



A Community in Motion
**GRAND BLANC
TOWNSHIP**

5371 S. Saginaw St.
Grand Blanc, MI 48507
810-424-2600

ACCESSORY STRUCTURE 200 SQUARE FEET OR LESS SHED/PERGOLA/GAZEBO

-Permit Application - Planning and Zoning Department-

Visit www.grandblanctwpmi.gov or call 810-424-2791 for assistance.
Applicant to complete all items and provide plot plan and detailed construction drawings.

***** Submit complete application AND plot plan to PZ@grandblanctwpmi.gov *****

I. Project Information

Address	City	State	Zip	Township	County
		MI		Grand Blanc	Genesee
Subdivision	Lot #	Date of Application:			

II. Applicant Information

Applicant is:		Homeowner <input type="checkbox"/>	Contractor <input type="checkbox"/>
Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:			
Name		Phone #	Email:
Address		City	State Zip

III. Completing Application

Shed Permit Details (Required)			
Please provide a complete description of the work to be completed under this permit:			
Dimensions of Building: (Example 8x10)		Height of Shed:	

**Plot plan required. Plan must show all dimensions and distances to lot lines, structures, underground utilities, right-of-ways, and easements.
All overhead power lines within 36 feet of proposed construction must be shown.**

Please note that deed restrictions or condominium rules may further restrict or prohibit sheds or other structures. Please check with the homeowners' association and review the property deed or condominium rules prior to applying for this permit.

The application fee for a shed permit is \$80.00. Once the application has been approved, payment may be made with cash, check or credit. Payment can be made online www.grandblanctwpmi.gov Please note- if using a credit card, a fee of 2.95% of the total bill will be added to the transaction.

III. Completing Application (Continued)

General:

Construction shall not be started until the permit has been approved and issued. Any regulated activity started prior to the applicant securing the permit will be charged an additional administrative fee at the same rate as the required permit fee, not to exceed \$100.00. This shall be paid prior to the issuance of the required permit. A Final Inspection is required. When ready for a Final Inspection, please schedule on our website at www.grandblanctwpmi.gov -> I want to -> Building Inspections. If scheduling by phone, please call 810-424-2690 and include the job location and permit number. Please note: the phone scheduling system is only for scheduling 1 day in advance.

Expiration of Permit:

A permit remains valid as long as work is progressing, and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work.

A permit will be cancelled when no inspections are requested and conducted within six (6) months of the date of issuance or the date of a previous inspection. Cancelled permits cannot be refunded or reinstated.

V. Applicant Affidavit

As the Licensee:

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

As the Homeowner:

I hereby certify that the work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the building code and shall not be covered up, enclosed, or put into operation until it has been inspected and approved by the Building Inspector. I shall cooperate with the Building Inspector and I assume the responsibility to arrange for all necessary inspections.

VI. Signature of Applicant

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

Signature:

Date:

VII. For Office Use Only

Approval Signature	Date	Permit Fee	\$	-
		TOTAL FEES DUE	\$	-

O:>P&Z>0-1 Application

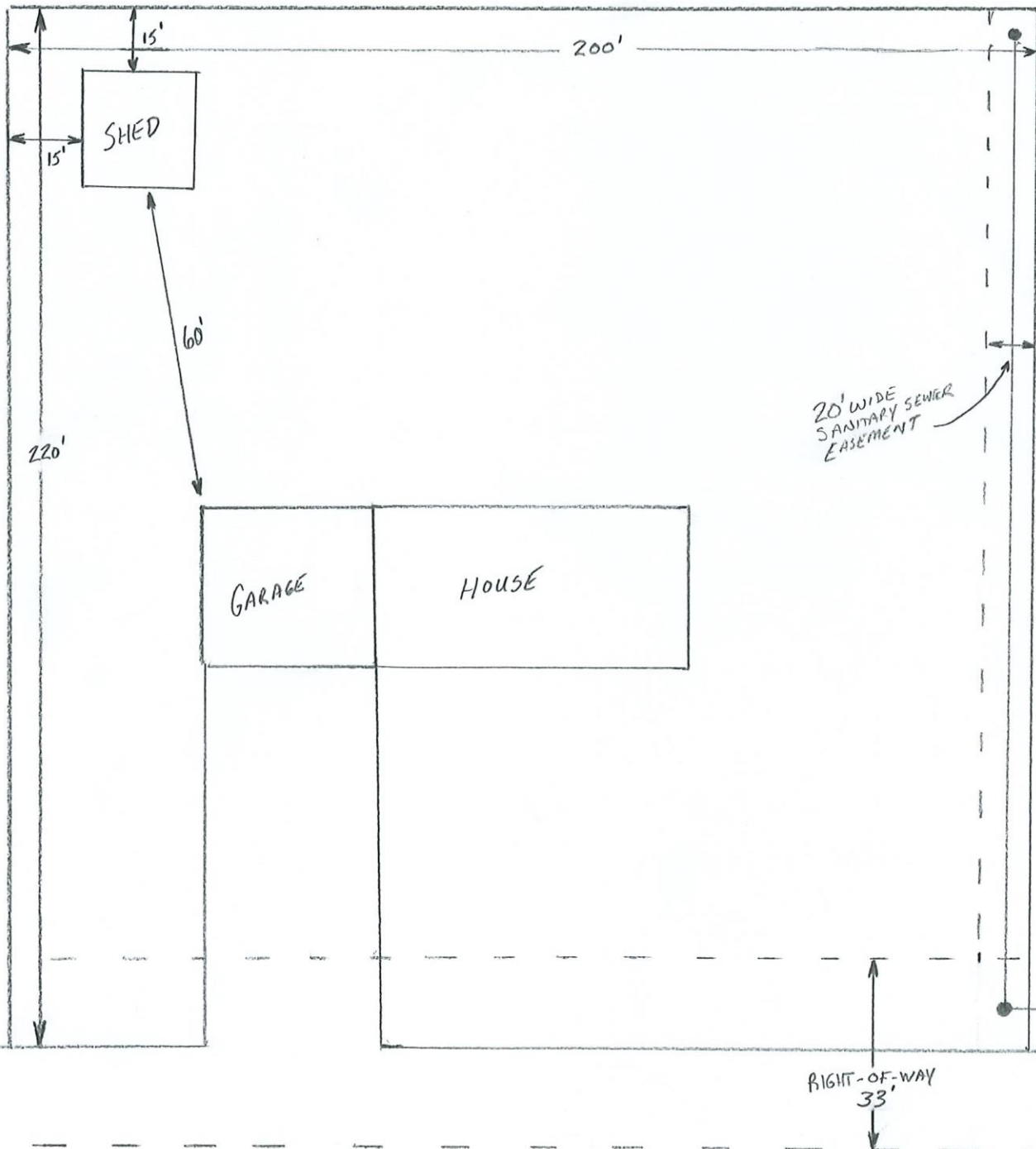
Application for Shed Permit

REQUIRED PLOT PLAN. Show location of shed on property.

Plot plan must show all dimensions and distances to lot lines, structures, underground utilities, right-of-ways, and easements. All overhead power lines within 36 feet of proposed construction must be shown.

A large grid of graph paper, consisting of 30 columns and 40 rows of small squares, intended for drawing a plot plan. The grid is empty and occupies the majority of the page below the instructions.

EXAMPLE PLOT PLAN - SHED



ROAD

SITE PERMIT STANDARD GUIDELINES - SHEDS (DETACHED ACCESSORY STRUCTURES)

Residential

- ✓ 200 sq ft or less require Site Permit from Planning and Zoning
- ✓ 201 – 399 sq ft – require Building Permit and rat wall
- ✓ 400 sq ft and larger require Building Permit and frost free footings

Commercial / Industrial

- ✓ 120 sq ft or less require Site Permit from Planning and Zoning
- ✓ 121 sq ft and larger require Building Permit

Requirements for Site Permits:

- 1) The maximum height of the building shall be fourteen (14) feet (see following illustration for calculation instructions).
- 2) The minimum distance between any buildings shall be ten (10) feet.
- 3) The minimum side and rear yard setback is three (3) feet.
- 4) Detached accessory structures shall not be in the front yard area; or in the secondary front yard area when a corner lot is involved.
- 5) The bottom plate shall be of weather treated wood if within eight (8) inches of the grade.
- 6) For property that is **two acres or less**, the combined square footage of accessory structure(s) shall not exceed the square footage on the ground floor living area of the primary structure. For property that is **more than two acres**, the combined square footage of accessory structure(s) shall not exceed two times the square footage on the ground floor living area of the primary structure.
- 7) Maximum number allowed:
 - a. There shall be a maximum of one (1) detached accessory building on all lots with the following exceptions:
 - i. One (1) detached garage and one (1) detached accessory building may be erected on any lot **less than two (2) acres**. The total area of the two accessory structures must comply with the maximum coverage and size requirements in Section 4.2.6.
 - ii. On lots **over two (2) acres**, additional accessory structures may be permitted, provided the total area of all accessory structures complies with the maximum coverage and size requirements specified in Section 4.2.6.