

## Wolfe (now Wolff) Property History & Septic Details

12/15/2021

**Richard & Ellen Wolfe purchased property on Cedar Lane in the summer of 1967.** (Hal was 6 years old.) **Hal purchased the property from his parent's estate in 2017** after his mother passed away.

The property contained a trailer, an outdoor bathroom (with a flush toilet and a small but functional septic system) and a screened in "summerhouse" structure down by the lake. All of these structures / usages still exist exactly as they did in 1967. These aspects of the property usage / development are now all Class B nonconformity per zoning code. This gives each of them legal "grandfathered" status. (An accessory building zoning and building permit was approved for work done in 2021.)

### **SECTION 9.2 NONCONFORMING USE PERMITTED; COMPLETION OF NONCONFORMING BUILDINGS OR STRUCTURES:**

A. If a nonconforming building or structure, a building that contains a nonconforming use, or a nonconforming use of land was lawful at the time of enactment of this Ordinance, or any subsequent amendment, then that nonconformity may be continued although it does not conform to the provisions of this Ordinance, or any subsequent amendment, under the terms and conditions of this Article.

### **Septic System Details**

Per **Article 4 - Section 4.1 of Health Dept. code**, our septic system is legal for usage as it has not failed and continued usage of it poses no environmental risk. **The system consists of an upgraded ~300 gallon tank, and a drain field of ~30 ft<sup>2</sup>.** (Excavation revealed two parallel 10' long pipes in a gravel bed.) **As 54 years of continuous usage with no failures makes very clear, the system in its current state poses is no risk whatsoever.**

Hal Wolff has requested permission to construct a water-well on his property. The approval was denied pending this review of the property's septic system.

**Assessment and improvements:** Hal has had discussions with Dave Drews who is a principle of Northern Michigan Engineering. Dave's assessment was that the tank size was appropriate for a single bedroom usage, which is the case on my property, but that the drain field size, although it works fine and always has, does not meet the expectations for a single bedroom dwelling. Dave felt that a single 50' run of drain pipe would be fully adequate for this situation. Consequently, **Hal has offered to expand his drain field by doubling it (providing 40' of pipe) if the Health Department will in turn approve the well permit.**

### **Comments:**

Hal feels strongly that his family has the right to extract water from the ground below his property just like every other resident of Cedar Lane does, regardless of the family's antiquated lifestyle and presence of the grandfathered nonconforming usages on the property. He hopes that the Health Department will agree and approve the well permit in conjunction with the proposed septic system drain field improvements. Thank you for your consideration.

### **Hal Wolff**

e-mail: runlikehal@yahoo.com

phone: 734-487-5616