

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
OCTOBER 18th, 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 McCririe, Sec. 22, 4430 Clifford, for a side yard variance to construct a new detached accessory structure.
2. 11-16...A request by Raymond Widdick, Sec. 11, 1612 Hughes Road, for a side yard and waterfront variance to construct an addition.
3. 11-17...A request by Ann Schultheis, Sec. 28, 4896 Oak Tree Court, for a rear yard variance to construct an addition.
4. 11-18...A request by Genoa Charter Township, Sec. 5, 3950 E. Grand River, for a sign variance.

ADMINISTRATIVE BUSINESS:

- A. ***Approval of minutes for the September 13th, 2011 Zoning Board of Appeals meeting.***
- B. ***Correspondence***
- C. ***Member Discussion***
- D. ***Adjournment***

Charter Township of Genoa
ZONING BOARD OF APPEALS
OCTOBER 18th, 2011
CASE #11-16

PROPERTY LOCATION: 1612 Hughes Road

PETITIONER: Raymond Widdick

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and Sewer

PETITIONERS REQUEST: Requesting a side yard and waterfront variance to construct an addition.

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

STAFF COMMENTS: None

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	10	10	40	25	-
Setbacks Requested		2				
Variance Amount		8				

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 11-16 Meeting Date: 10-18-11

- 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: RAYMOND WIDDICK

Property Address: ~~116~~ ¹⁶¹² HUGHES RD Phone: 517-404-6527

Present Zoning: LRR Tax Code: 11-11-302-003

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: 8' VARIANCE FROM SIDE LOT LINE

2. Intended property modifications: 10' 4" X 14' ADDITION WITH NEW BATHROOM

This variance is requested because of the following reasons:

a. Unusual topography/shape of land
(explain) LOT IS A NARROW LOT ALSO EXISTING STRUCTURE DETERMINED LOCATION OF PROPOSED BEDROOM

b. Other
(explain) _____

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

- **PROPERTY MUST BE STAKED SHOWING ALL** proposed improvements 5 days before the meeting and remain in place until after the meeting
- 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 11 x 17.
- Waterfront properties must indicate setback from water from adjacent homes.
- Petitioner (or a Representative) must be present at the meeting

Date: 9-23-2011

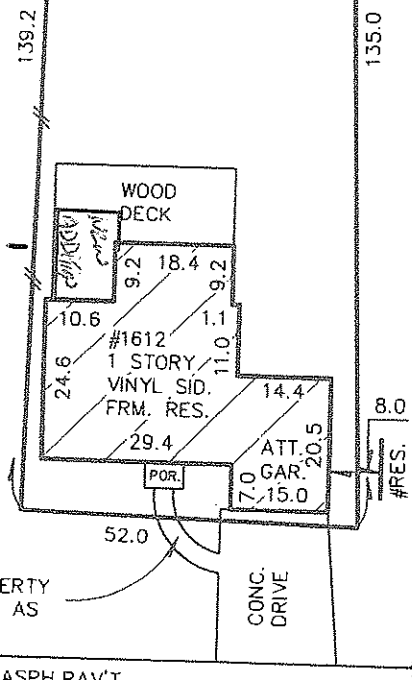
Signature: 

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.



LOT 16 LOT 15 LOT 14



NOTE: THIS PROPERTY MAY BE SUBJECT TO AND/OR INCLUDE THE RIPARIAN RIGHTS ASSOCIATED WITH LAKE CHEMUNG.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE THE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT AND/OR TO DETERMINE THE EXACT LOCATION OF FENCES.

NOTE: CONC. ENCR. FROM SUBJECT PROPERTY INTO S. HUGES ROAD AS SHOWN

ASPH.PAVT
S. HUGHES ROAD 66' WD.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

[Handwritten Signature]

JOB NO: 11-02420 SCALE: 1"=30'
DATE: 07/25/11 DR BY: J.P.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

KEM-TEC Professional Engineers & Surveyors

Eastpointe (800) 295.7222	Detroit (313) 758.0677	Ann Arbor (734) 994.0888	Grand Blanc (888) 694.0001
FAX: (586) 772.4048	FAX: (586) 772.4048	FAX: (734) 994.0667	FAX: (810) 694.9955

www.kemtecsurvey.com

Set back for lot 14 is 157'

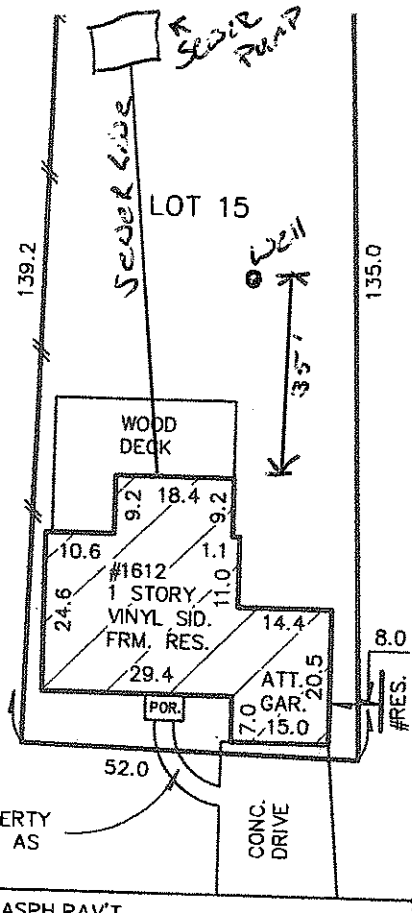
Setback for lot 15 is 163' proposed setback 159'

lot 16 is a easement

Setback for lot 17 is 185'



LOT 16 LOT 15 LOT 14



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NOTE: CONC. ENCR. FROM SUBJECT PROPERTY INTO S. HUGES ROAD AS SHOWN

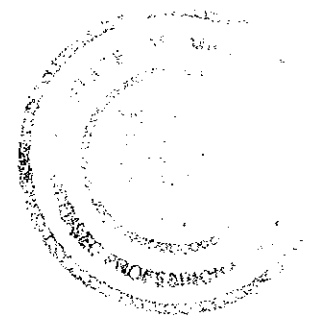
S. HUGHES ROAD 66' WD.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

[Handwritten signature]

JOB NO: 11-02420 SCALE: 1"=30'
DATE: 07/25/11 DR BY: J.P.

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www.kemtecsurvey.com

MORTGAGE SURVEY

APPROXIMATE LOCATION OF EXISTING WATER'S EDGE.

LAKE CHEMUNG

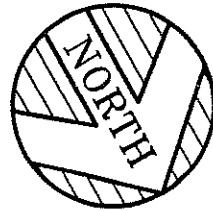
APPROXIMATE LOCATION OF WOOD DECK

Certified to: MICHIGAN UNITED MORTGAGE, LLC

Applicant: STEPHEN RAYMOND WIDDICK

Property Description:

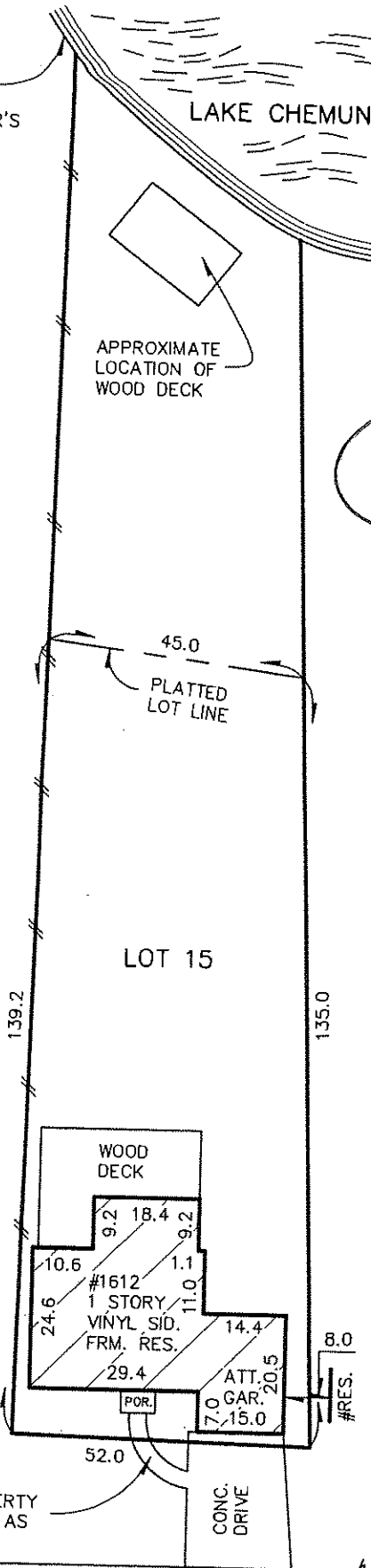
Lot 15; SUPERVISOR'S PLAT OF BEACON SHORES NO. 2, part of the N.W. 1/4 of the S.W. 1/4 of Section 11, T.2 N., R.5 E., Genoa Township, Livingston County, Michigan, as recorded in Liber 4 of Plots, Page 29 of Livingston County Records.



LOT 16

LOT 15

LOT 14



NOTE: THIS PROPERTY MAY BE SUBJECT TO AND/OR INCLUDE THE RIPARIAN RIGHTS ASSOCIATED WITH LAKE CHEMUNG.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE THE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT AND/OR TO DETERMINE THE EXACT LOCATION OF FENCES.

NOTE: CONC. ENCR. FROM SUBJECT PROPERTY INTO S. HUGHES ROAD AS SHOWN

ASPH.PAV'T

S. HUGHES ROAD 66' WD.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

[Signature]

JOB NO: 11-02420

SCALE: 1"=30'

DATE: 07/25/11

DR BY: J.P.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

KEM-TEC Professional Engineers & Surveyors

Eastpointe

(800) 295.7222

Detroit

(313) 758.0677

Ann Arbor

(734) 994.0888

Grand Blanc

(888) 694.0001

FAX: (586) 772.4048

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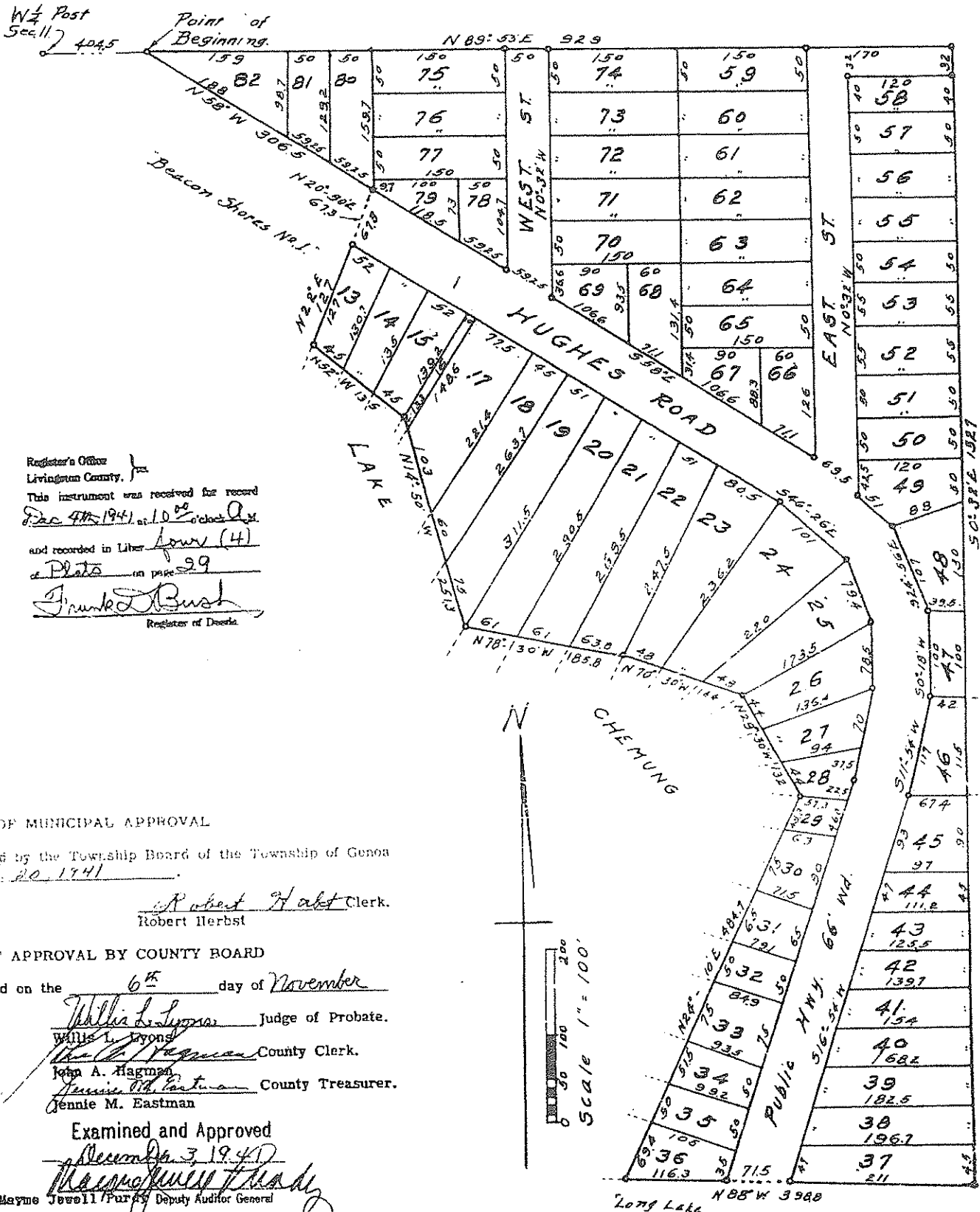
FAX: (734) 994.0667

FAX: (810) 694.9955

www.kemtecsurvey.com

SUPERVISOR'S PLAT OF BEACON SHORES No. 2.

Part of NW 1/4 SW 1/4, Sec. 11, T2N R5E, Genoa Township, Livingston Co. Mich.



Register's Office
Livingston County, Mich.
This instrument was received for record
Dec 4th 1941 at 10 o'clock A.M.
and recorded in Liber Four (4)
& Plate on page 99
Frank D. Bush
Register of Deeds.

STATE OF MICHIGAN

Approved by the Township Board of the Township of Genoa
Dec. 20, 1941

Robert Herbst Clerk.
Robert Herbst

APPROVAL BY COUNTY BOARD

Approved on the 6th day of November

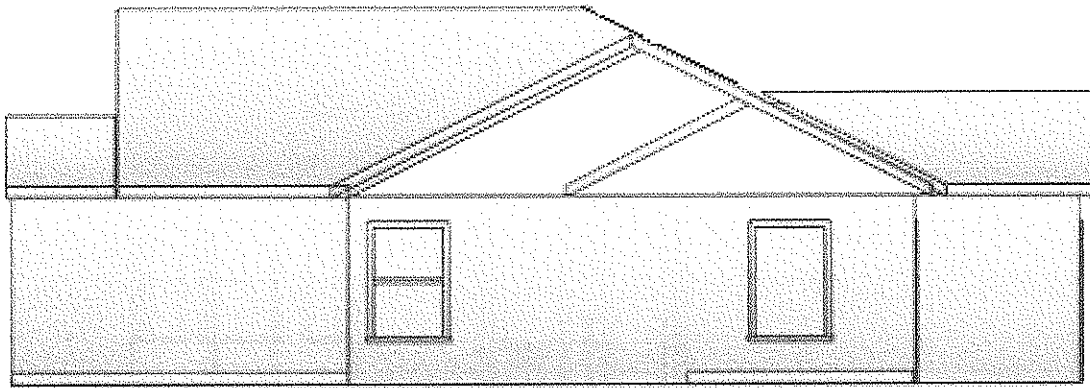
Willis L. Lyons Judge of Probate.
Willis L. Lyons
John A. Hagman County Clerk.
John A. Hagman
Jessie M. Eastman County Treasurer.
Jennie M. Eastman

Examined and Approved

Dec 3, 1941
Mayne Jewell Purdy
Mayne Jewell Purdy, Deputy Auditor General

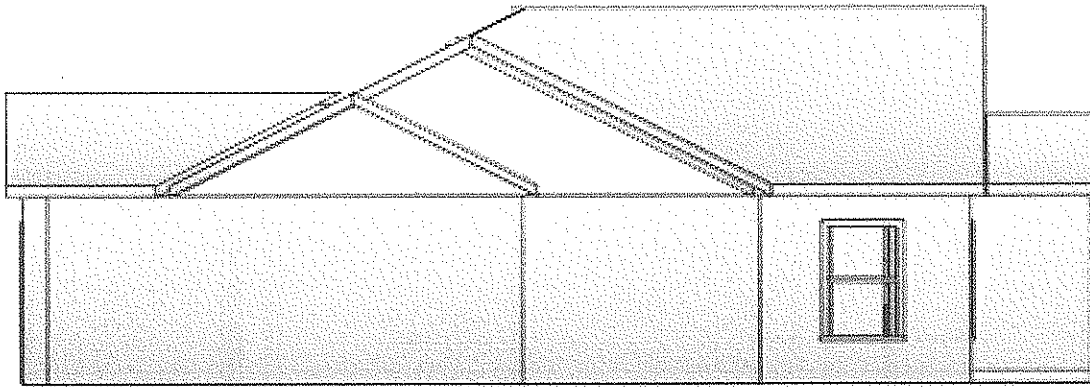
North east Elevation

(lot 16 side)

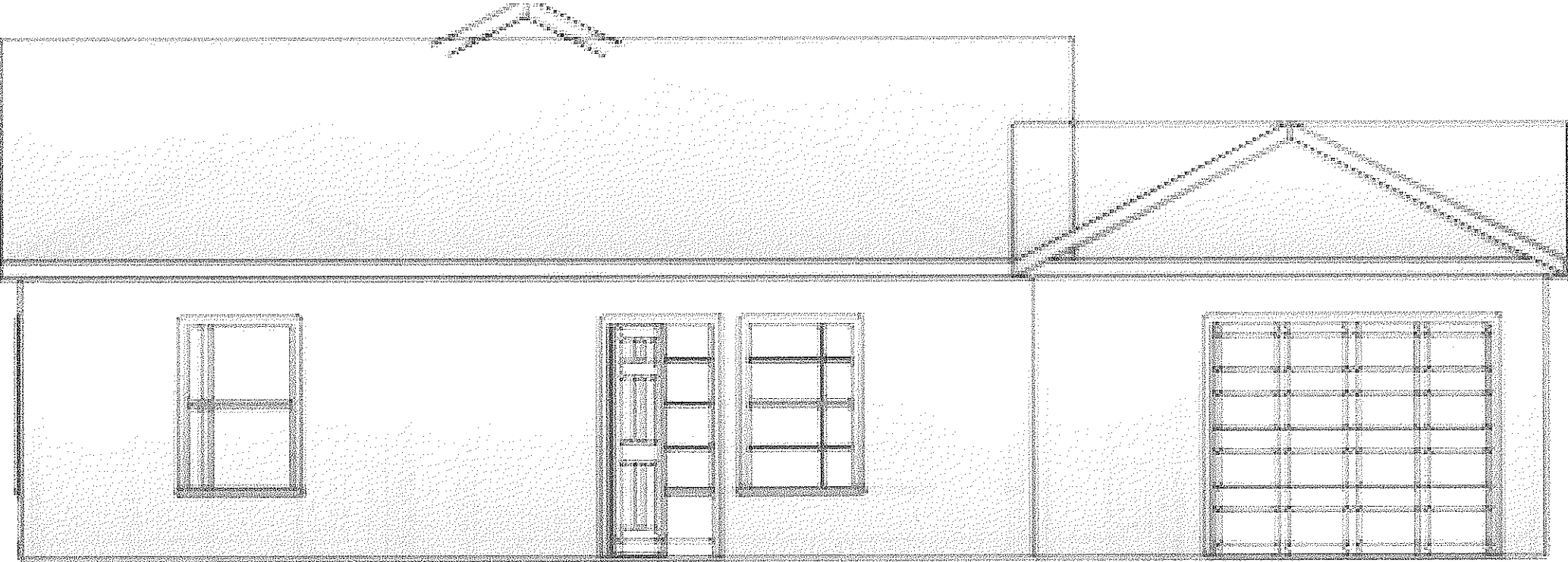


South West Elevation

(lot 14 side)

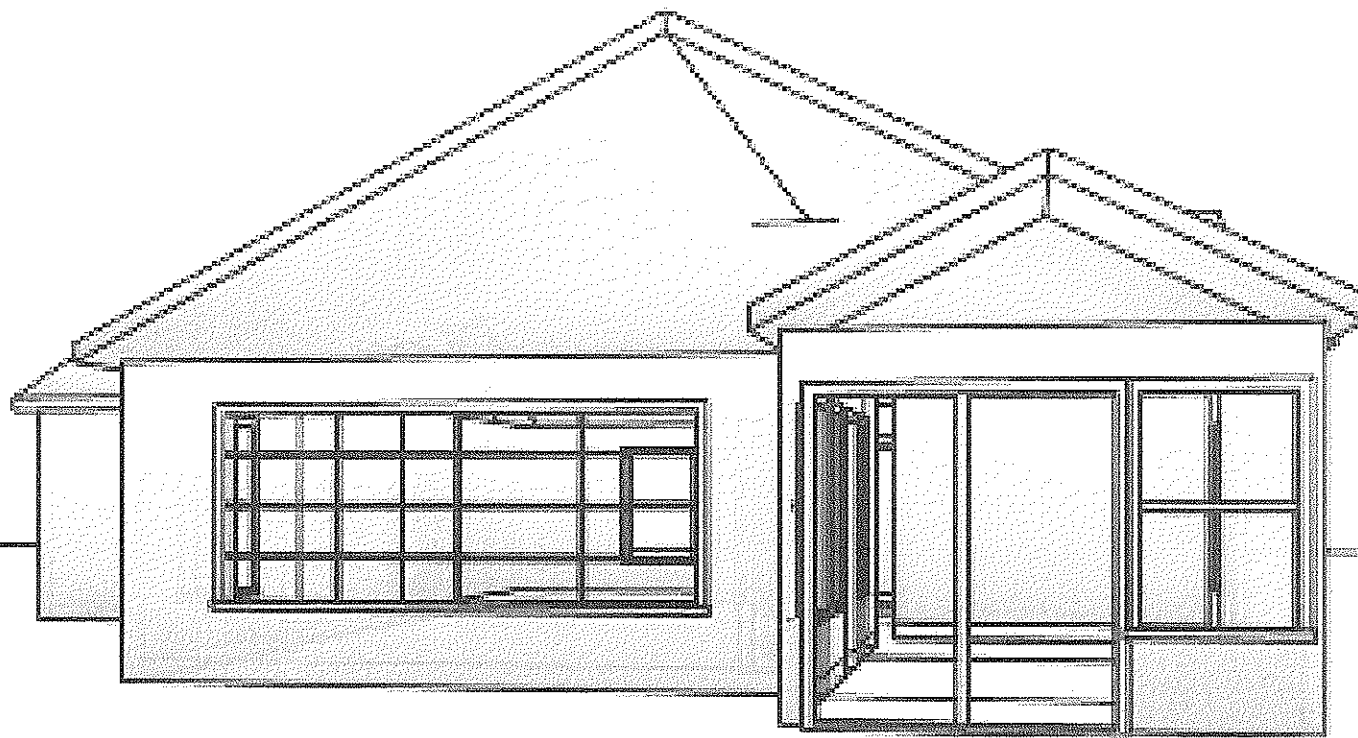


Front Elevation



Rear Elevation

(lake side)



Construction details

42"x 10" footing

4 courses of 8x16 block

Treated 2x8 sill plate with sill seal

2x10 floor joist 16" on center

$\frac{3}{4}$ osb floor sheathing

2x6 wall studs 16" on center with double top plate

$\frac{7}{16}$ osb wall sheathing

2x10 rafters 16" on center with 2x8 collar ties and ceiling joist

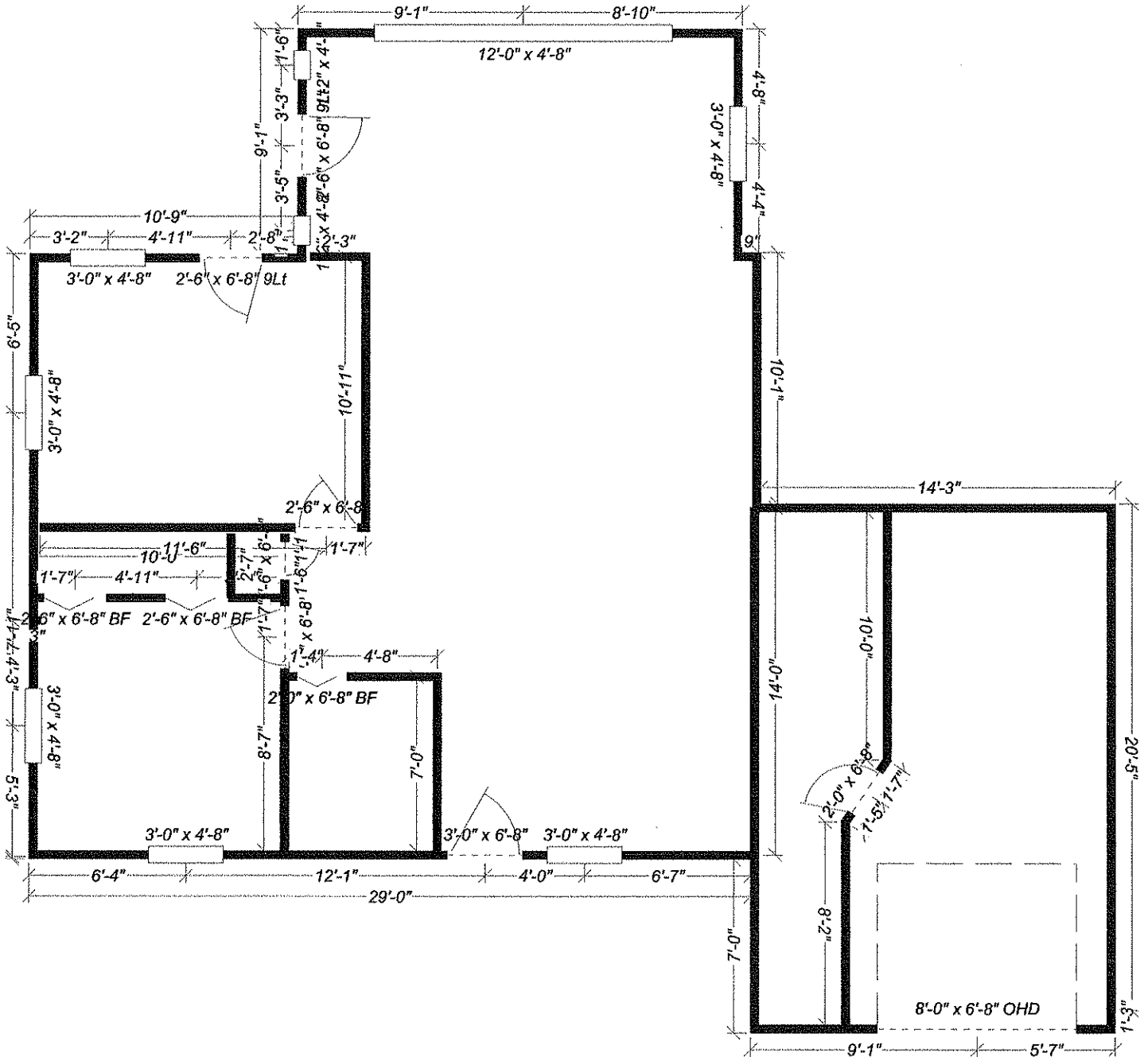
$\frac{1}{2}$ osb roof sheathing

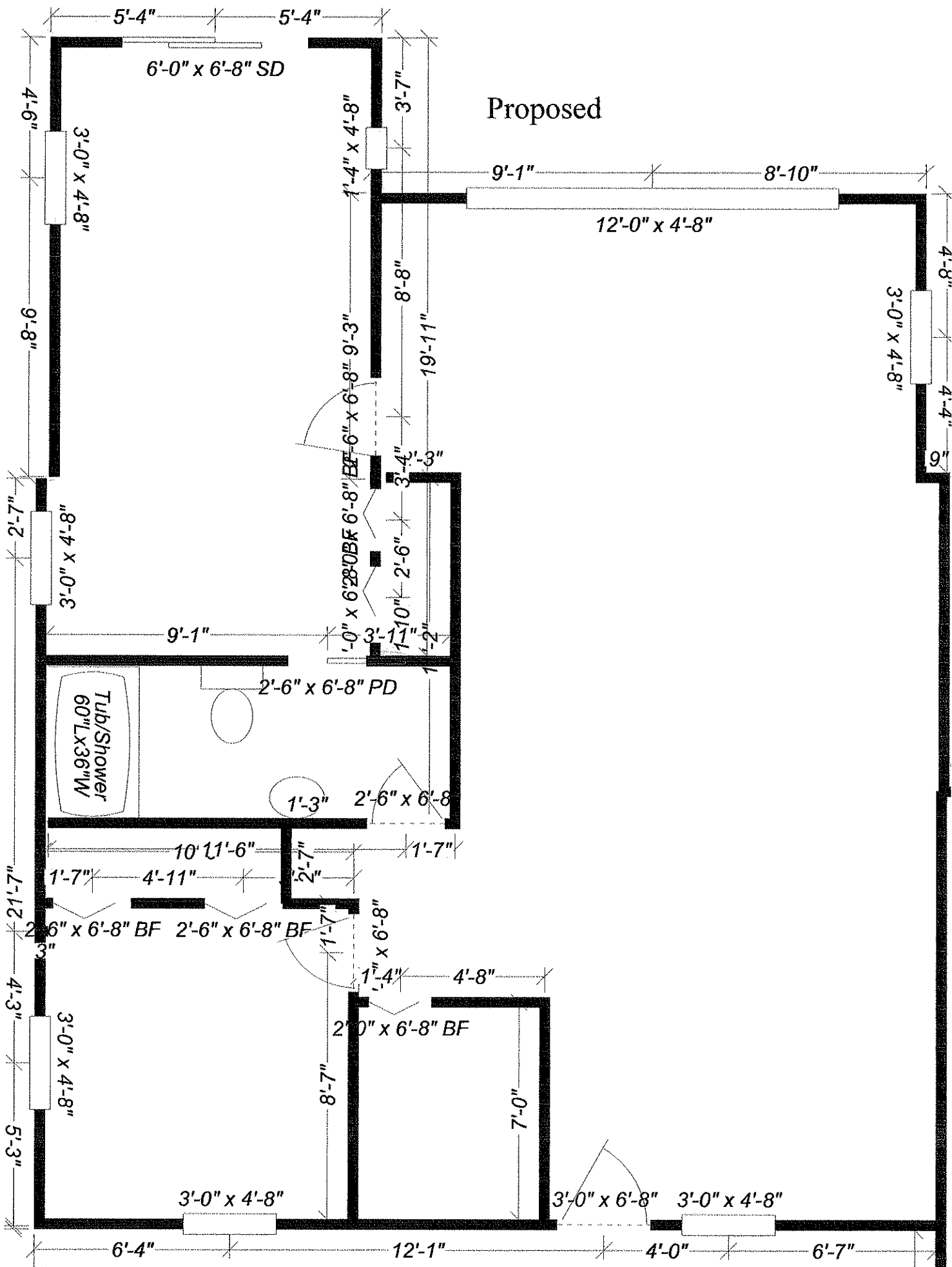
r-19 kraft faced fiberglass wall insulation r-42 blown in ceiling insulation

30 year dimensional asphalt shingles to match existing

White double 4" vinyl siding to match existing

Existing structure





Proposed

6'-0" x 6'-8" SD

12'-0" x 4'-8"

3'-0" x 4'-8"

3'-0" x 4'-8"

3'-0" x 4'-8"

Tub/Shower
60" L x 36" W

2'-6" x 6'-8" PD

2'-6" x 6'-8"

2'-6" x 6'-8" BF

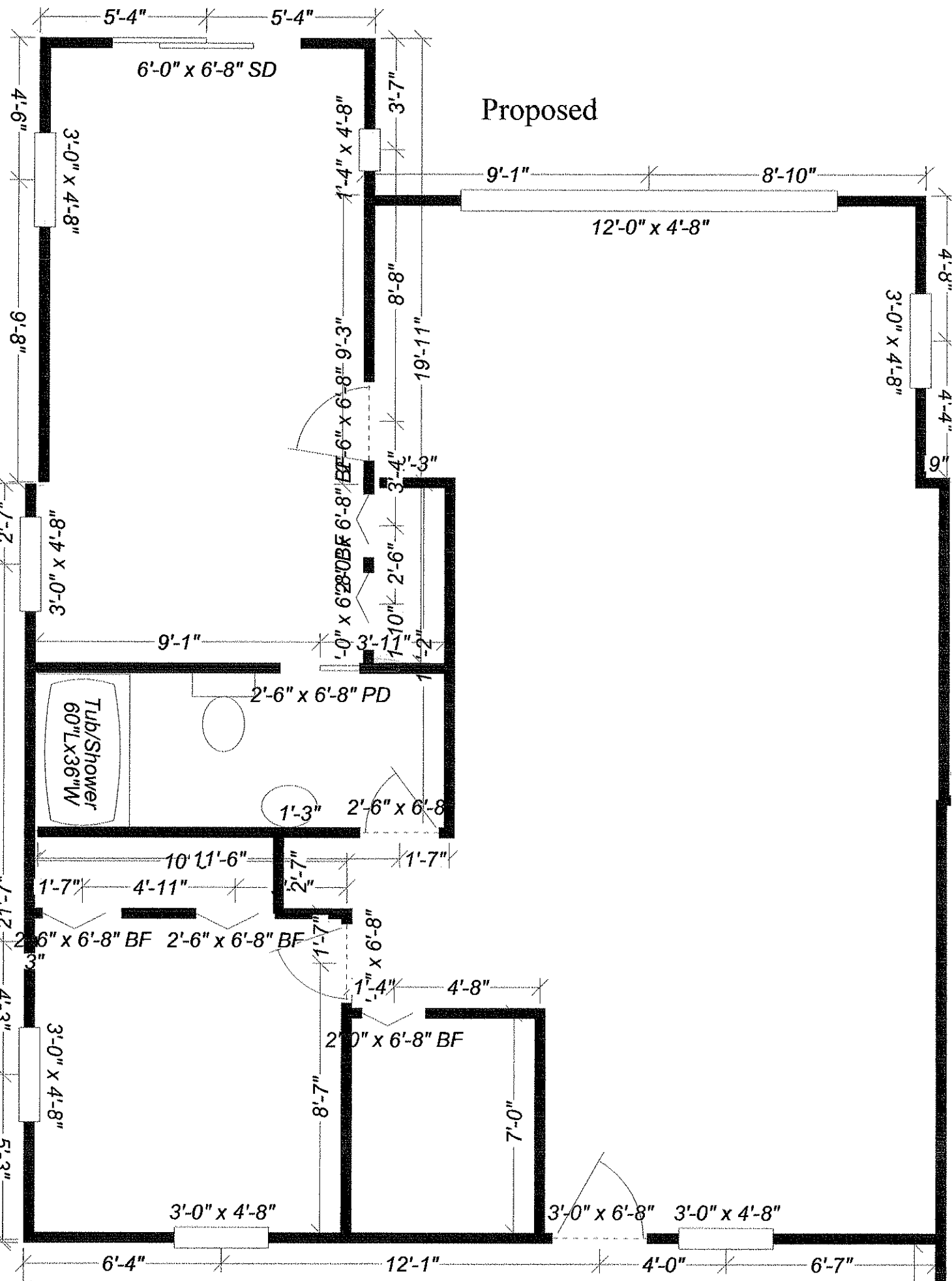
2'-6" x 6'-8" BF

2'-0" x 6'-8" BF

3'-0" x 4'-8"

3'-0" x 6'-8"

3'-0" x 4'-8"



Proposed

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12'-0" x 4'-8"

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Tub/Shower
60" L x 36" W

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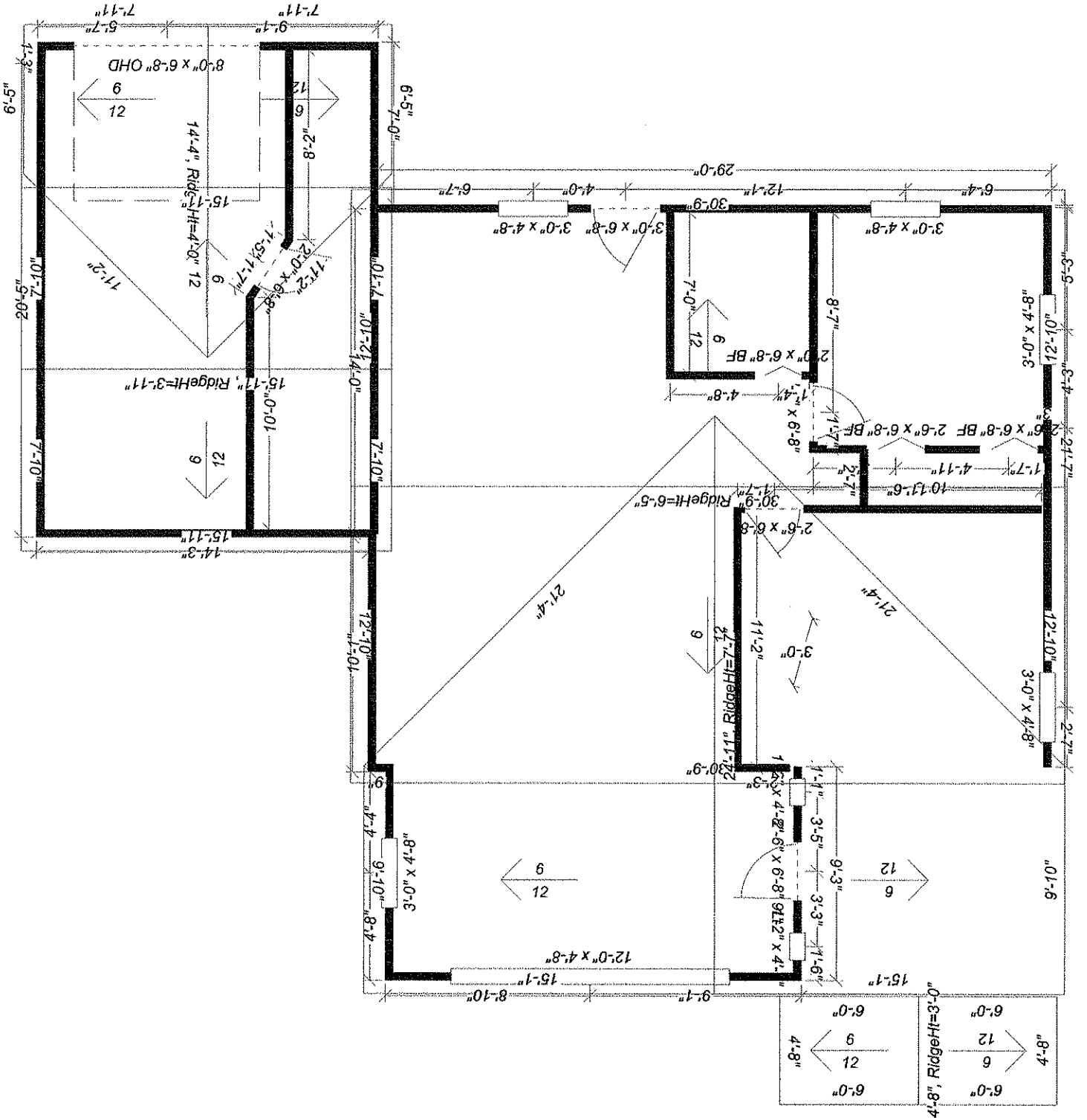
2'-6" x 6'-8" BF

2'-0" x 6'-8" BF

3'-0" x 4'-8"

3'-0" x 6'-8"

3'-0" x 4'-8"





Charter Township of Genoa
ZONING BOARD OF APPEALS
OCTOBER 18th, 2011
CASE #11-17

PROPERTY LOCATION: 4896 Oak Tree Ct.

PETITIONER: Ann Schultheis

ZONING: MUPUD (Mixed Used Planned Unit Development)

WELL AND SEPTIC INFO: Well and Sewer

PETITIONERS REQUEST: Requesting a rear yard variance to construct an addition.

CODE REFERENCE: Oak Pointe South PUD

STAFF COMMENTS: None

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	40	10	10	50		-
Setbacks Requested				26		
Variance Amount				24		

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 11-17 Meeting Date MUSD 10-18-11

- 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: Ed Gray / Ann Schuelther's
Property Address: 4896 Oaktree Ct Phone: 248-318-0296 (Ed)
Present Zoning: MUPUD Tax Code: 11-28-401-036

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: Allow a 3-season porch into the rear yard setback
2. Intended property modifications: residential addition

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) _____
- b. Other (explain) Existing placement of house on the lot

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

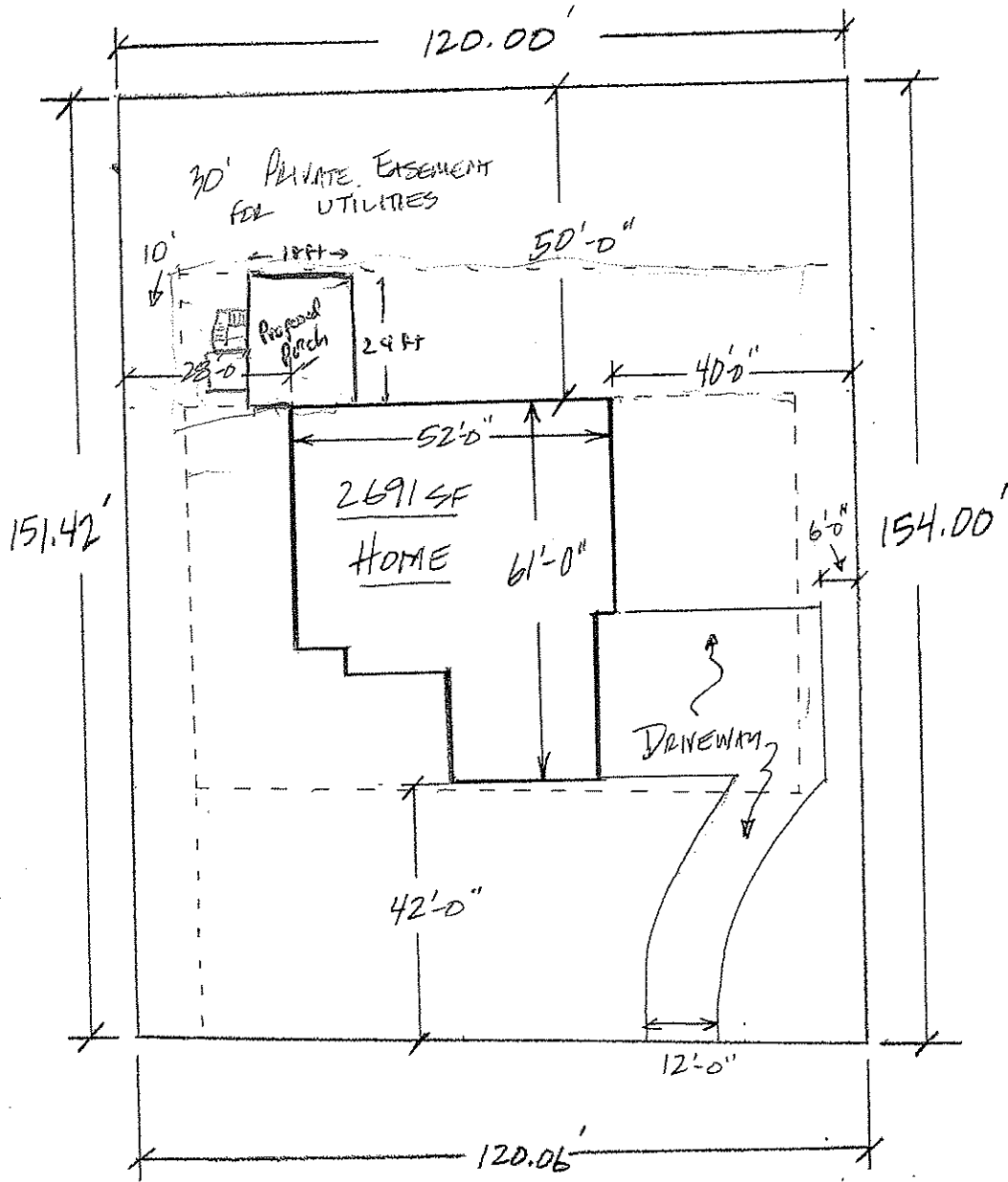
- **PROPERTY MUST BE STAKED SHOWING ALL** proposed improvements 5 days before the meeting and remain in place until after the meeting
- Plot Plan drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. Note: will need 8 copies of any drawings larger than 11 x 17.
- Waterfront properties must indicate setback from water from adjacent homes.
- Petitioner (or a Representative) must be present at the meeting

Date: Sept 26, 2011
Signature: Edward K. Gray

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.

Water Softener Recharge
MAY NOT BE
CONNECTED TO
Sanitary Sewer Systems



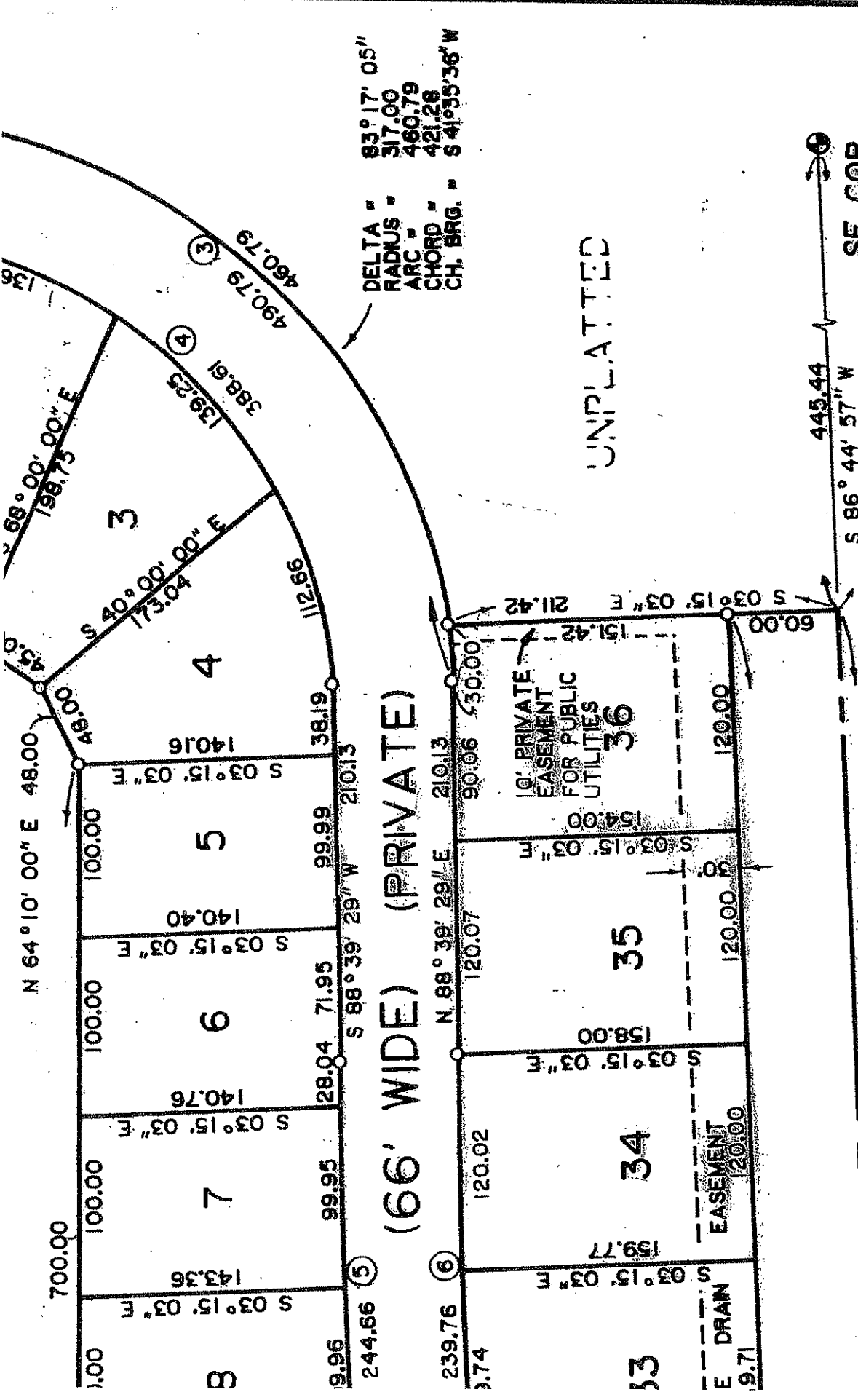
Water Softeners
MAY NOT UTILIZE
Sodium Chloride (SALT)

~~UNAPPROVED~~
~~UNAPPROVED~~
~~UNAPPROVED~~

1/16 inch = 2ft

N

LOT 36 OAK POINTE SOUTH 11 4896 OAK TREE CT.



H LINE SECTION 28

Water Softeners
MAY NOT UTILIZE
 Sodium Chloride (SALT)

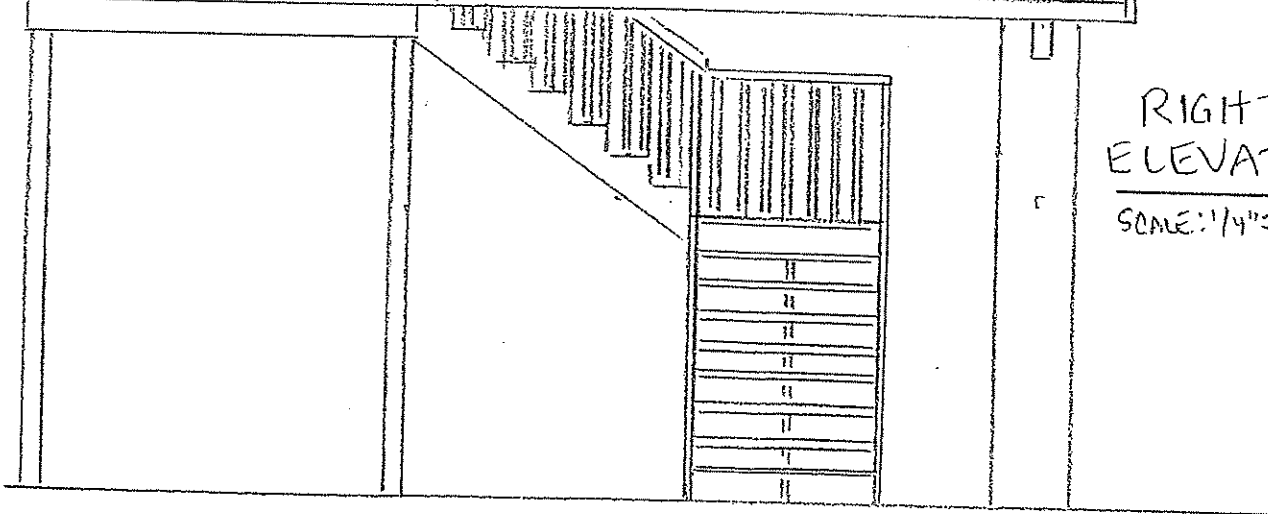
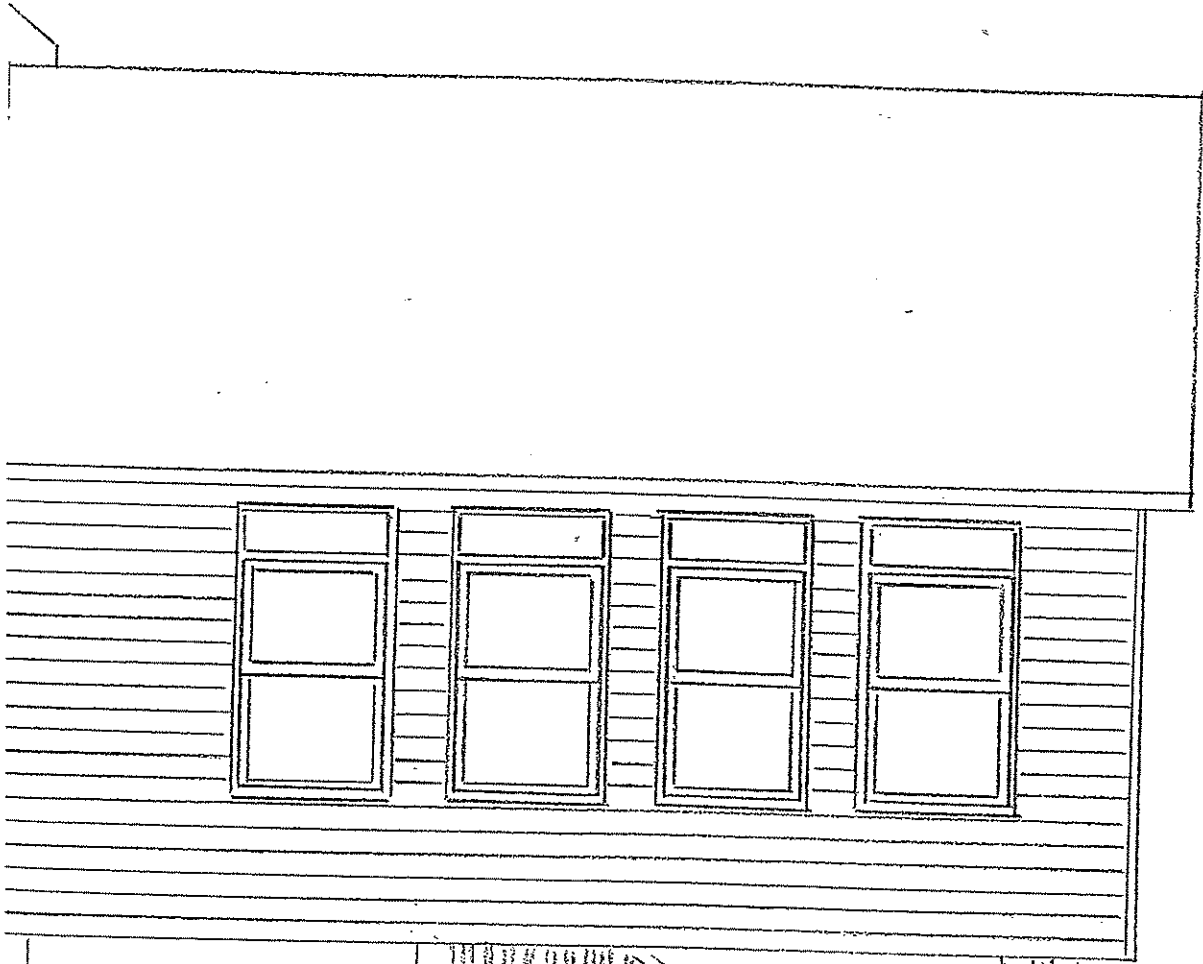
Water Softener Recharge
MAY NOT BE CONNECTED TO
 Sanitary Sewer Systems

[REDACTED]
[REDACTED]
[REDACTED]



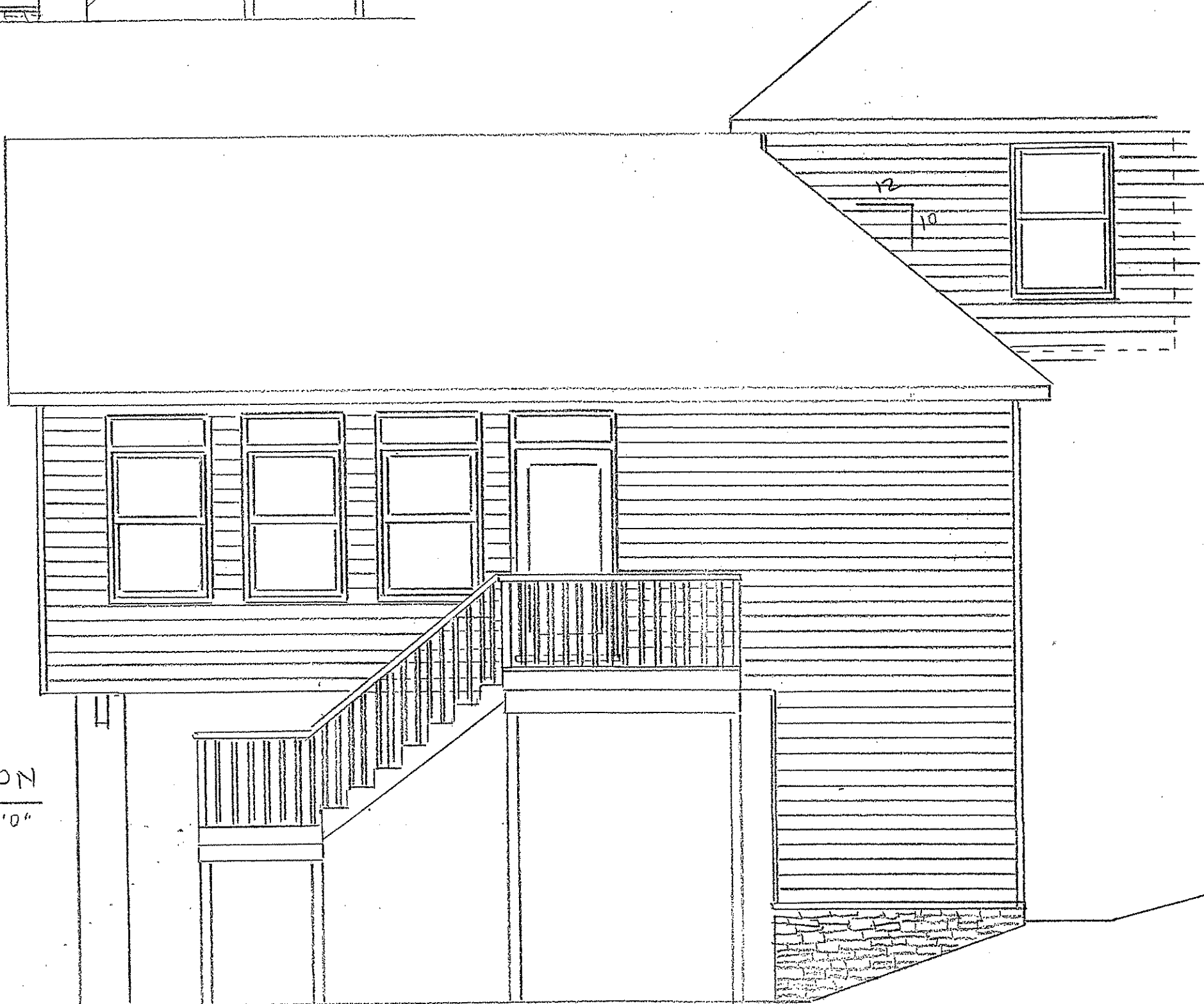
REAR ELEVATION

SCALE: 1/4" = 1'0"

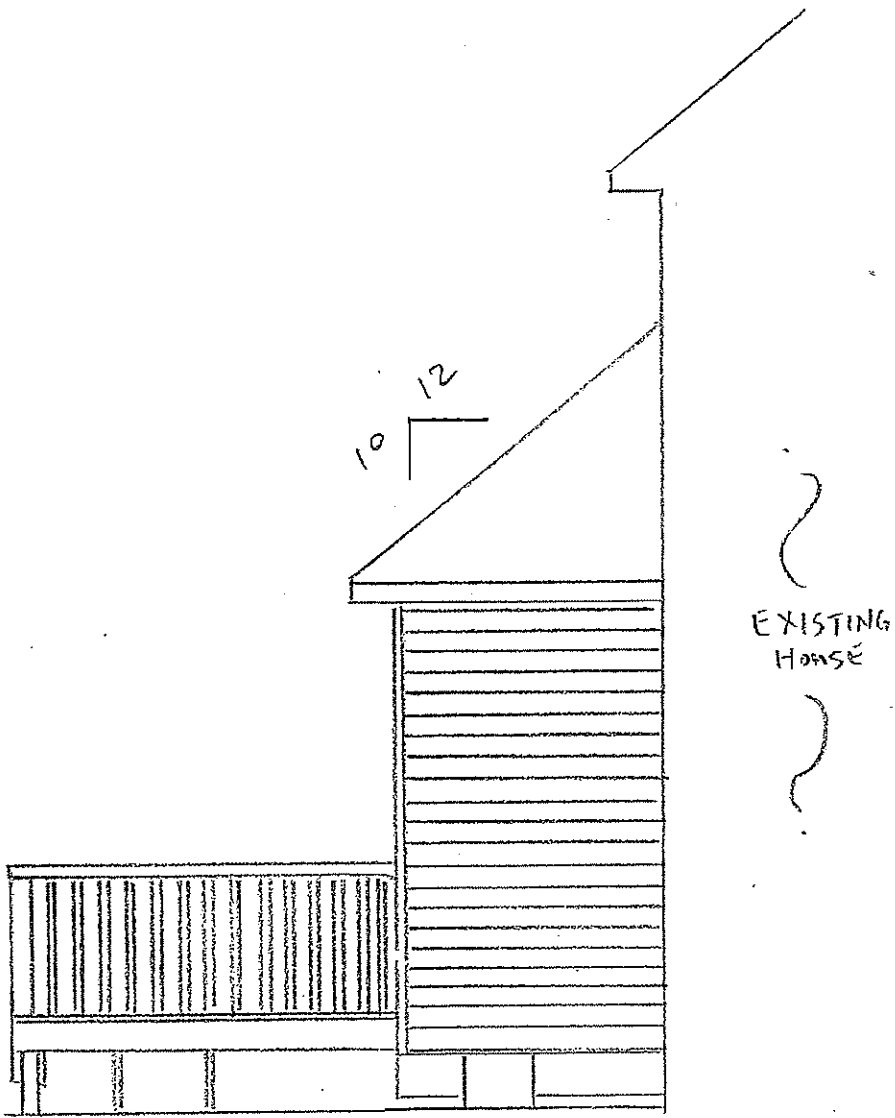


RIGHT
ELEVATION

SCALE: 1/4" = 1'0"



LEFT
ELEVATION
SCALE: 1/4" = 1' 0"



FRONT ELEVATION

SCALE: 1/4" = 1'0"

Update 9/18 Modification Approval 4896 O/Tree Ct. 1

[Hide Details](#)

FROM: Ron Jones
TO: annschultheis@yahoo.com
CC: Ron Jones

Sunday, September 18, 2011 11:30 AM

Mrs. Schultheis,

Please accept this email as the final approval for the Oak Pointe Community Association Architectural Committee for you three (3) season room addition per your submittal. I will be sending you a signed copy once I go to the office later this week.

Good Luck

Ronald Jones CMCA, AMS
Kramer-Triad Management Group, LLC., AAMC
1100 Victor Way suite 50
Ann Arbor, Michigan 48108
An Associa Member Company
rjones@kramertriad.com
734-973-5500
734-973-0001 fax
Associa - The Nations Leader in Community Association Management

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This communication does not reflect an intention by the sender or the sender's client or principal to conduct a transaction or make any agreement by electronic means. Nothing contained in this message or in any attachment shall satisfy the requirements for a writing, and nothing contained herein shall constitute a contract or electronic signature under the Electronic Signatures in Global and National Commerce Act, any version of the Uniform Electronic Transactions Act or any other statute governing electronic transactions.

From: Merrion3@aol.com [Merrion3@aol.com]
Sent: Sunday, September 18, 2011 9:31 AM
To: Ron Jones
Cc: edwardgray3@gmail.com; annschultheis@yahoo.com; merrion3@aol.com
Subject: Re: Fw: Fwd: Builder Information

Ron,

Attached is the approved modification request for Ann Schultheis, 4896 Oak Tree Court. Please let her know it is approved so she can get started with Genoa Township. I have the complete package for your files.Thanks.

Dave

In a message dated 9/18/2011 10:02:54 A.M. Eastern Daylight Time, annschultheis@yahoo.com writes:

Hi Dave...

Please read the below e-mail for the information you requested from our builder.

I would appreciate a return e-mail from you, letting me know that you received this information.

I also look forward to hearing from you/ committee later this week, as you mentioned, with confirmation for this project.

Ann Schultheis

----- Forwarded Message -----

From: David Shirk <dshirk@toast.net>
 To: Ann Schultheis <annschultheis@yahoo.com>
 Sent: Saturday, September 17, 2011 6:45 PM
 Subject: Fwd: We need information from you

----- Forwarded message -----

From: **David Shirk** <dshirk@toast.net>
 Date: Sat, Sep 17, 2011 at 6:41 PM
 Subject: Re: We need information from you
 To: Ed Gray <edwardgray3@gmail.com>

Builder's License number 2101113330

Insurance is Farm Bureau / Guardian. Jeff Toole Agent in Brighton, Policy number S 260240112

Federal I.D. # 38-3328749

This should answer their questions

On Sat, Sep 17, 2011 at 6:24 PM, Ed Gray <edwardgray3@gmail.com> wrote:
 Hello, Jeff...

One of the people from the Association Board Stopped by to talk about the 3 season room project. He is the one who had to sign off on it before approval can be granted. It turned out all was OK except for some information about you and your company that we need to give to them:



Charter Township of Genoa
ZONING BOARD OF APPEALS
OCTOBER 18th, 2011
CASE #11-17

PROPERTY LOCATION: 3950 E. Grand River

PETITIONER: Genoa Charter Township

ZONING: NRPUD (Non Residential Planned Unit Development)

WELL AND SEPTIC INFO: Water and Sewer

PETITIONERS REQUEST: Requesting a sign variance.

CODE REFERENCE: Section 16.06.03 (a) – Sign setbacks from road right of way

STAFF COMMENTS: This petition is in regards to the Bennigans signs at the corner of Latson and Grand River. This request is due to the planned Latson Road interchange and widening of Latson road. Please see the attached comments from the Township Planning Director.

	R.O.W setback	One Side	Other Side	Sign height	Sign area	Other
Setbacks of Zoning	10					
Setbacks Requested	6					
Variance Amount	4					

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 11-18

Meeting Date: 10-18-11

*NO
charge*

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: GENOA TOWNSHIP / RLG Howell, LLC ; GCG Howell, LLC

Property Address: 3950 E. GRAND RIVER Phone: 810 227 5225

Present Zoning: NRPUD Tax Code: 4711-05-400-047

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: FOUR FOOT (4') SIGN SETBACK VARIANCE TO ALLOW FOR 6' SETBACK.

2. Intended property modifications: CONSTRUCT 2 NEW SIGNS TO REPLACE SIGN DISPLACED BY LATSON ROAD INTERCHANGE PROJECT.

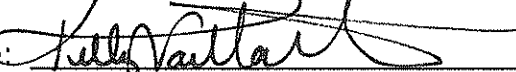
This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) THE RIGHT-OF-WAY NECESSARY FOR THE LATSON ROAD INTERCHANGE PROJECT ROAD IMPROVEMENTS REQUIRES REMOVAL OF

~~b. Other (explain)~~ THE EXISTING SIGN. THE SIGN CANNOT BE RECONSTRUCTED ON THE PROPERTY WITHOUT A VARIANCE.

Variance Application Requires the Following:

- 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 8½ 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: 9/26/2011 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.



October 13, 2011

Genoa Charter Township
Zoning Board of Appeals
Care of: Adam VanTassell
2911 Dorr Road
Brighton, Michigan 48116

2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

Re: Variance Case #11-18
Genoa Township – Bennigan’s Sign Setback Variance Application
Parcel No. 4711-05-400-047
3950 E. Grand River, Howell, Michigan, 48843

Dear Honorable Board Members,

The Michigan Department of Transportation in conjunction with the Livingston County Road Commission and Genoa Charter Township have been working with the owner and tenant of the subject property to obtain right-of-way and grading permits for the Latson Road Interchange project. I have enclosed copies of the Michigan Department of Transportation prepared drawings showing the proposed right-of-way and consent to grade areas. This application for variance is requested by Genoa Township on behalf of the owner and tenant as part of the settlement agreement for the property rights needed for the Latson Road Interchange project. As shown on the attached, the project requires additional right-of-way for clear vision at the northeast corner of the property requiring complete removal of the existing sign. The proposed right-of-way negates the opportunity for any future signage is this location.

The property is currently zoned Non-Residential Planned Unit Development (NRPUD) and the existing restaurant is a permitted use in the district. The existing sign consists of two (2) panels, each six feet (6’) tall and ten feet (10’) wide. It conforms to the existing development agreement and applicable ordinance standards. As permitted by ordinance, a corner lot is permitted two (2) signs along each public right-of-way frontage. The PUD agreement for his property restricts the signage to six feet (6’) tall and sixty (60) square feet in area which equates to a six feet (6’) by ten feet (10’) sign. Currently there exists a twenty feet (20’) greenbelt between the right-of-way and curb for the existing parking to locate a sign. Because of vehicles overhanging parking spaces, signs cannot be located closer than four feet (4’) from the curb of parking. Given the ten foot (10’) setback requirement and the ten foot (10’) width of the sign, there is no room to relocate or reconstruct the signs within the space available. Please find discussed below the criteria applicable to this variance request.

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen
Jean W. Ledford
Todd W. Smith
Steven Wildman

MANAGER

Michael C. Archinal

Variations requested:

	Ordinance Requirement	Proposed	Variance Amount
Right-of-Way			
Setback	10 feet	6 feet	4 feet

Criteria Applicable to Dimensional Variances:

*(a) **Practical Difficulty/Substantial Justice.** Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.*

Compliance with the strict letter of the ordinance would not permit a monument sign on the property. Granting of the requested variance will do substantial justice to the applicant and the district and is necessary for the preservation and enjoyment of the property right.

*(b) **Extraordinary Circumstances.** There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.*

The only permitted location for a monument sign on the property is needed by the Michigan Department of Transportation for the Latson Road Interchange project. Granting the variance will allow the property to have ground signage consistent with the other properties in the vicinity. These factors are unique to the property and have not been self-created by the applicant.

*(c) **Public Safety and Welfare.** The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.*

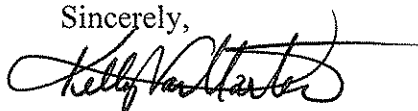
The granting the sign setback variance would not impact public safety of welfare.

*(d) **Impact on Surrounding Neighborhood.** The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.*

If granted, the variance will not interfere with the development, use or value of the surrounding neighborhood.

Should you have any questions concerning this matter, please do not hesitate to contact me at (810) 227-5225.

Sincerely,

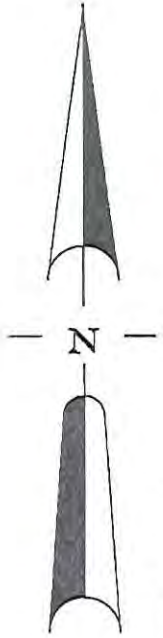


Kelly VanMarter
Planning Director

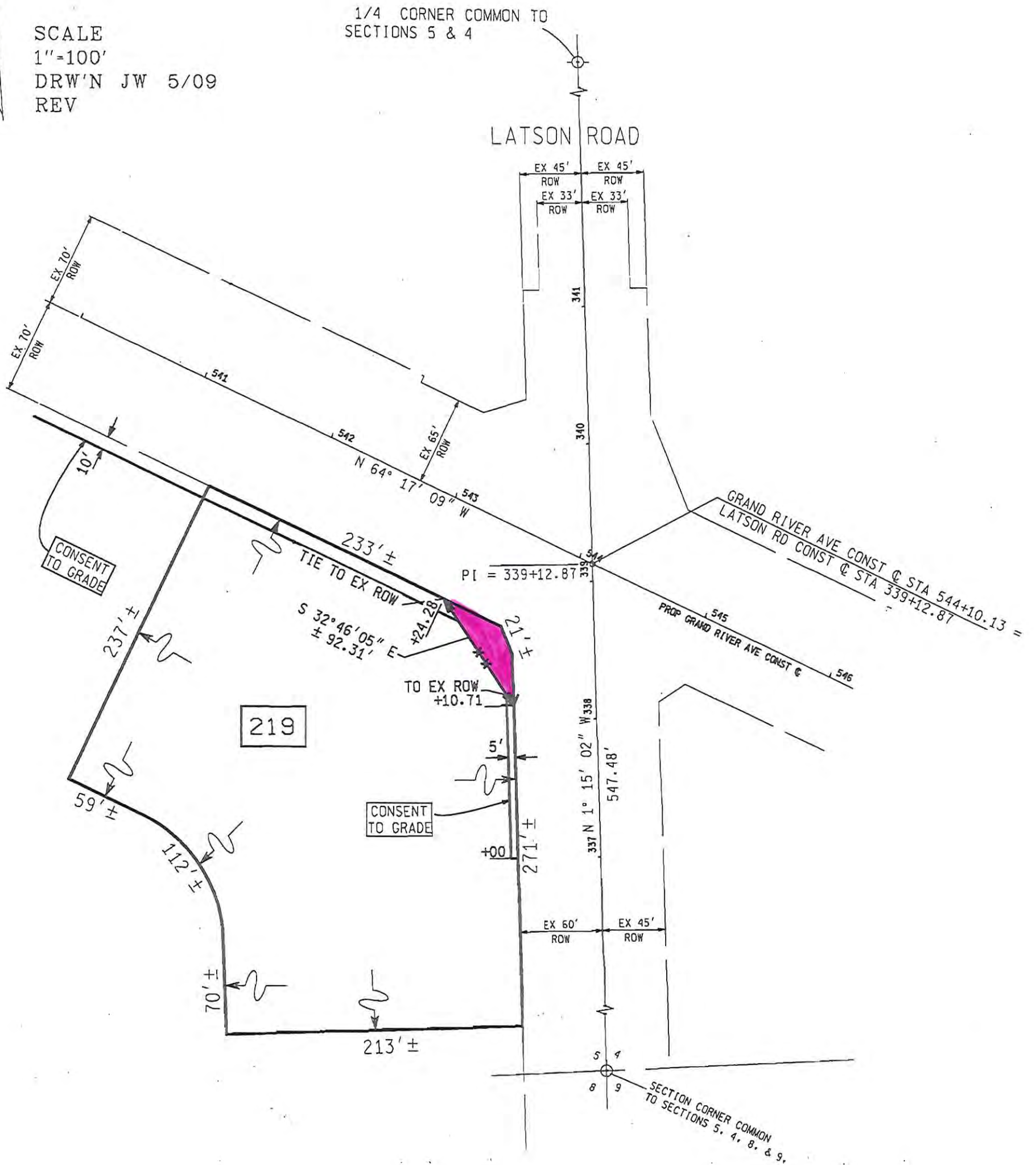
MDOT RIGHT-OF-WAY DRAWINGS

SEC.5 , T2N , R5E
GENOA TOWNSHIP
LIVINGSTON COUNTY

CONTROL 47062
JOB NO. 101622B
PARCEL 219



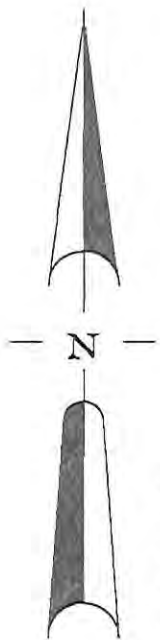
SCALE
1"=100'
DRW'N JW 5/09
REV



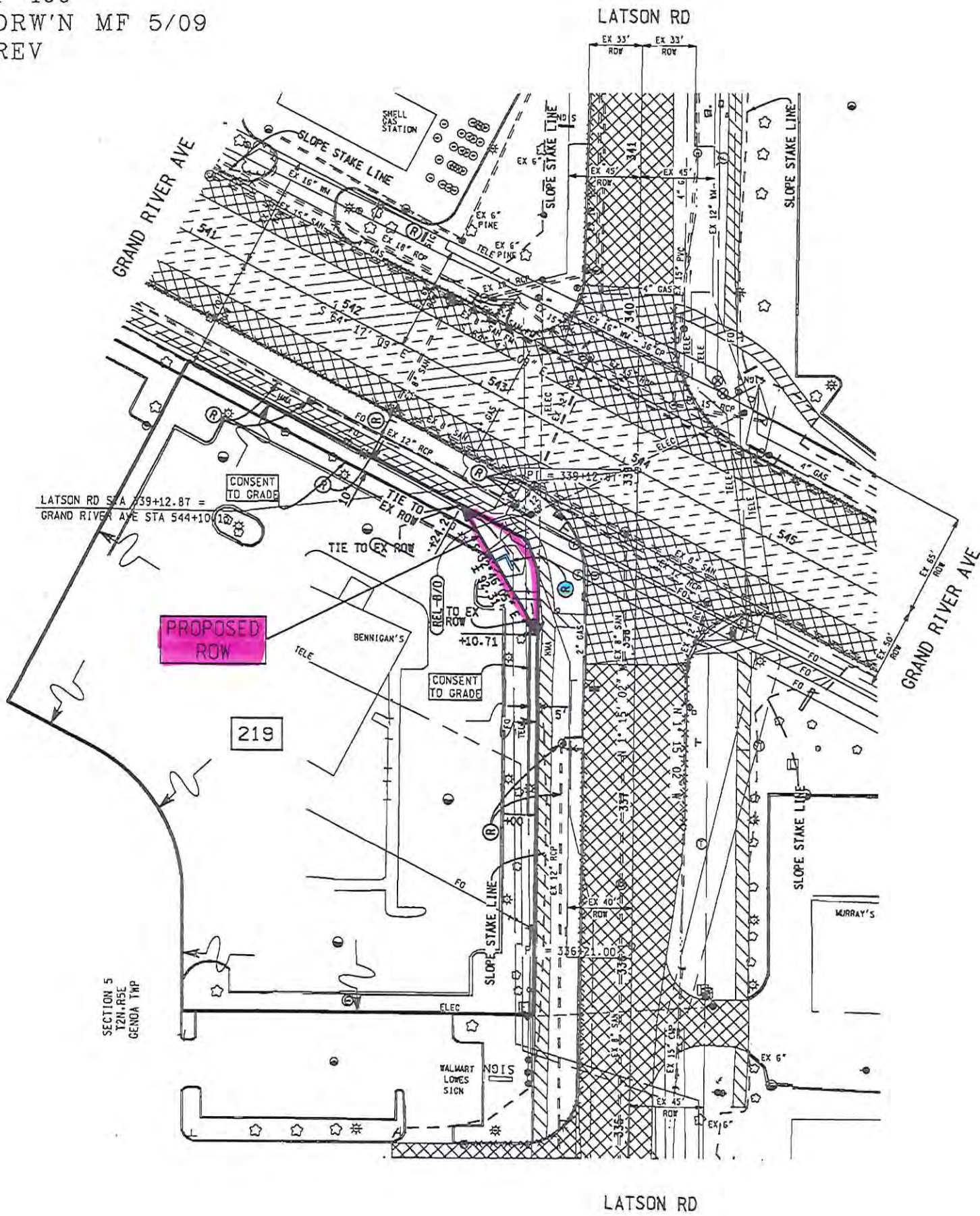
REMOVAL SHEET

SEC.05, T02N, R05E
GENOA TOWNSHIP
LIVINGSTON COUNTY

CONTROL 47065
JOB NO. 101622B
PARCEL 219



SCALE
1"=100'
DRW'N MF 5/09
REV

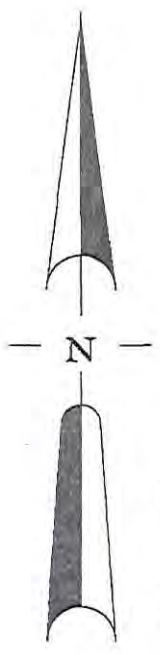


REMOVAL SHEET

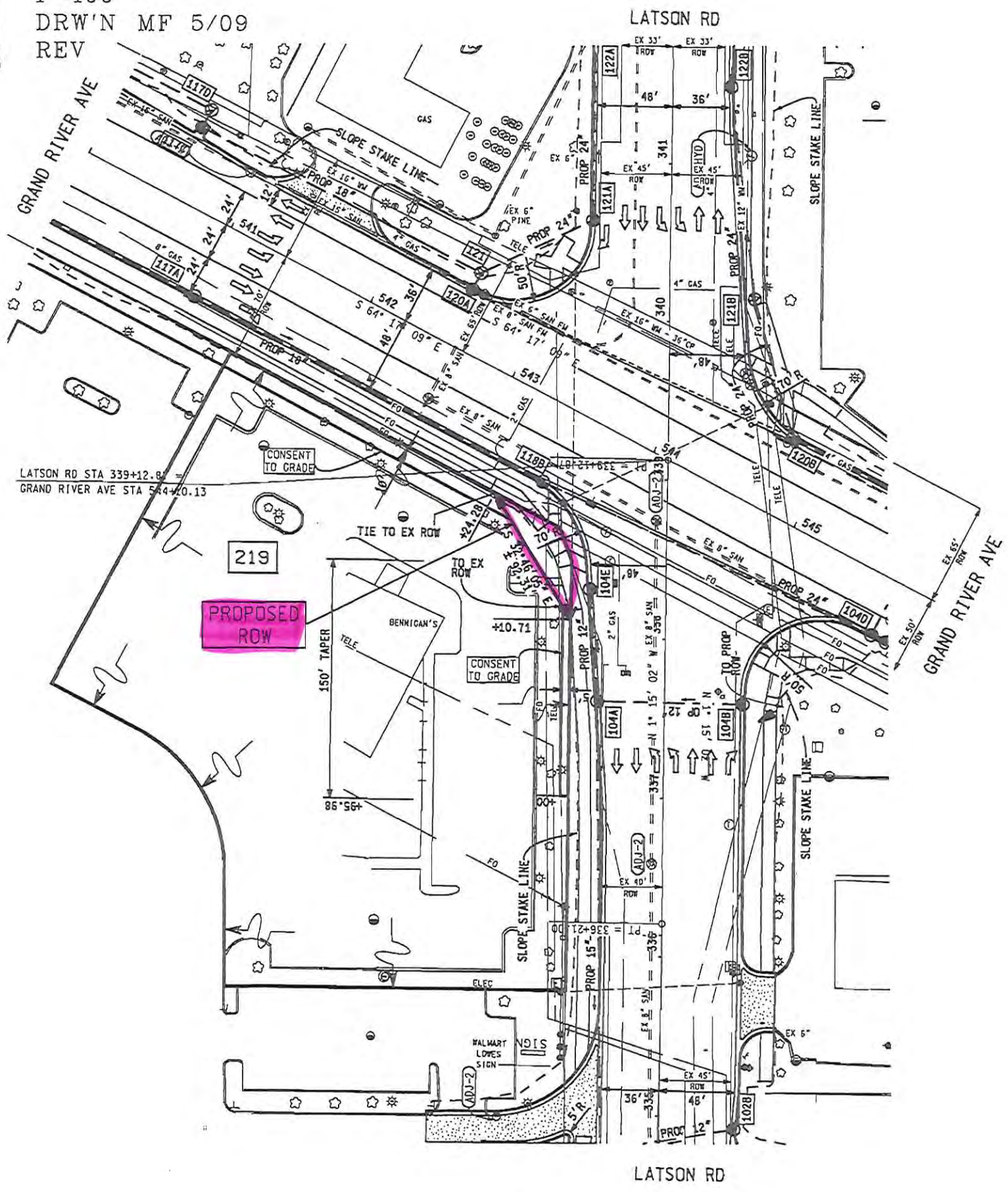
CONSTRUCTION SHEET

SEC.05, T02N, R05E,
GENOA TOWNSHIP
LIVINGSTON COUNTY

CONTROL 47065
JOB NO. 101622B.
PARCEL 219 ✓



SCALE
1"=100'
DRW'N MF 5/09
REV



CONSTRUCTION SHEET

Customer: RG Properties

Job # 790



Notes:

Modified model #13
Two 4' x 8' single sided illuminated sign cabinets
mounted inside monument sign.

10099 Bergin Road
Building D
Howell, MI 48843
(P): 810.632.0562
(F): 810.632.0563
E-MAIL: info@FiveStarSignsMI.com
WEB: www.FiveStarSignsMI.com



Date: 10-14-11

Job Name: Bennigans

Location:

Approved by: _____

Production Code:

Approved: Approved as noted:

P.O.#



**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
SEPTEMBER 13, 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 Barbara Figurski. The Pledge of Allegiance was then said. Chairman Dhaenens then gave a brief introduction to the ZBA. There were five people in the audience.

Moved by Figurski, support by Wildman, to approve the agenda as submitted. **Motion carried unanimously.**

11-13...A request by William McCririe, Sec. 22, 4430 Clifford, for a side yard variance to construct a new detached accessory structure.

A call to the public was made with no response.

Moved by Grajek, supported by McCreary, to table case#11-13 located at 4430 Clifford Road, pending a drawing on the survey showing where the structure is going to be constructed in relationship to the side and front property line also petitioner should demonstrate where the lot line is located on the eastern most lot line and the eastern lot line. **Motion carried unanimously.**

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.

A call to the public was made with no response.

Moved by Grajek, supported by Figurski, to approve case# 11-14 located at 4077 Homestead for a front yard variance of 13 feet with a setback of 22 feet and a 10 foot front yard variance with a zero foot setback for construct a garage, porch and second story addition. The finding of fact is the typography of the lot. **Motion carried unanimously.**

Moved by Figurski, supported by McCreary, to approve the August 19th, 2011 Zoning Board of Appeals minutes. **Motion carried unanimously.**

Moved by Figurski, supported by Grajek, to adjourn the Zoning Board of Appeals meeting at 7:10 p.m. **Motion carried unanimously.**