

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS

April 16, 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. 13-08...A request by Champion Buick, Sec. 13, 7885 West Grand River, for a sign variance to construct a third wall sign.
2. 13-09...A request by Leo and Karen Mancini, 4057 Homestead Road, Sec. 28, for two side yard variances to construct an attached garage.
3. 13-10...A request by Jeff Gontarski, Sec. 27, 4401 Filbert, for a front yard variance to construct a new home.
4. 13-11...A request by Art Van Furniture, 4101 East Grand River, Sec. 04, for a sign variance.

ADMINISTRATIVE BUSINESS:

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

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 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, Barbara Figurski and Jeff Dhaenens Also present was Township staff member Adam VanTassell and 8 persons in the audience.

Moved by Figurski, supported by Grajek, 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 the following response: Michael Suciu, 1071 Sunrise Park, stated this is a welcome addition to the neighborhood. It is being placed on the existing foot print. He is in full support of this variance.

Moved by Grajek, supported by McCreary, to approve case#13-05, 921 Sunrise Park, to approve case#13-05, 921 Sunrise Park, for a 7'4" side yard variance with a 2'6" setback to allow for a second story addition.

The finding of fact is the lack of zoning predated the construction of the house. The practical difficulty is due to the location of the utility lines and the sewer line. **Motion carried unanimously.**

13-07...A request by Charles Horan, Sec. 11, 1828 Hughes Road, for a front, waterfront and side yard variance to construct a garage addition and a second story addition.

A call to the public was made with the following response: Michael Suciu, 1071 Sunrise Park, stated he is in full support of granting the variance and it will improve the neighborhood.

Charter Township of Genoa
ZONING BOARD OF APPEALS
April 16th, 2013
CASE #13-08

PROPERTY LOCATION: 7885 W. Grand River

PETITIONER: Champion Buick GMC

ZONING: GCD

WELL AND SEPTIC INFO: Water and sewer

PETITIONERS REQUEST: Requesting a variance to construct a third wall sign.

CODE REFERENCE: Table 16.1 – Sign Dimensional Standards and Regulations – GCD (General Commercial District)

STAFF COMMENTS: Petitioner is seeking a sign variance to construct an additional wall sign. Petitioner was approved at the March 25, 2013 Planning Commission for two wall signs. Please see the attached PC minutes and review letter from the Planning Director.

	R.O.W setback	One Side	Other Side	Sign height	Sign area	Number of signs
Setbacks of Zoning						2
Setbacks Requested						3
Variance Amount						1

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 13-08 Meeting Date: 4/16/13

- 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: Brighton Land LLC (Champion Buick GMC)
Property Address: 7885 Grand River Phone: 517-545-8800
Present Zoning: Commercial Tax Code: 4711-13-400-026

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: Additional Wall Sign

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) _____
- b. Other (explain) GMC requires 3 wall signs.
"BUICK GMC" "Champion" + "Certified Service"

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**

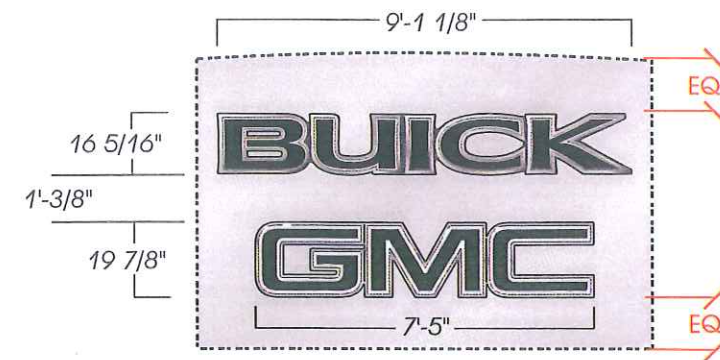
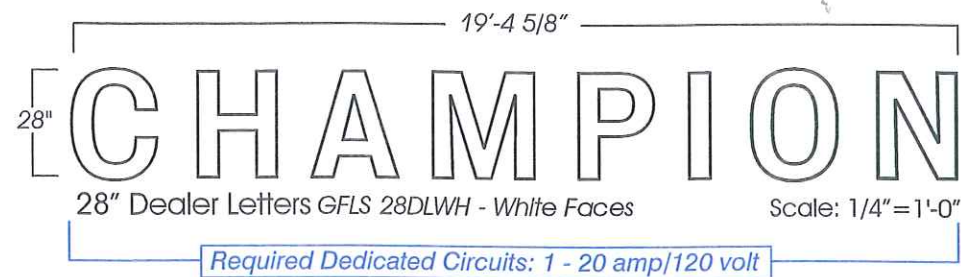
Date: 3/14/13

Signature: Kathy Kaminsky Kathy Kaminsky 810-599-3881

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.

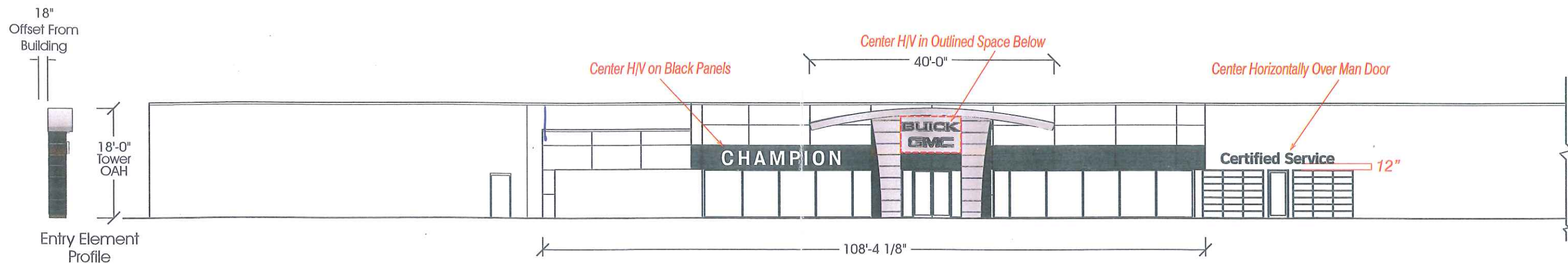
CR # 1071



17" Buick Signature (Unibody Sign)
GFEM 17BUMC - Monochrome Face
20" GMC Signature (Unibody Sign)
GFEM 20GCMC - Monochrome Face

Scale: 1/4"=1'-0"
Required Dedicated Circuits:
1 - 20 amp/120 volt

ELEMENTS					
ELEMENT	SIZE (HEIGHT)	LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL
Buick Signature - Unibody Sign- Monochrome	16 5/8"	9'-1 1/8"	12.36	41 lbs	1 amp
GMC Signature - Unibody Sign- Monochrome	19 7/8"	7'-5"	12.28	35 lbs	1 amp
Dealer Name Letters	28"	19'-4 5/8"	45.23	12lbs/ltr	.5 amps/ltr
Certified Service Letters	22"	18'-5 1/4"	33.8	80 lbs	1 amp



SIGNATURE REQUIRED TO VALIDATE ORDER

DEALER APPROVAL

Date: ___/___/___

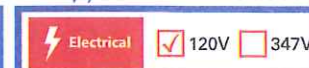
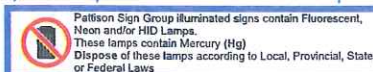


410 N. CEDAR BLUFF RD. • SUITE 101 • KNOXVILLE, TN 37923
• Tel (865) 693-1105 • Fax (888) 694-1106 • Toll Free (866) 218-1976

Pattison Sign Group recommends signage based on the Design Intent Drawings provided by Gensler. If your final approved design documents differ from the original scale or size it is recommended that your General Contractor send the revised dimensions of your building facade for additional review. The size and placement of the ACM reveals (seams) is a vital part of our recommendation process to comply with General Motors design guidelines.



This sign intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign.



© PATTISON SIGN GROUP INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP INC. www.pattisonsign.com

BAC#:	272405		
Client:	Champion Buick GMC		
Site:	Brighton, MI		
Date:	03-08-13	Rev. Date:	
Draftsman:	A. Matthews	Rev #:	
Scale:	as noted	Page:	1/1



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

March 26, 2013

Dear Property Owner:

The following is a proposed variance in your neighborhood that is on the agenda for the Genoa Township Zoning Board of Appeals meeting, Tuesday April 16, 2013, at 6:30 p.m. at the Genoa Township Hall, 2911 Dorr Road, Brighton, MI.

The State Statute provides for notifying property owners in close proximity of proposed variance requests. A request is being made in your area located in Section 13, 7885 West Grand River, requested by Champion Buick, for a sign variance

If you have any questions in this regard, please be present at the public hearing noted above.

Please address any written comments to the Genoa Township Zoning Board of Appeals either at the Genoa Township mailing address listing above or via email at adam@genoa.org. All materials relating to this request are available for public inspection at the Genoa Township Hall prior to the hearing.

Sincerely,

Adam Van Tassell
Genoa Township Ordinance Officer

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal



TELLURIDE

TELLURIDE

MONTE

MONTE

GUNNISON

SILVER PLUME

BRECKENRIDGE

SCOTTWOOD

COLLINGWOOD

STANWOOD

GRAND RIVER

HACKER

BENDIX

11-13-402-001
11-13-402-002
11-13-402-003
11-13-402-004

11-13-401-001

11-13-401-005

11-13-401-050

11-13-401-010

11-13-401-009

11-13-401-051

11-13-401-022

11-13-401-023

11-13-401-028

11-13-401-027

11-13-401-026

11-13-401-025

11-13-401-024

11-13-400-026

11-13-400-020

11-13-400-010

11-13-400-017

11-13-400-009

11-13-400-008

11-13-400-007

11-13-400-019

11-13-400-005

11-13-400-025

11-13-400-004

4711-13-400-004
SEXTON LON
11025 ROBERTS RD
STOCKBRIDGE MI 49285

4711-13-400-005
DEKE PROPERTIES BRIGHTON, LLC
P O BOX 1680
TROY MI 48099

4711-13-400-007
SENTERS, MARC
2764 S HACKER RD
BRIGHTON MI 48114

4711-13-400-008
SPENCER STEVEN, ELIJAH, JOAN
2730 S HACKER RD
BRIGHTON MI 48114

4711-13-400-009
RINDLE LIFE ESTATE
7960 BENDIX
BRIGHTON MI 48114

4711-13-400-010
VANACKER ERIC & MONICA
1276 LONG LAKE COURT
BRIGHTON MI 48114

4711-13-400-017
PEACH, WILLIAM S.
7910 BENDIX
BRIGHTON MI 48114

4711-13-400-019
DETROIT EDISON CO
PROPERTY TAX DEPT.
PO BOX 33017
DETROIT MI 48232

4711-13-400-020
LION INVESTMENT GROUP-RIVERBEND LLC
PO BOX 611
LAKE ORION MI 48361

4711-13-400-025
MONTGOMERY CELESTE LIVING TRUST
2545 WORCHESTER
West Bloomfield MI 48323

4711-13-400-026
BRIGHTON LAND LLC
5000 E. GRAND RIVER
HOWELL MI 48843

4711-13-401-001
LIVINGSTON REAL PROPERTIES
P O BOX 1168
BRIGHTON MI 48116

4711-13-401-005
STARKWEATHER, PATRICE
MORSE, RICHARD
2831 STANWOOD PLACE
BRIGHTON MI 48114

4711-13-401-009
BAPTIST CASEY & KRISTY
2800 STANWOOD PLACE
BRIGHTON MI 48114

4711-13-401-010
ORTWINE, TIMOTHY & PEGGY L.
2826 STANWOOD PLACE
BRIGHTON MI 48114

4711-13-401-022
STALEY, RICK O. & CONNIE L.
2755 SCOTTWOOD PLACE
BRIGHTON MI 48114

4711-13-401-023
BANK OF AMERICA
COUNTRYWIDE HOME LOANS
2375 N. GLENVILLE DR.
RICHARDSON TX 75082

4711-13-401-024
EDDY, SCOTT & SANDRA
2711 SCOTTWOOD PLACE
BRIGHTON MI 48114

4711-13-401-025
NEHASIL MONICA
2701 SCOTTWOOD PLACE
BRIGHTON MI 48114

4711-13-401-026
SCHOMERS, ELIZABETH
2700 SCOTTWOOD PLACE
BRIGHTON MI 48114

4711-13-401-027
PRESUTTI, KATHI P. & SIPKO, THOMAS
2712 SCOTTWOOD PLACE
BRIGHTON MI 48114

4711-13-401-028
LANDE, LARS O.
1845 E JOY RD
ANN ARBOR MI 48105

4711-13-401-050
DJM OFFICE PARK, LLC
DON MCCLUSKEY
419 FIELDSTONE DR.
VENICE FL 34292

4711-13-401-051
DJM OFFICE PARK LLC
DON MCCLUSKEY
419 FIELDSTONE DR.
VENICE FL 34292

4711-13-400-004
SEXTON LON
7991 W GRAND RIVER
BRIGHTON MI 48116

4711-13-400-005
DEKE PROPERTIES BRIGHTON, LLC
7979 W GRAND RIVER
BRIGHTON MI 48116

4711-13-400-010
VANACKER ERIC & MONICA
BRIGHTON MI 48116

4711-13-400-019
DETROIT EDISON CO
PROPERTY TAX DEPT.
2780 S HACKER RD
BRIGHTON MI 48116

4711-13-400-020
LION INVESTMENT GROUP-RIVERBEND LLC
7743 W GRAND RIVER
BRIGHTON MI 48116

4711-13-400-025
MONTGOMERY CELESTE LIVING TRUST
7949 W GRAND RIVER
BRIGHTON MI 48116

4711-13-401-001
LIVINGSTON REAL PROPERTIES
7960 W GRAND RIVER
BRIGHTON MI 48114

4711-13-401-023
BANK OF AMERICA
COUNTRYWIDE HOME LOANS
2725 SCOTTWOOD PLACE
BRIGHTON MI 48116

4711-13-401-028
LANDE, LARS O.
2724 SCOTTWOOD PLACE
BRIGHTON MI 48114

4711-13-401-050
DJM OFFICE PARK, LLC
DON MCCLUSKEY
7900 W GRAND RIVER
BRIGHTON MI 48114

4711-13-401-051
DJM OFFICE PARK LLC
DON MCCLUSKEY
7892 W GRAND RIVER
BRIGHTON MI 48114

4712-18-300-001
BONNER LEON & MARILYN
547 FAIRBROOK
NORTHVILLE MI 48167

4712-18-301-001
SENTERS MARC
2764 S HACKER
BRIGHTON MI 48114

4712-18-305-001
GRIBBONS DONALD & ILLUMINADA
2791 HACKER RD
BRIGHTON MI 48114

4712-18-305-003
AMRHEIN WILLIAM & BETTY
8041 GRANADA DR
BRIGHTON MI 48114

4712-18-305-022
TLUCZEK ERIC
TLUCZEK JUDY
1723 EULER
BRIGHTON MI 48114

4712-18-305-023
CAMPBELL JESSE & GEORGENE
2811 HACKER RD
BRIGHTON MI 48114

4712-18-305-024
HYER JAMES & BUCK SUSAN
2833 HACKER RD
BRIGHTON MI 48114

4712-18-305-025
DUMAN MICHAEL & PAMELA
8039 CORTEZ DR
BRIGHTON MI 48114

4712-18-305-029
ORLANDO DOMENICO & MARIA
2861 HACKER RD
BRIGHTON MI 48114

4712-18-305-030
HIGGINS JEAN
2867 HACKER RD
BRIGHTON MI 48114

4712-18-305-031
HUCK JASON & LAURA
2873 HACKER RD
BRIGHTON MI 48114

4712-18-305-032
TURNBLOM CHAD
TURNBLOM LINDA KAY
2879 HACKER RD
BRIGHTON MI 48114

4712-18-305-033
FREEMAN BARRY & SHIRLEY
6592 COWELL RD
BRIGHTON MI 48116

4712-18-305-034
SCHULER STEPHANIE A & BARNES BONNIE
2891 HACKER RD
BRIGHTON MI 48114

4712-18-306-006
EYESTONE ERIC
8043 WOODLAND SHORE DR
BRIGHTON MI 48114

~~12-18-305-033~~

~~Owner/Occupant~~

~~840 Granada Dr.~~

12-18-305-033

Owner/Occupant

2885 Hacker Road

Brighton, MI 48114

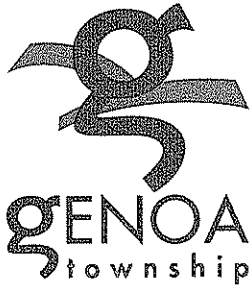
12-18-305-033

Owner/Occupant

8040 Granada Dr.

Brighton, MI 48114

*Brighton twp
Labels*



March 20, 2013

Planning Commission
Genoa Charter Township
2911 Dorr Road
Brighton, Michigan 48116

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

Subject: Champion Buick/GMC Signs Review - Sketch Plan Amendment
Location: 7885 Grand River – north of Grand River Avenue, west of Hacker Road
Zoning: GCD General Commercial District
Applicant: Kathy Kaminsky on behalf of Brighton Land, LLC

Dear Planning Commission:

I have reviewed the request for three (3) wall signs for Champion Buick GMC located at 7885 Grand River Avenue. The business is located on the north side of Grand River west of Hacker Road. I have reviewed the request based upon the standards of the Township Zoning Ordinance.

A. Summary of Issues

1. The Planning Commission has the discretion to permit two wall signs for buildings which are determined to require additional visibility.
2. The applicant must obtain a variance for a third wall sign.
3. The maximum wall sign area may be increased to 150 square feet if the Planning Commission determines that the structure contains one use, has 201-400 linear feet of frontage on a public street, and has a public entrance.
4. The dimensions and calculations for the “Buick GMC” sign should be revised as defined in the ordinance.
5. The applicant shall verify how the signs will be lit and how far they will project from the wall of the building.

B. Proposal

The applicant proposes three wall signs on the building. The signs consist of the dealer name (“Champion”), the brands sold (“Buick GMC”), and the service location (“Certified Service”). All three signs are proposed on the Grand River Avenue side of the building. The “Champion” signage is shown as 45 square feet, the “Buick GMC” sign is 46 square feet (estimated) and the “Certified Service” sign is 33.8 square feet.

SUPERVISOR

Gory T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal

C. Sketch Plan Review

- 1. Location.** The Champion Buick GMC business is located between Grand River Avenue and Hacker Road. The proposed signs are to be located on the west or Grand River building elevation.
- 2. Dimensional Requirements.** The following table summarizes the proposed wall signs associated with this application.

Name of Sign	Sign Area	Comments
"Champion"	19'4 ⁵ / ₈ " x 28" = 45.23 sq. ft.	This sign is permitted by right.
"Buick GMC"	Approx. 8'4 ¹ / ₂ " x 5' 5" = 46 sq. ft.	The area for this sign was estimated. Reduced drawings were difficult to scale. This sign will require the Planning Commission to determine that this building requires additional visibility as described below.
"Certified Service"	22" x 18' 5 ¹ / ₄ " = 33.8 sq. ft.	This sign will require a variance from the Zoning Board of Appeals.

The wall sign regulations for businesses in the General Commercial zoning district state that one (1) wall sign be permitted per business not to exceed 10% of front façade or 100 sq. ft. whichever is less. The ordinance provides for deviation from this requirement under certain situations and at the discretion of the Planning Commission. The applicant is requesting the Planning Commission's discretion as authorized in the ordinance and summarized below:

Planning Commission Discretion for Wall Signs	
Table 16.1 Footnote (2)(b)	Two wall signs may be permitted for businesses located on an interior lot which under certain circumstances, such as obstructed views and building orientation, require additional visibility. The total collective sign area of the two signs may not exceed one-hundred (100) square feet.
Table 16.1 Footnote (2)(c)(1)	For commercial structures containing one use, as determined by the Planning Commission, with 201-400 linear feet of building frontage facing a public street and having a public entrance may increase the size of the sign to 150 square foot maximum wall sign area.

Wall sign area square footage shall be determined by enclosing the portion of the wall which contains a message, lettering, symbol and/or logo within a parallelogram or rectangle. The dimensions of the "Buick GMC" sign should be revised on the plans and recalculated as defined in the ordinance.

The applicant has submitted a request for variance to the Zoning Board of Appeals (ZBA). This is scheduled to go before the ZBA on April 16, 2013.

3. **Materials.** The drawings provided indicate that the “Champion” and “Certified Service” signs will be channel letters and the “Buick GMC” sign will be a unibody sign. The letters themselves will be black or white in color.
4. **Lighting.** The plans indicate that the signs require circuits and will be lit. The applicant should clarify the type of lighting proposed.
5. **Projection.** The Zoning Ordinance permits wall signs to project up to 1-foot beyond the face of the wall. The applicant should verify the signs will comply with this standard.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly VanMarter', with a long horizontal flourish extending to the right.

Kelly VanMarter
Planning Director

OPEN PUBLIC HEARING #4... Review of sketch plan application for approval of wall signs located at Champion Buick GMC, 7885 Grand River Avenue, Brighton, petitioned by Kathy Kaminsky on behalf of Brighton Land LLC.

Kathy Kaminski and Len Nadalski addressed the Planning Commission. They are requesting a total of three signs. Mr. Nadalski indicated that the manufacturer is requiring an update of the facility to meet image standards. The petitioner will be removing the “used cars” sign that exists, as well as the yard sign indicating service entrance and awning signs. Chairman Brown addressed the pennants that exist on the property. He asked the petitioner to take them down given that the time limit for those is 14 days.

Dean Tengal indicates that at some point, the Planning Commission should address signs like “service entrance.”

Kelly VanMarter addressed the Planning Commission as it relates to the ordinance. The Planning Commission needs to determine that two wall signs are needed and the length of the building allows them additional square footage for the signs.

Planning Commission disposition of petition

A. Disposition of Sketch Plan.

Motion by James Mortensen that the Planning Commission approve two wall signs totaling less than 100 square feet, subject to the following:

1. Removal of the used car sign on the building;
2. Removal of the pilon service sign;
3. Removal of three awning signs.

The petitioner’s additional request for a third sign will require review and approval from the zoning board of appeals. In addition, the Planning Commission has determined that due to the length of the building, they are eligible for a total of 150 square feet in signage. Support by Dean Tengal. **Motion carried 6-1 with Figurski opposing.**

Administrative Business:

- *Staff report. Kelly VanMarter reminded everyone of the April 8th meeting. There are 2 items on the agenda currently. The Chaldean Church is seeking to put 4 prayer homes on the property and there is a request for a borrow pit on Nixon Road. Kelly VanMarter updated the Planning Commission regarding staff changes in the Township. The Master Plan update is ongoing.*



Charter Township of Genoa
ZONING BOARD OF APPEALS
April 16th, 2012
CASE #13-09

PROPERTY LOCATION: 4057 Homestead

PETITIONER: Mancini, Leo and Karen

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and sewer

PETITIONERS REQUEST: Requesting two side yard variances to construct a new home.

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

STAFF COMMENTS: Petitioner was approved by the ZBA at the November 13th, 2012 meeting (please see the attached minutes). Petitioner is seeking a modification to that original variance extending the building 10 feet closer to the street to allow for a garage, thus extending the encroachment into the side yard setback.

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	10	10	40	25	
Setbacks Requested		5.6	5.6			
Variance Amount		4.4	4.4			

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

6:30

Case # 13-09 Meeting Date: 4-16-13

- 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: PAULSON'S CONSTRUCTION FOR LEO & KAREN MARCINI PAUL
5175458651

Property Address: 4057 HOMESTEAD Phone: 734-626-3125

Present Zoning: LRR Tax Code: 11-28-201-014

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: MODIFY CASE #12-28

2. Intended property modifications: FRONT YARD GARAGE

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) LOT NARROWS AS IT GOES TOWARD ROAD.

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: 3-20-13

Signature: [Signature]

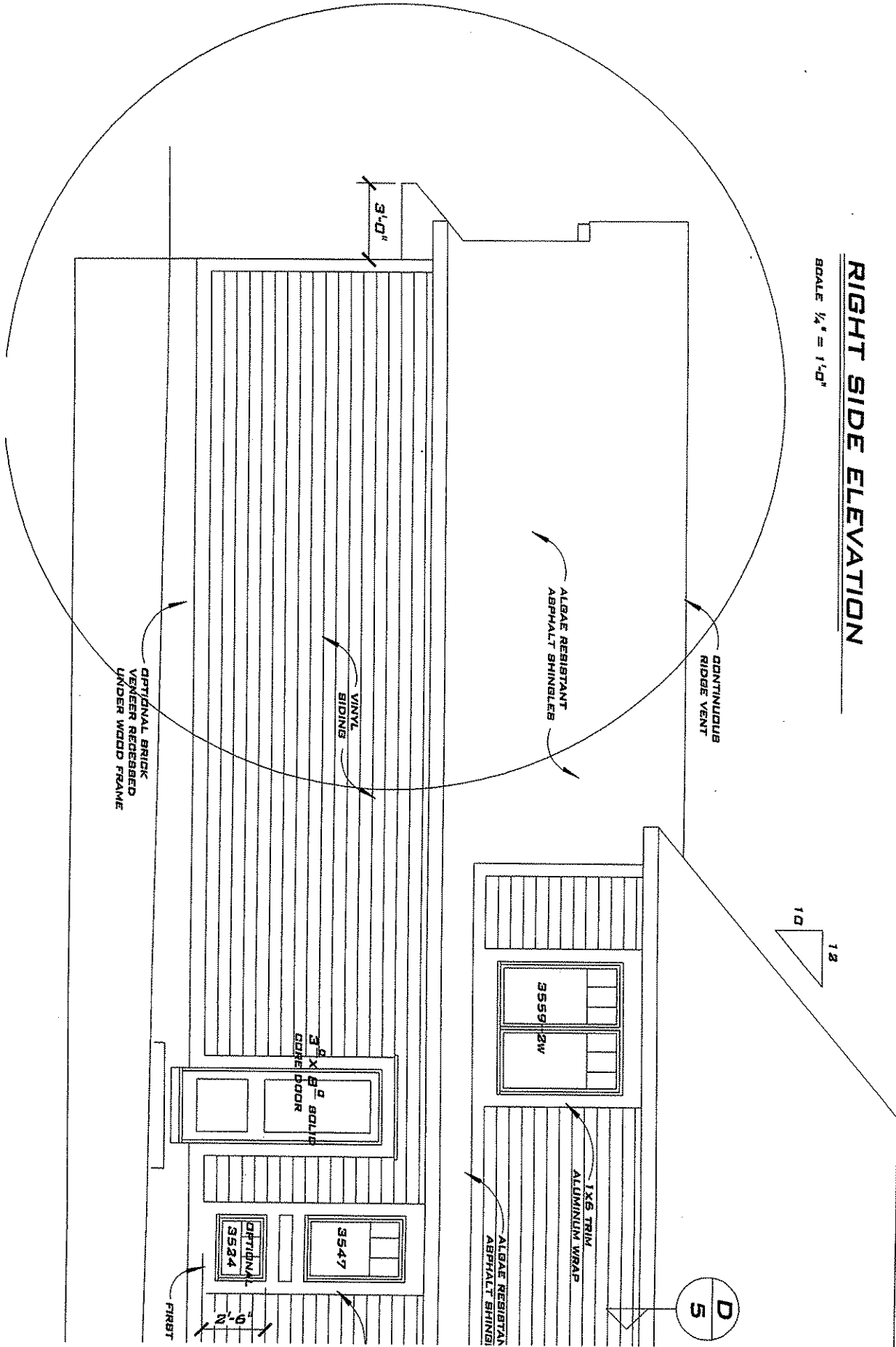
Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the ZBA.

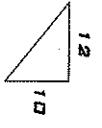
After the decision is made regarding your variance approval contact Adam or Amy at the township office to discuss what your next step is.

CR 14016

RIGHT SIDE ELEVATION

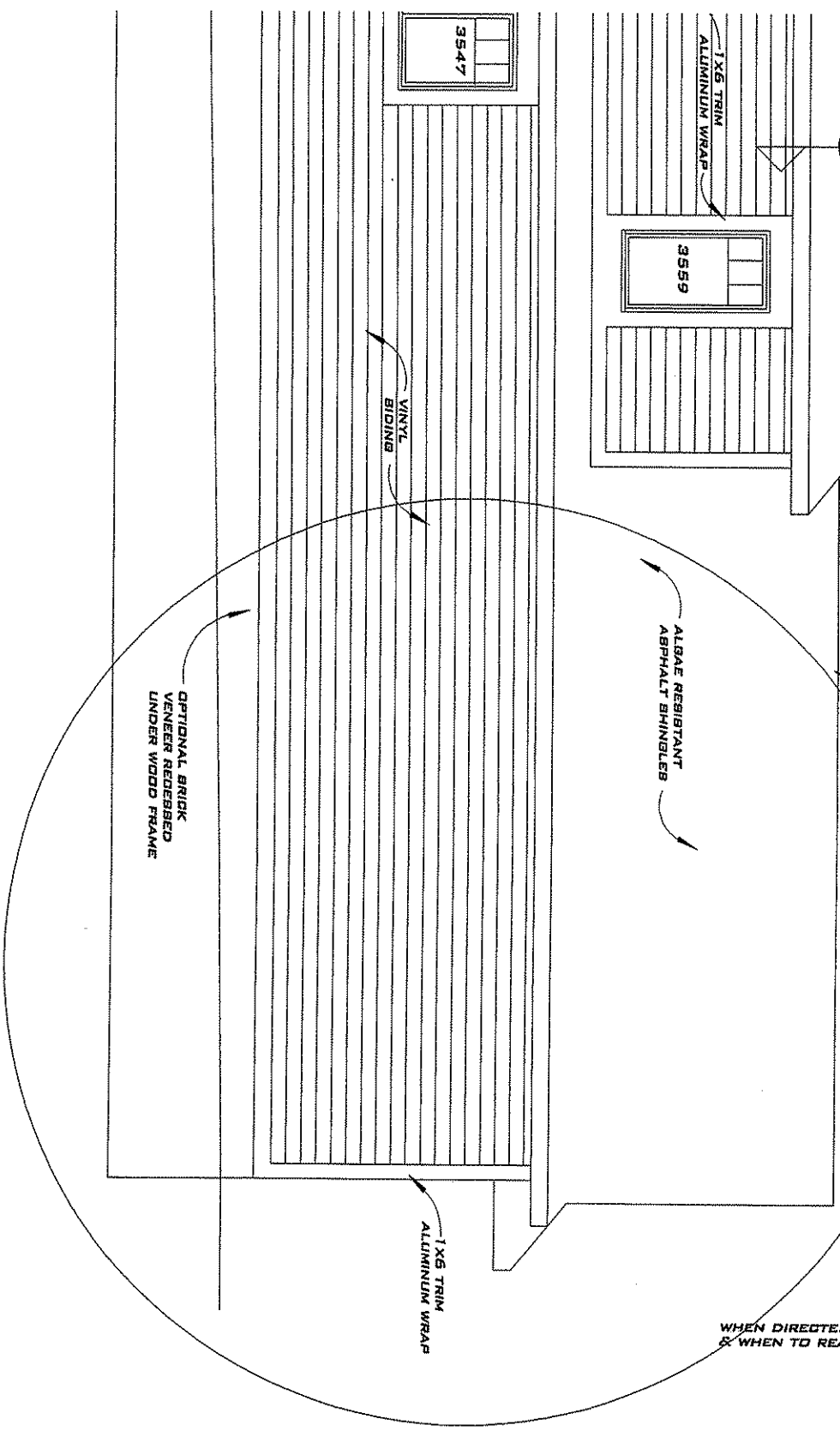
SCALE 1/4" = 1'-0"



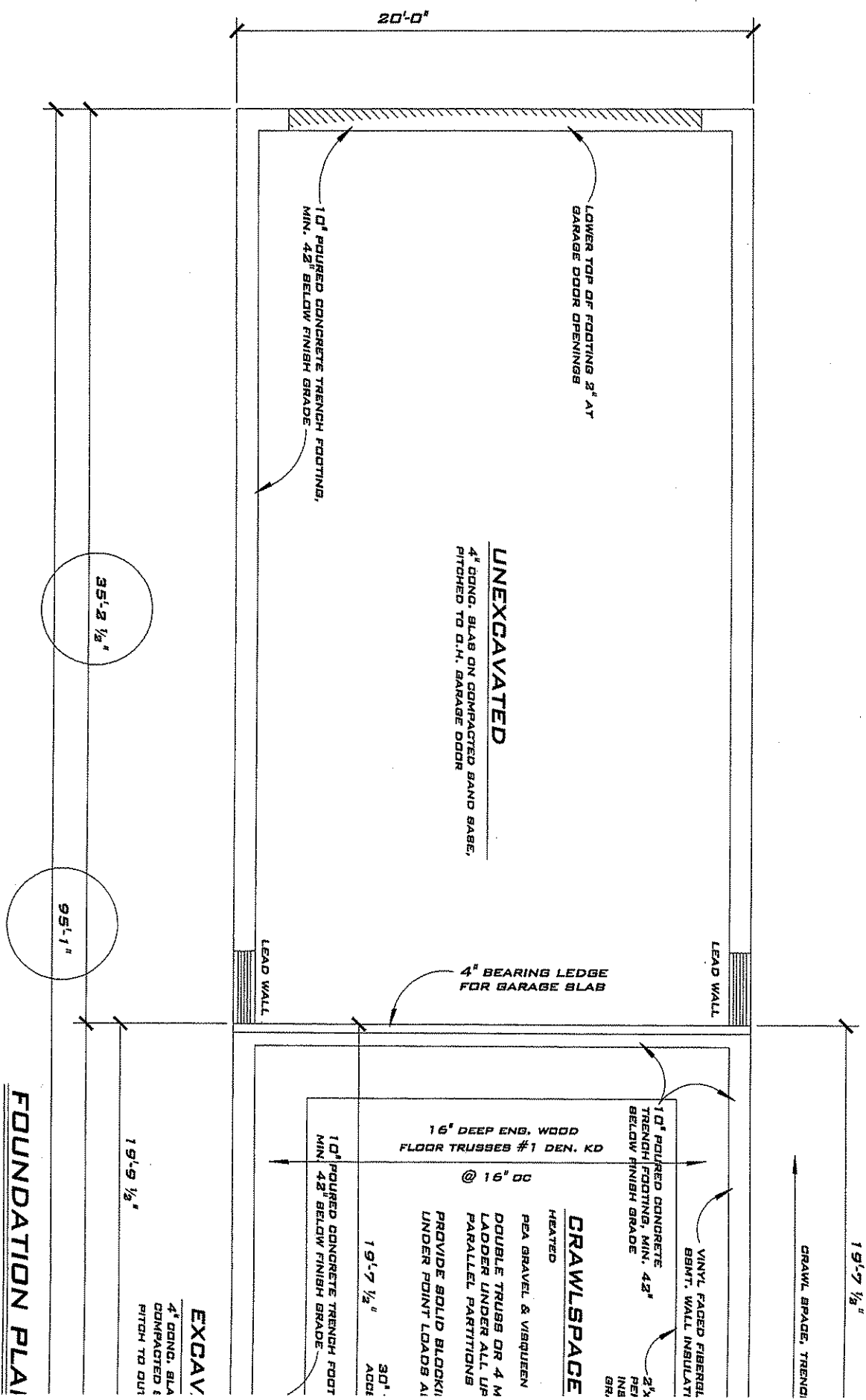


LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



WHEN DIRECTED FROM WASHINGTON WHEN
 & WHEN TO REAP, WE SHOULD BOON WAN.
 THOMA



20'-0"

LOWER TOP OF FOOTING 2" AT GARAGE DOOR OPENINGS

10" POURED CONCRETE TRENCH FOOTING, MIN. 42" BELOW FINISH GRADE

UNEXCAVATED

4" CONC. SLAB ON COMPACTED SAND BASE, PITCHED TO D.H. GARAGE DOOR

35'-2 1/2"

95'-1"

4" BEARING LEDGE FOR GARAGE SLAB

LEAD WALL

LEAD WALL

16" DEEP END. WOOD FLOOR TRUSSES #1 DEN. KD @ 16" OC

10" POURED CONCRETE TRENCH FOOT MIN. 42" BELOW FINISH GRADE

10" POURED CONCRETE TRENCH FOOTING, MIN. 42" BELOW FINISH GRADE

VINYL FACED FIBERGL. BMT. WALL INSULATI

CRAWLSPACE

HEATED
PEA GRAVEL & VISQUEEN
DOUBLE TRUSS OR 4 M LADDER UNDER ALL UP PARALLEL PARTITIONS
PROVIDE SOLID BLOCK/ UNDER POINT LOADS AI

19'-7 1/2" 30" ADD

19'-9 1/2"

EXCAV.

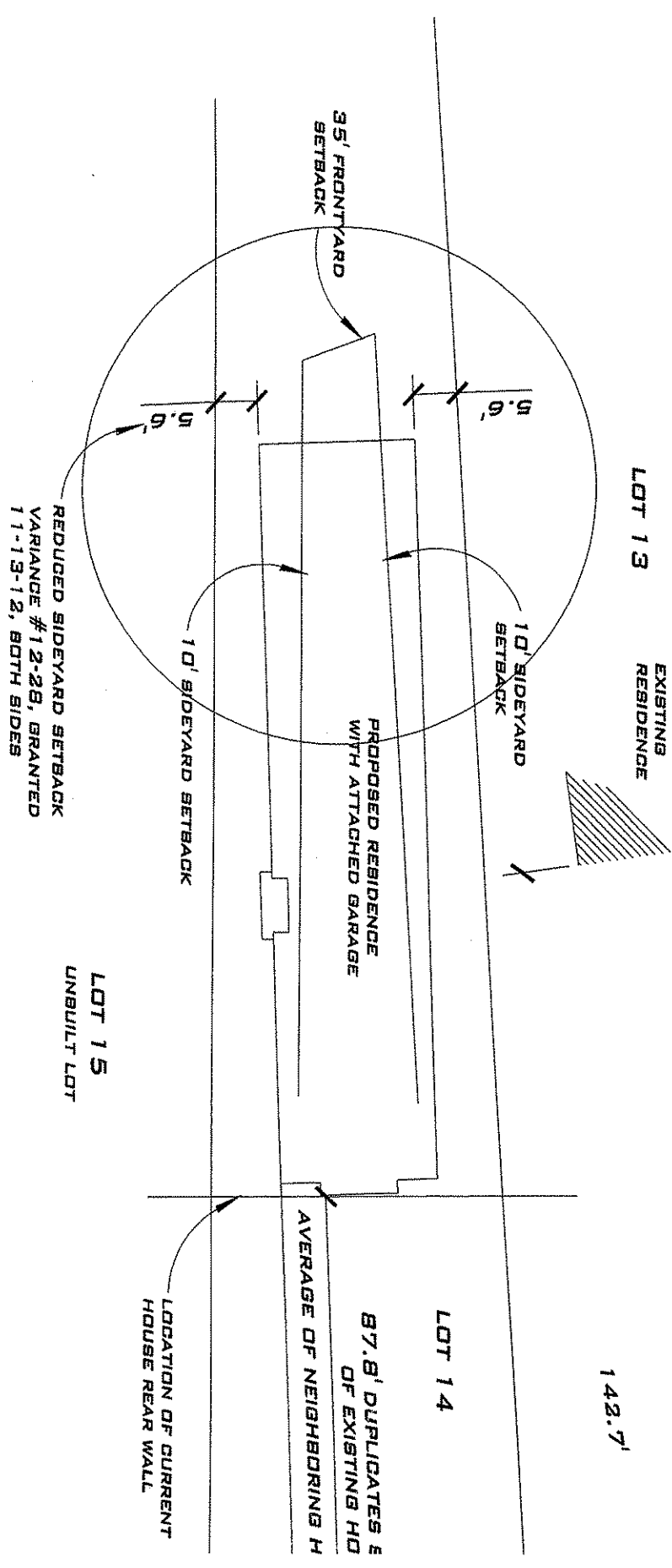
4" CONC. SLA COMPACTED & FITCH TO OUT

19'-7 1/2"

CRAWL SPACE, TRENCH

FOUNDATION PLAN

SCALE 1/4" = 1'-0"



LOT 13

EXISTING RESIDENCE

142.7'

5.6'

10' SIDEYARD SETBACK

35' FRONTYARD SETBACK

PROPOSED RESIDENCE WITH ATTACHED GARAGE

10' SIDEYARD SETBACK

REDUCED SIDEYARD SETBACK VARIANCE #12-28, GRANTED 11-13-12, BOTH SIDES

LOT 15 UNBUILT LOT

LOT 14

87.8' DUPLICATES & OF EXISTING HO AVERAGE OF NEIGHBORING H

LOCATION OF CURRENT HOUSE REAR WALL

4711-28-200-006
OAK POINTE COMMUNITY ASSOC.
1100 VICTORS WAY, STE 50
ANN ARBOR MI 48108

4711-28-201-005
RACINE TRUST *4015 Homestead*
5 ROBINDALE CT
DEARBORN MI 48124

4711-28-201-006
WALDO GEORGE E, ALICIA & DEANNA
4021 HOMESTEAD
HOWELL MI 48843

4711-28-201-007
WALEGA GREGORY J & ELLEN L
4027 HOMESTEAD
HOWELL MI 48843

4711-28-201-011
TUCZAK, FRANK D. & LORI
4045 HOMESTEAD
HOWELL MI 48843

4711-28-201-012
FLEMING, THOMAS & DIANA *4049 Homestead*
7924 PAYNE
Dearborn MI 48126

4711-28-201-013
LANZON, OLIVER & NANCY
4053 HOMESTEAD
HOWELL MI 48843

4711-28-201-014
MANCINI KAREN & LEO
13886 MAYWOOD *4057 Homestead*
Southgate MI 48195

4711-28-201-017
SIRLS, LARRY T. & LISA J.
851 HAZELWOOD *4071 Homestead*
Birmingham MI 48009

4711-28-201-018
JELNICKI JAMES
3664 OLD CREEK *4077 Homestead*
TROY MI 48084

4711-28-201-019
ELLERHOLZ PATRICK
4083 HOMESTEAD
HOWELL MI 48843

4711-28-201-020
SECHRIST THOMAS H & ROSEMARY J
23369 MYSTIC FOREST *4089 Homestead*
NOVI MI 48375

4711-28-201-021
BLASZCZAK PHIL, ELAINE & JOHATHAN
4093 HOMESTEAD
HOWELL MI 48843

4711-28-201-022
KOWALCZYK, JOSEPH
4099 HOMESTEAD
HOWELL MI 48843

4711-28-201-023
JOHNSON ROBERT O & DARCY J
4105 HOMESTEAD
HOWELL MI 48843

4711-28-201-055
WEINRAUCH, PETER & MARY ANN
4065 HOMESTEAD
HOWELL MI 48843

4711-28-201-057
VARNEY, BENJAMIN & KATHRYN
4700 HUNT ST *4041 Homestead*
CASS CITY MI 48726

4711-28-202-005 *vacant*
GOODLING, CHESTER & LOUISE
26431 LA MUERA
Farmington MI 48334

4711-28-202-007
KIRCHOFF, ALAN
4026 HOMESTEAD
HOWELL MI 48843

4711-28-202-009 *vacant*
VARNEY, BENJAMIN & KATHRYN
4700 HUNT ST
CASS CITY MI 48726

4711-28-202-010
VARNEY, BENJAMIN & KATHRYN
4700 HUNT ST *vacant*
CASS CITY MI 48726

4711-28-202-011 *vacant*
FLEMING, THOMAS J.
7924 PAYNE AVE.
DEARBORN MI 48126

4711-28-202-012
FLEMING, THOMAS J.
7924 PAYNE AVE. *vacant*
DEARBORN MI 48126

4711-28-202-013 *vacant*
WEINRAUCH, PETER & MARY ANN
4065 Homestead
Howell MI 48843

4711-28-202-014 *vacant*
WEINRAUCH, PETER & MARY ANN
4065 HOMESTEAD
HOWELL MI 48843

4711-28-202-015 *garage only*
SIRLS, LARRY T. & LISA J.
851 HAZELWOOD
Birmingham MI 48009

4711-28-202-016
TENPENNY JOHATHAN B & KATE R
4084 HOMESTEAD
HOWELL MI 48843

4711-28-202-017 *Garage only*
ELLERHOLZ PATRICK
4083 HOMESTEAD
HOWELL MI 48843

4711-28-202-021
PUGH SHARON K ROVOCABLE TRUST
4104 HOMESTEAD
HOWELL MI 48843

4711-28-202-034 *Garage only*
KOWALCZYK, JOSEPH
4099 HOMESTEAD
HOWELL MI 48843

Owner/Occupant
4015 Homestead
Howell, MI 48843

Owner/Occupant
4049 Homestead
Howell, MI 48843

Owner/Occupant
4057 Homestead
Howell, MI 48843

Owner/Occupant
4071 Homestead
Howell, MI 48843

Owner/Occupant
4077 Homestead
Howell, MI 48843

Owner/Occupant
4089 Homestead
Howell, MI 48843

Owner/Occupant
4041 Homestead
Howell, MI 48843

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
NOVEMBER 13, 2012
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, Barbara Figurski, and Jeff Dhaenens. Member Steve Wildman was absent. Also present was Township staff member Adam VanTassell and 5 persons in the audience.

Moved by Figurski, supported by McCreary, to approve the agenda. **Motion carried unanimously.**

A call to the public was made with no response.

12-27 A request by Joseph Agius, 5311 Brighton Road, sec. 27, for a sign variance.

Joe Agius present for the petitioner.

A call to the public was made with no response.

Moved by Grajek, supported by Figurski to table the variance request until the next ZBA meeting due to the petitioner's request for a full quorum of the Zoning Board of Appeals. **Motion carried unanimously.**

12-28 A request by Leo and Karen Mancini, 4057 Homestead Road, Sec. 28, for a waterfront and two side yard variances to construct a new home.

Dennis Dinsler from Acardia Design was present for the petitioner.

Leo Mancini stated that the footprint of the house is going to be exactly the same and that is why the property was not staked.

A call to the public was made with no response.

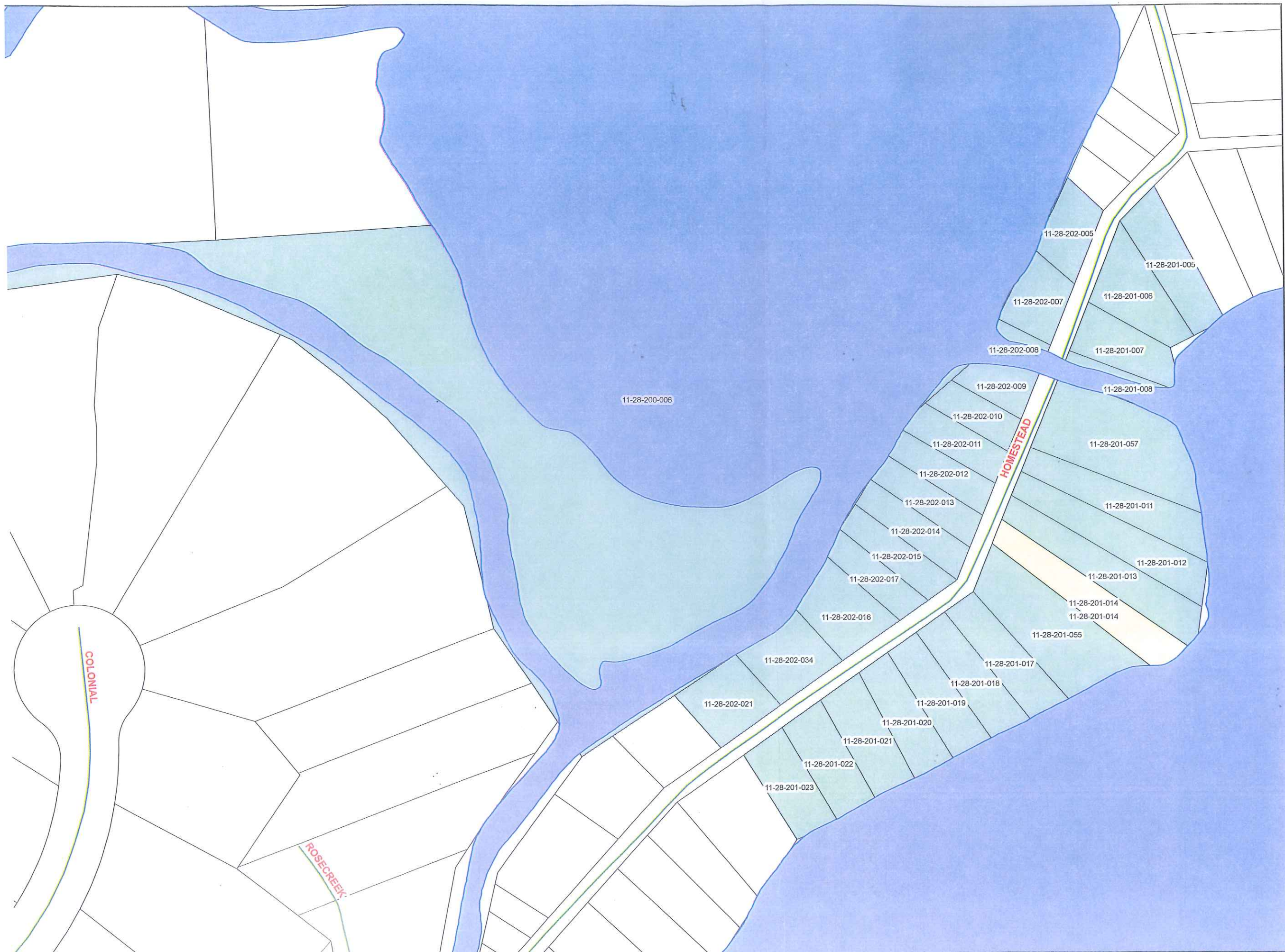
Moved by Grajek, Supported by McCreary, to approve case #12-28, Leo and Karen Mancini, for a waterfront setback of 95.2 feet for a variance of 7.3 feet and two side yard setbacks of 5.5 feet for a variance of 4.5 feet on both sides to reconstruct a home. Conditioned upon the building to be guttered. The finding of fact is the practical difficulty of the narrowness of the lot. Motion carried unanimously.

Moved by Figurski, Supported by Grajek, to approve the October 16, 2012 Zoning Board of Appeals minutes as submitted. **Motion carried unanimously.**

Member discussion: McCreary asked that absent ZBA members be noted in the minutes.

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





11-28-200-006

11-28-202-005

11-28-201-005

11-28-202-007

11-28-201-006

11-28-202-008

11-28-201-007

11-28-202-009

11-28-201-008

11-28-202-010

11-28-201-057

11-28-202-011

11-28-202-012

11-28-201-011

11-28-202-013

11-28-202-014

11-28-201-012

11-28-202-015

11-28-201-013

11-28-202-017

11-28-201-014

11-28-201-014

11-28-202-016

11-28-201-055

11-28-202-034

11-28-201-017

11-28-202-021

11-28-201-018

11-28-201-020

11-28-201-021

11-28-201-022

11-28-201-023

11-28-201-019

COLONIAL

ROSECREEK

HOMESTEAD

Charter Township of Genoa
ZONING BOARD OF APPEALS
April 16th, 2013
CASE #13-10

PROPERTY LOCATION: 4401 Filbert Drive

PETITIONER: Jeff Gontarski

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and sewer

PETITIONERS REQUEST: Requesting a front yard variance to construct a new home.

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

STAFF COMMENTS: Petitioner has worked with Staff extensively to prepare this plan.

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	10	10	40	25	183
Setbacks Requested	25					184
Variance Amount	10					No variance required

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

MAR 22 2013

6:30

RECEIVED

Case # 13-10

Meeting Date: 4-16-13

- 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: Jeffrey R. Gontarski

Property Address: 4401 Filbert Phone: 734-260-0040

Present Zoning: Residential Tax Code: 11-27-105-039

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: Setback from road to 25 ft.

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) _____
- 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**
- **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: 3-22-13

Signature: Jeffrey R. Gontarski

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.

CR# 3017

Adam VanTassell

From: Jeff Smith <jsmith@peainc.com>
Sent: Monday, April 08, 2013 2:32 PM
To: Adam VanTassell
Subject: Variance request 4401 Filbert

To Adam,

I received your letter noting a variance request for a house at 4401 Filbert. I live next door at 4389 Filbert, which is the closest lot to the location of the variance request. I have no problem with the variance as marked on the site and would support a variance to build closer to the road as opposed to closer to the lake.

Jeffrey T. Smith, LLA, LEED AP
Branch Manager / Landscape Architect

Professional Engineering Associates, Inc.

2900 E. Grand River Avenue
Howell, Michigan 48843
Phone: 517.546.8583 x240 Fax: 517.546.8973

Mobile: 248.854.1907
Email: jsmith@peainc.com
Website: www.peainc.com

2009 Michigan Chapter ASLA "Firm of the Year"
CIVIL ENGINEERS · LAND SURVEYORS · LANDSCAPE ARCHITECTS

Confidential Notice: This is a confidential communication. If you received in error, please notify the sender.

Electronic Data: The information in the electronic media is considered part of Professional Engineering Associates, Inc. (PEA) instrument of service and shall not be used on other projects. Since data stored on electronic media can deteriorate, be translated or modified, PEA will not be liable for the completeness, correctness or readability of the electronic data. The electronic data should be checked against the hard copy. Hard copies are on file with PEA and can be provided upon request.

4711-27-100-031
OAK POINTE COMMUNITY ASSOCIATION
1100 VICTOR WAY STE 50
ANN ARBOR MI 48108

4711-27-100-032
CLUB CORP.
PROPERTY TAX DEPT
P O BOX 790830
SAN ANTONIO TX 78279-0830

4711-27-105-020
WALSH, JAMES BRIAN
4443 FILBERT DR
BRIGHTON MI 48116

4711-27-105-021
NYSTROM, DONALD D. & TRACY K.
1825 HUNTINGWOOD LN
BLOOMFIELD HILLS MI 48304-2313

4711-27-105-022
JOSLIN, WALTER B. & KAREN
4431 FILBERT DR
BRIGHTON MI 48116

4711-27-105-023
JOSLIN, WALTER & KAREN
4431 FILBERT DR
BRIGHTON MI 48116

4711-27-105-024
FOUCHEY, ROBERT L.
4419 FILBERT DR
BRIGHTON MI 48116

4711-27-105-025
PINGSTON, FLORENCE
4411 FILBERT DR
BRIGHTON MI 48116

4711-27-105-029
SMITH JEFFREY T & COLLEEN L MERCIER
4389 FILBERT DR
BRIGHTON MI 48116

4711-27-105-030
SINCIC, CHRISTOPHER A. & JULIE V.
4383 FILBERT DR
BRIGHTON MI 48116

4711-27-105-031
LEONARD, JOSEPH & CYNTHIA
8352 AVALON DR
HALE MI 48739

4711-27-105-032
WHIMS, JAMES R. & BARBARA
4371 FILBERT DR
BRIGHTON MI 48116

4711-27-105-037
CASTLE FRANK LIFE ESTATE
4355 FILBERT DR
BRIGHTON MI 48116

4711-27-105-039
GONTARSKI JEFFREY
PO BOX 973123
YPSILANTI MI 48197

4711-27-105-040
CHAKA CHRISTOPHER J & MICHELLE
4405 FILBERT DR
BRIGHTON MI 48116

4711-27-301-058
BRUBAKER CRAIG F
4476 VILLA FRANCE DR.
BRIGHTON MI 48116

4711-27-301-059
KIZER, THOMAS, JR. & MARSHA
4464 VILLA FRANCE DR.
BRIGHTON MI 48116

4711-27-301-060
SAMPLES KENNETH J & TRACY L
4452 VILLA FRANCE DR.
BRIGHTON MI 48116

4711-27-301-061
BARTON, WILLIAM & BEVERLY
4440 VILLA FRANCE DR.
BRIGHTON MI 48116

4711-27-301-062
FRIEL DEBORAH M & JOHN W
4428 VILLA FRANCE DR.
BRIGHTON MI 48116

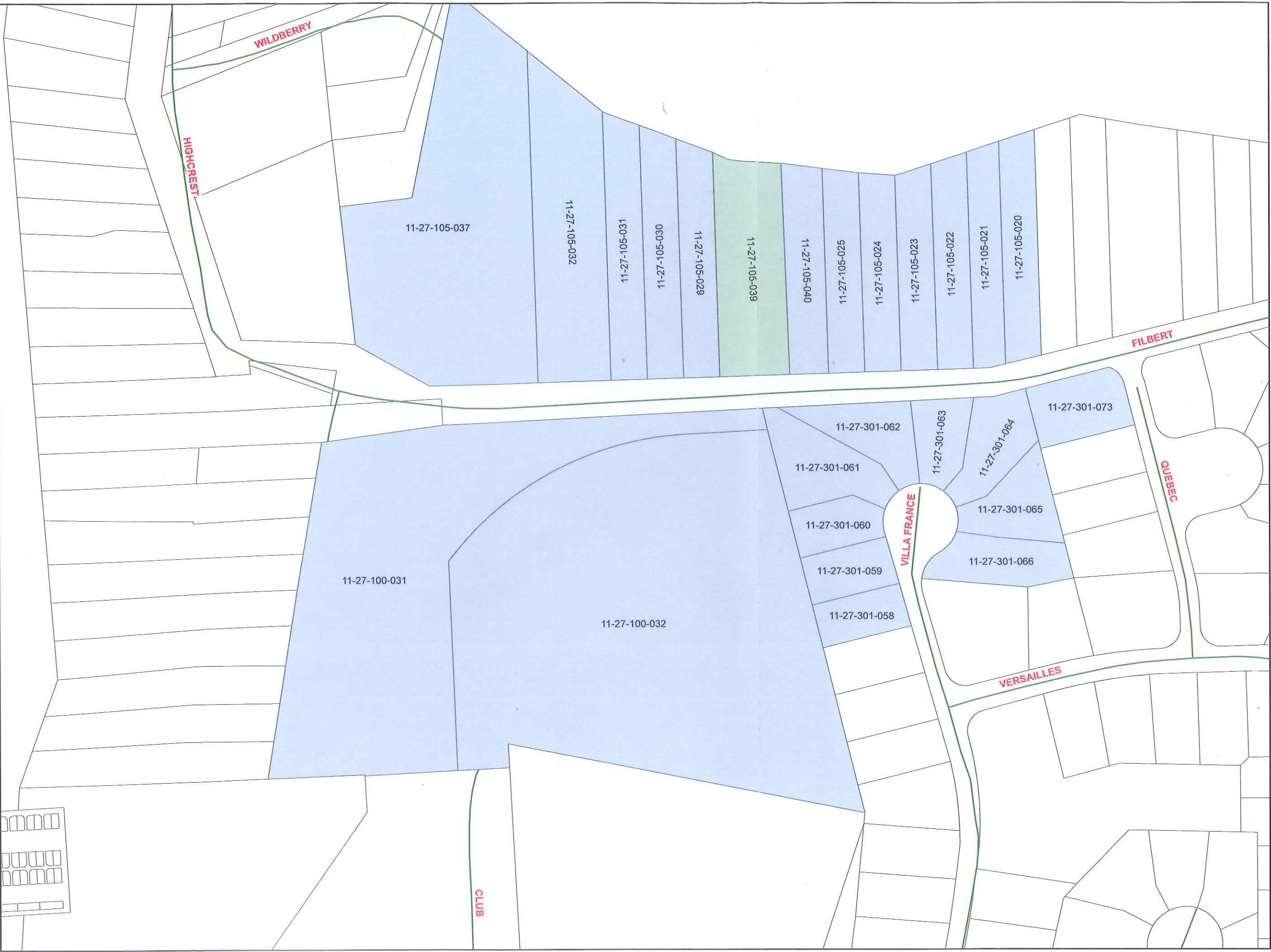
4711-27-301-063
ROGAL STEVEN & JANET L
4433 VILLA FRANCE DR.
BRIGHTON MI 48116

4711-27-301-064
KONYE JOHN DAVID
4441 VILLA FRANCE DR.
BRIGHTON MI 48116

4711-27-301-065
LENGA, JOHN T. JR. & KIMBERLY
4455 VILLA FRANCE DR.
BRIGHTON MI 48116

4711-27-301-066
ODOM REVOCABLE TRUST
STEVEN A SIMAN, TRUSTEE
3250 W. BIG BEAVER, SUITE 344
TROY MI 48084-2902

4711-27-301-073
STANKO, PAUL & BARBARA
4450 QUEBEC LANE
BRIGHTON MI 48116



WILDBERRY

HIGHCREST

11-27-105-037

11-27-105-032

130-501-22-11

030-501-22-11

11-27-105-029

11-27-105-039

11-27-105-040

520-501-22-11

420-501-22-11

200-501-22-11

220-501-22-11

120-501-22-11

020-501-22-11

FILBERT

11-27-301-073

11-27-301-062

11-27-301-063

11-27-301-064

11-27-301-061

11-27-301-065

11-27-100-031

11-27-100-032

11-27-301-060

11-27-301-059

11-27-301-058

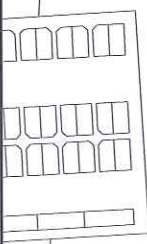
11-27-301-066

VILLA FRANCE

QUEBEC

VERSAILLES

CLUB





Charter Township of Genoa
ZONING BOARD OF APPEALS
April 16th, 2013
CASE #13-11

PROPERTY LOCATION: 40101 E. Grand River Ave.

PETITIONER: Art Van Furniture

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 is seeking a variance to allow a temporary event tent and signage at their location beyond the mandated 14 days for an additional 15 days.

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

GENOA TOWNSHIP

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

MAR 22 2013

RECEIVED

Case # 13-11

Meeting Date: 4-16-13 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: Art Van Furniture
 Property Address: 4101 E. Grand River Howell, MI 48813 Phone: 517-552-0720
 Present Zoning: MUPUD Tax Code: 11-04-300-019

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: Annual Tent Sale, outdoor retail sales, May 10-20, 2013 & August 2-19, 2013. To erect a 40ft x 60ft tent.

This variance is requested because of the following reasons:

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

b. Other (explain) Hardship: requesting an additional 15 days for (2) outdoor retail sales & temporarily using 25-30 parking spaces.

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: 3/22/13

Signature: William P. Kennedy

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.

Cash

Winowiecki, David

From: DiSante, Cathy
Sent: Thursday, February 14, 2013 2:03 PM
To: Kennedy, Bill
Cc: Winowiecki, David; Rupert, Mike; Zambricki, Mike
Subject: RE: re

Dave is your man! Perhaps he can work with Mike Rupert or whoever else has been helpful in getting variances from our city fathers in the past. Also, copying Mike Zambricki on this.

I, unfortunately, am powerless in this respect.

From: Kennedy, Bill
Sent: Thursday, February 14, 2013 12:48 PM
To: DiSante, Cathy
Cc: Winowiecki, David
Subject: re

Good afternoon Cathy and Dave, we applied for our tent sale permits last week and we were told yesterday that we can only have a tent up for no more than Fourteen days a year. we can split it up but that is max. He said he gave us break last year but can no longer accommodate us. We need someone's help In this matter. This could be a major set back to our over all business during this time . Mr. Wiseman wanted me to let you know of our situation.
Thanks for your time.

Bill Kennedy.

Bill to get tent schedule
city construction SEWERAGE
Apply / when paperwork received

then Dave to complete forms
get checks and send to
Bill

Winowiecki, David

From: Kennedy, Bill
Sent: Tuesday, February 26, 2013 11:47 AM
To: Winowiecki, David
Subject: FW: re
Attachments: Art 07 Commercial Districts.pdf; Application - Variance.pdf; Schedule for ZBA 2013.pdf

Here we go... any help we would appreciate it.

From: Adam VanTassell [mailto:Adam@genoa.org]
Sent: Tuesday, February 26, 2013 11:32 AM
To: Kennedy, Bill
Subject: RE: re

Mr. Kennedy,

Attached is the ordinance regarding temporary sign displays. The specific ordinance is as follows:

- 7.02.02 (v) Accessory temporary outdoor sales and events may be permitted only in connection with, incidental to and on the same lot with a permitted use and shall comply with the following conditions:
- (1) Merchandise sold shall be that of the regular retail use in the principal building of the site.
 - (2) Proof of tenant occupancy in the principle building shall be provided to the satisfaction of the Zoning Administrator.
 - (3) The event or sale shall be permitted a maximum of twice during a calendar year for a maximum of fourteen (14) days total.
 - (4) The Zoning Administrator shall approve a land use permit including a sketch plan illustrating structures, sufficient off-street parking,

The procedure to apply for a variance would begin with submitting the Zoning Board of Appeals form, which I have attached as well. Also enclosed is a sheet detailing meeting dates and when the application/materials need to be submitted.

You can contact me at the Township Hall at (810) 227 – 5225. Just ask for Adam.

Sincerely,

Adam VanTassell
Genoa Charter Township

From: Kennedy, Bill [mailto:bkennedy@artvan.com]
Sent: Monday, February 25, 2013 8:59 AM
To: Adam VanTassell
Subject: re

Good Morning this is Bill Kennedy at Art Van Furniture in Howell, hope you are doing well.

Could you please provide a copy of the ordinance that limits you to 14 days.

Also what would be the procedure to request a variance

Also could you please provide your phone number so we can contact you when necessary

MR. KENNEDY,

THE ZBA FORM IS COMPLETE WITH THE EXCEPTION OF A DATE, SIGNATURE (USUALLY IT IS WHO WILL BE REPRESENTING ART VAN HOWELL STORE @ THE ZBA MEETING), & THE PRESENT ZONING/TAX CODE (I SPOKE WITH ADAM VANTASSELL, HE SAID THAT CAN BE FILLED OUT BE THE CLERK WHEN YOU FILE).

YOU WILL SEE THE REASONS FOR THE HARDSHIP:

1. ART VAN NEEDS AN ADDITIONAL 15 DAYS TO CONDUCT THERE OUTDOOR RETAIL SALES (CURRENTLY THEIR ORDINANCE ALLOWS FOR ONLY 14 DAYS A YEAR)
2. ART VAN WILL BE USING 25-30 PARKING SPACES FOR THE TENT PLACEMENT.

MY EXPERIENCE IN THE PAST WITH DEALING WITH THE CITY OF WARREN, THEY USUALLY WILL GRANT YOUR VARIANCE. THE CITY JUST LIKES TO BE IN THE KNOW.



GOOD LUCK!

SARAH DEFOUR
ART VAN FURNITURE
CORPORATE CLERICAL/EMPLOYEE PURCHASE
586-983-2034



6500 14 Mile Road
Warren, MI 48092
(586) 983-2125 ph.
(586) 939-8252 fx.

Approved By:

AMELIA ELLENSTEIN	
ART VAN	
BOB PRICE	
DAVID VAN	
GARY VAN	
KIM YOST	
MIKE RUPERT	
STEVE GLUCKSMAN	
Total Store Sq.Ft.=	--
Showroom Sq.Ft.=	--
Modified Sq.Ft.=	SF

ART VAN FURNITURE
#80 Howell Store
4101 E. Grand River Ave., Howell, MI.
Site Plan

Project:

Revisions:

Seal:

NORTH

Drawn/Checked By:

SV/MR

Scale:

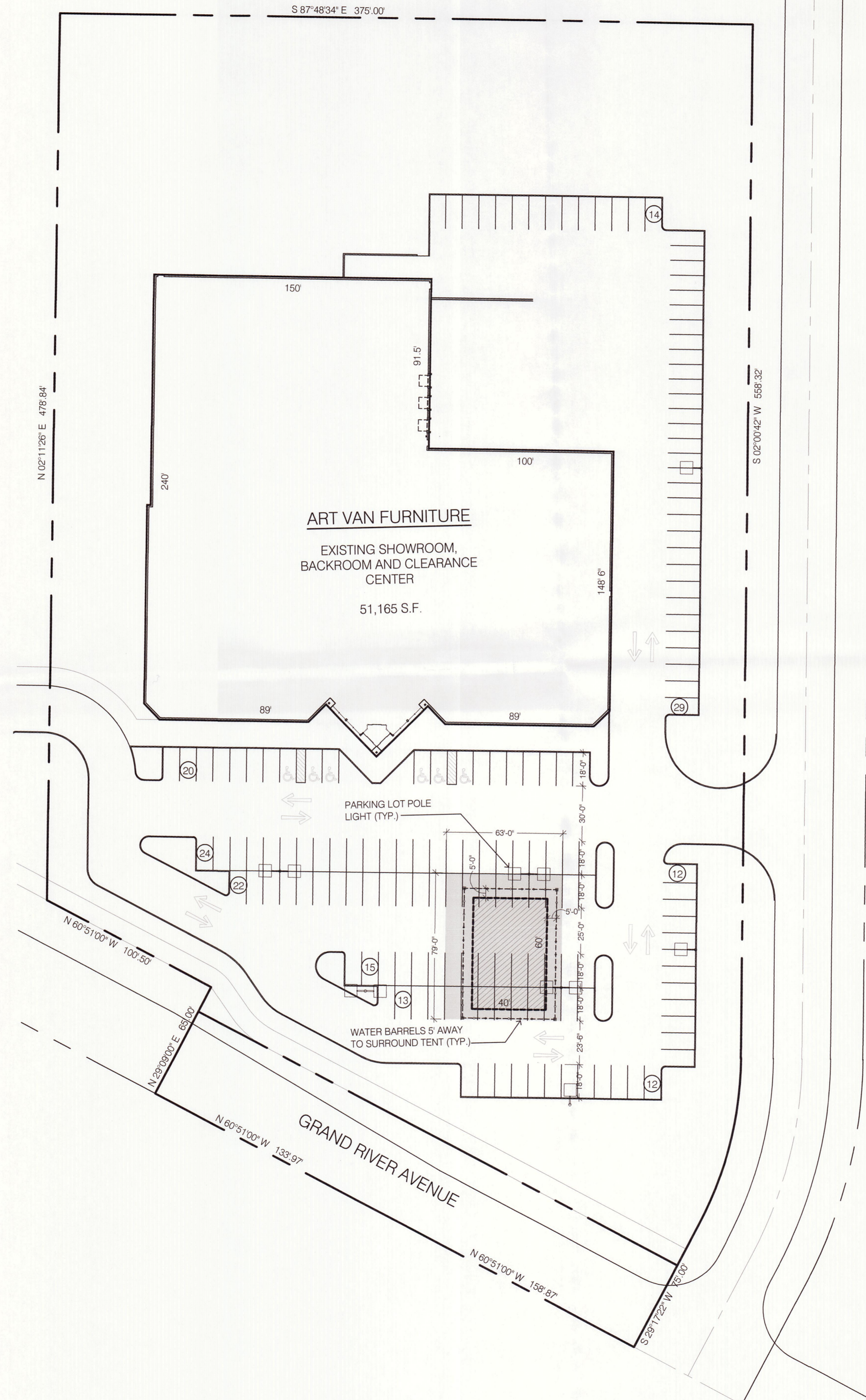
1" = 40'-0"

Date:

9/27/2011

Sheet Number:

SP-1



1 Site Plan
SP-1 Scale: 1" = 40'-0"

PARCEL

Part of the Southwest 1/4 of Section 4, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southwest Corner of Section 4; thence along the West line of Section 4 and the centerline of Latson Road, N 02°11'47" E, 548.49 feet; thence along the centerline of Grand River Avenue, S 60°50'39" E, 364.62 feet, to the POINT OF BEGINNING of the Parcel to be described; thence N 02°11'47" E, 551.76 feet; thence S 87°48'13" E, 375.00 feet; thence along the Westerly line of 66 foot wide Private Easement for Ingress, Egress and Public Utilities as recorded in Liber 1987 on Pages 764-766 of the Livingston County Records on the following three (3) courses: 1) S 02°01'23" W, 556.32 feet, 2) Southwesterly on an arc right, having a length of 93.77 feet, a radius of 197.00 feet, a central angle of 27°16'19", and a long chord which bears S 15°39'33" W, 92.89 feet, 3) S 29°17'43" W, 75.00 feet; thence along the centerline of Grand River Avenue on the following two (2) courses: 1) N 60°42'17" W, 158.87 feet, 2) N 60°50'39" W, 201.35 feet, to the POINT OF BEGINNING, Containing 5.50 acres, more or less, and subject to the rights of the public over the existing GRAND RIVER AVENUE (100 ft wide) and including the use of the 66 foot wide Private Easement as previously recorded. Also subject to any other easements or restrictions of record.

Bearings were established from the Plat of "LAKEWOOD KNOLL", a subdivision as recorded in Liber 31 of Plats on Pages 29 and 30 of the Livingston County Records.

LEGEND

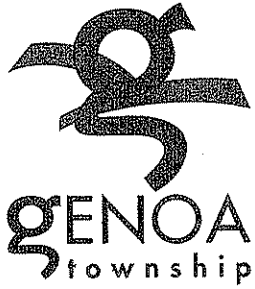
-  PROPOSED TENT (40' X 60')
-  AFFECTED PARKING SPACES DURING TENT SALE EVENTS

SITE / BUILDING DATA:

LAND AREA: 5.37 ACRES
BUILDING FLOOR AREA: 51,165 S.F.
PARKING REQUIRED (FURNITURE STORE): 1 SPACES / 700 S.F. GROSS LEASABLE FLOOR AREA = 13 SPACES
PARKING PROVIDED: 161 SPACES, INCLUDING 6 BARRIER FREE SPACES

SEASONAL OUTDOOR SALES AREA

SIZE OF TENT: 40' x 60' (50' x 70' WITH STAKES)
TIME OF SALE: SAME HOURS AS STORE
DATE OF SALE: MAY 9 THRU MAY 20 = 12 DAYS
AUGUST 1 THRU AUGUST 19 = 19 DAYS
PARKING PROVIDED: 161 SPACE
PARKING AFFECTED: 21 SPACES
TOTAL PARKING DURING TENT SALE: 140 SPACES



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

March 26, 2013

Dear Property Owner:

The following is a proposed variance in your neighborhood that is on the agenda for the Genoa Township Zoning Board of Appeals meeting, Tuesday April 16, 2013, at 6:30 p.m. at the Genoa Township Hall, 2911 Dorr Road, Brighton, MI.

The State Statute provides for notifying property owners in close proximity of proposed variance requests. A request is being made in your area located in Section 04, 4101 East Grand River, requested by Art Van, for a sign variance.

If you have any questions in this regard, please be present at the public hearing noted above.

Please address any written comments to the Genoa Township Zoning Board of Appeals either at the Genoa Township mailing address listing above or via email at adam@genoa.org. All materials relating to this request are available for public inspection at the Genoa Township Hall prior to the hearing.

Sincerely,

Adam Van Tassell
Genoa Township Ordinance Officer

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal

4711-04-300-010 ✓
COUNTRY CORNERS SHOPPING CENTER
P O BOX 637
GARDEN CITY MI 48136

4711-04-300-013 ✓
HICKS FAMILY LTD. PRSHIP., THE
CSK AUTO #3360 THOMASON REUTER PTS
PO BOX 06116
CHICAGO IL 60606-0116

4711-04-300-017 ✓
CONSUMERS ENERGY CO.
PROPERTY ACCOUNTING EP10
ONE ENERGY PLAZA
JACKSON MI 49201-9938

4711-04-300-018 ✓
F & N CENTER LLC
3220 PINECONE CT
MILFORD MI 48381

4711-04-300-019 ✓
ART VAN FURNITURE, INC.
ARCHIE VAN ELSLANDER TRUST
6500 E FOURTEEN MILE RD
WARREN MI 48092

4711-04-300-020 ✓
HOWELL GRAND PLAZA, LLC
29201 TELEGRAPH RD, SUITE 450
SOUTHFIELD MI 48034

4711-04-300-021 ✓
DETROIT EDISON CO
PROPERTY TAX DEPT
PO BOX 33017
DETROIT MI 48232

4711-05-400-059 ✓
PWRW, LLC
44211 HARMONY LANE
BELLEVILLE MI 48111

