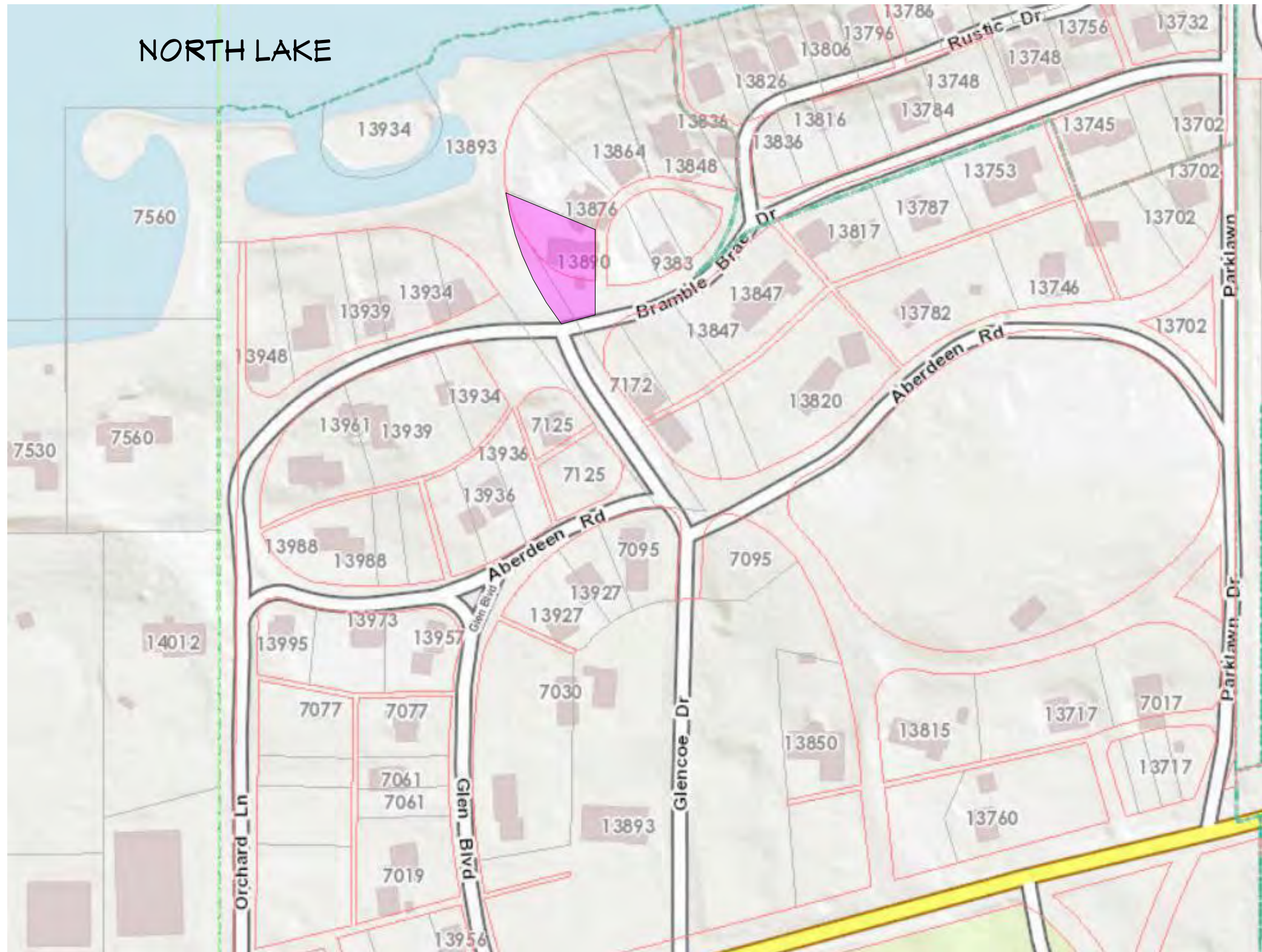


# VARIANCE REQUEST - 13890 BRAMBLE BRAE, DEXTER TWP.

PARCEL I.D.# D-04-18-433-005

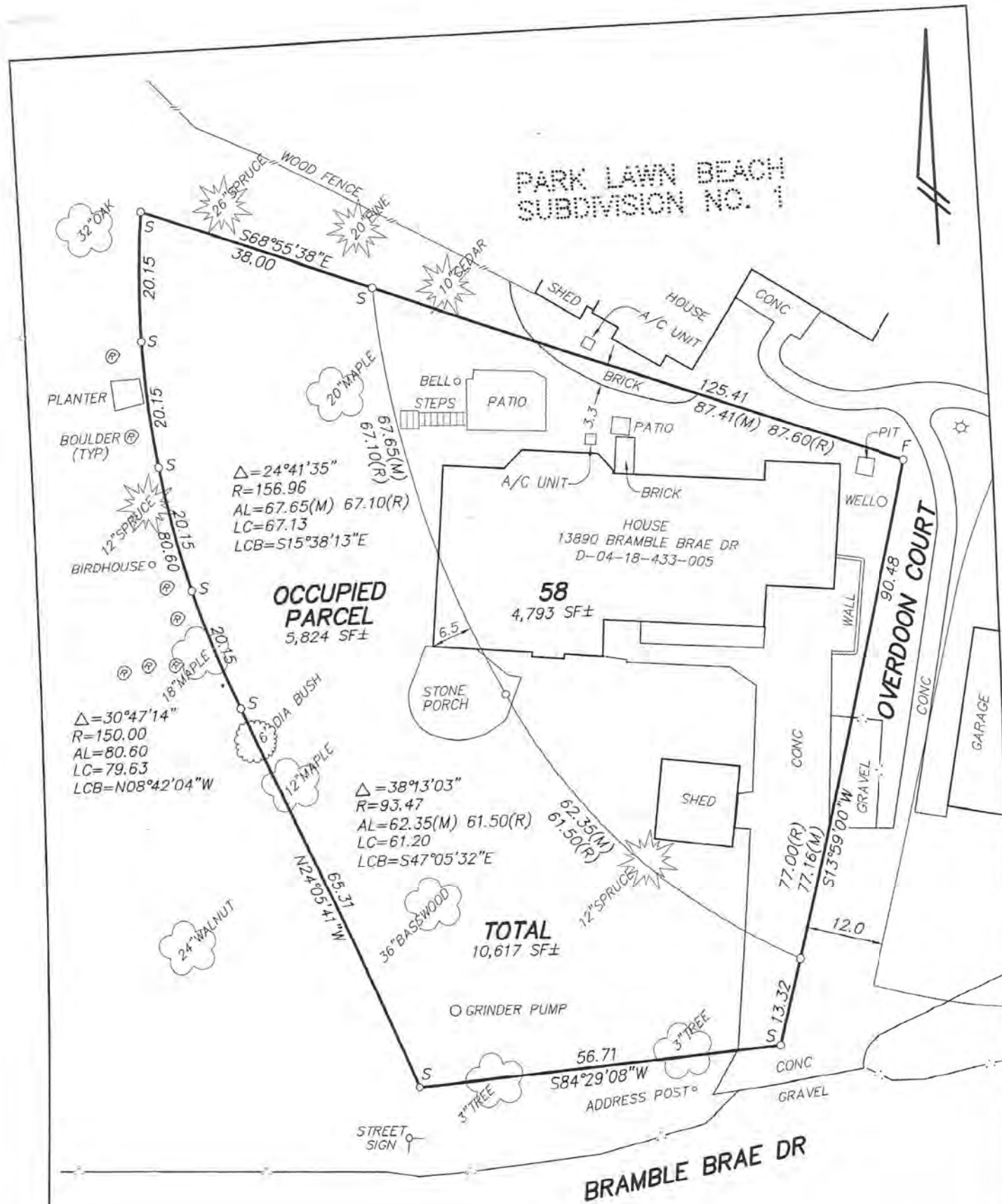


**AREA MAP**  
NOT TO SCALE

PAGE	1	DESIGNER:	RWR
PROJECT:	Bryan and Wendy Brightman 13890 Bramble Brae Dexter Twp.		
DATE:	1/7/2016	SCALE:	See Plan View

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**ORIGINAL PARCEL**  
Lot 58, "PARK LAWN BEACH SUB. NO. 1", a part of the Southeast 1/4 of Section 18 and a part of the Northeast 1/4 of Section 19, T1S, R4E, Dexter Township, Washtenaw County, Michigan as recorded in Liber 6 of Plats, Pages 14 and 15, Washtenaw County Records.

**OCCUPIED PARCEL**  
BEGINNING at the Southerly corner of Lot 58, "PARK LAWN BEACH SUB. NO. 1" as recorded in Liber 6 of Plats, Pages 14 and 15, Washtenaw County Records; thence S13°59'00"W 13.32 feet along the Southerly extension of the Easterly line of said Lot 58; thence S84°29'08"W 56.71 feet; thence N24°05'41"W 65.31 feet; thence Northerly 80.60 feet along the arc of a 150.00 foot radius circular curve to the right, through a central angle of 30°47'14", having a chord that bears N08°42'04"W 79.63 feet; thence S68°55'38"E 38.00 feet along the Westerly extension of the Northerly line of said Lot 58 to the Northwesterly corner of said Lot 58; thence Southerly along the Westerly line of said Lot 58 67.65 feet along the arc of a 156.96 foot radius circular curve to the left, through a central angle of 24°41'35", having a chord that bears S15°38'13"E 67.13 feet; thence Southeasterly along the Southwesterly line of said Lot 58 62.35 feet along the arc of a 93.47 foot radius circular curve to the left, through a central angle of 38°13'03", having a chord that bears S47°05'32"E 61.20 feet to the Point of Beginning. Being a part of PARK LAWN BEACH SUB. NO. 1, a part of the Southeast 1/4 of Section 18 and a part of the Northeast 1/4 of Section 19, T1S, R4E, Dexter Township, Washtenaw County, Michigan as recorded in Liber 6 of Plats, Pages 14 and 15, Washtenaw County Records and containing 5,824 square feet of land, more or less. Being subject to easements and restrictions of record, if any.

**TOTAL PARCEL**  
BEGINNING at the Northeast corner of Lot 58, "PARK LAWN BEACH SUB. NO. 1" as recorded in Liber 6 of Plats, Pages 14 and 15, Washtenaw County Records; thence S13°59'00"W 90.48 feet along the Easterly line of said Lot 58 and the Southerly extension thereof; thence S84°29'08"W 56.71 feet; thence N24°05'41"W 65.31 feet; thence Northerly 80.60 feet along the arc of a 150.00 foot radius circular curve to the right, through a central angle of 30°47'14", having a chord that bears N08°42'04"W 79.63 feet; thence S68°55'38"E 125.41 feet along the Northerly line of said Lot 58 and the Westerly extension thereof to the Point of Beginning. Being Lot 58 and other land in PARK LAWN BEACH SUB. NO. 1, a part of the Southeast 1/4 of Section 18 and a part of the Northeast 1/4 of Section 19, T1S, R4E, Dexter Township, Washtenaw County, Michigan as recorded in Liber 6 of Plats, Pages 14 and 15, Washtenaw County Records and containing 10,617 square feet of land, more or less. Being subject to easements and restrictions of record, if any.

**CERTIFICATE OF SURVEY**  
Bearings shown on this survey were determined in the following manner: Bearings are related to "PARK LAWN BEACH SUB. NO. 1" as recorded in Liber 6 of Plats, Pages 14 and 15, Washtenaw County Records.

I hereby certify that I have surveyed and mapped the land above plotted and/or described on November 24, 2014 and that the ratio of closure on the unadjusted field observations of such survey was 1/10,000, and that all of the requirements of P.A. 132, 1970 (as amended by P.A. 280, 1972 and P.A. 24, 1988) have been complied with.

**SITE PLAN - EXISTING**

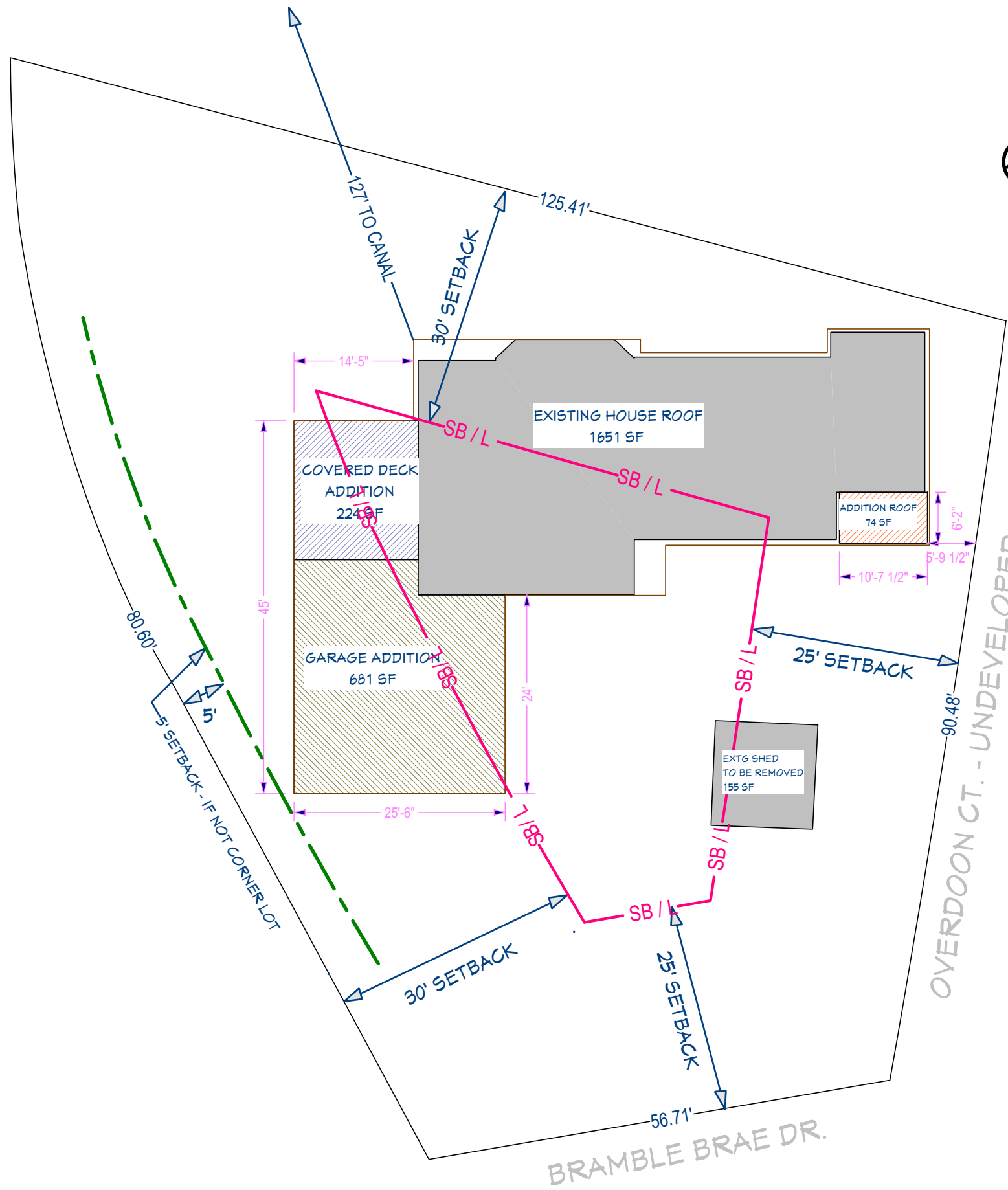
PAGE	2	DESIGNER:	RWR
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ADDRESS: 13890 BRAMBLE BRAE DR.  
 TOWNSHIP: DEXTER TWP.  
 ZONING: LAKE RESIDENTIAL Section 9.22  
 STANDARDS: MIN. LOT AREA - 21,780 SQ.FT.  
 MAX. LOT COVERAGE - 25%  
 MIN. LOT WIDTH - '50  
 FRONT (ROADSIDE) YARD 25'  
 SIDE YARD 5'  
 REAR YARD 30'  
 TAX I.D.#: D-04-18-433-005

**LOT COVERAGE**

Note: All SF includes roof overhangs

Extg Roof Coverage	1651 SF
House Add w/Roof	74 SF
Covered Deck Roof	224 SF
New Garage Roof	681 SF
<b>Total Lot Coverage</b>	<b>2630 SF</b>
Lot Area	10617 SF
25% Coverage	2654 SF

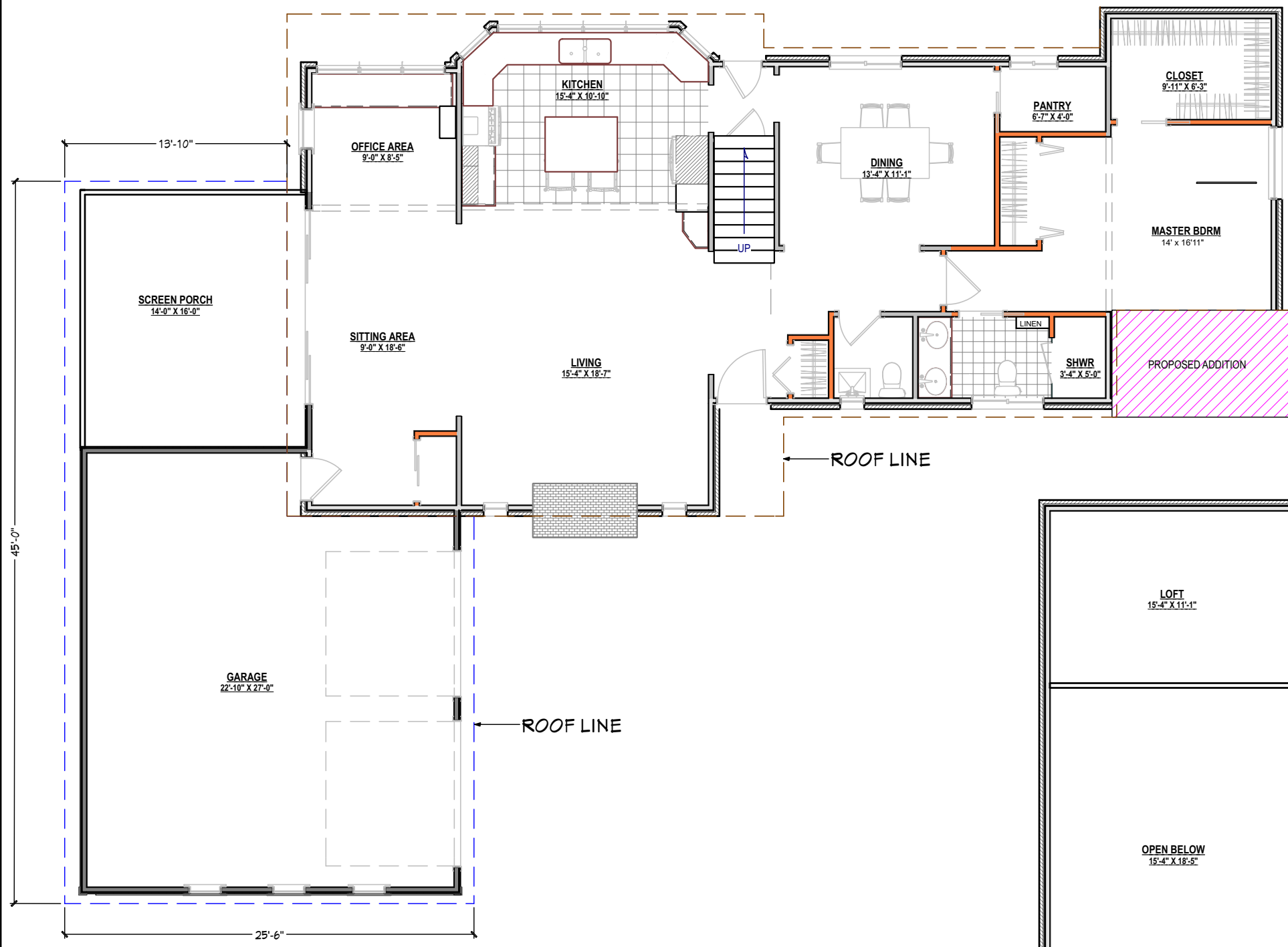
**VARIANCE REQUEST:**

EXTEND SOUTHEAST CORNER OF HOUSE TO BE FLUSH WITH THE EXISTING FRONT OF HOUSE. OVERDOON HAS NEVER BEEN DEVELOPED, BUT IS TREATED AS A FRONT YARD REQUIRING A 25' SETBACK AND THE WESTERLY LOT LINE BECOMES A REAR YARD REQUIRING A 30' SETBACK. THE REQUESTED HOUSE EXTENSION WOULD FALL WITHIN A TYPICAL LAKEFRONT RESIDENTIAL 5' SIDE YARD SETBACK AS WOULD THE GARAGE/PORCH ADDITION. EXISTING SHED TO BE REMOVED.

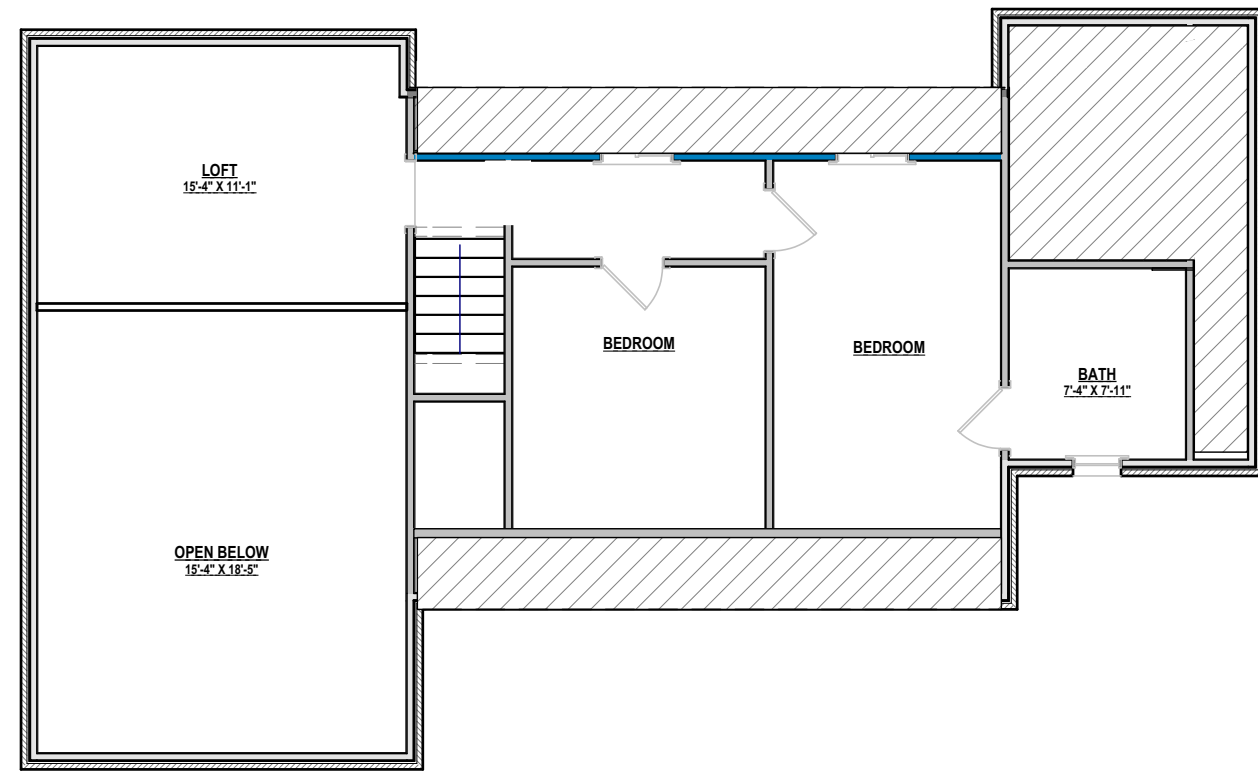
**SITE PLAN - PROPOSED** 1"=15'

PAGE	3	DESIGNER:	RWR
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**MAIN FLOOR PLAN** 1/8"=1'



**SECOND FLOOR PLAN** 1/8"=1'

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FRONT ELEVATION 1/8"=1'

PAGE	
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EXISTING



EXISTING



EXISTING



PROPOSED  
ADDITION



ADDED GARAGE



ADDED SCREEN  
PORCH

PAGE

6

DESIGNER:

RWR

PROJECT: Bryan and Wendy Brightman  
13890 Bramble Brae Dexter Twp.

SCALE:

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DATE:

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