

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JULY 19th, 2011
6:30 P.M.

AGENDA

Call to Order:

Pledge of Allegiance:

Introduction:

Approval of Agenda:

Call to the Public: *(Please Note: The Board will not begin any new business after 10:00 p.m.)*

1. 11-12...A request by Cecil Thomas, Sec. 19, 3083 Beattie Road, for a side and rear yard variance to construct a detached accessory structure.

ADMINISTRATIVE BUSINESS:

- A. ***Approval of minutes for the May 17th, 2011 Zoning Board of Appeals meeting.***
- B. ***Correspondence***
- C. ***Member Discussion***
- D. ***Adjournment***

Charter Township of Genoa
ZONING BOARD OF APPEALS
JULY 19th, 2011
CASE #11-12

PROPERTY LOCATION: 3083 Beattie Road

PETITIONER: Cecil Thomas

ZONING: RR (Rural Residential)

WELL AND SEPTIC INFO: Well and septic

PETITIONERS REQUEST: Requesting a side and rear yard variance for a detached accessory structure.

CODE REFERENCE: Section 11.04.01 (f) – Detached accessory structure setbacks on a lot of more than one acre
 Table 3.04.02 – Dimensional Standards - RR (Rural Residential)

STAFF COMMENTS: None

DETACHED ACCESSORY STRUCTURE	Principal building setback	One Side	Other Side	Rear	Size	Height
Setbacks of Zoning	10	30	30	60	1200	n/a
Setbacks Requested		15		30		
Variance Amount		15		30		

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

2911 DORR RD. BRIGHTON, MI 48116
(810) 227-5225 FAX (810) 227-3420

6:30

Case # 11-12 Meeting Date: 7-19-11

- PAID Variance Application Fee
\$125.00 for residential - \$300.00 for commercial/industrial
- Copy of paperwork to Assessing Department

- **Article 23** of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals. (Please see attached)

Applicant/Owner: Cecil Thomas
Property Address: 3083 BEATHIE Phone: 517-404-8104
Present Zoning: RR 2.42 Acres Tax Code: 11-19-100-051

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because the following peculiar or unusual conditions are present which justify variance.

1. Variance Requested: SIDE/REAR/HEIGHT VARIANCE FOR POLE BARN
2. Intended property modifications: POLE BARN

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) LAND SLOPES WANT TO SAVE TREE ROW
- b. Other (explain) _____

Variance Application Requires the Following: (failure to meet these requirements may result in tabling of this petition.)

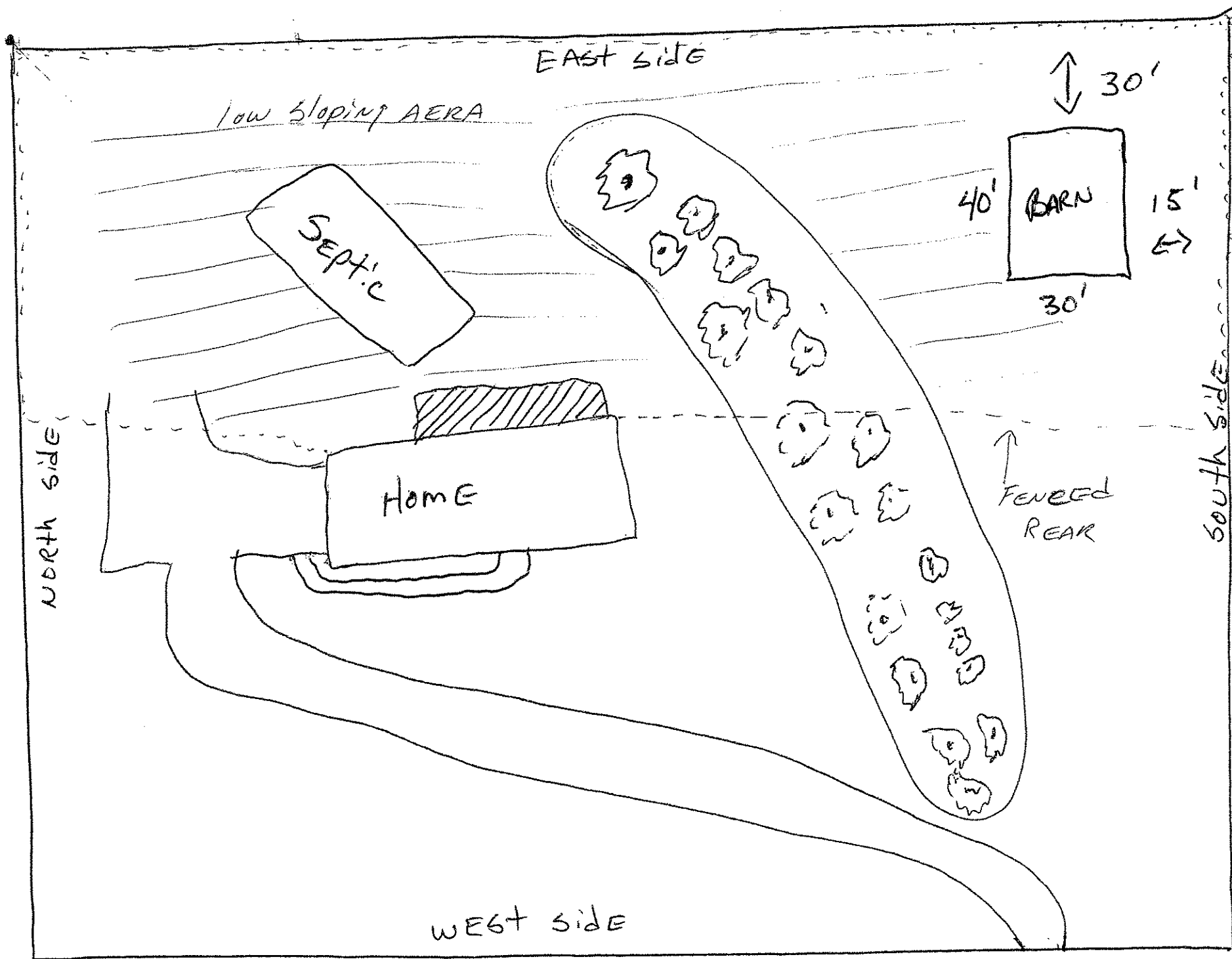
- Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. *Note: Will need 8 copies of any drawings larger than 8 1/2 and 14 in size.*
- Waterfront properties must indicate setback from water for adjacent homes
- Property must be staked showing all proposed improvements 5 days before the meeting and remain in place until after the meeting
- Petitioner (or a Representative) must be present at the meeting

Date: 10-24-11

Signature: Cecil Thomas

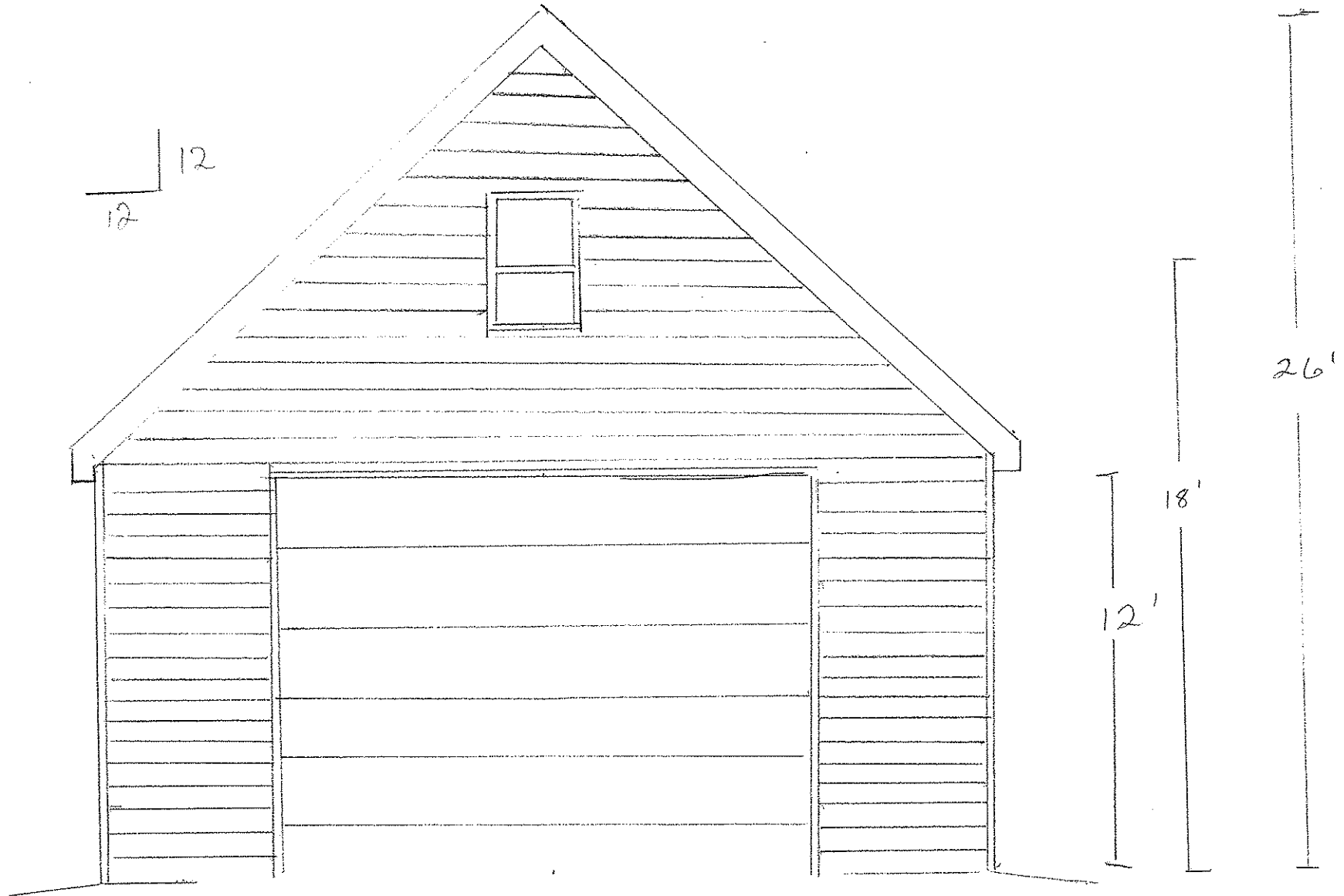
Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the ZBA.

After the decision is made regarding your variance approval contact Adam or Amy at the township office to discuss what your next step is.

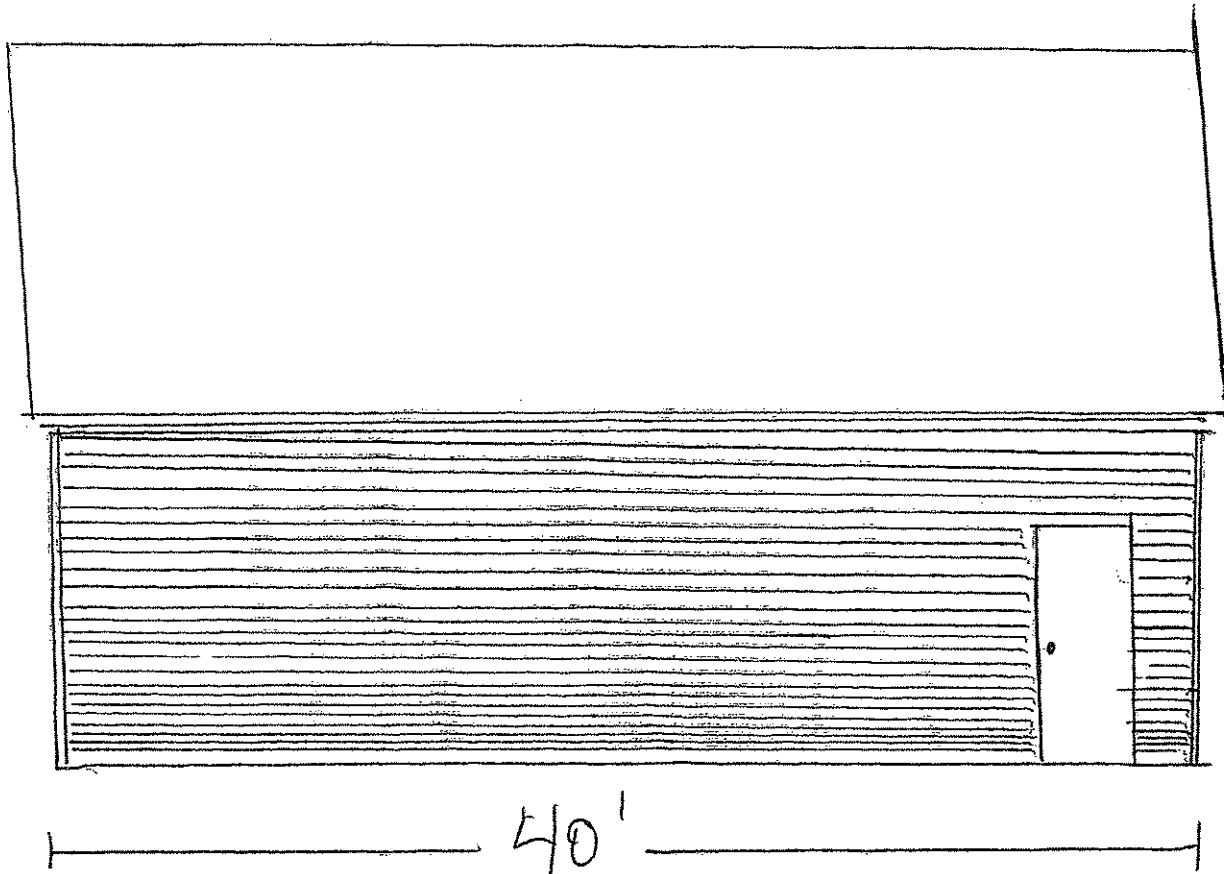


THOMAS RESIDENCE
3083 BEATTIE RD.
HOWELL, MI

WEST Side



18 x 12



NORTH SIDE

TEXTURED SHINGLES
HORIZONTAL SIDING

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MAY 17TH, 2011
6:30 P.M.
MINUTES**

Vice Chair Figurski called the regular meeting of the Zoning Board of Appeals to order at 6:30 p.m. The board members in attendance were as follows: Marianne McCreary, Chris Grajek, Barbara Figurski and Steve Wildman. The Pledge of Allegiance was then said. Vice chair Figurski then gave a brief introduction to the ZBA. Four persons in the audience.

Moved by McCreary, support by Wildman, to approve the agenda with the change to move the Approval of the March 17th, 2011 Zoning Board of Appeals minutes first on the agenda. **Motion carried unanimously.**

Moved by McCreary, supported by Grajek, to approve the March 17th, 2011 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.**

11-09...A request by Bob Beher, Sec. 10, 5814 Glen Echo, for a front (south) yard variance to demo a portion of a non-conforming structure and to construct an addition.

Chairman Dhaenens joined the Zoning Board of Appeals members at the table.

A call to the public was made with no response.

Moved by Wildman, supported by Grajek to approve case # 11-09, 5814 Glen Echo, for a 26' variance with a 9' setback to construct an addition. The finding of the fact is the typography of the land and the position of the existing house. Conditioned upon the structure being guttered and drained towards the lake. **Motion carried unanimously.**

11-10...A request by Timothy Flynn, Sec. 34, 6039 Cunningham Lake Road, for a side yard variance to construct an addition.

A call to the public was made with no response.

Moved by Wildman, supported by Figurski, to approve case #11-10, 6039 Cunningham Lake Road, for a 10' variance with a 20' setback to construct an addition. The finding of fact is the typography of the lot. Conditioned upon the structure being guttered. **Motion carried unanimously.**

Moved by Figurski, supported by McCreary, to adjourned the Zoning Board of Appeals meeting at 7:00 p.m. **Motion carried unanimously.**