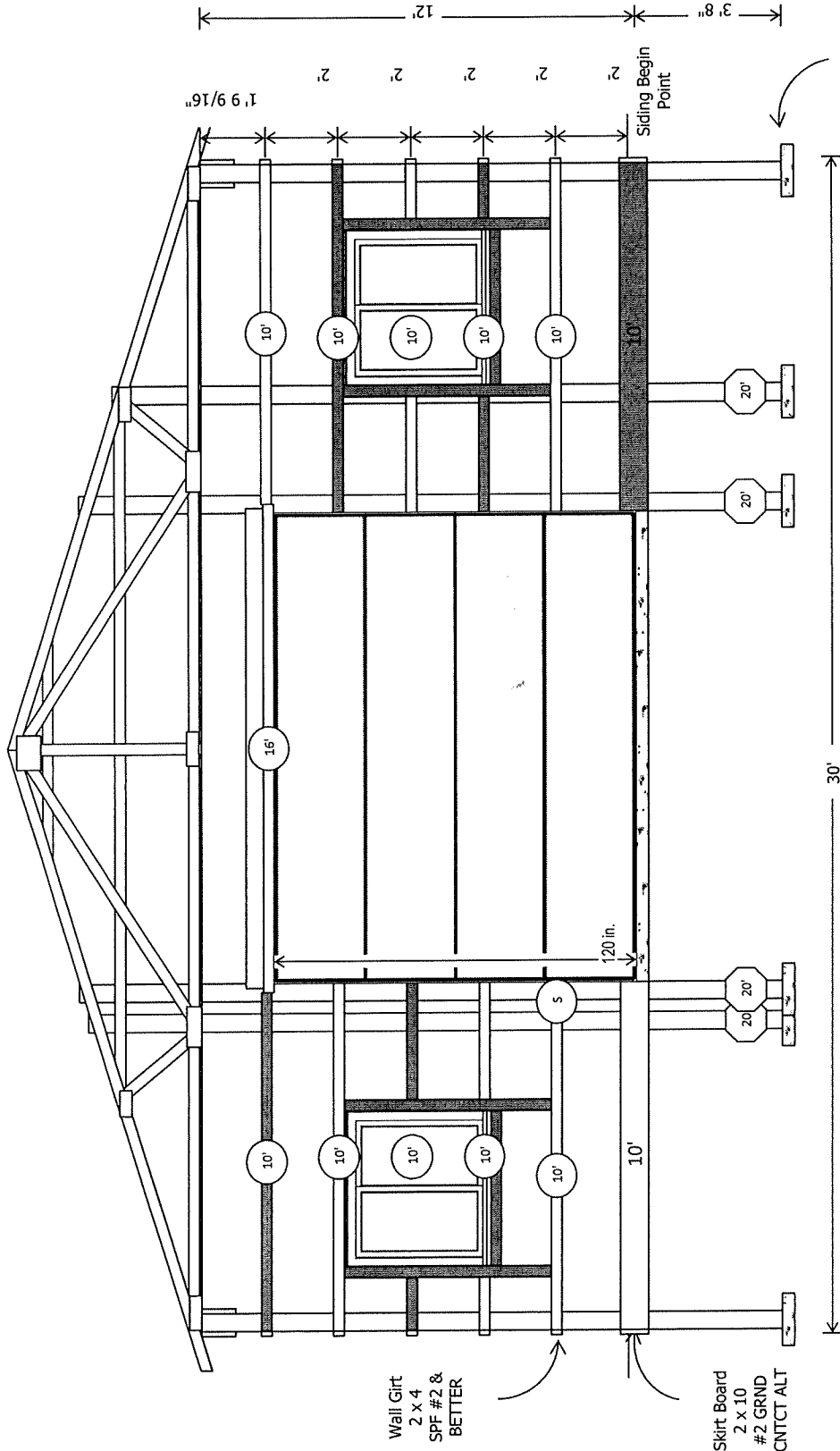
(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-2589/368, 3-4=-3089/762, 4-5=-2767/646, 5-6=-2680/670, 6-7=-2680/670, 7-8=-2767/646, 8-9=-3089/762, 9-10=-2479/360
 BOT CHORD 2-14=-599/2930, 13-14=-331/1963, 12-13=-331/1963, 10-12=-618/2930
 WEBS 4-14=-619/284, 6-14=-136/897, 6-12=-136/897, 8-12=-619/284

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCCL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-10; Pr=25.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Pf=23.1 psf (flat roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Partially Exp.; Ct=1.10
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 23.1 psf on overhangs non-concurrent with other live loads.
- All plates are 3x5 MT20 unless otherwise indicated.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 290 lb uplift at joint 2 and 290 lb uplift at joint 10.
- This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

NORTH SIDE-GABLE SIDE 1 WALL GIRT VIEW

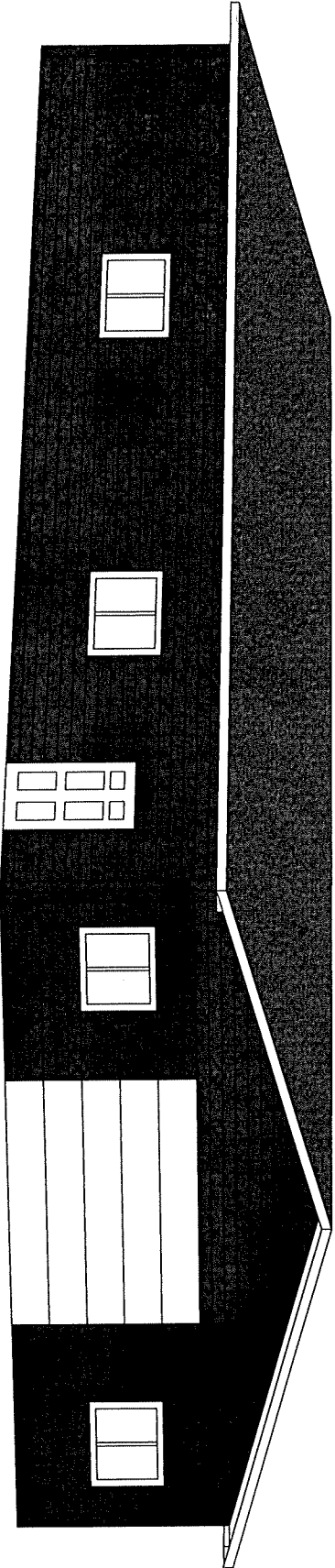


Wall Girt
 2 x 4
 SPF #2 &
 BETTER

Skirt Board
 2 x 10
 #2 GRND
 CNTCT ALT

Concrete
 Cookie
 4 X 16

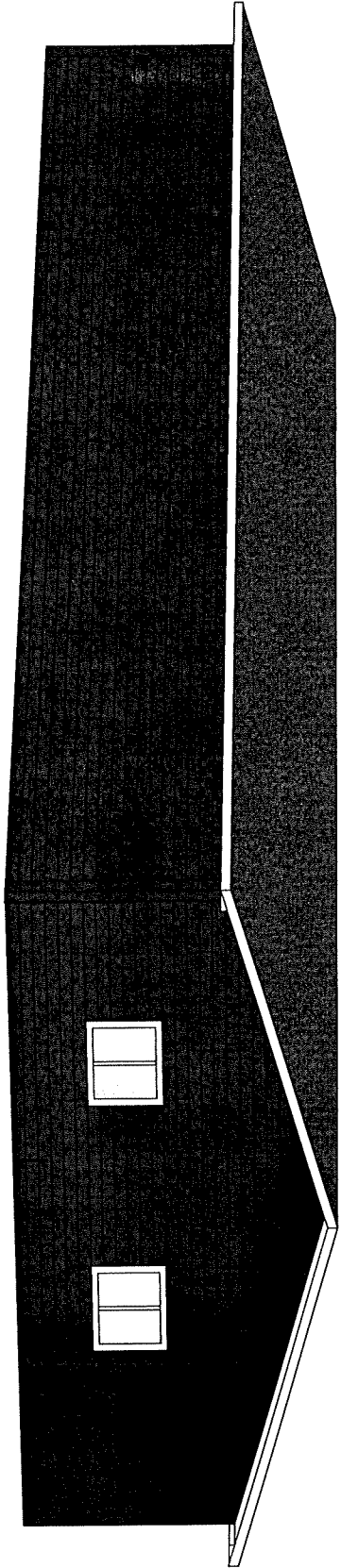
CARTER
Lumber



CM
CONSTRUCTION MAESTROS
Pole Barns, Garages & Decks

"Brian Kirk
Estimate Number: 8814
5/1/2026"

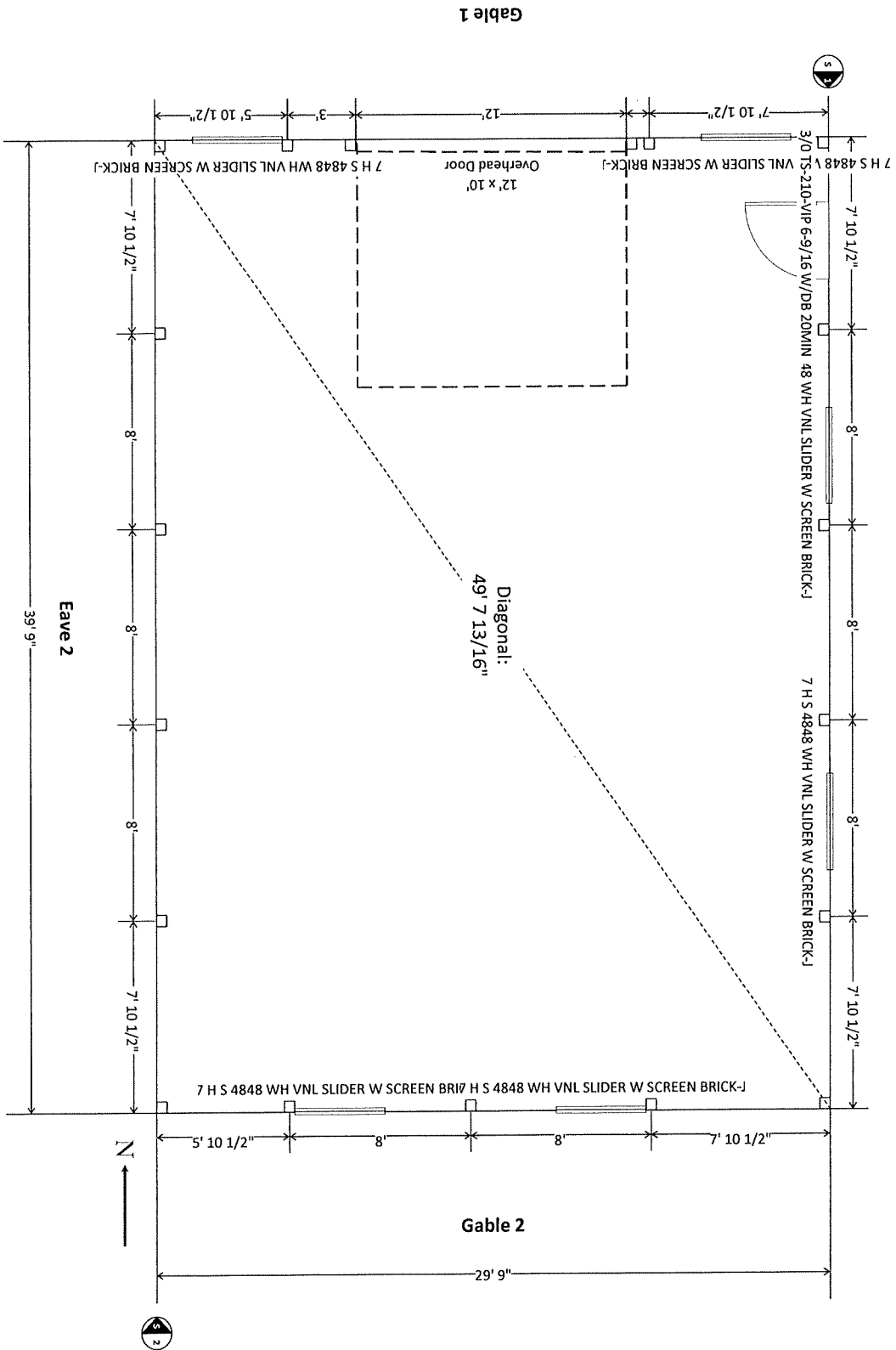
CARTER
Lumber



CM
CONSTRUCTION MASTERS
Planning, Estimating & Design
Pole Sites, Storage & Docks

"Brian Kirk
Estimate Number: 8814
5/1/2026"

Eave 1



Gable 1

Gable 2



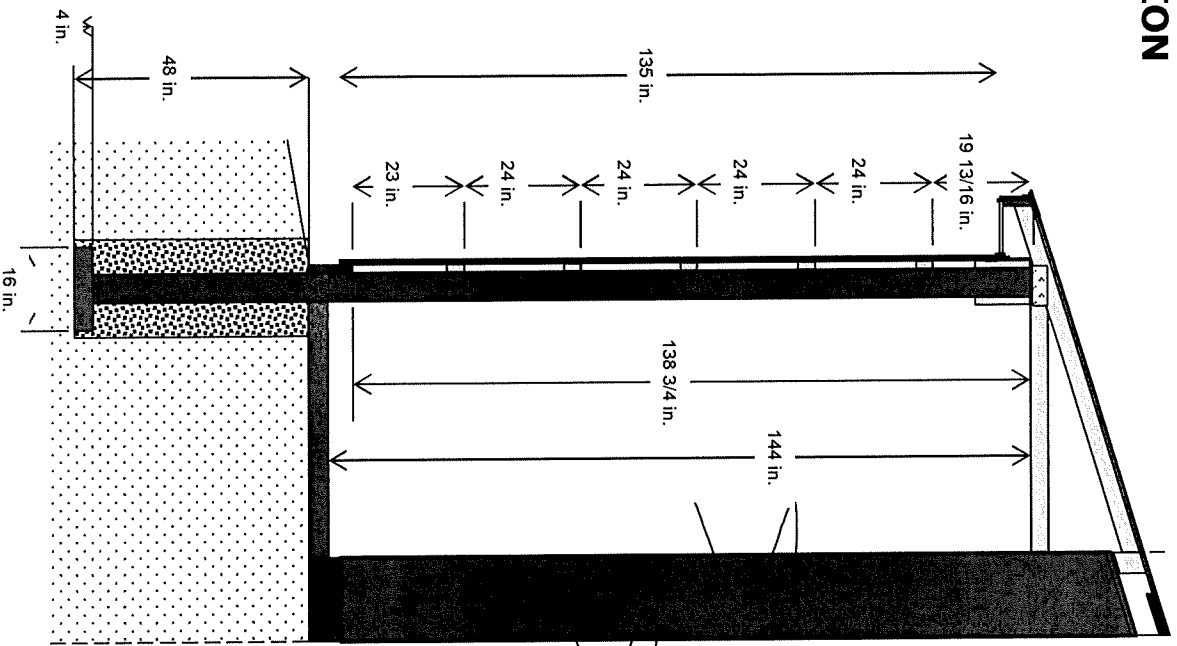
GABLE1 CROSS SECTION

ROOF LAYER 1: 1/2 IN. X 4 FT. X 8 FT. ORIENTED STRAND BOARD
 ROOF LAYER 2: CUSTOM TRI-SHIELD RED SYNTHETIC FELT 10SQ
 ROOF LAYER 3: CERTAINTED LANDMARK 30 MOIRE BLACK SHINGLES

SUB FACIA: 2 X 6 SPF #2 & BETTER
 DRIP FLASHING: QUALITY ALUMINUM BLACK 10 FT DRIP EDGE
 FACIA COVERING: QUALITY ALUMINUM BRTE WHITE 6 IN X 12 FT ALUMINUM FACIA
 UNDEREAVE: QUALITY ALUMINUM BRTE WHITE 12 IN X 12 FT ALUMINUM SOLID SOFFIT

CORNER POSTS: #2 .60 CCA TREATED 6 X 6
 INTERMEDIATE POSTS: #2 .60 CCA TREATED 6 X 6 SPACING 8 FT O.C.
 EXTERIOR CARRIER: #1 YELLOW PINE 2 X 12
 INTERIOR CARRIER: #1 YELLOW PINE 2 X 12
 EXTERIOR WALL GIRTS: SPF #2 & BETTER 2 X 4
 WALL LAYER 1: 7/16 IN. X 4 FT. X 8 FT. ORIENTED STRAND BOARD
 WALL LAYER 2: 9X195 CARTER HOUSE WRAP
 WALL LAYER 3: CERTAINTED MAINSTREET CLAY DOUBLE 4 VINYL SIDING
 EXTERIOR SKIRT BOARD: #2 GRND CNTCT ALT TRT 2 X 10

SIDING BEGINS 2 13/16 IN. BELOW THE TOP OF SKIRT BOARD
 EARTH GRADE BEGINS 9 IN. BELOW THE TOP OF SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL (HEEL HEIGHT: 0-3-15 OR 4 IN.)
 TRUSS SPACING: 24 IN. O.C.
 TRUSS LOADING INFORMATION:
 TCDL/TCDL/BCL/BGDL 47-7-0-10
 TOTAL TRUSS LOADING = 64 P.S.F.
 BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 5 1/4 IN. BELOW THE TOP OF THE SKIRT BOARD
 4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 3500 P.S.I.
 UNDISTURBED SOIL OR COMPACTED SAND FILL BACKFILL 18 IN. HOLE WITH SAND/GRAVEL FILL & COMPACT
 PIER FOOTING: PRECAST 6500 P.S.I. 16 IN. X WIDE 4 IN. THICK CONCRETE PAD

"Brian Kirk
 Estimate Number: 8814
 5/1/2026"



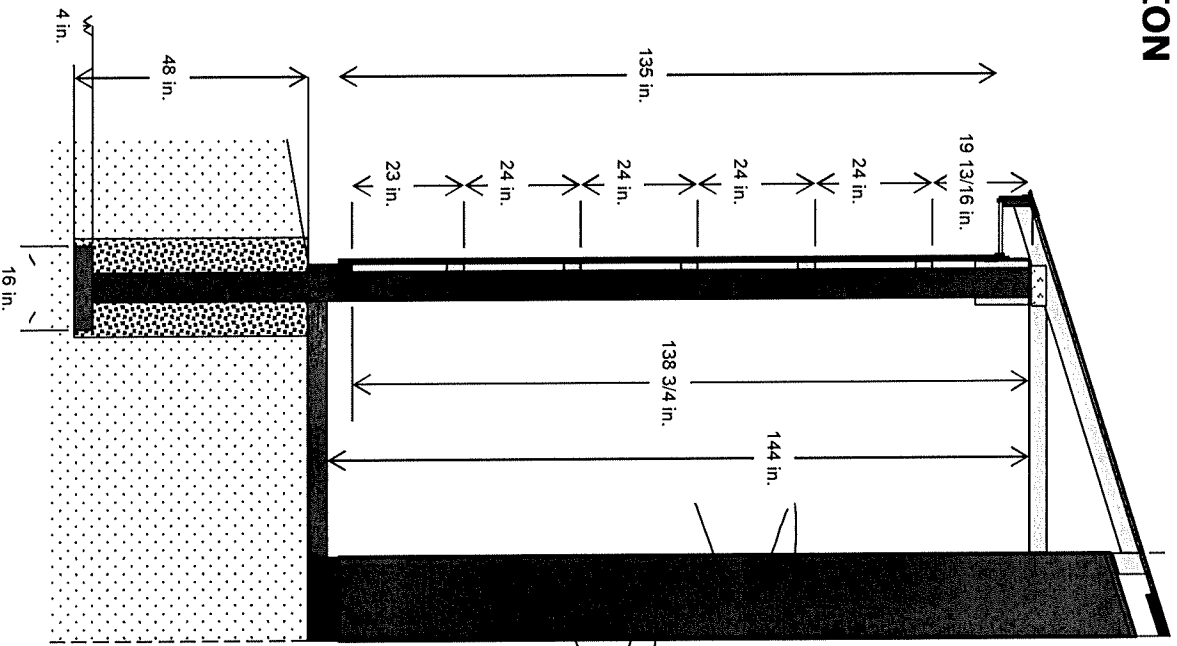
GABLE2 CROSS SECTION

ROOF LAYER 1: 1/2 IN. X 4 FT. X 8 FT. ORIENTED STRAND BOARD
 ROOF LAYER 2: CUSTOM TRI-SHIELD RED SYNTHETIC FELT 10SQ
 ROOF LAYER 3: CERTAINTED LANDMARK 30 MOIRE BLACK SHINGLES

SUB FACIA: 2 X 6 SPF #2 & BETTER
 DRIP FLASHING: QUALITY ALUMINUM BLACK 10 FT DRIP EDGE
 FACIA COVERING: QUALITY ALUMINUM BRTE WHITE 6 IN X 12 FT ALUMINUM FACIA
 UNDEREAVE: QUALITY ALUMINUM BRTE WHITE 12 IN X 12 FT ALUMINUM SOLID SOFFIT

CORNER POSTS: #2 .60 CCA TREATED 6 X 6
 INTERMEDIATE POSTS: #2 .60 CCA TREATED 6 X 6 SPACING 8 FT O.C.
 EXTERIOR CARRIER: #1 YELLOW PINE 2 X 12
 INTERIOR CARRIER: #1 YELLOW PINE 2 X 12
 EXTERIOR WALL GIRTS: SPF #2 & BETTER 2 X 4
 WALL LAYER 1: 7/16 IN. X 4 FT. X 8 FT. ORIENTED STRAND BOARD
 WALL LAYER 2: 9X195 CARTER HOUSE WRAP
 WALL LAYER 3: CERTAINTED MAINSTREET CLAY DOUBLE 4 VINYL SIDING

EXTERIOR SKIRT BOARD: #2 GRND CNTCT ALT TRT 2 X 10
 SIDING BEGINS 2 13/16 IN. BELOW THE TOP OF SKIRT BOARD
 EARTH GRADE BEGINS 9 IN. BELOW THE TOP OF SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL (HEEL HEIGHT: 0-3-15 OR 4 IN.)
 TRUSS SPACING: 24 IN. O.C.
 TRUSS LOADING INFORMATION:
 TCDL/TCDL/BCLL/BCDL 47-7-0-10
 TOTAL TRUSS LOADING = 64 P.S.F.
 BRACE PER TRUSS MANUFACTURERS RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 5 1/4 IN. BELOW THE TOP OF THE SKIRT BOARD
 4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 3500 P.S.I.
 UNDISTURBED SOIL OR COMPACTED SAND FILL BACKFILL 18 IN. HOLE WITH SAND/GRAVEL FILL & COMPACT
 PIER FOOTING: PRECAST 6500 P.S.I. 16 IN. X WIDE 4 IN. THICK CONCRETE PAD

"Brian Kirk
 Estimate Number: 8814
 5/1/2026"

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOGOS JEFFERY	KIRK BRIAN & LISA	325,000	08/24/2020	WD	03-ARM'S LENGTH	2020R-032507	PROPERTY TRANSFER	100.0
BOGOS JEFFERY & BOGOS JAC	BOGOS JEFFERY	0	08/15/2017	QC	33-TO BE DETERMINED	2017R-024986	NOT VERIFIED	0.0
GROVES JEFFERY	BOGOS JEFFERY & BOGOS JAC	220,000	10/18/2016	WD	08-ESTATE	2016R-032663	PROPERTY TRANSFER	100.0
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RURAL		Building Permit(s)		Status
2935 HIGH MEADOWS DR		School: HOWELL PUBLIC SCHOOLS		RE-ROOF		08/17/2023		2023-03241 FINISHED
Owner's Name/Address		P.R.E. 100% 08/26/2020		NEW CONSTRUCTION		09/01/1996		74985 FINISHED
KIRK BRIAN & LISA 2935 HIGH MEADOWS DR HOWELL MI 48843-8969		2027 Est TCV 481,599 TCV/TEA: 244.96		Land Value Estimates for Land Table OUTTW. OUT TOWNSHIP AREAS				
Tax Description		Public Improvements		Frontage		Depth		* Factors *
SEC 34 T2N R4E COM W 1/4 COR, TH ALG W		Dirt Road		1.00		Total Acres		Total Est. Land Value =
SEC LN & C/L BENTLEY LAKE RD NO*40"W		Gravel Road		1.000		Acres		58,000
1259.41 FT, TH ALG C/L HIGH MEADOWS		Paved Road		1.000		Acres		58,000
S89*59'51"E 219.26 FT TO POB, TH ALG SD		Storm Sewer		1.000		Acres		58,000
C/L S89*59'51"E 180.3 FT, TH S0*40"E		Sidewalk		1.000		Acres		58,000
241.64 FT, TH N89*59'51"W 180.3 FT, TH		Water		1.000		Acres		58,000
NO*40"W 241.64 FT TO POB 1.00 AC PAR J-2		Sewer		1.000		Acres		58,000
SPIT 3/93 FROM 009		Electric		1.000		Acres		58,000
Comments/Influences		Gas		1.000		Acres		58,000
2020: ADDED FIN. BSMT, RAISED HEARTH, MICRO, D/W, GARB DISP, AS NEW. LBJ		Curb		1.000		Acres		58,000
RETURNED BASEMENT LETTER NOT		Street Lights		1.000		Acres		58,000
		Standard Utilities		1.000		Acres		58,000
		Underground Utilis.		1.000		Acres		58,000
		Topography of Site		1.000		Acres		58,000
		Level		1.000		Acres		58,000
		Rolling		1.000		Acres		58,000
		Low		1.000		Acres		58,000
		High		1.000		Acres		58,000
		Landscaped		1.000		Acres		58,000
		Swamp		1.000		Acres		58,000
		Wooded		1.000		Acres		58,000
		Pond		1.000		Acres		58,000
		Waterfront		1.000		Acres		58,000
		Ravine		1.000		Acres		58,000
		Wetland		1.000		Acres		58,000
		Flood Plain		1.000		Acres		58,000
		Who		1.000		Acres		58,000
		When		1.000		Acres		58,000
		What		1.000		Acres		58,000
PC 04/20/1997 REAPPRAISE		2027		29,000		211,800		240,800
D 11/20/1997 DATA ENTER		2026		22,500		214,600		237,100
		2025		22,500		217,900		240,400
		2024		22,500		200,700		223,200



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*** Information herein deemed reliable but not guaranteed***

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: 1 STORY Yr Built Remodeled 1996 0 Condition: Average Room List Basement 1st Floor 2nd Floor Bedrooms (1) Exterior Wood/Shingle X Aluminum/Vinyl Brick X Insulation (2) Windows Many Avg. X Few X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens (3) Roof Gable Hip Flat X Asphalt Shingle Chimney: Block	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior X Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord X Min Size of Closets Lg X Ord X Small Doors Solid X H.C. (5) Floors Kitchen: Other: Other: (6) Ceilings X Drywall (7) Excavation Basement: 1966 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block 10 Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support Joists: Unsupported Len: Cntr.Sup:	X Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Electric (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X X Ord. Min No. of Elec. Outlets Many X X Ave. Few (13) Plumbing Average Fixture (s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 2 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 2 Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Wall 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Appliance Allow. Cook Top Dishwasher 1 Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2 Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga Class: C +10 Effic. Age: 23 Floor Area: 1,966 Total Base New: 516,124 Total Depr Cost: 397,400 Estimated T.C.V: 435,550	Area Type 46 CCP (1 Story) 385 Treated Wood Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
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<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>