

Application for Variance
Blue Lake Township

Zoning Administrator
10599 Twin Lake Road N.E.
Mancelona, MI 49659

Variance Fees:

\$250.00 (Two Hundred Fifty) dollars, regular hearing

\$300.00 (Three Hundred) dollars for special hearing

Fees along with application must be delivered or mailed to the Zoning Administrator at Blue Lake Township, Attn: Zoning Board of Appeals

Please provide the following information:

Name: Randall and Patricia Lippe

Address of Property: 13756 Sunbury NE
Kalkaska Mich 49646

Parcel #: 005-260-075-00 Lots 75+76 Platt of Blue Lake
~~5-10-16-300-011~~ SEC 22, T23N-R5W

Your mailing address if different from property address above:

17488 Macarthur Redford Mich 48240

Telephone Number: 313-970-6532 313 282 1828

Reason for variance request: Carport roof from existing
garage over existing driveway

Thank you

(Add extra sheet if necessary)

See S1, A4, A5, A6
A site plan and photo of the property must be submitted with this application to the Secretary.

Applicant's Signature: Randall Lippe

Date Submitted: 3-31-21

THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK OR FOR THE PERFORMANCE OF ANY OTHER WORK.

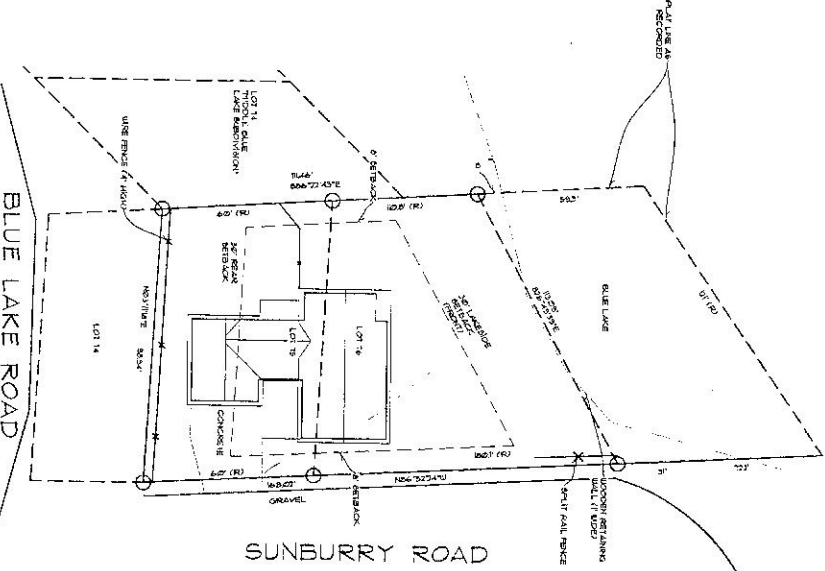
GENERAL NOTES:

1. APPLICABLE CODES: 2018 MICHIGAN RESIDENTIAL CODE
2. USE GREEN RESIDENTIAL, R-3
3. CONSTRUCTION TYPE: 1B, COMBUSTIBLE, UNPROTECTED
4. JOISTING SYSTEMS SHALL BE FOUND FROM BOTTOM OF THE WALL SILL PLATE TO THE TOP OF THE JOIST (TYP.)
5. 6'-0" TALL (POURED CONC. WALL) ON LOWER LEVEL. (TYP. GUESS OTHERWISE NOTED)
6. ALL WINDOW AND DOOR HEADERS IN STRUCTURAL GRID WALLS * (2) ANY 12'-0" OR 2'-0" OR OTHER CODE OF * AND WINDOW HEADERS OVER 6" AND SHUTTER HEADERS AND 2' FRIERS
7. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 24 STUDS @ 16" OC UNLESS OTHERWISE SPECIFIED
8. ALL INTERIOR WALLS SHALL BE FINISHED WITH 24 STUDS @ 16" OC UNLESS OTHERWISE SPECIFIED
9. WALLS SEPARATING BEDROOMS, BATHROOMS, AND LAUNDRY SHOULD BE ADJACENT ROOMS SHALL BE INSULATED WITH 5.9 FIBERGLASS BATT.
10. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
11. ALL EXTERIOR WALLS SHALL BE EQUIPPED WITH A SOLID WOOD DOOR NOT LESS THAN 1 1/2" THICK OR 20-PINITE FIRE-RATED DOOR
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES.
13. THE CONTRACTOR SHALL BE A LICENSED RESIDENTIAL CONTRACTOR.
14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS FOR CONSTRUCTION OF SOIL CONDITIONS UNLESS OTHERWISE NOTED
15. THE CONTRACTOR SHALL VERIFY LOCATION OF SITE UTILITIES WITH RESPECTIVE UTILITY COMPANY.
16. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 301, SPECIFICATIONS FOR REINFORCED CONCRETE
17. CONCRETE SHALL BE FINISHED WITH 3000 PSI, AFTER 28 DAYS.
18. CONCRETE STRENGTH FOR SLABS OR GRADE SHALL BE MINIMUM 3000 PSI.
19. REINFORCEMENT SHALL BE AS SHOWN ON PLANS OR AS REQUIRED IN SPECIFICATIONS.
20. REINFORCING STEEL SHALL BE ASTM A616 GRADE 60 PROVIDED AS SHOWN ON DRAWINGS OR PROVIDED USING EQUIVALENT AS NOTED.
21. PROVIDE REINFORCING BARS OR REINFORCEMENT FOR FOUNDATION WALL AT ALL CONCERNED JOINTS, CORNERS, WALLS, ETC., AND AS REQUIRED BY TECHNICAL AND ELECTRICAL SPECIFICATIONS. VERIFY LOCATION OF REINFORCEMENT IN FIELD.
22. UNDER ALL SILLINGS (APPROVED BY JOIST MANUFACTURER) BETWEEN JOISTS AT 24" OC 2x4 DIMENSIONS ARE TO BE MADE OF WOOD JOISTS AND CONCRETE
23. DO NOT INSTALL PLUMBING LINES IN EXTERIOR WALLS
24. DO NOT INSTALL PLUMBING LINES IN EXTERIOR WALLS
25. THE CONTRACTOR SHALL COORDINATE DUCT OPENINGS, SERVICE PENETRATIONS, MECHANICAL SYSTEMS, ETC., WITH THE ARCHITECT AND ENGINEER.
26. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH THE ARCHITECT AND ENGINEER. ALL UTILITIES TO BE LISTED FOR REFINISHED USE.
27. ALL UTILITIES TO BE LISTED FOR REFINISHED USE.
28. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH THE ARCHITECT AND ENGINEER. ALL UTILITIES TO BE LISTED FOR REFINISHED USE.
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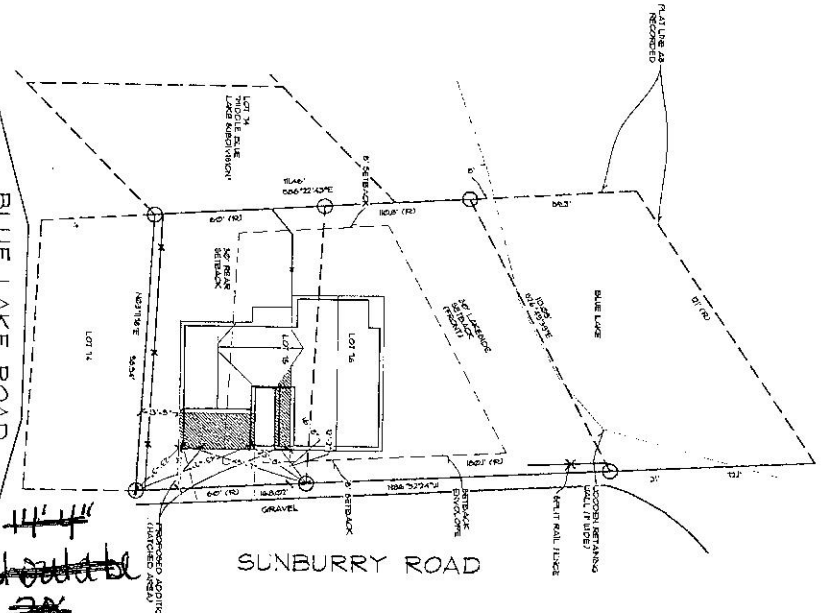
GENERAL INFORMATION/NOTES:

- PROVIDE ICE WATER SHIELD. SELF ADHESIVE UNDERLAYMENT AS FOLLOWS:
1. ROYALTY INTERFLEXION
 2. 1/2" POLYURETHANE INSULATION
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EXIST. SITE PLAN



PROPOSED SITE PLAN



PROPERTY INFORMATION:

DEVELOPER: BLUE LAKE TRAILS
 PROJECT: 19756 BLUE LAKE TRAILS
 LOCATION: 19756 BLUE LAKE TRAILS, KALKASKA, MI 49646
 PLANNING DEPARTMENT: KALKASKA COUNTY, MI

LEGAL DESCRIPTION:

LOT 14 & 15, PART OF BLUE LAKE TRAILS, KALKASKA COUNTY, MI

NO.	DESCRIPTION	DATE
01	Site Plan	10/10/2022
02	Foundation	10/10/2022
03	Foundation	10/10/2022
04	Foundation	10/10/2022
05	Foundation	10/10/2022
06	Foundation	10/10/2022
07	Foundation	10/10/2022
08	Foundation	10/10/2022
09	Foundation	10/10/2022
10	Foundation	10/10/2022

DATE: 10/10/2022
SCALE: 1/8" = 1'-0"
PROJECT: 19756 BLUE LAKE TRAILS
CLIENT: LIPPIE RESIDENCE

LIPPIE RESIDENCE
 19756 BLUE LAKE TRAILS
 KALKASKA, MI 49646



IT IS THE RESPONSIBILITY OF THE ARCHITECT TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED IN THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

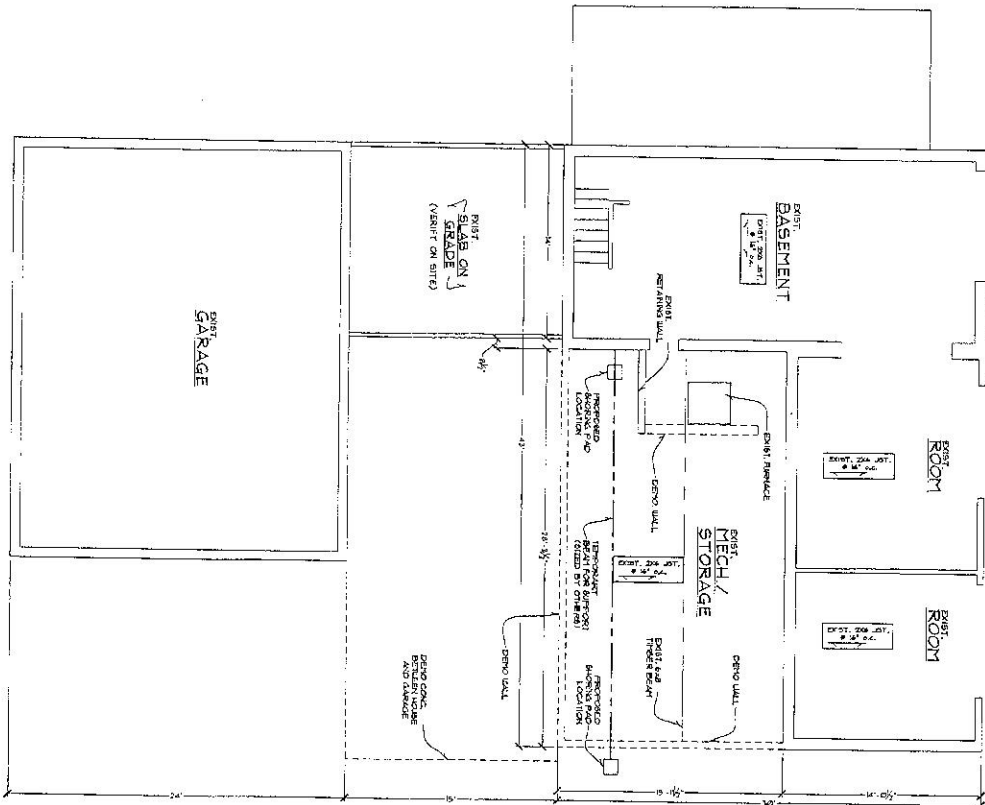
EXIST. LOWER LEVEL PLAN

TOTAL AREA = 2,004 sq. ft.



LOWER LEVEL DEMO PLAN

TOTAL AREA = 2,004 sq. ft.



1.04.8	LOWER LEVEL DEMO PLAN
DATE	12/15/2020
PROJECT	LIPBE RESIDENCE
CLIENT	LIPBE RESIDENCE
ARCHITECT	NORRIS DESIGN PRODUCTIONS, LLC
SCALE	AS SHOWN
BY	ARCHITECT
CHECKED BY	ARCHITECT
DATE	12/15/2020
PROJECT	LIPBE RESIDENCE
CLIENT	LIPBE RESIDENCE
ARCHITECT	NORRIS DESIGN PRODUCTIONS, LLC
SCALE	AS SHOWN
BY	ARCHITECT
CHECKED BY	ARCHITECT
DATE	12/15/2020

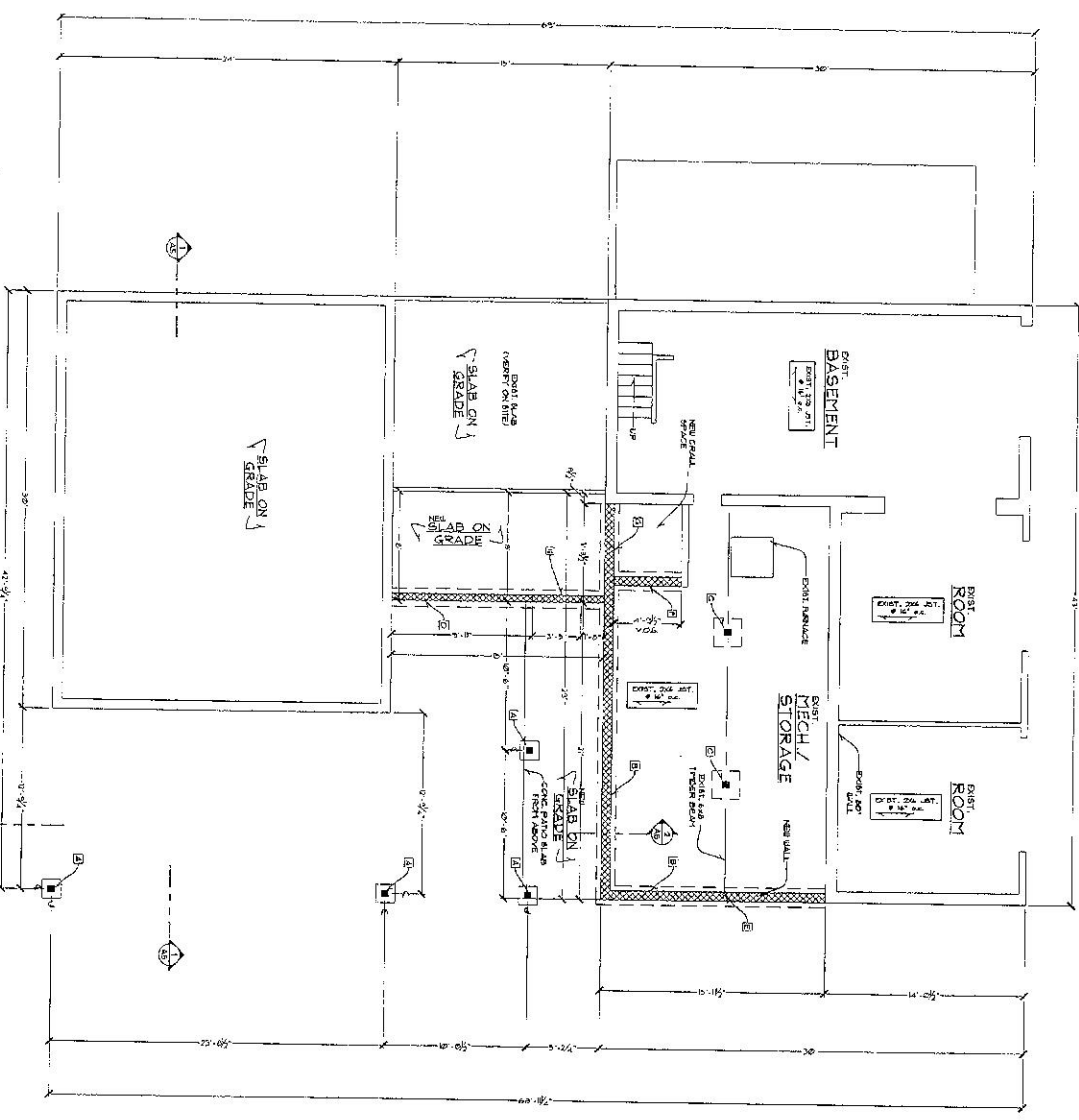
LIPBE RESIDENCE
13756 LAKEVIEW AVE
KALKASKA, MI 49646

NORRIS
DESIGN PRODUCTIONS, LLC
Cell: 231-642-7881 • email: info@norrisdesignpro.com • www.norrisdesignpro.com

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LOWER LEVEL PLAN

- KEY**
- 1. WALL
 - 2. FLOOR
 - 3. CEILING
 - 4. ROOF
 - 5. FLOOR FINISH
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- FOUNDATION NOTES**
- 1. 6" TALL, 4" THICK CONCRETE BLOCK WALL ON 12" WIDE CONCRETE FOOTER.
 - 2. 6" TALL, 4" THICK CONCRETE BLOCK WALL ON 12" WIDE CONCRETE FOOTER.
 - 3. 6" TALL, 4" THICK CONCRETE BLOCK WALL ON 12" WIDE CONCRETE FOOTER.
 - 4. 6" TALL, 4" THICK CONCRETE BLOCK WALL ON 12" WIDE CONCRETE FOOTER.
 - 5. 6" TALL, 4" THICK CONCRETE BLOCK WALL ON 12" WIDE CONCRETE FOOTER.
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 - 50. 6" TALL, 4" THICK CONCRETE BLOCK WALL ON 12" WIDE CONCRETE FOOTER.
- FINISH AREA - 1082.00 SQ. FT.**
EXIST. AREA - 1482.00 SQ. FT.
TOTAL AREA - 2564.00 SQ. FT.



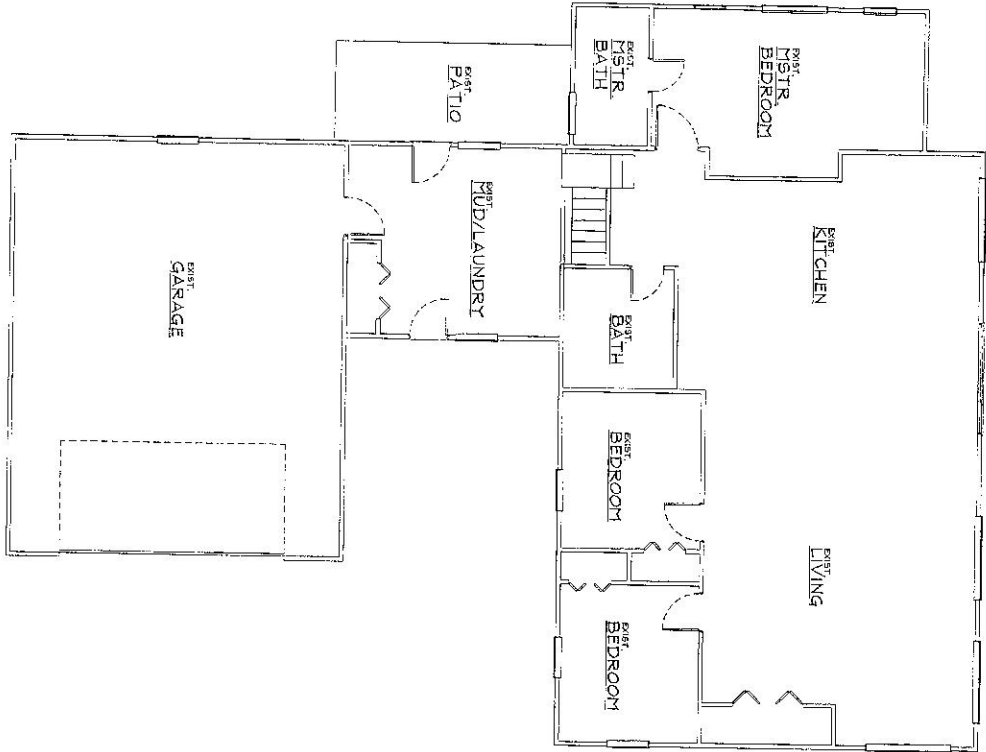
NO. 1	DATE	DESCRIPTION
1	10/15/20	ISSUE FOR PERMIT
2	11/10/20	REVISIONS
3	12/01/20	FINAL

A2
 LOWER LEVEL PLAN

LIPPE RESIDENCE
 18756 LAKEVIEW AVE
 KALKASKA, MI 49646

NORRIS
 DESIGN PRODUCTIONS LLC
 Cell: 251.642.7691 - call@norrisedesignpro.com - www.norrisedesignpro.com

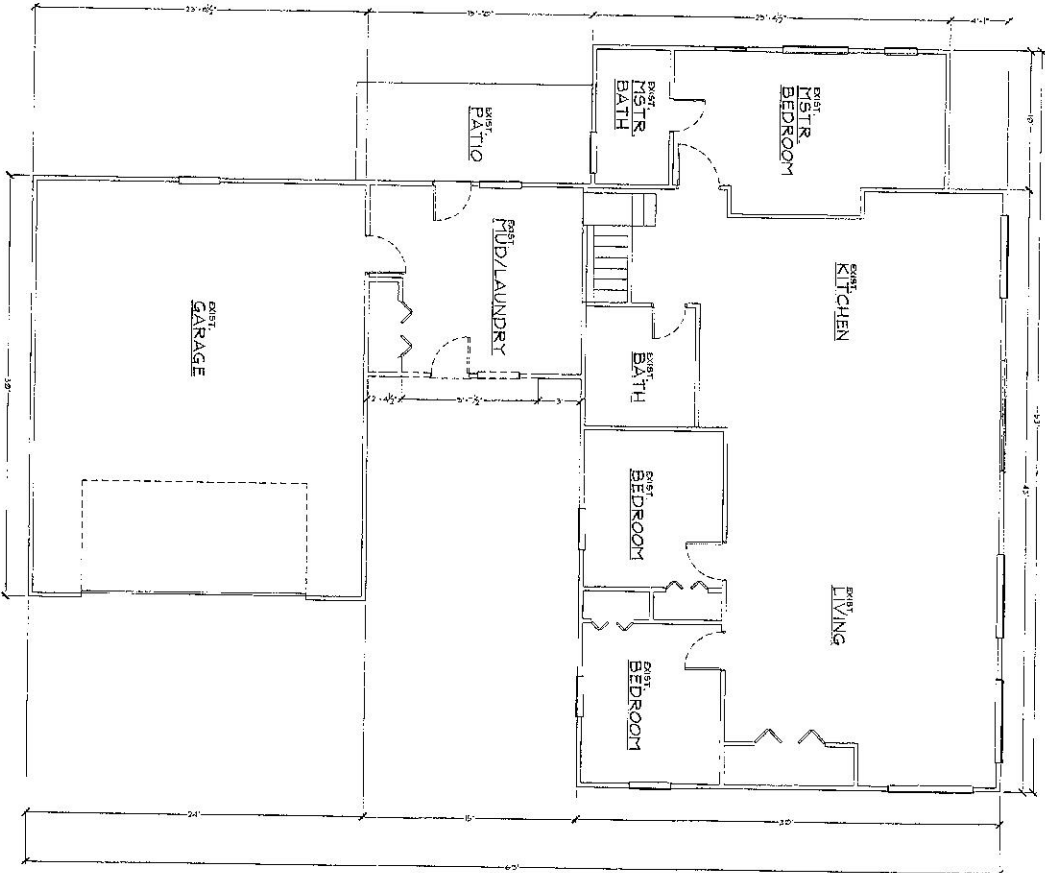
IF THE EXISTING BUILDING OR PORTION OF SAME, HAS BEEN OR WILL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.



MAIN LEVEL DEMO PLAN

- 1. EXIST. WALL
- 2. EXIST. WINDOW
- 3. EXIST. DOOR
- 4. EXIST. PATIO
- 5. EXIST. GARAGE
- 6. EXIST. DETECTOR

COVERED PATIO AREA = 195 sq. ft.



MAIN LEVEL DEMO PLAN

- 1. EXIST. WALL
- 2. EXIST. WINDOW
- 3. EXIST. DOOR
- 4. EXIST. PATIO
- 5. EXIST. GARAGE
- 6. EXIST. DETECTOR

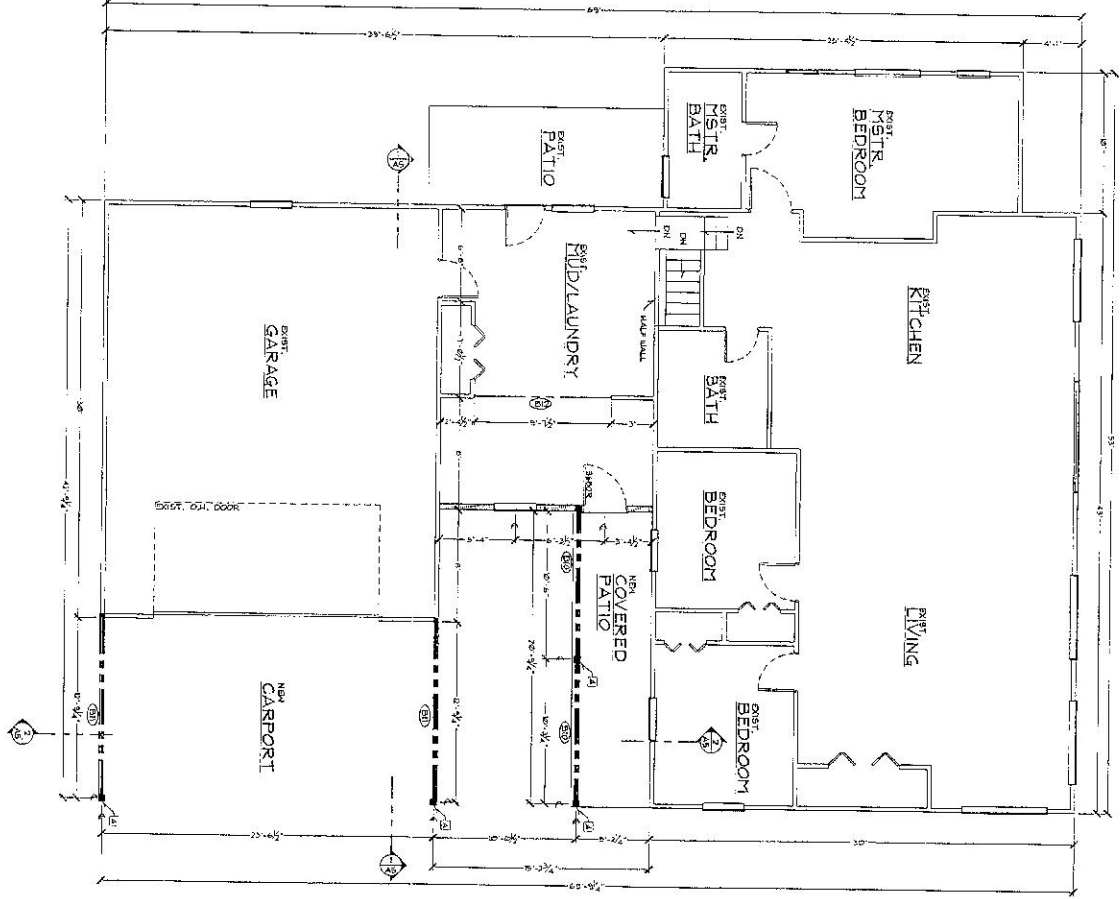
COVERED PATIO AREA = 195 sq. ft.

Project Name	LIPPE RESIDENCE
Address	13756 LAKEVIEW AVE KALKASKA, IL 60146
Client	NORRIS DESIGN PRODUCTIONS, LLC
Architect	NORRIS DESIGN PRODUCTIONS, LLC
Date	10/15/20
Scale	1/8" = 1'-0"
Sheet No.	A3
Total Sheets	4
Drawn By	...
Checked By	...
Approved By	...

LIPPE RESIDENCE
13756 LAKEVIEW AVE
KALKASKA, IL 60146

NORRIS
DESIGN PRODUCTIONS, LLC

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MAIN LEVEL PLAN

1. 1/8" = 1'-0" SCALE
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 3. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE
 4. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE
 5. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE
 6. ALL FINISHES ARE TO BE DETERMINED AT THE TIME OF CONSTRUCTION
 7. ALL ELECTRICAL AND MECHANICAL WORK IS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS
 8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE CONTRACT DOCUMENTS

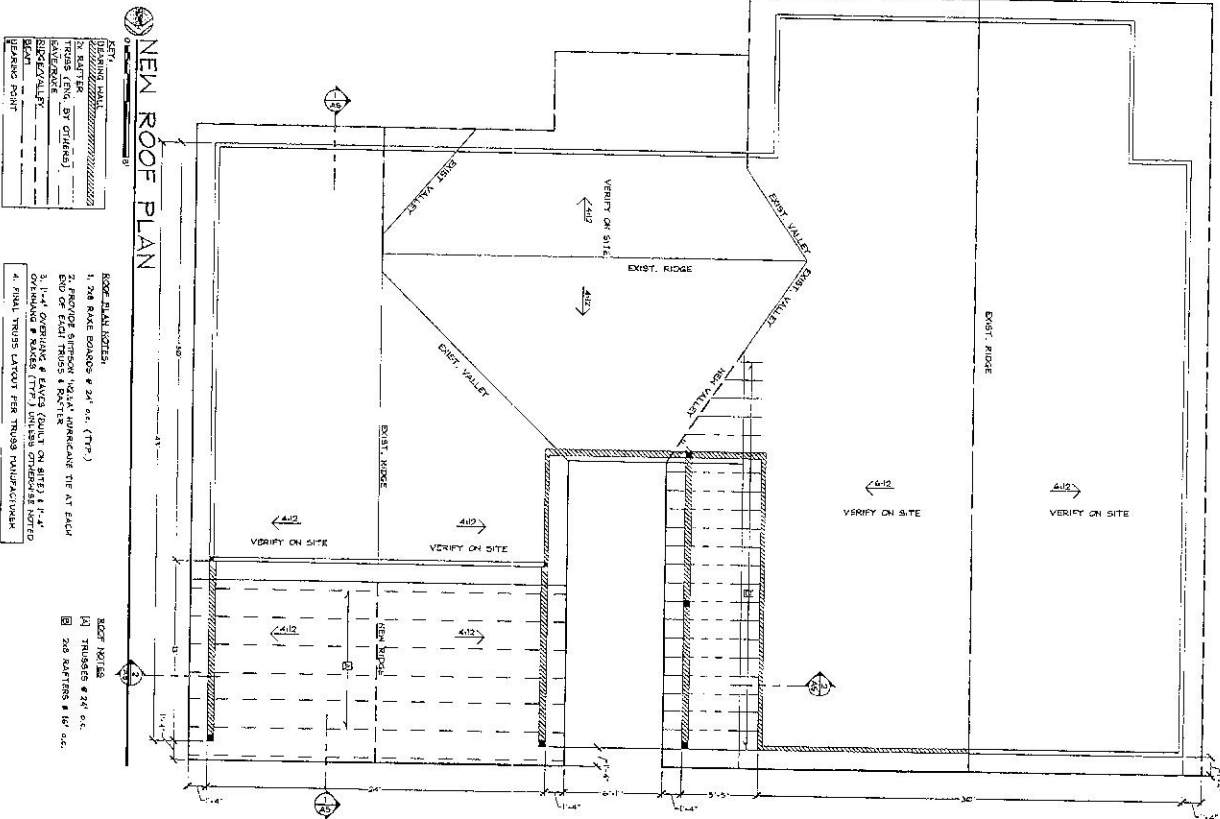
NO.	DATE	REVISION
1	08.15.2020	ISSUE FOR PERMIT
2	08.15.2020	ISSUE FOR CONSTRUCTION
3	08.15.2020	ISSUE FOR RECORD

LIPPE RESIDENCE
 18756 LAKEVIEW AVE
 KALKASKA, MI 49646

NORRIS
 DESIGN PRODUCTIONS, LLC

Cell: 231-642-7881 • info@norrisdesignpro.com • www.norrisdesignpro.com

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT ALL DIMENSIONS SHOWN ON THIS DRAWING ARE ACCURATE AND TO CORRECT ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.



A5
 12/15/20
 18756 LAKEVIEW
 ROOF PLAN

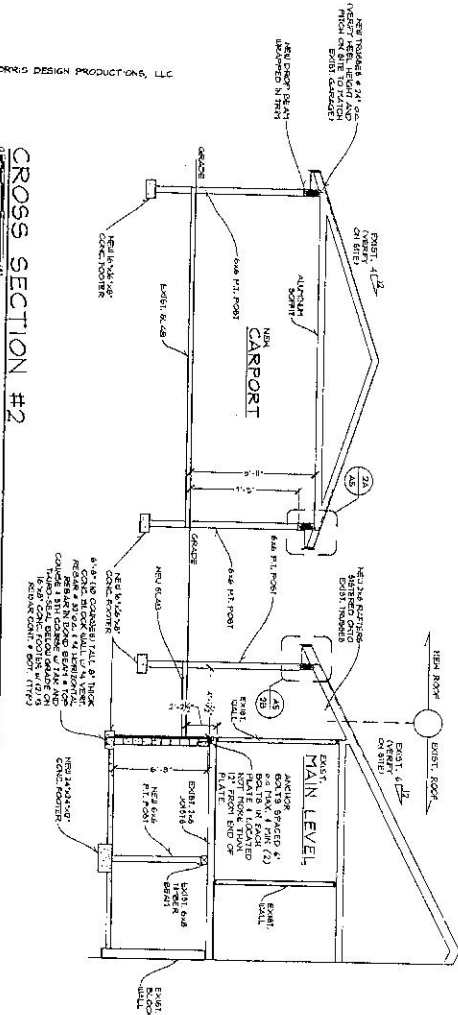
LIPPE RESIDENCE
 18756 LAKEVIEW AVE
 KALKASKA, MI 49646

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THIS IS THE EXACT QUANTITY OF MATERIAL REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. ANY CHANGES TO THIS QUANTITY WILL BE THE RESPONSIBILITY OF THE CLIENT.

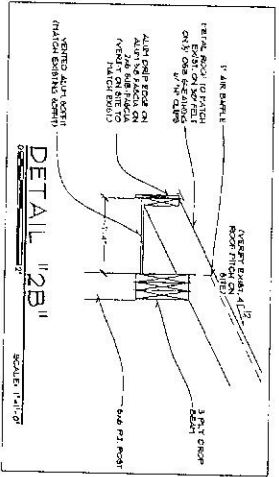
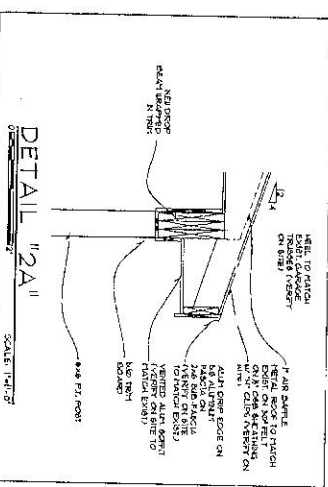
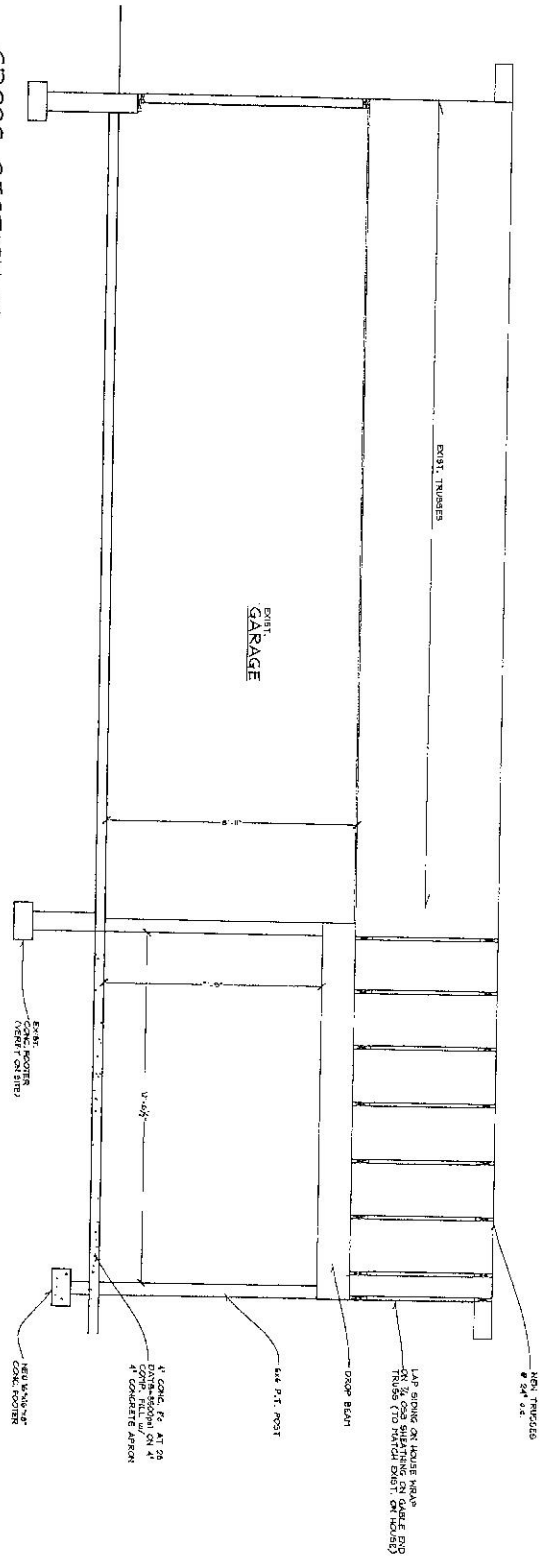
CROSS SECTION #2

SCALE: 1/4"=1'-0"



CROSS SECTION #1

SCALE: 1/2"=1'-0"



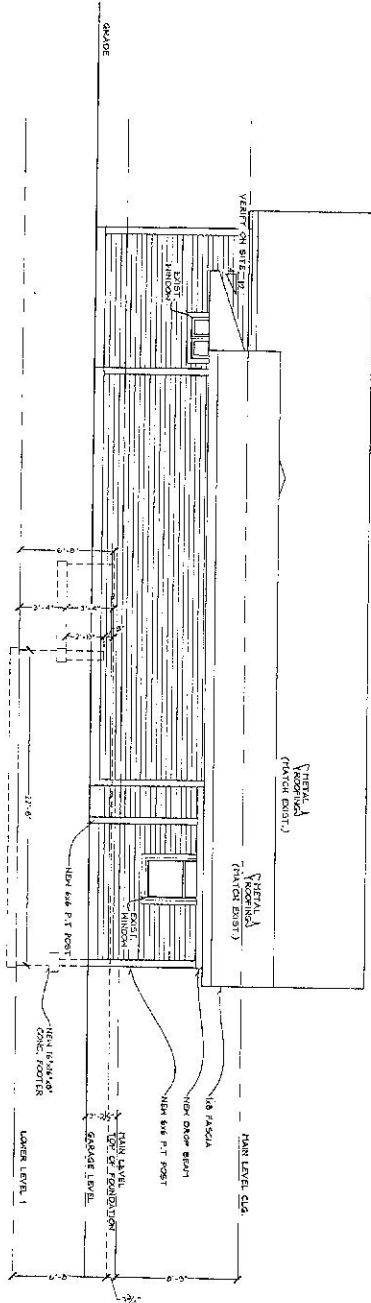
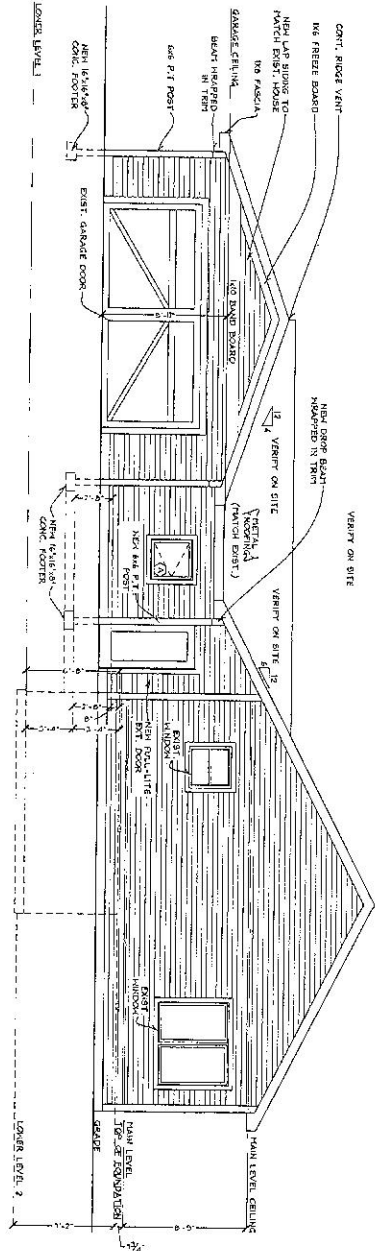
PROJECT NAME	LIPPE RESIDENCE
PROJECT ADDRESS	13756 LAKEVIEW AVE KALKASKA, MI 49646
DATE	NOV 12, 2020
SCALE	1/4" = 1'-0"
DESIGNER	NORRIS DESIGN PRODUCTIONS, LLC
DATE	NOV 12, 2020
SCALE	1/4" = 1'-0"
DESIGNER	NORRIS DESIGN PRODUCTIONS, LLC

LIPPE RESIDENCE
13756 LAKEVIEW AVE
KALKASKA, MI 49646

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EXTERIOR: LINCOLN 1 LOCK INTERIOR:
 3'-0" x 3'-0" DOUBLE HUNG WINDOW

NORTH ELEVATION

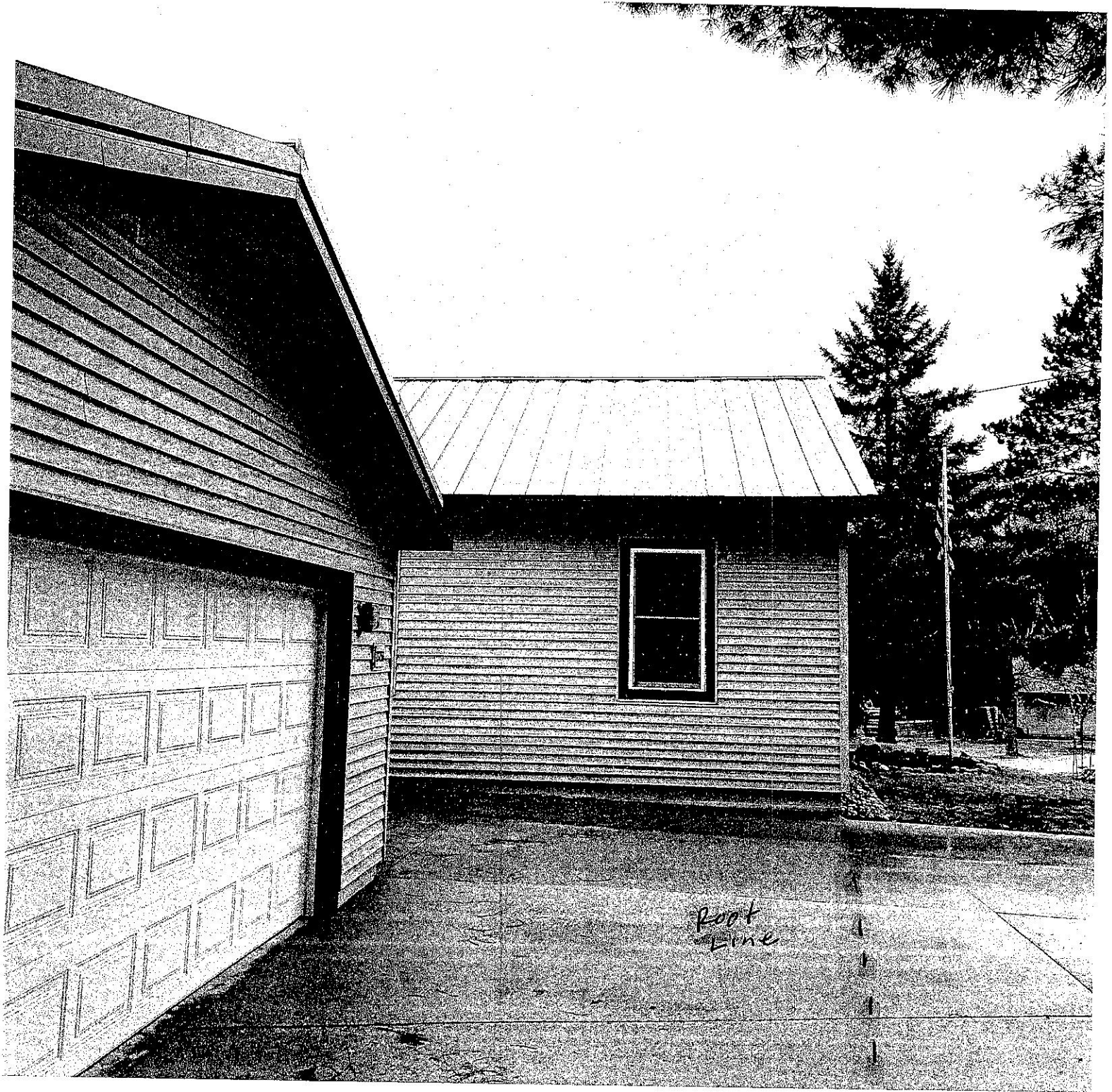


EAST ELEVATION

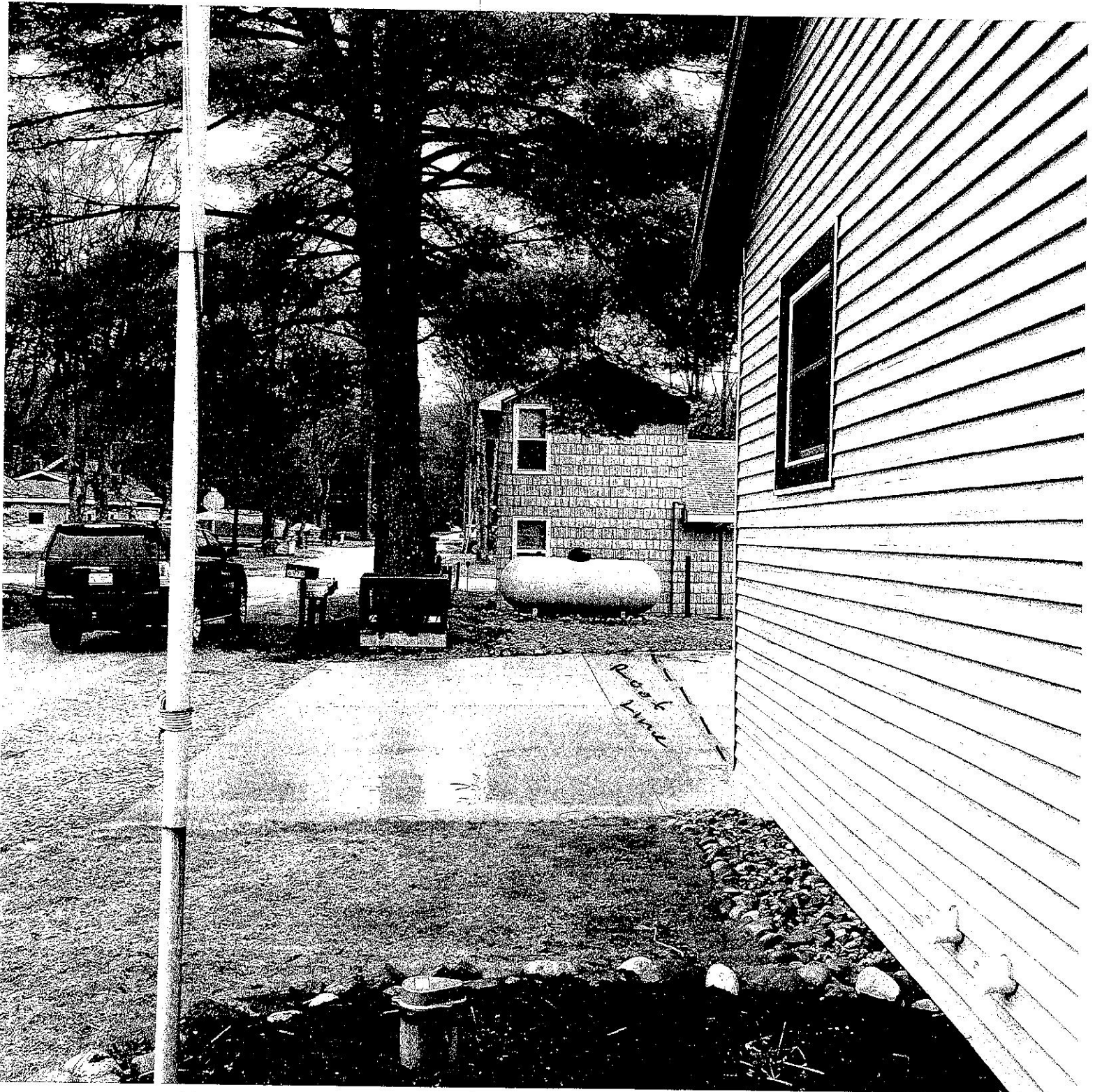
<p> A7 1 OF 2 NORTH ELEVATION </p>	<p> PROJECT NO. 2020-001 DATE: 05/15/2021 DRAWN BY: JLD CHECKED BY: JLD </p>	<p> CLIENT: LIPPE RESIDENCE ADDRESS: 13756 LAKEVIEW AVE KALKASKA, MI 49646 </p>
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LIPPE RESIDENCE
 13756 LAKEVIEW AVE
 KALKASKA, MI 49646

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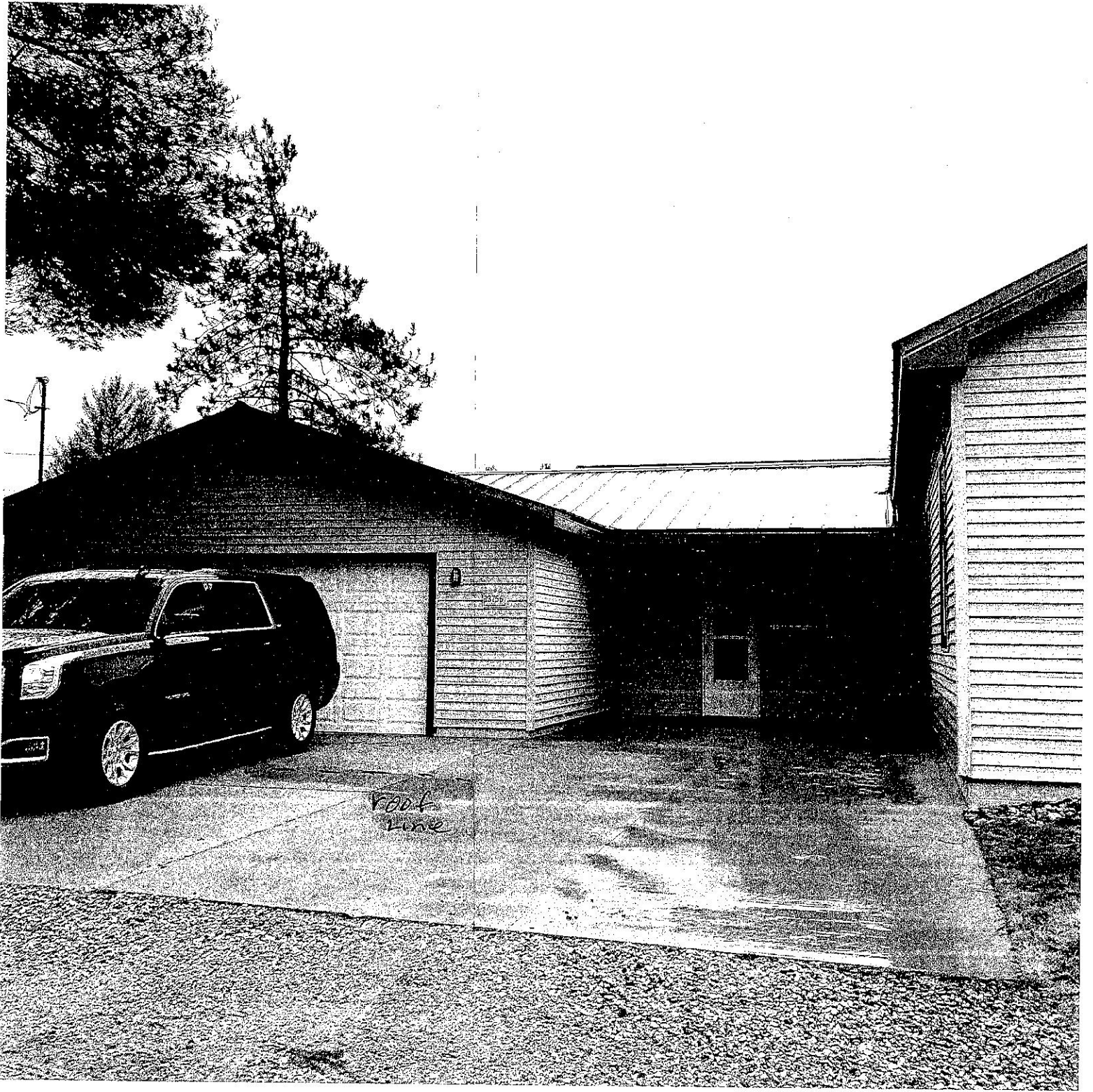


Root
Line









Foot
Line

