

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
NOVEMBER 15th, 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. 11-19...A request by John Vincent, Section 34, 5080 Glenway, for a variance to construct a detached accessory structure in the front yard.
2. 11-20... A request by Sean Corcoran, Sec. 6, 422 Springwell Lane, for a variance to construct a detached accessory structure in the front yard.

ADMINISTRATIVE BUSINESS:

- A. ***Approval of minutes for the October 18th, 2011 Zoning Board of Appeals meeting.***
- B. ***Correspondence***
- C. ***Member Discussion***
- D. ***Adjournment***

Charter Township of Genoa
ZONING BOARD OF APPEALS
NOVEMBER 15TH, 2011
CASE #11-19

PROPERTY LOCATION: 5080 Glenway

PETITIONER: John Vincent

ZONING: LDR (Low Density Residential)

WELL AND SEPTIC INFO: Well and septic

PETITIONERS REQUEST: Requesting a variance to construct a detached accessory in the front yard.

CODE REFERENCE: Section 11.04.01 (c) – Detached accessory structures in the front yard

STAFF COMMENTS: Petitioner is seeking to place a detached garage in the front yard. Petitioner’s property is bordered on 2 sides by roads. As this structure is not allowed in the front yard, there are no setbacks given. Staff recommends that if approved that the proposed setbacks be part of any motion.

DETACHED ACCESSORY STRUCTURE	Principal building setback	Front	Side	Rear	Size	Height
Setbacks of Zoning	10				900	14
Setbacks Requested	40	72	25		780	14
Variance Amount	n/a	72	25		n/a	n/a

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 11-19 Meeting Date: 11-15-11

- 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: JOHN VINCENT - JOHN BLACKBURN

Property Address: 5080 Glenway Phone: 810-300-8040 580-850-2859

Present Zoning: LDR Tax Code: 11-34-102-028

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: BUILD GARAGE IN "FRONT"

YARD OF FLAG LOT

2. Intended property modifications: BUILD DETACHED GARAGE

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) VERY STEEP GRADE AT REAR

OF HOUSE

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: 10-11-11

Signature: John Blackburn

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.

CERTAINTED CEMENT BOARD

SIDING AND TRIM

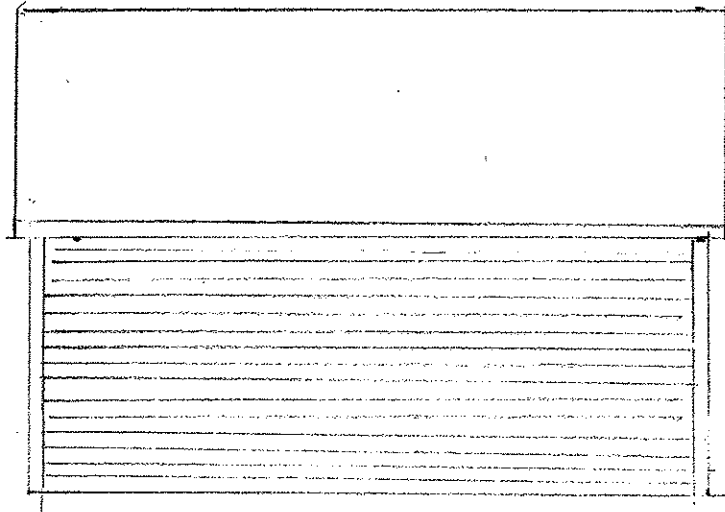
TYVEK

2x6 WALLS

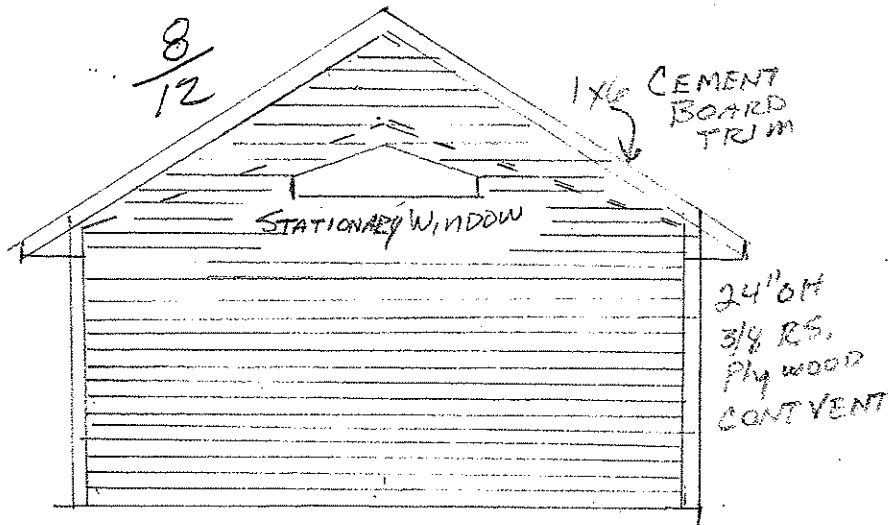
7/16 OSB SHEATHING

ENGINEERED WOOD TRUSSES
24" O.C. W/ CATHEDRAL CEILING

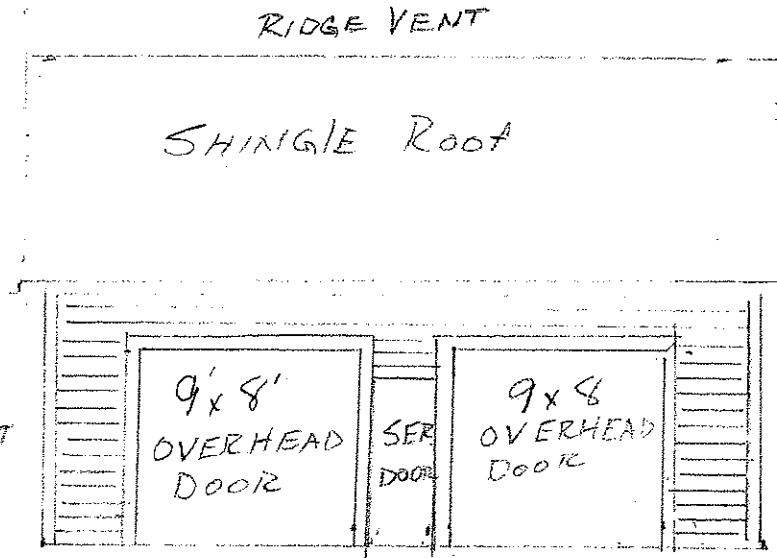
42" DEEP TRENCH FOOTING
W/ 16" STEM WALL AND 4" LEDGE
FOR CONC. FLOOR



REAR

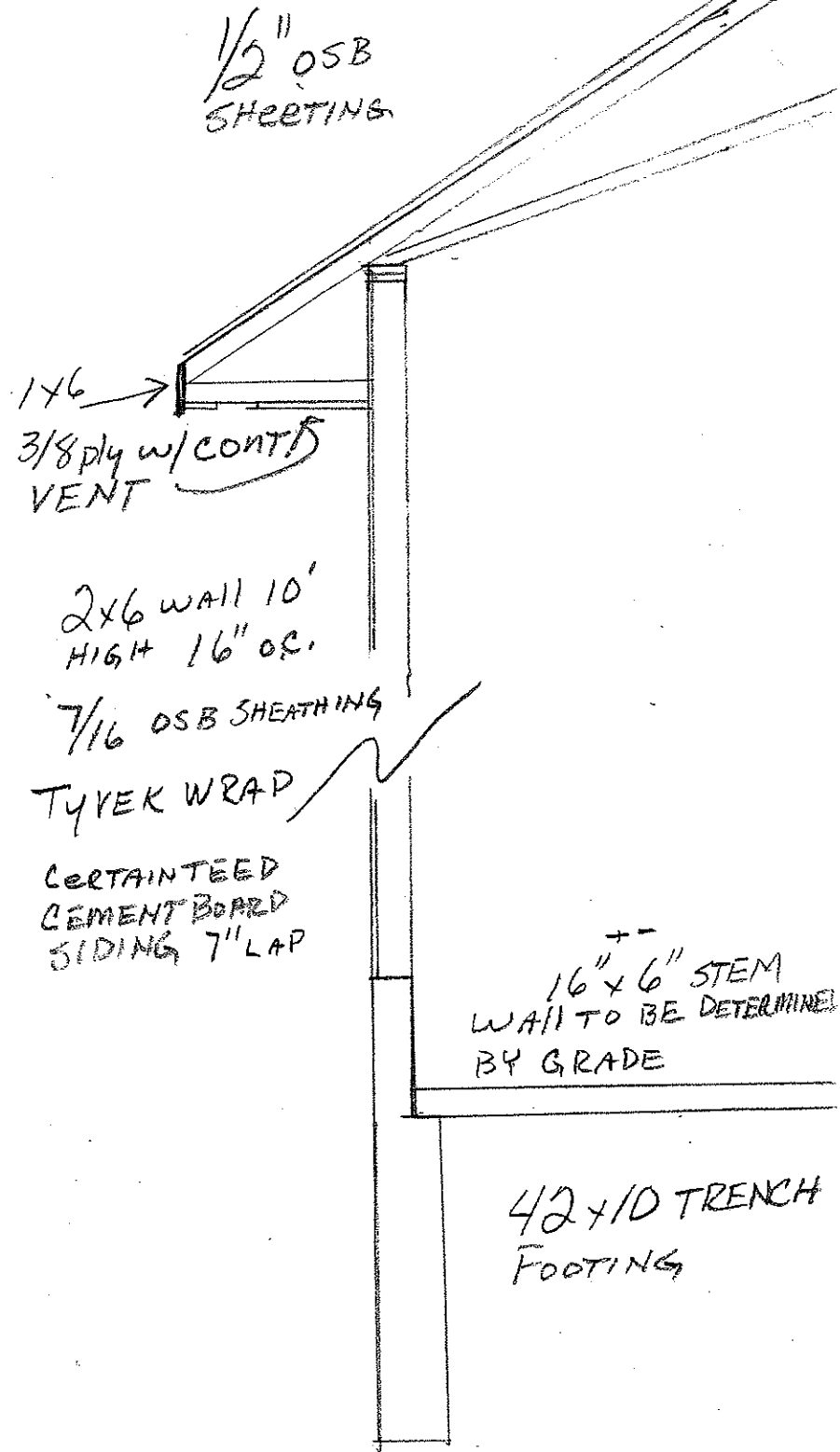
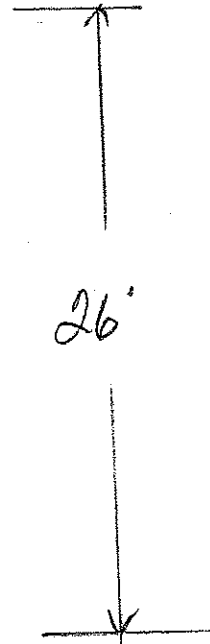
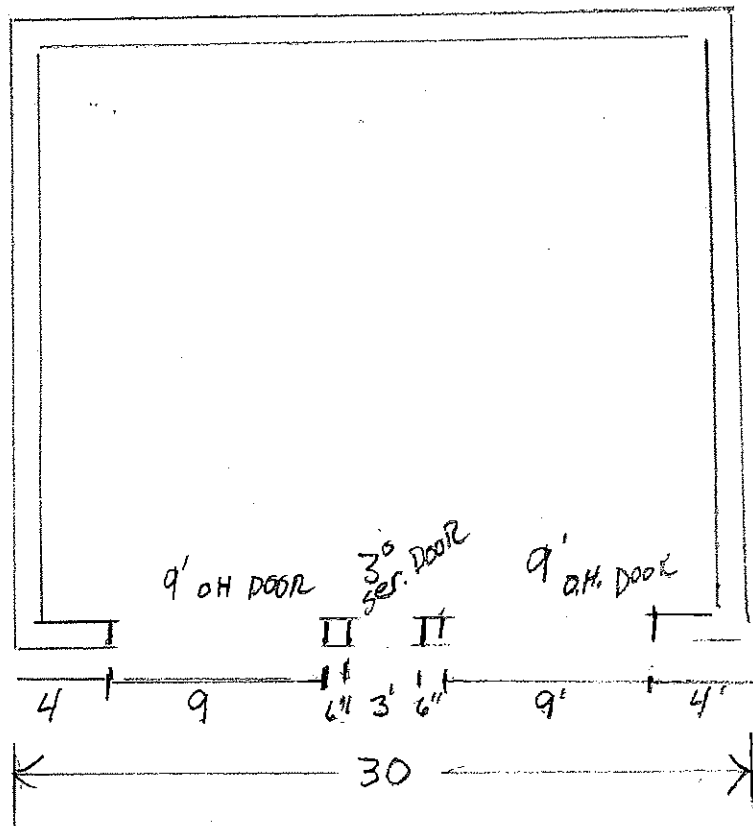


LEFT AND RIGHT SIDE



FRONT

1/8" PER FOOT SCALE



Charter Township of Genoa
ZONING BOARD OF APPEALS
NOVEMBER 15TH, 2011
CASE #11-20

PROPERTY LOCATION: 422 Springwell Lane

PETITIONER: Sean Corcoran

ZONING: RPUD (Residential Planned Unit Development)

WELL AND SEPTIC INFO: Water and sewer

PETITIONERS REQUEST: Requesting a variance to construct a detached accessory in the front yard.

CODE REFERENCE: Section 11.04.01 (c) – Detached accessory structures in the front yard

STAFF COMMENTS: Petitioner is seeking to place a detached garage in the front yard. Petitioner's property is bordered on 3 sides by roads. As this structure is not allowed in the front yard, there are no setbacks given. Staff recommends that if approved that the proposed setbacks be part of any motion.

DETACHED ACCESSORY STRUCTURE	Principal building setback	Front	Side	Rear	Size	Height
Setbacks of Zoning	10				900	14
Setbacks Requested	10	62.5	45.83	10	840	14
Variance Amount		62.5	45.83	10	n/a	n/a

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 11-20 Meeting Date: 11.15.2011

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: SEAN CORCORAN
Property Address: 422 Springwell Commons Phone: 810 614 6465
Present Zoning: Residential Tax Code: 11-06-202-001

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: build in what is called front yard
which is actually the side yard (Sean's words)
2. Intended property modifications: add a garage

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) It is the natural and logical location
to place the much needed garage
- b. Other (explain) No room on other side of home and could not
conform to any setback requirements on North side of home.

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. (Make copies of larger drawings)
- ~~Waterfront properties must indicate setback from water from adjacent homes.~~
- **Petitioner (or a Representative)** must be present at the meeting

Date: 10.24.2011

Signature: Sean Corcoran

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.

DETROIT LASER SURVEY

Specializing in Mortgage Surveying

P.O. Box 364

Office: 368-5350

Hazel Park, MI 48030

Fax: 368-3340

Survey
Number

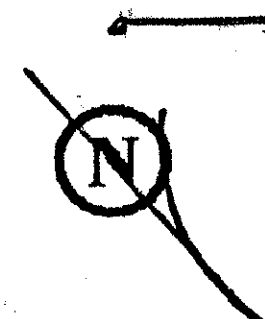
961509

Customer

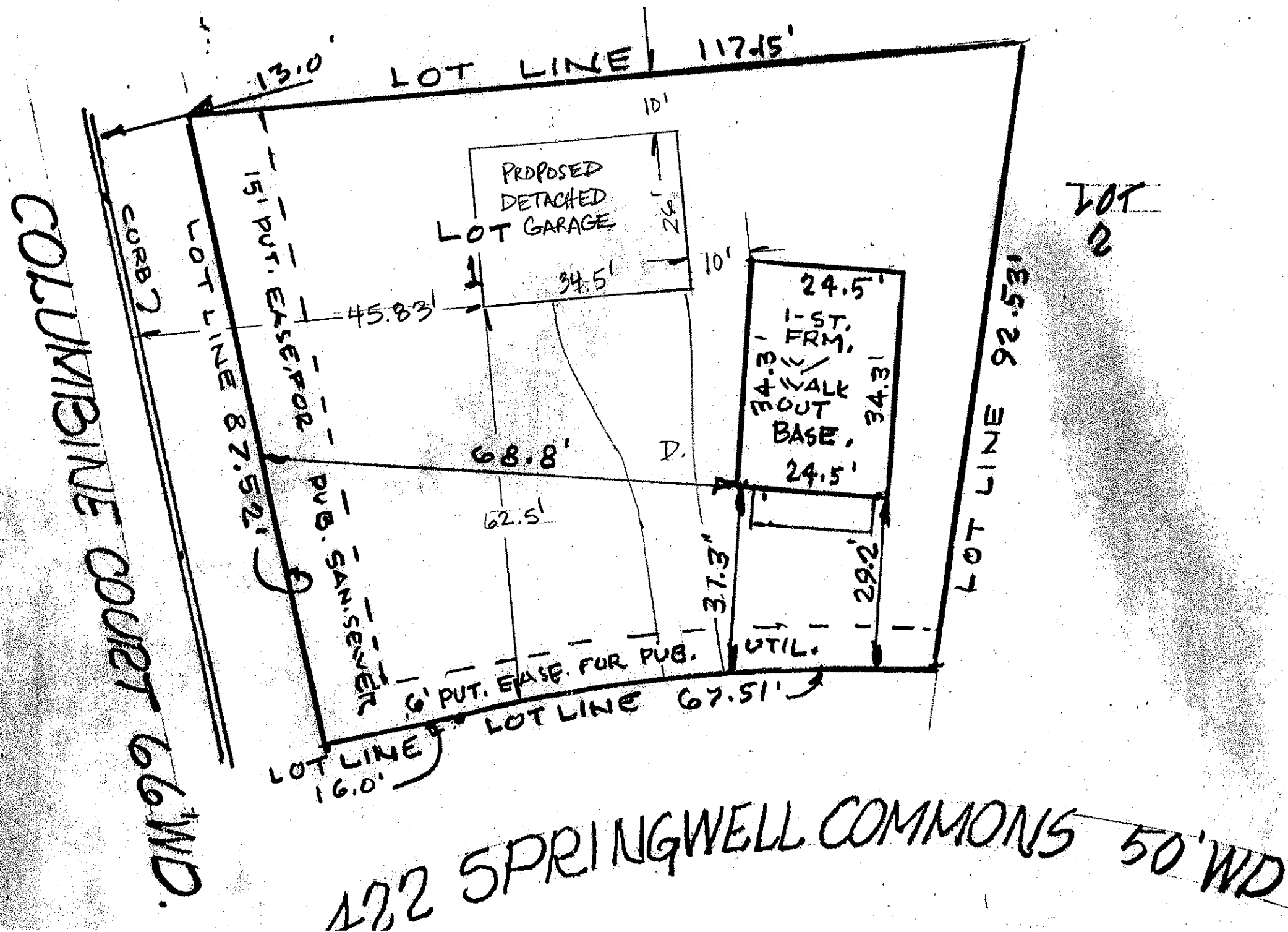
HOMESTEAD MORTGAGE COMPANY

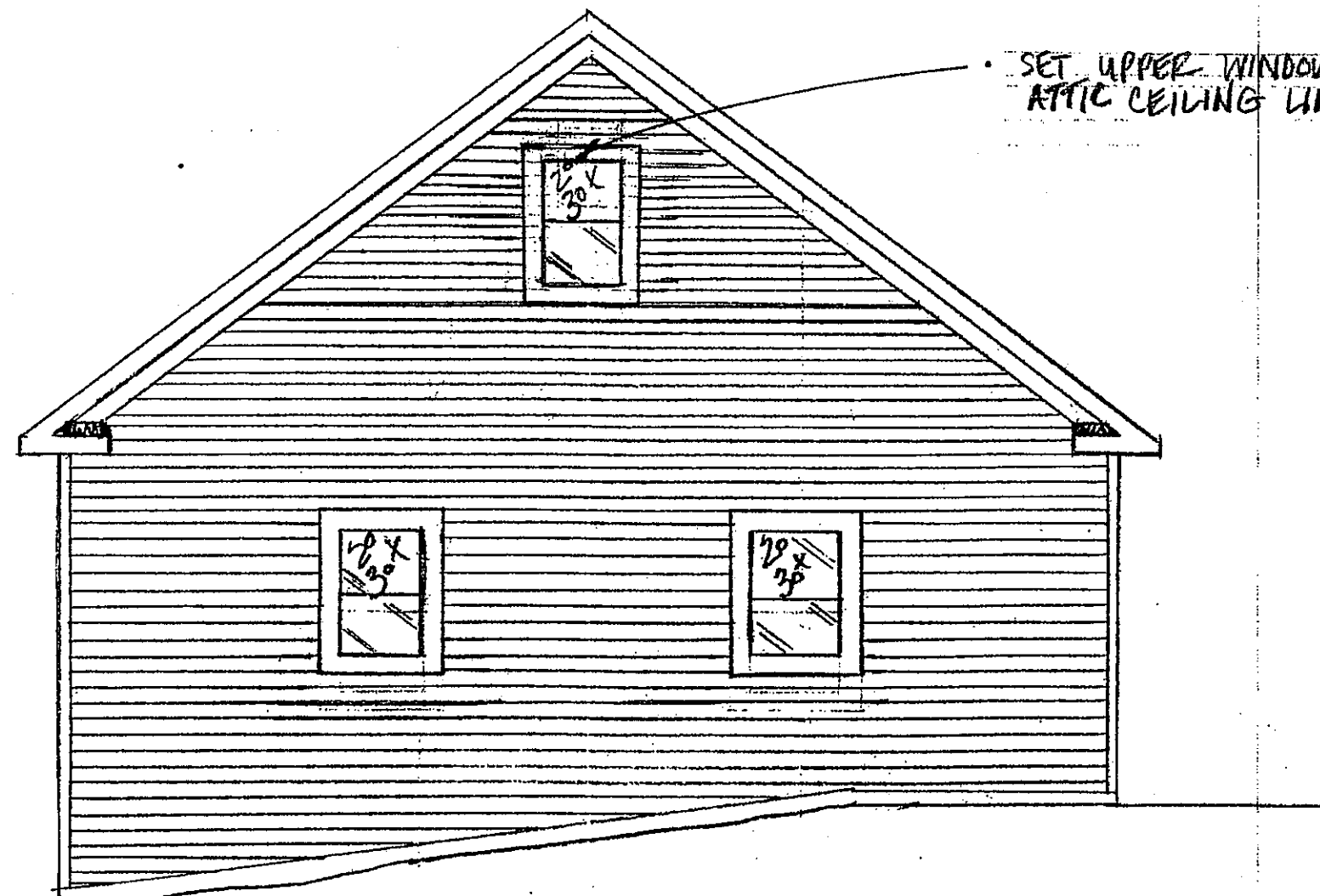
Date: 9-25-96

Scale: 1" = 30' DO NOT SCALE

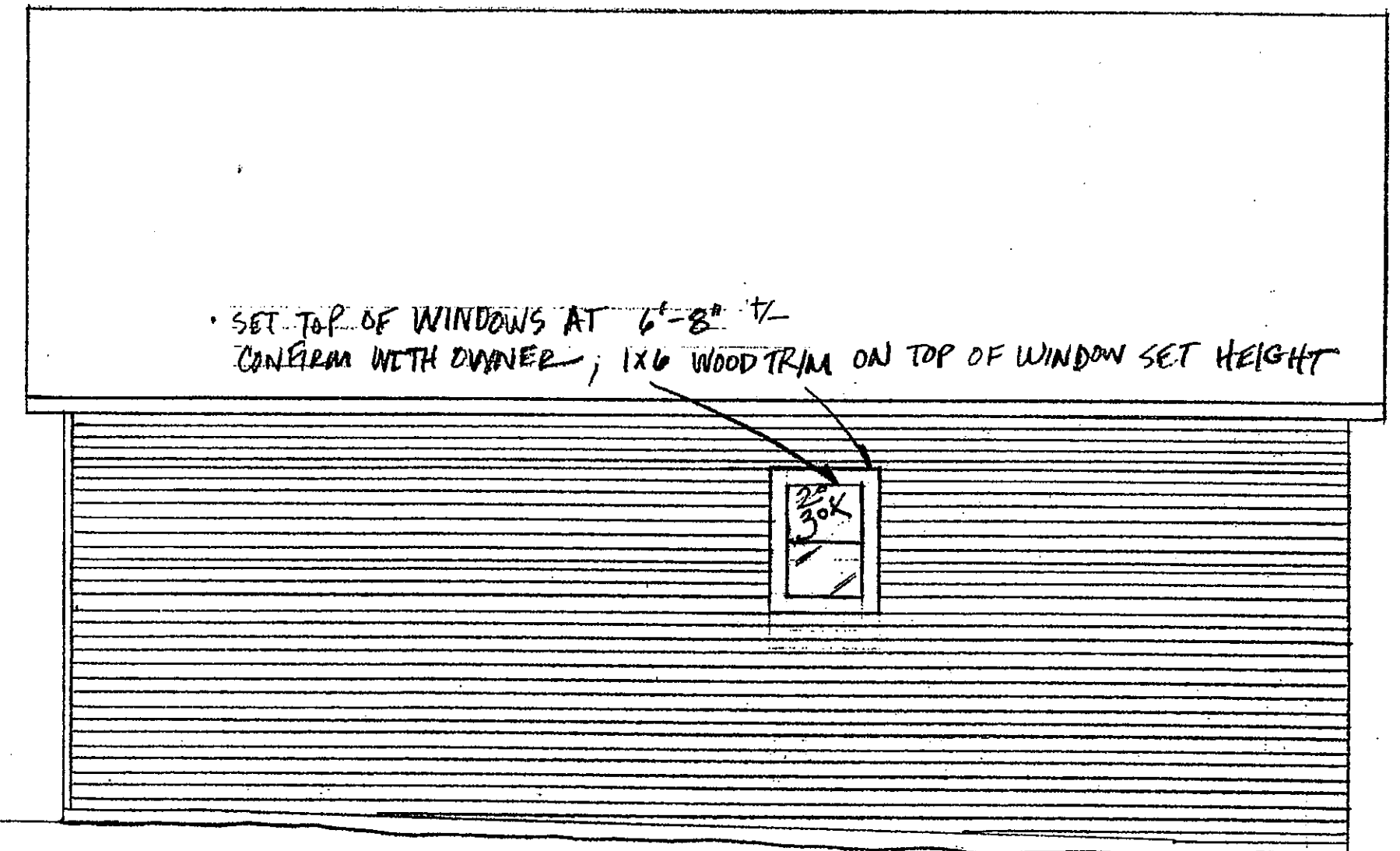


MORTGAGE CERTIFICATE

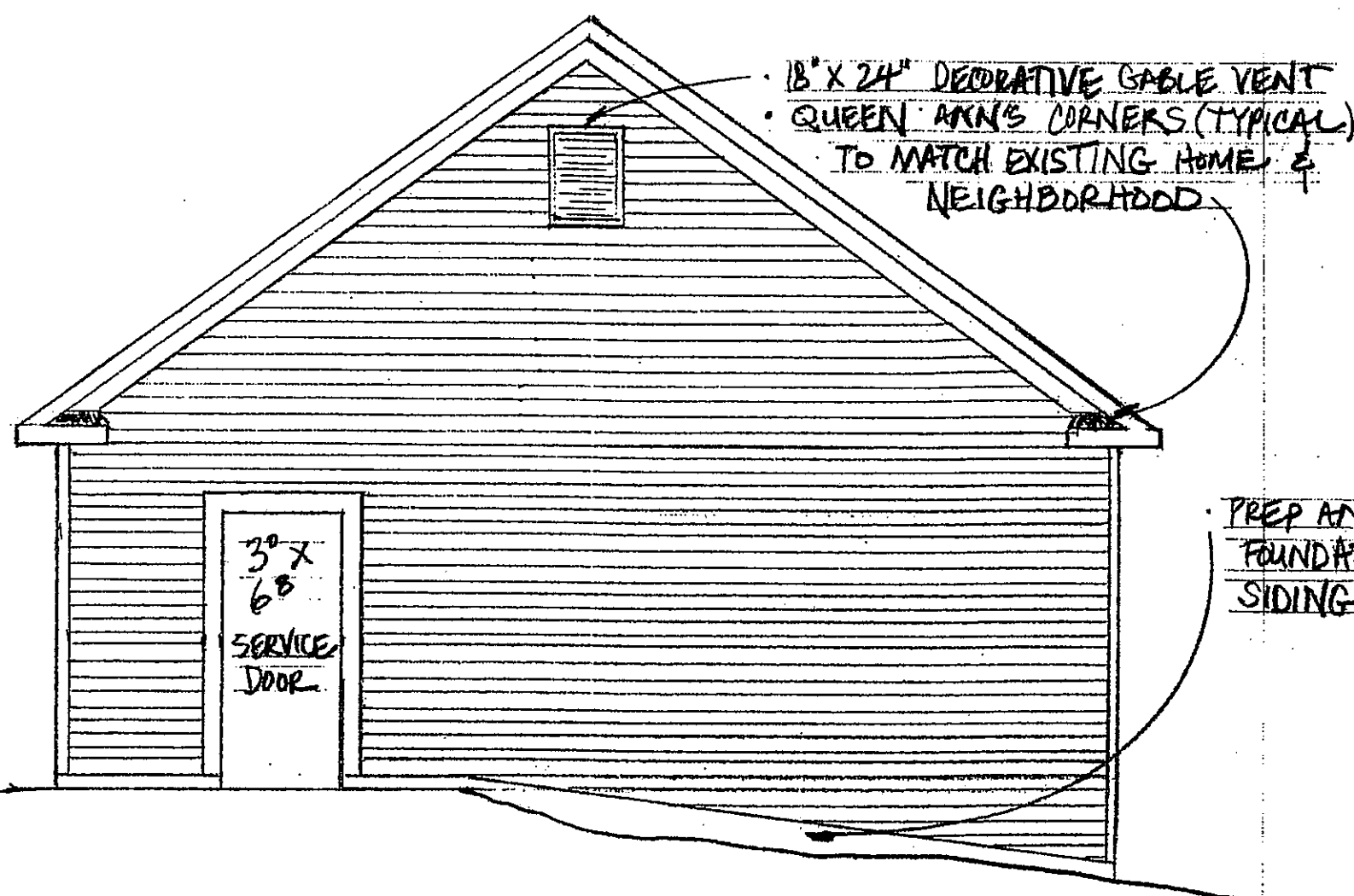




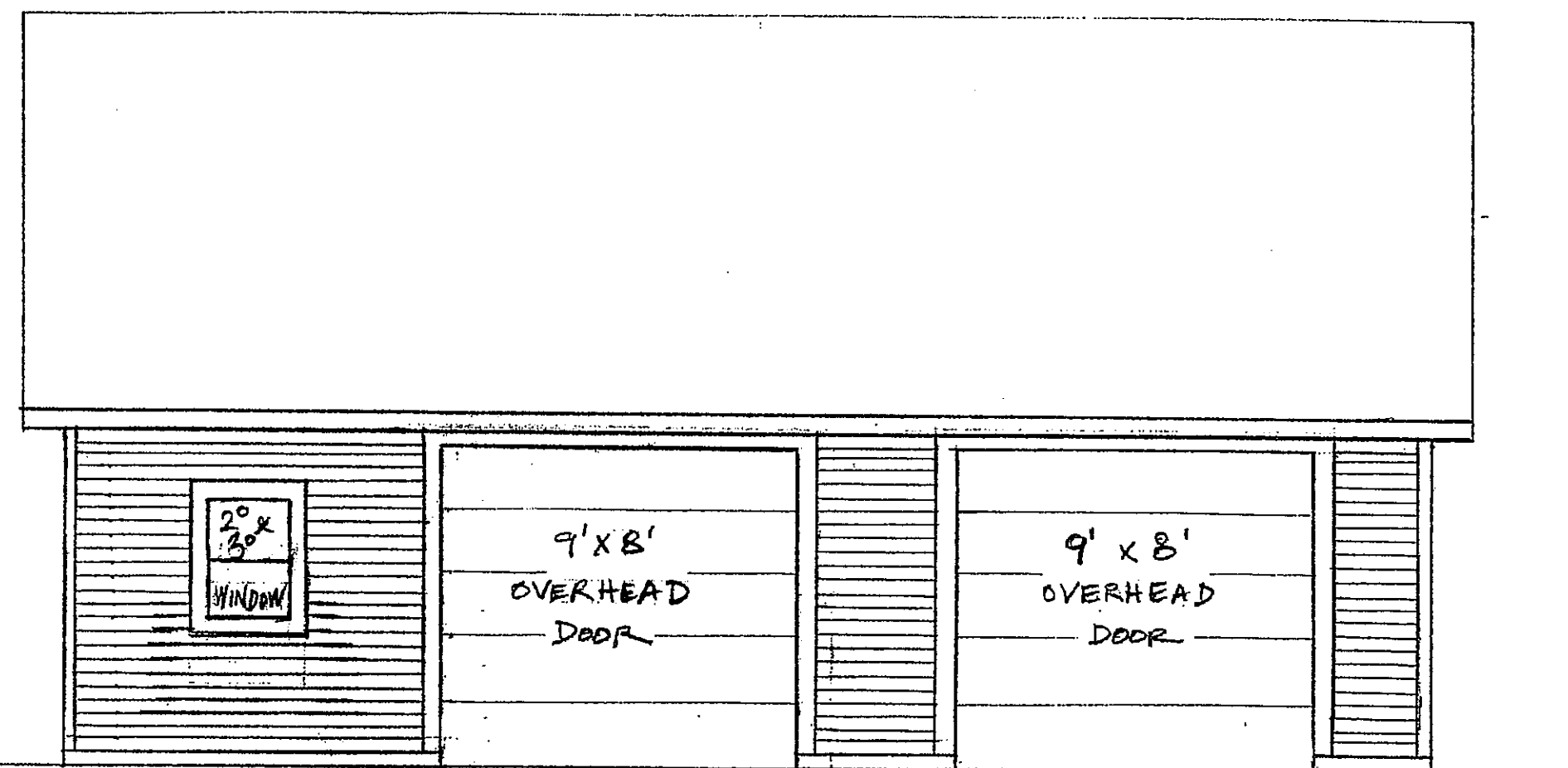
LEFT-SIDE ELEVATION



REAR ELEVATION



RIGHT-SIDE ELEVATION



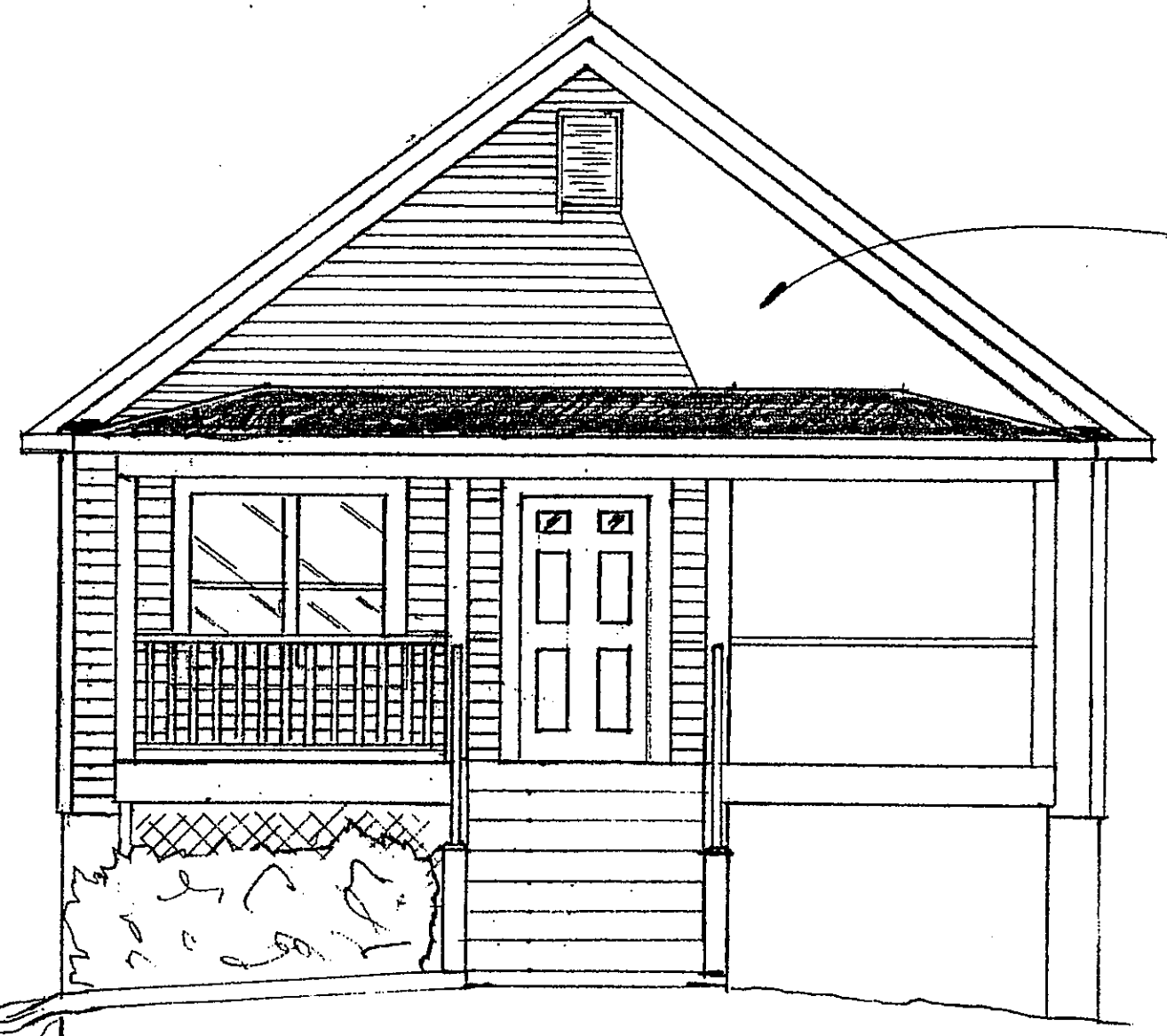
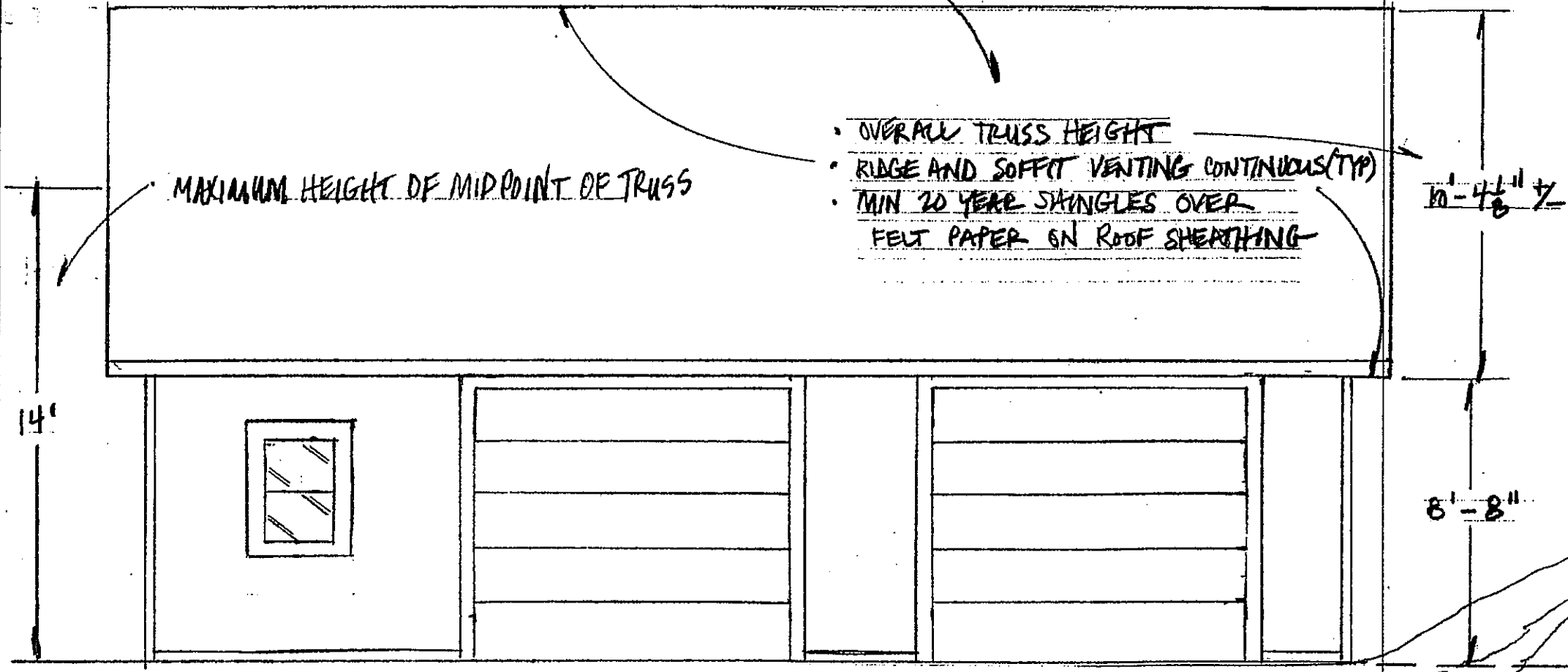
FRONT ELEVATION

PREP AND SET-UP NEW FOUNDATION TO ACCEPT SIDING FOLLOWING GRADE

FOR: SEAN CORCORIAN		APPROVED BY:	DRAWN BY: MICHAEL MORGAN
SCALE: 1/4" = 1'-0"	DATE: 10.21.2011		REVISED 10.25
DRAWING NUMBER			1

PROPOSED DETACHED GARAGE

EXISTING HOME AT
422 SPRINGWELL COMMONS, HOWELL, MI



- OVERALL TRUSS HEIGHT
- RIDGE AND SOFFIT VENTING CONTINUOUS (TYP)
- MIN 20 YEAR SHINGLES OVER FELT PAPER ON ROOF SHEATHING

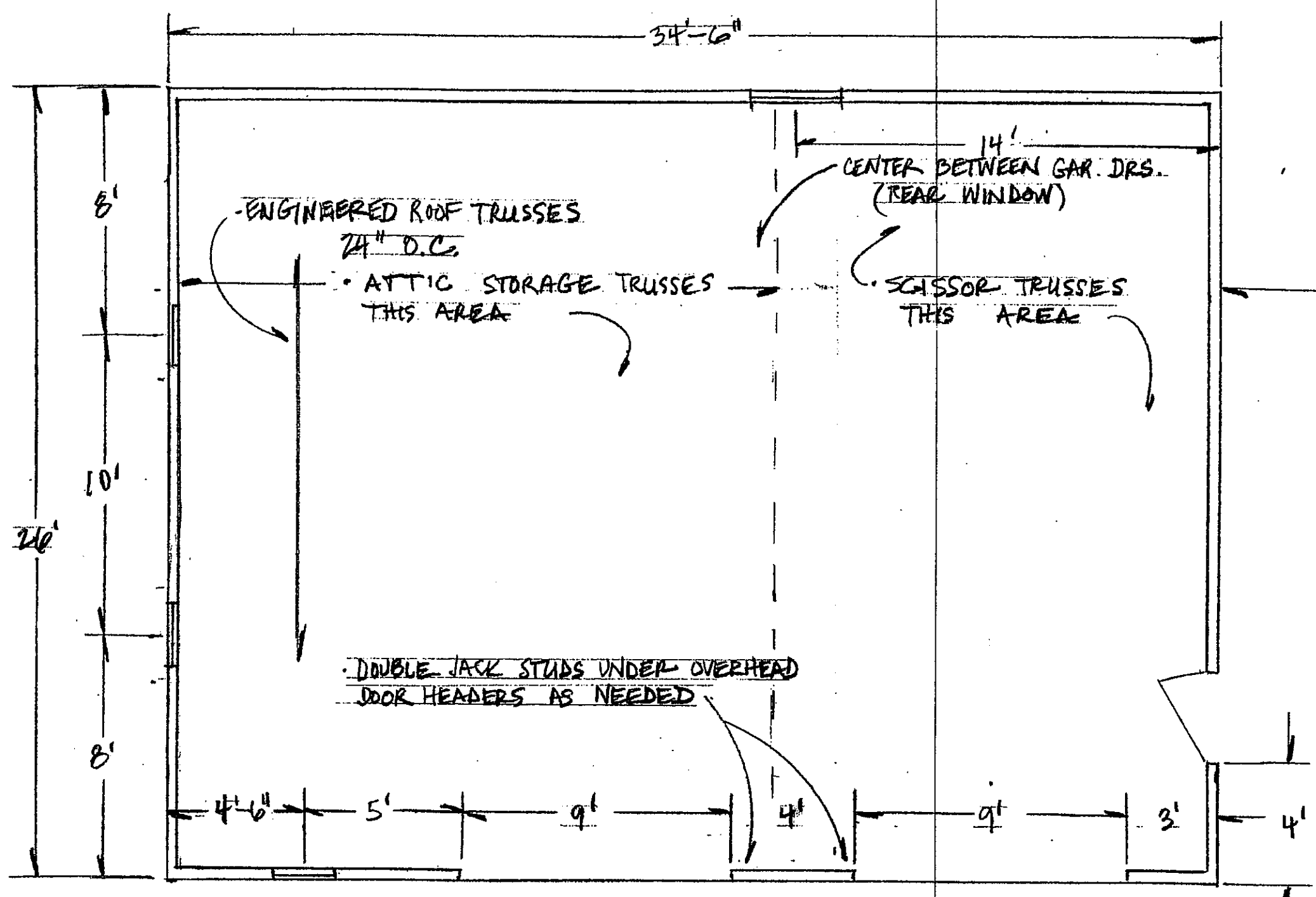
TYPICAL WALL SECTION

1/2" = 1'-0"

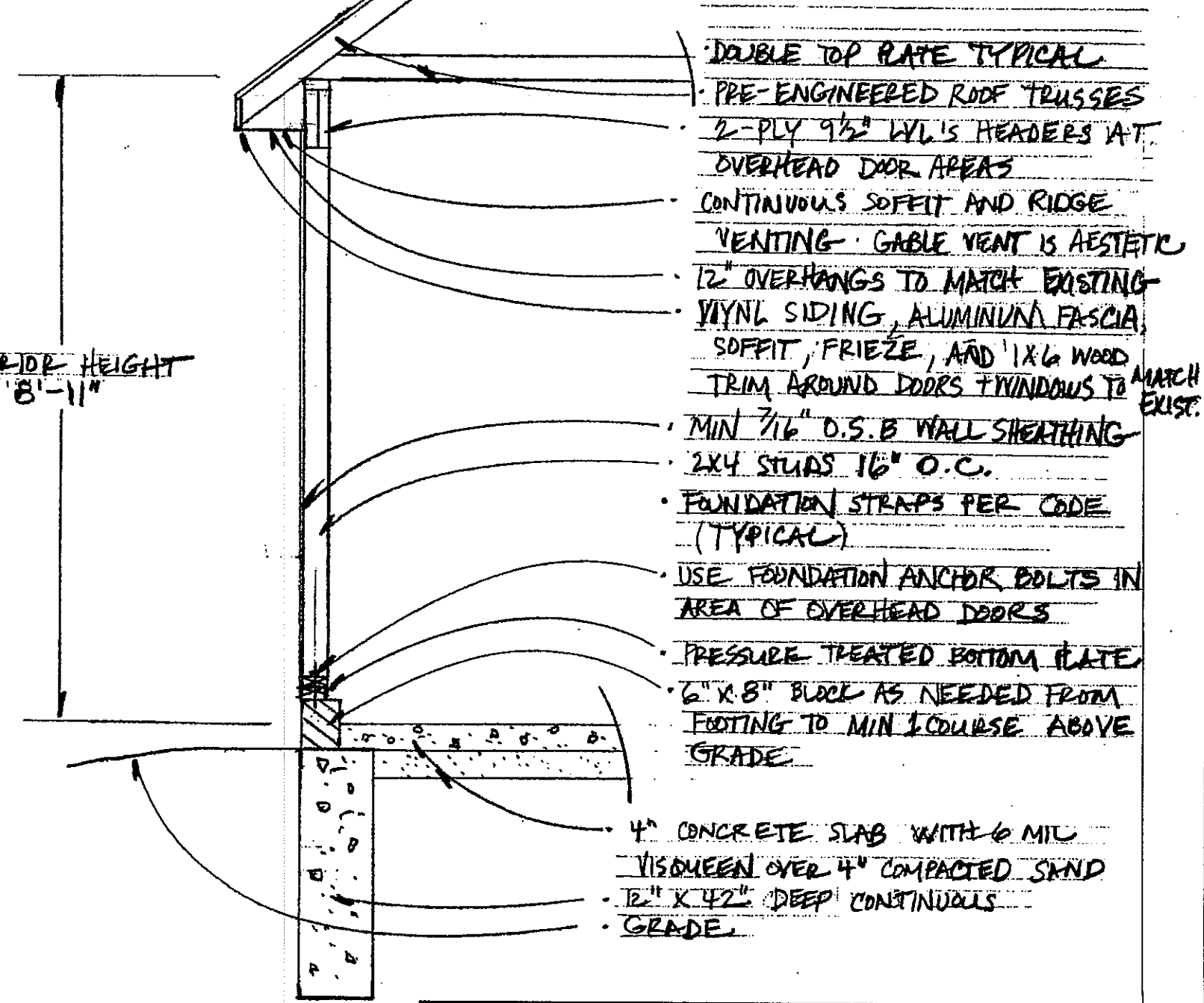
- GRASS FRONT YARD
- EXISTING FOUNDATION WALL
- EXISTING SLOPED GRADE
- WALKOUT & PROPOSED GARAGE GRADE

RELATIVE HOME & GARAGE ELEVATION

STREET VIEW



FLOOR & FOUNDATION PLAN



- DOUBLE TOP RAKE TYPICAL
- PRE-ENGINEERED ROOF TRUSSES
- 2-PLY 9/8" W/L'S HEADERS AT OVERHEAD DOOR AREAS
- CONTINUOUS SOFFIT AND RIDGE VENTING - GABLE VENT IS AESTHETIC
- 12" OVERHANGS TO MATCH EXISTING VINYL SIDING, ALUMINUM FASCIA, SOFFIT, FRIEZE, AND 1X6 WOOD TRIM AROUND DOORS & WINDOWS TO MATCH EXIST.
- MIN 7/16" O.S.B WALL SHEATHING
- 2X4 STUDS 16" O.C.
- FOUNDATION STRAPS PER CODE (TYPICAL)
- USE FOUNDATION ANCHOR BOLTS IN AREA OF OVERHEAD DOORS
- PRESSURE TREATED BOTTOM PLATE
- 6" X 8" BLOCK AS NEEDED FROM FOOTING TO MIN COURSE ABOVE GRADE
- 4" CONCRETE SLAB WITH 6 MIL VISQUEEN OVER 4" COMPACTED SAND
- 12" X 42" DEEP CONTINUOUS
- GRADE

FOR: SEAN CORCORIAN		APPROVED BY:	
SCALE: 1/4" = 1'-0"	DATE: 10.21.2011	DRAWN BY: MICHAEL MORGAN	REVISED: 10.25
DRAWING NUMBER		2	

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
OCTOBER 18th, 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, Steve Wildman and Barbara Figurski. The Pledge of Allegiance was then said. Chairman Dhaenens then gave a brief introduction to the ZBA. There were six people in the audience.

Moved by Figurski, support by McCreary, to approve the agenda with the deletion of case#11-13. **Motion carried unanimously.**

11-16...A request by Raymond Widdick, Sec. 11, 1612 Hughes Road, for a side yard and waterfront variance to construct an addition.

Tim Chouinard, 422 E. Grand River Howell, was present for the petitioner.

A call to the public was made with no response.

Moved by Wildman, supported by Figurski, to approve case #11-16, 1612 Hughes Road, for a 8 foot variance with a 2 foot setback to construct an addition. Conditioned upon the addition being guttered. The practical difficulty is narrowness of the lot. **Motion carried unanimously.**

11-17...A request by Ann Schultheis, Sec. 28, 4896 Oak Tree Court, for a rear yard variance to construct an addition.

A call to the public was with no response.

Moved by Grajek, supported by Wildman, to approve case #11-17, 4896 Oak Tree Court, for a rear yard setback of 26 feet with a 24 foot variance to construct a three season room elevated to the grade level of the house. The practical difficulty is the positioning of the house on the lot. **Motion carried unanimously.**

11-18...A request by Genoa Charter Township, Sec. 5, 3950 E. Grand River, for a sign variance.

Kelly VanMarter, Planning Director for Genoa Township, was present for the petitioner.

A call to the public was made with no response.

Moved by Wildman, supported by McCreary, to approve case #11-18, 3950 Grand River, for a 6 foot right-of-way setback with a 4 foot variance to install 2 signs conditioned upon the Right-of-Way being granted. The practical difficulty is based on the expanded right-of-way for Latson Road due to the Latson Interchange. **Motion carried unanimously.**

Moved by Figurski, supported by McCreary, to approve the September 13th, 2011 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.**

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