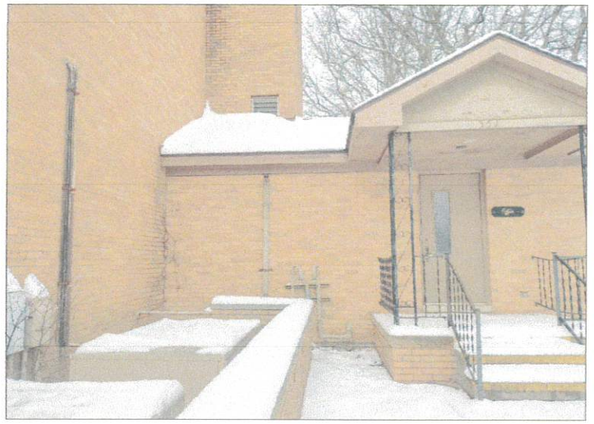
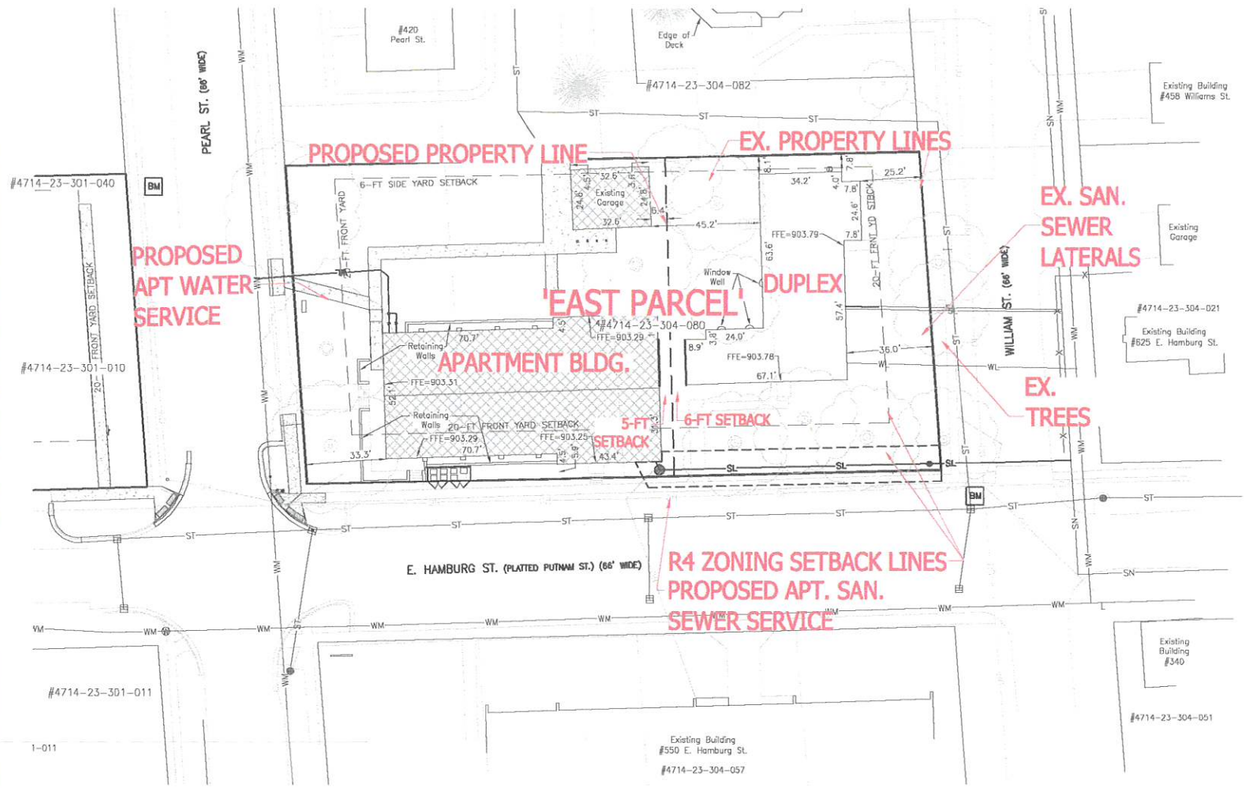
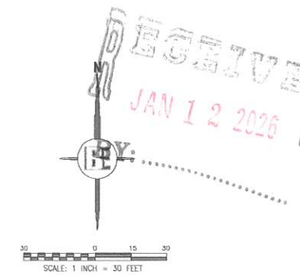


SEPARATION AREA - LOOKING NORTH

SEPARATION AREA - LOOKING SOUTH





RECEIVED
JAN 12 2026

PARCEL NO.: 4714-23-304-080

LEGAL DESCRIPTIONS - PROVIDED:

PROPERTY DESCRIPTION PER WARRANTY DEED DATED JULY 28, 2016, AS RECORDED IN INSTRUMENT NO. 2016R-024551, LIVINGSTON COUNTY RECORDS:

That Part of Block 4, Range 1, of JW Hinchey Addition to the Village of Pinckney, Livingston County, Michigan, according to the recorded Plat thereof, as recorded in Liber 51D, Page 452, Livingston County Records; Beginning at the SE corner of Lot 8, thence South 86°10'13" West 263.02 feet; thence North 06°36'03" West 132.18 feet; thence North 86°10'13" East 263.02 feet; thence South 06°36'03" East 132.18 feet to the point of beginning, subject to easements and restrictions of record.

SITE STATISTICAL DATA - EXISTING - REQUIREMENTS:
ZONING: 'R4' - MULTIPLE-FAMILY RESIDENTIAL
DEVELOPMENT TYPES / USE: MULTI-FAMILY (PER 152.120) AND DUPLEX
PARCEL # -080 (EAST PARCEL) - EXISTING:
GROSS/NET SITE AREA: 0.80 AC (34,848 SQ FT.)
EX. BUILDING SQUARE FOOTAGE (FOOTPRINT): +-10,380 SQ FT. GROSS + 809 SQ FT. OUTBUILDING (32%)
EX. IMPERVIOUS SURFACE (EXCLUSIVE OF BUILDING): 3,709 SQ FT. (10.6%)
EX. PERVIOUS SURFACE: 19,940 SQ FT. (57.2%)

MIN. SETBACKS REQUIRED - R4 ZONING:
FRONT: 20-FT
SIDES: CORNER LOT - STREET SIDE 20-FT, INTERIOR SIDE 6-FT
REAR: 20-FT
OUTBUILDING SETBACKS: MUST MEET STRUCTURE SETBACKS & LOCATED IN REAR OR SIDE YARD
OFF-STREET PARKING: TO FOLLOW STRUCTURE SETBACK REQUIREMENTS
MIN. LOT WIDTH: 66-FT
MIN. LOT SIZE: 0.20 AC (8,712 SQFT)
MAX. MULTI-FAMILY BUILDING LENGTH: 160-FT
MIN. DWELLING UNIT SQ FT:
EFFICIENCY = 500 SQFT.
1-BEDROOM = 600 SQFT.
2-BEDROOM= 800 SQFT.

ALLOWABLE DWELLING UNIT DENSITY: NET SQFT SITE / 1,600 = *ROOMS* MAX.
[MAX # OF DWELLING UNITS PER SINGLE BUILDING = 8]
MAX. LOT COVERAGE: 40%
MAX BLDG. HGT: 35-FT / 2.5 STORIES WHICHEVER LESS

SITE STATISTICAL DATA - PROPOSED:
LOT RECONFIGURATION - EAST PARCEL:
(REQ. LAND DIVISION & APT COMMERCIAL APPROVAL)

'LOT' DESIGNATIONS FOR ORIENTATION ONLY

LOT 'D': 0.47 AC (20,427-SQFT) +-153.38-LFT x 132.18-LFT
LOT 'E': 0.33 AC (14,298-SQFT) +-110.95-LFT x 132.18-LFT

SETBACKS - MINS:
FRONT (SOUTH) (BOTH): 20.0-FT FROM HAMBURG
FRONT (WEST) (LOT 'D'): 20.0-FT FROM PEARL
FRONT (EAST) (LOT 'E'): 20.0-FT FROM WILLIAM
SIDE ('E' WEST) (INTERIOR): 6.0-FT
SIDE ('D' EAST) (INTERIOR): 5.0-FT *(VARIANCE REQUESTED)*
REAR/SIDE (NORTH): 20.0-FT / 6.0-FT

MIN LOT SIZE (PER 152.123 (A) (1)): 10,000 SQFT
WIDTH TO DEPTH RATIO: MIN 4:1
PROPOSED LOT 'D': 1.16:1 (FROM HAMBURG)
PROPOSED LOT 'E': 1.19:1 (FROM WILLIAM)
LOT COVERAGE: 40% (BUILDING MAX)
MAX BLDG. HGT: 2-1/2 STORIES OR 35-FT WHICHEVER LESS

PROPOSED NEW USES:
LOT 'D': MULTI-FAMILY APARTMENT - 7 UNITS
LOT 'E': DUPLEX *(FUTURE SEPARATE SUBMITTAL)*

SITE STATISTICAL DATA - PROPOSED:
MULTI-FAMILY APARTMENT CHURCH SANCTUARY CONVERSION

LOT SIZE - FOR CALCULATIONS: LOT 'C' + LOT 'D' = 0.77 AC (33,575 SQFT) TOTAL
LOT DIMS: 132.18-LFT x 152.27-LFT x 132.03-LFT x 153.38-LFT
MAX. MULTI-FAMILY BUILDING LENGTH: 114.1-FT < 160-FT MAX
FRONT YARD (WEST): 33.3-FT
SIDE YARD (EAST): 5.0-FT *(VARIANCE REQUESTED)*
FRONT YARD (SOUTH): 5.9-FT (VARIES - MIN.)
REAR YARD (NORTH): 64.2-FT (VARIES - MIN.)
OUTBUILDING - GARAGE: 3.6-FT (MIN. EX. TO REMAIN)

PROPOSED NEW USE - SPLITTING EX. BUILDING AS SHOWN (AT CHIMNEY) FOR NEW *MULTI-FAMILY, 7-UNIT APARTMENT BUILDING (FORMER SANCTUARY)*

BUILDING SIZE (FORMER SANCTUARY): 6,326 SQFT
GARAGE SIZE (EX. TO REMAIN): 809 SQFT
LOT COVERAGE: 35.4% (BUILDING + GARAGE)
BLDG. HGT: EX. TO REMAIN - EXCEPT +-30-FT TALL CHIMNEY TO BE REMOVED
REDUCING OVERALL HEIGHT. EX. SANCTUARY ROOF = HALF GABLE HGT = +- 22-FT

PORPOSED NEW APARTMENT BUILDING STRUCTURE - LOOKING NORTH FROM HAMBURG STREET

THE LOCATION AND ELEVATION OF UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF THE DATA SHOWN HAS BEEN MADE. THE CONTRACTOR RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND OTHER FACILITIES BEFORE BEGINNING ANY ACTIVITY RELATED TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE PRESENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

BEFORE YOU DIG CALL: MISS DIG 1-800-482-7171 (or not in MISS DIG system, notify local municipal authorities)

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

PROJECT: GRANT'S PLACE
PREPARED FOR: B5 CONTRACTING SERVICES
5755 LONG POINTE DRIVE
HOWELL, MI 48843
517-202-1104
TITLE: VARIANCE EXHIBIT

NO	BY	REVISION PER	DATE
-	-	-	-

DESIGNED BY: PC
DRAWN BY: PC
CHECKED BY:
SCALE: 1" = 30'
JOB NO: 25-393
DATE: 12/8/25
SHEET NO. 1 OF 1