

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS

May 21, 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. 13-09...A request by Leo and Karen Mancini, 4057 Homestead Road, Sec. 28, for two side yard variances to construct an attached garage.
2. 13-12...A request by Robert Morrison, Sec. 21, 3699 Nixon Road, for a variance to construct a pole barn on vacant lot.
3. 13-13...A request by Curt Brown, Sec. 28, 4010 Homestead, for a front yard variance and a water front variance to add onto an existing garage.
4. 13-14...A request by John Spencer, Sec. 21, 4030 Crooked Lake Road, for a variance to allow a lot split.

ADMINISTRATIVE BUSINESS:

- A. Approval of minutes for the March 19 and April 16, 2013 Zoning Board of Appeals meeting.**
- B. Correspondence**
- C. Member Discussion**
- D. Adjournment**

Charter Township of Genoa
ZONING BOARD OF APPEALS
May 21, 2013
CASE #13-09

PROPERTY LOCATION: 4057 Homestead

PETITIONER: Paulson's Construction/Leo and Karen Mancini

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Private well; public sanitary

PETITIONERS REQUEST: 5'6'' side yard setback; 10' required.

CODE REFERENCE: Table 3.04.01

STAFF COMMENTS: Review proposal for consistency with the majority of properties in the vicinity. §23.05.03 (a)

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning		10	10			
Setbacks Requested		5'6''	5'6''			
Variance Amount		4'6''	4'6''			

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) *PAUL 5175458651*

Applicant/Owner: PAULSON'S CONSTRUCTION FOR LEO & KAREN MARCINI
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]

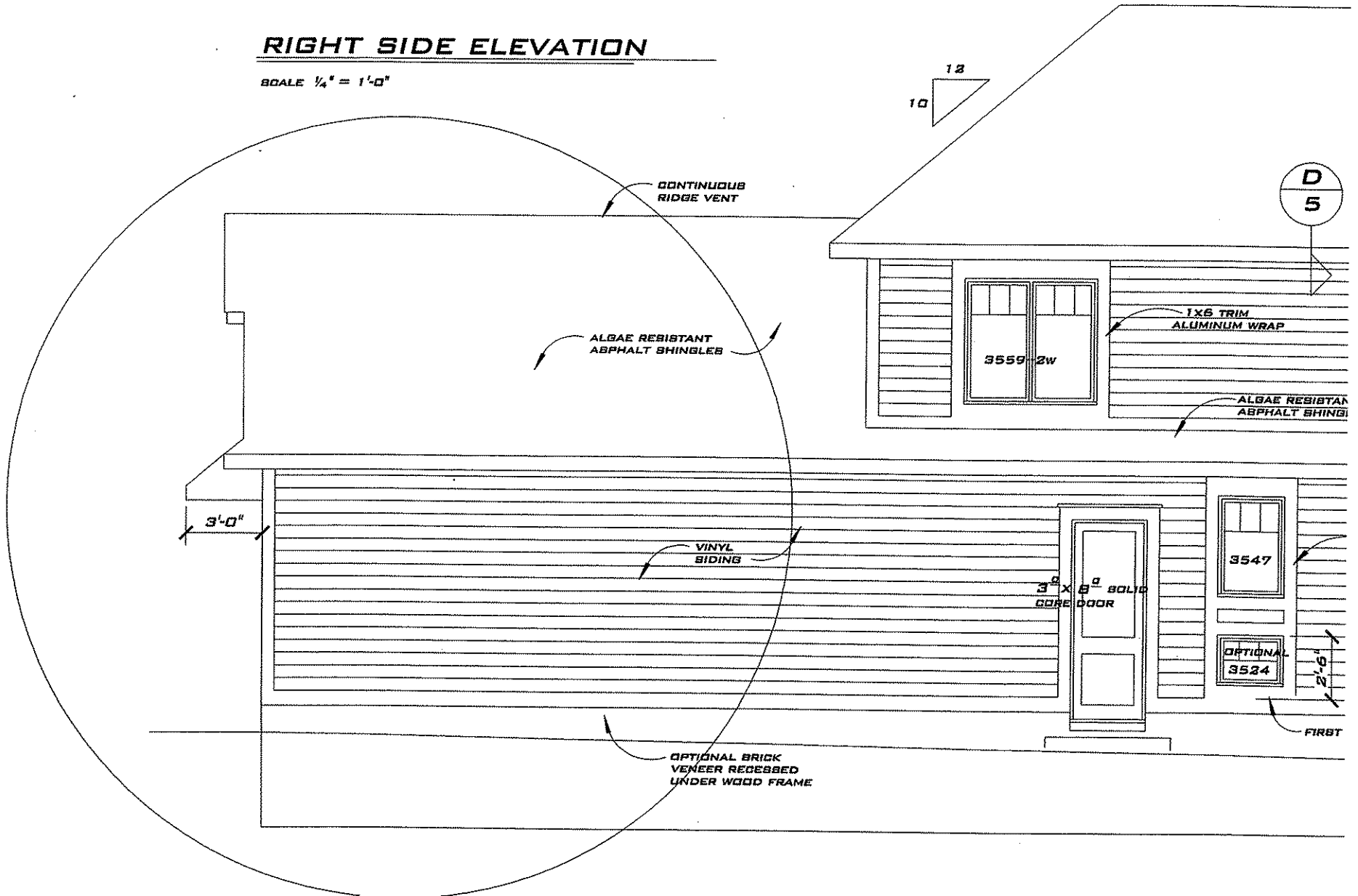
Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the ZBA.

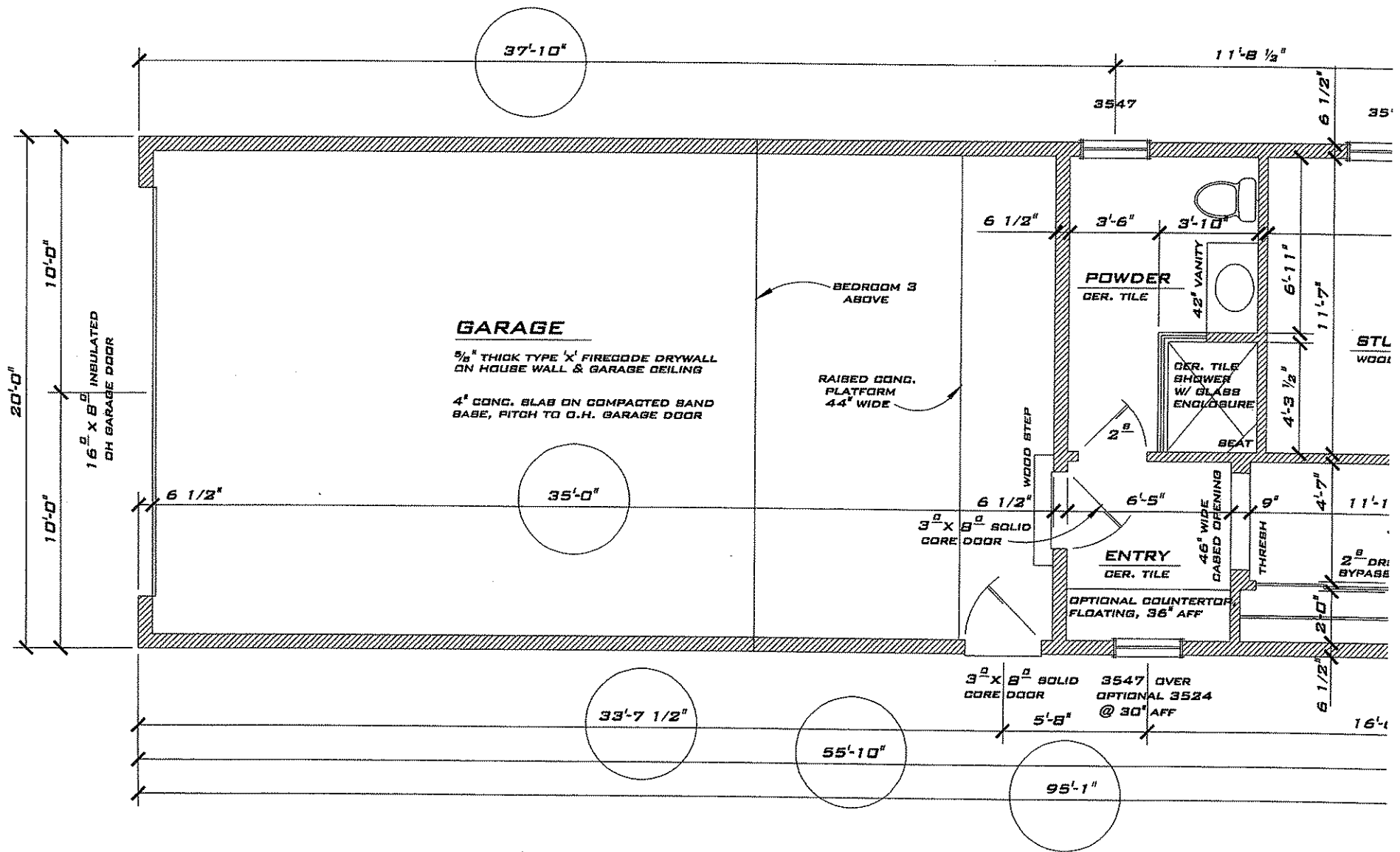
After the decision is made regarding your variance approval contact Adam or Amy at the township office to discuss what your next step is.

CR 14016

RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

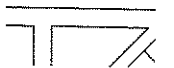


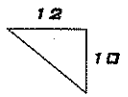


FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

CEILING HEIGHT TO BE 9'-0", UNLESS NOTED OTHERWISE

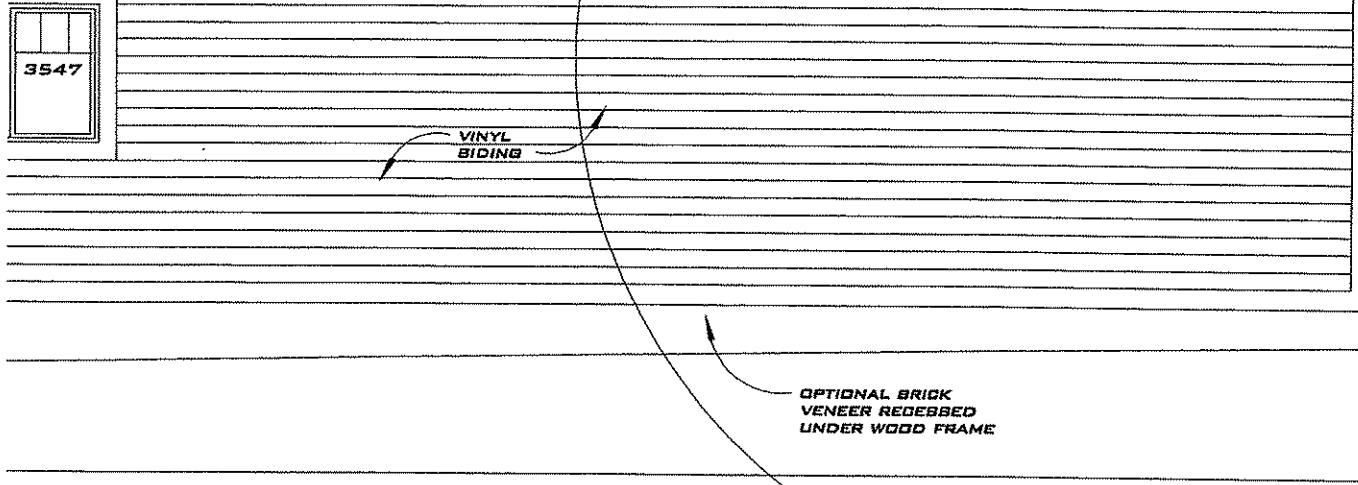
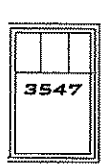
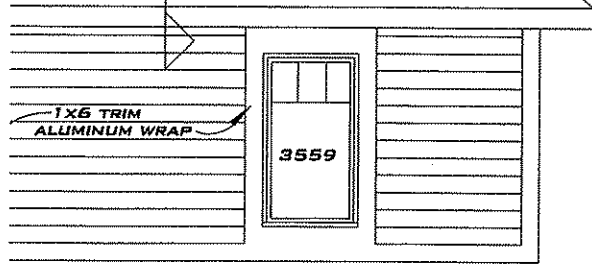




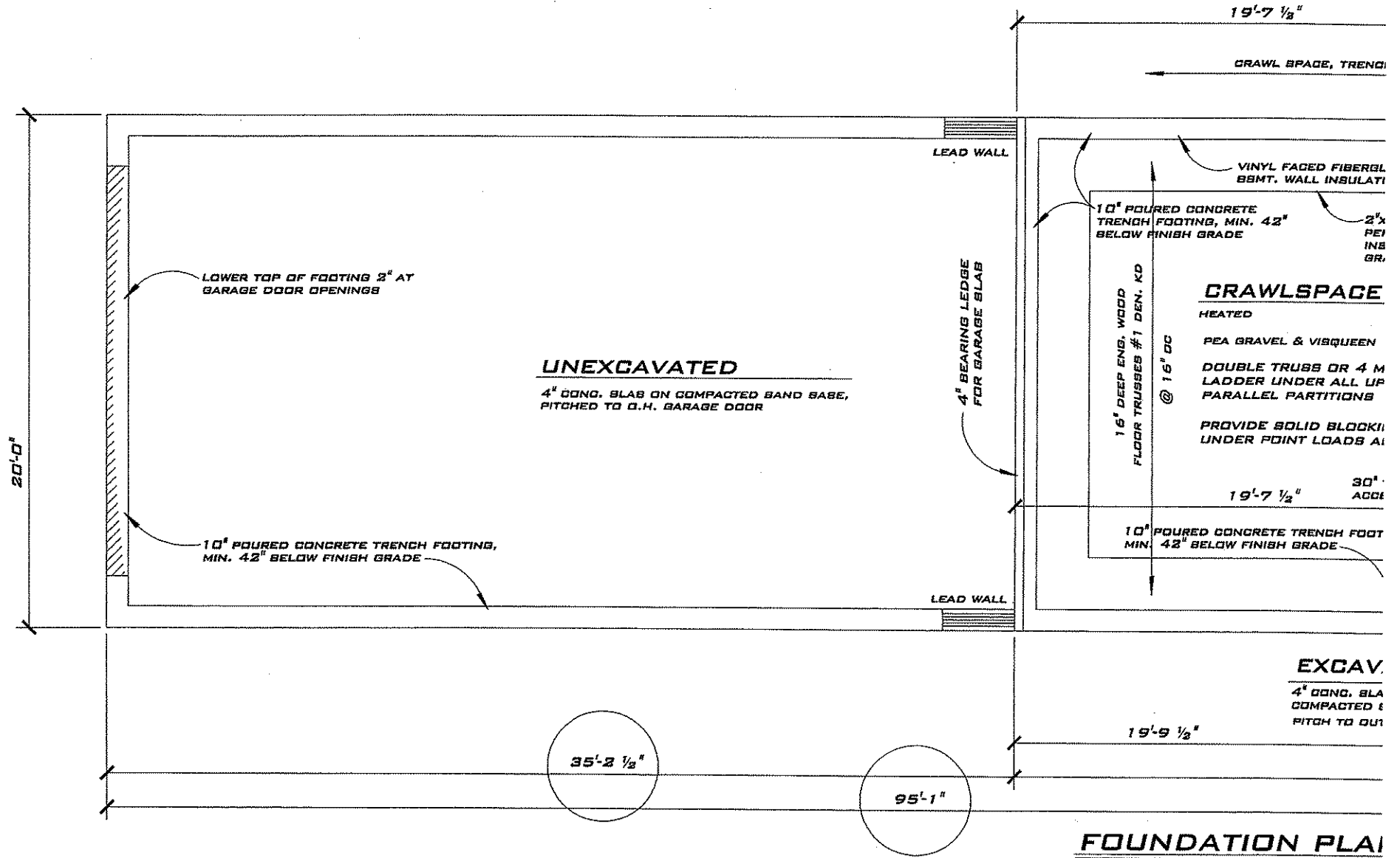
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

D
5



WHEN DIRECTED FROM WASHINGTON WHEN
S WHEN TO REAP, WE SHOULD BOON WAA
THOMA



19'-7 1/2"

CRAWL SPACE, TRENCH

LEAD WALL

VINYL FACED FIBERGL
BSMT. WALL INSULATI

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

2"x
PEI
INS
GR.

LOWER TOP OF FOOTING 2" AT
GARAGE DOOR OPENINGS

UNEXCAVATED

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

4" BEARING LEDGE
FOR GARAGE SLAB

CRAWLSPACE

HEATED

PEA GRAVEL & VISQUEEN

DOUBLE TRUSS OR 4 M
LADDER UNDER ALL UP
PARALLEL PARTITIONS

PROVIDE SOLID BLOCKS
UNDER POINT LOADS AI

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

19'-7 1/2" 30"
ACCE

20'-0"

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

LEAD WALL

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

EXCAV.

4" CONC. SLA
COMPACTED S
PITCH TO OUT

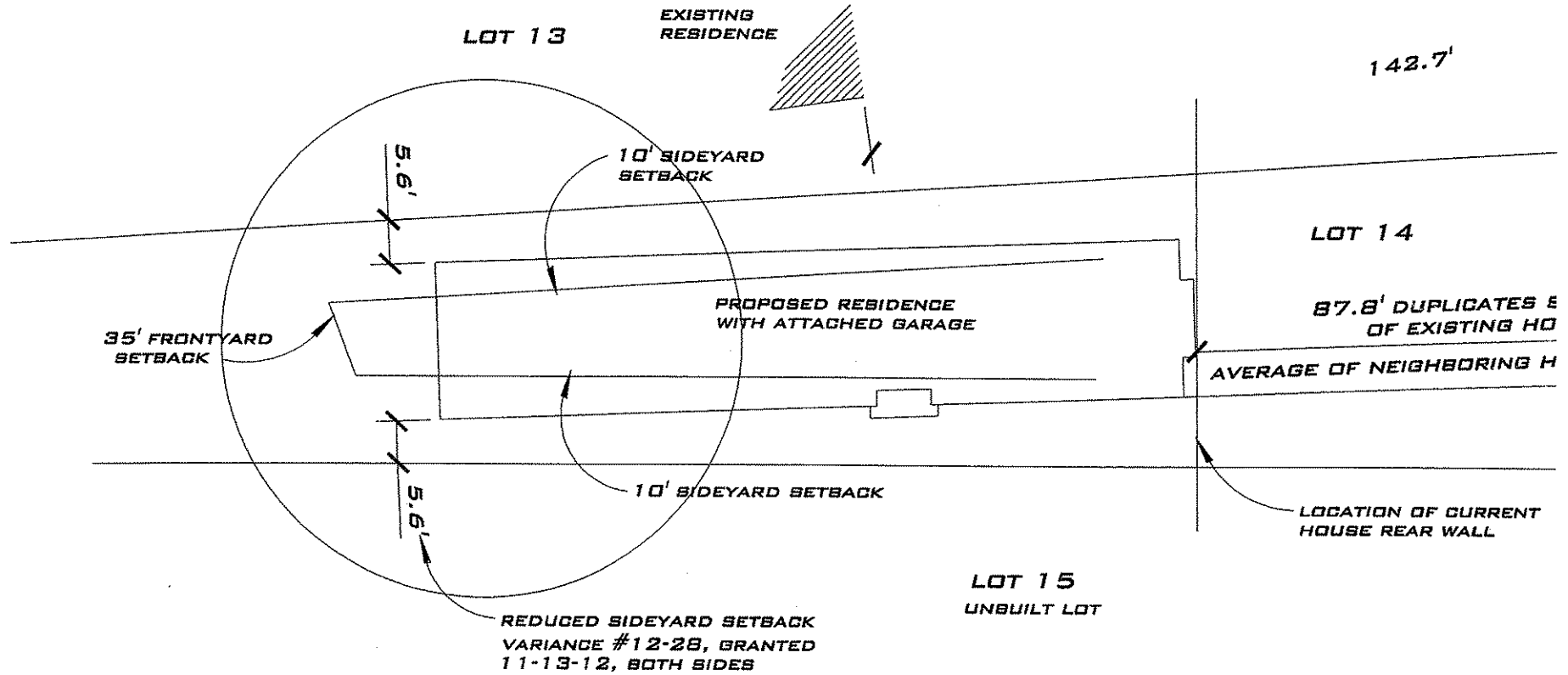
35'-2 1/2"

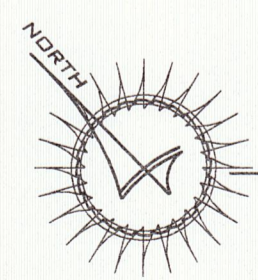
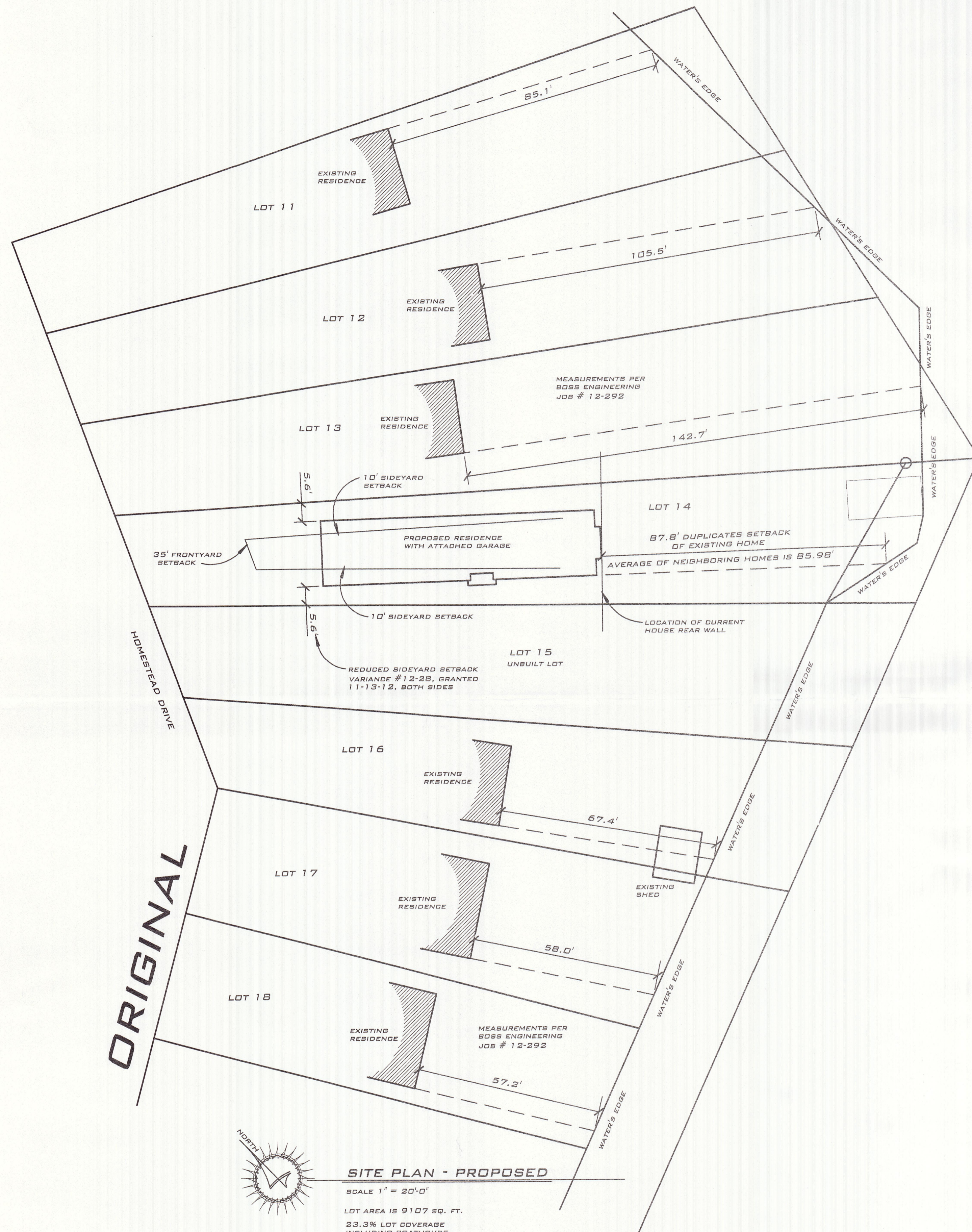
19'-9 1/2"

95'-1"

FOUNDATION PLAN

SCALE 1/4" = 1'-0"





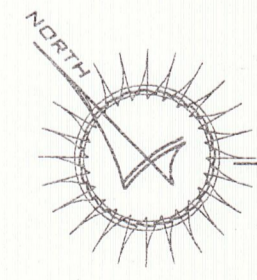
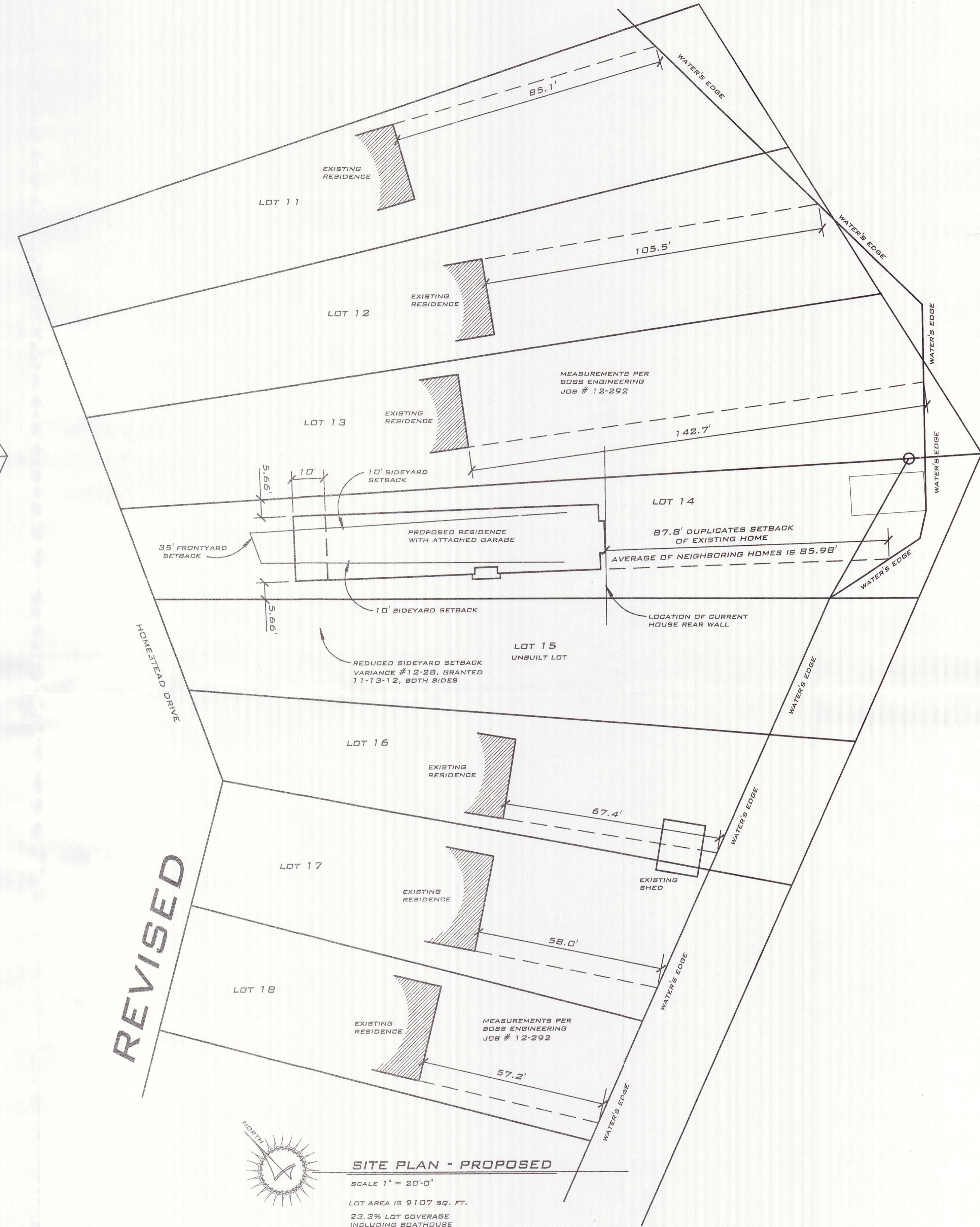
SITE PLAN - PROPOSED

SCALE 1" = 20'-0"

LOT AREA IS 9107 SQ. FT.
23.3% LOT COVERAGE INCLUDING BOATHOUSE

LED & KAREN MANDINI,
4057 HOMESTEAD, HOWELL, MI

SETBACK AVERAGE	
LOT 11	85.1'
LOT 12	105.5'
LOT 13	142.7'
LOT 16	67.4'
LOT 17	58.0'
LOT 18	57.2'
515.9' DIVIDED BY 6 = 85.98'	



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MANCINI RESIDENCE



Residential Design
DENNIS DINER
7091 Augustine Ct.
Fenton, MI 48430
517-540-9960
www.arcadiandesign.net

DRAWN DD

CHECKED DD

DATE 3-21-13

SHEET NUMBER

SITE

PROJECT NUMBER
130208

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

Charter Township of Genoa
ZONING BOARD OF APPEALS
May 21, 2013
CASE #13-12

PROPERTY LOCATION: Vacant south of 3699 Nixon

PETITIONER: Robert J. Morrison III

ZONING: Suburban Residential

WELL AND SEPTIC INFO: Well and septic

PETITIONERS REQUEST: Construct pole barn that exceeds the 1200-square-foot maximum by 240-square-feet, assuming parcels are combined.

CODE REFERENCE: 11.04.01 (h)

STAFF COMMENTS: If a variance is granted, the parcels must be combined so that the resultant property exceeds 2 acres. Building height may not exceed 14 feet. This property is being used for a home occupation. Please review §3.03.02 (a).

DETACHED ACCESSORY STRUCTURE	Principal building setback	One Side	Other Side	Rear	Size	Height
Setbacks of Zoning	40	20	20	50	1200	14
Setbacks Requested	N/A	70	150	150+	1440	
Variance Amount					240	

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

6:30

Case # 13-12 Meeting Date: 5-21-13
 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: Robert J. Morrison III
Property Address: Vacant 3699 Nixon Rd Phone: 517-404-3655
Present Zoning: Genoa Twp/Residential Tax Code: 4711-21-300-009

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: 30x48 Pole Barn, Neutral colors, 12 FT High walls
12 Foot Doors. Property does not have dwelling, but is adjacent to my property that
does
2. Intended property modifications: Pole Barn Construction

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) Slightly Larger Pole Barn Construction than Twp Zoning Ordinance Allows.
- 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 1/2 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: 3-27-13
Signature: Robert J. Morrison III

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.

Paid Ch # 1147

Properties as they
are today.

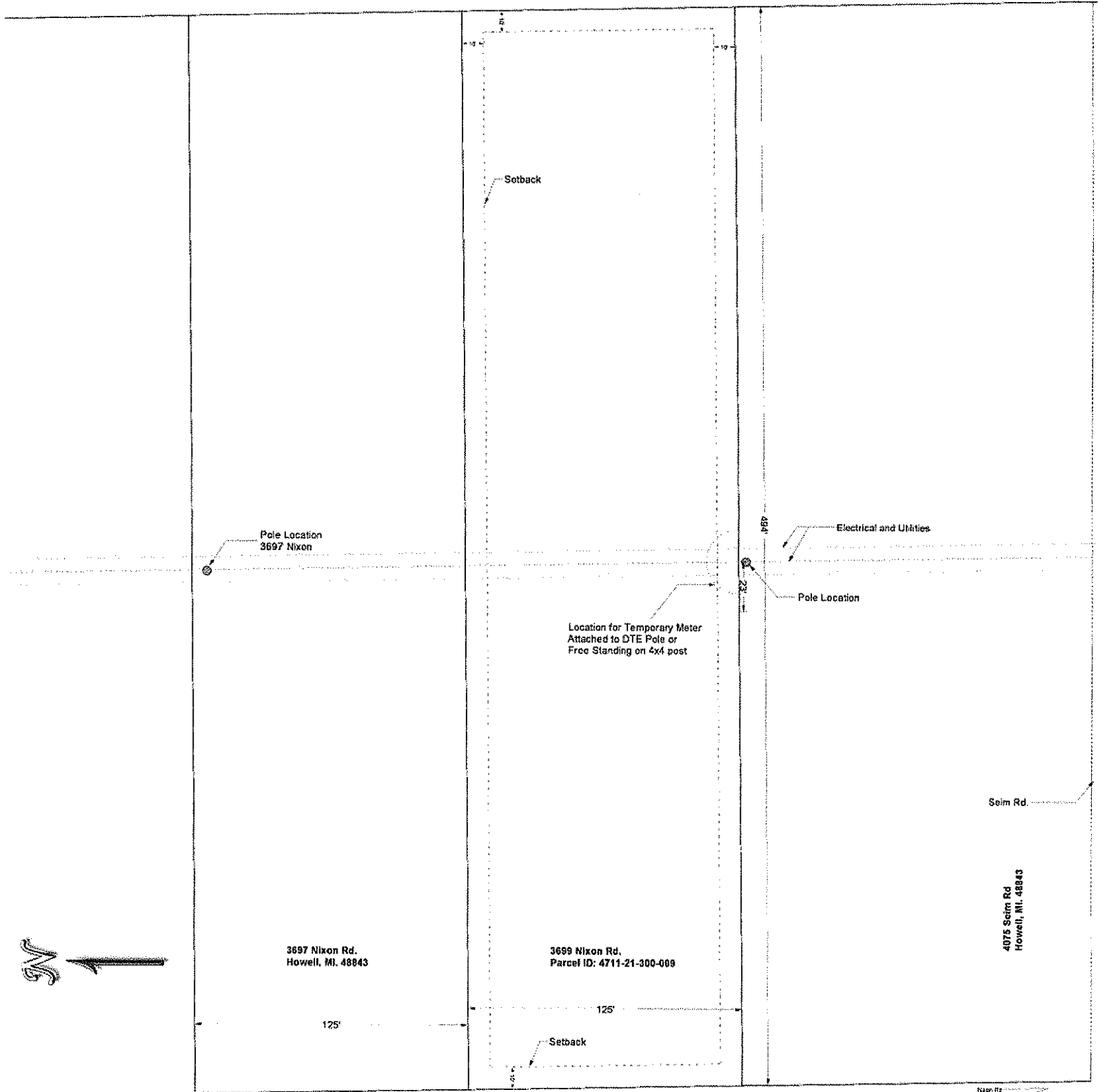
Existing

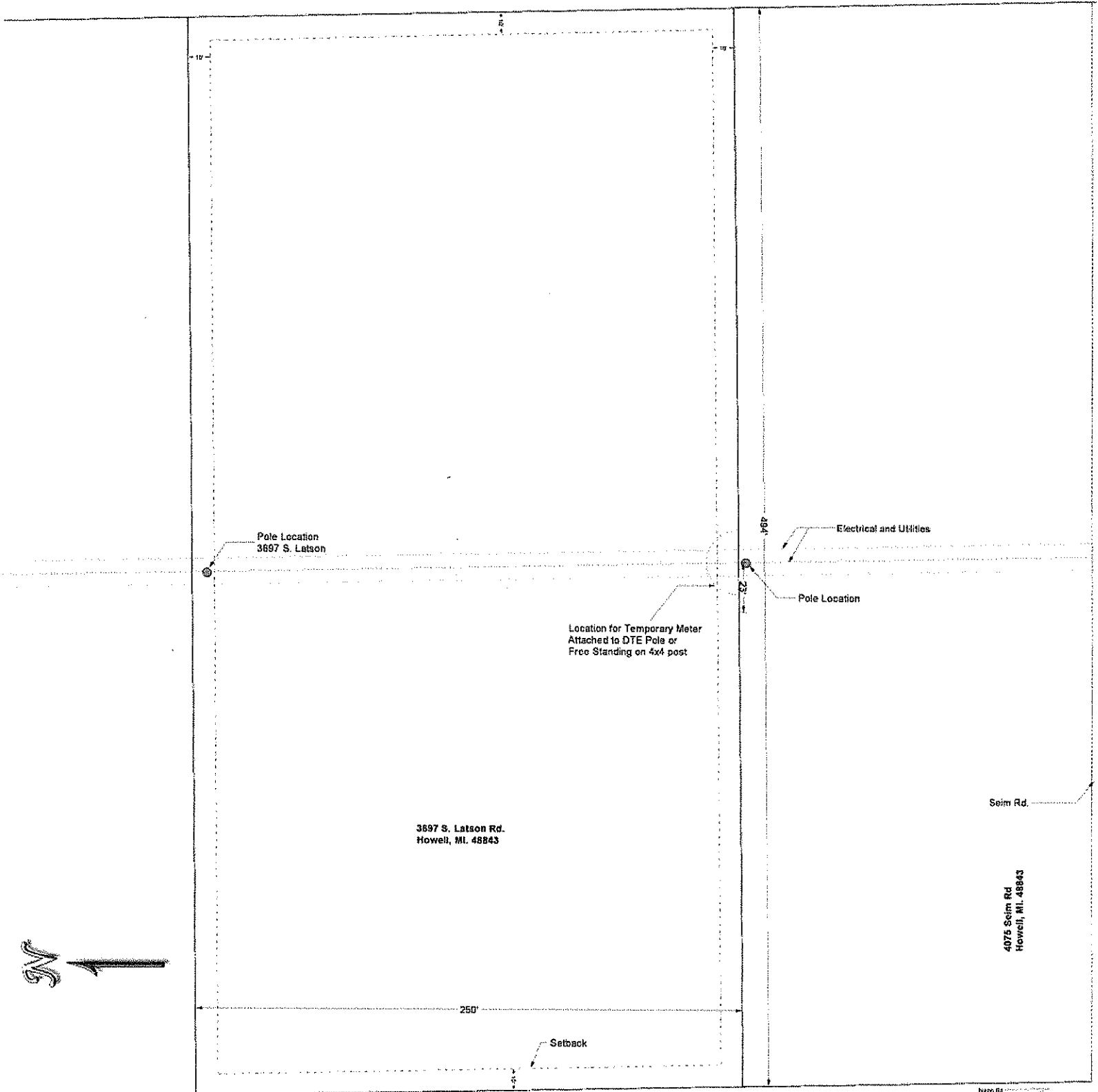


Properties after:

- Combining the two Lots
- Adding additional Pole Structure/Building
- Planting and additional Landscaping







Pole Location
3697 S. Latson

Electrical and Utilities

Location for Temporary Meter
Attached to DTE Pole or
Free Standing on 4x4 post

Pole Location

3697 S. Latson Rd.
Howell, MI. 48843

Seim Rd.

4076 Seim Rd
Howell, MI. 48843



250'

Setback

407'

12'

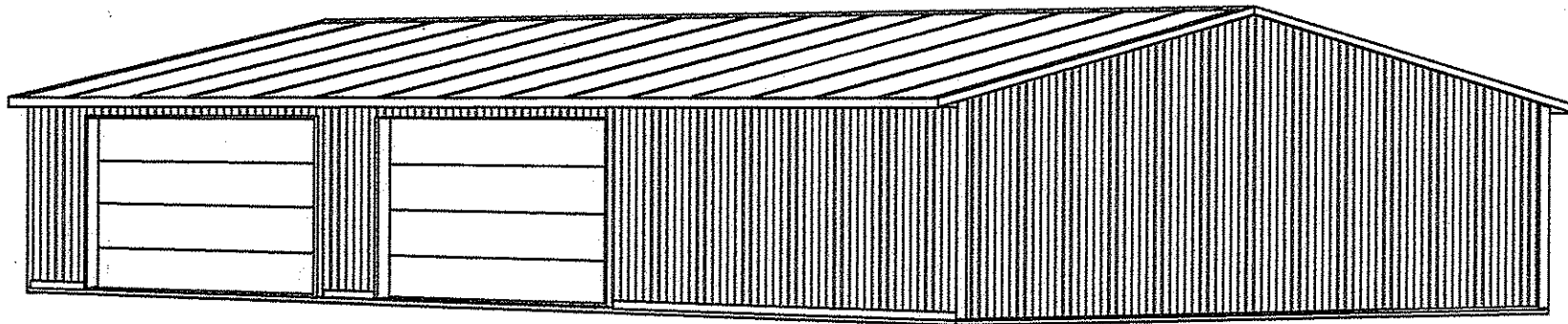
12'

25'

Necon file: 10-11-2010



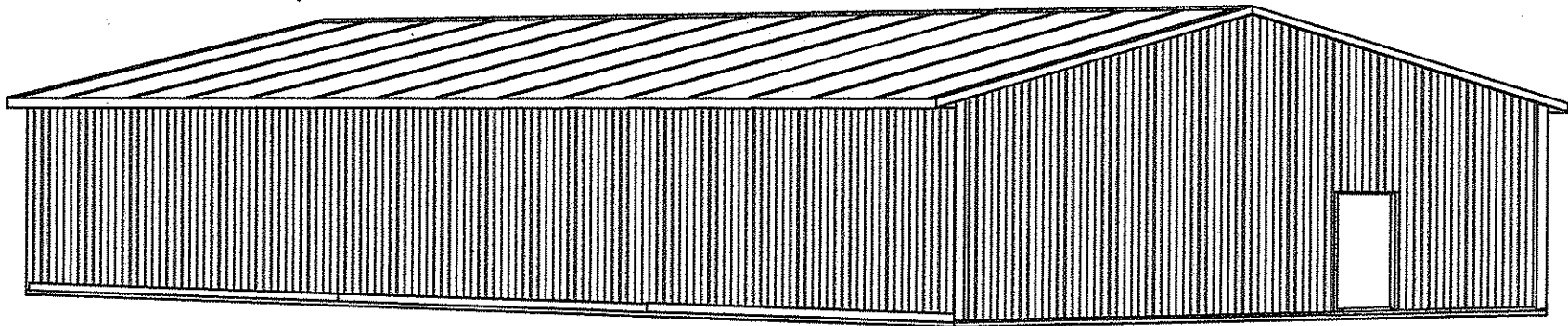
EAVE SIDE 1/GABLE SIDE 1 3D PERSPECTIVE



Rob Morrison
Estimate Number: 1893
1/0/1900



EAVE SIDE 2/GABLE SIDE 2 3D PERSPECTIVE



Rob Morrison
Estimate Number: 1893
1/0/1900

Charter Township of Genoa
ZONING BOARD OF APPEALS
May 21, 2013
CASE #13-13

PROPERTY LOCATION: 4010 Homestead 11-28-202-001

PETITIONER: Curtis and Angela Brown

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: N/A

PETITIONERS REQUEST: 26' front yard setback variance
 28' waterfront setback variance

CODE REFERENCE: 3.04.01; 11.04.01; 24.05.02

STAFF COMMENTS: ZBA action will have to include setback variances noted and approval of a structural expansion to a non-conforming structure.

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35					40
Setbacks Requested	9					12
Variance Amount	26					28

APR 25 2013

RECEIVED

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

6:30

Case # 13-13 Meeting Date: 5-21-13

- 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)

#4010
HOMESTEAD,
NOT GOOD
FOR GPS
PURPOSES

Applicant/Owner: CURT & ANGELA BROWN
 Property Address: Garage only no address on Homestead Phone: 586-243-0380 (cell) 810-220-2934 (home)
 Present Zoning: LRR Tax Code: 4711-28-202-001

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because the following peculiar or unusual conditions are present which justify variance.

1. Variance Requested: 26 foot front yard set back variance (Required 35', proposed 26')
~~Standard~~ 28 foot shoreline set back variance (Required 40', proposed 12')

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) Unusual shape of lot (a triangle). Based on setback requirements for LRR zoning there is NO buildable footprint
- 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: 4-26-13

Signature: Curt Brown

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 # 6171

PLOT PLAN LOT 1

CURRENT ZONING: LRR (LAKESHORE RESORT RESIDENTIAL)

MINIMUM BUILDING SETBACK REQUIREMENTS:

FRONT = 35 FEET

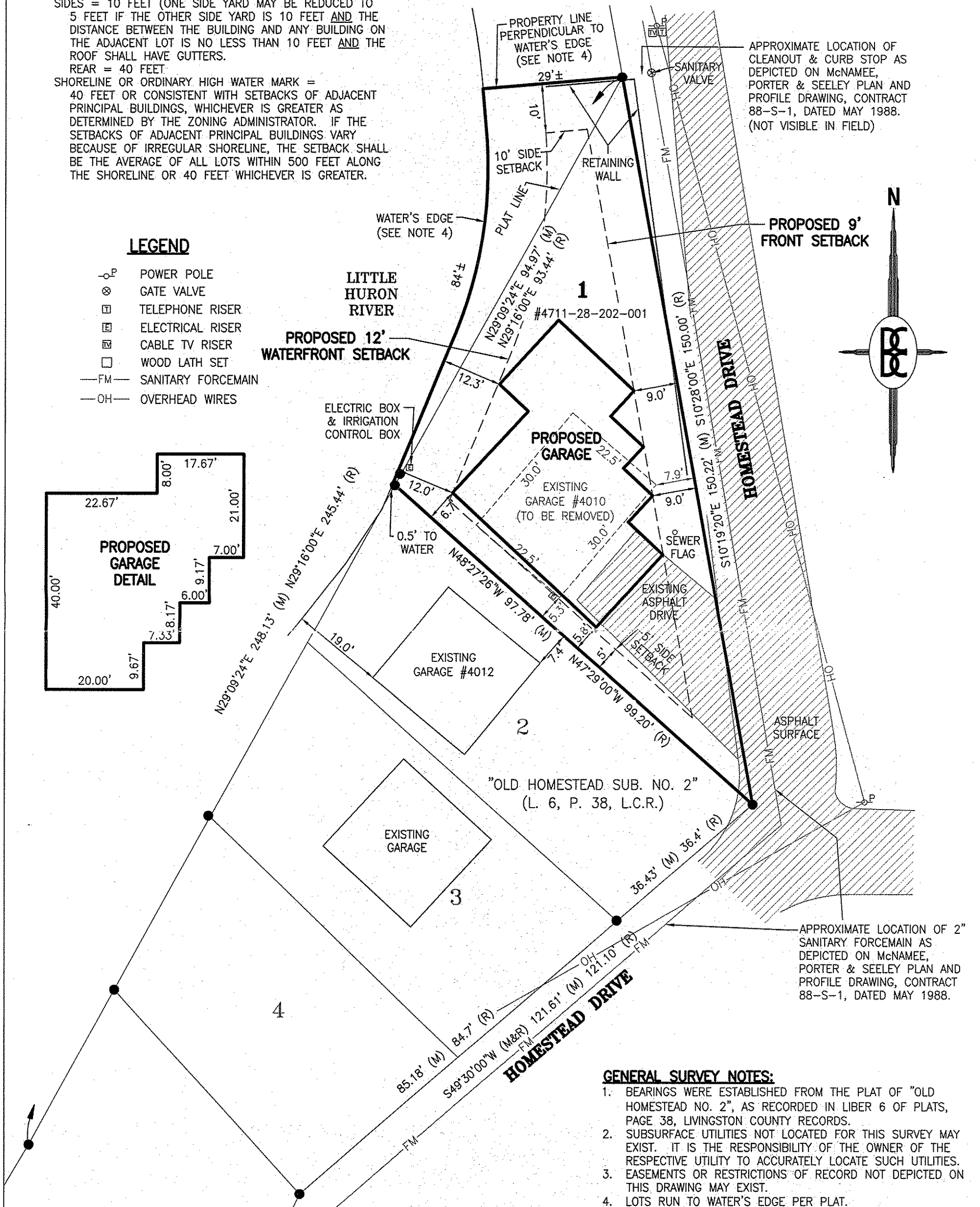
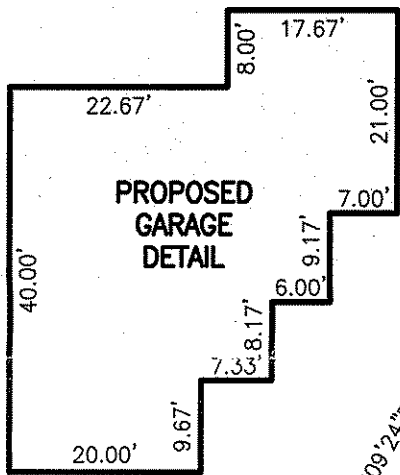
SIDES = 10 FEET (ONE SIDE YARD MAY BE REDUCED TO 5 FEET IF THE OTHER SIDE YARD IS 10 FEET AND THE DISTANCE BETWEEN THE BUILDING AND ANY BUILDING ON THE ADJACENT LOT IS NO LESS THAN 10 FEET AND THE ROOF SHALL HAVE GUTTERS.)

REAR = 40 FEET

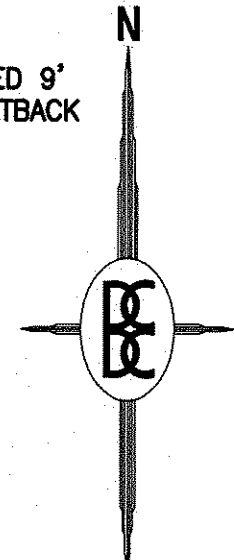
SHORELINE OR ORDINARY HIGH WATER MARK = 40 FEET OR CONSISTENT WITH SETBACKS OF ADJACENT PRINCIPAL BUILDINGS, WHICHEVER IS GREATER AS DETERMINED BY THE ZONING ADMINISTRATOR. IF THE SETBACKS OF ADJACENT PRINCIPAL BUILDINGS VARY BECAUSE OF IRREGULAR SHORELINE, THE SETBACK SHALL BE THE AVERAGE OF ALL LOTS WITHIN 500 FEET ALONG THE SHORELINE OR 40 FEET WHICHEVER IS GREATER.

LEGEND

- ⊙ POWER POLE
- ⊗ GATE VALVE
- ⊠ TELEPHONE RISER
- ⊡ ELECTRICAL RISER
- ⊣ CABLE TV RISER
- WOOD LATH SET
- FM— SANITARY FORCEMAIN
- OH— OVERHEAD WIRES



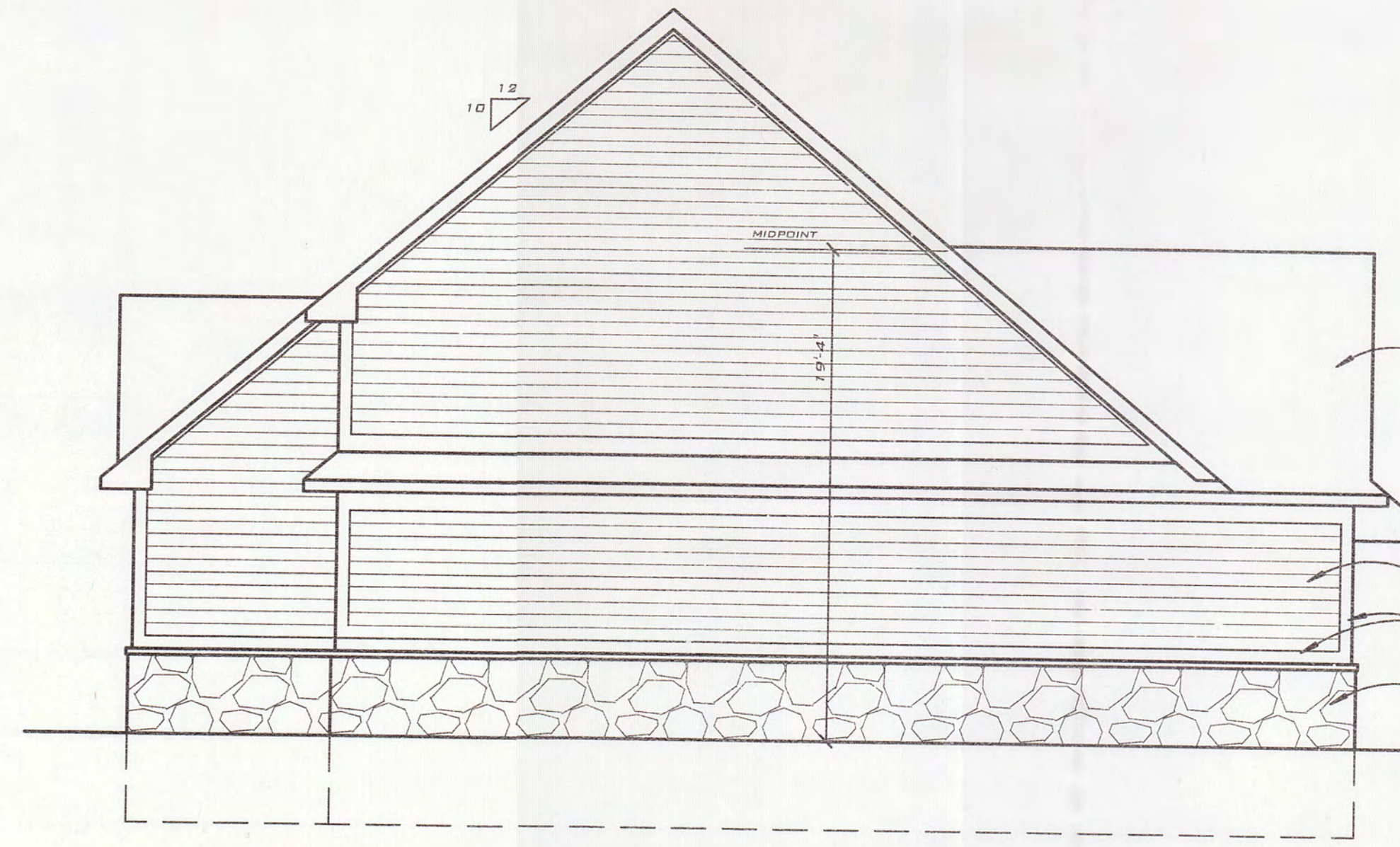
APPROXIMATE LOCATION OF CLEANOUT & CURB STOP AS DEPICTED ON McNAMEE, PORTER & SEELEY PLAN AND PROFILE DRAWING, CONTRACT 88-S-1, DATED MAY 1988. (NOT VISIBLE IN FIELD)



APPROXIMATE LOCATION OF 2" SANITARY FORCEMAIN AS DEPICTED ON McNAMEE, PORTER & SEELEY PLAN AND PROFILE DRAWING, CONTRACT 88-S-1, DATED MAY 1988.

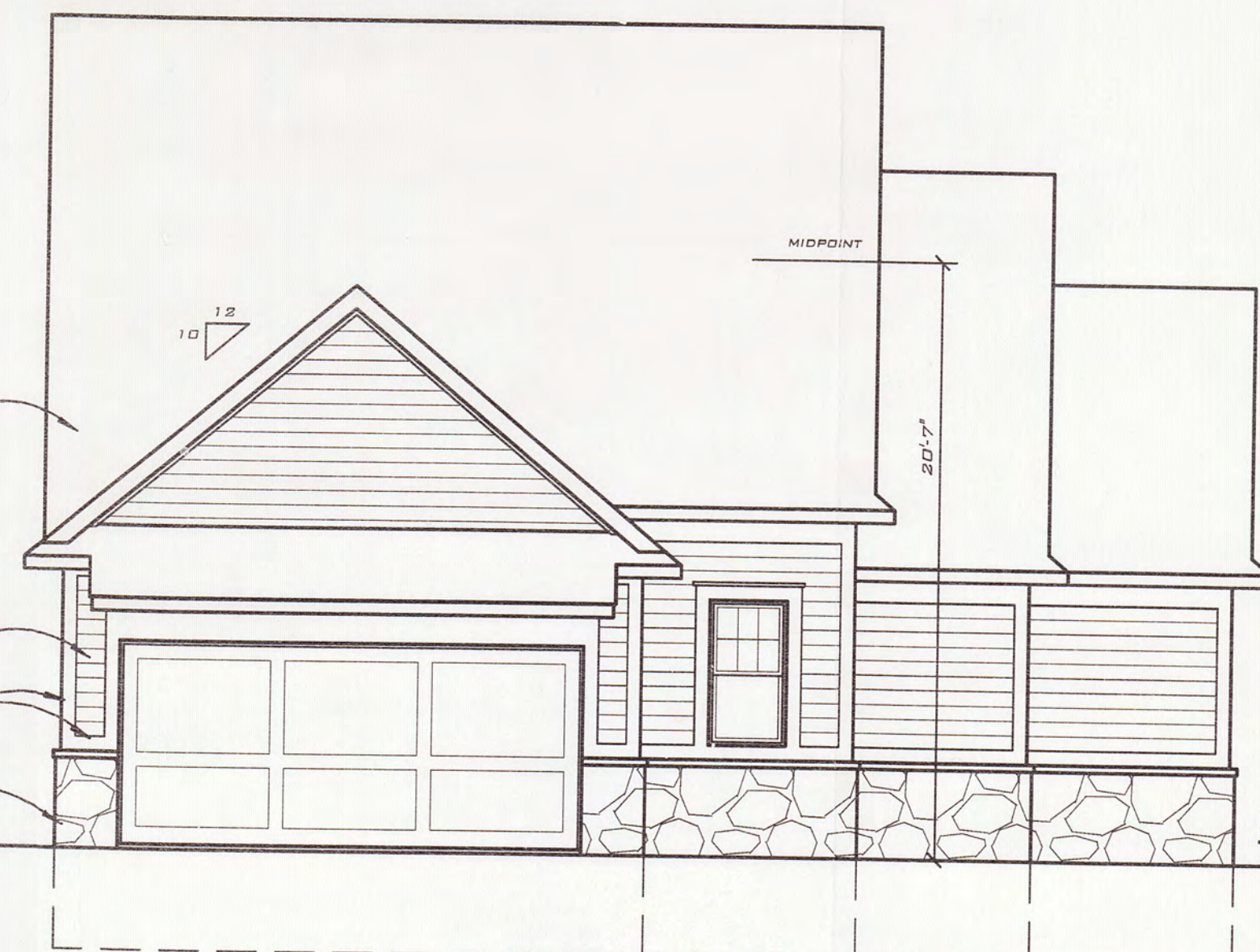
- GENERAL SURVEY NOTES:**
1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "OLD HOMESTEAD NO. 2", AS RECORDED IN LIBER 6 OF PLATS, PAGE 38, LIVINGSTON COUNTY RECORDS.
 2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
 3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 4. LOTS RUN TO WATER'S EDGE PER PLAT.

<p>DESCRIPTION: LOT 1, "OLD HOMESTEAD NO. 2" (L. 6, P. 38, L.C.R.), PART OF SE 1/4, SEC. 21, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN</p>	<p>BOSS ENGINEERING ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS <small>(E-MAIL: be@bosseng.com)</small> 3121 E. GRAND RIVER AVE. HOWELL, MI. 48843 (800) 246-6735; FAX (517) 546-1670</p>		
CLIENT: BROWN	<p>SCALE: 1 INCH = 20 FEET</p>	<p>LEGEND</p> <ul style="list-style-type: none"> ○ = IRON SET ● = IRON FOUND ⊙ = MONUMENT FOUND * = FENCE (R) = RECORDED (M) = MEASURED 	
JOB NO. 13-042	DATE 3-22-13 4-24-13		
SHEET 1 OF 1	FB 421 CREW GFD DR. AEB CHKD.		
G:\13-042\dwg\13-042-1.dwg, 4/25/2013 11:41:54 AM, andy			



LEFT SIDE ELEVATION

SCALE 3/8" = 1'-0"



FRONT ELEVATION

SCALE 3/8" = 1'-0"



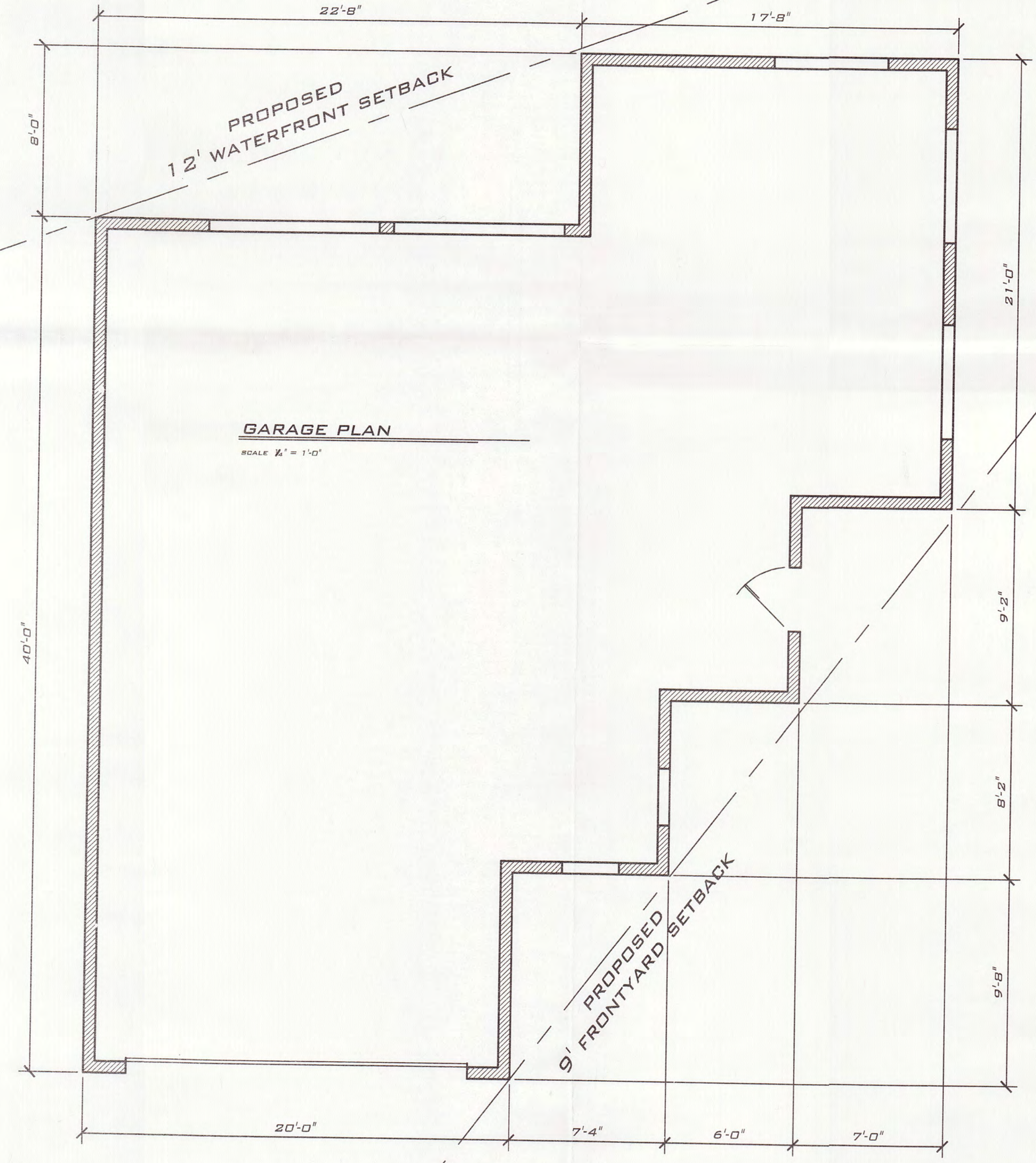
REAR ELEVATION

SCALE 3/8" = 1'-0"



RIGHT SIDE ELEVATION

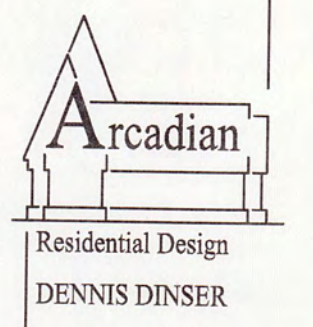
SCALE 3/8" = 1'-0"



GARAGE PLAN

SCALE 1/4" = 1'-0"

BROWN GARAGE



7091 Augustine Ct.
Fenton, MI 48430
517-540-9960

DRAWN	DD
CHECKED	DD
DATE	
SHEET NUMBER	1 of 1
PROJECT NUMBER	130426

4711-21-400-021
KERR, DONALD D. & CAROLYN J.
4540 SEIM
HOWELL MI 48843

4711-21-401-001
LEEK, J. BRIAN & DEBORAH K.
3997 HOMESTEAD
HOWELL MI 48843

4711-21-401-002
PERRI ROSEMARY
3985 HOMESTEAD
HOWELL MI 48843

4711-21-401-004
GADBAW SHANE & KINI
PO BOX 2192
BEAVER UT 84713

4711-21-401-006
GADBAW, SHANE P. & KINI J.
PO BOX 2192
BEAVER UT 84713

4711-21-401-008
ANDREWS LAND TITLE STANDARD 9.3
3949 HOMESTEAD
HOWELL MI 48843

4711-21-401-012
REA, RONALD & ANNA D.
543 GREENWOOD
BIRMINGHAM MI 48009

4711-21-401-024
REIMONDO DONALD & KAREN
3943 HOMESTEAD
HOWELL MI 48843

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

4711-28-201-001
BROWN, ANGELA & CURT
4001 HOMESTEAD
HOWELL MI 48843

4711-28-201-002
OSWALT, GEOFFREY
4003 HOMESTEAD
HOWELL MI 48843

4711-28-201-003
THORNE STEPHANIE TRUST
4007 HOMESTEAD
HOWELL MI 48843

4711-28-201-004
HARTLEY WILLIAM
4011 HOMESTEAD
HOWELL MI 48843

4711-28-201-005
RACINE TRUST
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

4711-28-201-008
WALEGA GREG & ELLEN
4027 HOMESTEAD DR.
HOWELL MI 48843

4711-28-202-001
BROWN CURT & ANGELA
4001 HOMESTEAD DRIVE
HOWELL MI 48843

4711-28-202-002
THORNE STEPHANIE TRUST
4007 HOMESTEAD DR
HOWELL MI 48843

4711-28-202-003
RACINE TRUST
5 ROBINDALE CT.
DEARBORN MI 48124

4711-28-202-004
RACINE TRUST
5 ROBINDALE CT.
DEARBORN MI 48124

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

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

4711-28-202-008
UNKNOWN

Adam VanTassell

From: shane@skieaglepoint.com
Sent: Monday, May 13, 2013 3:23 PM
To: Adam VanTassell
Subject: Brown Garage on Homestead

Dear Adam,

My name is Shane Gadbaw and I own two homes on Homestead Dr in Howell (3961 and 3973). One of my neighbors, Curt Brown, is seeking one or more variances in order to build a garage in place of an existing one.

I want to let you know that we fully support the project and believe it will continue to improve the look of the surrounding area. Since I have known them, the Browns have taken a leadership role in investing to improve the Homestead neighborhood in a tasteful and responsible fashion.

If you have any questions, please feel free to contact me at 917-213-4270.

Best regards
Shane Gadbaw

Charter Township of Genoa
ZONING BOARD OF APPEALS
May 21, 2013
CASE #13-14

PROPERTY LOCATION: 4030 Crooked Lake Road

PETITIONER: John and Melinda Spencer

ZONING: Country Estate

WELL AND SEPTIC INFO: Private well and septic

PETITIONERS REQUEST: Divide 7.13-acre parcel into 5.13-acre lot and 2-acre lot

CODE REFERENCE: 3.04.01

STAFF COMMENTS: Property is zoned Country Estate, 5-acre minimum.

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning						-
Setbacks Requested						
Variance Amount						

GENOA TOWNSHIP APPLICATION FOR VARIANCE

GENOA TOWNSHIP

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

6:30

APR 25 2013

RECEIVED

Case # 13-14 Meeting Date: 5-21-13
 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: JOHN & MELINDA SPENCER
 Property Address: 4030 CROOKER RD Phone: 517-404-9996 cell 517-546-9447
 Present Zoning: COUNTRY ESTATE Tax Code: 4711-21-100-32

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: DIVIDE CURRENT 7.13+/- ACRE PARCEL TO 1 - 5.13+/- ACRE PARCEL & 1 - 2.0 ACRE PARCEL
2. Intended property modifications: SPLIT WILL ALLOW FOR SINGLE FAMILY DWELLING.

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) N/A
- b. Other (explain) TO ALLOW FOR AN ADDITIONAL TAX BASE (SINGLE FAMILY DWELLING) WHICH STILL MAINTAINING A 5 ACRE CE PARCEL. ADDITIONAL DWELLING FOR SUPERVISION & CARE OF AGING PARENTS.

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: 4-24-13

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.

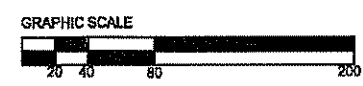
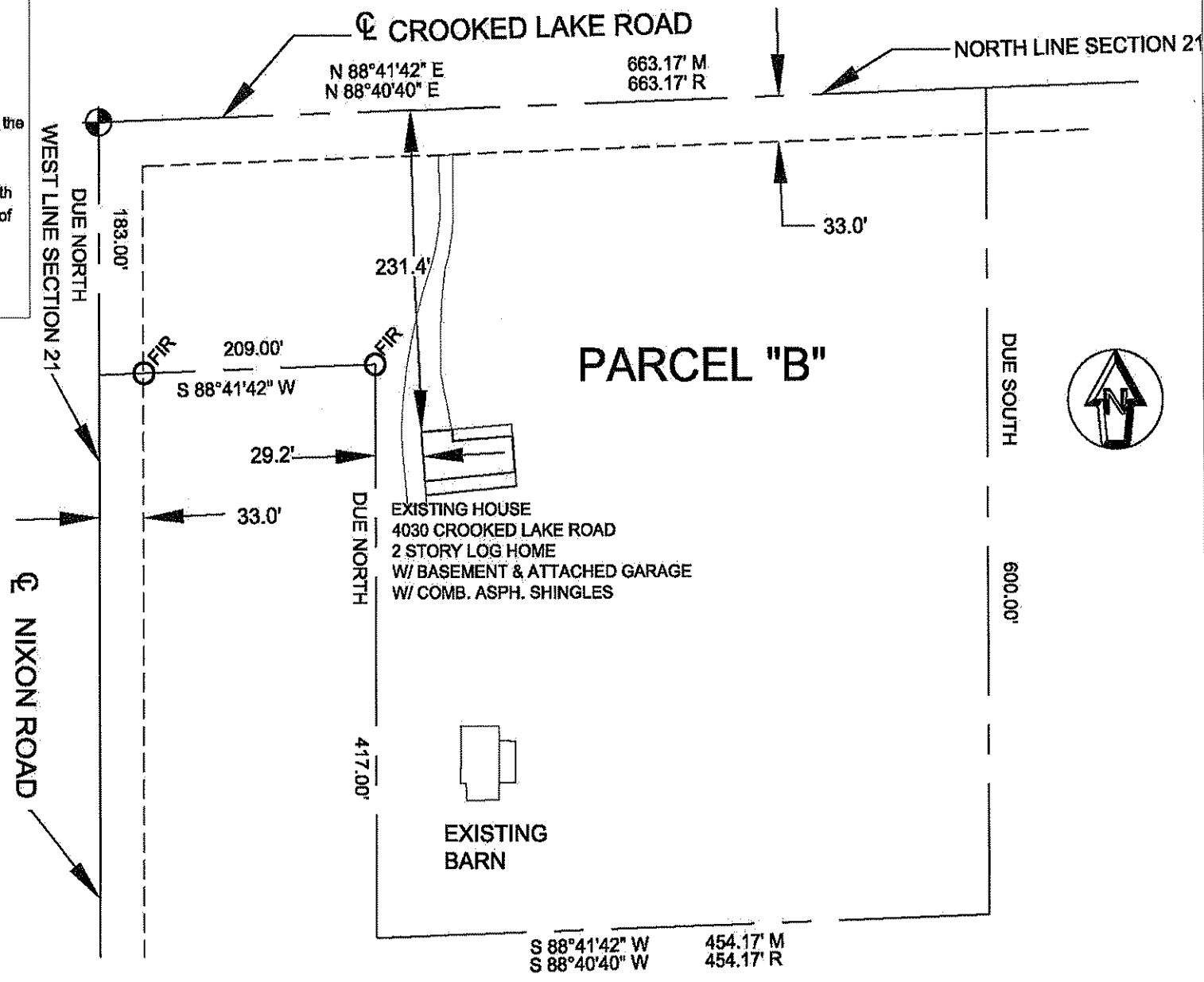
CR # 3030

Description:

Land in the Township of Genoa, Livingston County, Michigan, described as follow*.

PARCEL B:

Part of the Northwest 1/4 of Section 21, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as BEGINNING of the Northwest corner of said Section 21, thence North 88 degrees 41 minutes 42 seconds East (North 88 degrees 40 minutes 40 seconds East recorded) along the center line of Crooked Lake Road (66 foot wide right of way) and the North line of said Section, 663.17 feet; thence due South 600.00 feet, thence South 88 degrees 41 minutes 42 seconds West (South 88 degrees 40 minutes 40 seconds West recorded), 454.17 feet; thence due North 417.00 feet; thence South 88 degrees 41 minutes 42 seconds West 209.00 feet to the center line of Nixon Road (66 foot wide right of way) and West line of said Section; thence due North, along said center line and West line, 183.00 feet; to the POINT OF BEGINNING.
4030 Crooked Lake Road



EXISTING SITE PLAN
SCALE: 1" = 100'

DRAWING LIST:
C-1 EXISTING SITE PLAN
C-2 PROPOSED SITE PLAN

PROJECTED DATES

EXPECTED START DATE: _____
EXPECTED FINISH DATE: _____

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
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12		
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15		
16		
17		
18		
19		
20		

ISSUES / REVISIONS
SCALE: 1" = 100' DRAWN BY: _____

SITE PLAN

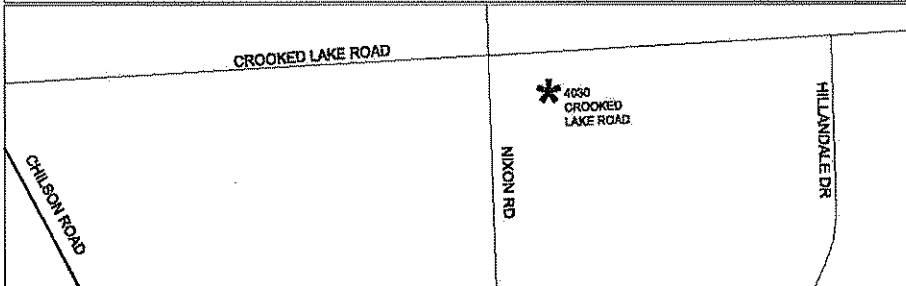
JOHN SPENCER
4030 CROOKED LAKE ROAD
HOWELL MI 48843

C-1

Table 3.04.01 DIMENSIONAL STANDARDS- RESIDENTIAL DISTRICTS

DISTRICT	MINIMUM LOT SIZE OR MAX. DENSITY		MAX. BUILD HEIGHT'	PRINCIPAL STRUCTURE MINIMUM YARD SETBACK						MAX. LOT SIZE	(PER UNIT) FLOOR AREA
	MIN. LOT AREA	MAX. UNITS PER ACRE		FRONT	REAR	SIDE	REAR	REAR			
Country Estate	5 acres	220ft.	2 35	75	40	80	60	NA	1500 sq. ft.		
Rural Residential	2 acres	200ft.	2 35	50	30	60	60	NA	1200 sq. ft.		

LOCATION MAP: N

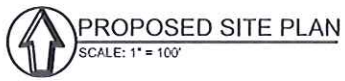
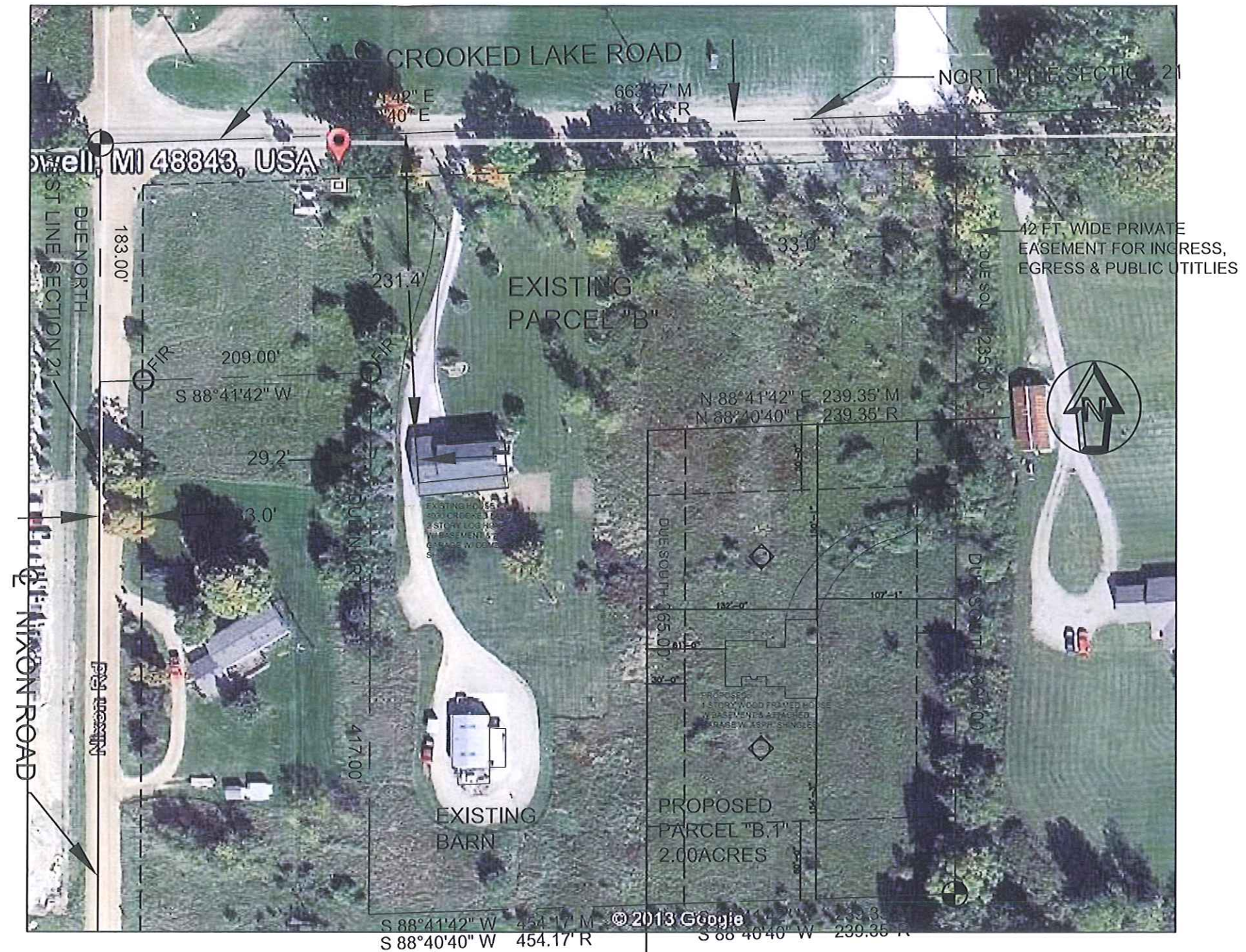




1 FRONT ELEVATION
C2 NOT TO SCALE



2 BACK ELEVATION
C2 NOT TO SCALE



LOCATION MAP: **N**



DRAWING LIST:
C-1 EXISTING SITE PLAN
C-2 PROPOSED SITE PLAN

PROJECTED DATES

EXPECTED START DATE: _____
EXPECTED FINISH DATE: _____

12	[REDACTED]
11	[REDACTED]
10	[REDACTED]
9	[REDACTED]
8	[REDACTED]
7	[REDACTED]
6	[REDACTED]
5	[REDACTED]
4	[REDACTED]
3	[REDACTED]
2	[REDACTED]
1	[REDACTED]

ISSUES / REVISIONS	
SCALE:	DRAWN BY:
1" = 100'	

SITE PLAN

JOHN SPENCER
4030 CROOKED LAKE ROAD
HOWELL MI 48843

C-2

DISTRICT	MINIMUM LOT SIZE OR MAX. DENSITY		MAX. BUILD HEIGHT	PRINCIPAL STRUCTURE MINIMUM YARD SETBACK			MAX. LOT SIZE	(PER UNIT) FLOOR AREA
	MIN. LOT AREA MAX. UNITS PER ACRE	WIDTH		FRONT	SMALLER SIDE	REAR		
Country Estate	5 acres	220ft.	2 35	75	40	80	60	NA 1500 sq. ft.
Rural Residential	2 acres	200ft	2 35	50	30	60	60	NA 1200 sq. ft.

4711-16-300-002
DEL VERO, FRANK & JOSEPHINE
4223 CROOKED LAKE RD
HOWELL MI 48843

4711-16-300-005
HOWELL PUBLIC SCHOOLS
411 N. HIGHLANDER WAY
HOWELL MI 48843

4711-16-300-006
DE LUCA CAROLINA LOUISE
4315 CROOKED LAKE RD
HOWELL MI 48843

4711-17-400-007
LH & M LLC
12912 LEISURE
WARREN MI 48088

4711-20-200-007
PANHANDLE EASTERN PIPE LINE
PROPERTY TAX DEPT
P O BOX 4967
HOUSTON TX 77210-4967

4711-21-100-004
PERRY DEWEY & MARGUERITTE
4150 CROOKED LAKE RD
HOWELL MI 48843

4711-21-100-031
KNORR, ROBERT
3035 NIXON
HOWELL MI 48843

4711-21-100-032
SPENCER, JOHN & MELINDA
4030 CROOKED LAKE RD
HOWELL MI 48843

4711-21-100-043
NIXON MEADOW LLC
3553 LAKEWOOD SHORE DR.
HOWELL MI 48843

4711-21-100-044
NIXON MEADOW LLC
3553 LAKEWOOD SHORES DR.
HOWELL MI 48843

**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.

Moved by Ledford, supported by McCreary, case#13-07, 1828 Hughes Road, Charles Horan for a variance to construct a second story the will match the existing footprint with a 4'4" side yard extension. Conditioned upon the garage being removed from the plans and the addition having gutters and downspouts.

The finding of the fact is the narrowness of the lot and pre-existing house where it is built in regards to the current zoning. **Motion carried as follows: Ayes- Grajek, Dhaenens, McCreary and Ledford. Nays- Figurski.**

Moved by Figurski, Supported by Grajek, to approve the February 19, 2013 Zoning Board of Appeals minutes as submitted. **Motion carried unanimously.**

Moved by Figurski, Supported by Grajek, to adjourn the Zoning Board of Appeals meeting at 7:32 p.m. **Motion carried unanimously.**

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

APRIL 16, 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 were Township staff member Adam VanTassell and 6 persons in the audience.

Moved by Figurski, supported by Grajek, to approve the agenda with approval of the minutes being tabled due to page #2 missing from packet. **Motion carried unanimously.**

13-08...A request by Champion Buick, Sec. 13, 7885 West Grand River, for a sign variance to construct a third wall sign.

Len Nadolski and Kathy Komisky of Champion Buick were present for the petitioner.

A call to the public was made with no response.

Moved by Grajek, supported by Ledford, to approve case #13-08 for Champion Buick, 7885 E. Grand River, for a variance to be granted for an additional sign with the square footage being less than 2 allowed per the Township Ordinance. The practical difficulty is it will improve the visibility and sign distance of the site. Conditioned upon the following:

1. 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.
2. The plans indicate that the signs require circuits and will be lit.
3. The wall signs will be allowed to project up to 1-foot beyond the face of the wall.

Motion carried unanimously.

13-09...A request by Leo and Karen Mancini, 4057 Homestead Road, Sec. 28, for two side yard variances to construct an attached garage.

Paul McClorey from Paulson Construction was present for the petitioner.

A call to the public was made with no response.

Moved by Figurski, supported by McCreary to table case #13-09, 4057 Homestead, until the next meeting to give petitioner time to have the property staked. **The motion carried as follows: Ayes: Dhaenens, Figurski, Ledford and McCreary. Nays- Grajek.**

13-10...A request by Jeff Gontarski, Sec. 27, 4401 Filbert, for a front yard variance to construct a new home.

Jeff and Annette Gontarski were present for the petitioner.

A call to the public was made with no response.

Moved by Figurski, supported by McCreary to approve case #13-10, 4401 Filbert, with a front yard variance of 25 feet with a setback of 10 feet. Conditioned upon the home being guttered. The practical difficulty is the topography of the land. **Motion carried unanimously.**

13-11...A request by Art Van Furniture, 4101 East Grand River, Sec. 04, for a sign variance.

William Kennedy of Art Van was present for the petitioner.

A call to the public was made with no response.

Moved by Figurski, supported by Ledford, to deny the variance request for case#13-11, 4101 E. Grand River due to no practical difficulty. **Motion carried unanimously.**

Moved by Figurski, Supported by Grajek, to adjourn the Zoning Board of Appeals meeting at 7:40 p.m. **Motion carried unanimously.**