

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 16th, 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. 11-13...A request by William McCrie, Sec. 22, 4430 Clifford, for a side yard variance to construct a new detached accessory structure.
2. 11-14...A request by James Jelnicki, Sec. 28, 4077 Homestead, for a side and front yard variance, height variance and a variance from the adjacent structure to construct a garage, porch and second story addition.
3. 11-15...A request by John and Jayne Berkaw, Sec. 27, 4560 Villa France, for a rear yard variance to construct an addition.

ADMINISTRATIVE BUSINESS:

- A. *Approval of minutes for the July 19th, 2011 Zoning Board of Appeals meeting.*
- B. *Correspondence*
- C. *Member Discussion*
- D. *Adjournment*

Charter Township of Genoa
ZONING BOARD OF APPEALS
AUGUST 16th, 2011
CASE #11-13

PROPERTY LOCATION: 4430 Clifford

PETITIONER: William McCririe

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and sewer

PETITIONERS REQUEST: Requesting a side and front yard variance to construct a detached accessory structure.

CODE REFERENCE: Section 11.04.01 (e) - Detached Accessory Structure setbacks on lots less than 1 acre.

STAFF COMMENTS: Please also see attached comments from Rick Little at the Livingston County Road Commission. There was initially some concern that this structure and the proposed structure would be in the right of way but that has since been determined to be false.

DETACHED ACCESSORY STRUCTURE	Principal building setback	One Side	Other Side	Rear	Size	Height
Setbacks of Zoning	10	10	10	10	900	
Setbacks Requested		0				
Variance Amount		10				

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 11-13 Meeting Date: 8-16-11

- 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: William McCreary

Property Address: 4430 Clifford Phone: 586-914-8577

Present Zoning: LRR Tax Code: 11-22-302-025

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 setbacks, road setback, etc

2. Intended property modifications: take down old garage build new

This variance is requested because of the following reasons:


a. Unusual topography/shape of land (explain) narrow lot, drainage, other garages in area with 10' of back of curb.

b. Other (explain) turn garage on lot, need room to get into garage, need to avoid well, very large oak tree.

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

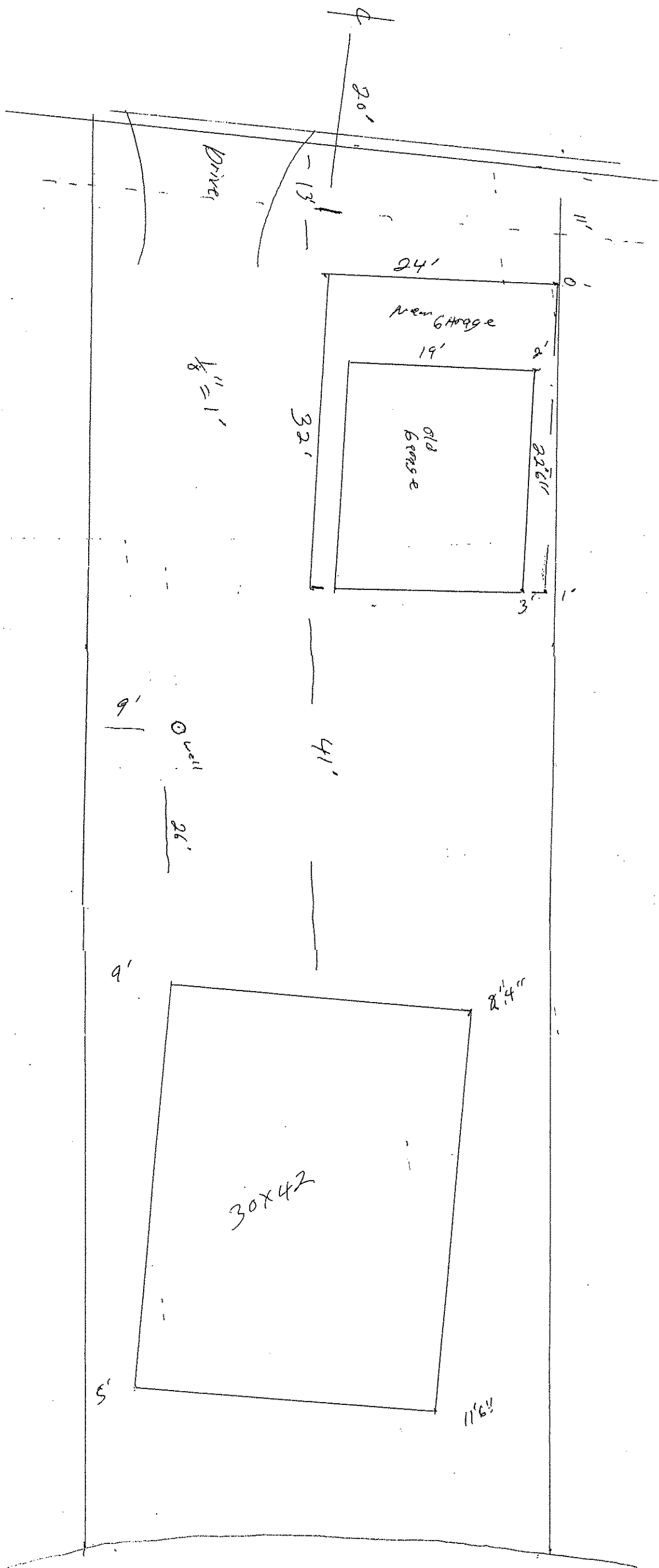
Date: 7/20/11

Signature: 

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.

4430 Clifford Rd
Lot 117

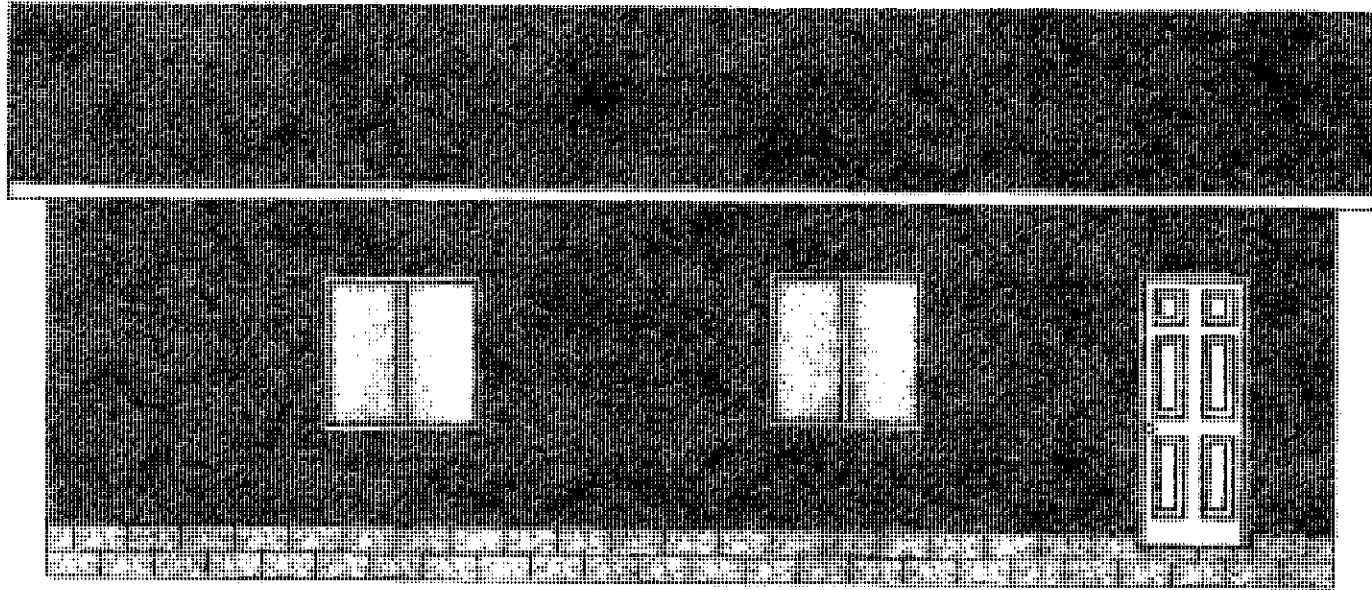


CARTER
Lumber

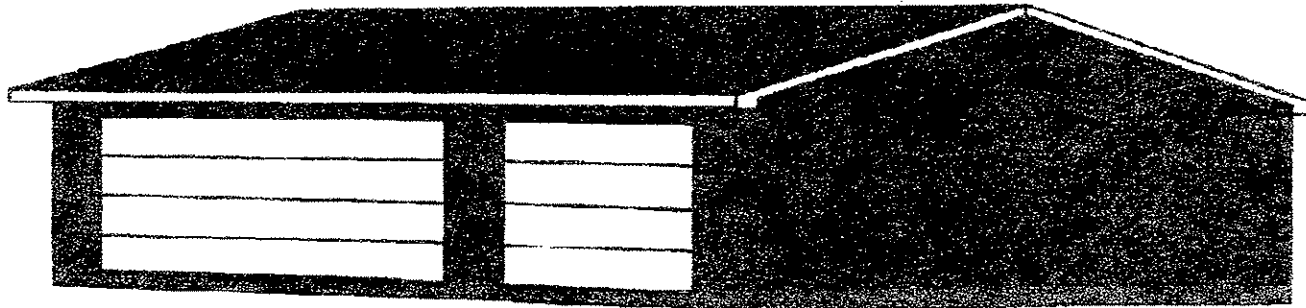


NORTH SIDE-EAVE SIDE 2 ELEVATION

Construction
Maestro
Estimating Software
Only Home, Garage & Deck

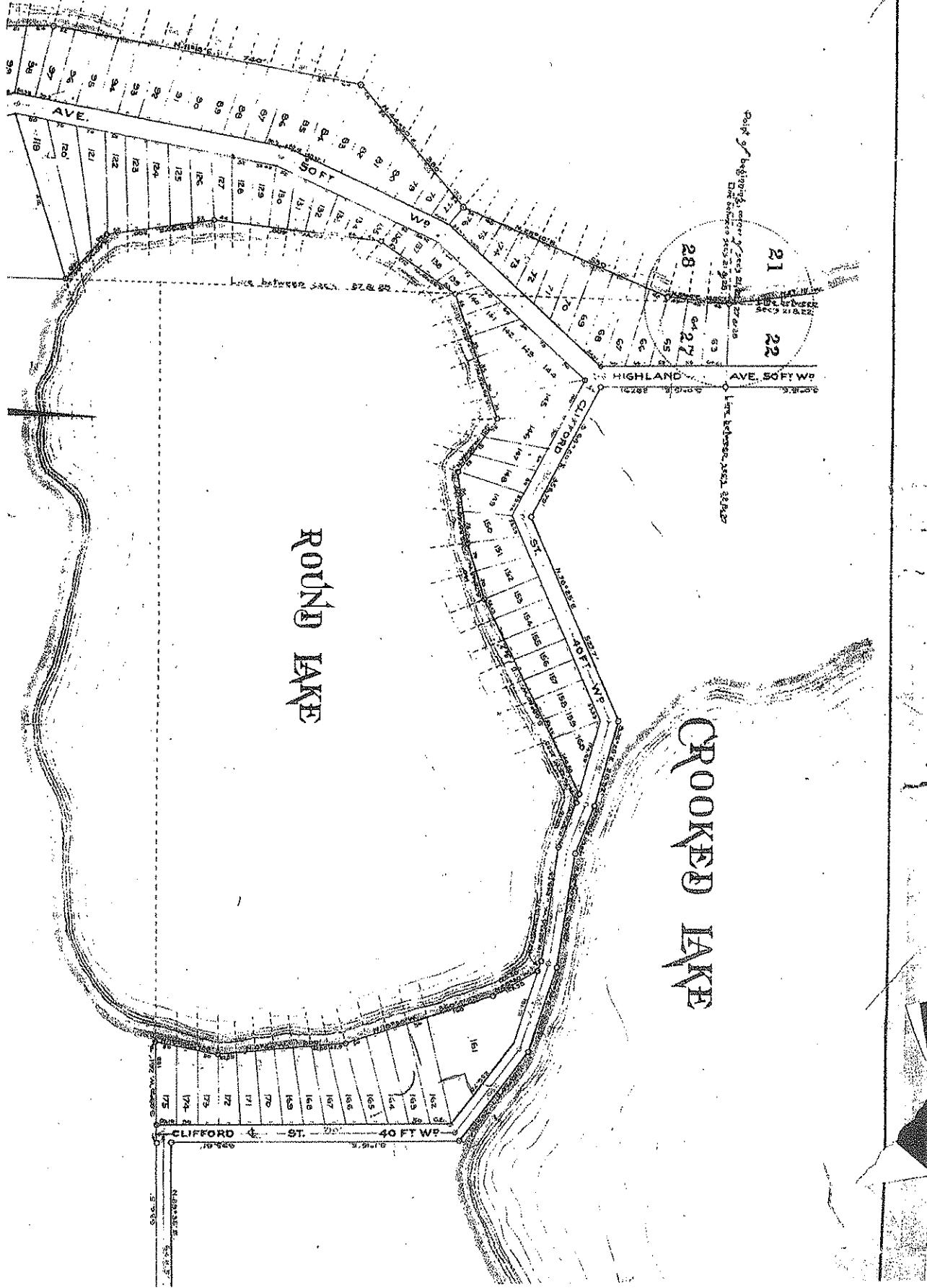


Mark Lacy
Estimate Number: 1941
7/19/2011



Mark Lacy
Estimate Number: 1941
7/18/2011

CROOKED LAKE



Livingston County Road Commission

3535 Grand Oaks Drive • Howell, Michigan 48843-8575
Telephone: (517) 546-4250 • Facsimile: (517) 546-9628
URL - www.livingstonroads.org

August 5, 2011

Mr. William D. McCririe
4430 Clifford Road
Brighton MI, 48116

Re: Proposed Drive Approach and Garage Reconstruction on Clifford Road

Dear Mr. McCririe;

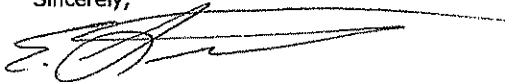
Having reviewed your proposed construction at the above address the Road Commission would not pose any objections to the work provided that the conditions presented by you on site and in the attached copy of your drawing can be maintained.

The essence of your request is that you propose to build a new three car side loading garage and rebuild the existing drive approach. In your proposal there would be no portion of your structure within the right of way and that the overall width of the existing approach would be reduced from the existing 50'± to a standard 20'± drive approach apron. For the purposes of this review and no other purpose, the right of way is interpreted as 20' from the travelled center of the road. The actual distance may differ but this is consistent with this type use in the area.

The work of rebuilding the approach will require a permit to work within the right of way. We will require that sight distance be preserved and that sediments from stormwater runoff be contained on site.

If you need any more assistance feel free to contact us.

Sincerely,



Rick Little
Technical Services Supervisor

Copy:

Kim Hiller, John Shelton - LCRC
Adam Van Tassell - Genoa Township
file

David R. Peckens • Chairman
Michael Craine • Managing
Director

Stephen F. Crane • Vice Chairman
Jodie M. Tedesco • County Highway
Engineer

John T. Dunleavy • Member
Steven J. Wasyik • Director of
Operations

Charter Township of Genoa
ZONING BOARD OF APPEALS
AUGUST 16th, 2011
CASE #11-14

PROPERTY LOCATION: 4077 Homestead

PETITIONER: James Jelnicki

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and sewer

PETITIONERS REQUEST: Requesting a side, front and height variance and a variance to the adjacent structure to construct an addition.

CODE REFERENCE: Table 3.04 – Dimensional Standards - LRR (Lakeshore Resort Residential)

STAFF COMMENTS: Petitioner is seeking to construct front and rear additions as well as a second story to the existing structure. Petitioner’s home currently encroaches on neighboring lot. Petitioner states that the encroachment is legally resolved between the neighbors.

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	10	10	40		-
Setbacks Requested	22	0				
Variance Amount	13	10				

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 11-14 Meeting Date: 8-16-11

- 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: MR. & MRS. JAMES SELNICKI (DENNIS DINSEK, DESIGNER)
Property Address: 4077 HOMESTEAD Phone: 248-925-7165 or 248-362-1192
Present Zoning: LRR Tax Code: 11-28-201-018 (517-540-9960)

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: RELIEF FROM 5' SIDEYARD SETBACK, 10' MIN. TO ADJACENT STRUCTURE, & 35' FRONTYARD SETBACK
2. Intended property modifications: ADDING GARAGE, PORCHES, & 2ND FLOOR

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) NA
- b. Other (explain) NON-CONFORMING LOT WITH HOUSE BUILT OVER THE SIDEYARD LOT LINE

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

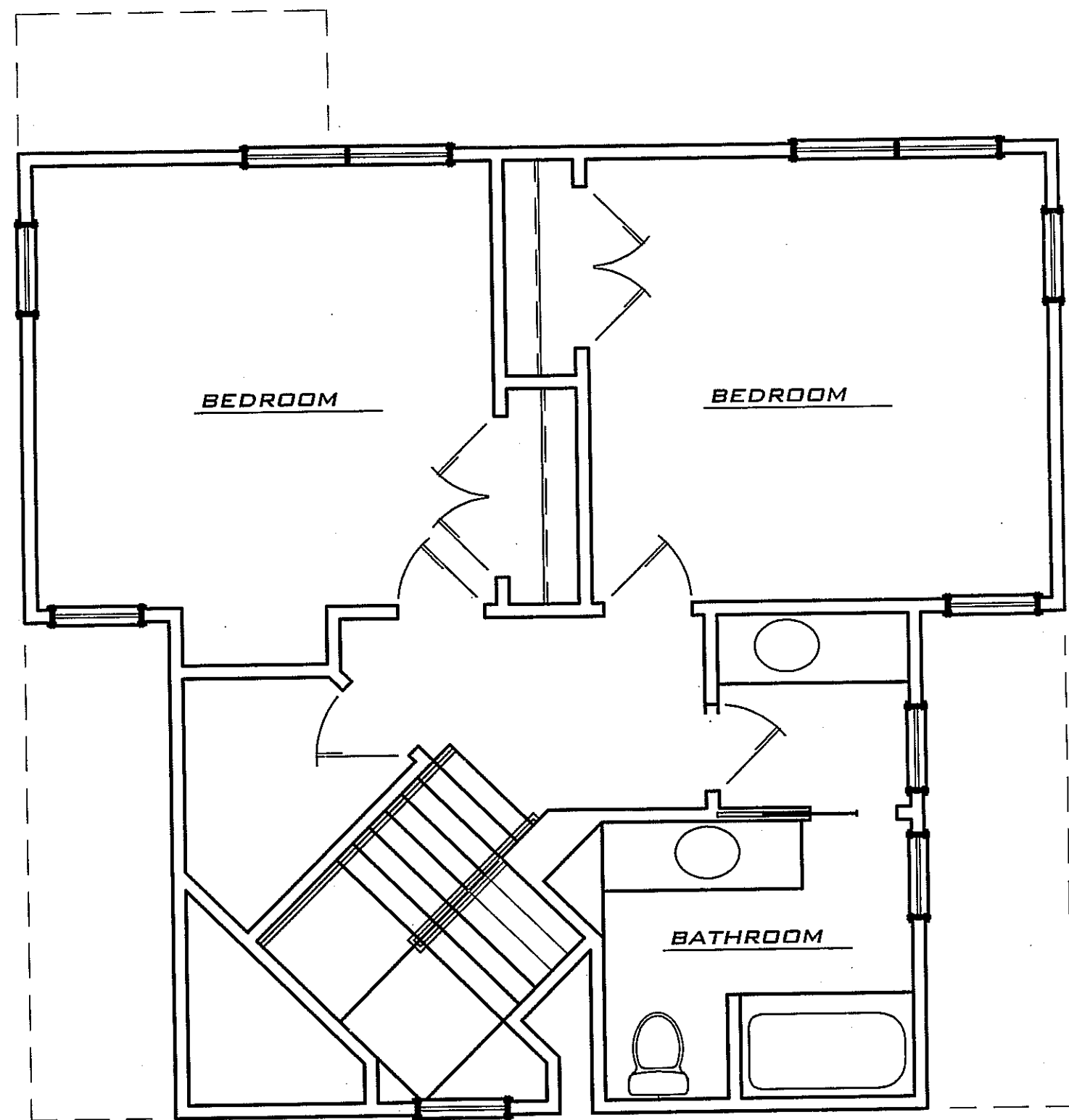
- Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. *Note: Will need 8 copies of any drawings larger than 8 1/2 and 14 in size.*
- **Waterfront properties must indicate setback from water for adjacent homes**
- Property must be staked showing 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: 7-22-11

Signature: Dennis Dinsek

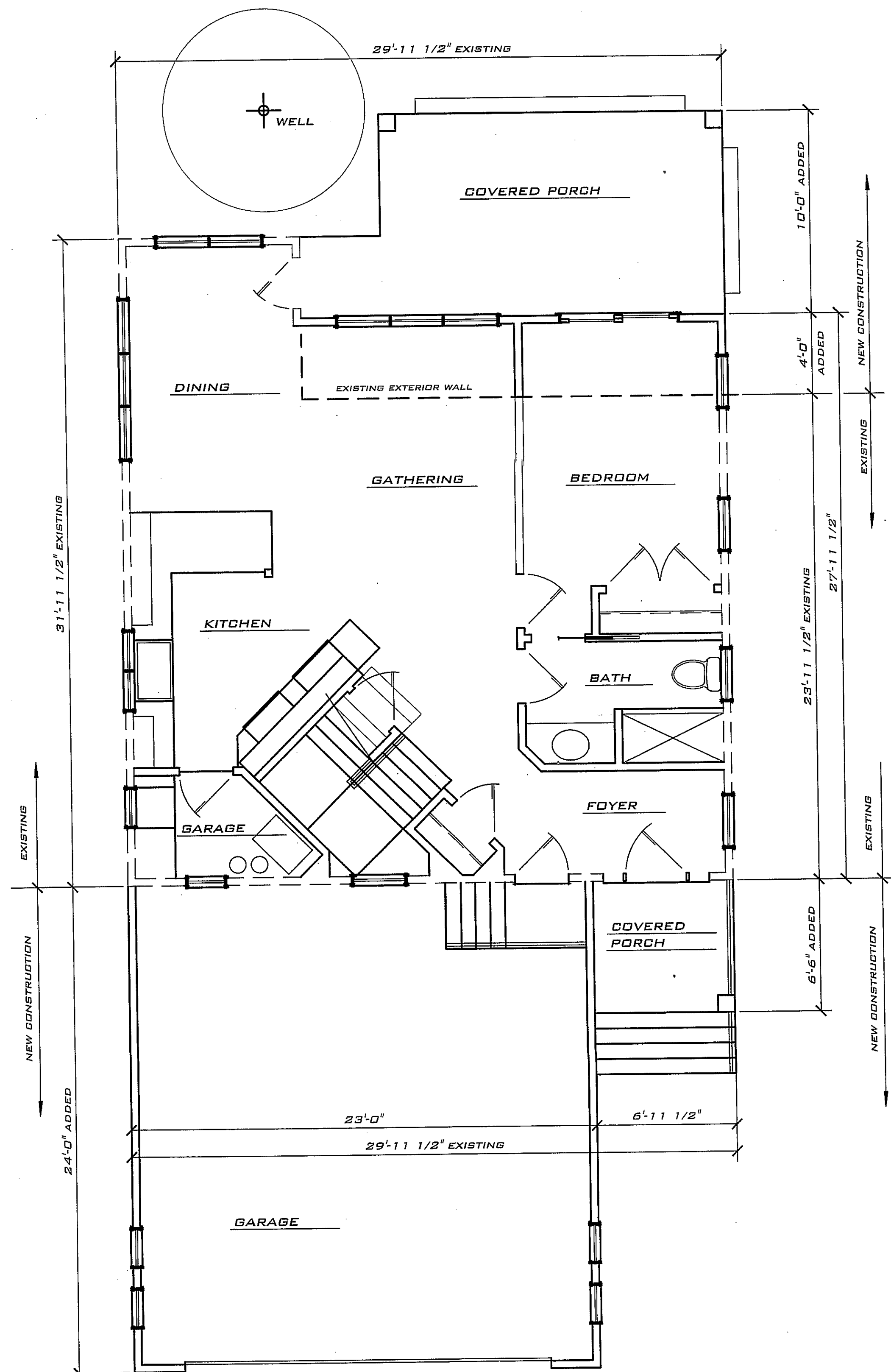
Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the ZBA.

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



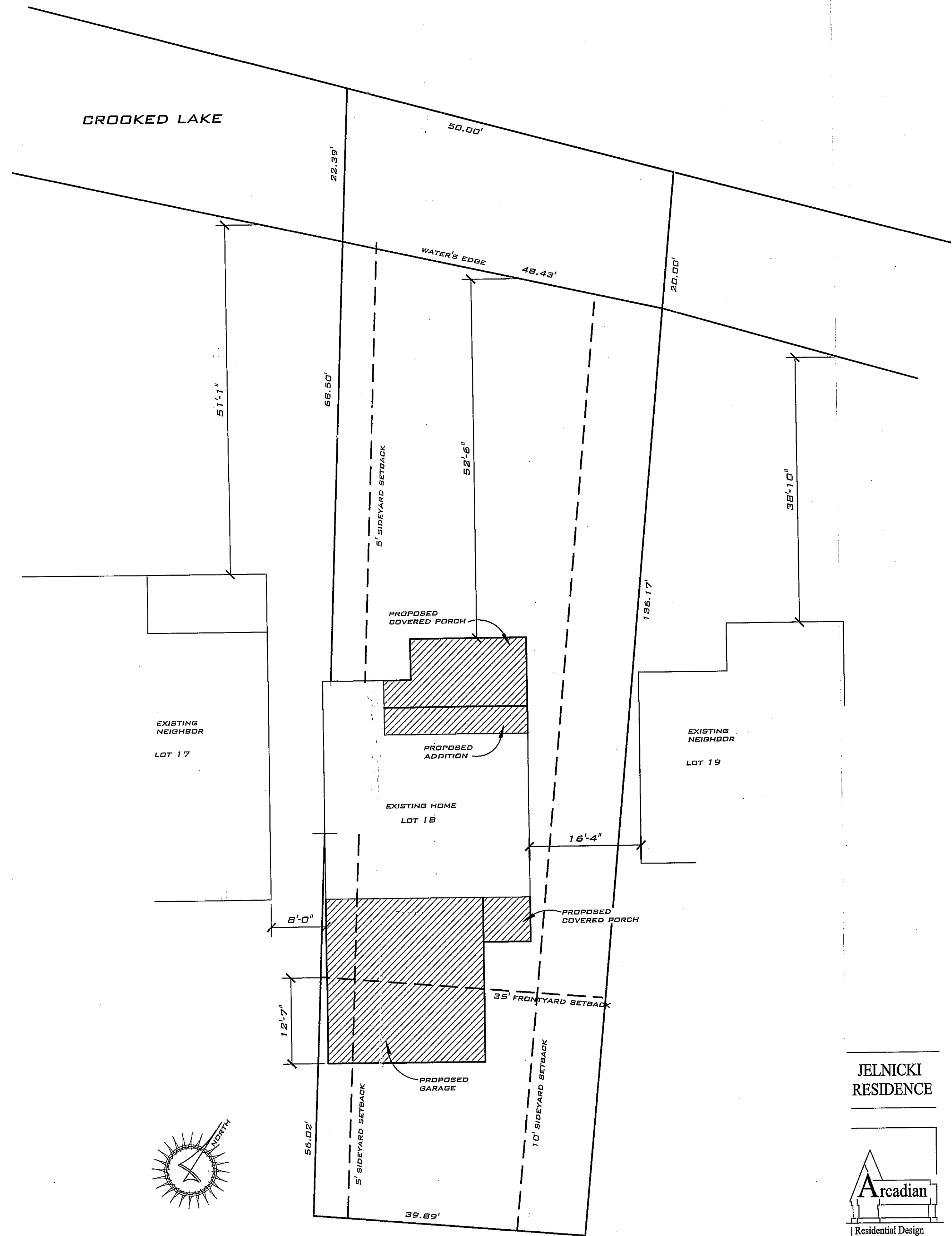
SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

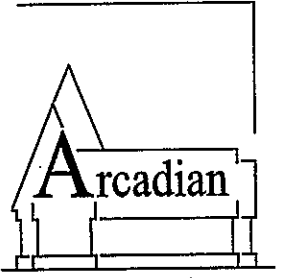
SCALE 1/4" = 1'-0"
4077 HOMESTEAD, HOWELL



SITE PLAN

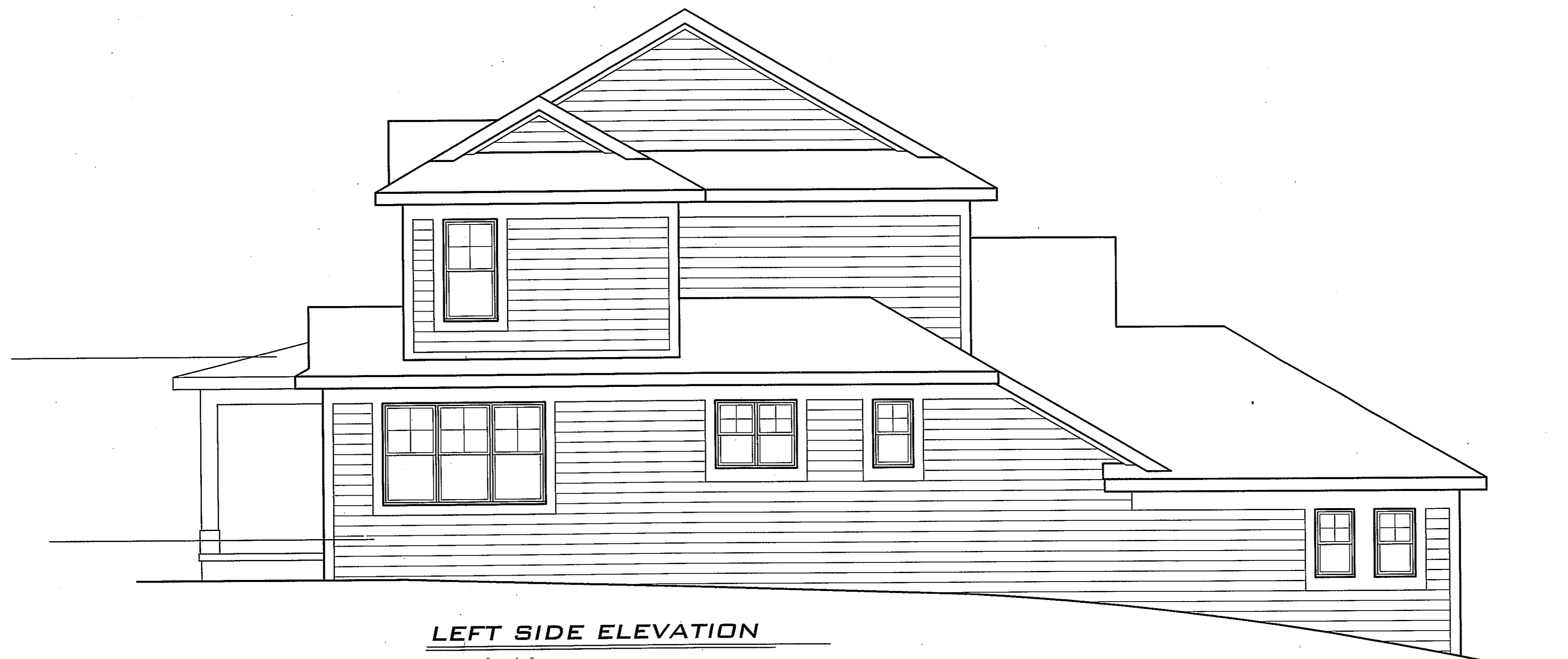
SCALE 1" = 10'-0"
4077 HOMESTEAD, HOWELL
6067 SQ. FT. SITE AREA ABOVE WATER
1656 SQ. FT. TOTAL HOUSE, GARAGE, & PORCHES
27.3% LOT COVERAGE OF AREA ABOVE WATER
1013 SQ. FT. ADDITIONAL
SITE AREA UNDERWATER

JELNICKI
RESIDENCE



Residential Design
DENNIS DINSER
7891 Augustine Ct.
Preston, MD 48430
517-540-9960
www.arcadiandesign.net

DRAWN DD
CHECKED DD
DATE 7-21-11
SHEET NUMBER
1 of 2
PROJECT NUMBER
000000



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

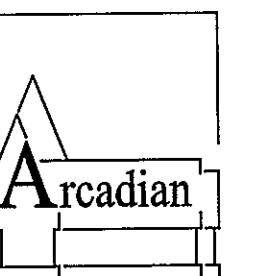


REAR ELEVATION

SCALE 1/4" = 1'-0"

PRELIMINARY

JELNICKI
RESIDENCE



Residential Design
DENNIS DINER
7091 Augustus Ct.
Fenton, MI 48430
517-540-9960
www.arcadiandesign.net

DRAWN DD
CHECKED DD
DATE 7-21-11
SHEET NUMBER
2 of 2
PROJECT NUMBER
000000

August 4, 2011

Zoning Board of Appeals, Genoa Charter Township
2911 Dorr Road, Brighton, MI 48116

Re: case #11-14

Dear Board Members,

I'm Dennis Dinser, my design firm is Arcadian Residential Design, and I've been retained by Jim & Kitty Jelnicki to develop a plan for the addition and remodeling of their home located at 4077 Homestead Drive.

The following narrative is intended to explain the criteria and process by which we have worked and now arrive before you requesting our exceptions.

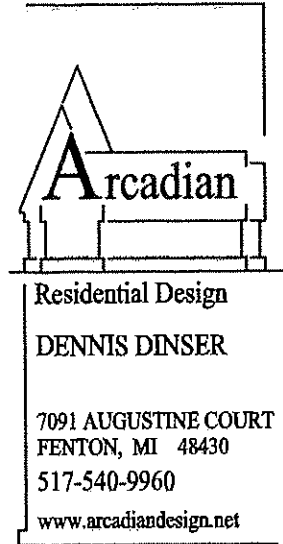
The current structure is a cottage built beyond the original boundaries of the site, that portion of which was later deeded to the Jelnickis. The Jelnicki's have had the property for many years and need to make it a more livable home.

Our plan is to gently add only a 4' x 21' section to the rear of the home with a 10' x 17' covered porch. Our 4 x 21 addition will actually sit behind the current rear wall of the existing dining room, resulting in a very subtle first floor addition. This alteration will require no variance and will sit well behind the neighboring homes. This serves the Jelnicki's goal of being respectful of their neighbors in the execution of this work.

Our home's front, however, cannot be done quite so delicately. In order to achieve a garage and an entry point to the home from the front, we've explored several options, and we believe that the request before you is our most subtle solution.

A garage addition that aligns itself along the existing wall of the home neighboring lot 17 will allow almost 7' of width for our entry point. Absolutely any garage addition would force us to request a frontyard setback variance, but the attached garage option allows us to request the minimum exception. More importantly, it allows us to conform to the pattern of development established by previous additions on Homestead Drive.

Any detached garage option would stand much further forward, have a much greater impact on neighboring properties, and force us to request a much larger frontyard variance. From a design point of view, we fear the resulting structure has the potential to damage our property value as well as our neighbor's. For these reasons, we've pursued the attached garage option.



For our proposed second floor, we're asking for the same exception from the sideyard setback. Built directly over the first floor, it will also sit on the lot line bordering lot 17. We believe, however, that the addition of the second floor is necessary to achieve our goal of a full time livable home.

There is another factor I'd like to point out, and it's a more subtle point. Walking the property, and studying the position of our home relative to the neighboring homes, you'd never realize that the property lines were so skewed. The structures align themselves with each other, not the lot lines, and the resulting relationship seems natural. Since our home's position is parallel to it's neighbors, simply extending the current side walls seems to be the most natural and comfortable response to this design problem. This is especially true given the additions to other properties on Homestead, our alterations would be quite similar to the improvements executed in the past.

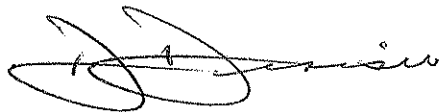
We are confident that we've explored our options well, we're confident that the request before you represents the best design solution for us and for the properties that neighbor ours.

We ask your consideration additionally because our lot is out of conformance with the zoning ordinance. We are under the minimum lot size by 45%, under the minimum lot width by 50% at the front, 38% at the rear, and our structure is built over the current lot line. Despite our undersized condition, our proposal does not violate the current ordinance's lot coverage restriction.

I regret that I will be unable to attend the ZBA meeting on August 16, but I ask that you please contact me if I've left you with any questions regarding our intent, process, or proposal. My office number is 517-540-9960 and my cell is 810-333-0935.

Thank you for your time and effort in studying our situation.

Respectfully,

A handwritten signature in black ink, appearing to read "J. Davis", written in a cursive style.

Charter Township of Genoa
ZONING BOARD OF APPEALS
AUGUST 16th, 2011
CASE #11-15

PROPERTY LOCATION: 4560 Villa France

PETITIONER: John and Jayne Berkaw

ZONING: MUPUD (Mixed Use Planned Unit Development)

WELL AND SEPTIC INFO: Water and sewer

PETITIONERS REQUEST: Requesting a rear yard variance to construct a four season room.

CODE REFERENCE: Villas of Oak Pointe PUD

STAFF COMMENTS: None

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	25	20 between units	20 between units	30	n/a	n/a
Setbacks Requested				20		
Variance Amount				10		

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

2911 DORR RD. BRIGHTON, MI 48116

PHONE: (810) 227-5225 FAX: (810) 227-3420 EMAIL: amy@genoa.org

Case # 11-15 Meeting Date: August 16, 2011

\$125.00 for residential - \$300.00 for commercial/industrial

Applicant/Owner: John D. and Jayne C. Berkaw

Property Address: 4560 Villa France Dr. Brighton, MI 4811 Phone (734) 358-3443

Present Zoning: MUPUD Tax Code (Staff will provide if unknown) 11-27-301-011

The applicant respectfully requests that an adjustment to 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 the variance.

Variance Requested: Permit the construction of a four season porch as illustrated in the attached sketch which would require a reduction in the set back from 30 feet to 20 feet. This variance is requested because of the following reasons (All of the following MUST be filled out):

a. Substantial Justice: (How would this variance benefit both you and your surrounding neighbors?)

It would permit us to enjoy our backyard area to the same extent as enjoyed by our neighbors in their backyards. It will increase the value of our home which helps enhance the value of all the surrounding homes in our neighborhood.

b. Extraordinary Circumstances: (What is it about your property which requires this variance? Narrow/odd shaped lot, steep grade, existing placement of the house on the lot, etc.):

The placement of our home was, for unknown reasons, set back approximately 6.6 feet further from the street than our neighbors' homes which restricts the space behind the house available for decks and additions. In addition, it is an exterior lot which backs up to the Oak Pointe Golf Course driving range and thus there are no neighbors behind us.

c. Public Safety and Welfare: (If granted, how would this variance impact the neighbor's access to light and/or air, impact traffic congestion or affect the public safety and comfort of the surrounding neighborhood?)

If granted, the variance would have no impact on the items enumerated above.

d. Impact on Surrounding Neighborhood: (If granted, how would this variance impact the surrounding neighborhood's ability to pursue appropriate development as well as the effect on property values?)

If granted, the variance would have no impact on the ability to pursue appropriate development and may modestly enhance the value of surrounding properties.

VARIANCE APPLICATION REQUIRES THE FOLLOWING. VARIANCES WILL BE TABLED UNTIL THESE ITEMS ARE SUBMITTED/MET:

- 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

Signature: John D. Berkaw Jayne C. Berkaw Date: 7/22/11

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

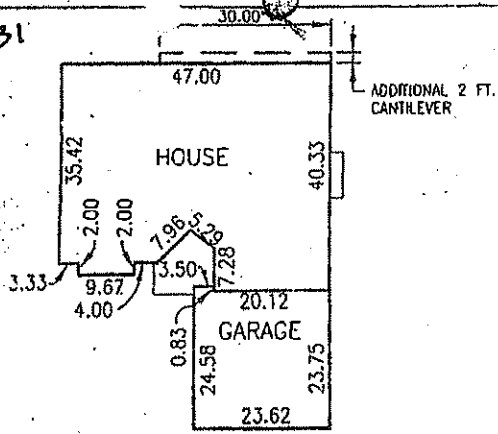
After the decision is made regarding your variance approval contact Adam or Amy at the Township office to discuss what your next step is.

For Office Use Only

PAID Variance Application Fee

Copy of paperwork to Assessing Department

MF 5/31



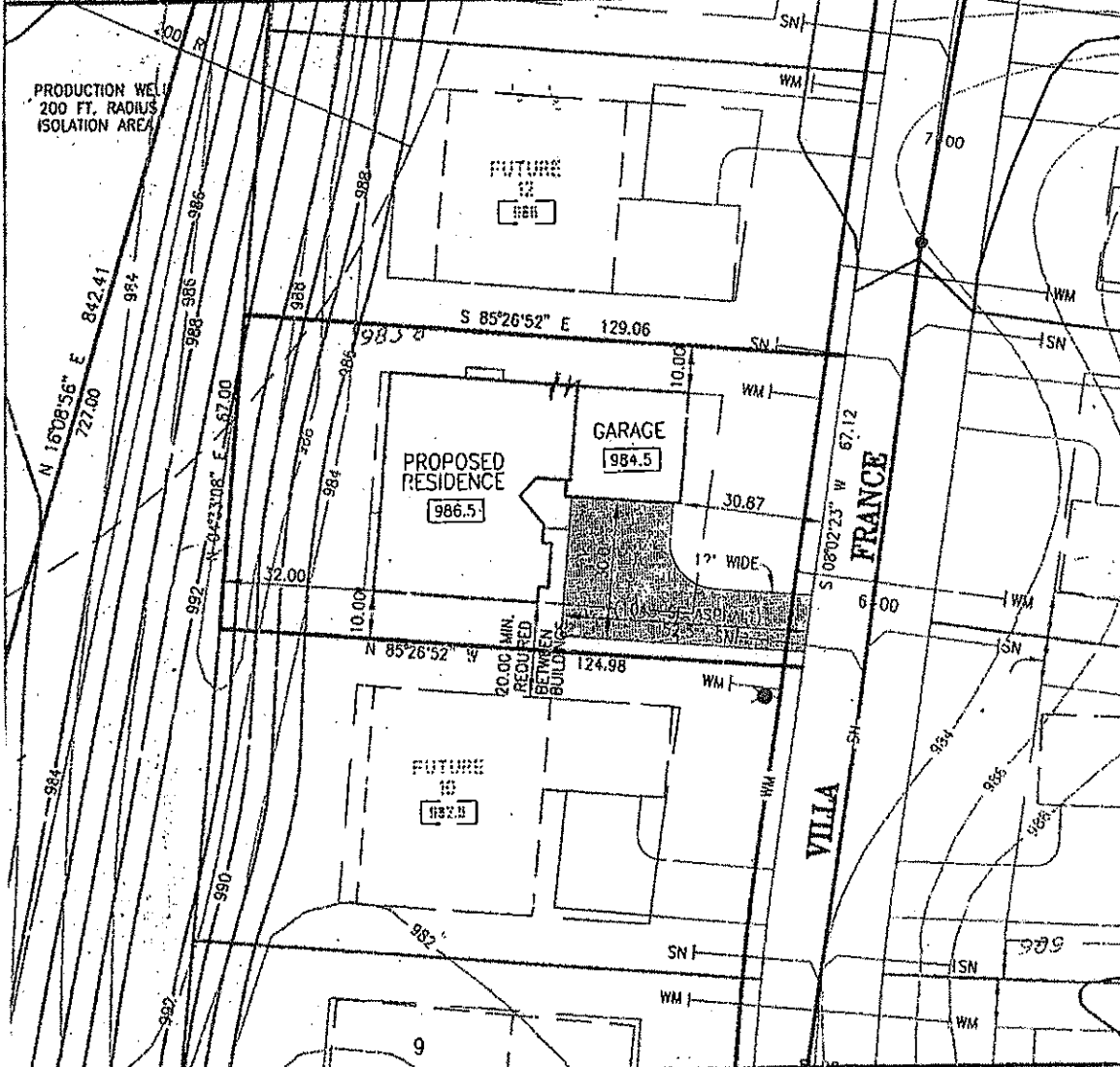
UNIT 11

4560 VILLA FRANCE DRIVE

- RANCH II (A); 1 FT. ADDED WIDTH
- 2 CAR GARAGE (RIGHT); 2.5 FT. ADDED WIDTH
- FIREPLACE (GREAT ROOM)
- DELUXE FINISHED BASEMENT (W/RAISED CEILING)
- 2 FT. ADDITIONAL TO REAR (CANTILEVER)
- BRICK (FRONT ONLY)
- DOUBLE SIZED BASEMENT WINDOWS
- DINING ROOM BOX BAY
- DELUXE OWNERS SUITE

NOTE:

1. ALL BUILDING DIMENSIONS AND SEWER LEADS TO BE FIELD VERIFIED BY CONTRACTOR.
2. NO BASEMENT OPENINGS SHALL BE BELOW FREEBOARD ELEVATION. WE RECOMMEND FREEBOARD ELEVATION +2 FT.
3. FINISH FLOOR ELEVATION SHOWN IS MINIMUM GRADE TO SERVICE THE BASEMENT WITH SANITARY SEWER. FINAL FINISH FLOOR GRADE & LOT GRADING IS THE RESPONSIBILITY OF THE BUILDER.



UNIT 11
PLOT PLAN
VILLAS OF
OAK POINTE

BOSS ENGINEERING
ENGINEERS & SURVEYORS

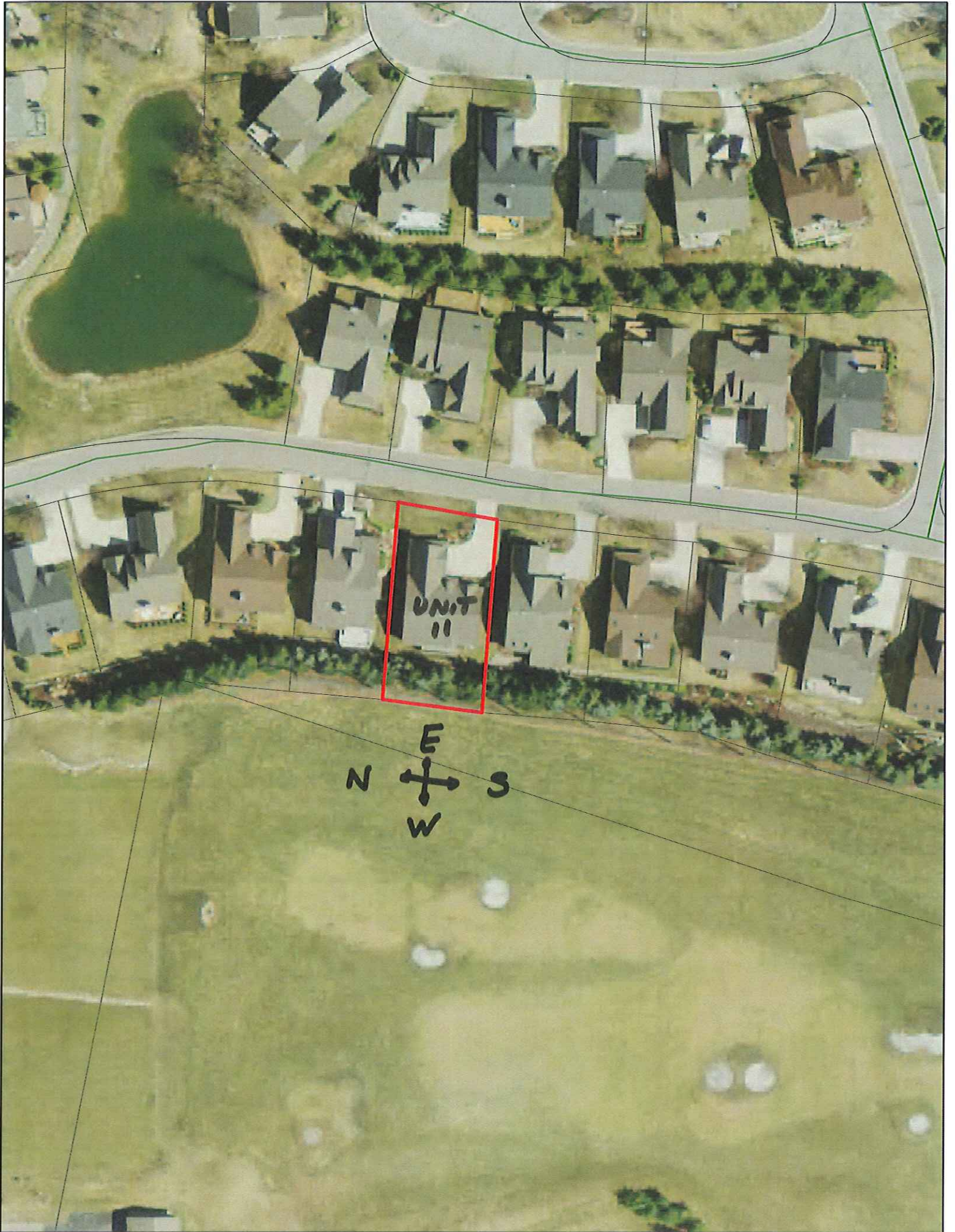
MAIN OFFICE:
3121 E. GRAND RIVER
HOWELL, MICHIGAN 48843
HOWELL (517) 546-4836
FAX (517) 548-1670
BRIGHTON (313) 229-4773
CHARLEVOIX (616) 547-2872

CLIENT:
DELCOR HOMES
JDB NO. 96555-136
SHEET 1 OF 1

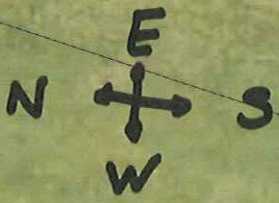
DATE 5-28-01
FB
CREW
DR. WHN
CHKD. [Signature]

LEGEND
○ = IRON SET
● = IRON FOUND
⊙ = MONUMENT FOUND
+ = FENCE
(R) = RECORDED
(M) = MEASURED

SITE BENCHMARK:
NAIL SET IN NORTH
SIDE OF 15" PINE
ELEV. = 976.19



UNIT 11



From: Jayne Berkaw <jayne@berkaw.com>
Date: 7/21/2011 6:28 PM
To: John Berkaw <john@berkaw.com>

photo.JPG

View of neighbor's deck/enclosed porch to the south.



Berkaw deck.

Jayne
734.635.8462
jayne@berkaw.com

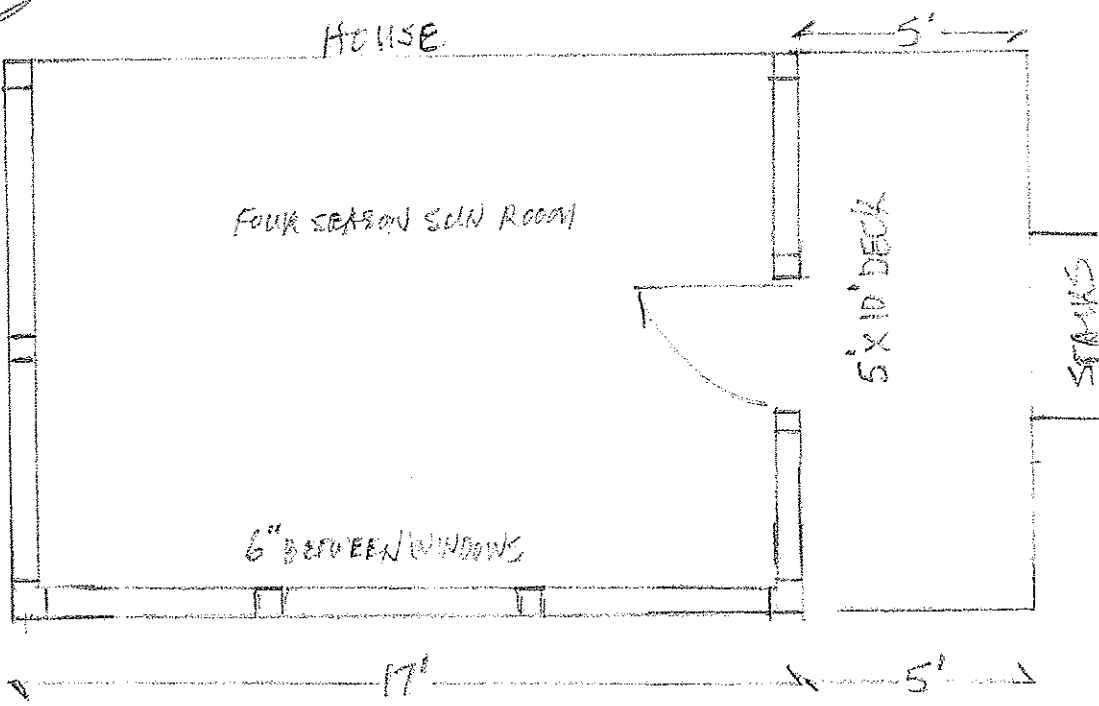
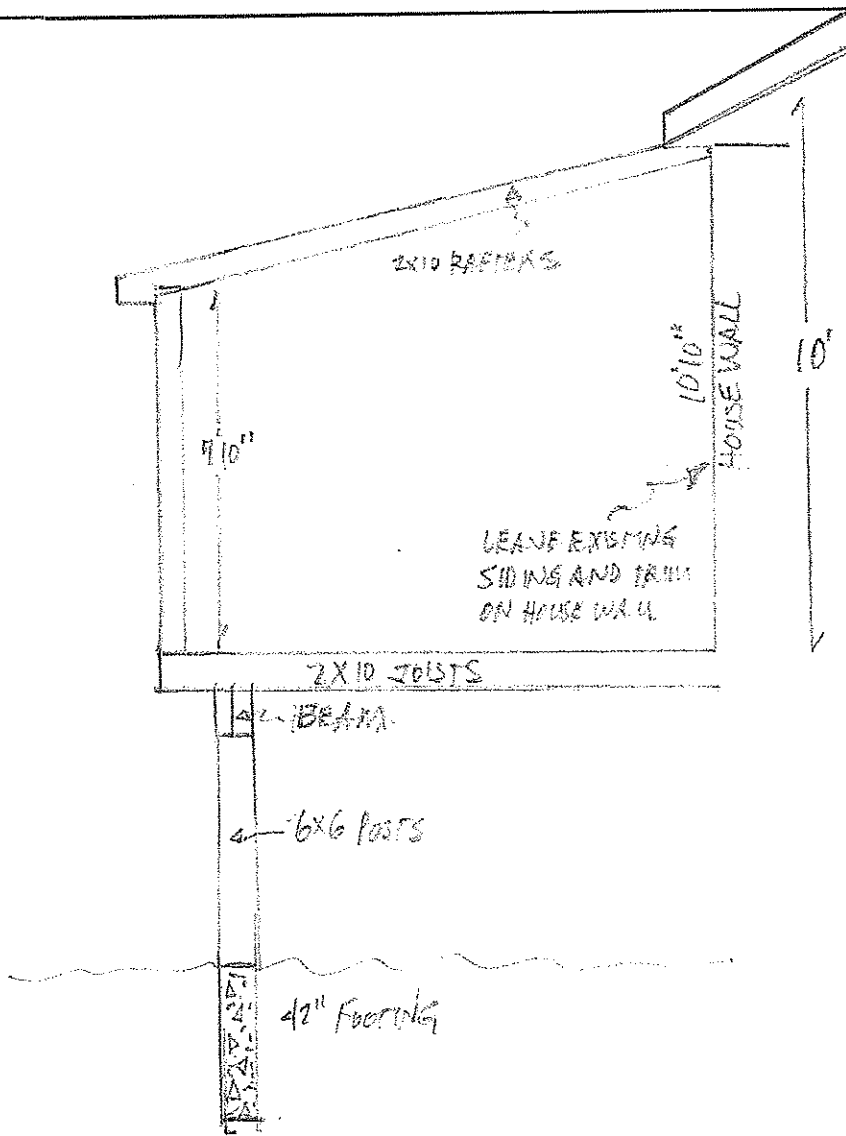
From: Jayne Berkaw <jayne@berkaw.com>
Date: 7/21/2011 6:29 PM
To: John Berkaw <john@berkaw.com>

—photo.JPG

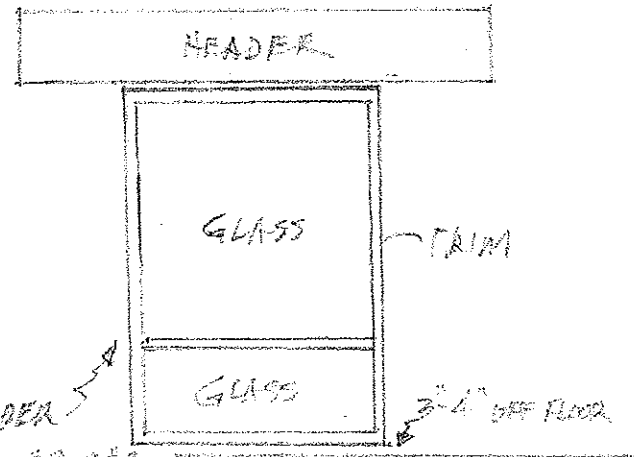
View of neighbor's deck to the north.



Jayne
734.635.8462
jayne@berkaw.com



- 2x10 JOISTS SPF
- 6x6 POSTS - WALM.
- 2x10 / 2x12 BEAM
- 1 QUANTRO 3/4"
- 3/4" WAINS
- 2 USB DOOR FRAMES
- 2x10 RAFTERS
- SLOPED CEILING
- GLASS, FLOOR TO HEADER
- 1x6 T & G CEILING - #2x4'S
- #2 LINE TRIM & BASE - INTERIOR
- SPACE BETWEEN TRIM
- TWO SHUTTERS



TO: JORI / JANNIE BERKAW
 FROM: JIM BLOOM



Amy Ruthig

From: Adam VanTassell
Sent: Wednesday, August 03, 2011 9:29 AM
To: Amy Ruthig
Subject: FW: Zoning Meeting 8/16/11.

From: James Stratton [mailto:limpy38@gmail.com]
Sent: Tuesday, August 02, 2011 4:13 PM
To: Adam VanTassell
Subject: Zoning Meeting 8/16/11.

I have no problem with the request for a variance for John Berkaw to build a four seasons room on his home next door. The current deck is to small and was never used by the person who lived there. The deck that was built by Delcor as part of the house and is already closer that the 30' offset. The drainage is not a problem as I have a French drain that moves the rain & Sump pump water down to the pond # 5. Water drains well from the lot. As the house sits with the back facing the berm with tall trees and hides the fence that is down the East side of the driving range of Oak Pointe Country Club, having a room there will not be seen by anyone from the front of the lot.

I already gave John my approval for the room.

--

Jim Stratton
Phone: 810.220.2384
Cell: 810.599.1756

Beer is proof that God loves
us and wants us to be happy.
Ben Franklin

Villas of Oak Pointe
Condominium Association

Request for Architectural Modification

Owner Name: John and Jayne Berkaw Date: Aug 3, 2011

Address 4560 Villa France Dr. Villas of Oak Pointe Unit: 11

John's cell phone: (734) 358-3443 Jayne's cell phone (734) 635-8462

Co-owner acknowledges responsibility for underground utilities: gas, electric, telephone, cable TV. Call Miss Dig at 1-800-482-7171 at least 72 hours prior to commencing work. Co-owner acknowledges responsibility for all landscaping and building structures in and around unit (such as sod, driveways, sprinklers, plantings, etc.)

Limited Common Element

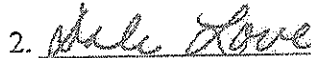
Explanation: Permit the construction of a four season porch as illustrated in the attached sketch which would require a reduction in the set back from 30 feet to 20 feet. This addition would permit us to enjoy our backyard area to the same extent as enjoyed by our neighbors in their backyards. Please see the attached pictures that show our current narrow deck as compared to our neighbors' use of their backyards for a screened in porch and a large deck, both of which received Architectural Committee approval prior to their construction. A number of the properties on the West side of the street are unique from the standpoint of backing up to the Oak Pointe Golf Course driving range. Thus, our view is limited, but there are no units behind us that would be impacted by the construction.

Another factor is that the addition will increase the value of our home which also helps enhance the value of all the surrounding homes in our neighborhood. We recently met Charlene Zervas, who moved into a home on the East side of our street in early July. She told us that they had seriously considered buying our home because of its great floor plan, but ultimately decided against buying it because of the small deck which makes the backyard less than desirable. They had thought of doing what we are requesting approval for, but didn't want to go through the hassle that would be involved in that process.

Attach a drawing (1/2" = 1 foot) or clear illustration of what is being proposed. Add dimensions, sizes and spacing. Also add copies of brochures or other descriptive literature when applicable.

Neighbor's Approval (signature):

1. 

2. 

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Continued
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Work to be performed by: Blouin Construction
Donald Blouin Builder license # 2101002942

Address 280 Our Land Ln, Milford, Mi 48381 Phone (248) 722-2399

A licensed builder who is insured must perform construction. All applicable codes and regulations must be followed and permits must be obtained by the Owner at his/her expense.

All installation costs and future maintenance costs related to this modification are the responsibility of the owner. Furthermore, any costs incurred by the Association because of this modification shall be billed to the owner for reimbursement to the Association. Furthermore, any costs incurred because of this modification due to any future legal or regulatory agency requirements shall be paid by the Owner.

Furthermore, the proposed modification may not interfere with the sprinkler system and any relocation of sprinkler heads shall be at the owners expense.

This modification must comply with all Bylaws, occupancy agreements and other applicable regulations established by the Board of Directors.

The Owner accepts full responsibility for notifying the next owner of this unit of this modification and all responsibilities contained herein shall pass to the new owner.

I attest that all the above information is truthful and accurate and hereby respectfully request the Board to review the information provided and grant approval in writing in a timely manner.

This request is: Urgent (within days)

NO WORK SHALL COMMENCE UNTIL WRITTEN APPROVAL IS GRANTED

Co-Owner Signature John D. Burkner Date 8/3/2011

Co-Owner Signature Jayne C Burkner Date 8/3/2011

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Investigated by Villas of Oak Pointe Board Date 8/2/11

Approved by the Board Denied by the Board

Stipulations to Approval/Denial 1. The project may not begin until the request for a rear yard setback variance is approved by Genoa Township.
2. The exterior finish including paint color and shingles must be the same as the exterior house finish. 3. The co-owners understand they are responsible for term maintenance including replacement of timbers and removal of trees when necessary and any required modifications to the structure that may result from term or tree replacement maintenance. 4. The co-owners (over)
On behalf of the Board of Directors

Signature Susan Cope Date 8/16/11

Signature Samuel J. Jaraman Date 8/9/11

RETURN COMPLETED FORM TO A BOARD MEMBER OR MAIL TO THE FOLLOWING:

Villas of Oak Pointe
C/o Kramer-Triad Management Group
1100 Victors Way Suite 50
Ann Arbor, MI 48108

800-794-9297

Oak Pointe Architectural Review Committee: Approved Conditionally Approved
 Disapproved

Conditions (if required) _____

Oak Pointe Architectural Review Committee By _____

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understand they are responsible for any golf ball damage to the enclosed Deck 5. The co-owners will remedy any drainage issues that may result from the expansion of the enclosed deck.

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

MINUTES

Chairman Dhaenens 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: Jeff Dhaenens, Marianne McCreary, Chris Grajek, and Steve Wildman. The Pledge of Allegiance was then said. Chairman Dhaenens then gave a brief introduction to the ZBA. There were two people in the audience.

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

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

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.

A call to the public was made with no response. Nancy Viscomi, 2937 Willow Lane, New Hudson 48165, spoke in support of the petitioner's configuration.

Moved by Wildman, supported by McCreary, to approve case # 11-12 with a 15 foot side and a 30 foot rear yard variance. The finding of the fact is the typography of the land and the position of the existing house. Vote as follows: Yeas – McCreary, Wildman, Grajek. Nays – Dhaenens.

Moved by Grajek, supported by Wildman, to adjourned the Zoning Board of Appeals meeting at 6:45 p.m. **Motion carried unanimously.**

Respectfully Submitted By:

Adam VanTassell