



# COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: September 10, 2019

REGARDING: 41932 Cherryhill Road, Parcel # 50-22-23-409-017 (PZ19-0031)

BY: Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**

Donald Smolarek

**Variance Type**

Dimensional

**Property Characteristics**

Zoning District:	Single Family Residential
Location:	East of Meadowbrook Road and South of Grand River Avenue
Parcel #:	50-22-23-409-017

**Request**

The applicant is requesting variances from the City of Novi Zoning Section 4.19.i.J for a variance to build a proposed second accessory structure, one 850 square foot accessory structure is allowed by code. This property is zoned Single Family Residential (R-4).

### II. STAFF COMMENTS:

*Lot unique dimensions limits structure size*

### III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ19-0031**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because \_\_\_\_\_.
- (b) The property is unique because \_\_\_\_\_.
- (c) Petitioner did not create the condition because \_\_\_\_\_.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because\_\_\_\_\_.

(e) The relief if consistent with the spirit and intent of the ordinance because \_\_\_\_\_.

(f) The variance granted is subject to:

1. \_\_\_\_\_.

2. \_\_\_\_\_.

3. \_\_\_\_\_.

4. \_\_\_\_\_.

2. I move that we deny the variance in Case No. **PZ19-0031**, sought by \_\_\_\_\_ for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

(a) The circumstances and features of the property including \_\_\_\_\_ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because \_\_\_\_\_.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that \_\_\_\_\_.

(d) The variance would result in interference with the adjacent and surrounding properties by \_\_\_\_\_.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to \_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler  
Deputy Director Community Development  
City of Novi



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## ZONING BOARD OF APPEALS APPLICATION

RECEIVED

AUG 07 2019

CITY OF NOVI  
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$200.<sup>00</sup>  
 Meeting Date: Sep. 10<sup>th</sup> 2019  
 ZBA Case #: PZ 19 - 0031

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION <u>SMOLAREK / MEADOWBROOK GLENS</u>			
ADDRESS <u>41932 CHERRYHILL ROAD</u>		LOT/SUITE/SPACE # <u>330</u>	
SIDWELL # 50-22- <u>23</u> <u>409 017</u>		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY <u>MEADOWBROOK (W) / GRAND RIVER (S)</u>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS <u>DONSMO3@YAHOO.COM</u>	CELL PHONE NO. <u>(248) 252-2700</u>
NAME <u>DONALD SMOLAREK</u>		TELEPHONE NO. <u>CELL PLEASE</u>	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS <u>41932 CHERRYHILL ROAD</u>	CITY <u>NOVI</u>	STATE <u>MI</u>	ZIP CODE <u>48375</u>
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	CELL PHONE NO.
NAME		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS	CITY	STATE	ZIP CODE
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>4.19(1)J</u> Variance requested <u>2<sup>ND</sup> ACCESSORY STRUCTURE</u>			
2. Section _____ Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
A. FEES			
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
B. DRAWINGS    1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>			



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL     USE     SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

### C. ORDINANCE

#### City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING     ADDITION TO EXISTING HOME/BUILDING     SIGNAGE

ACCESSORY BUILDING

USE

OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

  
Applicant Signature

08/07/2019  
Date

### B. PROPERTY OWNER

**If the applicant is not the owner, the property owner must read and sign below:**

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

  
Property Owner Signature

08/07/2019  
Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



**Community Development Department**

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
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**REVIEW STANDARDS  
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

**Standard #1. Circumstances or Physical Conditions.**

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.  
 Not Applicable     Applicable    If applicable, describe below:

*and/or*

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.  
 Not Applicable     Applicable    If applicable, describe below:

*IT WOULD BE A HARDSHIP AND SOME SAFETY CONCERNS IF WE ARE UNABLE TO REPLACE OUR STORAGE SHED.*

*and/or*

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.  
 Not Applicable     Applicable    If applicable, describe below:

## Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

OUR HOME WAS BUILT IN 1978. THE GARAGE IS TOO SMALL TO KEEP YARD EQUIPMENT AND OTHER HOUSEHOLD ITEMS ORGANIZED WITHOUT TRIPPING OVER THINGS.

## Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

WITH THE SMALL GARAGE (18.5' X 19') IT WOULD BE A HARDSHIP TO STORE HOUSEHOLD TOOLS SUCH AS LAWNMOWER, SNOWBLOWER, WEED TRIMMER, LEAF BLOWER, SHOVELS, RAKES, BIKES, SPORTING EQUIPMENT IN A GARAGE. PLUS IT IS SAFER TO PARK MY WIFE'S CAR IN THE GARAGE IN THE WINTER - THAT WOULD BE IMPOSSIBLE.

## Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

I HAVE EXPLAINED MY PLANS TO BOTH ADJACENT NEIGHBORS AND ALSO TO THE HOME OWNERS ASSOCIATION. ALL ARE FINE WITH MY PLANS AND EXCITED TO SEE THE FINAL PROJECT.

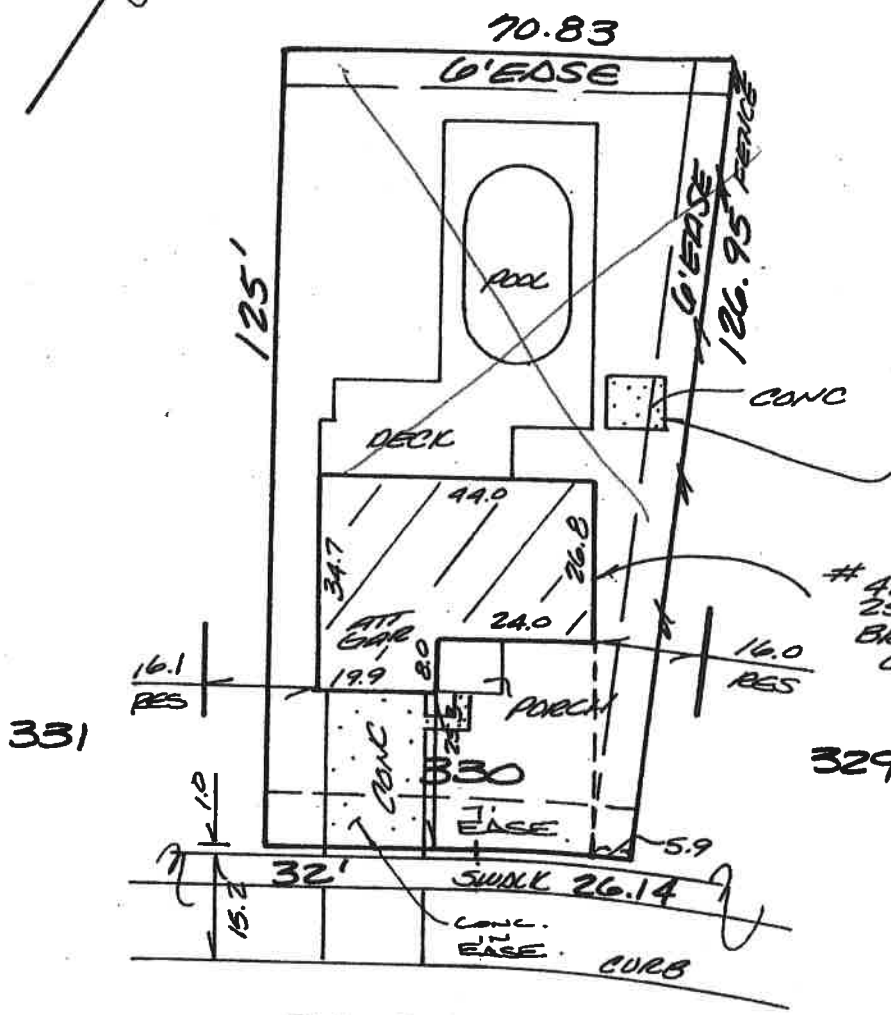
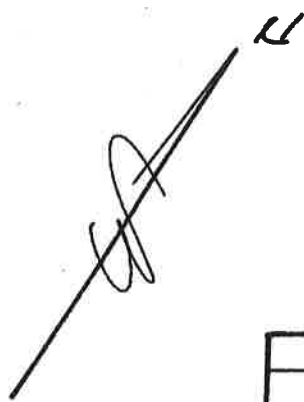
## Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

I HAVE ATTACHED PICTURES OF THE KIT THAT I AM PLANNING ON USING. IT IS HIGH QUALITY AND WILL ~~APPEAR~~ LOOK GREAT AS WELL AS HELP KEEP MY GARAGE UNCLUTTERED AND ORGANIZED AS YOU CAN SEE IT FROM THE STREET.

GEORGE

OLD - MAY 1998



EASEMENT ENCROACHMENT

CONC. IN EASE 31±  
 # 41932  
 250004  
 BRK-VINYL  
 COMP R.F.  
 BSM/T



CHERRY HILL RD.  
60' W.D.

CERTIFICATE: We hereby certify to SUBURBAN MORTGAGE CORPORATION  
 that we have surveyed the above-described property in accordance with the description furnished by you for the  
 purpose of a mortgage loan to be made by DONALD J. SMOLAREK & SHERYL A. ROUSSELO

\_\_\_\_\_, mortgagor, and that the buildings located  
 thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the  
 property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property  
 lines, nor for construction purposes, no stakes have been set at any of the boundary corners.

SCALE: 1" = 30'  
 DR. BY TZ  
 REV. BY

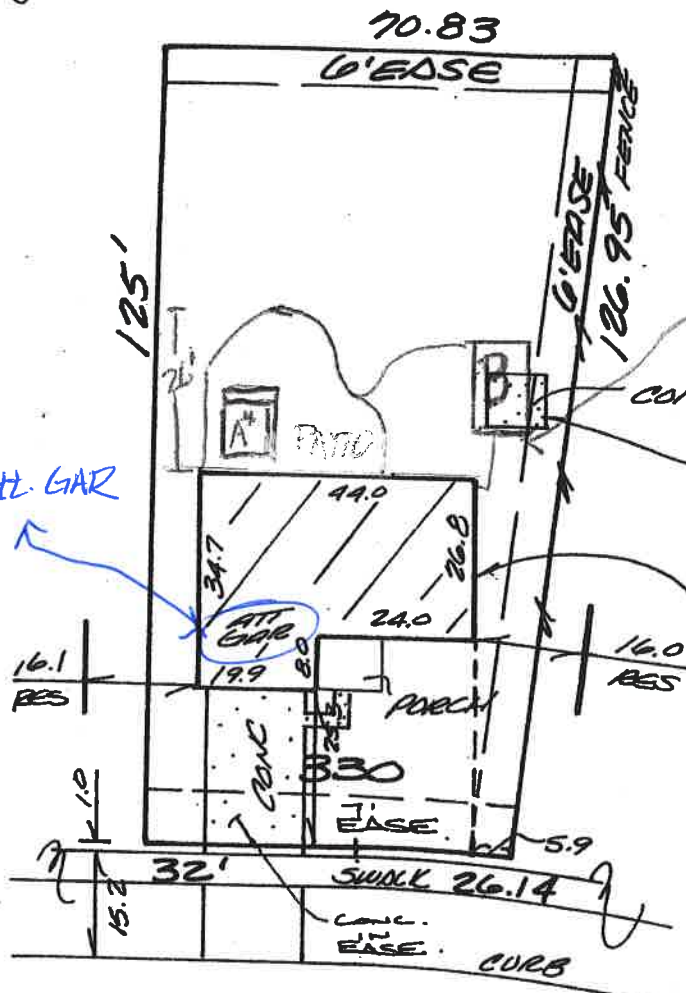
GEORGE JEROME & CO.  
  
 REGISTERED LAND SURVEYOR

JOB NO. 107609

**GEORGE**

*[Handwritten signature]*

"A" 12'x12' PATIO SHADE ACCESSORY  
"B" PROPOSED 10'x12' STORAGE SHED



\* 8/05/19  
CONCRETE PAD IS  
72" FROM FENCE  
**EASEMENT  
ENCROACHMENT**



CERTIFICATE: We hereby certify to SUBURBAN MORTGAGE CORPORATION  
that we have surveyed the above-described property in accordance with the description furnished by you for the  
purpose of a mortgage loan to be made by DONALD J. SMOLAREK & SHERYL A. ROUSSELO

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thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the  
property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property  
lines, nor for construction purposes, no stakes have been set at any of the boundary corners.

SCALE: 1"=30'  
DR. BY *[Signature]*  
REV. BY

*[Signature]*  
GEORGE JEROME & CO.  
REGISTERED LAND SURVEYOR

JOB NO. 107609



Donald & Sheryl Smolarek  
41932 Cherryhill Rd  
Novi, MI 48375

August 6, 2019

City of Novi  
Community Development Department  
45175 Ten Mile Rd  
Novi, MI 48375

Dear Zoning Board Members,

We are seeking a variance to replace a 10' x 12' storage shed in the backyard of 41932 Cherryhill Rd. The previous shed was beginning to show signs of decay so it was taken down for our own safety concerns.

The purpose of the storage shed is to store household and yard maintenance items such as lawn mower, weed trimmer, leaf blower, fertilizer spreader, sprinklers, rakes, shovels, snow blower, snow shovels, etc. Our attached garage measures 18.5' x 19' and with these items as well as sports equipment, bikes, tools, shop vac all being stored in the garage would cause quite a hardship keeping everything organized and impossible to park a vehicle in the garage during the winter or inclement weather. Not to mention the cluttered look that our neighbors would see.

The shed itself is a well-built kit that will look great and not be an eyesore to our neighborhood. We have explained our plans to our immediate neighbors and they have approved our plans as has the Meadowbrook Glens Homeowner's Association. They are all excited for us and can't wait to see the finished product.

Thank you for your consideration.



Don & Sheryl Smolarek



# MGHOA. APPROVAL

STORAGE SHED ON CEMENT SLAB  
IN BACKYARD AT 41932 CHERRYHILL ROAD.

NOVI, MI 48375.

10'x12' "CRAFTSMAN" DESIGN FROM  
WEAVER BARNES.

## NEIGHBOR APPROVALS

41920 CHERRYHILL

x Roger Armstrong  
41944 CHERRYHILL

x 7-17-19  
DATE

x [Signature]  
Yvonne MARKS

x 7-18-19.  
DATE

HOMEOWNER: Donald Smolzer  
41932 CHERRYHILL C  
NOVI, MI 48375

[Signature]  
7/17/2019



**OPTIONS**

ON THIS 10x14

- Driftwood 30 Year Shingles
- 2' x 3' Windows
- Transom Windows
- Flower Box / Shutter Set
- Avacado / Almond / Bark



**BASE PRICE MODEL**  
STANDARD FEATURES

**Triple Layer Double Doors**  
Includes Cape Belts, Door With Lock And Key

**Triple Layer 36" Single Door**  
With Lock And Key

**7/12 Roof Pitch, Dormer with Transoms**  
w/ Frieze Board and Brackets, 16" O.C. Rafters,  
25 Year Shingles and Aluminum Drip Edge

**7' Side Walls**  
2x4 Studs 16" O.C.

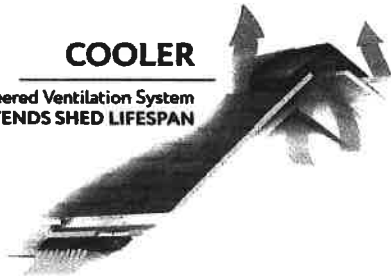
# Craftsman

Workshop • Potting Shed • Pool house

Offering lots of storage room and natural light, the CRAFTSMAN makes a great workshop or gardener's haven. The higher roof pitch and craftsman style brackets add elegance; the additional single door provides convenience. But it's the craftsman style dormer with transom that really raises this model above the ordinary.

## COOLER

Engineered Ventilation System  
EXTENDS SHED LIFESPAN



## STRONGER ROOF

superior plywood strength  
ROOF SHEATHING  
10% STIFFER THAN OSB



## WEATHER PROTECTED

ROT RESISTANT TRIM  
PROTECTS FROM MOISTURE DAMAGE



## SUPERIOR FRAMING

BETTER LUMBER  
Premium Grade



STRONG DOOR FRAMES  
2X6 Double Door Headers  
2X4 Double Stud Door Frames

STRONGER STUDS & RAFTERS  
16 Inches On Center

## MORE STORAGE

HIGHER WALLS  
7' 3 1/2" High



# SUPERIOR 7

WE'RE BETTER BY DESIGN

## TOUGHER FLOOR

HEAVIEST FLOOR in the industry  
rated 1,000 lb. per sq. ft. PRESSURE TREATED



## STURDY DOORS

TRIPLE LAYER DOOR  
With Drop Rods  
For Your Convenience



MAKE IT YOURS

add options & accessories Pg 60



## PRICE GUIDE

### ECO PRO

"our budget friendly choice"  
4 SUPERIOR FEATURES

### DURATEMP SIDING

"a quality choice made with engineered materials"  
SUPERIOR 7 FEATURES

### SOLID PINE SIDING

"our highest quality solid wood choice"  
SUPERIOR 7 FEATURES

### VINYL SIDING

"our best maintenance free choice"  
SUPERIOR 7 FEATURES



- SMARTSIDE Siding
- Treated Runners
- 2x8 Pine Flooring
- OSB Roofing
- Protective Trim



- Natural wood grain texture
- 50 Year limited warranty



- 1 x 8 T&G siding
- Solid Wood



- Maintenance free
- .044 Thickness
- CDX Subsiding

## PREBUILT & DELIVERED

Size	8x8	8x10	8x12	10x10	10x12	10x14	10x16	10x18	10x20
ECO PRO	4,727	5,020	5,247	5,361	5,657	6,027	6,399	7,070	7,455
Duratemp	5,195	5,536	5,807	5,955	6,289	6,714	7,139	7,881	8,321
Solid Pine	5,595	5,958	6,279	6,552	6,959	7,338	7,734	8,616	9,076
Vinyl	6,991	7,368	7,631	7,764	8,164	8,731	9,217	9,919	10,485

## INFORMATION

\*free delivery for 30 miles, delivery charges may apply beyond 30

### BUILDING HEIGHTS

8' Wide = 10' 11" High  
10' Wide = 11' 1" High  
12' Wide = 11' 8" High  
14' Wide = 12' 3" High  
16' Wide = 12' 10" High

## DELIVERED & BUILT AT YOUR SITE

Size	8x8	8x10	8x12	10x10	10x12	10x14	10x16	10x18	10x20	12x12	12x14	12x16	12x18	12x20	12x24	14x20	14x24	16x20	16x24	16x30	16x32
ECO PRO	4,887	5,188	5,423	5,545	5,849	6,251	6,655	7,358	7,775	6,424	6,895	7,321	8,115	8,623	10,219	10,904	12,119	11,605	13,480	15,831	16,492
Duratemp	5,365	5,715	5,994	6,151	6,493	6,952	7,411	8,187	8,661	7,145	7,677	8,162	9,035	9,606	11,353	11,763	13,108	12,548	14,571	17,098	17,815
Solid Pine	5,765	6,136	6,466	6,748	7,163	7,576	8,006	8,922	9,416	7,762	8,314	8,881	9,743	10,374	12,175	12,421	13,925	13,444	15,584	18,103	18,812
Vinyl	7,161	7,546	7,818	7,960	8,368	8,969	9,489	10,225	10,825	9,169	9,853	10,455	11,271	11,970	13,790	14,678	16,311	15,666	18,031	20,563	21,298

# MGHOA APPROVAL

BRICK PAVER PATIO ON REAR OF HOUSE  
AND ACCESSORY PAVILION FOR SITTING AREA.  
AT 41932 CHERRYHILL RD. NOVI, MI 48375

12' x 12' "TIMBER RIDGE" STYLE PAVILION KIT,

NEIGHBOR APPROVAL

41920 CHERRYHILL

X Roger Anthony

X 7-17-19  
DATE

41944 CHERRYHILL

X Yvonne Marks

X 7-18-19  
DATE

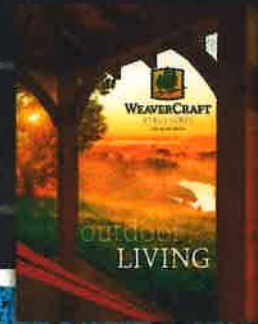
HOMEOWNER: Donald Smolaber  
41932 CHERRYHILL  
NOVI, MI 48375

Donald Smolaber  
7/17/2019

# Pavilions

BACKYARD LIVING

Ask for our backyard living brochure for the full details about our pavilions



## Timber Ridge

### INFORMATION

\*free delivery for 30 miles, delivery charges may apply beyond 30

**BUILDING HEIGHTS**  
 10' Wide = 12' 9" High  
 12' Wide = 13' 8" High  
 14' Wide = 14' 6" High  
 16' Wide = 15' 4" High  
 20' Wide = 16' 2" High

### DELIVERED & BUILT AT YOUR SITE

Size	10x10	10x12	10x16	12x12	12x16	12x20	12x24	14x16	14x20	14x24	14x28	14x32	16x16	16x20	16x24	16x28	16x32	20x20	20x24	20x28
Solid Pine	4,784	5,212	6,538	5,834	7,182	8,130	9,142	7,954	9,206	10,195	11,741	13,203	8,985	10,579	12,227	14,161	16,092	13,822	14,988	17,120
Solid Cedar	7,175	7,819	9,808	8,751	10,773	12,195	13,713	11,931	13,809	15,292	17,611	19,805	13,478	15,869	18,340	21,241	24,138	20,733	22,482	25,680

12' x 12' x 12'H

NOV 11 MI 46579 7/11/2019

## Don Smolarek

---

**From:** DONALD SMOLAREK <donsmo30@yahoo.com>  
**Sent:** Saturday, July 27, 2019 2:44 PM  
**To:** Don Smolarek  
**Subject:** Fwd: MGHA approval for permit on backyard update

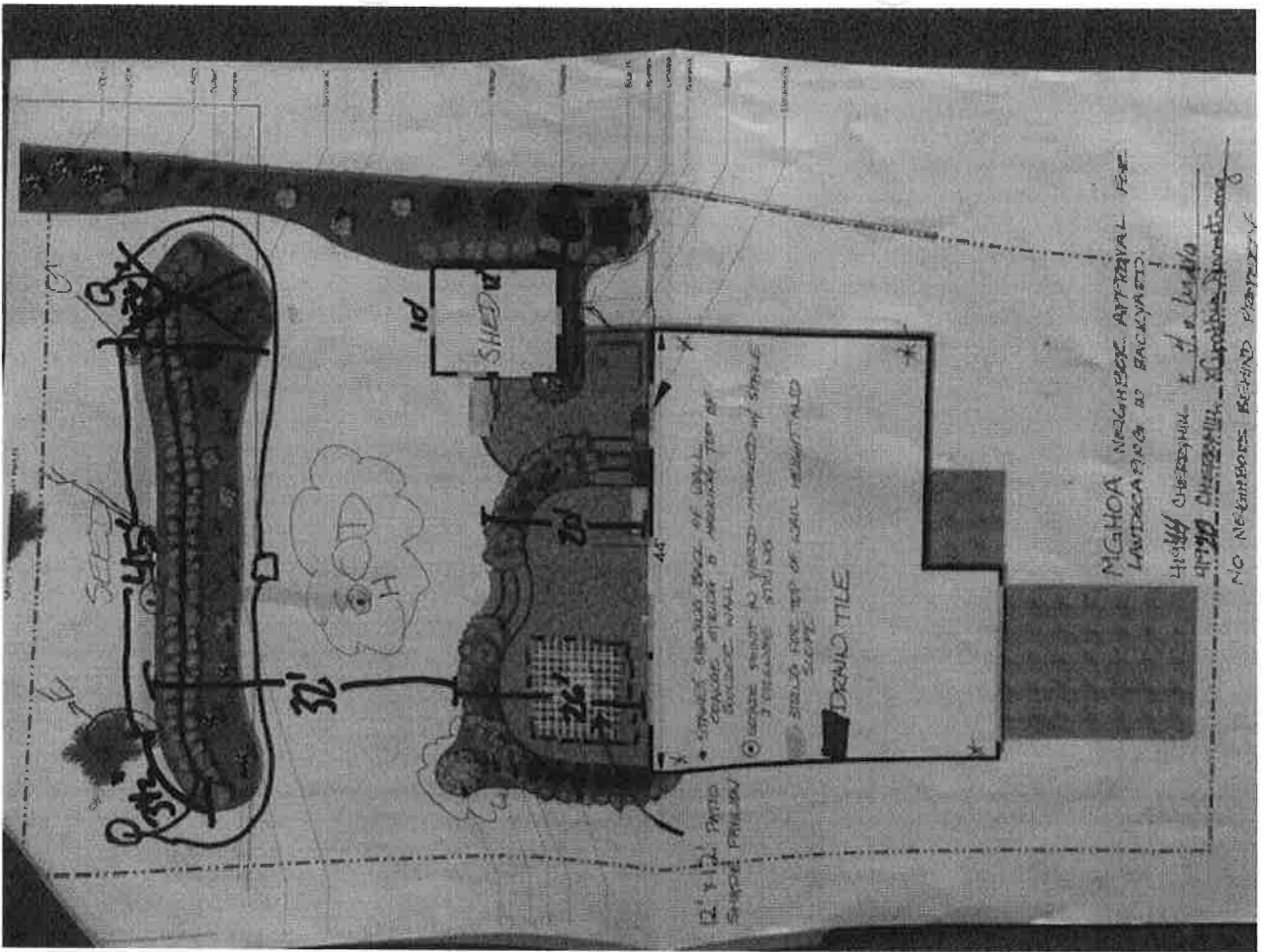
Thanks , Don Smolarek

Begin forwarded message:

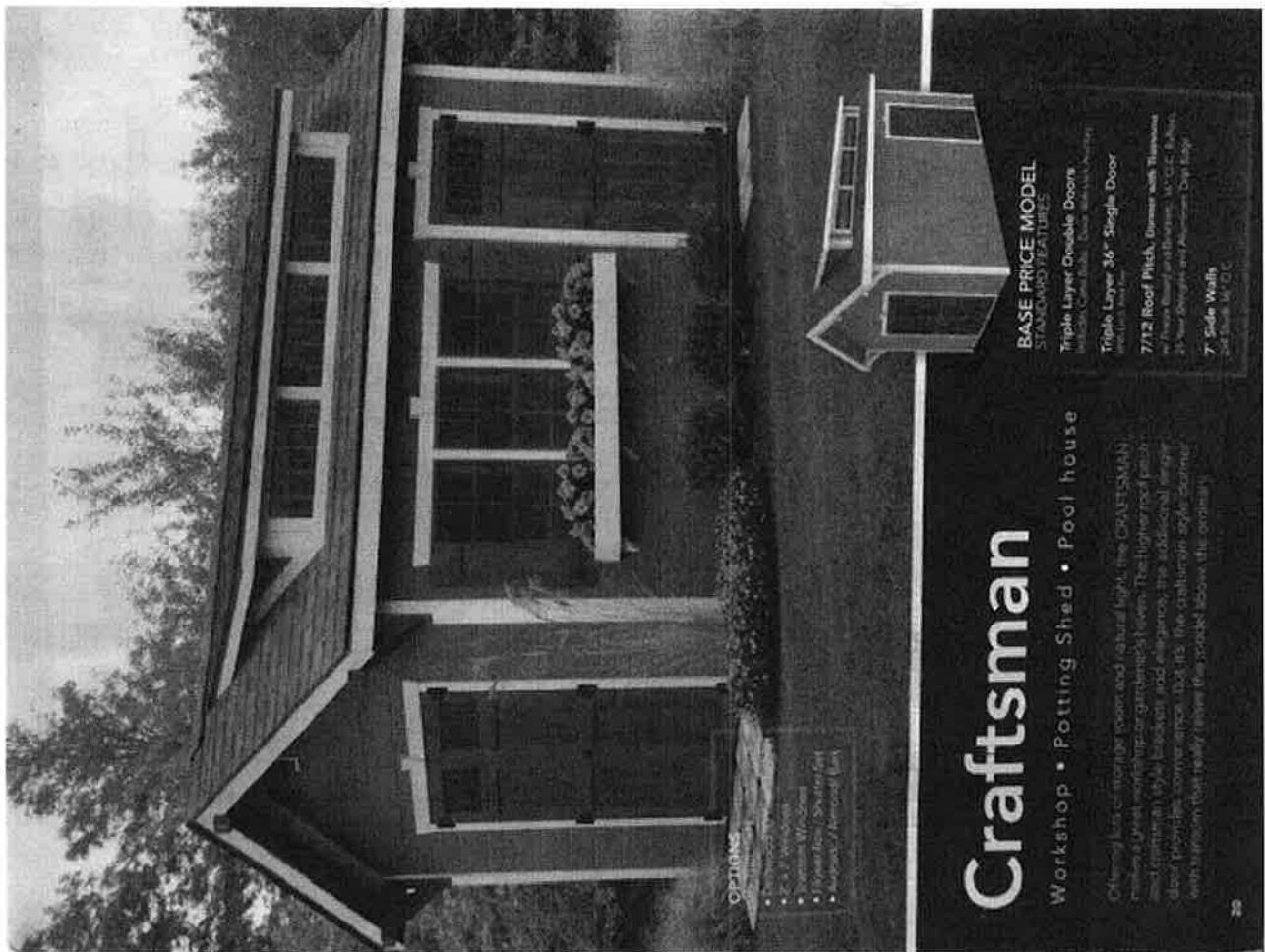
**From:** Meadowbrook Glens Homeowners Association <[mgha.org@gmail.com](mailto:mgha.org@gmail.com)>  
**Date:** July 27, 2019 at 11:29:46 AM EDT  
**To:** Chris Jackett <[chrisjackett@gmail.com](mailto:chrisjackett@gmail.com)>, DONALD SMOLAREK <[donsmo30@yahoo.com](mailto:donsmo30@yahoo.com)>, Jamrog Diane <[DECJam@mi.rr.com](mailto:DECJam@mi.rr.com)>  
**Subject: Re: MGHA approval for permit on backyard update**

Don, this is approved by the board. Looks nice, have fun!

On Sat, Jul 27, 2019 at 10:03 AM DONALD SMOLAREK <[donsmo30@yahoo.com](mailto:donsmo30@yahoo.com)> wrote:







Mark

Thanks for the quick response. Here is an overview of our landscaping plans and the storage shed kit that we'd like to install. Plus, with the slope of our backyard we are looking to level and get a little more usable space.

If you have any questions or would like to take a look it would really take 5-10 minutes and it would be a lot more clear.

Thanks , Don Smolarek

On Jul 27, 2019, at 9:29 AM, Meadowbrook Glens Homeowners Association  
 <[mgha.org@gmail.com](mailto:mgha.org@gmail.com)> wrote:

Hi Don, yes the city would have eventually asked you to get approval from the board. If you could share the plans we'll take a look and send you what you'll need.

Mark

On Sat, Jul 27, 2019 at 9:26 AM DONALD SMOLAREK  
 <[donsmo30@yahoo.com](mailto:donsmo30@yahoo.com)> wrote:

Good morning,

We are in the process of a renovation in our backyard and have applied for a minor land improvement permit. We have discussed with our neighbors and they have approved everything that we have planned. For extra backup, if needed for the city, I'd like to get the homeowner association approval as well and need approval from one of the association officers. If any of you have time we'd love to share our plans with you.

Please feel free to contact me if you have a few minutes.

Thank you very much,  
Don & Sheryl Smolarek  
41932 Cherryhill  
Novi, MI 48375

Don (248)252-2700  
Sheryl (248)921-1533