

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
DECEMBER 13, 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. 11-20...A request by Sean Corcoran, Sec. 6, 422 Springwell, for a variance to construct a detached accessory structure in the front yard.
2. 11-21...A request by Paul Miller, Sec. 20, Vacant parcel located west of Chilson Road and east of the railroad on the south side of Crooked Lake Road, for a variance to construct a detached accessory structure on a parcel without a primary structure.
3. 11-22...A request by Robert Sharon, Sec. 30, Vacant parcel located on the northwest corner of Brighton and Treasure Lake Road on the north side of Brighton Road, for a variance to construct two detached accessory structures that will be located in the front yard on a parcel without a primary structure.
4. 11-23...A request by James Koerschen, Sec. 11, 1764 Hughes Road, for a front yard variance to construct an addition.
5. 11-25...A request by Steve Schenck (Liberty Tax Service), Sec. 4, 4072 E. Grand River, for a sign variance.

ADMINISTRATIVE BUSINESS:

- A. ***Approval of minutes for the November 15th, 2011 Zoning Board of Appeals meeting.***
- B. ***Correspondence***
- C. ***Member Discussion***
- D. ***Adjournment***

Charter Township of Genoa
ZONING BOARD OF APPEALS
DECEMBER 13th, 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.

Petitioner was tabled at the November 15th 2011 meeting to allow time for his petition to be reviewed by the Chilson Hills Association. Petitioner was denied by the Association.

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

Hazel Park, MI 48030

Office: 368-5350

Fax: 368-3340

Survey
Number

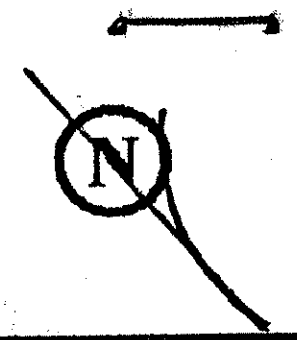
961509

Customer

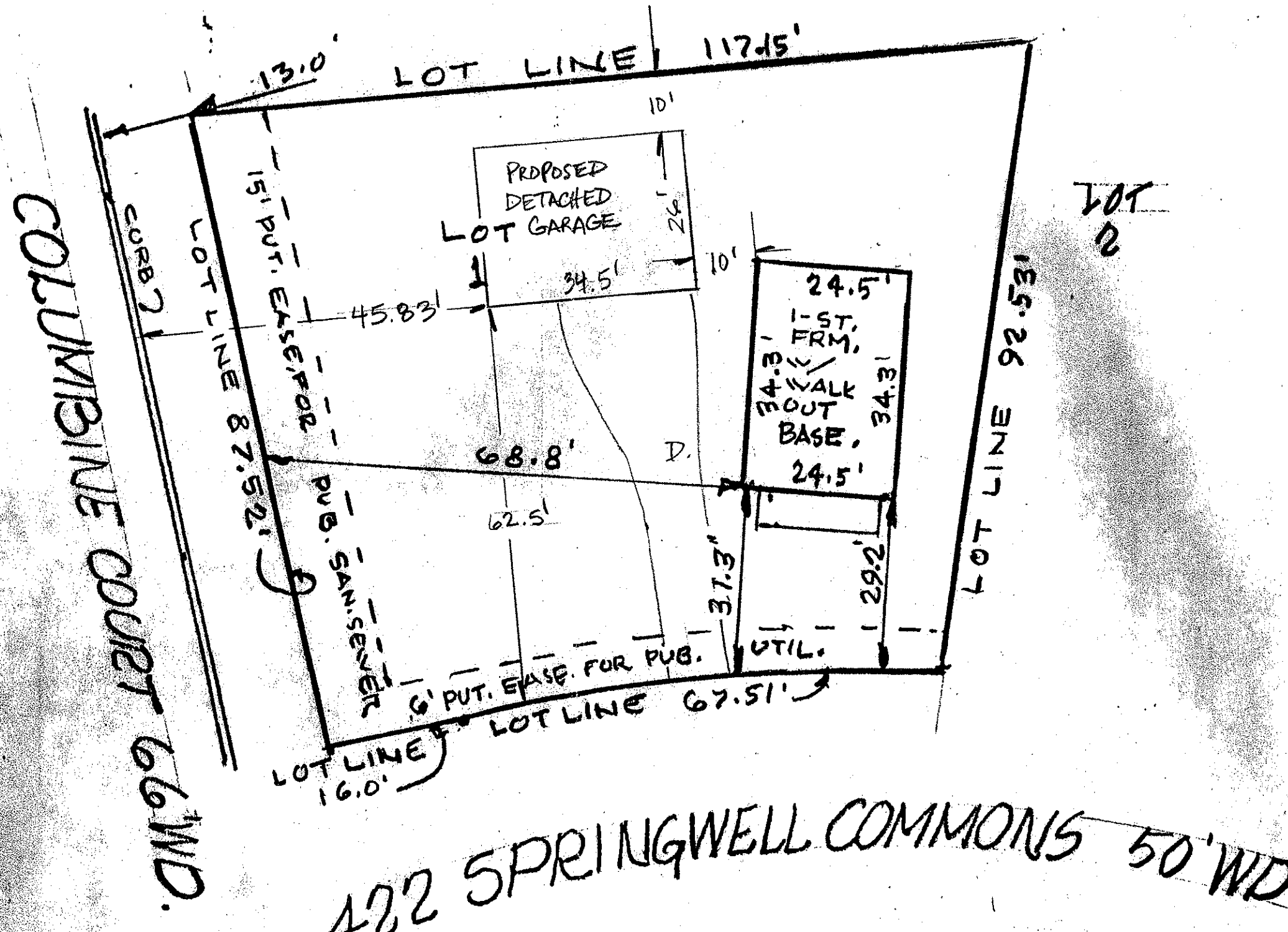
HOMESTEAD MORTGAGE COMPANY

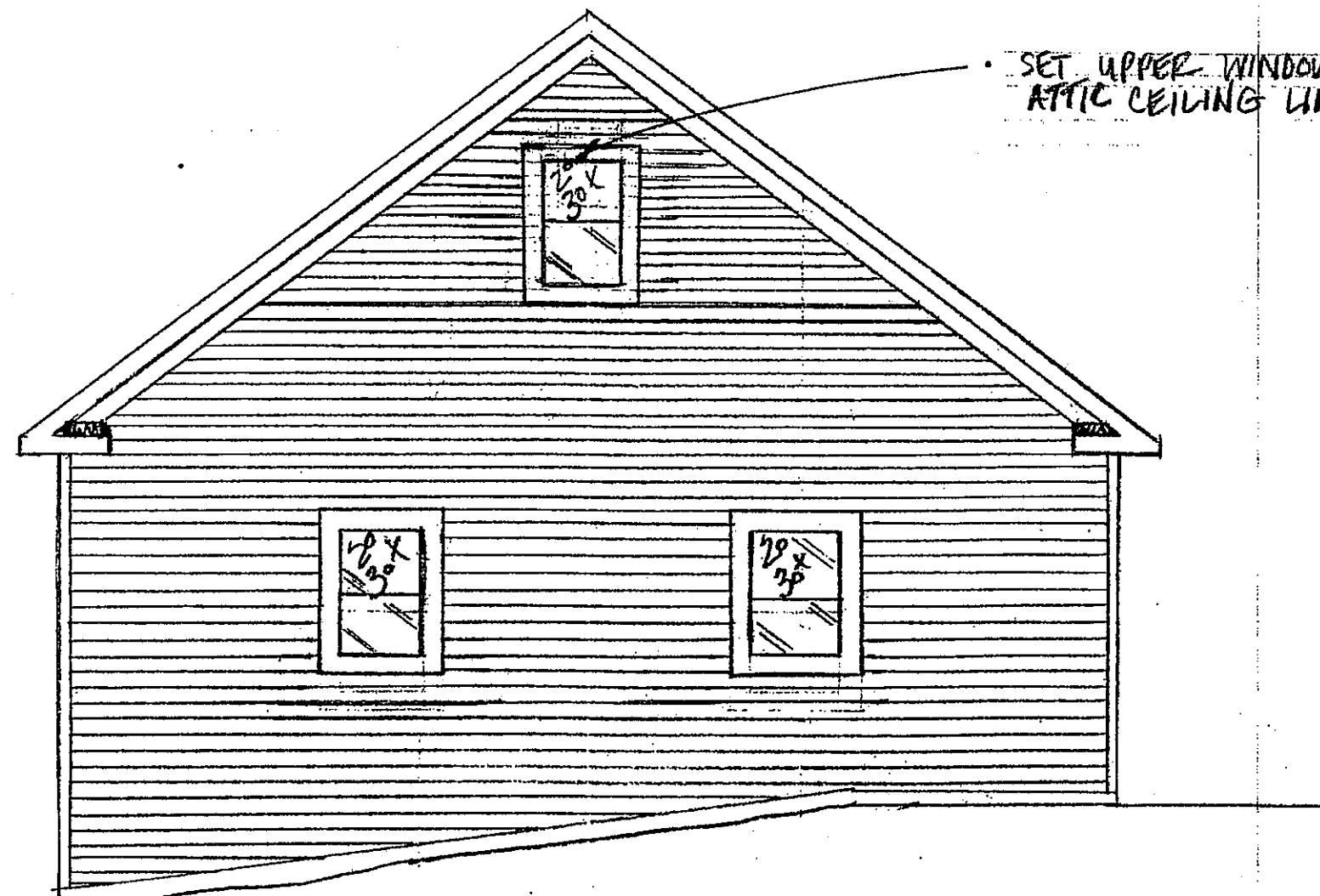
Date: 9-25-96

Scale: 1" = 30' DO NOT SCALE

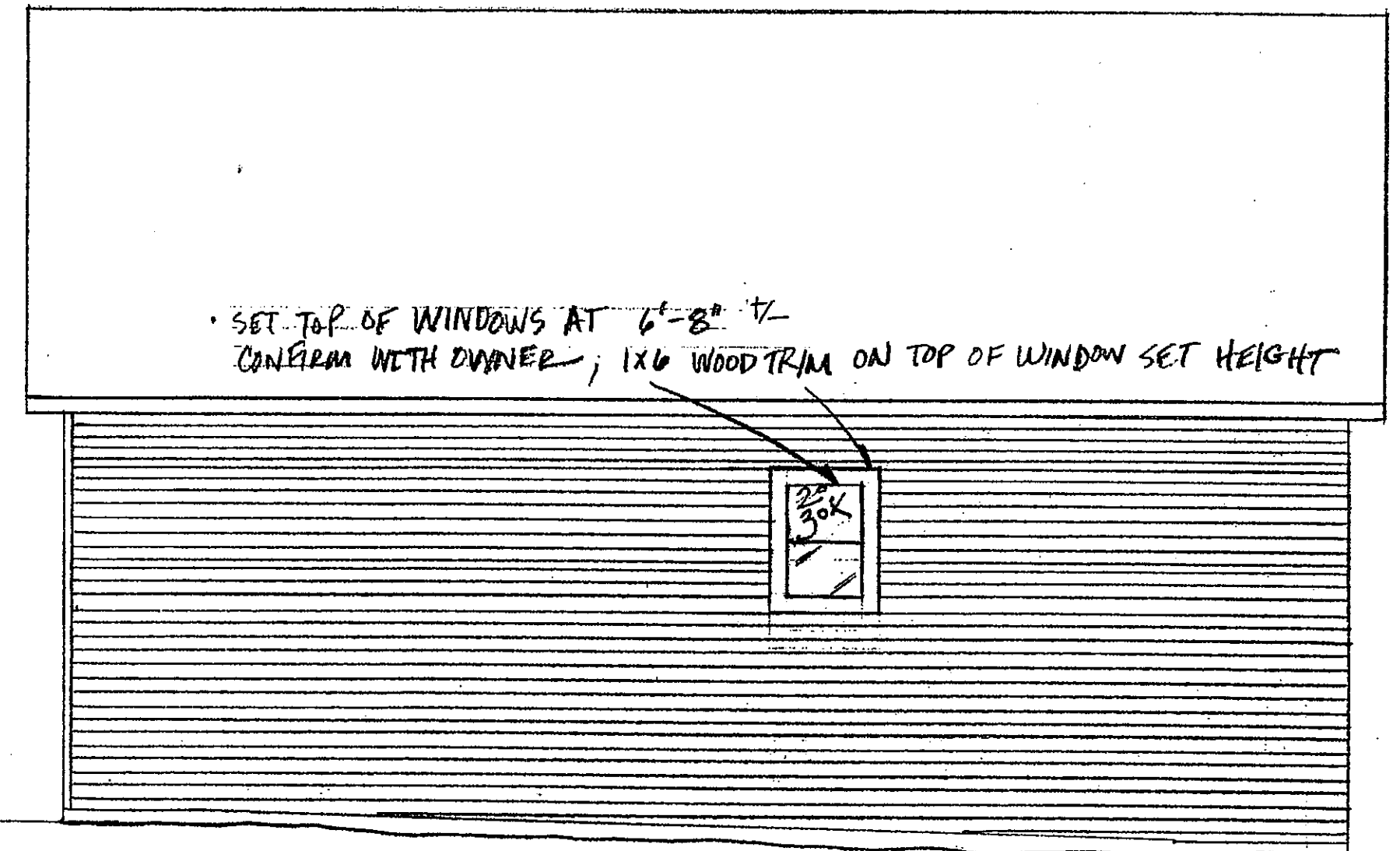


MORTGAGE CERTIFICATE

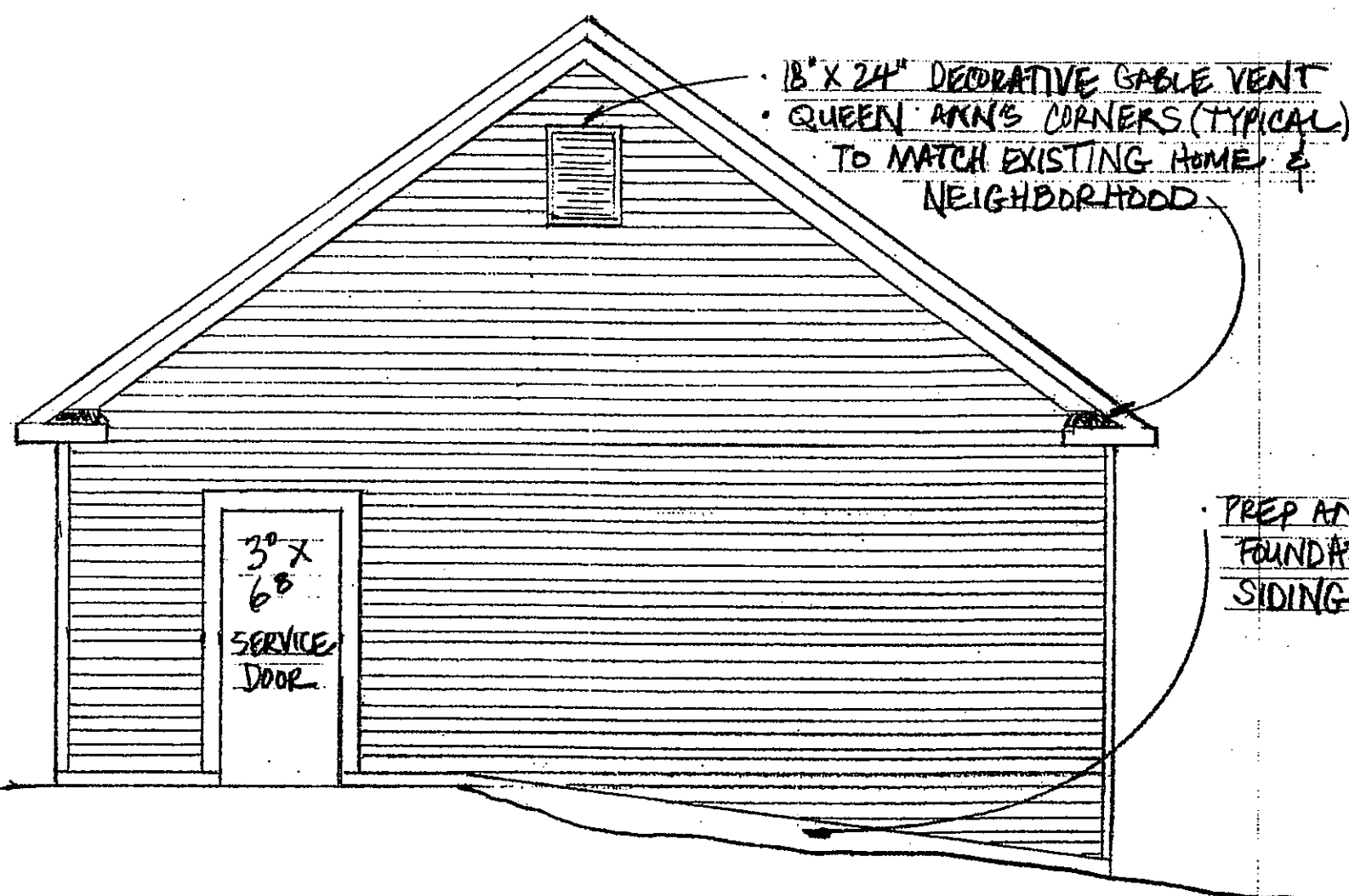




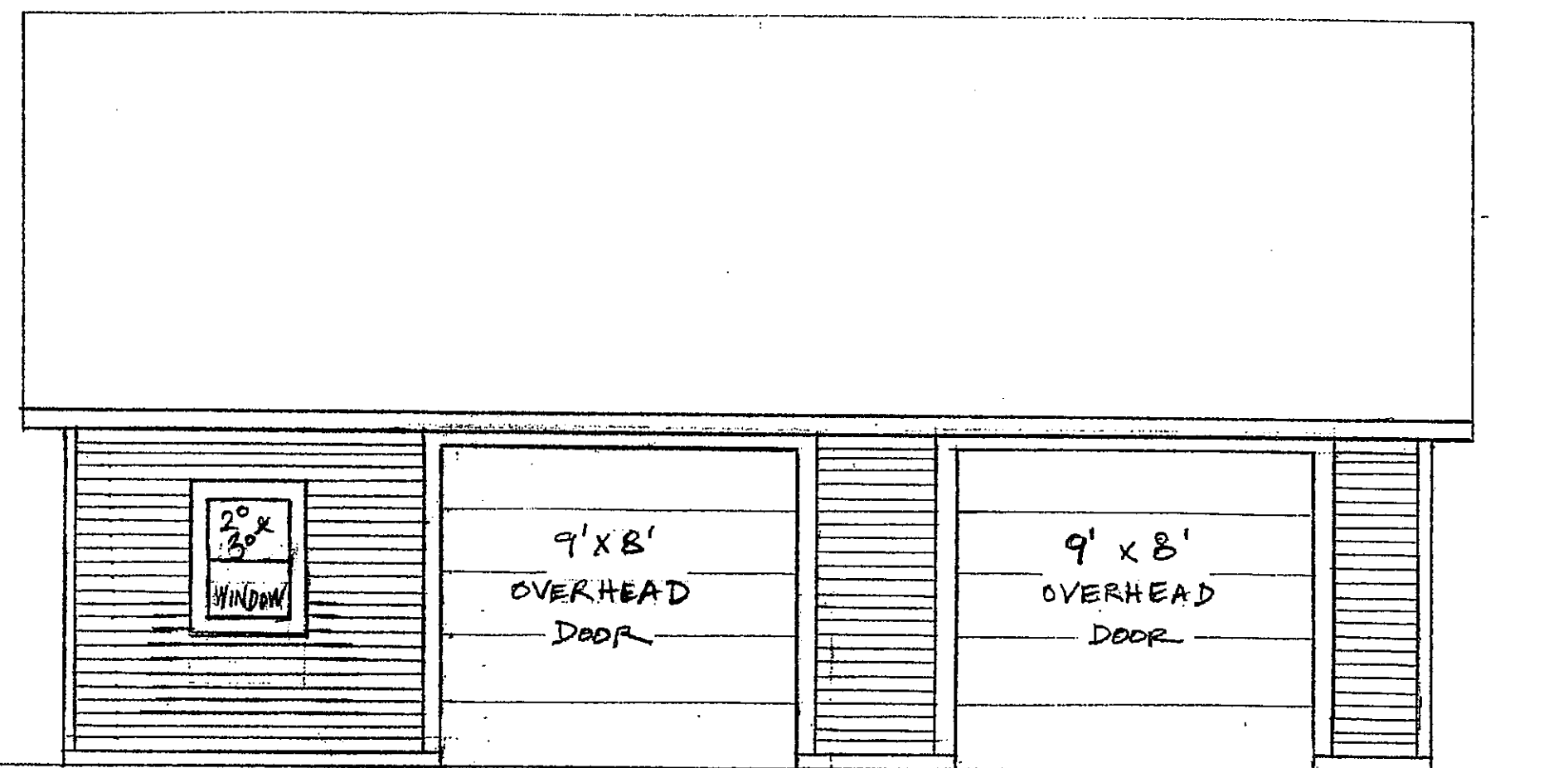
LEFT-SIDE ELEVATION



REAR ELEVATION



RIGHT-SIDE ELEVATION

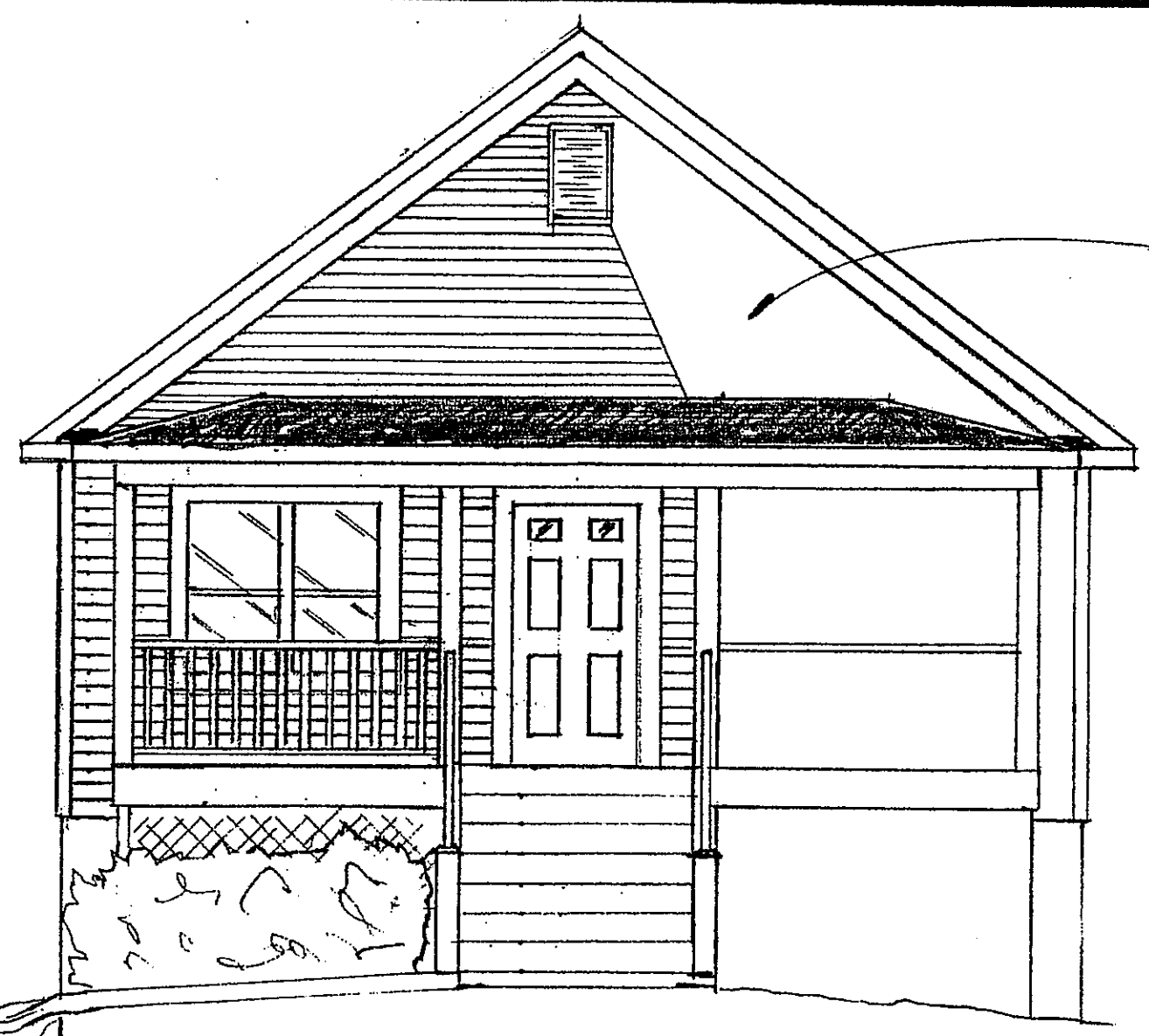
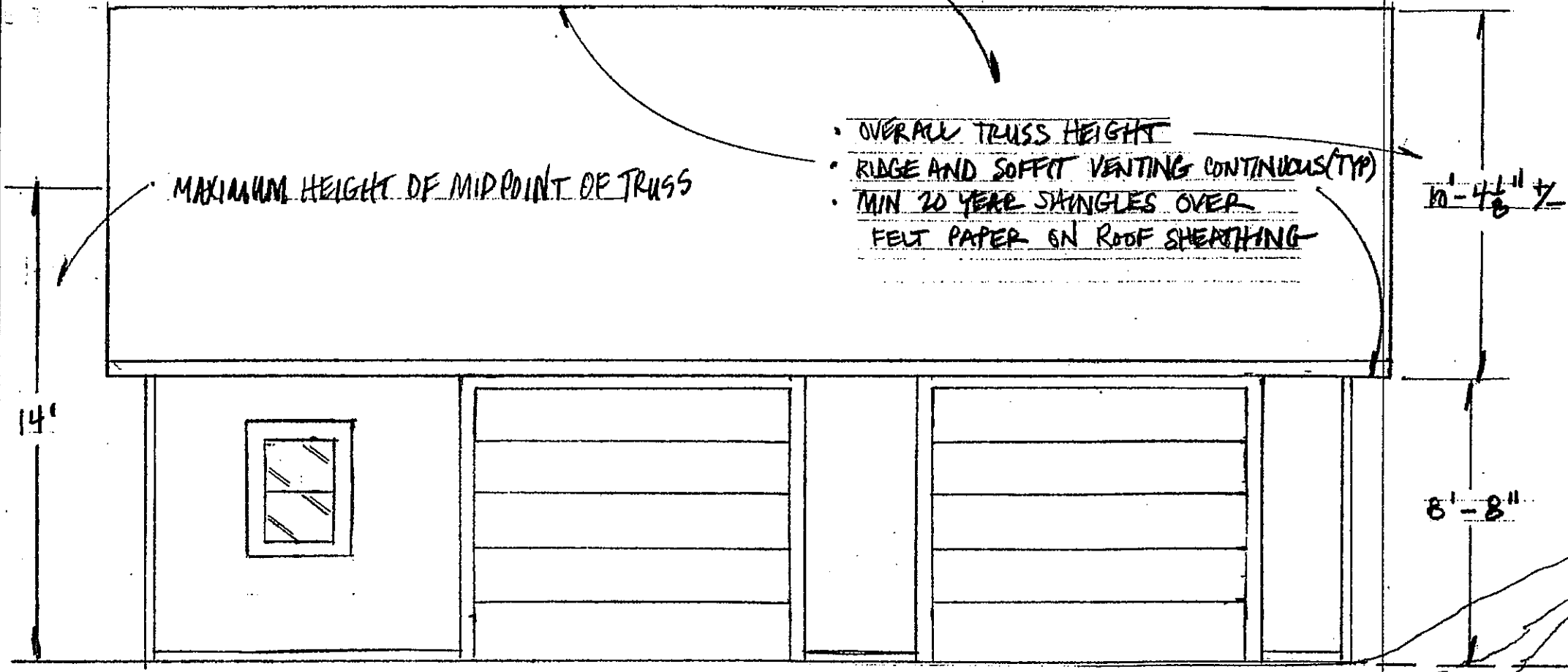


FRONT ELEVATION

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

PROPOSED DETACHED GARAGE

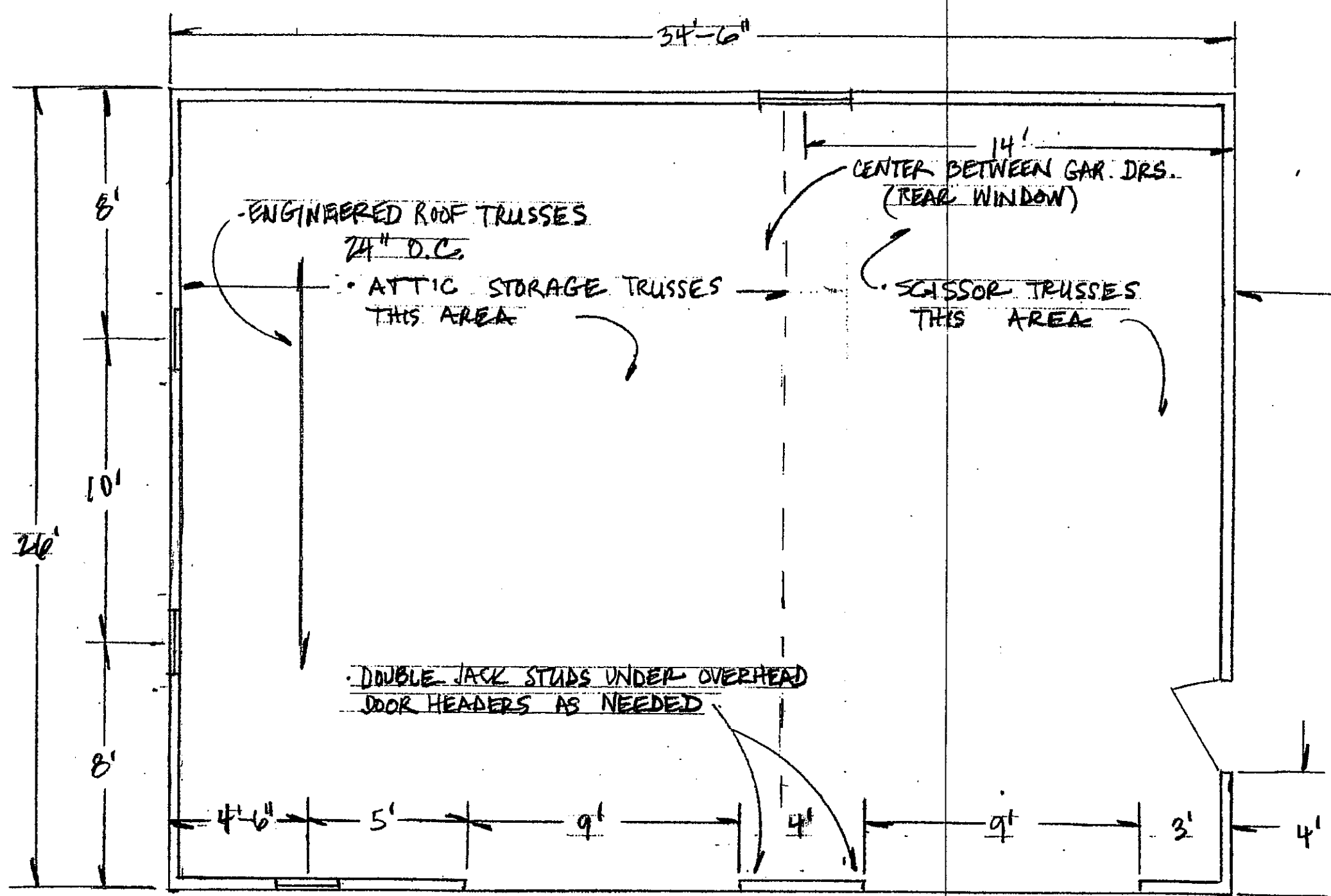
EXISTING HOME AT
422 SPRINGWELL COMMONS, HOWELL, MI



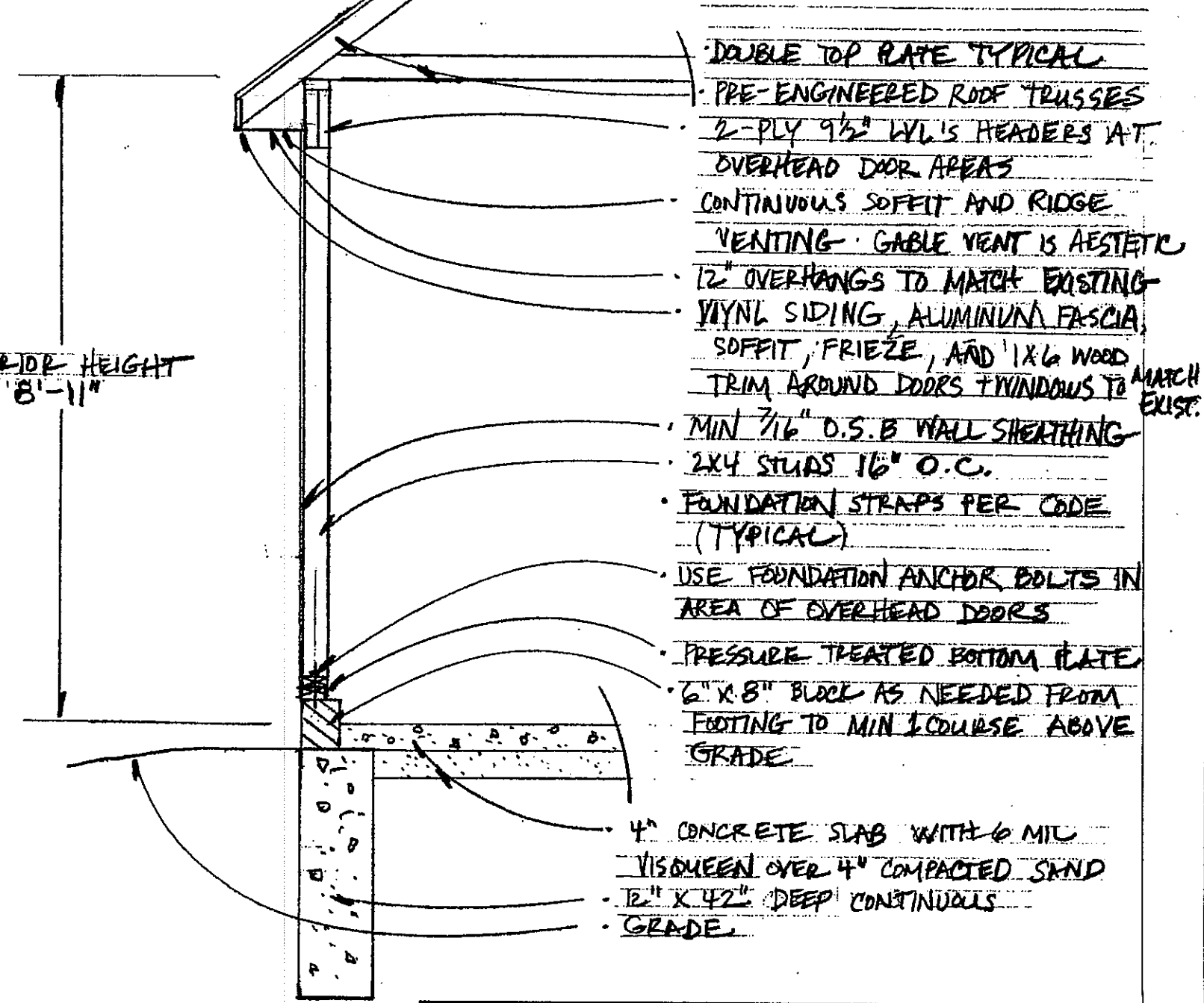
RELATIVE HOME & GARAGE ELEVATION
STREET VIEW

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

TYPICAL WALL SECTION
1/2" = 1'-0"



FLOOR & FOUNDATION PLAN



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



Charter Township of Genoa
ZONING BOARD OF APPEALS
DECEMBER 13th, 2011
CASE #11-21

PROPERTY LOCATION: Vacant Crooked Lake Road

PETITIONER: Paul Miller

ZONING: CE (Country Estates)

WELL AND SEPTIC INFO: Well and septic

PETITIONERS REQUEST: Requesting a variance to construct a detached accessory structure on a parcel without a primary structure.

CODE REFERENCE: Section 11.04.01 – Accessory building without an associated Principal Structure

STAFF COMMENTS: Petitioner resides in Howell outside of Genoa Township. Petitioner is seeking a variance to allow a detached accessory building on the property so that he can farm this 16 acre vacant parcel, which is a permitted use. 11.04.01 restricts accessory buildings without an associated principal building.

DETACHED ACCESSORY STRUCTURE	Principal building setback	One Side	Other Side	Rear	Size	Height
Setbacks of Zoning		40	40	60		
Setbacks Requested		40	40	60		
Variance Amount		n/a	n/a	n/a		

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 11-21 Meeting Date: 12-13-11

- 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: PAUL R. MILLER

Property Address: 4711-20-100-004 Phone: 517-404-4167

Present Zoning: AGRICULTURAL / RESIDENTIAL Tax Code: 4711-20-100-004

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: POLE BARN CONSTRUCTION FOR FARMING/AGRICULTURAL PURPOSES

2. Intended property modifications: POLE BARN CONSTRUCTION

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) _____

b. Other (explain) POLE BARN CONSTRUCTION FOR FARMING PURPOSES AND STORING OF EQUIPMENT.

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

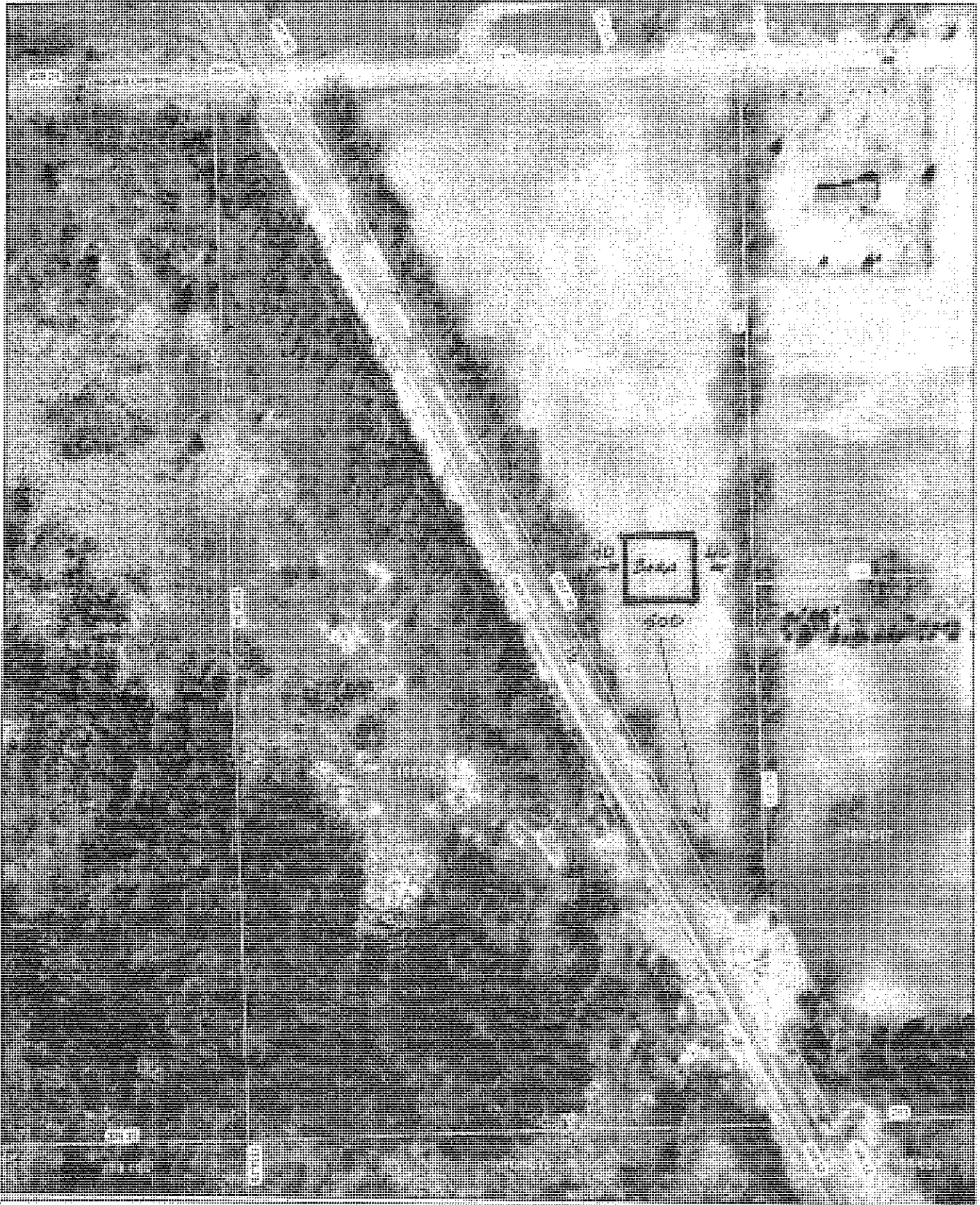
- **PROPERTY MUST BE STAKED SHOWING ALL** proposed improvements 5 days before the meeting and remain in place until after the meeting
- Plot Plan drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. Note: will need 8 copies of any drawings larger than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

Date: 10-27-2011

Signature: [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.



Livingston County, Michigan
 Information Technology Department
 C.E.S. Division 811.549.3230

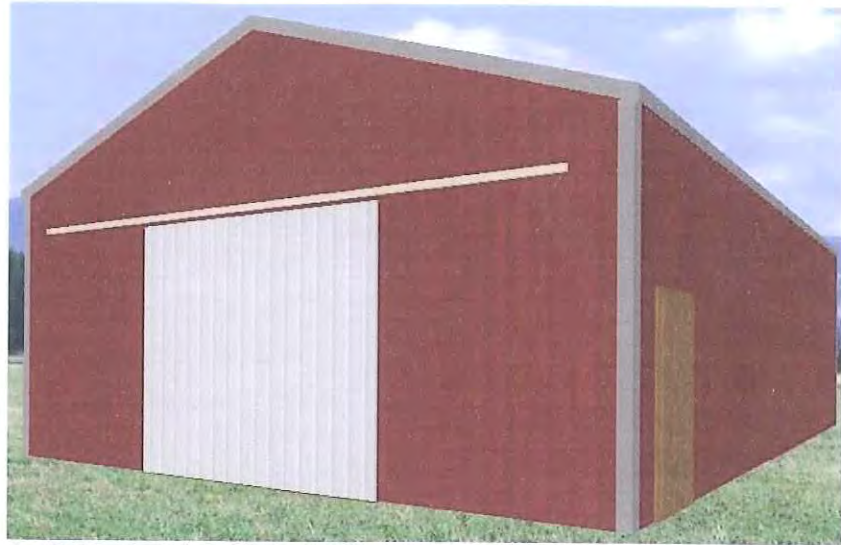


11-JE-100-004



Official use only. This document is the property of the State of Michigan. It is to be used only for the purposes for which it was prepared and is not to be distributed outside the agency.

30' X 40' POLE BARN



- 12' HIGH SIDE WALLS
- 12' WIDE X 10' HIGH DOUBLE SLIDING DOORS
- OPTIONAL WINDOWS DETAILS INCLUDED
- 3' ENTRY DOOR
- METAL ROOF
- METAL SIDING
- GABLE ROOF, 4/12





Charter Township of Genoa
ZONING BOARD OF APPEALS
DECEMBER 13th, 2011
CASE #11-23

PROPERTY LOCATION: 1764 Hughes Road

PETITIONER: James Koerschen

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and Sewer

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

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

STAFF COMMENTS: Petitioner is seeking to add a second story to a portion of the home which has a non-conforming front yard setback. There is no planned expansion to the existing footprint of the home.

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	10	10	40	25	N/A
Setbacks Requested	17					
Variance Amount	18					

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 11-23 Meeting Date: 12-13-11 @ 10:30 p.m.
 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: James Koerschen

Property Address: 1764 Hughes Brighton, mi. 48114 Phone: 248-787-8153

Present Zoning: LR Tax Code: 11-11-302-020

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: Rear yard (street side) Request is 10'

2. Intended property modifications: Add one bedroom / one small bathroom / ACTIVITY AREA

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) Setback from road does not comply.

b. Other (explain) Many homes on this street has 2nd story and does not comply with setbacks, not asking to build out on property only upon existing structure.

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

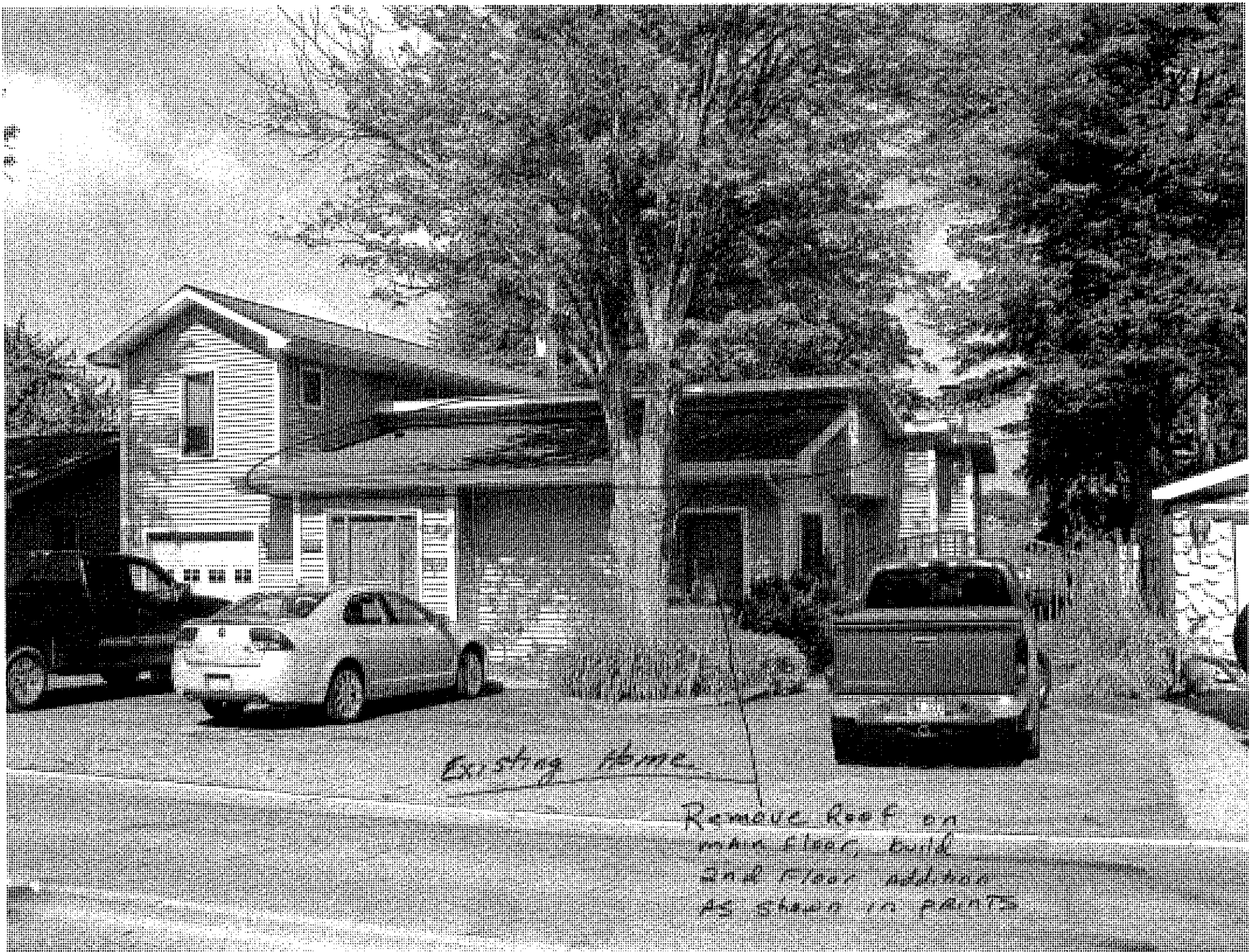
- **PROPERTY MUST BE STAKED SHOWING ALL** proposed improvements 5 days before the meeting and remain in place until after the meeting
- Plot Plan drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. Note: will need 8 copies of any drawings larger than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

Date: 11-11-2011

Signature: Ken Sefth

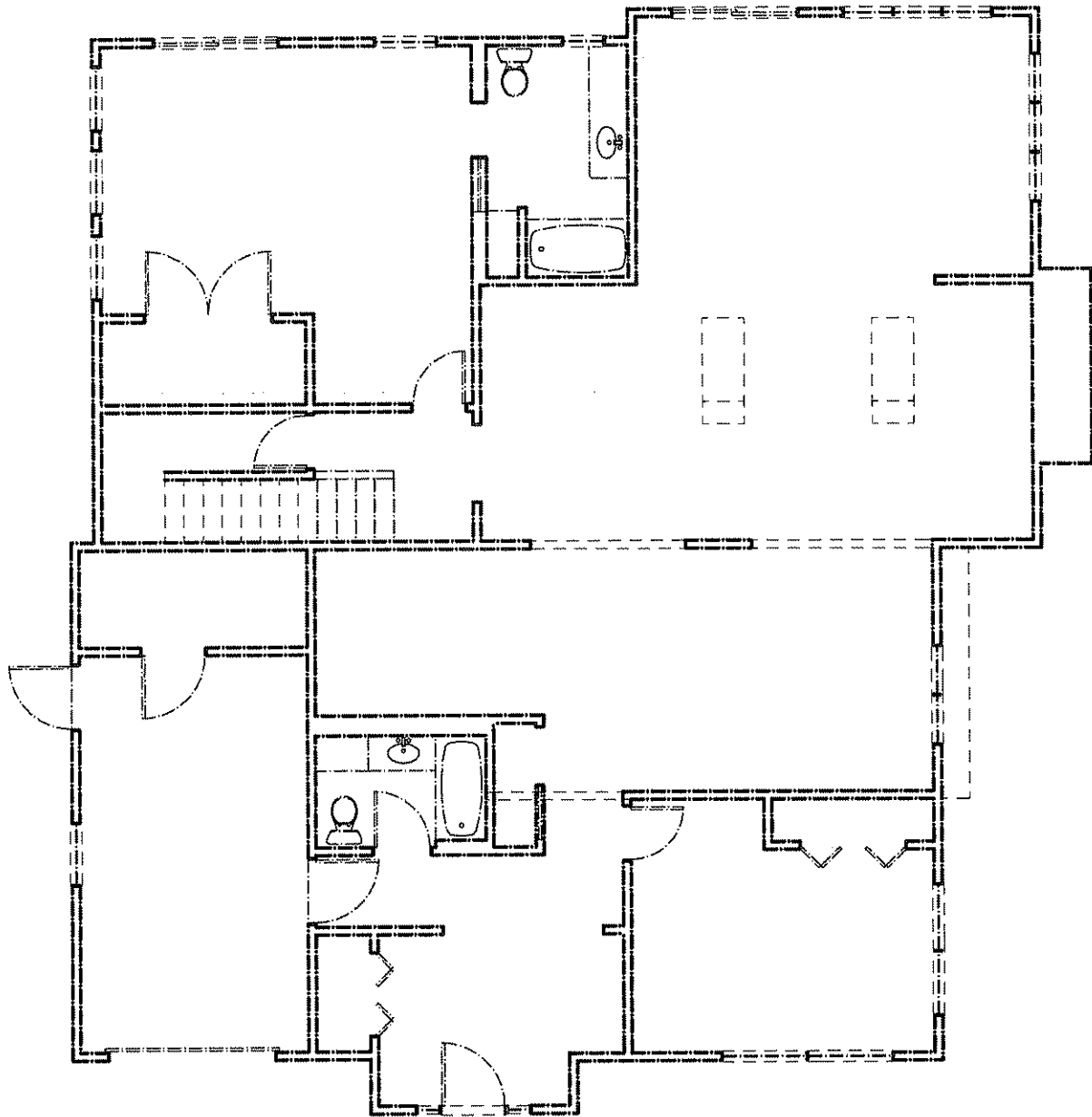
Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the ZBA.

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



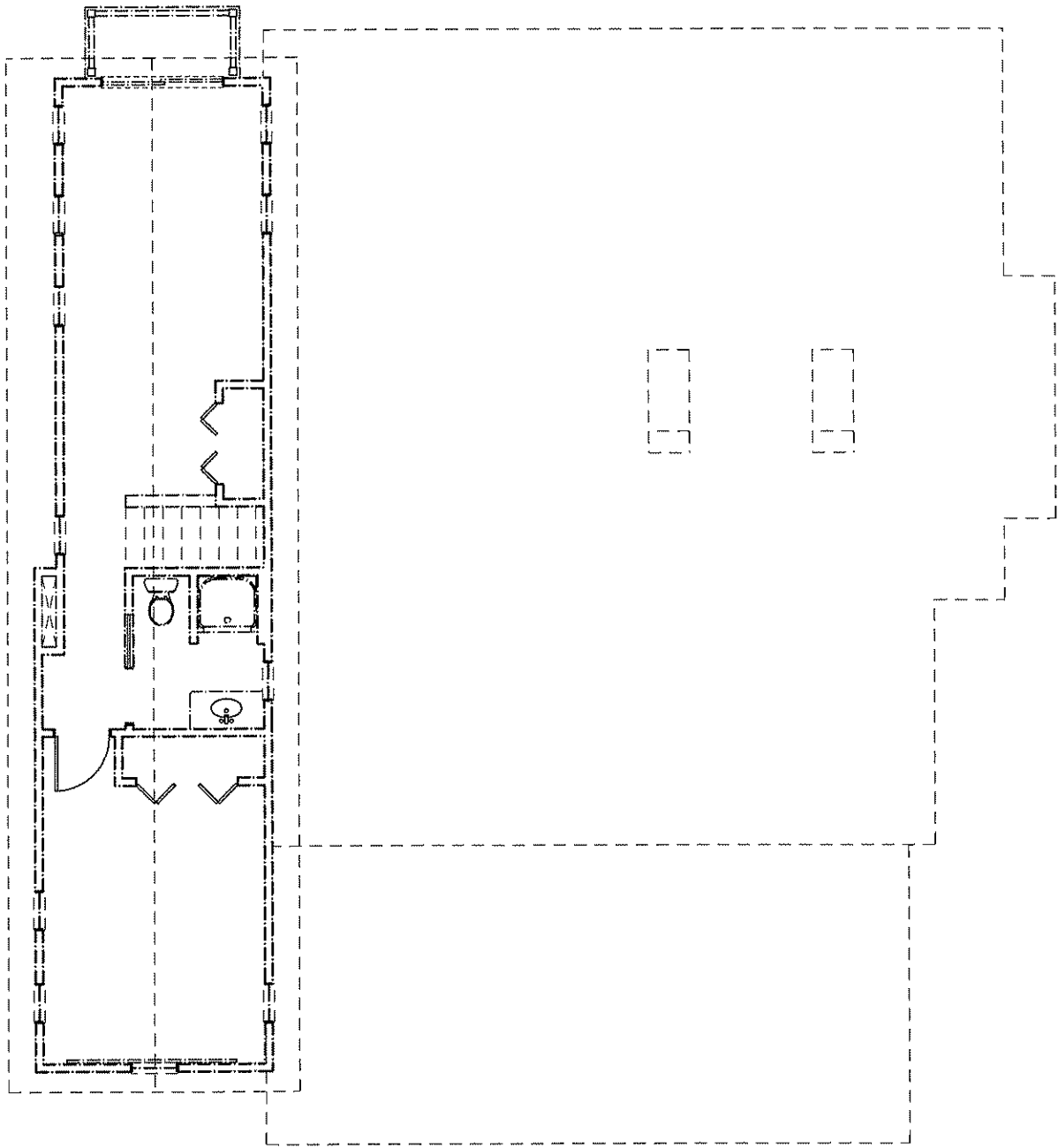
Existing Home

Remove Roof on
main floor, build
2nd floor addition
AS SHOWN IN PLANTS



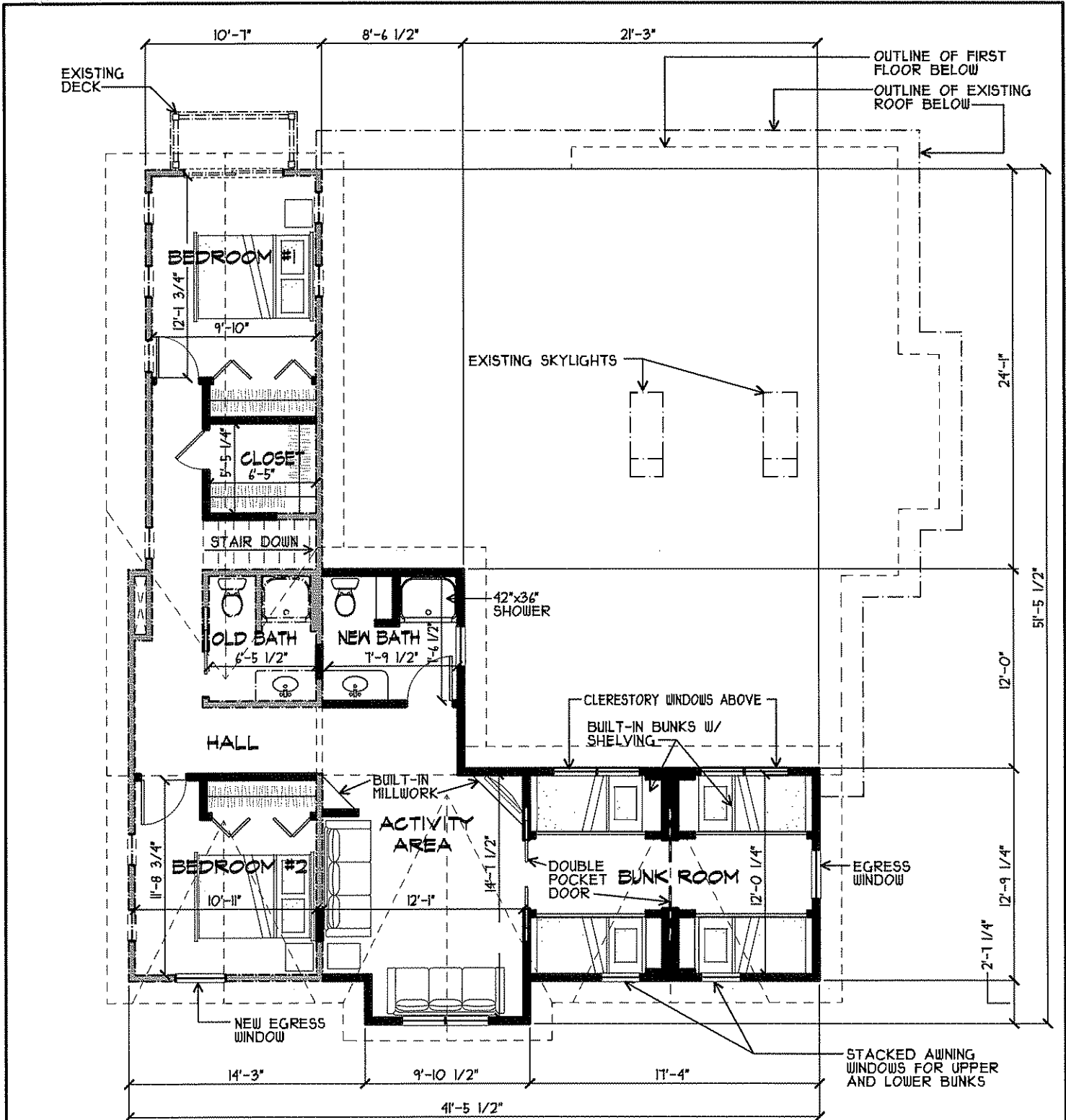
EXISTING FIRST FLOOR PLAN





EXISTING SECOND FLOOR PLAN





WALL LEGEND

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- WALLS TO BE REMOVED



KOERSCHEN RESIDENCE: SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

1142



Lindhout Associates architects aia pc

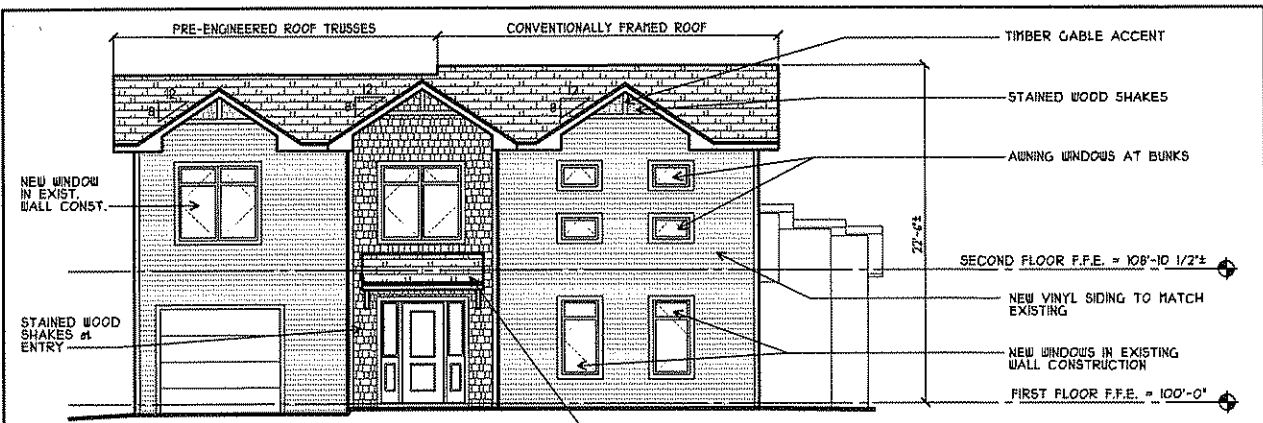
10465 citation drive, brighton, MI 48116-9510
 www.lindhout.com (810)227-5668 fax: (810)227-5655

OWNER REVISIONS
 OWNER REVIEW / APPROVAL
 issued for

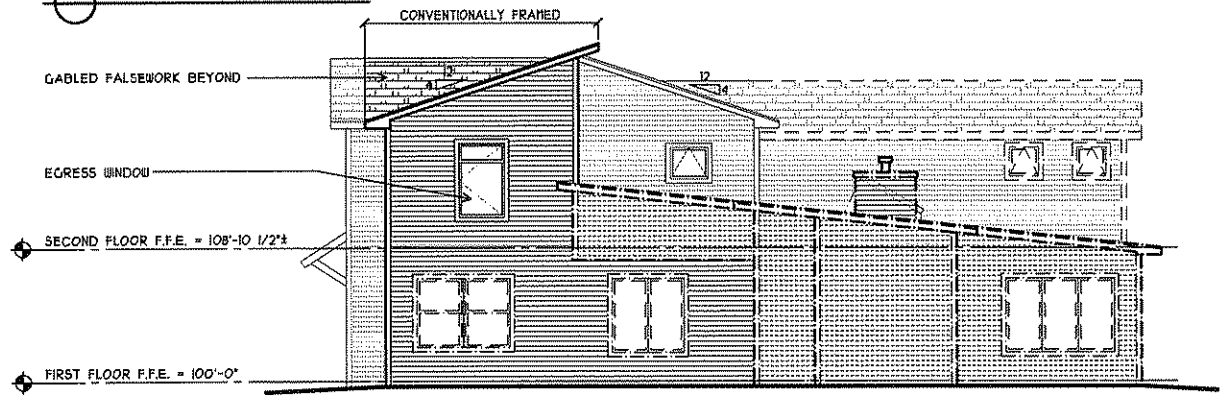
07-25-11
 07-13-11
 date

dr: bma
 app'd:

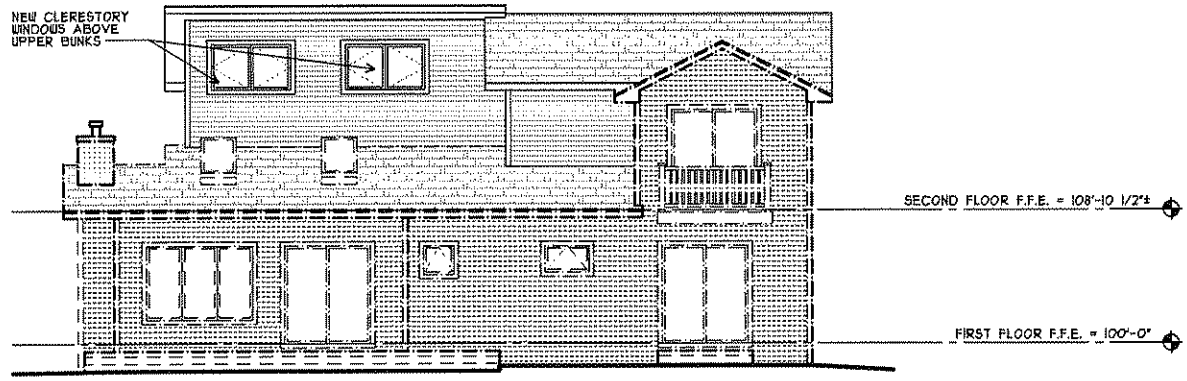
P1.1



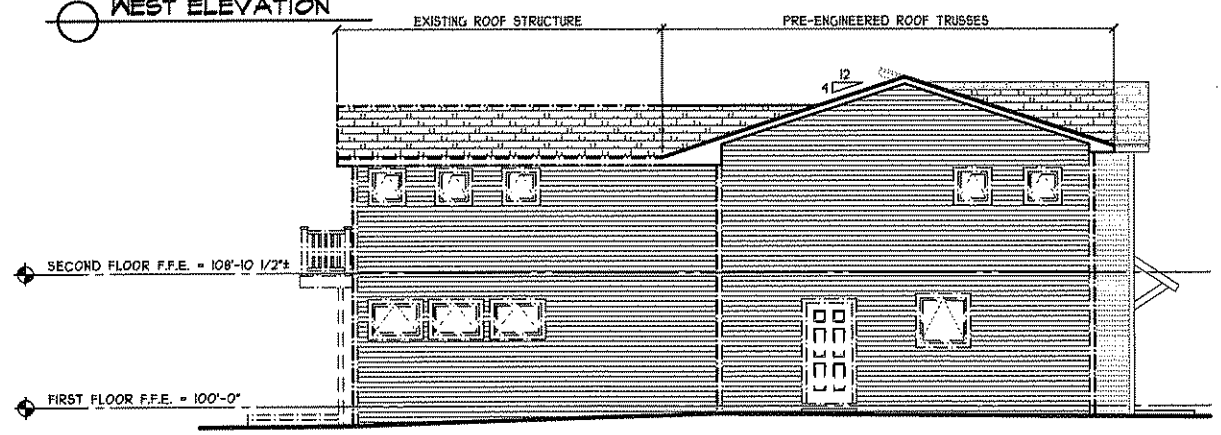
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



Lindhout Associates architects aia pc
 10465 citation drive, brighton, md 48116-9510
 www.lindhout.com (810)227-5668 fax:(810)227-5853

OWNER REVIEW / APPROVAL
 Issued for

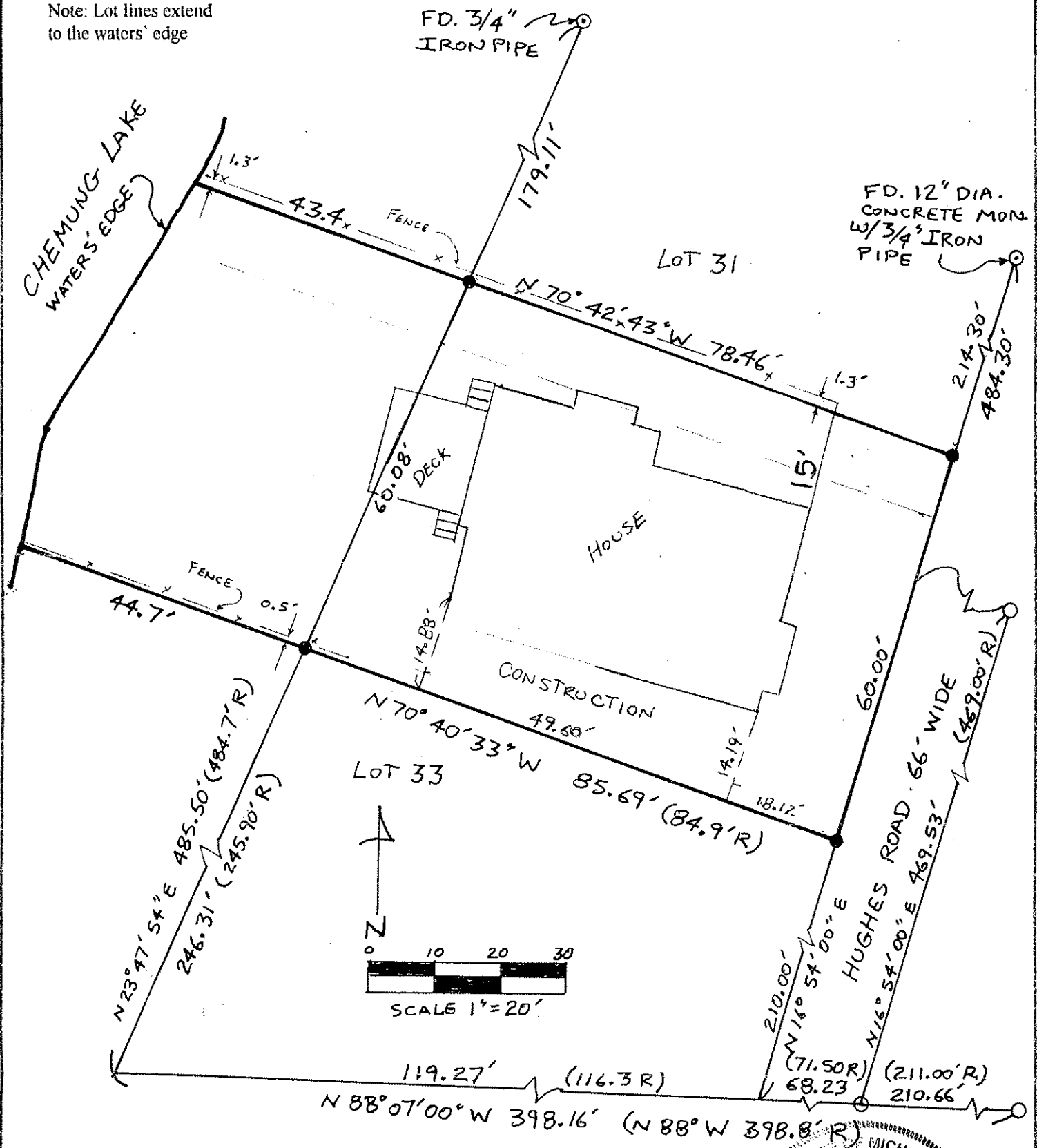
09-08-11
 date
 dr' bsa
 app'd

P2.1

Certified to:
 Mr. James M. Koerschen
 1764 Hughes Road
 Brighton, Mi.

Certificate of Survey
 Lot 32 and the South 10 feet of Lot 31
 of the plat of the
 Supervisors Plat of Beacon Shores No. 2
 Part of NW 1/4, SW 1/4, Sec. 11, T 2 N, R 5 E
 Genoa Township, Livingston Co.,
 Michigan
 as recorded in Liber 4 of Plats on page 29

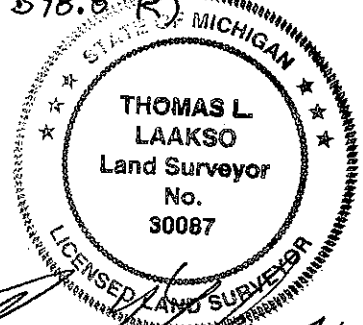
Note: Lot lines extend to the waters' edge



- Legend**
- - 6" dia. Concrete Mon. with 3/4" Iron Pipe
 - - set 1/2" x 18" rebar w/cap marked TLL 30087
 - R - Recorded bearing and/or distance

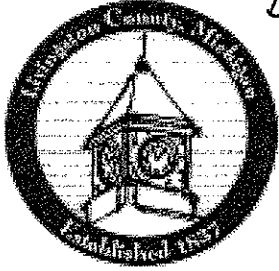
Basis of Bearings is the Supervisor's Plat of Beacon Shores No. 2, as recorded in Liber 4 of plats at page 29

Note: Dimensions are measured unless otherwise noted.



Thomas L. Laakso 4-12-03

Thomas L. Laakso, Professional Surveyor: 154 Penny Lane, Clarklake, MI 49234
 I hereby certify that I have surveyed the parcel of land as above shown or described on April 12, 2003 and that the ratio of closure on the unadjusted field observation was 1: 5000 or better and that this survey complies with all the requirements of P. A. 132 of 1970, as amended.



Brighton

Livingston County Building & Safety Engineering Department
2300 E. Grand River Ave.
Howell, MI 48843-7580
517.546.3240 * 517.546.3000 * 517.546.3290
517.546.7461 FAX

CERTIFICATE OF OCCUPANCY

This certificate is issued pursuant to the requirements under the Michigan State Construction code:

Permit numbers up to 103213:

1996 BOCA National Building Code
1995 CABO One & Two Family
Michigan Building Code 2000
Michigan Residential Code 2000

Permit numbers over 103213 and
All Permit numbers over 2001-00000:

and other applicable codes and ordinances certifying that at the time of issuance is in compliance with the above mentioned codes and ordinances. It is specifically understood that this certificate becomes null & void when changes in construction, occupancy or use are made without department approval.

Use Class: **ADD RES**

Bldg. Permit No: **BLD2003-11140**

Use Group: **R3**

Type Construction: **5B**

Occupancy Load:

Automatic Sprinkler System:

Desc. of Work: **Two Story Addition / Single Family Dwelling With One Car
Attached Garage
8" Block Crawlspace / Partial Demo of Walls & Foundation /
Interior Alterations**

Owner: **JAMES KOERSCHEN
1764 HUGHES
BRIGHTON, MI 48114**

Contractor: **HILLTOP CONTRACTING
10870 GATES RD
CLARK LAKE MI 49234**

Parcel Number: 4711-11-302-020

Building Address: **1764 HUGHES HOWELL 48843**

Building Official:

Date: 9/23/2003



Charter Township of Genoa
ZONING BOARD OF APPEALS
DECEMBER 13th, 2011
CASE #11-25

PROPERTY LOCATION: 4072 E. Grand River

PETITIONER: Steve Schenck, Liberty Tax Service

ZONING: GCD (General Commercial District)

WELL AND SEPTIC INFO: Water and Sewer

PETITIONERS REQUEST: Requesting a sign variance.

CODE REFERENCE: 7.02.02 (v) (3) – Temporary event signs limited to a maximum of twice during a calendar year for a maximum of 14 days total.

STAFF COMMENTS: Petitioner was granted a variance to the above code on January 19, 2011. Petitioner has returned seeking the same variance to allow temporary event signage at their location beyond the mandated 14 days. Petitioner’s business is seasonal and the petitioner feels they are not able to advertise at the same advantage as year round businesses. Petitioner is additionally seeking this variance to be approved for a 3 year period.

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 11-25 Meeting Date: 12-13-11 @ 6:30 P.M.
 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: STEVE SCHENCK / OWNER LIBERTY TAX SERVICE - HOWELL
Property Address: 4072 E. GRAND RIVER AVE Phone: 517-540-1040
Present Zoning: GCD Tax Code: 11-04-300-010

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: THREE ADDITIONAL WEEKS OF TEMPORARY SIGNAGE (FOR A TOTAL OF 5 WEEKS; 3 W/ VARIANCE + 2 W/ PERMIT) FOR NEXT 3 YEARS (TYPICAL PICTURES ATTACHED)

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) POOR VISIBILITY OF OFFICE FROM ROAD + VISIBILITY IS VERY IMPORTANT IN EARLY SEASON
- b. Other (explain) INDIVIDUAL INCOME TAX PREPARATION IS VERY SEASONAL; THERE IS A LIMITED TIME WINDOW TO RAISE CUSTOMER AWARENESS

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 8 1/2 and 14 in size.**
- **Waterfront properties must indicate setback from water for adjacent homes**
- **A Land Use Permit Application to be submitted with ZBA Variance Application.**
- **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: 11/18/11
Signature: Steve Schenck

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.





**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
NOVEMBER 15th, 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 of the ZBA. There were six people in the audience.

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

11-19...A request by John Vincent, Section 34, 5080 Glenway, for a variance to construct a detached accessory structure in the front yard.

A call to the public was made with no response.

Moved by Wildman, supported by Figurski, to approve case# 11-19, 5080 Glenway, for a 72 foot front yard setback and a 25 foot side yard setback to construct a detached accessory structure. Conditioned upon the structure being guttered. The practical difficulty is the topography of the lot. Motion carried as follows: Ayes: Wildman, Grajek, Figurski, Dheanens. Nays: McCreary.

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.

A call to the public was made with no response.

Moved by Figurski, supported by Wildman, to table case #11-20 per the petitioner's request. **Motion carried unanimously.**

Moved by Grajek, supported by McCreary, to approve the October 21, 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 7:15 p.m. **Motion carried unanimously.**