

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
APRIL 17th, 2012
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. 12-03-...A request by Christine Reum, Sec. 11, 1856 Hughes Road, for a size variance and a side and front yard variance to construct an addition to an existing non-conforming structure and to construct a new detached accessory structure.
2. 12-06...A request by Lance Newberry, Sec. 30, 2929 Coon Lake Road, for a side yard variance to construct an addition to a detached accessory structure.
3. 12-07...A request by Krug Ford, Sec. 6, 2798 E. Grand River, for a sign variance to install a new sign on an existing nonconforming pole.
4. 12-08...A request by Joseph Hobmeier, Sec. 21, 4790 Stillmeadow, for a size variance to construct a pergola.

ADMINISTRATIVE BUSINESS:

- A. ***Approval of minutes for the March 21, 2012 Zoning Board of Appeals meeting.***
- B. ***Correspondence***
- C. ***Member Discussion***
- D. ***Adjournment***

Charter Township of Genoa
ZONING BOARD OF APPEALS
April 4, 2012
CASE #12-03

PROPERTY LOCATION: 1856 Hughes Road

PETITIONER: Christine Reum

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and sewer

PETITIONERS REQUEST: Requesting a size variance and a side yard variance to allow an addition to an existing non-conforming structure and to allow a new detached accessory structure.

CODE REFERENCE: Section 11.04.01 (f) – Required Setbacks on Lots less than one acre for detached accessory structures over 120 square feet
 Section 11.04.01 (h) – Maximum size of accessory buildings on lot less than 2 acres

STAFF COMMENTS: Petitioner constructed addition and began construction on second detached accessory structure without permits. Petitioner has constructed a portion of the addition on adjacent property owned by Wilson Marine (please see attached letter from Township Attorney). Staff is strongly against this petition. No new information has been submitted for this petition.

DETACHED ACCESSORY STRUCTURE	Principal building setback	One Side	Other Side	Size	Height
Setbacks of Zoning	10	5	10	900	14
Setbacks Requested		0 lot line for accessory structure addition 4 foot for new accessory structure		(1) 384 sq foot addition to existing 768 sq foot detached structure. (2) 432 square foot new detached structure (3) 1584 Total Detached square footage	
Variance Amount		5 feet for addition 1 foot for new structure		684	

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 12-03 Meeting Date: 3-20-12

- 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: CHRISTINE M. REUM WORK: 810-227-5100
 Property Address: 1856 HUGHES Phone: HOME: 517-545-7769
 Present Zoning: LRR Tax Code: 11-11-305-009

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: _____

2. Intended property modifications: FREE STANDING BOAT PORT / ATTACHED CAR PORT TO EXISTING GARAGE, ASPHALT WAS ALREADY THERE

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) SMALL LOT, EXISTING GARAGE WAS PURCHASED WHILE ALREADY CROSSING PROPERTY LINE, NOT A PROBLEM WITH PROPERTY OWNER WILSON MARINE.

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: 2/10/2010

Signature: Christine Reum
CHRISTINE REUM

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.

Amy Ruthig

From: Adam VanTassell
Sent: Wednesday, February 29, 2012 11:51 AM
To: Amy Ruthig
Subject: FW: Christine Reum 1856 Hughes Road

From: Frank Mancuso [<mailto:frank@mancusocameronlaw.com>]
Sent: Wednesday, February 29, 2012 11:31 AM
To: Adam VanTassell
Subject: Christine Reum 1856 Hughes Road

Adam:

I have reviewed the file materials regarding Ms. Reum's request for township approval for the construction of her car port and have the following reply.

The relevant Genoa Township Zoning Ordinance sections are 11.04.01, 23.05.03, 24.01, 24.04, 24.04, 24.04.01 and 24.04.08.

According to Section 11.04.01 of the Genoa Township Zoning Ordinance, the required setback for Ms. Reum's garage is 5'. I acknowledge that it appears that the existing garage is a non-conforming structure meaning it existed prior to the enactment of the ordinance and therefore is permitted under Section 24.04. However, the spirit of the Zoning Ordinance is to reduce non-conforming uses and structures (see Article 24.01).

Section 24.04.08 of the Zoning Ordinance provides:

Expansion of a Nonconforming Residential Building: A residential nonconforming building may be expanded provided the expansion will be within required setbacks and other dimensional and building code requirements are met (spacing between structures, height, maximum lot coverage, etc.). (Example: a home with a nonconforming front yard setback may be expanded in the rear so long as the rear yard setback remains conforming and maximum lot coverage is not exceeded).

While Section 24.04.01 provides that the ZBA may grant a variance for the expansion of a non-conforming building, such variance would have to comply with the requirements of Article 23 of the Zoning Ordinance(see Section 23.05.03) and with the Michigan Zoning Enabling Act.

Another concern is that a portion of the car port is constructed on the Wilson Marine property. I acknowledge receipt of a copy of Linda Wilson's February 8, 2012 letter, however, I would strongly advise the Township to not give approval to Ms. Reum to construct a structure partially on another person's property for the reason that I that the Genoa Township Ordinance does not permit it (while the ordinance allows for a variance for the setback requirement under certain circumstances, it does not provide that the construction may occur on another person's property).

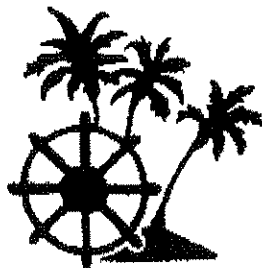
Two possible solutions to Ms. Reum's problem are for her to (1) construct the car port entirely on her property (and apply for a variance if she wishes to construct the structure within the required setback), or (2) acquire the portion of the Wilson Marine property that constitutes the proposed encroachment.

If you or the ZBA has any questions, please let me know.

Sincerely,

Frank J. Mancuso, Jr.
Mancuso & Cameron, P.C.
722 E. Grand River Ave.
Brighton, MI 48116
Ph: (810) 225-3300
Fax: (810) 225-9110

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WILSON MARINE

6095 W. Grand River Avenue / Lake Chemung/Brighton, MI 48114 / Ph: 517-546-3774 / Fax: 517-546-2157

February 8, 2012

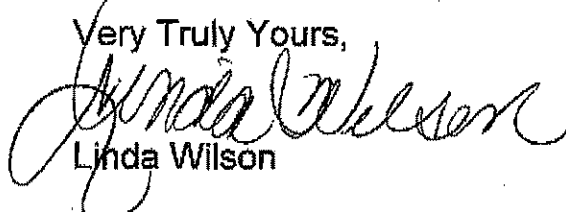
Genoa Township
2911 Dorr Rd
Brighton, MI 48116

RE: Christine Reum property

Dear Genoa Township:

I have just had a conversation with Christine Reum of 1856 Hughes Rd, whose property butts up to the property of Wilson Marine located at 6095 Grand River, Brighton. Ms. Reum is interested in placing a free standing car port and covered pontoonboat port on the property in between owned by Wilson Marine. We would like to go on record stating that we have no objection to them using that portion of our property, as there is a fence which acts as the barrier, and while in the event we may ever sell the business, the new owner may object, currently we do not. Please be sure to contact us if you have any questions.

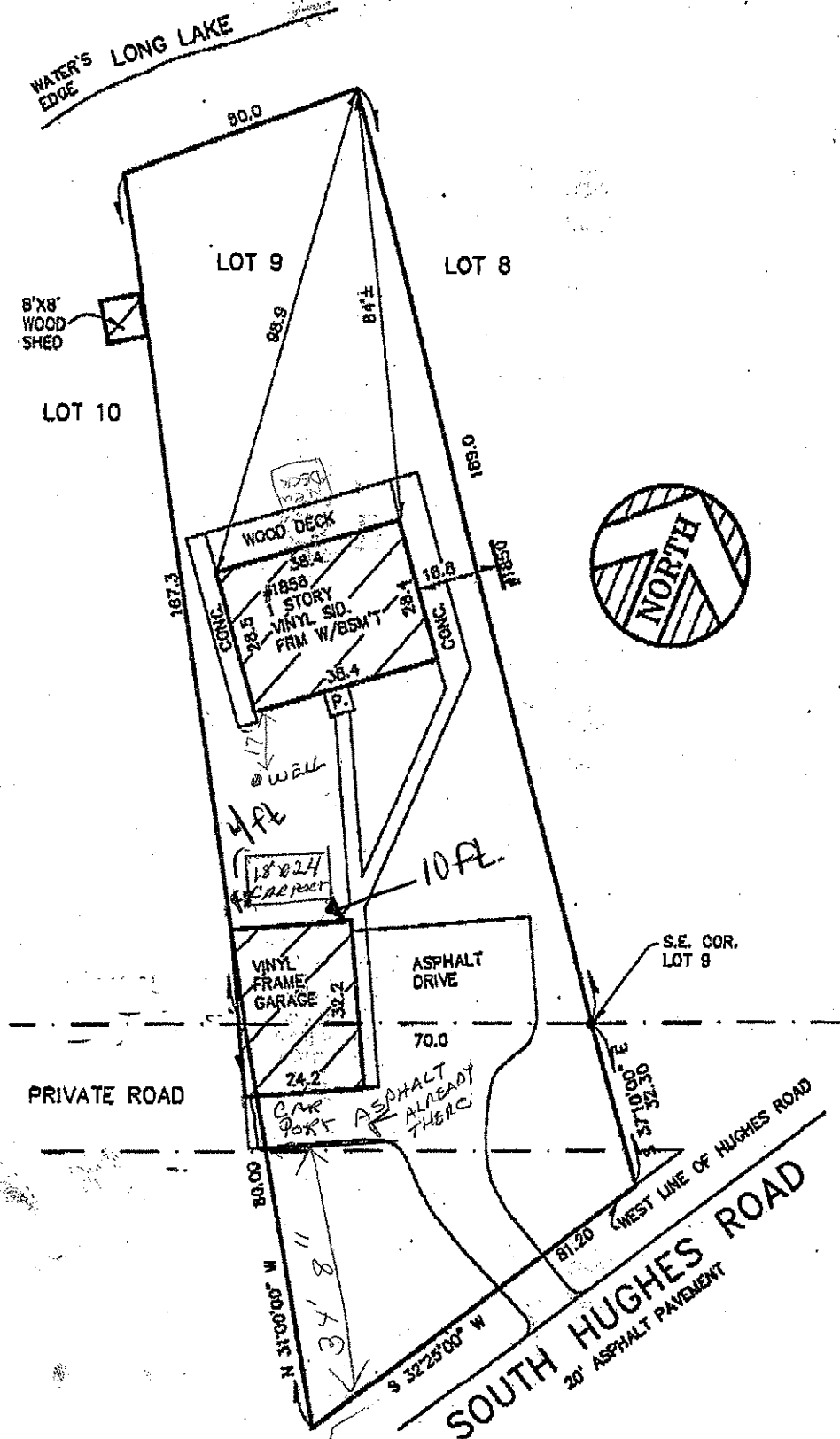
Very Truly Yours,



Linda Wilson

MORTGAGE SURVEY

Certified to: G.M.A.C. MORTGAGE CORPORATION
 Applicant: RUSSELL REUM AND CHRISTINE SWANAGAN
 Property Description
 (SEE PAGE 2 OF 2)



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.

PAGE: 1 of 2

JOB NO: 00-66953 SCALE: 1" = 30'
 DATE: 9/20/00 DR BY: SH

KEM-TEC
 LAND SURVEYORS

22556 Credit Avenue
 Eastpointe, MI 48021-2319
 (313) 778-2222 * (800) 295-7222
 FAX: (313) 778-4046



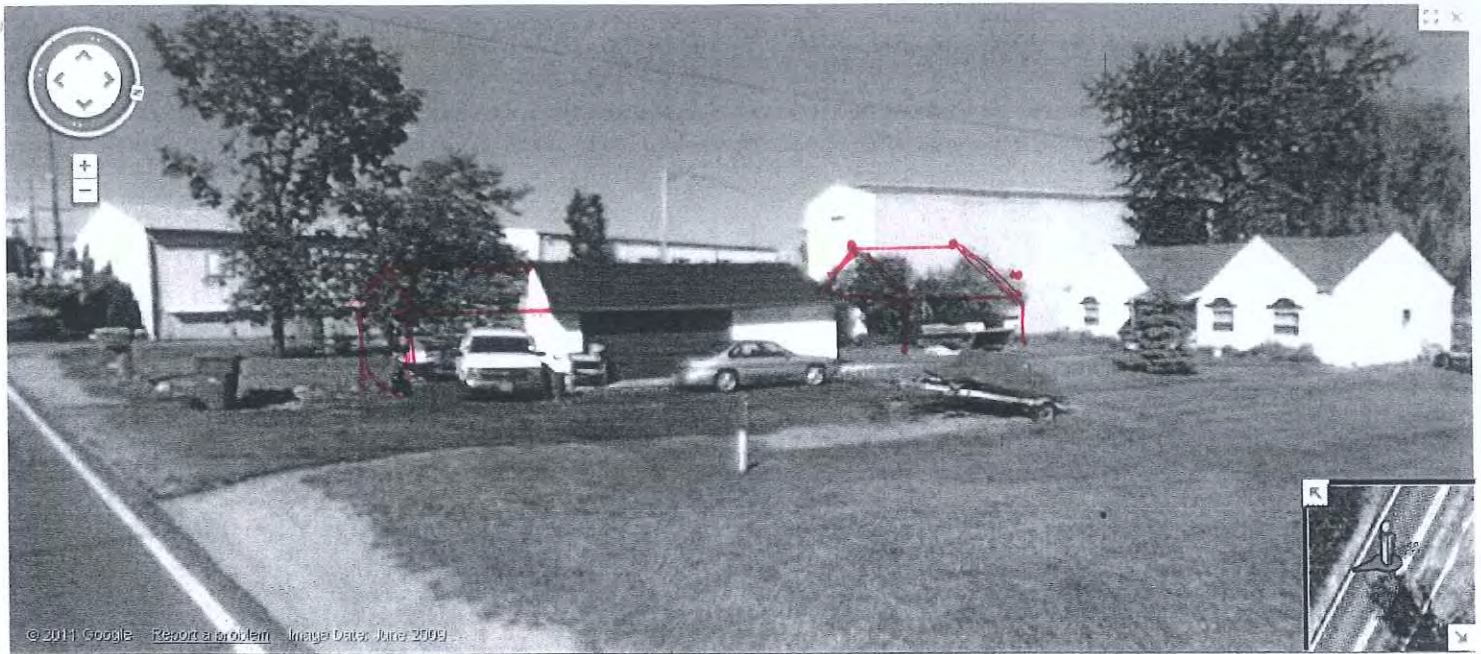
KEM-TEC WEST
 LAND SURVEYORS

800 East Sibley
 Ann Arbor, MI 48106-1995
 (734) 964-0888 * (800) 255-6133
 FAX: (734) 964-6000

Loading...

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



Google

Loading...

To see all the details that are visible on the screen, use the "Print" link next to the map.



CAR PORT

The asphalt where the car port is was already there when we bought the house. We just covered it for the jet-ski trailer.

Items Selected:

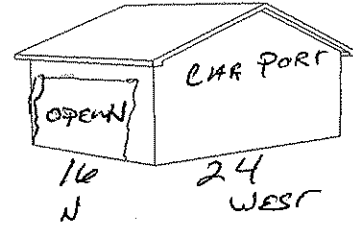
Gable roof w/ 4/12 pitch, standard trusses 2' O.C.
 Truss Design Location Zip Code: 48415
 Residential Post Frame Construction
 with Concrete Floor (not included)
 24' Wide X 16' Deep X 8' - 6" High
 Vinyl Double 4" Lap Siding
 - White
 7/16" OSB Wall Sheathing
 12" gable/12" eave overhangs
 1/2" OSB Roof Sheathing
 30 yr. Duration, Harbor Blue Shingles
 O.C. Ventsure Ridge Vent
 White Aluminum Soffit & Fascia
 White Premium Roof Edge

Options Selected:

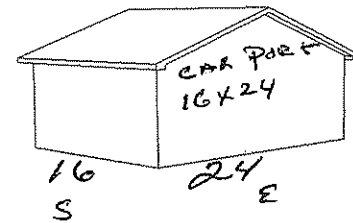
The options you have selected are:
 15 LB Roof Felt

**CAR PORT
 ATTACHED
 TO SIDE OF
 GARAGE**

Front View



Back View



Today's estimated base price: \$2,682.04

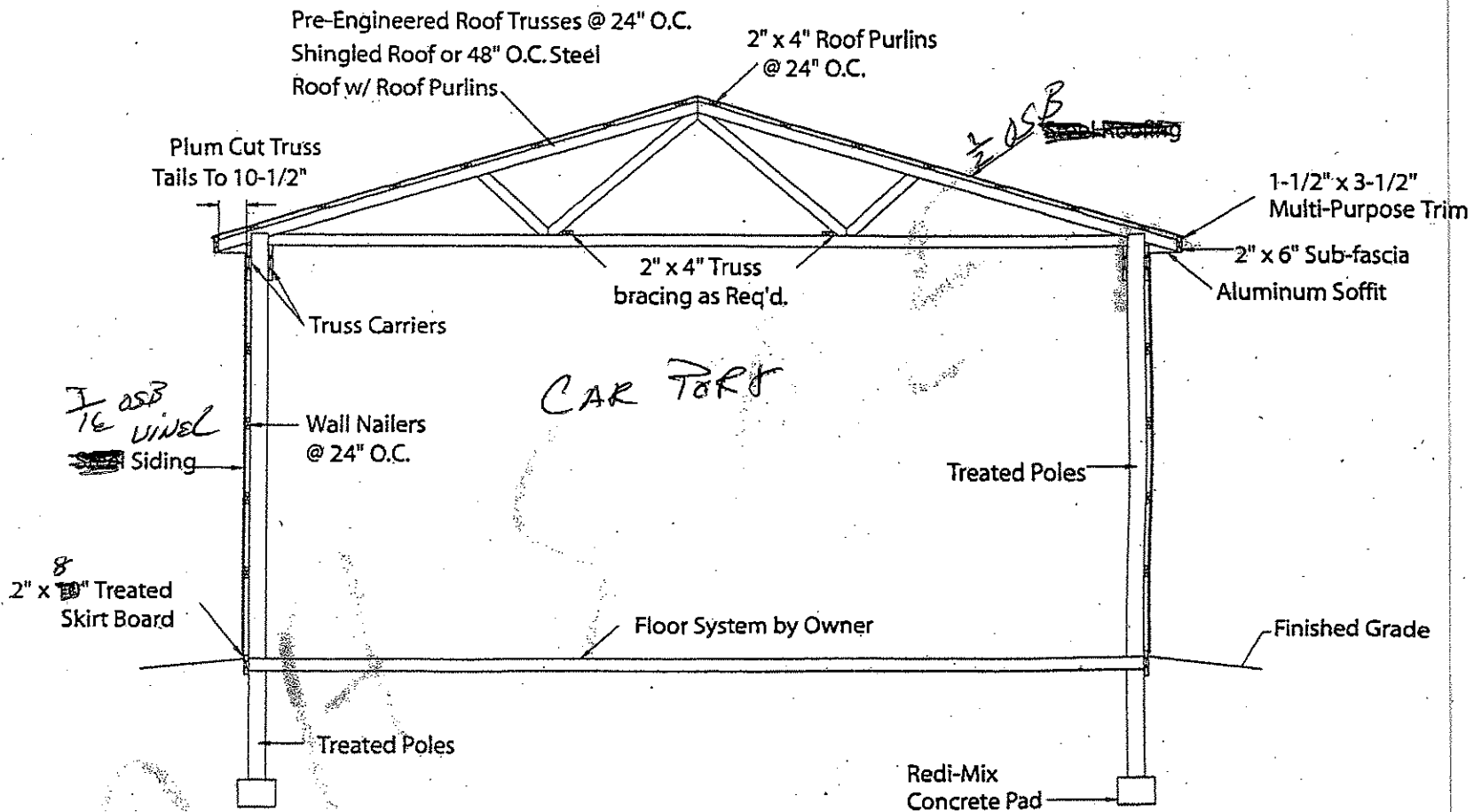
The base price includes: 0" Eave/0" Gable Overhangs, Framing Materials, 7/16 OSB Roof Sheathing, 20 yr. Fiberglass Classic - Onyx Black Shingles, Pine Fascia, Galvanized Regular Roof Edge, 8" Textured Vertical Hardboard Siding, No Service Doors, No Overhead Doors, No Windows, or Any Other Options.

Today's estimated price: \$3,464.39

If purchased today, you save: \$52.63

Monthly BIG Card payment: \$97.29

***** Take this sheet to the Building Materials counter to purchase your materials. *****



Standard Package

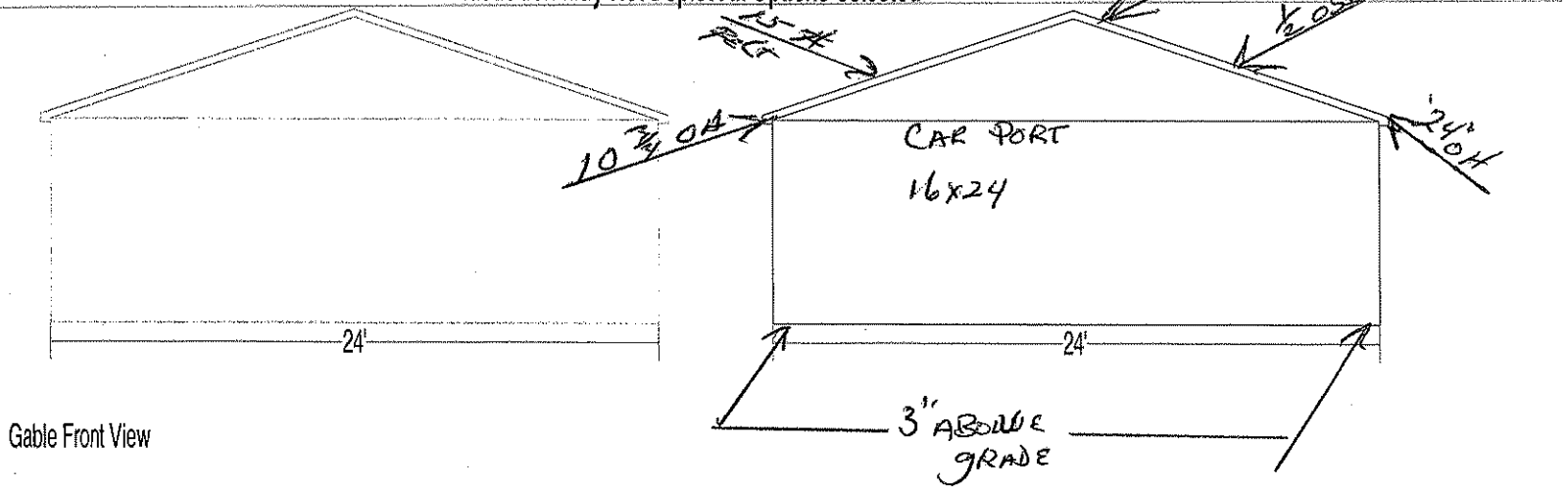
Typical Section

No Scale

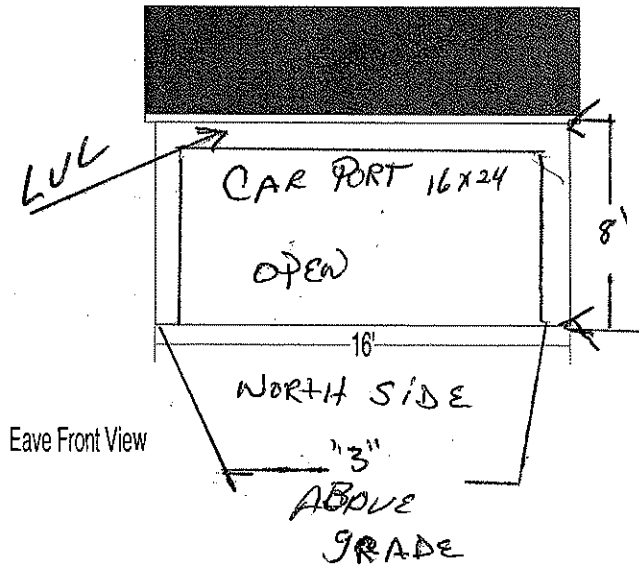
*Post 1/2"
BELOW GRADE*

*** Here are the wall configurations for your design.

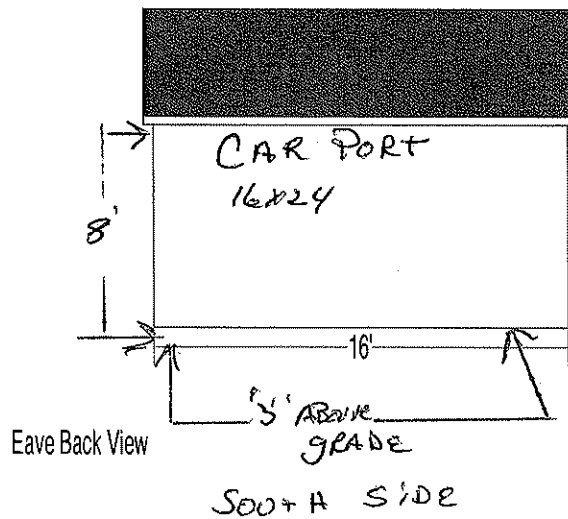
Illustration May Not Depict All Options Selected



Gable Front View



Eave Front View



Eave Back View

16x24x8

Building Size: 24 feet wide X 16 feet long X 8 feet high

Approximate Peak Height: 12 feet 4 inches (148 inches)

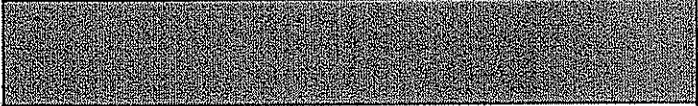
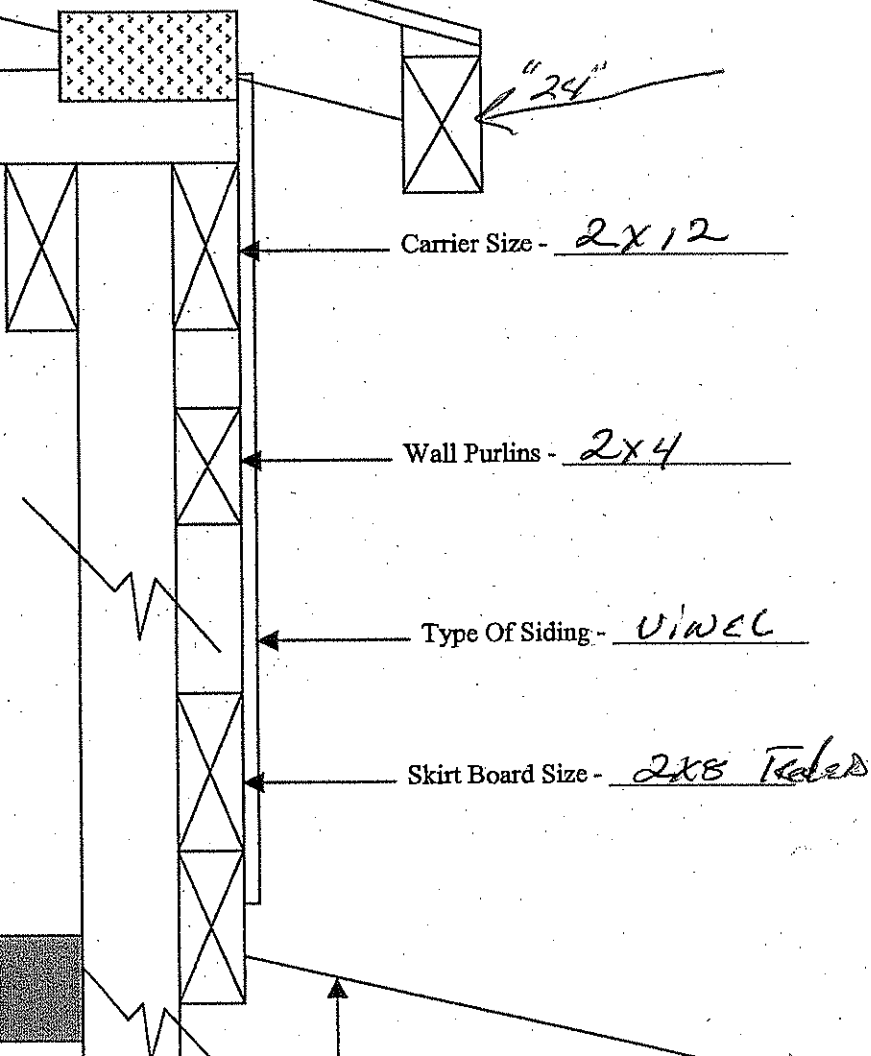
Menards provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variable in codes and site restrictions, all final plans and material lists must be verified with your local zoning office, architect and/or builder for building design and code compliance. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

Residential Pole Barn

$\frac{4}{12}$ Roof Covering - $\frac{1}{2}$ OSB AND Shingles
 Roof Deck - $\frac{1}{2}$ OSB 15'x24' with H CLIPS

Truss or Rafter Ties

Trusses: Yes No
 If no fill out rafter information below
 Truss/Rafter Block Size: 2x6
 Rafter Size: 2x4
 Rafter Spacing: 2 FOOT ON CENTER
 Ridge Size: 12'
 Ceiling Joist Size: 2x4 PLS
 Ceiling Joist Spacing: 2 FOOT ON CENTER
 Pole Size: 4x4
 Pole Spacing: 8 FOOT ON CENTER
 Ceiling Height: 8 FOOT
 Roof Peak Height: 12 FOOT
 Insulation Materials: 2" OSB
 Finish Materials: VINYL SIDING



Concrete Slab Floor Thickness - NONE Inches



All Concrete Footings Shall be Mixed With Clean Water Outside of the Slab

Footing Height - 3 1/2 Inches

Depth Below Grade - 42" Inches

Footing Width - 12" Inches

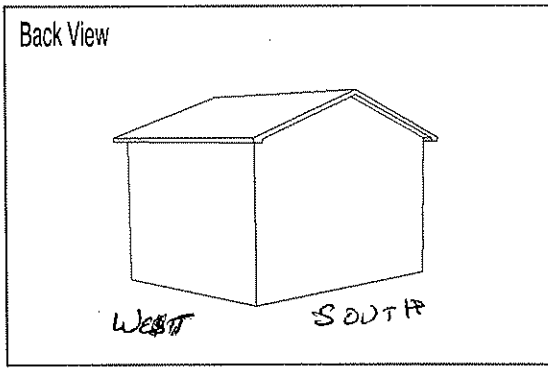
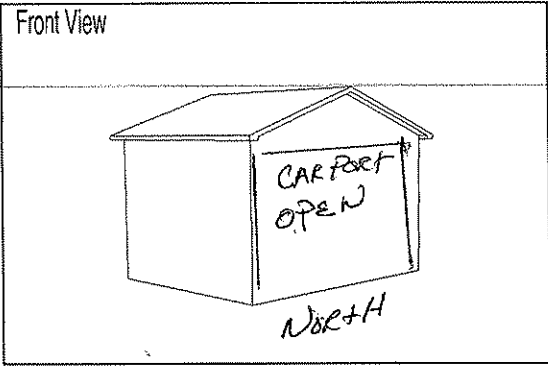
BOAT PORT

The pontoon boat will be on a trailer, so it will be taller.

Items Selected:
 Gable roof w/ 4/12 pitch, standard trusses 2' O.C.
 Truss Design Location Zip Code: 48415
 Residential Post Frame Construction
 with Concrete Floor (not included)
 24' Wide X 18' Deep X 14' - 6" High
 Vinyl Double 4" Lap Siding
 - White
 7/16" OSB Wall Sheathing
 12" gable/12" eave overhangs
 1/2" OSB Roof Sheathing
 30 yr. Duration, Harbor Blue Shingles
 O.C. Ventsure Ridge Vent
 White Aluminum Soffit & Fascia
 White Premium Roof Edge

Options Selected:
 The options you have selected are:
 15 LB Roof Felt

**BOAT PORT
 NOT ATTACHED
 STAND ALONE**



Today's estimated base price: \$4,060.70

The base price includes: 0" Eave/0" Gable Overhangs, Framing Materials,
 7/16 OSB Roof Sheathing, 20 yr. Fiberglass Classic - Onyx
 Black Shingles, Pine Fascia, Galvanized Regular Roof Edge,
 8" Textured Vertical Hardboard Siding, No Service Doors,
 No Overhead Doors, No Windows, or Any Other Options.

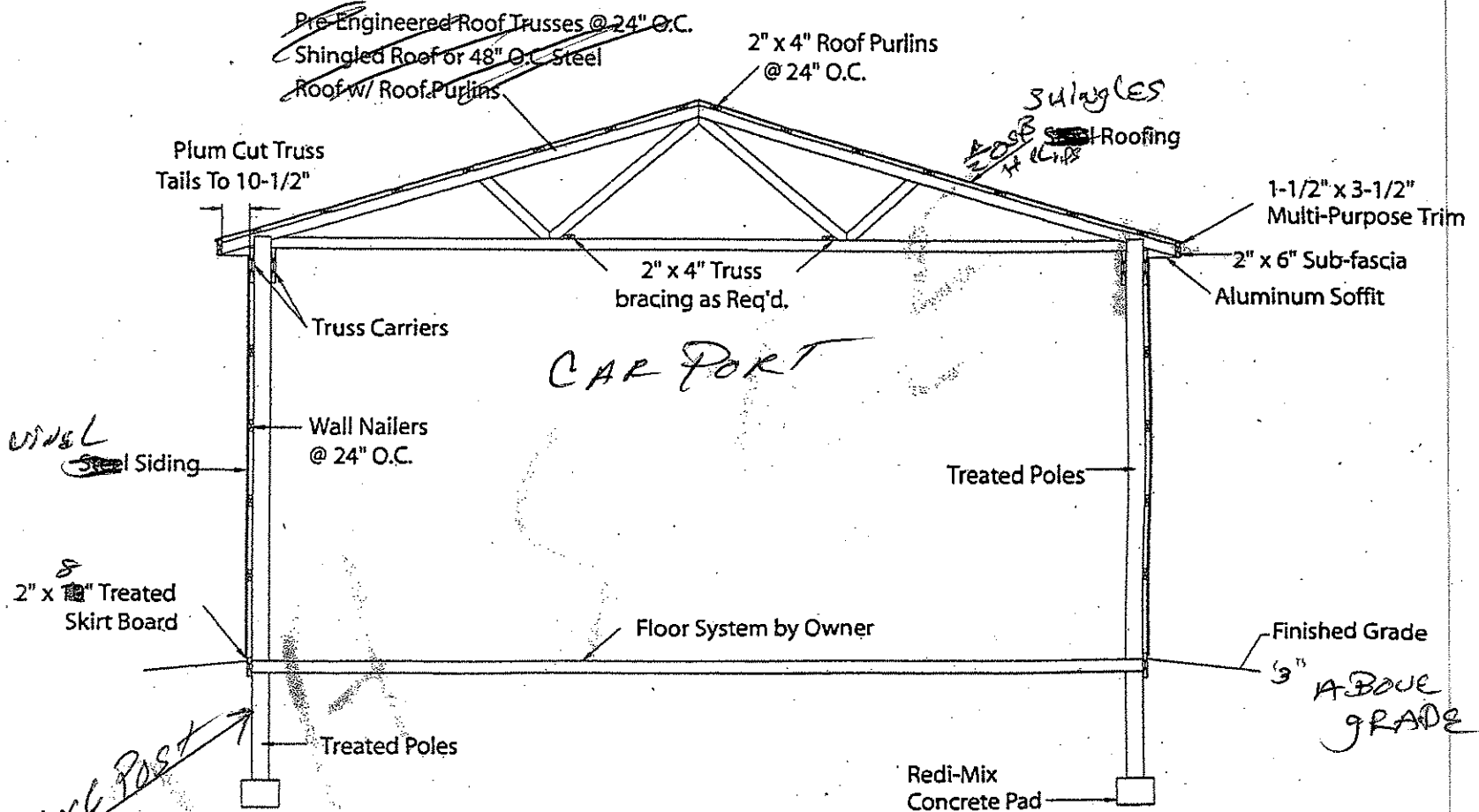
Today's estimated price: \$4,830.69

If purchased today, you save: \$74.03

Monthly BIG Card payment: \$135.66

***** Take this sheet to the Building Materials counter to purchase your materials. *****

All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE, THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.



Standard Package

Typical Section

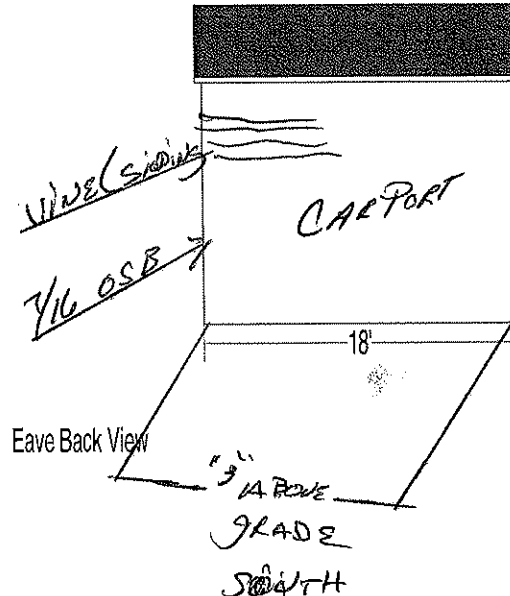
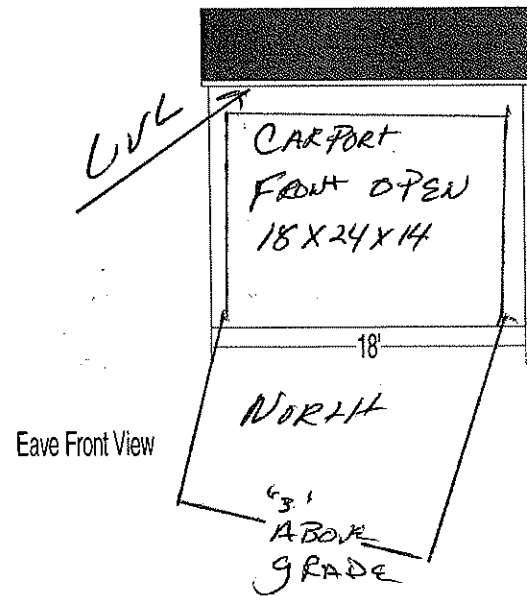
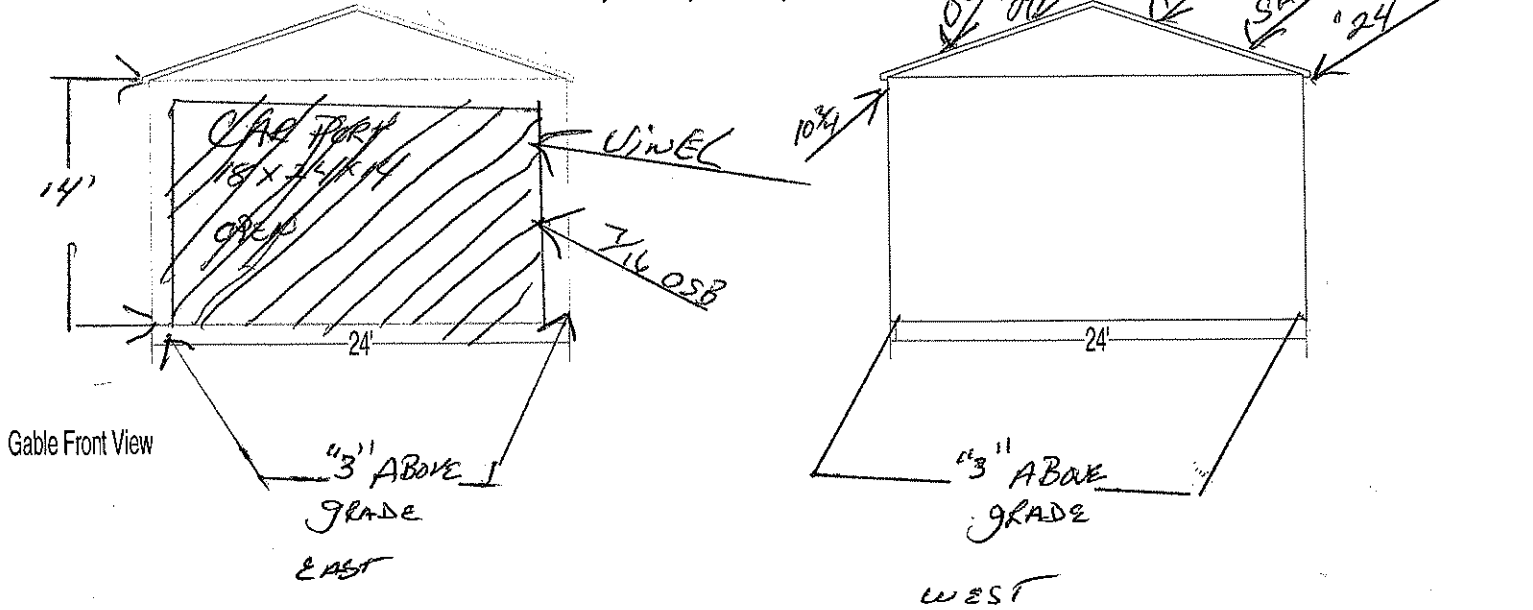
No Scale

Design # 28232



*** Here are the wall configurations for your design.

Illustration May Not Depict All Options Selected



18 X 24 X 14

Building Size: 24 feet wide X 18 feet long X 14 feet high

Approximate Peak Height: 18 feet 4 inches (220 inches)

Menards provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variable in codes and site restrictions, all final plans and material lists must be verified with your local zoning office, architect and/or builder for building design and code compliance. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

Residential Pole Barn

Roof Covering - 15# Felt Shingles
Roof Deck - 1/2 OSB

Truss or Rafter Ties

Trusses: Yes No

If no fill out rafter information below

Truss/Rafter Block Size: 24"

Rafter Size: 2x4

Rafter Spacing: 2 FOOT OC

Ridge Size: 18

Ceiling Joist Size: 2x4

Ceiling Joist Spacing: 2' 00

Pole Size: 6x6

Pole Spacing: 8 FOOT OC

Ceiling Height: 14 FEET

Roof Peak Height: 18 FOOT

Insulation Materials: 3/16 OSB

Finish Materials: Vinyl Siding

Carrier Size - 2x12 @ 22" CUE

Wall Purlins - 2x4

Type Of Siding - Vinyl

Skirt Board Size - 2x8

Concrete Slab Floor Thickness - NONE Inches

All Concrete Footings shall be mixed with clean water contained in the form.

Footing Height - 3 1/2 Inches

Depth Below Grade - 42 Inches

Footing Width - 12 Inches



Charter Township of Genoa
ZONING BOARD OF APPEALS
APRIL 17th, 2012
CASE #12-06

PROPERTY LOCATION: 2929 Coon Lake Road

PETITIONER: Lance Newberry

ZONING: CE (Country Estates)

WELL AND SEPTIC INFO: Well and septic

PETITIONERS REQUEST: Requesting a side yard variance to construct an addition on a nonconforming detached accessory structure.

CODE REFERENCE: Table 3.04 – Dimensional Standards - CE (Country Estates)

STAFF COMMENTS: None

DETACHED ACCESSORY STRUCTURE	Principal building setback	One Side	Other Side	Rear	Size	Height
Setbacks of Zoning		40			n/a	
Setbacks Requested		23				
Variance Amount		17				

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 12-06 Meeting Date: 4-17-12 @ 6:30
 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: Lantz New Berry / Scott Parisian
Property Address: 2929 Coon Lk Rd Phone: 517 404 5995
Present Zoning: Residential Tax Code: 4711 30 200 014

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 set Back

2. Intended property modifications: Pole Building addition

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) Existing Barn Location and Location for Addition
- 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

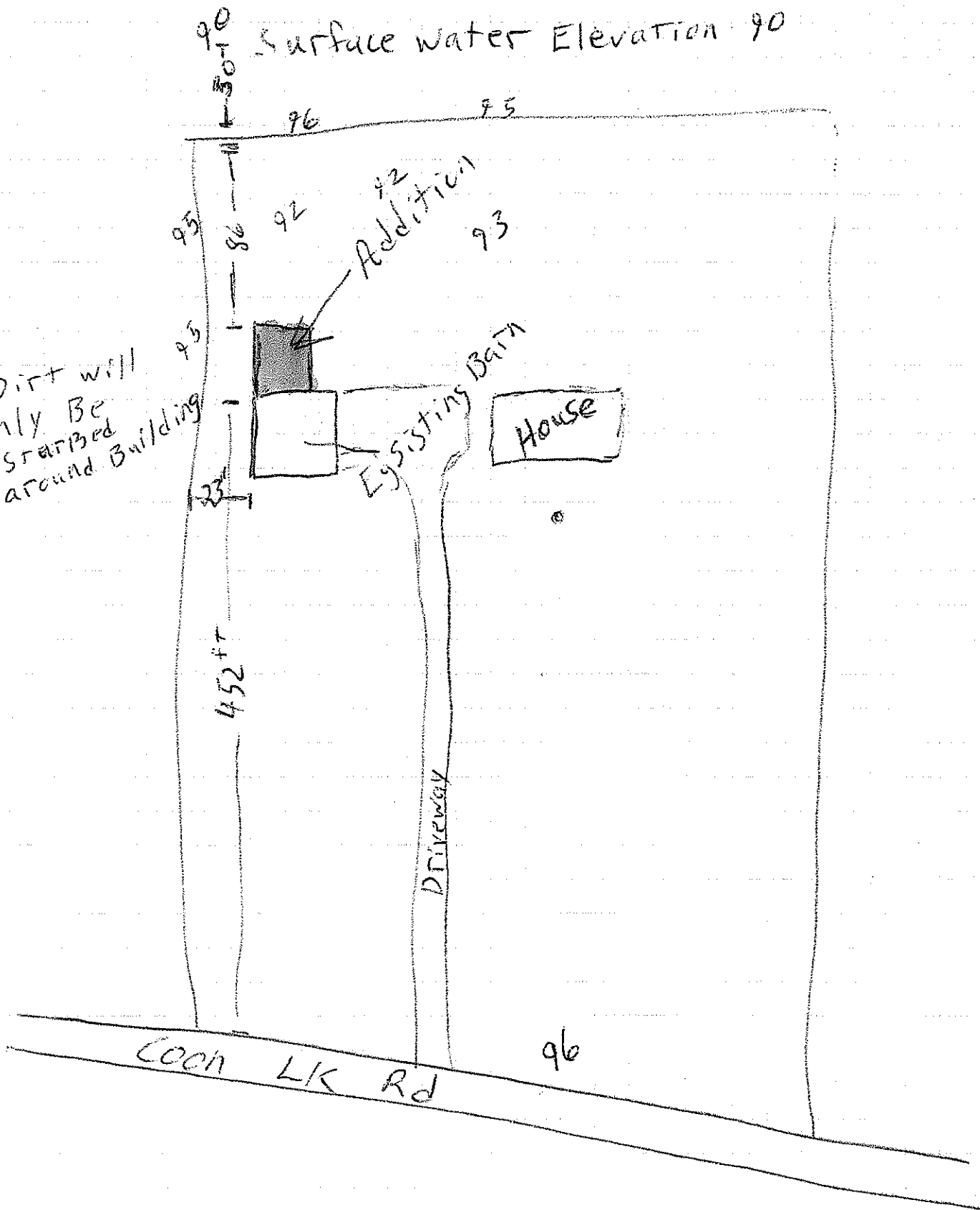
Date: 3 8 12
Signature: Scott Parisian

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.

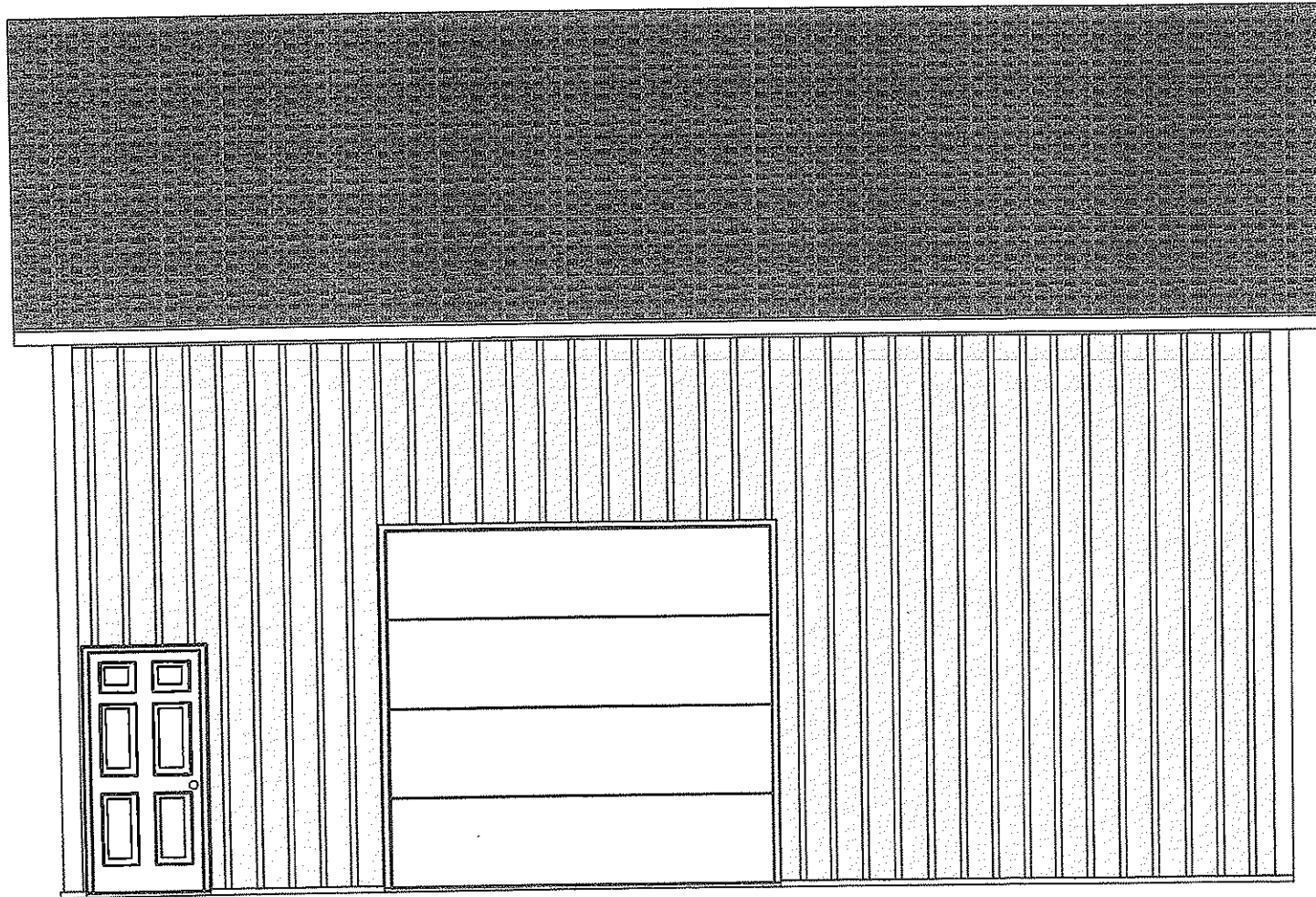
Surface water Elevation 90

Dirt will only be disturbed 4' around Building





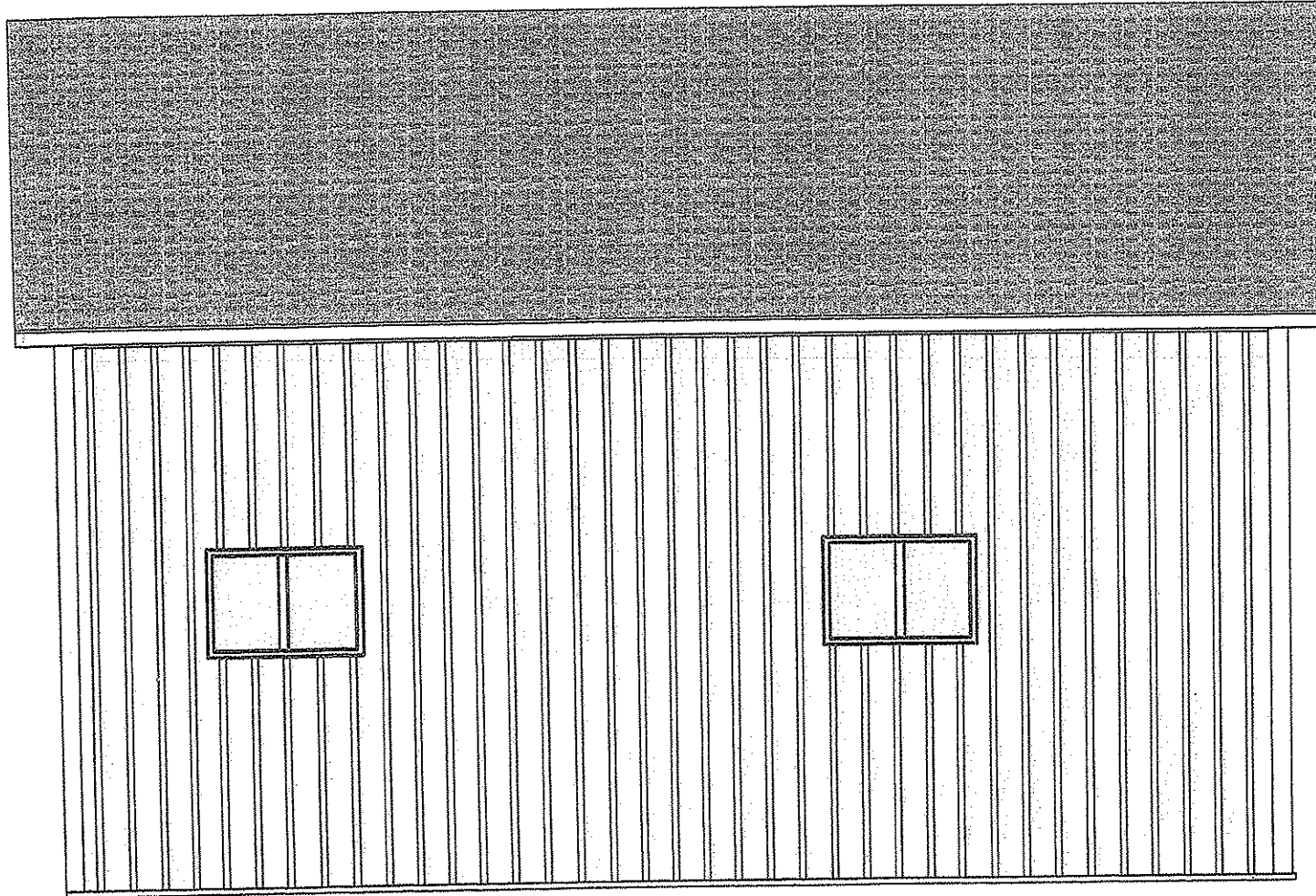
SOUTH SIDE-EAVE SIDE 1 ELEVATION



Scott Parisian
Estimate Number: 578
3/1/2012



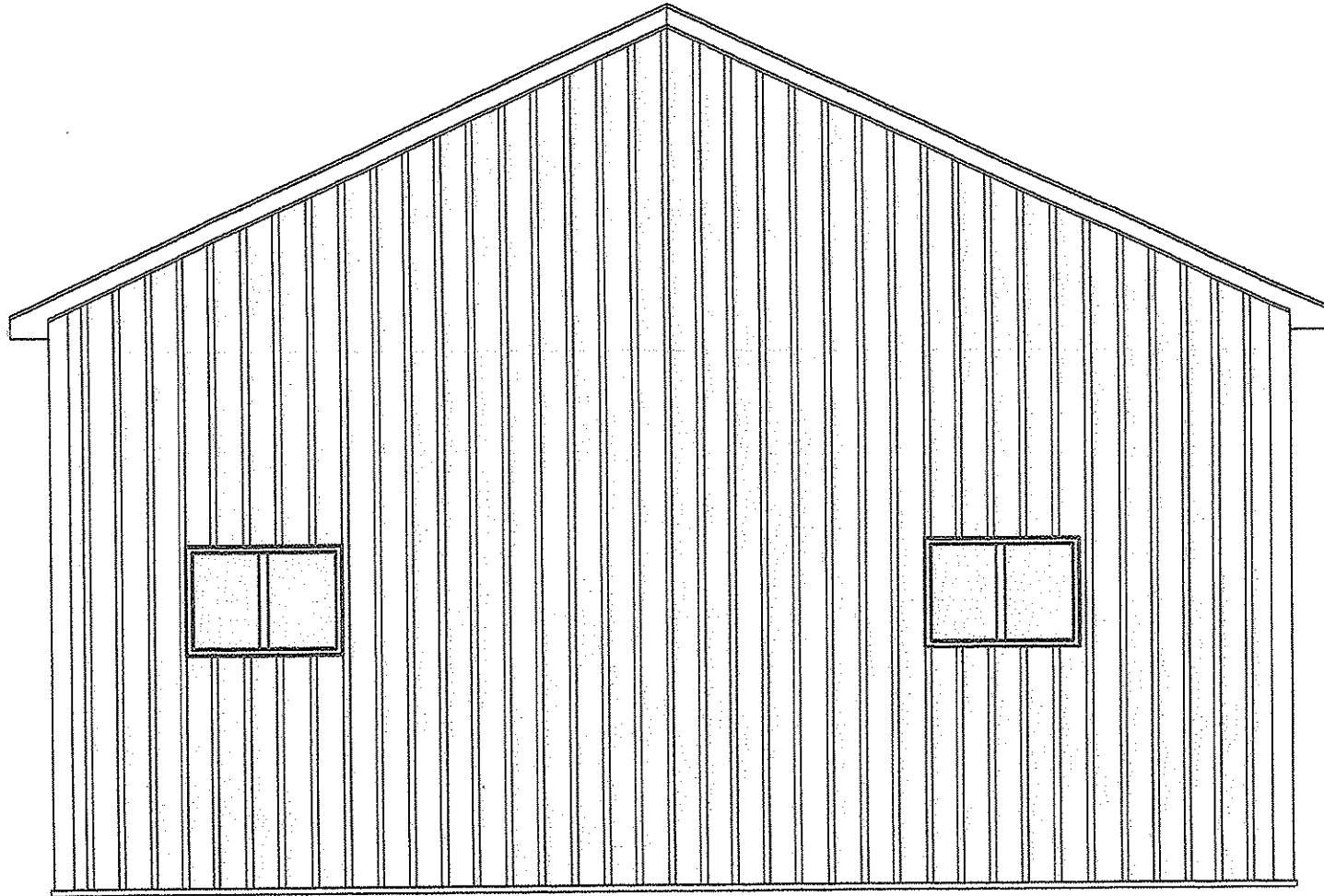
NORTH SIDE-EAVE SIDE 2 ELEVATION



Scott Parisian
Estimate Number: 578
3/1/2012



NORTH
 SIDE-GABLE SIDE 2 ELEVATION



Scott Parisian
Estimate Number: 578
3/1/2012

Charter Township of Genoa
ZONING BOARD OF APPEALS
APRIL 17th, 2012
CASE #12-07

PROPERTY LOCATION: 2798 E. Grand River

PETITIONER: M. Krug Investments

ZONING: GCD (General Commercial District)

WELL AND SEPTIC INFO: Water and sewer

PETITIONERS REQUEST: Requesting a variance to install a new sign on an existing nonconforming pole.

CODE REFERENCE: Section 24.04.01 – Restriction on creating nonconformities
Table 16.04.05 – Pole signs, prohibited
Condition of prior variance

STAFF COMMENTS: Please see attached minutes for Case #02-26 of June 11, 2002. Per the conditions of the nonconforming pole sign approval, if the Lincoln Mercury franchise associated with the property ceases, the sign itself was to be removed.

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 12-07 Meeting Date: _____

- PAID Variance Application Fee 4-17-2012
\$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: Memo Detroit Signs - 23544 Hoover Rd. Warren, MI 48089
Property Address: 2798 E. Grand River Phone: King Ford (517) 546-2250 / Memo Detroit Signs (586) 759-2700
Present Zoning: GCD Tax Code: 11-06-200-058

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: To remove the existing "Lincoln" pylon cabinet and to install an oval-shaped "Ford" cabinet on the existing pole

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) _____
- b. Other (explain) Please see attached cover letter with the drawing. Thank you.

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: 3-9-12
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.



23544 Hoover Road, Warren MI 48089
T: 586-759-2700 F: 586-759-2703
kdeters@metrodetroitsigns.com

DATE: 3/9/12
TO: Genoa Twp. Variance Board
FROM: Kevin Deters
Metro Detroit Signs
RE: Krug Ford variance
2798 E. Grand River Ave.

Cover Letter to the Board

Krug Ford would like to pursue a variance to remove the existing "Lincoln" pylon cabinet and replace it with an oval-shaped "Ford" cabinet on the existing pole.

Krug Ford would like to have this oval-shaped "Ford" pylon cabinet because that is the current branding for Ford dealerships nationwide. The dealership has to try to stay up to date with that corporate branding as much as possible. Granting this variance would not be a hindrance for neighboring businesses because the site would not be adding any additional signage than they already have. In fact, they will have less signage overall because the "Lincoln" wall sign is being removed.

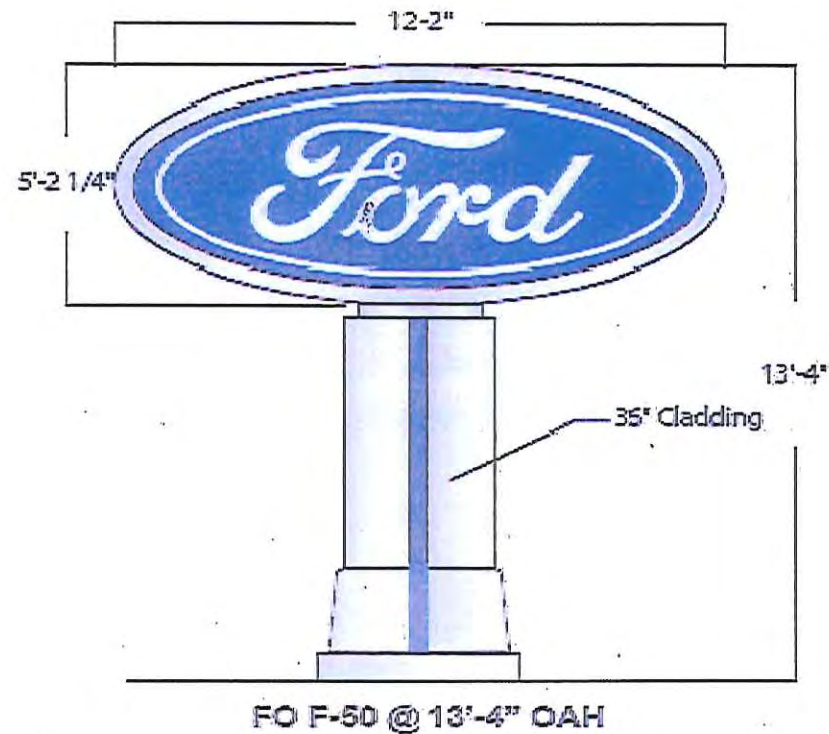
Feel free to call me at (586)759-2700 if you need anything else. Thank you for your assistance.



Dealership:	Krug Ford Lincoln	Dealership Contact:	Mark Bies
Address:	2798 E. Grand River Avenue	Dealer Phone:	(517) 546-2250
City/St:	Howell, MI 48843	AGI Project Manager:	CLAY EAST
Dealer Code:	F48513	AGI Phone:	(865) 692-1242 Ext 236
PO Ref:	0039335		

Directions:

Remove the Lincoln 75 sf signbox, cladding and base cover from the P16 column. LEAVE COLUMN IN PLACE for new sign installation.



Install new pylon sign
on existing footing
and pole
50" ϕ oval cabinet
13' 4" overall height



Dealership:	Krug Ford Lincoln	Dealership Contact:	Mark Bies
Address:	2798 E. Grand River Avenue	Dealer Phone:	(517) 546-2250
City/St:	Howell, MI 48843	AGI Project Manager:	CLAY EAST
Dealer Code:	F48513	AGI Phone:	(865) 692-1242 Ext 236
PO Ref:	0039335		

Directions:

Remove and SCRAP the Lincoln emblem and "LINCOLN" letter set from fascia. Cap electric. Fill fascia holes with like color caulk.





Charter Township of Genoa
ZONING BOARD OF APPEALS
APRIL 17th, 2012
CASE #12-08

PROPERTY LOCATION: 4790 Stillmeadow

PETITIONER: Joseph Hobmeier

ZONING: RPUD (Residential Planned Unit Development)

WELL AND SEPTIC INFO: Water and sewer

PETITIONERS REQUEST: Requesting a size variance to construct a pergola.

CODE REFERENCE: 11.04.02 (a) – Pergolas on Decks

STAFF COMMENTS: Petitioner is seeking to cover an existing rear deck with a pergola. As the pergola is considered an enclosure and projects into the rear yard setback, it falls under the Pergola size restriction.

	Front	One Side	Other Side	Rear	Area	Waterfront
Setbacks of Zoning					150	-
Setbacks Requested					320	
Variance Amount					170	

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 12-08

Meeting Date: 4-17-12 @ 6:30

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

p.m.

- **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: JOSEPH P HORNMEYER

Property Address: 4740 STILLMEADOW DR Phone: 517-376-6630

Present Zoning: Res. RVD Tax Code: 11-21-201-128

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: addition of a 300 sq ft pergola to an existing 500 sq ft deck.
Due to its southwest exposure & lack of shade we cannot use the deck in the summer months. The use of a table umbrella is insufficient.

This variance is requested because of the following reasons:

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

- b. Other
(explain) Deck is exposed to sunlight from sunrise until sunset making it uninhabitable in the summer months. A 150 ft pergola would be insufficient and not aesthetically pleasing.

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: 3-28-12

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.

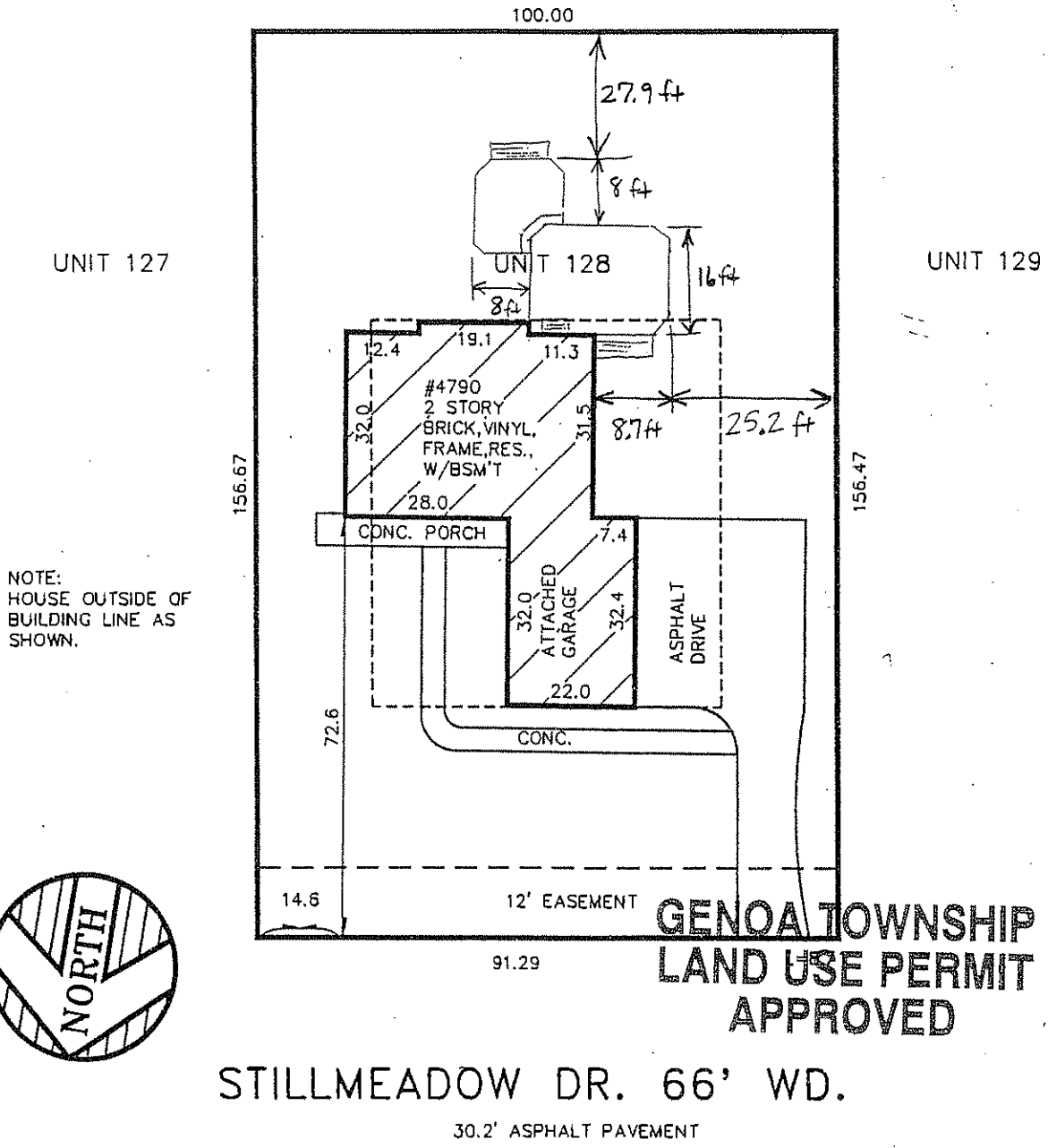
MORTGAGE SURVEY

Certified to: HURON VALLEY FINANCIAL

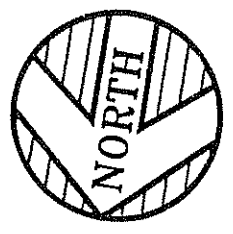
Applicant: RONALD AND KIMBERLY BAILEY

Property Description

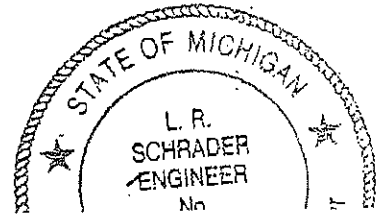
Unit 128; NORTH SHORE VILLAGE, according to the Master Deed thereof recorded in Liber 1947, pages 69 through 131 and First Amendment to Master Deed recorded in Liber 2080, pages 914 through 945, inclusive, Livingston County Records, and designated as Livingston County Condominium Plan No. 78, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.



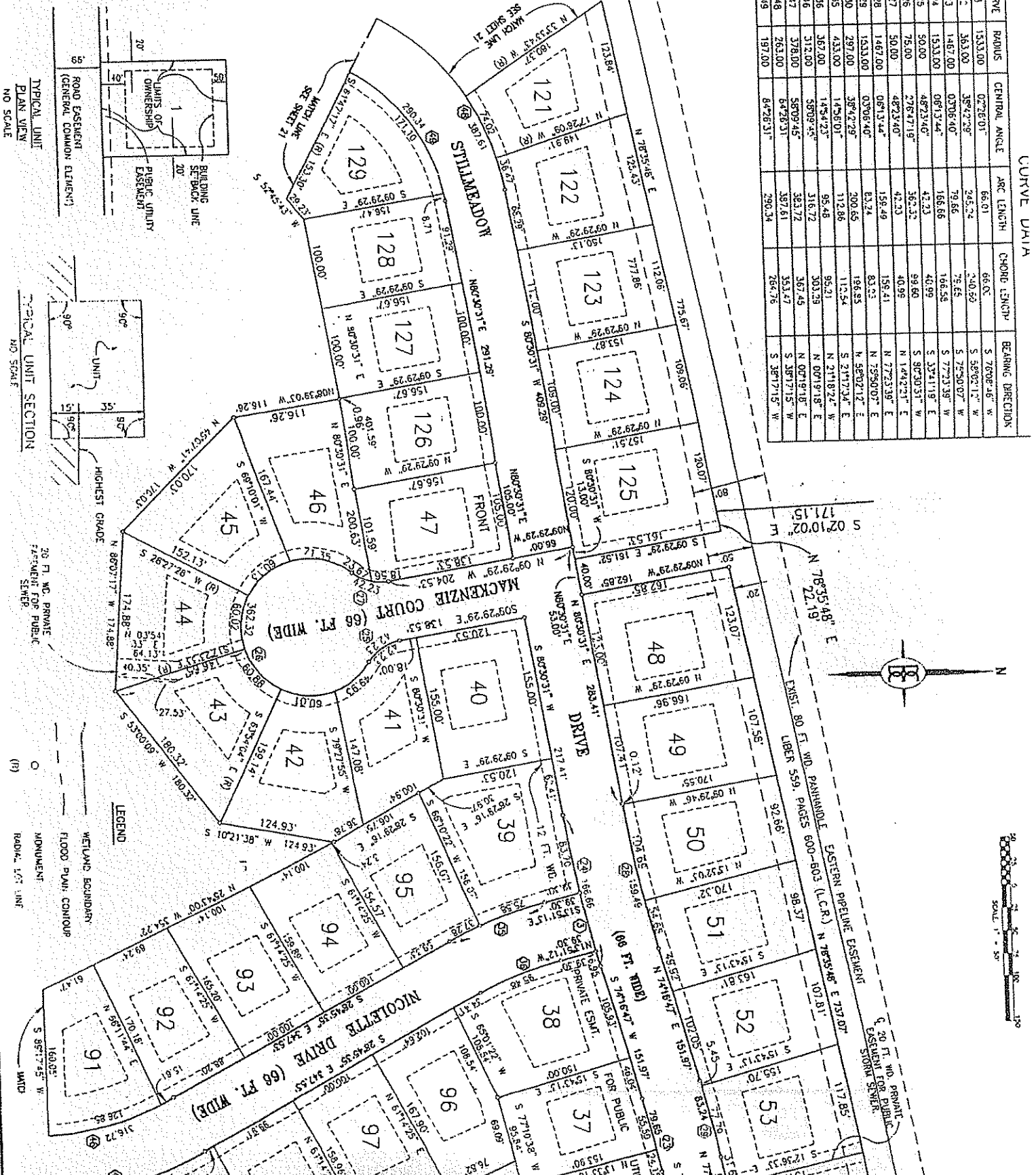
NOTE:
HOUSE OUTSIDE OF
BUILDING LINE AS
SHOWN.



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, mortgagee and that the building...

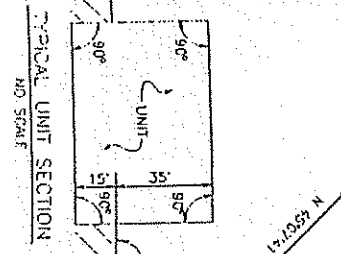
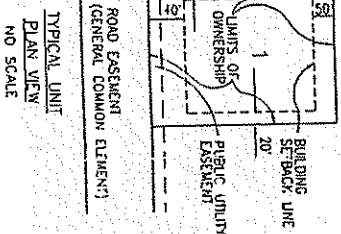
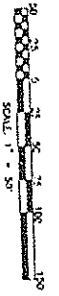


Proposed PERGOLA.
 4790 STILLMEADOW DR.
 HOWELL MI LOT #128
 OWEN J. HOEMEIER
 MARCH 27, 2012 SH. 1 OF 3

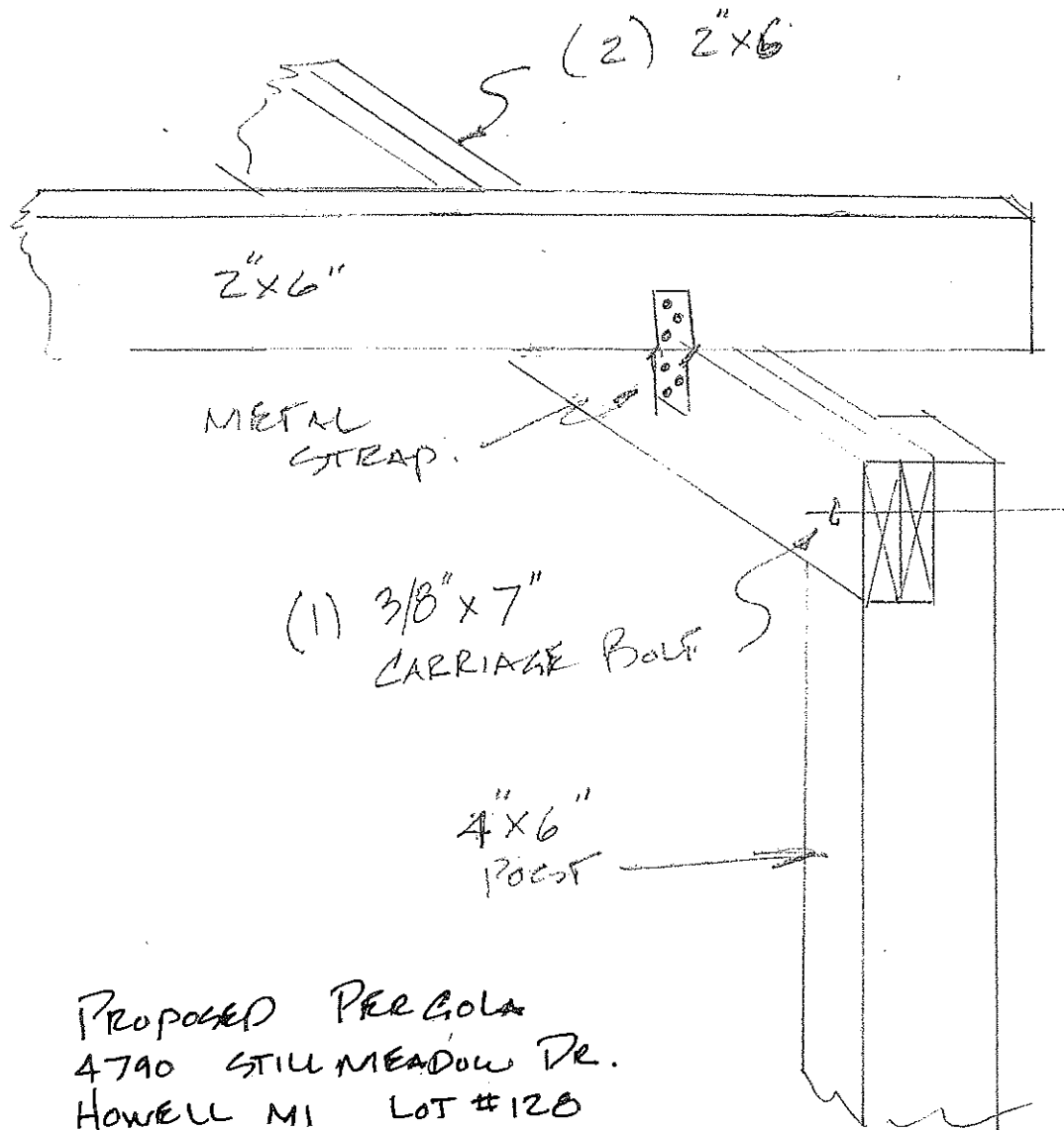


CURVE DATA

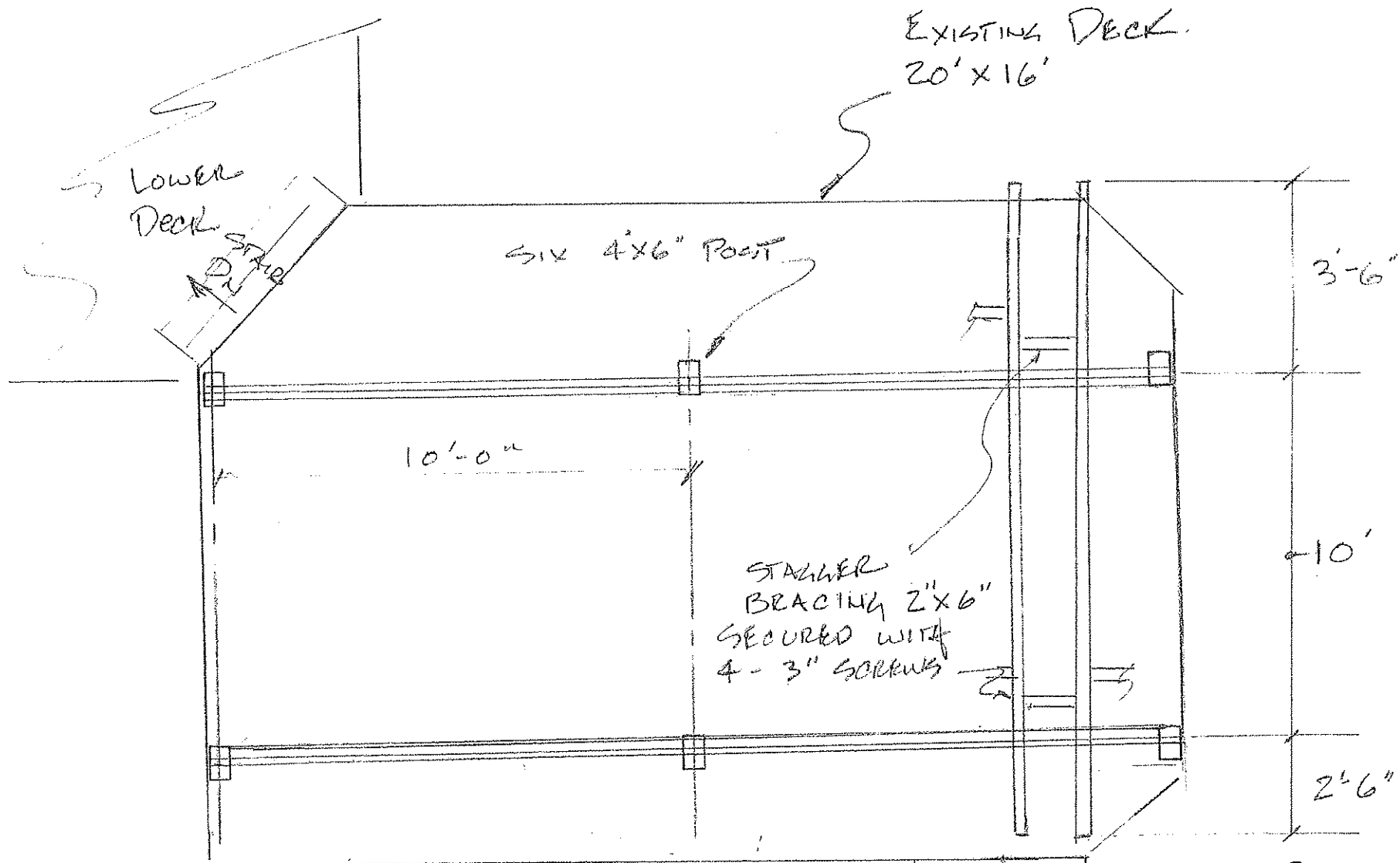
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	BEARING DIRECTION
1	1533.00	0°27'01"	66.01	66.00	S 76°08'46" W
2	363.00	35°42'29"	245.24	240.59	S 38°02'12" W
3	1467.00	0°30'40"	79.56	79.54	S 75°50'07" W
4	1533.00	0°6'34"	168.66	168.58	S 77°23'39" W
5	50.00	48°23'46"	42.23	42.99	S 35°41'19" E
6	75.00	2°7'47'19"	362.32	362.80	S 90°30'51" E
7	50.00	48°23'46"	42.23	40.99	N 14°42'21" E
8	1467.00	0°6'34"	158.49	158.41	N 7°25'39" E
9	1533.00	0°30'40"	83.24	83.23	N 58°02'12" E
10	297.00	38°42'29"	200.65	196.93	N 52°17'34" E
11	433.00	14°26'01"	112.86	95.21	N 21°18'22" E
12	367.00	14°54'25"	95.48	303.39	N 00°19'18" E
13	312.00	58°09'45"	316.72	367.45	N 00°19'18" E
14	378.00	58°09'45"	387.61	353.47	S 18°17'15" W
15	263.00	84°26'31"	290.34	264.78	S 38°17'15" W
16	197.00	84°26'31"	290.34	264.78	S 38°17'15" W



LEGEND
 WETLAND BOUNDARY
 FLOOD PLAIN CONTOUR
 MONUMENT
 RADIAL 1/8" LINE
 (R)



PROPOSED PERGOLA
 4790 STILL MEADOW DR.
 HOWELL MI LOT #128
 OWNER J. HOBMEIER
 MARCH 27, 2012 SH. 3 OF 3



EXISTING DECK
20' X 16'

Lower Deck

STAIRS
DN

SIX 4x6" POST

10'-0"

STAGGER
BRACING 2"x6"
SECURED WITH
4 - 3" SCREWS

3'-6"

10'

2'-6"

EXISTING DWELLING

STAIRS
DN

PROPOSED PERGOLA
4790 STILL MEADOW DR.
HOWELL MI. LOT #128
OWNER J. HOBMEIER
MARCH 27 2012
SH. 2 OF 3



**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 20th, 2012
6:30 P.M.**

MINUTES

Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30 p.m. at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The board members in attendance were as follows: Marianne McCreary, Chris Grajek, Barbara Figurski, Steve Wildman and Jeff Dhaenens. Also present was Township staff member Adam VanTassell and 9 persons in the audience.

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

A call to the public was made with no response.

11-24...A request by M. Krug L.L.C., Sec. 6, 2798 E. Grand River, for a front yard variance to construct quick oil change building.

Mike Boss of Boss Engineering and Dan Rutherford of Krug Ford were present for the petitioner.

A call to the public was made with no response.

Moved by Wildman, supported by Figurski, to approve case#11-24, 2798 E. Grand River, for a front yard variance of 25 feet with a setback of 45 feet to construct a quick oil change. Finding of fact is the location of the existing power corridor that will infringe on the building in the back of the property. **Motion carried unanimously.**

12-03...A request by Christine Reum, Sec. 11, 1856 Hughes Road, for a size variance and a side yard variance to construct an addition to an existing non-conforming structure and to construct a new detached accessory structure.

A call to the public was made with no response.

Moved by Wildman, supported by McCreary, to table case#12-03, 1856 Hughes Road, until the next Zoning Board of Appeals meeting. The petitioner was asked to mark the property line and asked to talk to the neighbor regarding deeding of property. **The motion carried as follows: Ayes: Dhaenens, Wildman, McCreary, and Grajek. Nays: Figurski.**

12-04...A request by Mike Biliskov, 4556 Bauer Road, Sec. 26, for a side yard variance to construct an addition.

03-20-12 Unapproved Minutes

A call to the public was made with no response.

Moved by Wildman, supported by Figurski, to approve case#12-04, 4556 Bauer Road, for a 5 foot side yard variance with a 25 foot setback to construct an addition. The Finding of Fact is the placement of the existing home. Conditioned upon the addition being guttered with downspouts. **Motion carried unanimously.**

12-05...A request by John Alder, Sec. 14, 6836 Mahinske Drive, for a side and front yard variance to construct an addition.

Moved by Grajek, supported by McCreary to table case#12-05, 6836 Mahinske, until the next Zoning Board of Appeals meeting. **Motion carried unanimously.**

Moved by Figurski, supported by Wildman to approve the January 18th, 2012 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 7:29 p.m. **Motion carried unanimously.**

Respectfully submitted:

Amy Ruthig