

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 19, 2013
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. 13-05...A request by Brett Gierak, Sec. 9, 921 Sunrise Park, for a side yard variance to construct addition.
2. 13-07...A request by Charles and Corinne Horan, 1828 Hughes Road, Sec. 11, for a front, waterfront and side yard variance to construct a garage addition and a second story addition.

ADMINISTRATIVE BUSINESS:

- A. *Approval of minutes for the February 19, 2013 Zoning Board of Appeals meeting.***
- B. *Correspondence***
- C. *Member Discussion***
- D. *Adjournment***

Charter Township of Genoa
ZONING BOARD OF APPEALS
MARCH 19, 2013
CASE #13-05

PROPERTY LOCATION: 921 Sunrise Park Drive

PETITIONER: Brett Gierak

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and sewer

PETITIONERS REQUEST: Requesting a side and rear yard variance to construction an addition.

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

STAFF COMMENTS: Petitioner was before the February 19, 2013 ZBA. Petitioner was tabled to allow petitioner time to revise their proposal. Per the plans submitted on March 13, 2013, the petitioner is now seeking to construct a second story over the existing building only.

Petitioner does not require a waterfront variance as his property is separated from the lake by the Sunrise Park park.

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	10	10	40	25	-
Setbacks Requested		2.6		25		
Variance Amount		7.4		15		

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 13-05 Meeting Date: 2-19-13
 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: BRETT GIERAK
Property Address: 921 Sunrise Park Phone: 810-705-3660
Present Zoning: LRR Tax Code: 11-09-201-052

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 Yard and Rear Yard
Variance to construct an additional
2. Intended property modifications: Residential

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) Size of lot, Placement of existing
Sunrise Park drive and foot path, existing placement of house
- b. Other (explain) _____

Variance Application Requires the Following:

- Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. Note: Will need 3 copies of any drawings larger than 8 1/2 and 14 in size
- Waterfront properties must indicate setback from water for adjacent homes
- Property must be staked showing all proposed improvements 5 days before the meeting and remain in place until after the meeting
- Petitioner (or a Representative) must be present at the meeting

Property must be staked

Date: Jan 28, 13
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.

Ch # 1304

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
FEBRUARY 19, 2013
6:30 p.m.**

MINUTES

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

Moved by Ledford, supported by McCreary, to approve the agenda as submitted. **Motion carried unanimously.**

13-05...A request by Brett Gierak, Sec. 9, 921 Sunrise Park, for a side and rear yard variance to construct addition.

Brett Gierak was present for the petitioner.

A call to the public was made with no response.

Moved by McCreary, supported by Ledford, to table until the next meeting to allow the petitioner time to revise their plans. **Motion carried unanimously.**

13-06...A request by Angela Nieves-Valentine, Sec. 29, 3837 E. Coon Lake Road, for a height variance for a fence

Angela Nieves-Valentine was present for the petitioner.

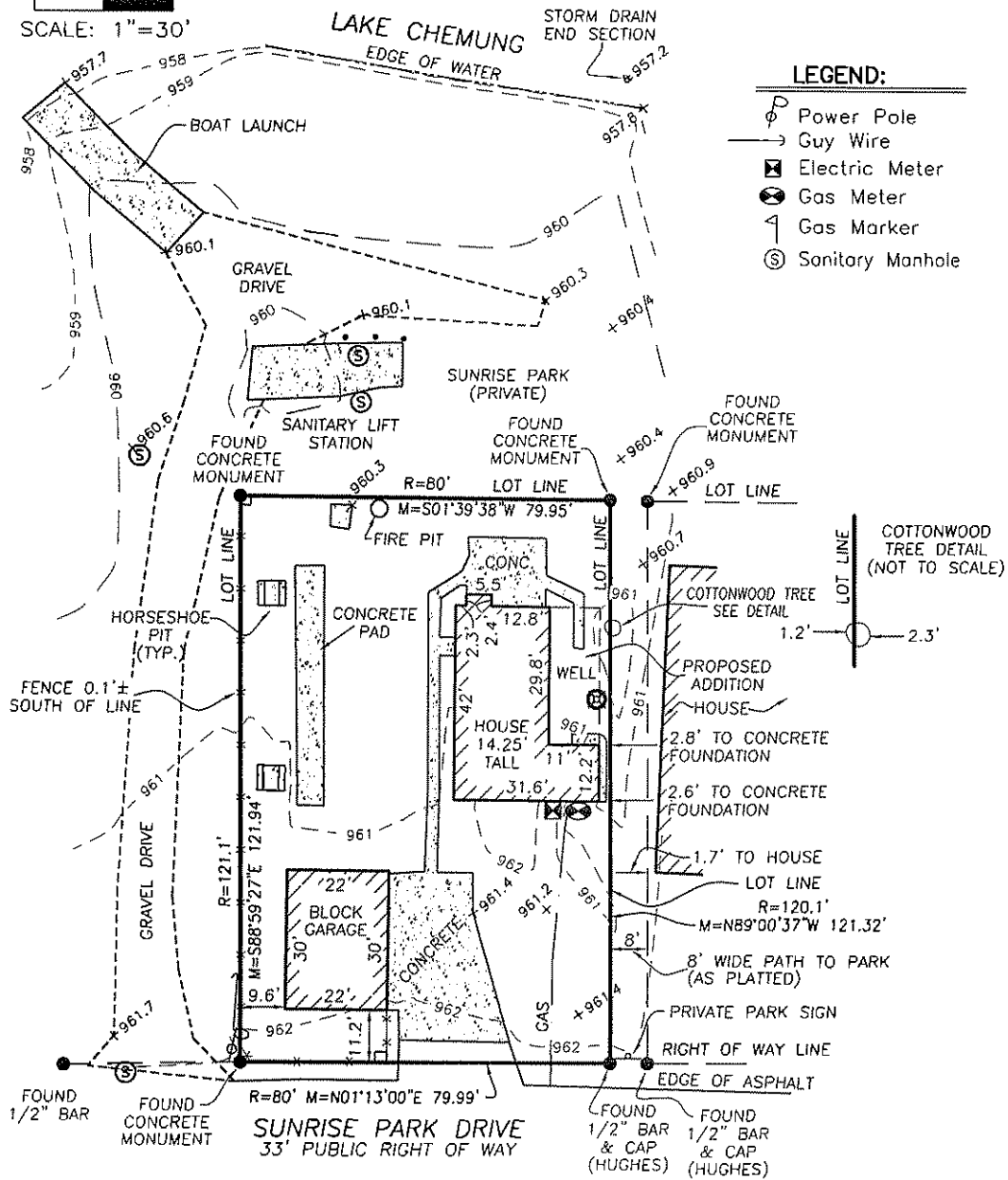
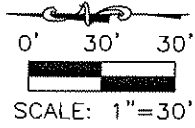
A call to the public was made with no response.

Moved by Grajek, supported by Ledford, that the variance is not needed and the ZBA interprets the fence is built in the side yard. Ayes – Ledford, McCreary, Grajek. Nays – Dhaenens. Motion passed.

Moved by Leford, Supported by Grajek, to approve the January 15, 2013 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.**

PREPARED FOR:
BRETT GIERAK
921 SUNRISE PARK DR
HOWELL, MI 48842

CERTIFIED LOT SURVEY
LOT 51 AND 52, SUNRISE PARK,
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

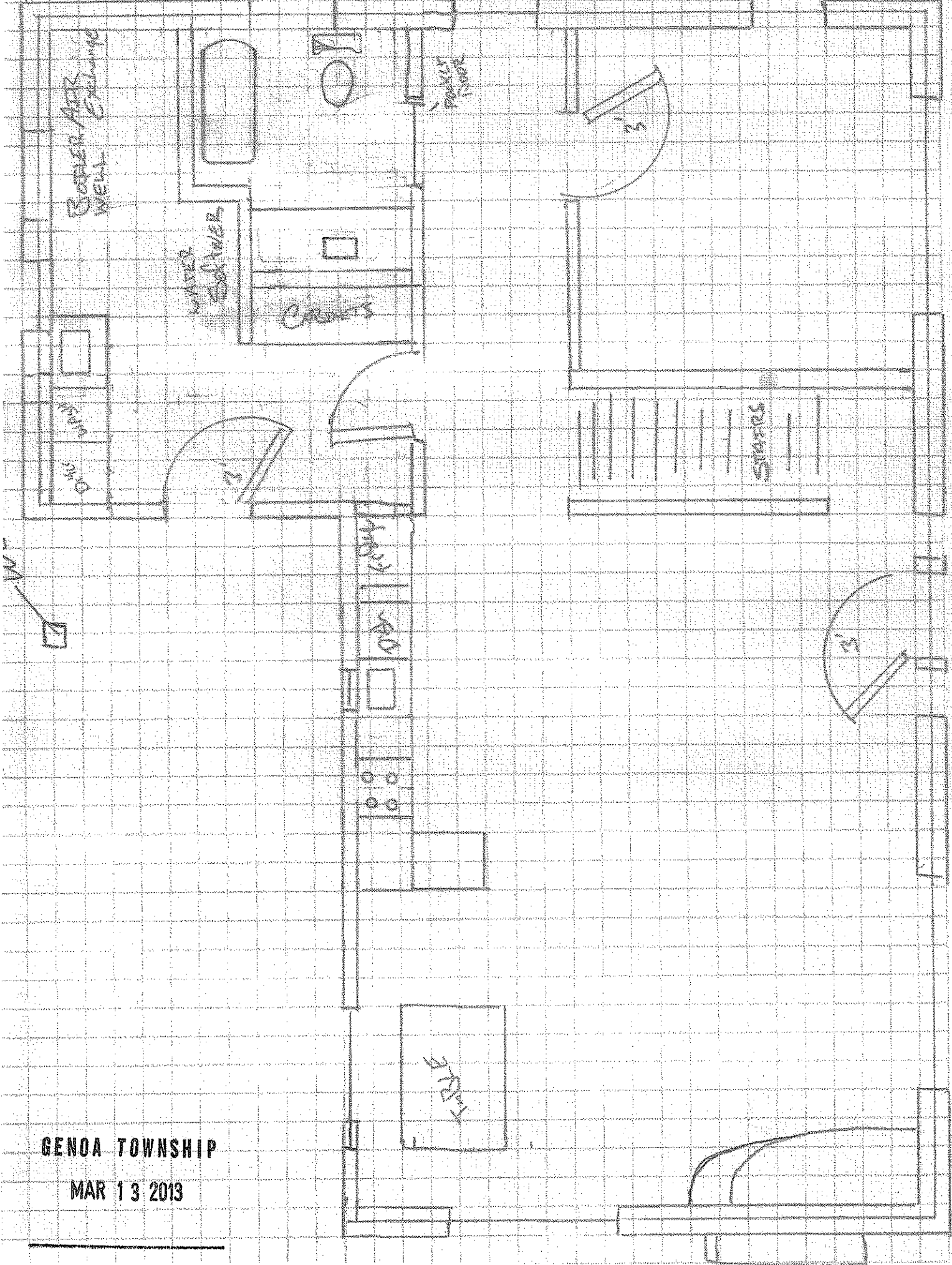


GENOA TOWNSHIP
 MAR 13 2013

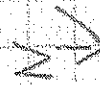
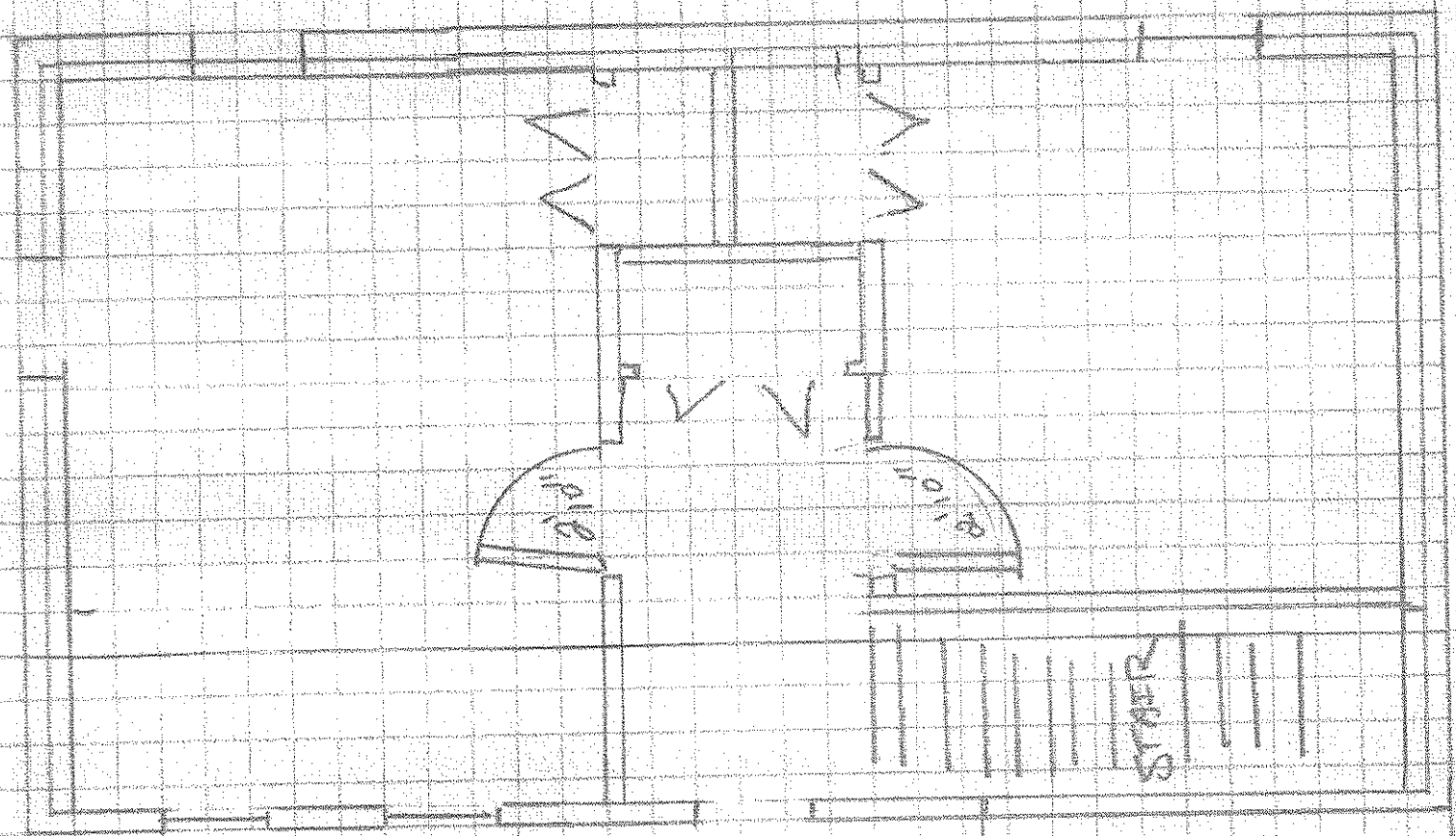
GEODETIC DESIGNS INCORPORATED
 2300 N. GRAND RIVER AVE.
 LANSING, MI 48906
 PHONE: (517) 908-0008
 FAX: (517) 908-0009
 www.geodeticdesigns.com



REV.:	
FIELD: GB DV	DRWG: RJW
DATE: 22-JANUARY-2013	
FILE: S005-2013	
SHEET 1	OF 2



GENOA TOWNSHIP
MAR 13 2013



2ND FLOOR

GENOA TOWNSHIP

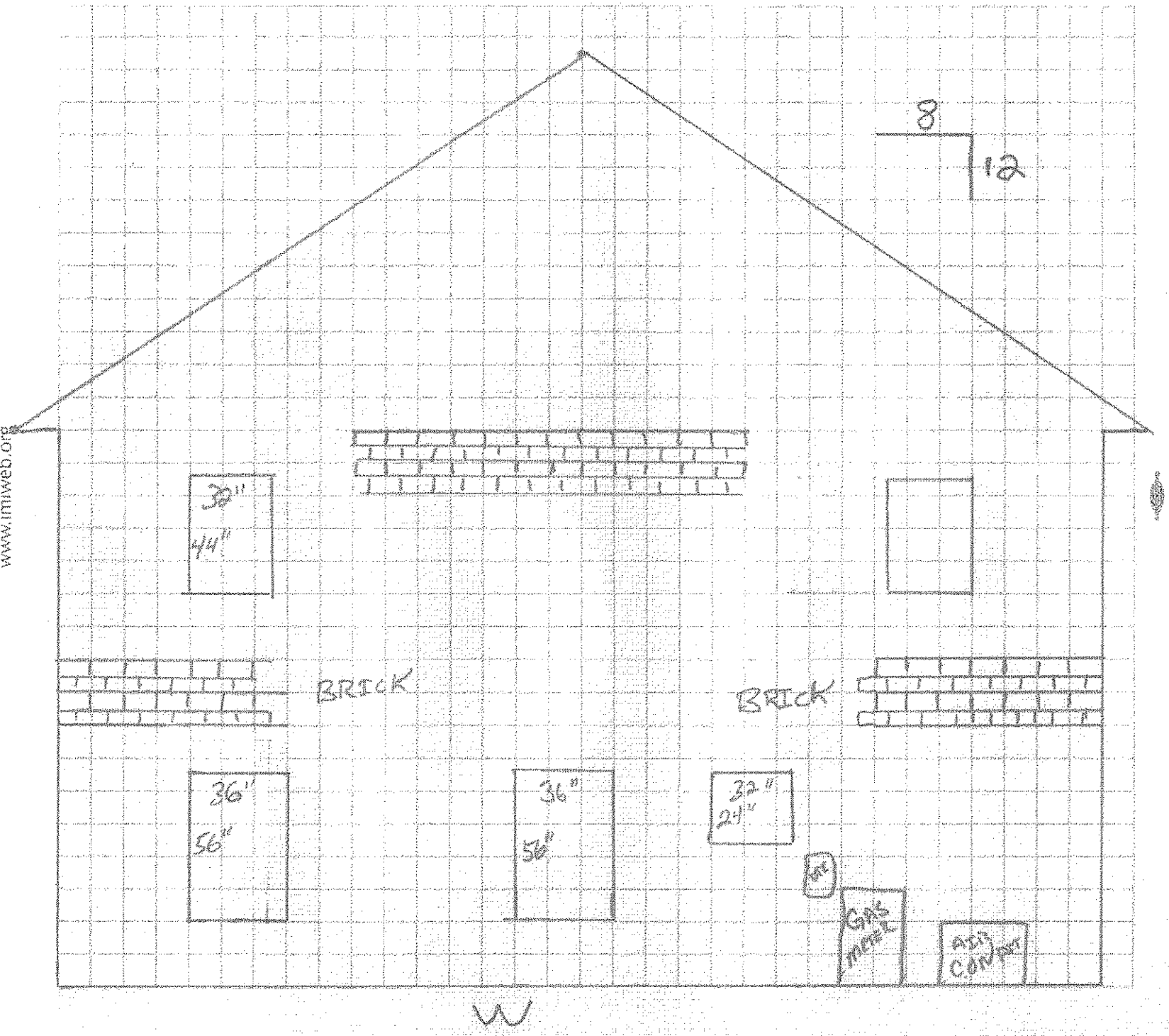
MAR 13 2013



MAR 13 2013

GENOA TOWNSHIP

8860-IMI-0988
www.imiweb.org

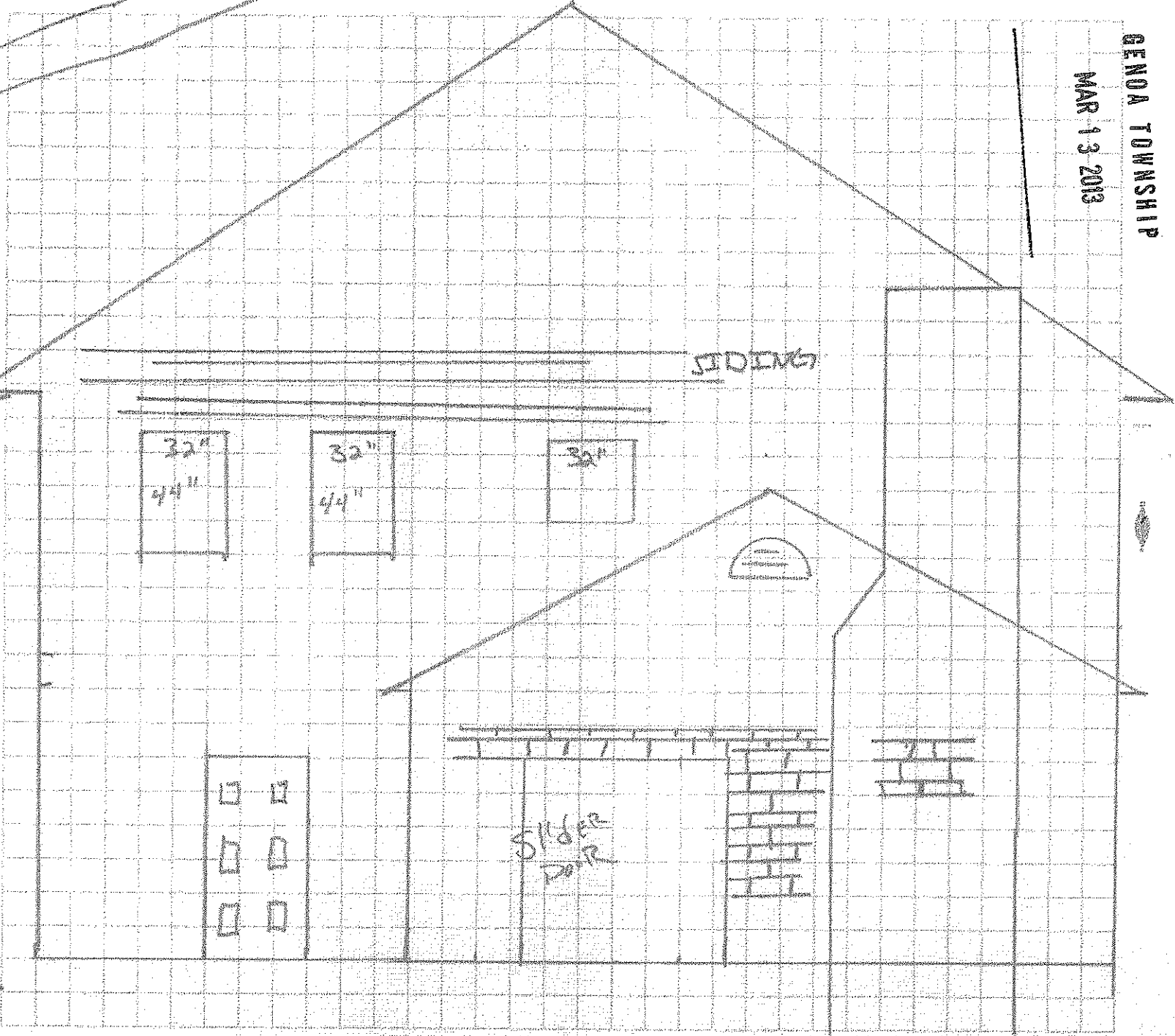




MEMBERSHIP CONTACT

1-800-IMI-0988

www.imiweb.org



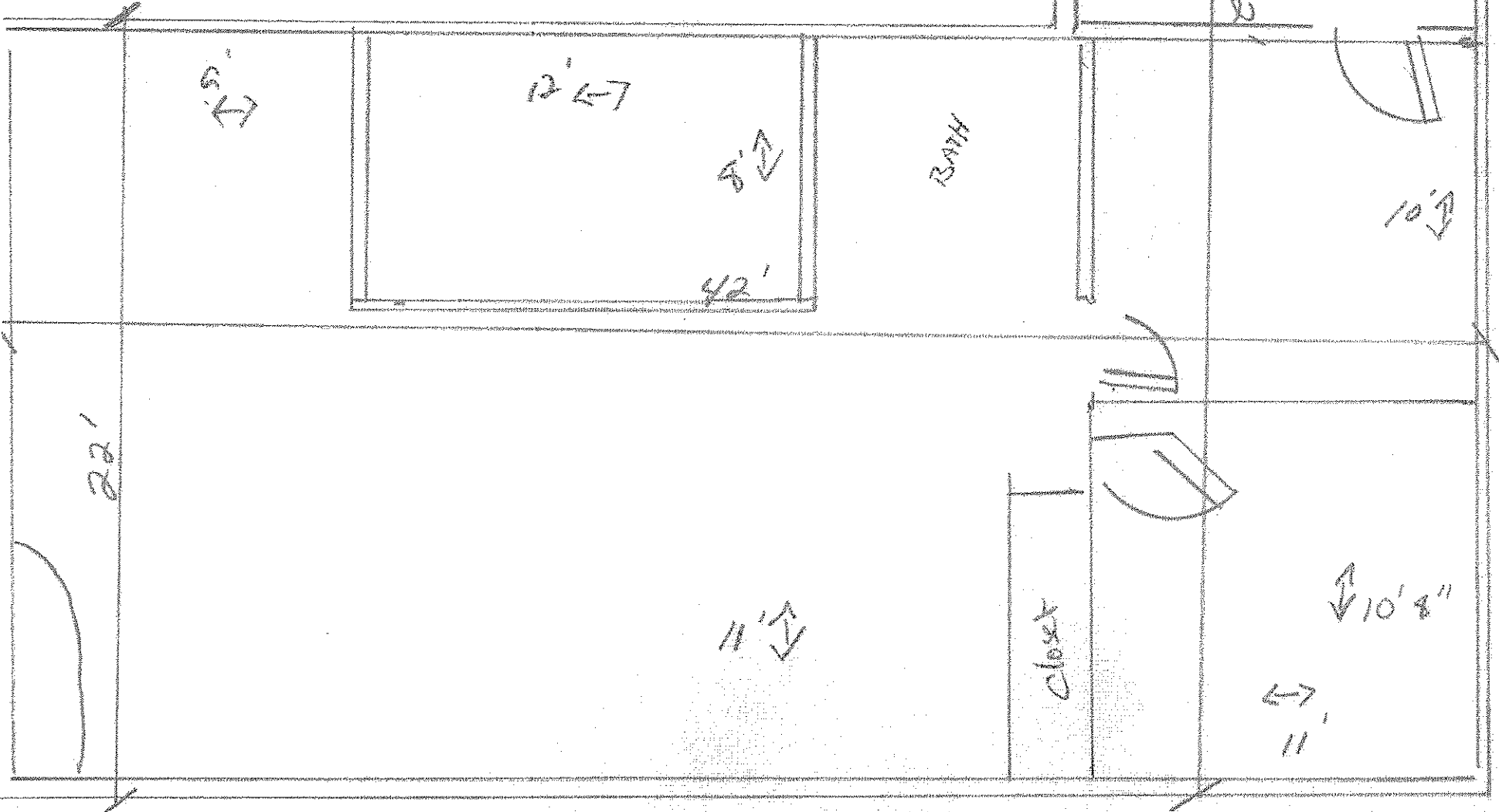
MAR 13 2013

GENOA TOWNSHIP

GENOA TOWNSHIP

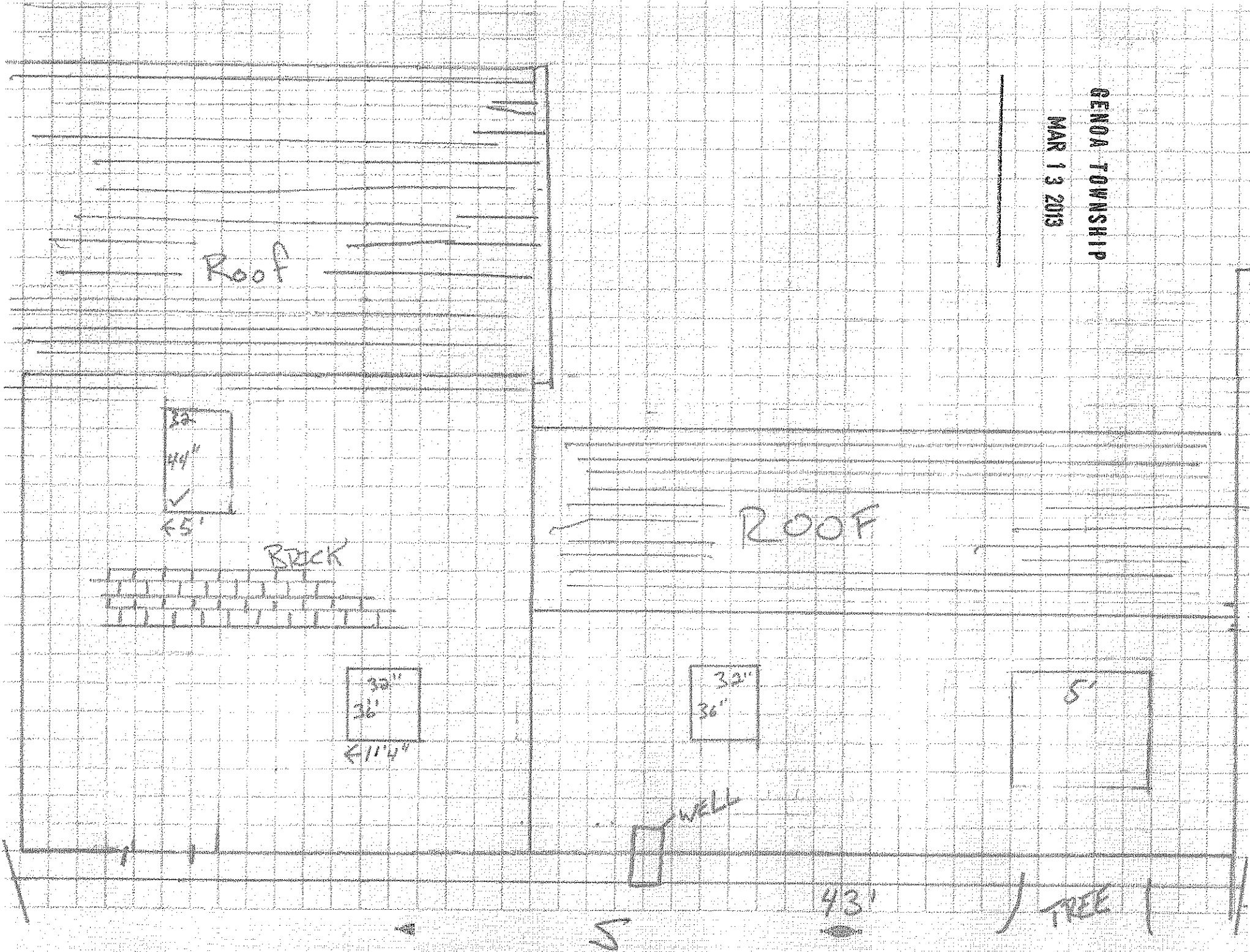
MAR 13 2013

Current LAYOUT



GENOA TOWNSHIP

MAR 13 2013



Roof

ROOF

BRICK

WELL

TREE

32'
44'
✓
35'

30'
36'
11'4"

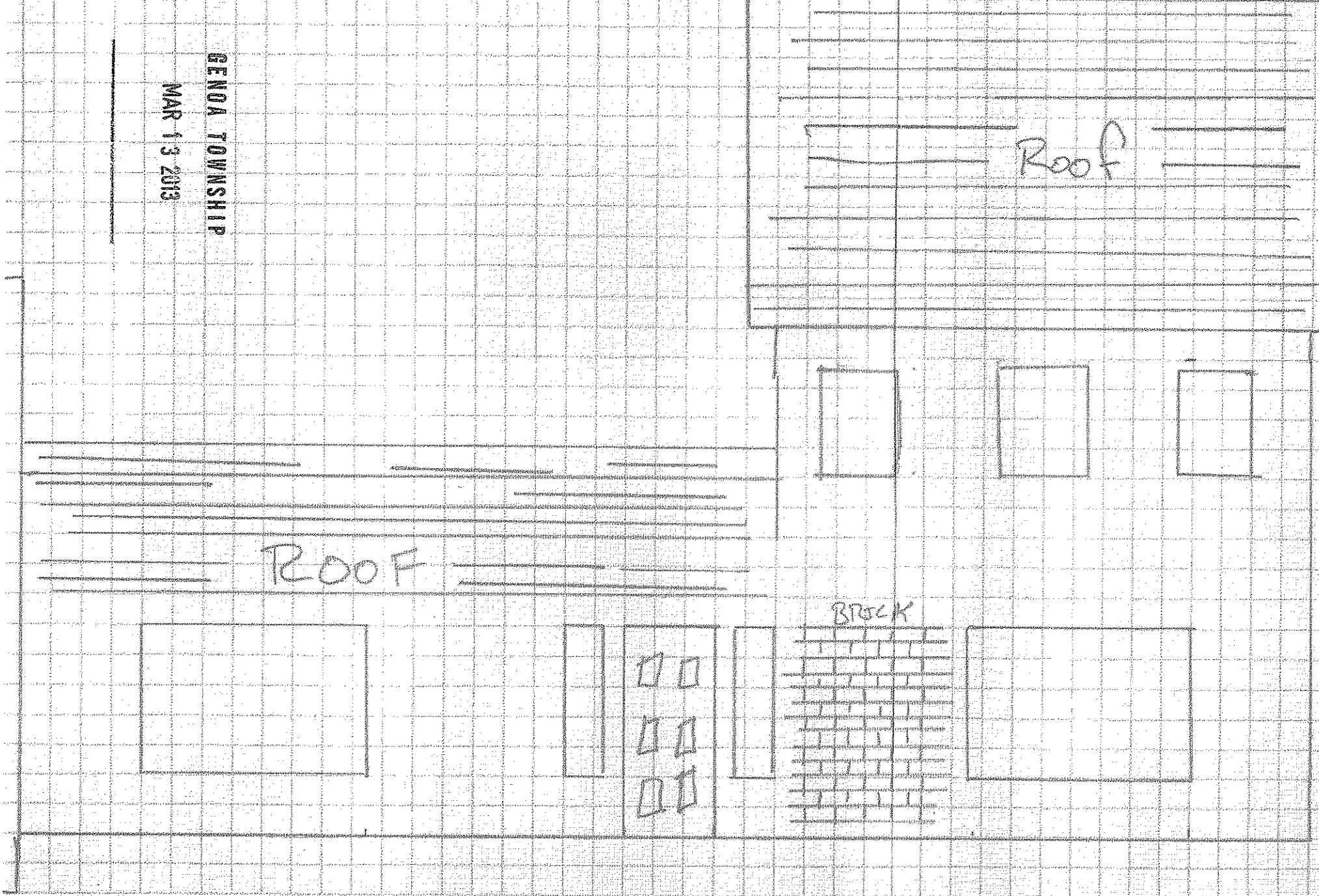
30'
36'

5'

43'

GENOA TOWNSHIP

MAR 13 2013



Adam VanTassell

From: Mike Archinal
Sent: Tuesday, March 05, 2013 2:24 PM
To: Adam VanTassell
Cc: uicusm@yahoo.com
Subject: FW: Brett Gierak

fyi

From: Michael Suciu [mailto:]
Sent: Tuesday, March 05, 2013 1:20 PM
To: Mike Archinal
Subject: Brett Gierak

Hi Michael

Please make sure this is directed to the P&Z Board of Appeals. I have talked with and looked over his existing site and proposed improvements right down the block from my house. I believe with the way the existing building is placed on the lot by the previous owner his plans to square off the box is the correct and prudent way to improve the existing structures footprint. I am in favor with granting the variances requested.

Thank You
Michael P. Suciu



SUNRISE PARK

Charter Township of Genoa
ZONING BOARD OF APPEALS
MARCH 19, 2013
CASE #13-07

PROPERTY LOCATION: 1828 Hughes Road

PETITIONER: Charles Horan

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and Sewer

PETITIONERS REQUEST: Requesting a front, side and waterfront variance to construct an addition and a second story.

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

STAFF COMMENTS: Petitioner is seeking to add a garage addition to the front yard and a second story to an existing nonconforming home.

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	5	10	40	25	90
Setbacks Requested	14	3.6				90
Variance Amount	11	1.4				

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

6:30

Case # 13-07 Meeting Date: 3-19-13
 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: Charles E Horan Corinne Horan
Property Address: 1828 Hughes Rd Phone: (506) 306-9345
Present Zoning: LRR Tax Code: 11-11-305-004

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: Front yard, side

2. Intended property modifications: Garage addition & second story

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) narrow lot, topography lot

b. Other (explain) _____

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**
- **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**

Property must be staked

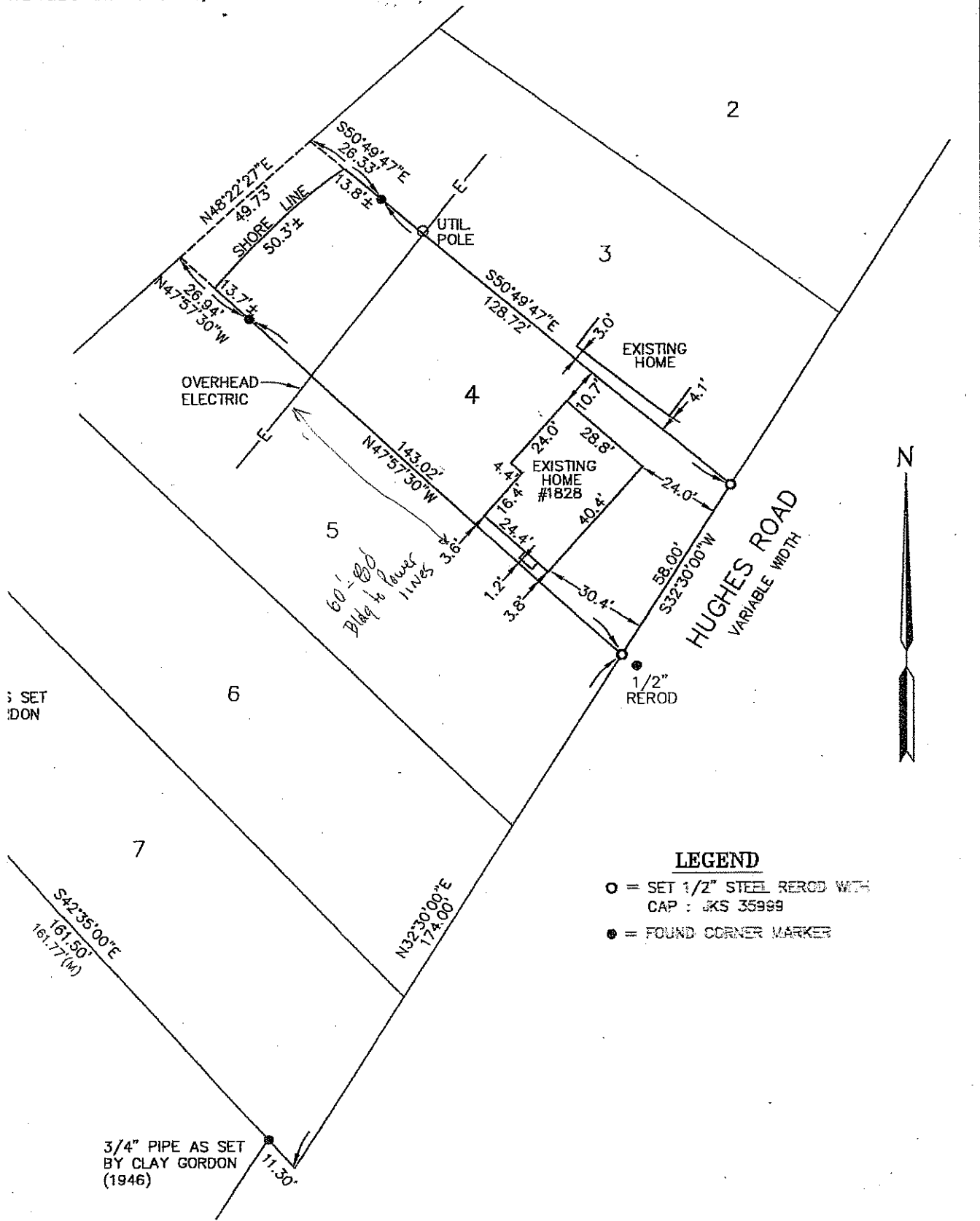
Date: 2/22/2013
Signature: [Signature]

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.

CERTIFICATE OF SURVEY

PLAT 4 OF "LONG LAKE SHORES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN REGISTER 2 OF PLATS ON PAGE 7 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINGSTON COUNTY, MICHIGAN



LEGEND

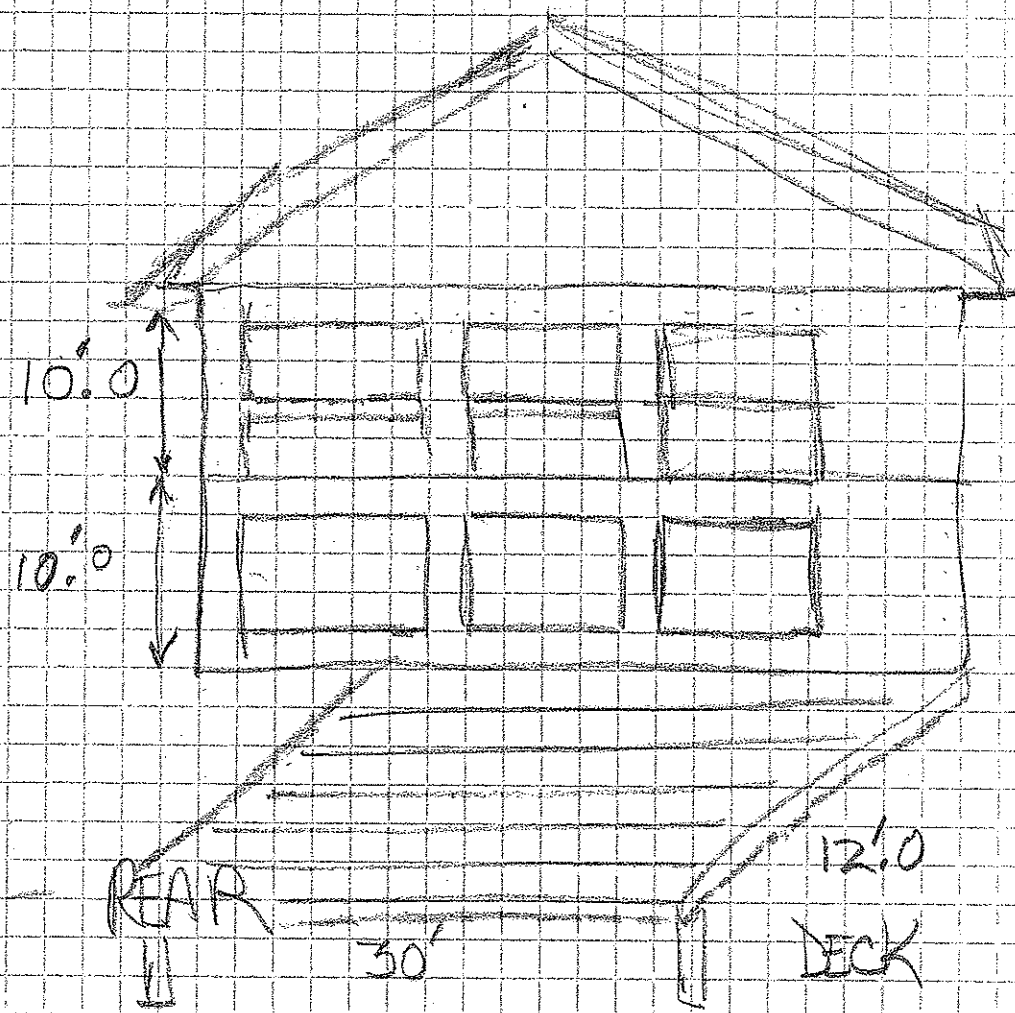
- = SET 1/2" STEEL REROD WITH CAP : JKS 35999
- = FOUND CORNER MARKER

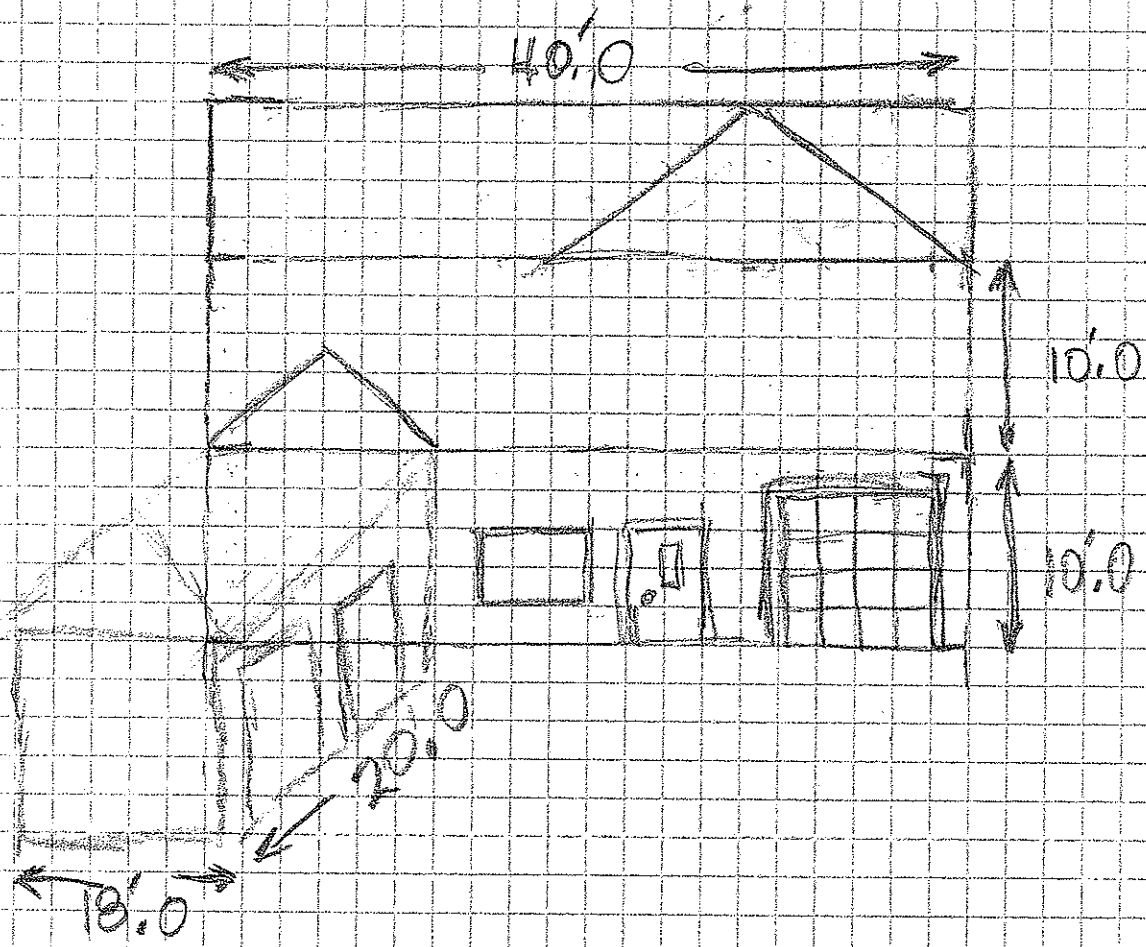
SURVEYOR'S CERTIFICATE

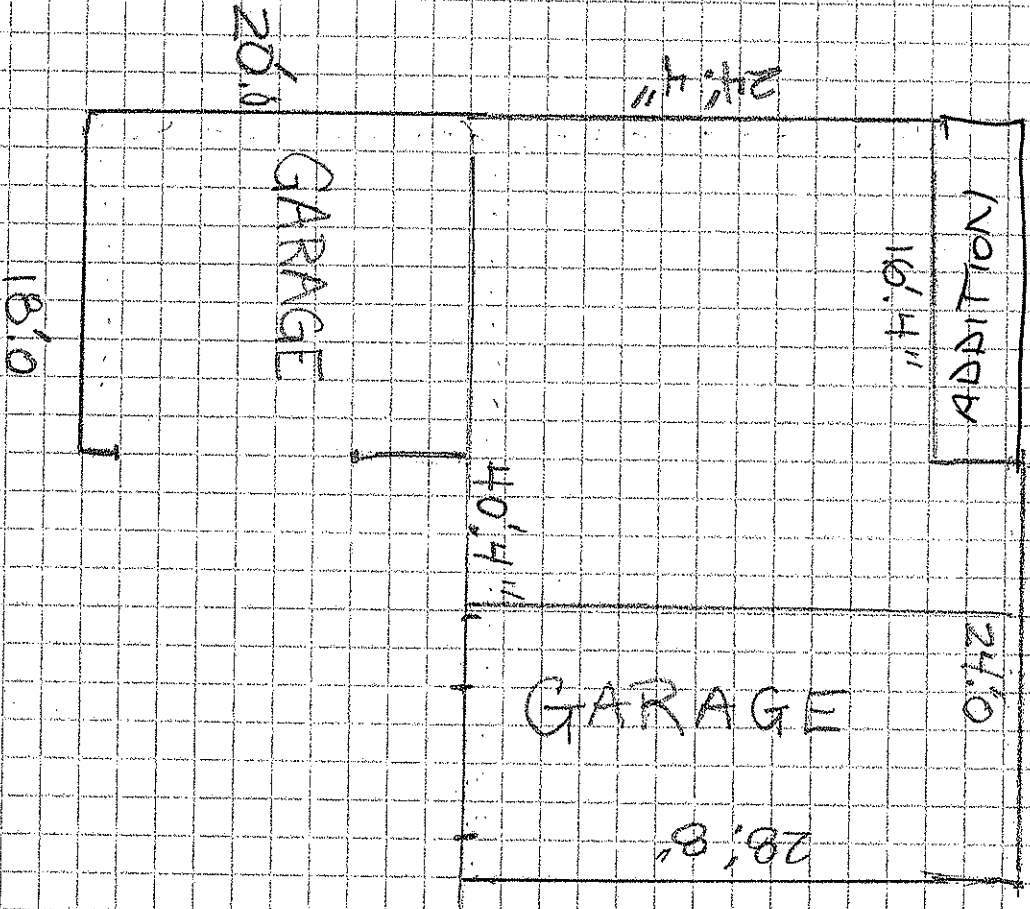
I CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREIN PLATTED AND/OR DESCRIBED ON 01/04/2013. THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/5,000 OR BETTER. ALL OF THE REQUIREMENTS OF ACT NO. 132 OF 1978 (AS AMENDED) HAVE BEEN COMPLIED WITH.













HUGHES

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
FEBRUARY 19, 2013
6:30 p.m.**

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Moved by Ledford, supported by McCreary, to approve the agenda as submitted. **Motion carried unanimously.**

13-05...A request by Brett Gierak, Sec. 9, 921 Sunrise Park, for a side and rear yard variance to construct addition.

Brett Gierak was present for the petitioner.

A call to the public was made with no response.

Moved by McCreary, supported by Ledford, to table until the next meeting to allow the petitioner time to revise their plans. **Motion carried unanimously.**

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Angela Nieves-Valentine was present for the petitioner.

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Moved by Grajek, supported by Ledford, that the variance is not needed and the ZBA interprets the fence is built in the side yard. Ayes – Ledford, McCreary, Grajek. Nays – Dhaenens. Motion passed.

Moved by Leford, Supported by Grajek, to approve the January 15, 2013 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.**

Moved by, Supported by Grajek, to adjourn the Zoning Board of Appeals meeting at 6:50 p.m.
Motion carried unanimously.