

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS

May 20, 2014

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. 14-08... A request by E.B.I. Inc., 5411 Ridgemont St., for a rear yard setback variance and a variance from the minimum required distance between a principal building and an accessory building, to remove the existing house and construct a single family home.
2. 14-09... A request by Kelly Cadegan, 652 S. Hughes Road, for a side yard setback variance to construct a detached accessory building.
3. 14-10... A request by Jan and Ann Pitzer, 3680 Dorr Road, for a side yard setback variance to construct a single family home.
4. 14-11... A request by Charles E. and Corrine Horan, 1828 S. Hughes Road, for side yard setback variance, a front yard setback variance, a shoreline setback variance and a variance from the maximum allowable building height to add onto the existing house, convert the first floor into garage space and construct a second story on the existing house.
5. 14-12... A request by Todd Hurley, 3292 Beck Road, for a variance from the maximum allowable size of a detached accessory building to construct a 2,880 square foot accessory building.
6. 14-14... A request by Tom Secrest, 4089 Homestead, for a side yard setback variance and a front yard setback variance to construct an attached garage and second story on an existing home.

Administrative Business:

1. Approval of minutes for the April 15, 2014 Zoning Board of Appeals meeting.
2. Zoning Board of Appeals 2013 Year End Report
3. Correspondence
4. Township Board Representative Report
5. Planning Commission Representative Report
6. Zoning Official Report
7. Member Discussion
8. Adjournment

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
May 20, 2014
6:30 P.M.**

The Genoa Township Zoning Board of Appeals will hold a public hearing at Genoa Township Hall, 2911 Dorr Road, Brighton, MI, 48116 for the following variance requests at the May 20, 2014 regular meeting:

1. 14-08... A request by E.B.I. Inc., 5411 Ridgemont St., for a rear yard setback variance and a variance from the minimum required distance between a principal building and an accessory building, to remove the existing house and construct a single family home.
2. 14-09... A request by Kelly Cadegan, 652 S. Hughes Road, for a side yard setback variance to construct a detached accessory building.
3. 14-10... A request by Jan and Ann Pitzer, 3680 Dorr Road, for a side yard setback variance to construct a single family home.
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5. 14-12... A request by Todd Hurley, 3292 Beck Road, for a variance from the maximum allowable size of a detached accessory building to construct a 2,880 square foot accessory building.
6. 14-14... A request by Tom Secrest, 4089 Homestead, for a side yard setback variance and a front yard setback variance to construct an attached garage and second story on an existing home.

Please address any written comments to the Genoa Township Zoning Board of Appeals at, 2911 Dorr Rd, Brighton, MI 48116 or via email at ron@genoa.org. All materials relating to this request are available for public inspection at the Genoa Township Hall prior to the hearing.

Genoa Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Genoa Township Hall at (810) 227-5225 at least seven (7) days in advance of the meeting if you need assistance.

Published: BA-LCP 5-4-14

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 14-08 Meeting Date: May 20, 2014
 PAID Variance Application Fee 6:30 PM
\$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: E.B.I, INCORPORATED

Property Address: 5411 RIDGEMONT ST. Phone: 810-227-8180

Present Zoning: LBR Tax Code: 47-11-10-301-176

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

1. Variance Requested: REAR SETBACK

2. Intended property modifications: DEMOLISH HOUSE AND REBUILD

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) OLD PLAT - SMALL LOTS, 1

b. Other (explain) _____

Variance Application Requires the Following:

Plot Plan Drawings showing setbacks and dimensions of proposed buildings showing all other pertinent information. Note: Will need 5 copies of 11" x 17" drawings larger than 1/2" and 1/4" 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**

Date: 4/15/14

Signature: Bill Rogers - OFFICER

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.

Charter Township of Genoa
ZONING BOARD OF APPEALS
May 20, 2014
CASE #14-08

PROPERTY LOCATION: 5411 Ridgemont St.

PETITIONER: E.B.I., Incorporated

ZONING: LRR (Lake Resort Residential)

WELL AND SEPTIC INFO: Public Sewer & Well

PETITIONERS REQUEST: 30' rear yard setback variance, 5' variance from the minimum separation distance between the principal and accessory building.

CODE REFERENCE: Table 3.04.01; 11.04.01(f)

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Rear	Height	Distance between principal and accessory building
Setbacks for Zoning	35'	5'	10'	40'	25'	10'
Setbacks Requested	49'	7'	16'	10'	18'	5'
Variance Amount	N/A	N/A	N/A	30'	N/A	5'



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: May 12, 2014
RE: ZBA 14-08

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

STAFF REPORT

File Number: ZBA#14-08

Site Address: 5411 Ridgemont St.

Parcel Number: 4711-10-301-176

Parcel Size: 0.13 Acres

Applicant: E.B.I., Incorporated

Property Owner: Mary Ellen Tibaldi, 11316 Milburn St., Livonia, MI 48150

Information Submitted: Application, site plan, elevations

Request: Dimensional Variances

Project Description: Applicant is requesting a variance from Table 3.04.01 (rear yard setback) and section 11.04.01(f) (variance from the minimum required distance between a principal and accessory building) to construct a new single family dwelling.

Zoning and Existing Use: LRR (Lakeshore Resort Residential), Single Family Residential

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday May 4, 2014 and 300 foot mailings were sent to any real property within 300 feet of the property lines in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file:

- The parcel currently has an existing single family home on it which was built in 1945.
- The property is on well and is connected to the sewer system.
- There is a 506 sf accessory building located on the property with a 211 sf covered porch.
- See Record Card and Real Estate Summary

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

Summary

The applicant is proposing to demolish the existing house on the property and construct a new single family home. The property is in the Lake Resort Residential (LRR) zoning district and has a lot width of 50' and a lot length of 113.9'. The location of the existing garage and smaller lot size prevents the applicant from complying with the required rear yard setback (40') for the LRR district. The applicant has proposed the new single family home to be 5' from the existing garage to minimize the variance request.

Variance Requests

The regulations in the zoning ordinance pertaining to this variance are as follows:

Table 3.04.01: Lake Resort Residential Required Rear Yard Setback: 40';
Proposed 10'

Section 11.04.01(f): Required distance between principal and accessory buildings:
10'; **Proposed 5'**

Standards for Approval

The following is the standards of approval that are listed in the Zoning Ordinance for Dimensional Variances:

23.05.03 Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of this Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

(a) Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

(b) Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

(c) Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

(d) Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

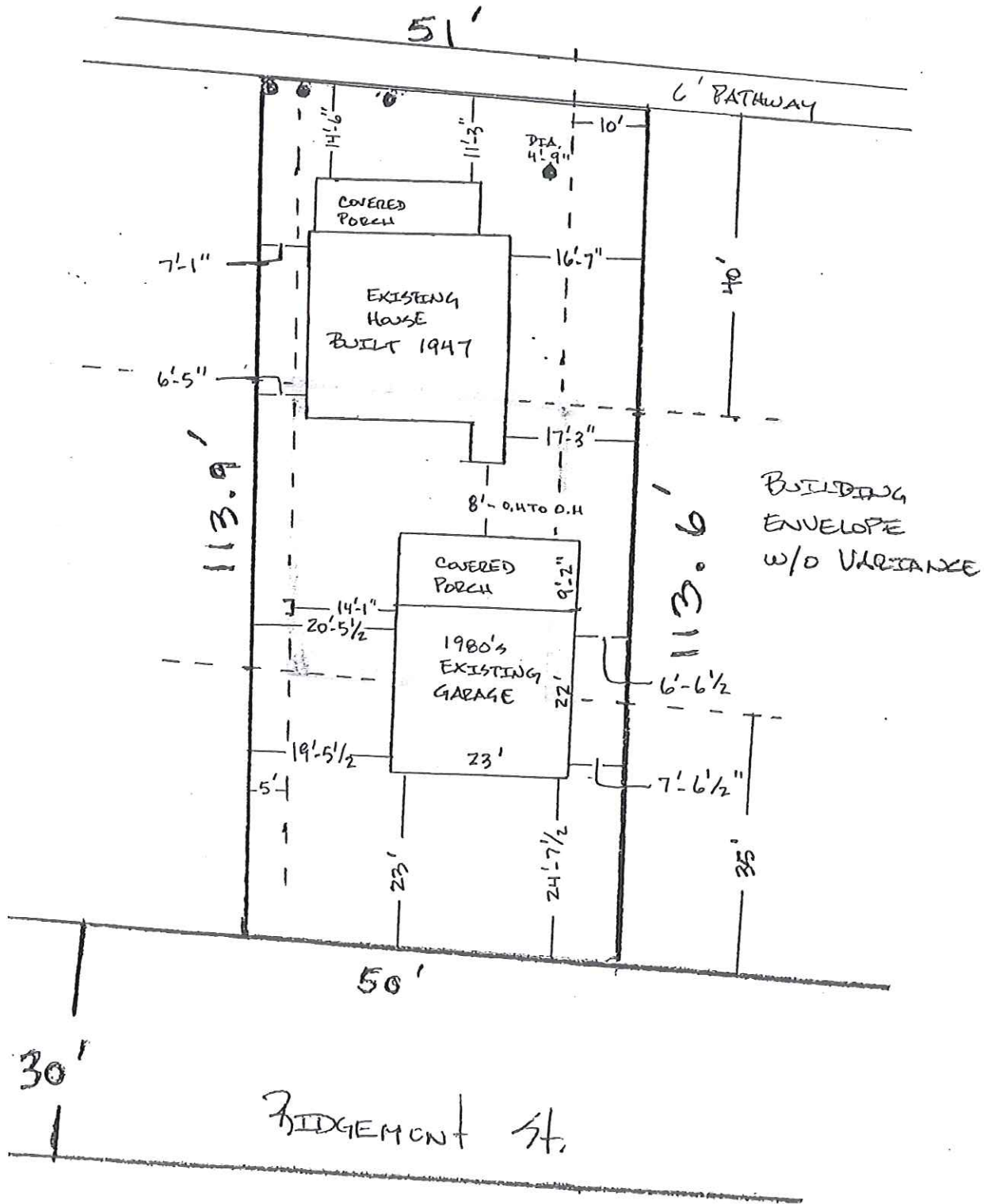
Summary of Findings

The following are findings based upon the presented materials.

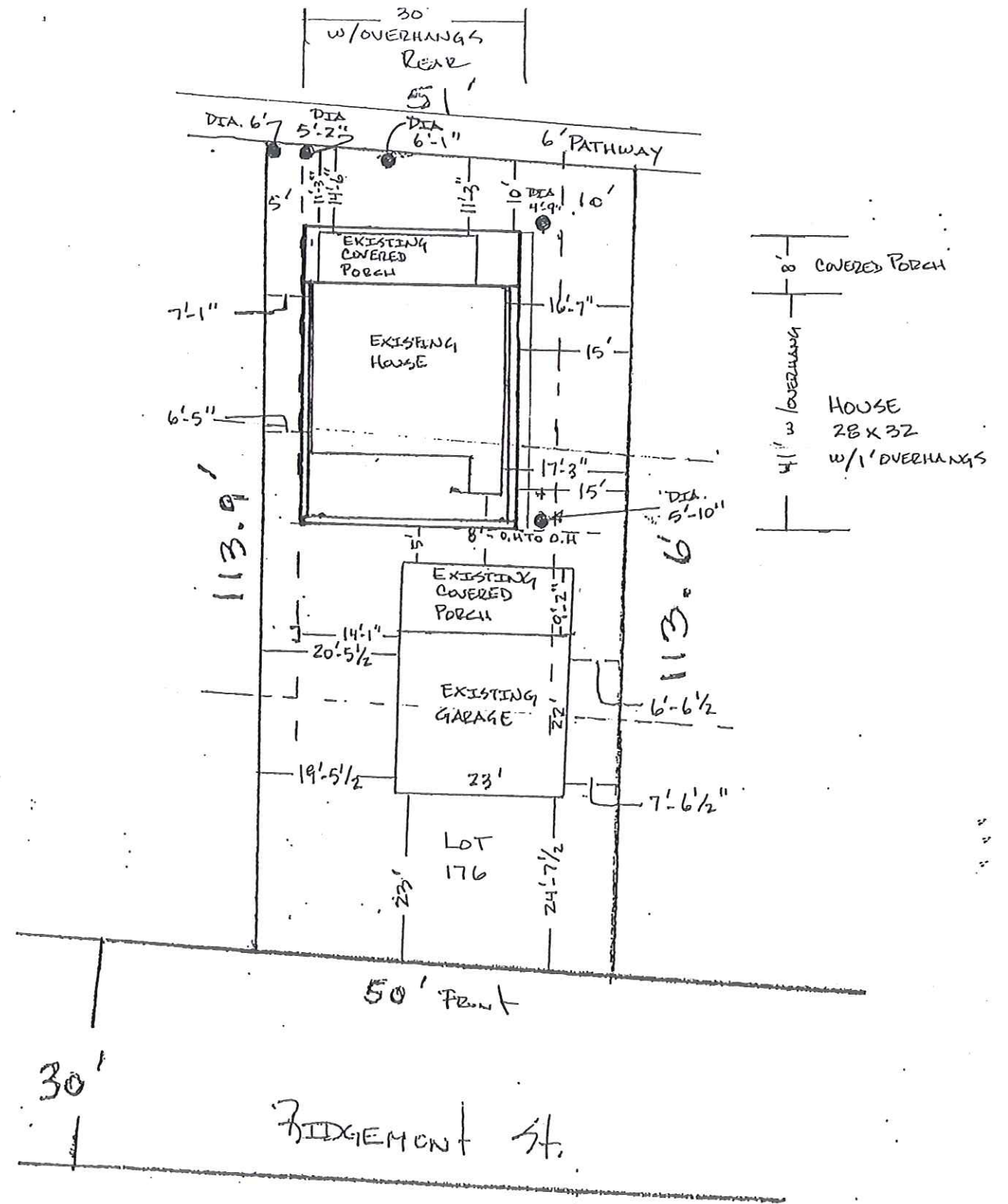
- **Practical Difficulty/Substantial Justice** – Compliance with the rear yard setback would limit the applicant’s ability to place a house on the property. The location of the existing garage takes up approximately ¼ of the small buildable envelope, leaving the applicant unable to place a house that complies with the setbacks for the LRR district.
- **Extraordinary Circumstances** - The need for the variance was not self-created by the applicant. The lots in the LRR district are often smaller lots which present a number of challenges when placing a single family home and a garage size accessory building. Many homes in the LRR district do not comply with the required setbacks. Granting this variance would allow the applicant to place a single family dwelling on the property, thus making the property consistent with other properties in the LRR district.
- **Public Safety and Welfare** – There are no perceived public safety or welfare issues.
- **Impact on Surrounding Neighborhood** – There will be no negative externalities caused by the proposed variance. The use is compatible with the surrounding neighborhood and the distance between the proposed dwelling and adjacent dwelling on the rear side is typical for this area.

Staff Findings of Fact

1. Strict compliance with the standards in table 3.04.02 with regards to the rear yard setback and the location of the existing garage would prevent the placement of a single family dwelling which is compliant with the setback and size standards in the zoning ordinance.
2. The request for variance is not self-created by the applicant.
3. Allowing the construction of a single family dwelling would make the property more consistent with other properties in the LRR zoning district.
4. This variance request will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
5. The proposed location of the single family dwelling would not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.



1/2" = 10'



1/2" = 10'

Customer: Mary & Jim Tibaldi Site: 5411 Ridgemont St. Builder: E.B.I., Incorporated
 Howell, MI 48843 10454 GrandRiver Rd.
 Brighton, MI 48116
 810-227-8180





FRONT ELEVATION

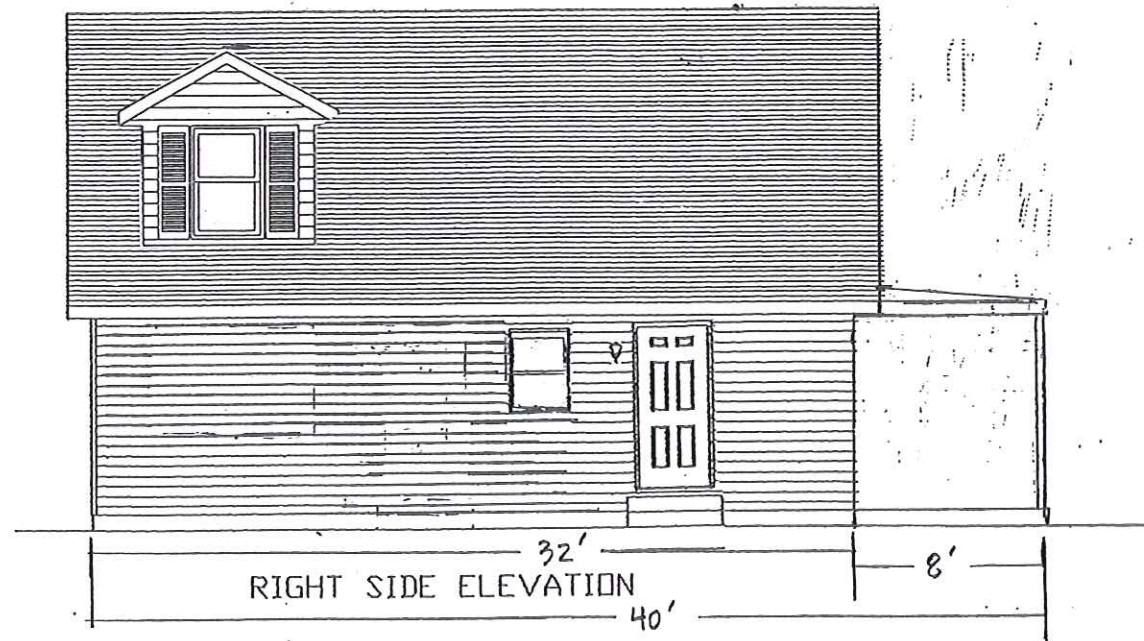
NOTE: ALL GABLE END SIDING, SOFFIT, AND FASCIA MATERIAL TO BE SUPPLIED BY A.A.H. TO BE INSTALLED IN THE FIELD BY OTHERS.

date: 10/94	drawn: PNB	scale: 1/4"	revisions:	ALL AMERICAN HOMES 1418 S. 13th Street Decatur, Indiana 46733	(A CDA CD) 1551 15th AVE. S.E. Dyersville, Iowa 52040	drawing: ELEVATIONS	model: B 2840 2 175 STD B 2840 2 175 B STD	drawing #: BDEAFK	page:
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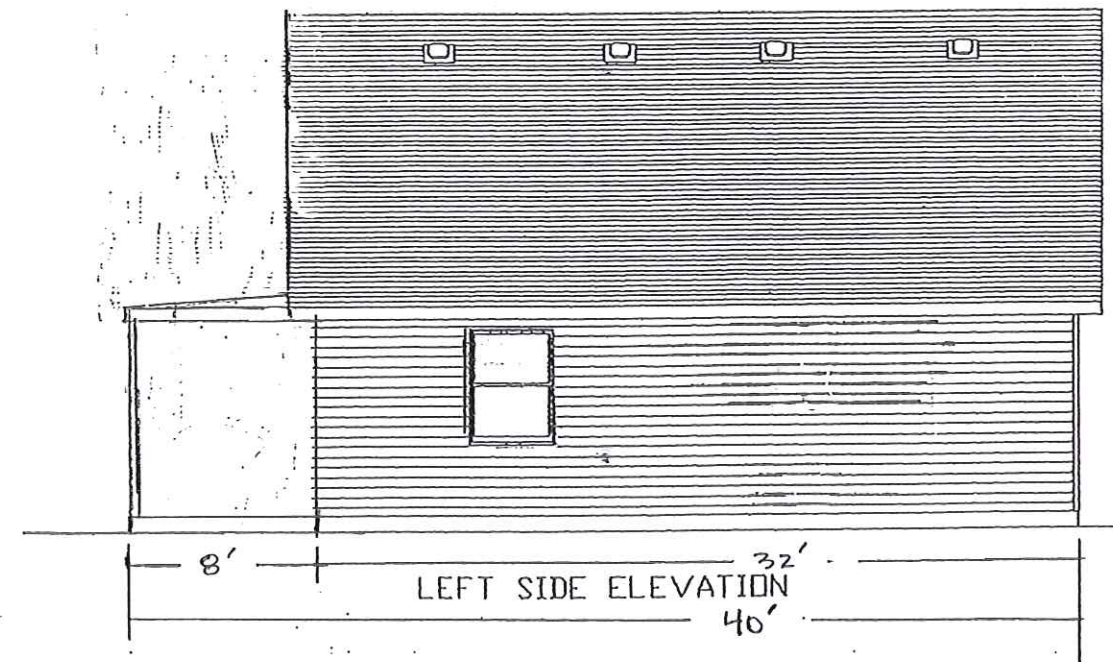


NOTE: ALL GABLE END SIDING, SOFFIT, AND FASCIA MATERIAL TO BE SUPPLIED BY A.A.H. TO BE INSTALLED IN THE FIELD BY OTHERS.

FRONT (ROAD) REAR ELEVATION



LAKE SIDE



ROOF VENTILATION (AREA = 1100 sq. ft.)

REQUIRED:
 $\frac{1100}{300} = 3.67 \text{ sq.ft. (528.5 sqin) / } \frac{264.3}{264.3} \text{ SOFFIT ROOF}$

SUPPLIED:
 SOFFIT - 12 truss spaces x 22.5 = 270 sqin.
 ROOF - 5 vents 61 sqin/vent = 305 sqin.

CAB 2832

date: 11/94	drawn: PNB	scale: 1/8"	revisions:	ALL AMERICAN HOMES, INC. 1418 S. 13th Street Decatur, Indiana 46733 219 724 9171 (A COA. CO.)	drawing: ELEVATIONS	model: B 2840 2 1.75 STD B 2840 2 1.75 B STD	drawing #: BFJAFK2	page:
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TIBALDI

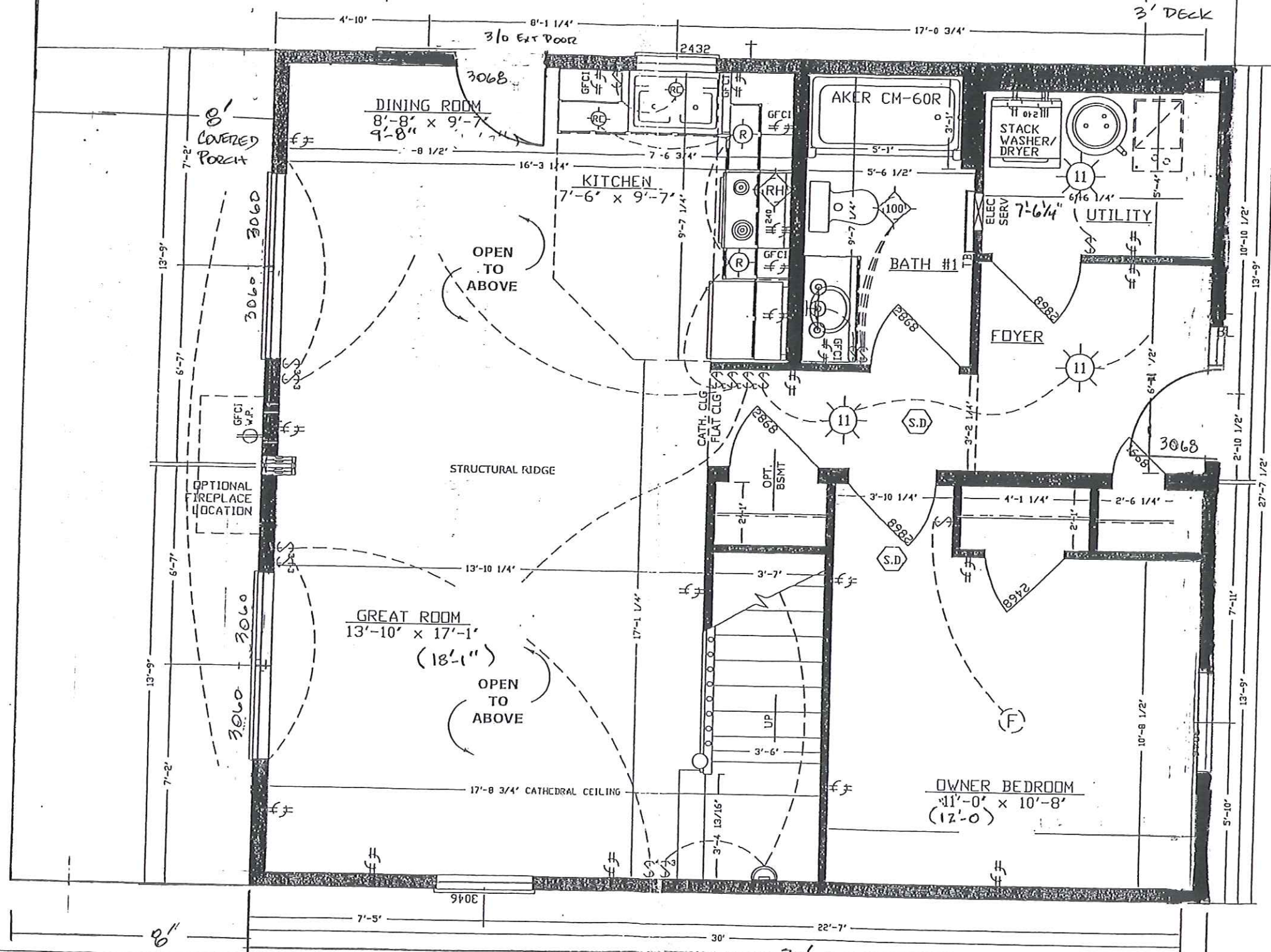
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2.		9.		16.
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NOTE: LOCATIONS OF TELEPHONE JACKS, ELECTRICAL BASEBOARD HEAT, OUTLETS, SWITCHES, LIGHTS AND HOSEBIBB ARE APPROXIMATE AND MAY CHANGE DUE TO CONSTRUCTION OR BUILDING CODES.

BUILDER: E.B.I., INC

CONSUMER: TIBALDI

STATE: MI HOUSE NO.:



All sizes, materials, and specifications are subject to change without notice. Drawings are for illustration purposes only. Complete garage separation that is needed from the residence and its attic by means of 1/2" gypsum board or equivalent applied to the garage side is the responsibility of others. If a door is installed between the house and the garage the door must be rated as a 20 minute door.

ORIG	03/01/04	DRAWN	AAH-SS	SCALE	1/4"	REVISIONS
UPDATE						

Ameri-Log ALL AMERICAN HOMES, LLC
 White Cedar Homes © 2003 ALL AMERICAN HOMES, LLC

1st FLOOR
 BLUE PLAN

MODEL# CABIN SERIES
 CAB (K2) 2830 1 1 (B) EEL STD

DWGH CABIN#5
 PLAN# AAH-XXX

(2832)

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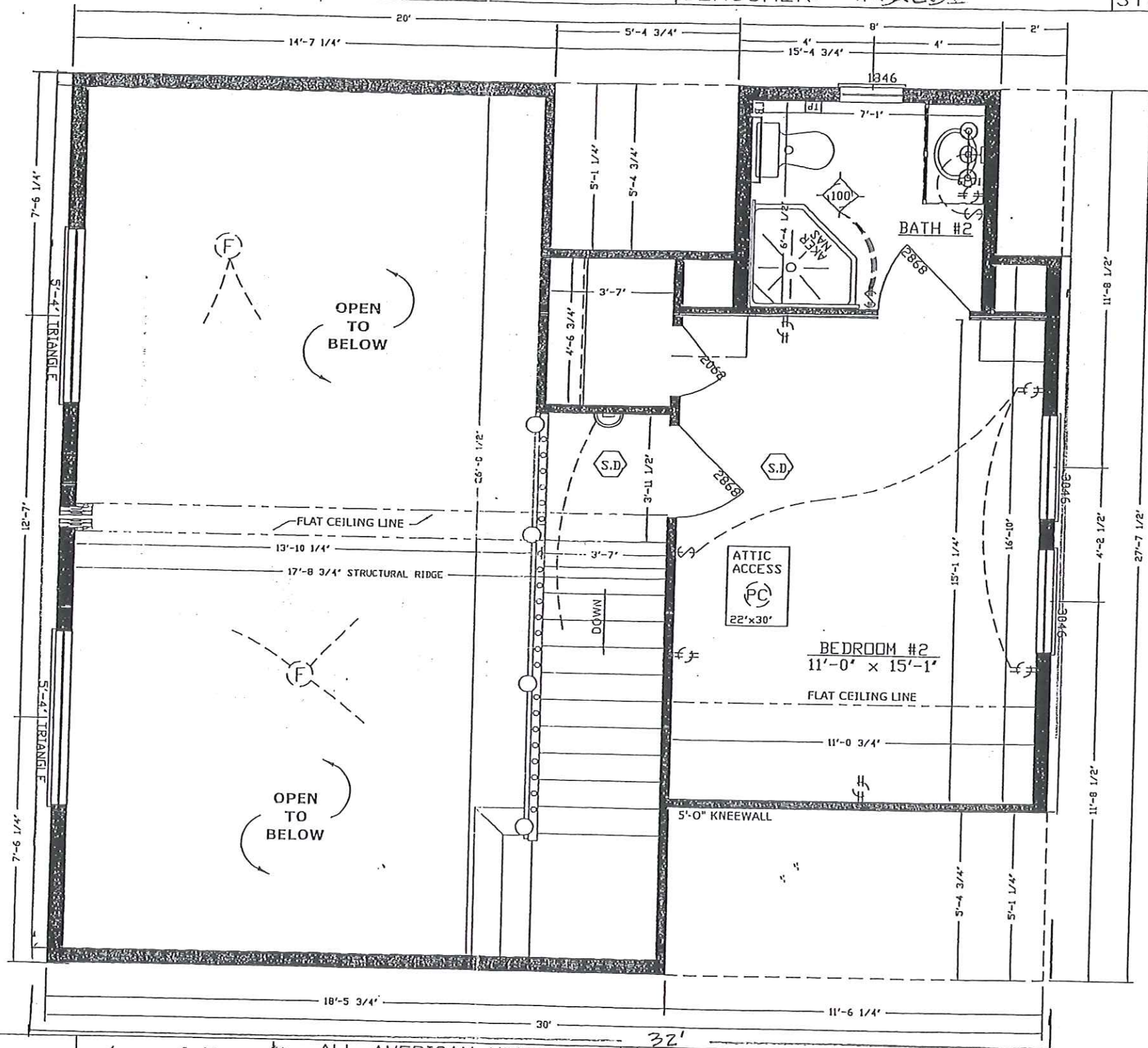
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NOTE: LOCATIONS OF TELEPHONE JACKS, ELECTRICAL BASEBOARD HEAT, OUTLETS, SWITCHES, LIGHTS AND HOUSEBIBB ARE APPROXIMATE AND MAY CHANGE DUE TO CONSTRUCTION OR BUILDING CODES.

BUILDER: EBI, INC

CONSUMER: TIBALDO

STATE: MI HOUSE NO.:



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ORIG	03/01/04	DRAWN	AAH-SS	SCALE	1/4"	REVISIONS
UPDATE						

Ameri-Log ALL AMERICAN HOMES, LLC
 White Cedar Homes © 2003 ALL AMERICAN HOMES, LLC

2nd FLOOR
 BLUE PLAN

MODEL CABIN SERIES 2860
 CAB (K42) 2830 2 1.75 (B) EEL SE STD

DWGH CABIN#6
 PLAN# AAH-XXX

2832 - ~ 3040

(2832)

PAGE

5411 Ridgemont



1 inch = 50 feet

* All Measurements are Approximate,
Parcel Boundaries are Approximate.
This is not a survey.
Source: Livingston County GIS Department
Please note that parcel boundaries are not exact.

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

04/28/2014 11:19 AM

Parcel:	4711-10-301-176	Current Class:	401.401 RESIDENTIAL-IMPROVED
Owner's Name:	TIBALDI MARY ELLEN	Previous Class:	401.401 RESIDENTIAL-IMPROVED
Property Address:	5411 RIDGEMONT HOWELL, MI 48843	Gov. Unit:	4711 GENOA CHARTER TOWNSHIP
		MAP #	14-08A
		School:	47070 HOWELL
		Neighborhood:	4301 4301 W. LK CHEMUNG NON LK FRONT
Liber/Page:	2013R-043535	Created:	//
Split:	//	Active:	Active
Public Impr.:	None		
Topography:	REFUSE		

Mailing Address:

TIBALDI MARY ELLEN
11316 MILBURN ST.
LIVONIA MI 48150-2925

Most Recent Sale Information

Sold on 11/22/2013 for 27,000 by COUSINO ALBERT & LAWRENCE.

Terms of Sale: INVALID SALE

Liber/Page: 2013R-043535

Most Recent Permit Information

None Found

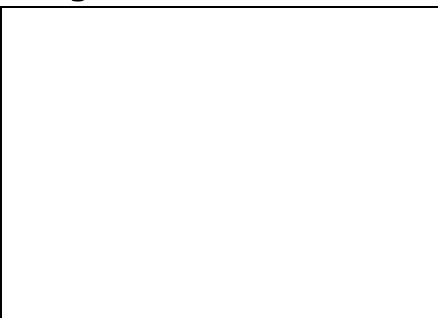
Physical Property Characteristics

2015 S.E.V.:	Tentative	2015 Taxable:	Tentative	Lot Dimensions:	
2014 S.E.V.:	44,700	2014 Taxable:	44,700	Acres:	0.13
Zoning:	LRR	Land Value:	55,000	Frontage:	50.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	115.0

Improvement Data

of Residential Buildings: 1
Year Built: 1945
Occupancy: Single Family
Class: CD
Style: CD
Exterior: Wood Siding
% Good (Physical): 47
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: -15
Full Baths: 1 Half Baths: 1
Floor Area: 653
Ground Area: 653
Garage Area: 506
Basement Area: 0
Basement Walls:
Estimated TCV: 36,395

Image



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COUSINO ALBERT & LAWRENCE	TIBALDI MARY ELLEN	27,000	11/22/2013	QC	INVALID SALE	2013R-043535	BUYER	100.0				
COUSINO, ALBERT	COUSINO ALBERT & LAWRENCE,	0	10/13/2009	TA	INVALID SALE		BUYER	0.0				
COUSINO ALBERT	COUSINO ALBERT & LAWRENCE	0	10/13/2009	QC	INVALID SALE	2013R-040545	BUYER	0.0				
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)	Date	Number	Status				
5411 RIDGEMONT		School: HOWELL										
		P.R.E. 0%										
Owner's Name/Address		MAP #: 14-08A										
TIBALDI MARY ELLEN 11316 MILBURN ST. LIVONIA MI 48150-2925		2015 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 00005.WEST LAKE CHEMUNG							
SEC. 10 T2N, R5E, GLEN ECHO LOT 176		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		NON LAKE FRONT	50.00	115.00	1.0000	1.0000	1100	100		55,000
		Paved Road		50 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =		55,000		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X	REFUSE	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2015	Tentative	Tentative	Tentative		Tentative		
					2014	27,500	17,200	44,700		44,700S		
					2013	25,000	14,500	39,500		37,541C		
					2012	25,000	14,200	39,200		36,662C		

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Genoa, County of Livingston, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 143	Type WGEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 506 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: CD		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			CntyMult		Bsmnt Garage:	
Yr Built 1945	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Total Base Cost: 59,725			X	1.470		
Condition for Age: Good		Size of Closets		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Rate		Size Cost	
Room List		(5) Floors		Ex. X Ord. Min			(13) Plumbing			Rate			Rate		Size Cost	
	Basement 1st Floor 2nd Floor -16 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			(14) Water/Sewer			Rate			Rate		Size Cost	
(1) Exterior		(6) Ceilings		Many X Ave. Few			(15) Fireplaces			Rate			Rate		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 653 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches			Rate			Rate		Size Cost	
(2) Windows		(7) Excavation		Public Water			(17) Carports			Rate			Rate		Size Cost	
X	Many Avg. Few	X	Large Avg. Small	Public Sewer			(17) Garages			Rate			Rate		Size Cost	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Water/Sewer			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 19.59 Phy/Ab.Phy/Func/Econ/Comb.%Good= 47/100/100/100/47.0, ECF (4301 W. LK CHEMUNG NON LK FRONT) 0.882 => TCV of Bldg: 1 =			Rate			Rate		Size Cost	
(3) Roof		(9) Basement Finish		Lump Sum Items:												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

*** Information herein deemed reliable but not guaranteed***

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 14-09 Meeting Date: 5-20-14
CR#1302

- 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: Kelly Cadejan
Property Address: 652 S. Hughes Phone: 577 548 5632
Present Zoning: _____ Tax Code: 4711-03-303-002

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.

- Variance Requested: Build garage closer than 10' to Lot Line
- Intended property modifications: build 24x36 Garage

This variance is requested because of the following reasons:

- Unusual topography/shape of land (explain) Topography Drops in Rear of lot plus Sewer hook up would be under garage if moved Back
- Other (explain) to keep 10' between garage and existing structure need to put closer to lot line than 10'

Variance Application Requires the Following:

- Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all other pertinent information.**
- 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

Date: 4-21-14
Signature: Kelly Cadejan

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 Ron at the township office to discuss what your next step is.



Residential Land Use Permit

Genoa Charter Township • 2911 Dorr Rd. • Brighton, MI 48116
Phone (810) 227-5225 • Fax (810) 227-3420 • www.genoa.org

PERMIT NO. _____

revised 2/21/14

1. PROJECT INFORMATION

Site Address: 652 S. Hughes RD Howell MI Acreage: .5

2. OWNER/APPLICANT INFORMATION

Owner Name: Kelly & Kathy Cadejan Phone No.: 517 548 5632

Owner Address: 652 S. Hughes RD City: Howell State: MI Zip: 48843

Applicant is: Owner Contractor Lessee/Renter Architect/Engineer Other:

Applicant name: Kelly Cadejan Phone No.: 517 548 5632

Applicant Address: 652 S. Hughes City: Howell State: MI Zip: 48843

3. TYPE OF IMPROVEMENT

A. Principal Structure
 New Single Family New Multiple Family Addition to Existing Building Grading/Site Work

Other: Free standing garage

B. Accessory Structure
 Fence Deck Detached Accessory (garage, shed, pole barn) Pool/Hot Tub

Other: _____

4. PROPOSED SETBACK AND DIMENSIONAL INFORMATION

A. Proposed Principal Structure Setbacks (in feet)

Front: 100 (measured from front property line, right-of-way line or private road easement, whichever is less)

Rear: 45 Least Side: 8 10 Side: 93 40 Water/Wetland: 300

B. Proposed Accessory Structure Setbacks (in feet)

Front: 100 Least Side: 3 Side: 93 Rear: 40 Water/Wetland: 295 Distance from Principle Structure: 12'

C. Proposed Building/Improvement Dimensions

Size of Building/Improvement: 864 square feet Height: 18 feet

6. SIGNATURE OF APPLICANT

I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent. The owner and applicant agree to conform to all applicable ordinances of Genoa Township. Any modification to location, size or dimensions must be approved by Genoa Township. A Land Use Permit is valid for a period of 12 months from the date of issue. In signing of this application, I am permitting an official representative of Genoa Charter Township to do on-site inspections. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.

Signature of Applicant: [Signature] Printed Applicant name: Kelly Cadejan Date: 4-21-14

▽ FOR OFFICE USE ONLY ▽

FLOODPLAIN

Floodplain: _____ Panel #: _____ Zone #: _____

ASSESSING APPROVAL

Approved Disapproved Approved by: _____ Date: _____

ZONING APPROVAL Parcel I.D. No.: _____ Zoning: _____

Approved Disapproved Approved by: _____ Date: _____

Comments/Conditions:

ZBA Case #/Approval date: _____ Conditions: _____

3. FEES

Land Use: \$ _____ Water/Sewer: \$ _____ / _____ Meter: \$ _____



**GENOA TOWNSHIP ASSESSING DEPARTMENT
REQUIRED LAND USE INFORMATION FORM**

2911 Dorr Road ❖ Brighton, Michigan 48116

Phone: (810) 227-5225 ❖ Fax: (810) 227-3420 ❖ www.genoa.org

PERMIT NO. _____

1. PROJECT INFORMATION									
Site Address: <u>652 S. Hughes</u>			Parcel I.D. No.: <u>4711-03-303-002</u>				Zoning: <u>LRR</u>		
2. TYPE OF IMPROVEMENT									
<p>A. <u>Principal Structure</u> <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Addition to Existing Building</p> <p>B. <u>Accessory Structure</u> <input type="checkbox"/> Fence <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Detached Accessory (garage, shed, pole barn) <input type="checkbox"/> Sunroom <input type="checkbox"/> Pool/Hot Tub: <input type="checkbox"/> Above ground <input type="checkbox"/> In ground</p> <p>C. <u>Total Project Cost</u>: \$ <u>30,000</u></p>									
3. SELECTED CHARACTERISTICS OF IMPROVEMENT									
Building Style		<input type="checkbox"/> Ranch		<input checked="" type="checkbox"/> 1.5 Story		<input type="checkbox"/> 2 Story			
Frame		<input type="checkbox"/> Masonry, Wall Bearing		<input checked="" type="checkbox"/> Wood Frame		<input type="checkbox"/> Structural Steel		<input type="checkbox"/> Reinforced Concrete	
Exterior		<input type="checkbox"/> Brick		<input type="checkbox"/> Stone		<input checked="" type="checkbox"/> Siding		<input type="checkbox"/> Wood	
Foundation		<input type="checkbox"/> Basement		<input type="checkbox"/> Crawl		<input checked="" type="checkbox"/> Slab			
Area		New Building Square Footage: <u>864</u>			Addition Square Footage:				
Bedrooms		No. of: <u>0</u>							
Bathrooms		No. of Full: <u>0</u>		No. of Half: <u>0</u>		No. of Sinks: <u>0</u>		No. of Showers: <u>0</u>	
Basement		Walkout: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Finished: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Finished Square Footage:		Basement Baths: No. of Full: No. of Half:	
Central Air		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Fire Suppression:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Fireplace		<input type="checkbox"/> Direct Vent		<input type="checkbox"/> Pre-fab		<input type="checkbox"/> Other: <u>NA</u>			
Garage		<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached		Height: <u>18</u> feet		Depth: <u>36</u> feet		Width: <u>24</u> feet	
Inground Pool		<input type="checkbox"/> Fiberglass		<input type="checkbox"/> Gunite		<input type="checkbox"/> Plastic			
Driveway		<input type="checkbox"/> Gravel <input type="checkbox"/> Asphalt		<input checked="" type="checkbox"/> Concrete		<input type="checkbox"/> Brick		<input type="checkbox"/> Other _____	
Accessory Structure		Height: feet		Depth: feet		Width: feet		Flooring: <input type="checkbox"/> Concrete <input type="checkbox"/> Dirt <input type="checkbox"/> Wood	
4. APPLICANT SIGNATURE (below)									
<p>I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent and agree to conform to all applicable ordinances of Genoa Township. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.</p>									
Signature of Applicant: <u>[Signature]</u>					Date: <u>4-21-14</u>				

Charter Township of Genoa
ZONING BOARD OF APPEALS
May 20, 2014
CASE #14-09

PROPERTY LOCATION: 652 S. Hughes

PETITIONER: Kelly Cadegan

ZONING: LRR (Lake Resort Residential)

WELL AND SEPTIC INFO: Public Sewer & Well

PETITIONERS REQUEST: 2' side yard setback variance

CODE REFERENCE: 11.04.01(f)(2)

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Rear	Distance to Principal Building	Max. Acc Bldg Size
Setbacks for Zoning	N/A	10'	5'	10'	10'	900'
Setbacks Requested	N/A	88'	3'	40'	10'	864'
Variance Amount	N/A	N/A	2'	N/A	N/A	N/A



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: May 12, 2014
RE: ZBA 14-09

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

STAFF REPORT

File Number: ZBA#14-09

Site Address: 652 S. Hughes

Parcel Number: 4711-03-303-002

Parcel Size: 0.5 Acres

Applicant: Kelly Cadegan, 652 S. Hughes, Howell, MI

Property Owner: Same as applicant

Information Submitted: Application, site plan

Request: Dimensional Variances

Project Description: Applicant is requesting a side yard setback variance to construct an 864 sf detached accessory building.

Zoning and Existing Use: LRR (Lake Resort Residential), Single Family Residential

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday May 4, 2014 and 300 foot mailings were sent to any real property within 300 feet of the property lines in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file:

- The parcel currently has an existing single family home on it which was built in 1973.
- The property is on public sewer and well.
- The connection to the sewer main is not from S. Hughes road, but from Pathway Dr. to the West. (See attached map)
- See Record Card and Real Estate Summary

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

Summary

The applicant is proposing to construct a detached accessory building. Due to the location of the existing house and the location of the applicant's sewer service line, the applicant is requesting a side yard setback variance.

Variance Requests

The regulations in the zoning ordinance pertaining to this variance are as follows:

11.04.01(f)(2): Lake Resort Residential Accessory Building Side Yard Setback: 5';
Proposed 3'

Standards for Approval

The following are the standards of approval that are listed in the Zoning Ordinance for Dimensional Variances:

23.05.03 Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of this Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

- (a) Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.
- (b) Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.
- (c) Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Summary of Findings

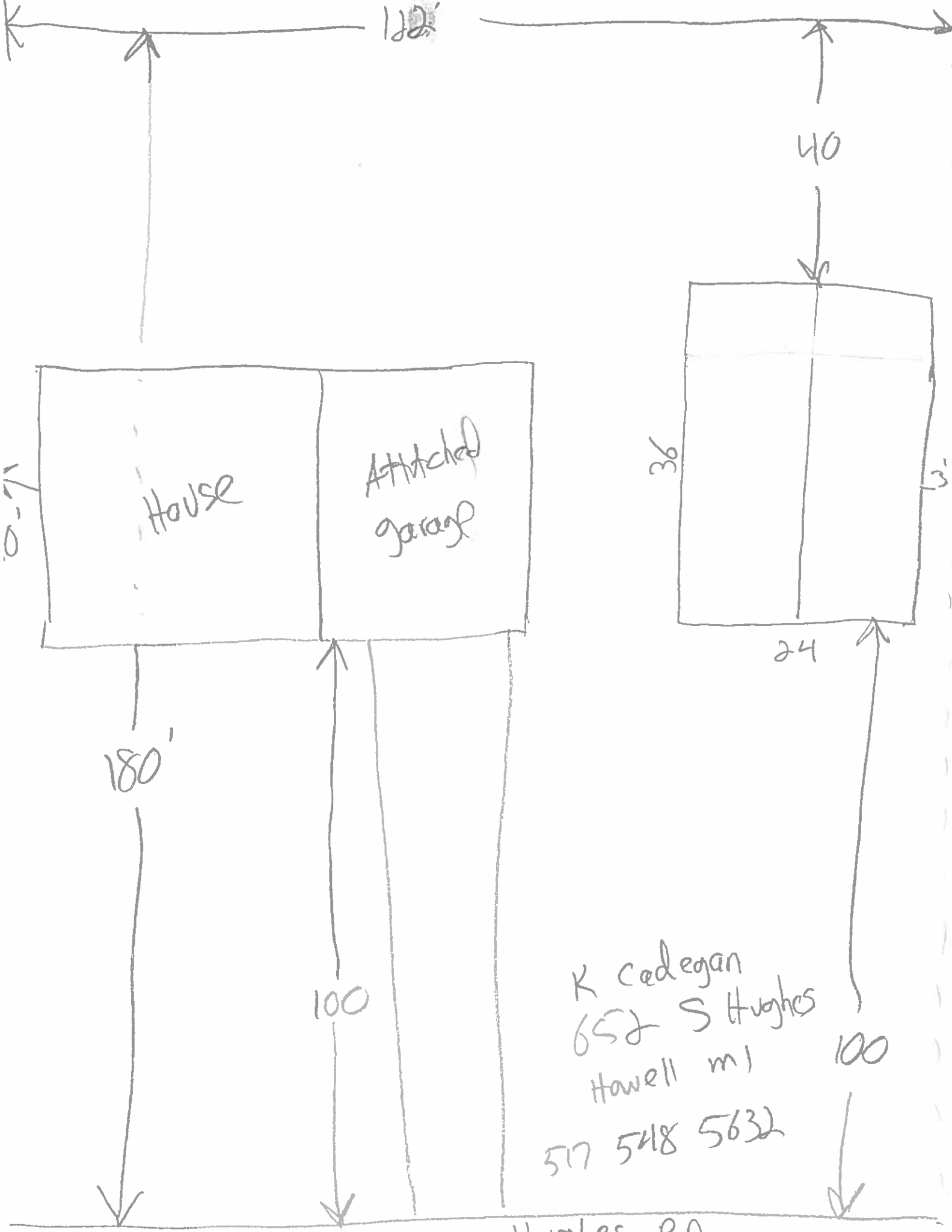
The following are findings based upon the presented materials.

- **Practical Difficulty/Substantial Justice** – Strict compliance with the required setbacks would prevent the applicant from placing a 24 X 36 accessory building in that location on the property. The location of the sewer lead, as indicated by the applicant, would prevent the placement of the accessory building further toward the rear property line on the northwest side of the property. The applicant could come into compliance with this guideline by reducing the width of the accessory building by two (2) feet.
- **Extraordinary Circumstances** - A unique circumstance with regard to this property is the location of the sewer service line in the back of the property. According to the applicant, this limits his ability to move the garage close enough to the rear property line to shift the garage over to avoid needing a variance. Despite the location of the sewer line and the limited area between the existing dwelling and the side lot line, the need for the variance can be eliminated by reducing the width of the garage by two (2) feet. The need to have a 24 foot wide garage vs. a 22 foot wide garage is self-created.
- **Public Safety and Welfare** –There will be no negative impact on public safety or welfare.
- **Impact on Surrounding Neighborhood** – There will be no negative externalities on the impact to the surrounding neighborhood. The garage is of a comparable size to what is allowed in other residential district and the presence of trees on the northwest property line would shield the view of the garage from the neighboring property owner.

Staff Findings of Fact

1. Strict compliance with the setback requirements in section 11.04.01(f)(2), would prevent the applicant from placing a 24' wide accessory building. Based on the provided information the applicant could fit a 22' wide accessory building.
2. The presence of the sewer service line coming from Pathway creates a unique circumstance as this limits the ability of the applicant to place the accessory building close enough to the rear lot line to comply with the required setbacks for a 24' wide accessory building.
3. The need for the variance is self-created because according to the submitted plans the applicant could place an accessory building that is 22' wide rather than 24' wide.
4. The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

5. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.



652 S. Hughes

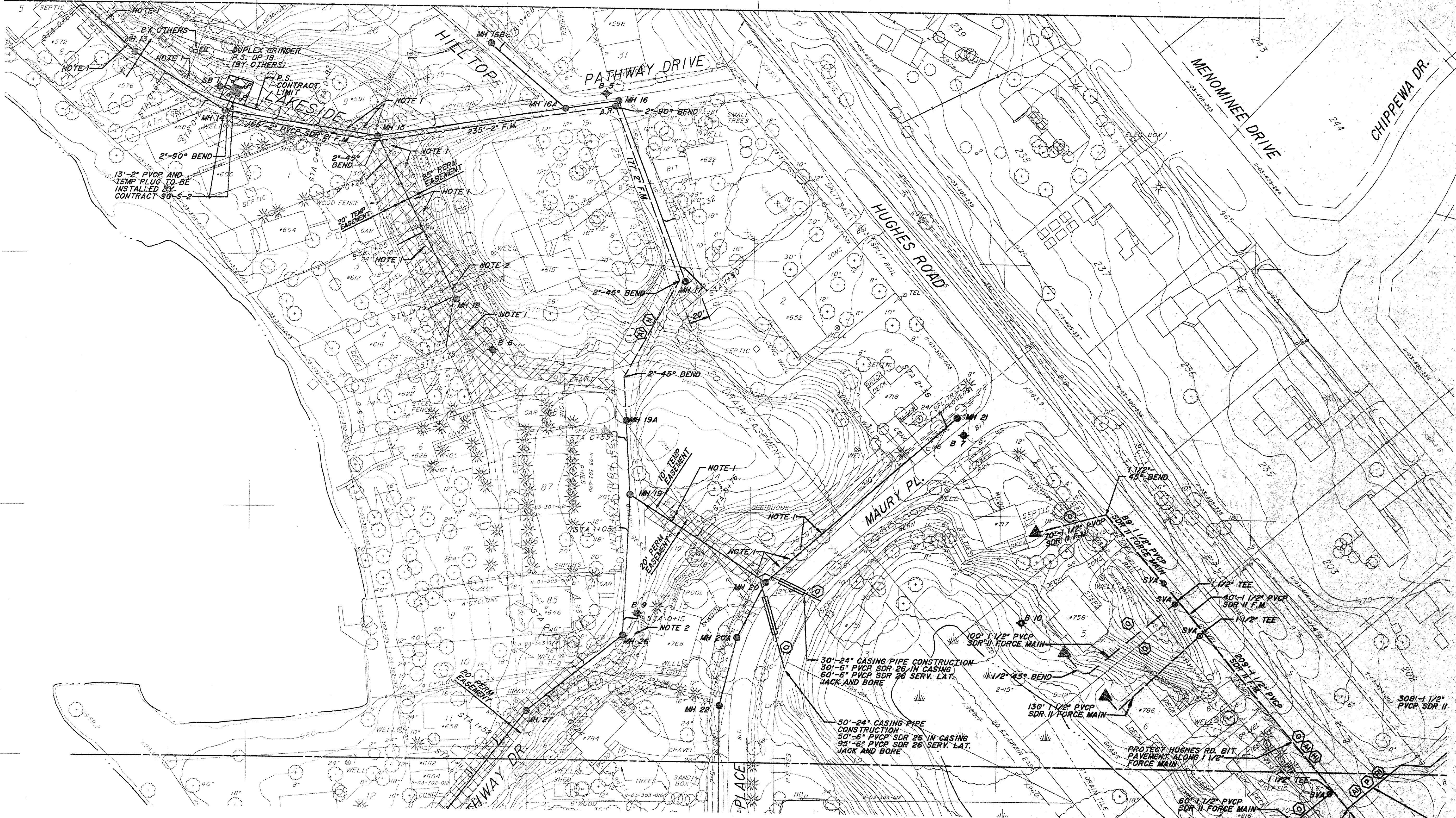
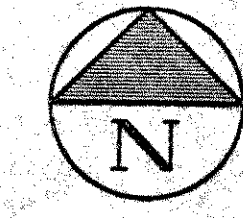


1 inch = 50 feet

* All Measurements are Approximate,
Parcel Boundaries are Approximate.
This is not a survey.
Source: Livingston County GIS Department
Please note that parcel boundaries are not exact.

REV	DESCRIPTION	BY	DATE	CHK'D
△	SUBMITTED TO MDNR	CAS	2-1-91	
△	ISSUED FOR BIDS		04-91	
△	CONFORMING TO CONSTRUCTION RECORDS		05-93	
△				

MATCH LINE - FOR CONTINUATION SEE SHEET 1



MATCH LINE - FOR CONTINUATION SEE SHEET 3

3131 South State Street
Ann Arbor, MI 48108

McNAMEE, PORTER & SEELEY, INC.
ENGINEERING CONSULTANTS
SINCE 1924

DESIGNED: M. CHAMMAA CHECKED: G. MARKS FROM
SCALE: 1"=50'-0" CADD DATE: 06-21-93, 08-7

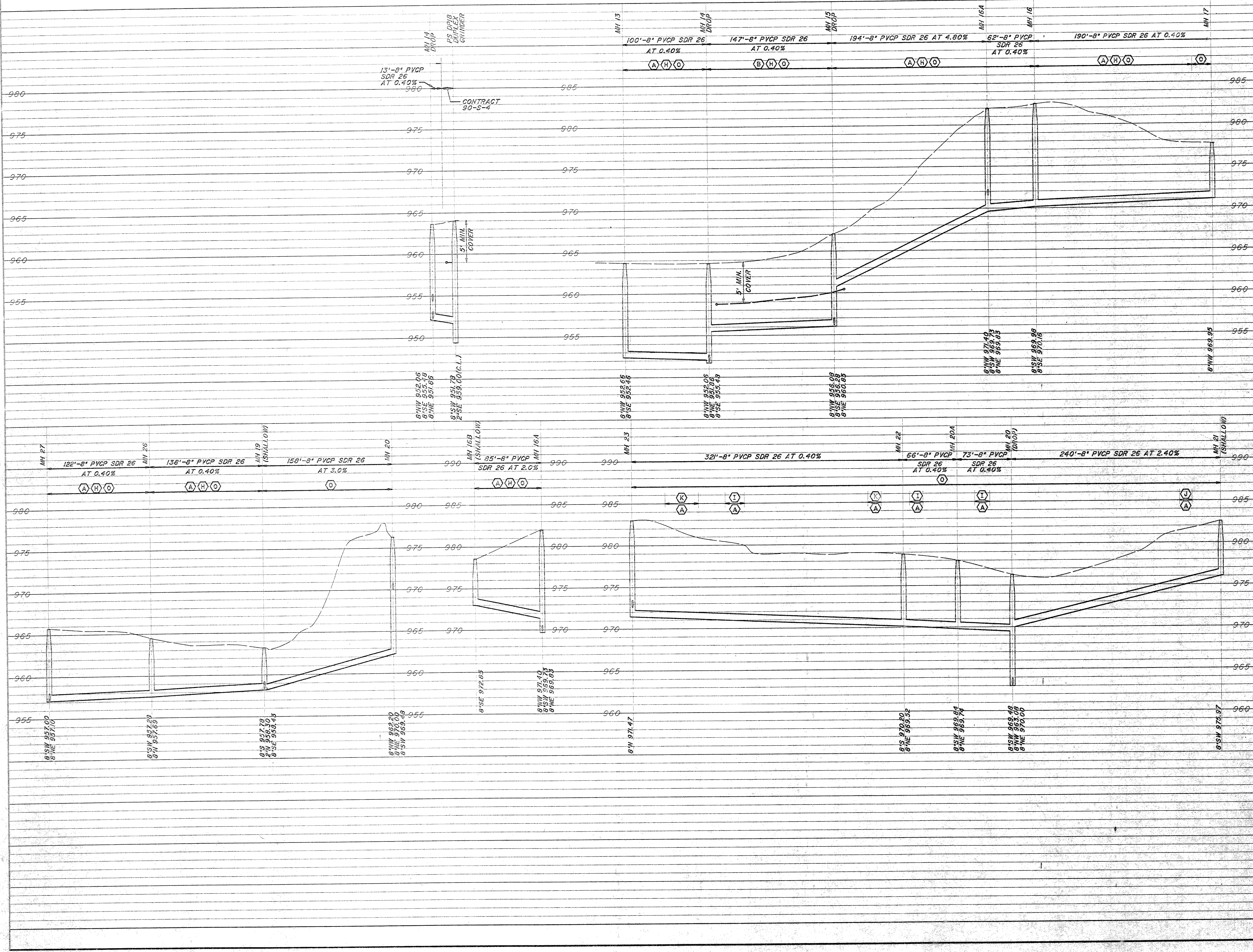
PART: PROJ: 447930.BLMSTR.CHEMUNG.SITE-2 DRAW: 1 2 OF 3

GENOA-OCEOLA SANITARY SEWER DRAIN NO. 1
DRAINAGE DISTRICT SERVICE AREA II
LAKE CHEMUNG SANITARY SEWERS AND FORCE MAIN

**PATHWAY DRIVE/
LAKESIDE DRIVE/
MAURY PLACE**

CONTRACT: 90-S-2 SHEET: 2 OF 2

REV	DESCRIPTION	BY	DATE	CHK'D
△	SUBMITTED TO MDNR	CAS	2-1-91	
△	ISSUED FOR BIDS		04-91	
△	CONFORMING TO CONSTRUCTION RECORDS		05-93	
△				



SEE SHEET S-1 FOR PROFILE BETWEEN MH 19-MH 19A & MH 13-MH 18

3131 South State Street
Ann Arbor, MI 48108

McNAMEE, PORTER & SEELY, INC.
ENGINEERING EXCELLENCE SINCE 1914

DESIGNED: M.F. CHAMMAA CHECKED: G. MARKSTROM
SCALE: 1"=50'H., 1"=5'V. CADD DATE: 04-29-93 DEP 5
PART: PROJ147930.B/DISC/CHKING/PROF-2

GENDA-OCEOLA SANITARY SEWER DRAIN NO. 1
DRAINAGE DISTRICT SERVICE AREA 11
LAKE CHEMUNG SANITARY SEWERS AND FORCE MAIN

PROFILES

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

04/28/2014 11:21 AM

Parcel: 4711-03-303-002
Owner's Name: CADEGAN, KELLY & KATHLEEN
Property Address: 652 S HUGHES RD
HOWELL, MI 48843

Current Class: 401.401 RESIDENTIAL-IMPROVED
Previous Class: 401.401 RESIDENTIAL-IMPROVED
Gov. Unit: 4711 GENOA CHARTER TOWNSHIP
MAP # 14-09
School: 47070 HOWELL
Neighborhood: 4300 4300 LK CHEMUNG NON WATERFRONT

Liber/Page: / / **Created:** / /
Split: / / **Active:** Active

Public Impr.: Paved Road
Topography: REFUSE

Mailing Address:

CADEGAN, KELLY & KATHLEEN
652 S HUGHES RD
HOWELL MI 48843

Most Recent Sale Information

None Found

Most Recent Permit Information

Permit 07-114 on 07/24/2007 for \$0 category SHED.

Physical Property Characteristics

2015 S.E.V.: Tentative	2015 Taxable: Tentative	Lot Dimensions:
2014 S.E.V.: 65,700	2014 Taxable: 57,299	Acres: 0.00
Zoning: LRR	Land Value: 25,000	Frontage: 0.0
PRE: 100.000	Land Impr. Value: 1,033	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: C+10
Style: C
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,276
Ground Area: 1,276
Garage Area: 696
Basement Area: 1,276
Basement Walls:
Estimated TCV: 112,021

Image



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)	Date	Number	Status			
652 S HUGHES RD		School: HOWELL			RES MISCEL	09/09/2013	W13-199	NO START			
		P.R.E. 100% / /			SHED	07/24/2007	07-114	NO START			
Owner's Name/Address		MAP #: 14-09									
CADEGAN, KELLY & KATHLEEN 652 S HUGHES RD HOWELL MI 48843		2015 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 00004.LAKE CHEMUNG						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
				<Site Value A>	< SITE VALUE				25000 100	25,000	
						0.00	Total Acres	Total Est. Land Value =		25,000	
Tax Description		Dirt Road		Land Improvement Cost Estimates							
SEC. 3 T2N, R5E, "GLEN-DU-LAC NO. 1" LOT 2		X	Gravel Road	Description							
			Paved Road	Rate		County	Mult.	Size	%Good	Cash Value	
			Storm Sewer	D/W/P: 3.5 Concrete		3.44	1.00	200	44	303	
			Sidewalk	Shed: Wood Frame		10.37	1.00	160	44	730	
			Water	Total Estimated Land Improvements True Cash Value =							1,033
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		X	REFUSE	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2015	Tentative	Tentative	Tentative		Tentative	
		LM	10/02/2013	INSPECTED	2014	12,500	53,200	65,700		57,299C	
					2013	12,500	43,700	56,200		56,200S	
					2012	12,500	42,700	55,200		55,200S	



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 84 495	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 696 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: C		Trim & Decoration															
Yr Built 1973	Remodeled 2013	Ex	X	Ord		Min											
Condition for Age: Good		Size of Closets															
		Lg	X	Ord		Small											
Room List		Doors:		Solid	X	H.C.											
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior 1 Story Siding			Foundation Basement			Rate Bsmnt-Adj Heat-Adj 70.83 0.00 2.11			Size Cost 1276 93,071	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost	
	Insulation	(7) Excavation		Many X Ave. Few			(13) Plumbing			(1) Exterior			8.25			352 2,904	
(2) Windows		Basement: 1276 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Average Fixture(s)			(9) Basement Finish			17.25			1276 22,011	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			775.00			1 775	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1600.00			1 1,600	
(3) Roof		(9) Basement Finish					1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1162.00			1 1,162	
	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			4975.00			1 4,975	
X	Asphalt Shingle	Recreation SF Living SF 1 Walkout Doors No Floor SF					1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches			3250.00			1 3,250	
Chimney: Brick							1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Deck/Balcony			31.51			84 2,647	
							1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Deck/Balcony			6.31			495 3,123	
							1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)				
							1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages			Base Cost Common Wall: 1 Wall			696 12,222 -1300.00 1 -1,300	
							1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages			Phy/Ab.Phy/Func/Econ/Comb.%Good= 59/100/100/100/59.0, Depr.Cost = 127,008 ECF (4300 LK CHEMUNG NON WATERFRONT) 0.882 => TCV of Bldg: 1 = 112,021				

*** Information herein deemed reliable but not guaranteed***

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 14-10 Meeting Date: 5/20/14
ck # 8015 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: Jan and Anne Pitzer

Property Address: 3680 DORR Rd. Phone: 810-220-4394 cell 248-613-1414

Present Zoning: Suburb. Residential Tax Code: 4711-22-400-030

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: South side lot setback requested to be 10 ft from 20 ft.

2. Intended property modifications: New home construction

This variance is requested because of the following reasons:

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

b. Other (explain) Request to construct screen porch within setback area to avoid harming old growth oak tree surrounding properties zoned ULR.

Variance Application Requires the Following:

- **Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all other pertinent information.**
- **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**

Date: 4/23/2014

Signature: Anne Pitzer

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 Ron at the township office to discuss what your next step is.

Charter Township of Genoa
ZONING BOARD OF APPEALS
May 20, 2014
CASE #14-10

PROPERTY LOCATION: 3680 Dorr Rd

PETITIONER: Jan and Anne Pitzer

ZONING: SR (Suburban Residential)

WELL AND SEPTIC INFO: Septic & Well

PETITIONERS REQUEST: 10' Side Yard Setback Variance to construct a new single family dwelling.

CODE REFERENCE: Table 3.04.01

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Rear	Height	Shoreline
Setbacks for Zoning	40'	20'	20'	50'	N/A	70'
Setbacks Requested	+80'	20'	10'	N/A	N/A	70'
Variance Amount	N/A	N/A	10'	N/A	N/A	N/A



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: May 15, 2014
RE: ZBA 14-10

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

STAFF REPORT

File Number: ZBA#14-10

Site Address: 3680 Dorr Rd

Parcel Number: 4711-22-400-030

Parcel Size: 1.07 Acres

Applicant: Jan and Anne Pitzer, 6261 Windemere Pointe, Brighton, MI 48116

Property Owner: Same as owner

Information Submitted: Application, site plan, building plans

Request: Dimensional Variance

Project Description: Applicant is requesting a side yard setback to construct a single family dwelling

Zoning and Existing Use: SR (Suburban Residential), Vacant

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday May 4, 2014 and 300 foot mailings were sent to any real property within 300 feet of the property lines in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file:

- The parcel currently is vacant and was created in December of 2012.
- The property has public sewer available and will need to be on a well.
- See Record Card and Real Estate Summary

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

Summary

The applicant is proposing to construct a new single family dwelling. As part of this the applicant has proposed to construct a 16' X 16' sun porch which shares a foundation with the house and is also connected to the existing house by an uncovered deck. This sun porch because it is connected to the house is required to maintain the same setbacks as the existing house. The property is zoned SR, suburban residential and the side yard setback is 20'. The applicant has proposed the sun porch to be 10' from the side property line.

Variance Requests

The regulations in the zoning ordinance pertaining to this variance are as follows:

Table 3.04.01: Suburban Residential Side Yard Setback: 20'; **Proposed 10'**

Standards for Approval

The following are the standards of approval that are listed in the Zoning Ordinance for Dimensional Variances:

23.05.03 Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of this Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

(a) Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

(b) Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

(c) Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

(d) Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Summary of Findings

The following are findings based upon the presented materials.

- **Practical Difficulty/Substantial Justice** – Strict compliance with the side yard setbacks would not unreasonably prevent the use of the property. The applicants have a right to construct a single family home on the property which complies with the setback requirements in the Zoning Ordinance. The property is one (1) acre in size and has 109' in lot width, which would provide approximately 70' of buildable area. This area is more than sufficient for the construction of a single family home.
- **Extraordinary Circumstances** - There are no circumstances applicable to the property that is different from other properties in the same zoning district. There are other properties to the south on Conrad road where there are houses which are 10' or closer to the property line, but those properties are located in the LRR zoning district. The need for the variance is not created by difficulties on the property.
- **Public Safety and Welfare** –The request should not have a detrimental impact on public safety and welfare.
- **Impact on Surrounding Neighborhood** –The proposed variance should not have a negative impact on the adjacent property. The new house will block their neighbor's view of the lake, but the additional ten (10) feet will not have much of an impact.

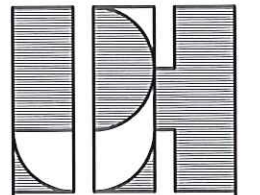
Staff Findings of Fact

1. Strict compliance with the side yard setback would not prevent the placement of a single family dwelling on the property.
2. The need for the variance is self-created.
3. There are no extraordinary circumstances applicable to the property which are different from properties in the suburban residential (SR) zoning district.
4. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
5. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

PROPOSED NEW BUILDING FOR:

PITZER RESIDENCE

3680 DORR RD.
GENOA TWP., MICHIGAN



ARCHITECT

PHILIP J. HILL
3265 THEODORE E.
WIXOM, MICHIGAN 48393
(248) 960-4923 PH/FAX

GENERAL NOTES

- 1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
- 2) 48 HRS. PRIOR TO ANY CONSTRUCTION CALL M-99-9 (800-482-7171).
- 3) VERIFY ALL DIMENSIONS IN THE FIELD. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE BUILDER IMMEDIATELY.
- 4) ALL POURED CONCRETE FOOTINGS SHALL EXTEND TO A MINIMUM DEPTH OF 42" BELOW PROPOSED FINISH GRADE AND SHALL BEAR ON VIBRATED STRENGTHENED SOLID CONCRETE. ALLOWABLE SOIL BEARING CAPACITY OF 3000 PSF IS ASSUMED FOR FOOTING SIZES SHOWN ON PLAN. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 3000 PSF AT EACH JOB SITE IS THE RESPONSIBILITY OF CONTRACTOR. QUESTIONABLE SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.
- 5) CONCRETE CONTRACTOR TO PROVIDE 3500 PSI CONCRETE ON ANY EXPOSED SURFACES INCLUDING BASEMENT WALLS.
- 6) FLOOR JOIST TO BE MIN. FR #2 OR BETTER.
- 7) WOOD KNOCK-OUTS ARE GENERAL. DIMENSIONS ARE IN FEET AND INCHES. PROVIDE MUTIN BARS AS SHOWN ON ELEVATIONS.
- 8) ALL INTERIOR PARTITIONS ARE 5-1/2" UNLESS NOTED OTHERWISE.
- 9) HEATING CONTRACTOR TO PROVIDE EXHAUST FANS.
- 10) SMOKE DETECTORS TO BE INSTALLED ACCORDING TO CODE. DETECTORS ARE TO INTERCONNECTED SO THAT IF ONE IS ACTIVATED ALL WILL BE ACTIVATED.
- 11) ALL GUARDRAILS ARE TO BE 36" HIGH AND 4" MAX. OPENING BETWEEN BALUSTERS. HANDRAILS TO BE MIN. 34" AND MAX. 28" HIGH AND 4" MAX. OPENING BETWEEN BALUSTERS.
- 12) ELECTRICAL WORK TO CONFORM TO THE NATIONAL ELECTRIC CODE (NEC) ADOPTED BY THE LOCAL JURISDICTION AND MAY VARY FROM WHAT IS SHOWN ON THIS PLAN.
- 13) BRICKLEDGE MAY VARY TO ACCOMMODATE TOPOGRAPHY OF SITE.
- 14) PROVIDE 3/4" T&G FLYWOOD DECKING AT HARDWOOD FLOORING AREAS (TYP.)
- 15) PROVIDE 1/2" OSB SHEATHING AT GABLES WITH WOOD SIDING.
- 16) EGRESS WINDOW REQUIREMENTS:
MIN. NET CLEAR OPENING 5'6" (SECOND FLOOR BDRM)
MIN. NET CLEAR OPENING 5'6" (FIRST FLOOR BDRM)
MIN. CLEAR HEIGHT 24"
MIN. CLEAR WIDTH 20"
MAX. SILL HEIGHT 44" AFF.

NOTE:
THESE DRAWINGS SHALL COMPLY WITH THE '2009 MICHIGAN RESIDENTIAL CODE'

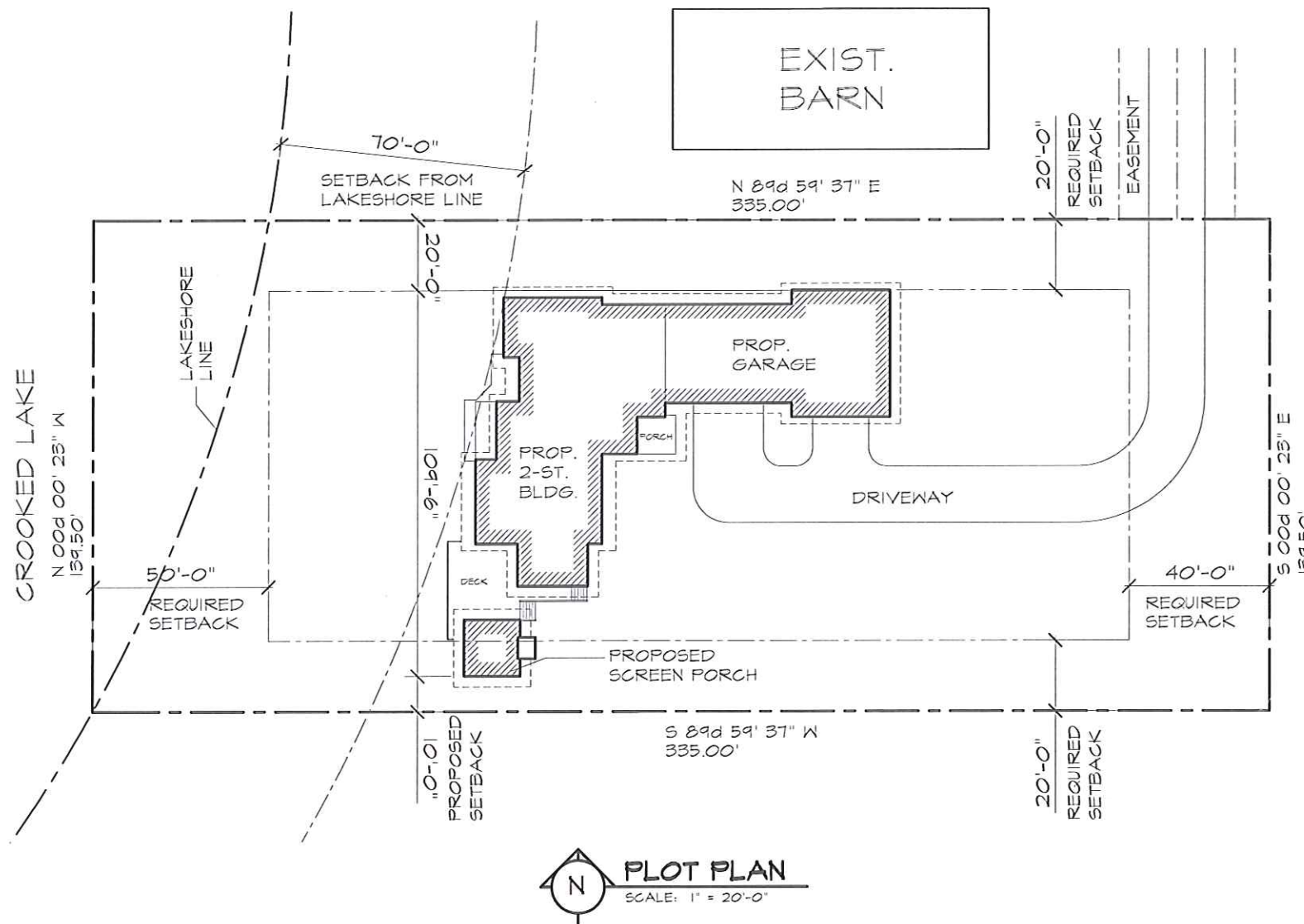
WATERFRONT:

Existing adjacent properties:

- 1) 3640 Dorr Rd - lake setback 145' (Parent property 4.1 acres) Zoned SR
- 2) 3639 Conrad - no existing building Zoned LRR
- 3) 3747 Conrad - House parcel not abutting lake adjacent on south lot side Zoned LRR

ZONING BOARD APPEALS

APRIL 22, 2014



EXIST. BARN

ARCHITECT:
PHILIP J. HILL
3265 THEODORE EAST
WIXOM, MICHIGAN 48393
(248) 960-4923
SCHEDULE OF DRAWINGS:

- A-1 COVER SHEET
- A-2 FOUNDATION PLAN
- A-2A FINISHED BASEMENT PLAN
- A-3 MAIN FLOOR PLAN
- A-4 UPPER FLOOR PLAN
- A-5 ROOF PLAN
- A-6 BUILDING ELEVATIONS
- A-7 BUILDING ELEVATIONS
- A-8 BUILDING SECTIONS
- A-9 BUILDING SECTIONS
- A-10 BUILDING SECTIONS
- A-11 WALL SECTIONS
- A-12 WALL SECTIONS

TONY VAN OYEN BUILDER, INC.
119 SOUTH LAFAYETTE
SOUTH LYON, MI 48178
(248) 437-0261
PITZER RESIDENCE
3689 DORR RD., GENOA TWP., LIVINGSTON CTY.

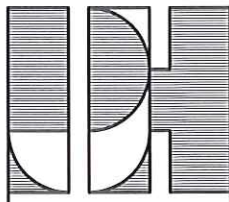
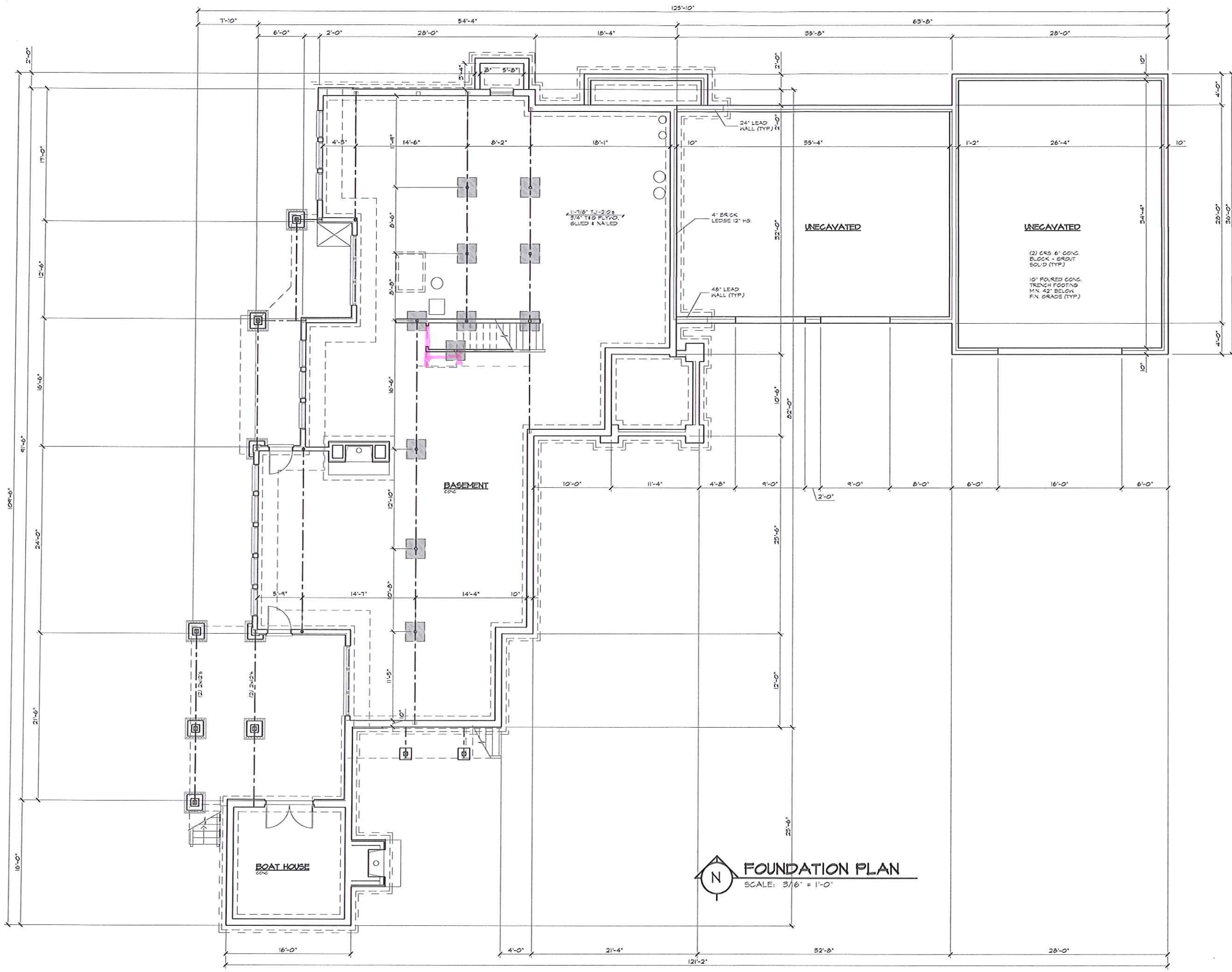
DATE
ISSUED APRIL 22, 2014
REVISIONS

SHT. TITLE
COVER SHEET

SHT. NO.
A-1

JOB NO.
1409

PLOT PLAN
SCALE: 1" = 20'-0"



ARCHITECT

PHILIP J. HILL
 3265 THEODORE E.
 WIXOM, MICHIGAN 48393
 (248) 960-4923 PH/FAX

TONY VAN OYEN BUILDER, INC.

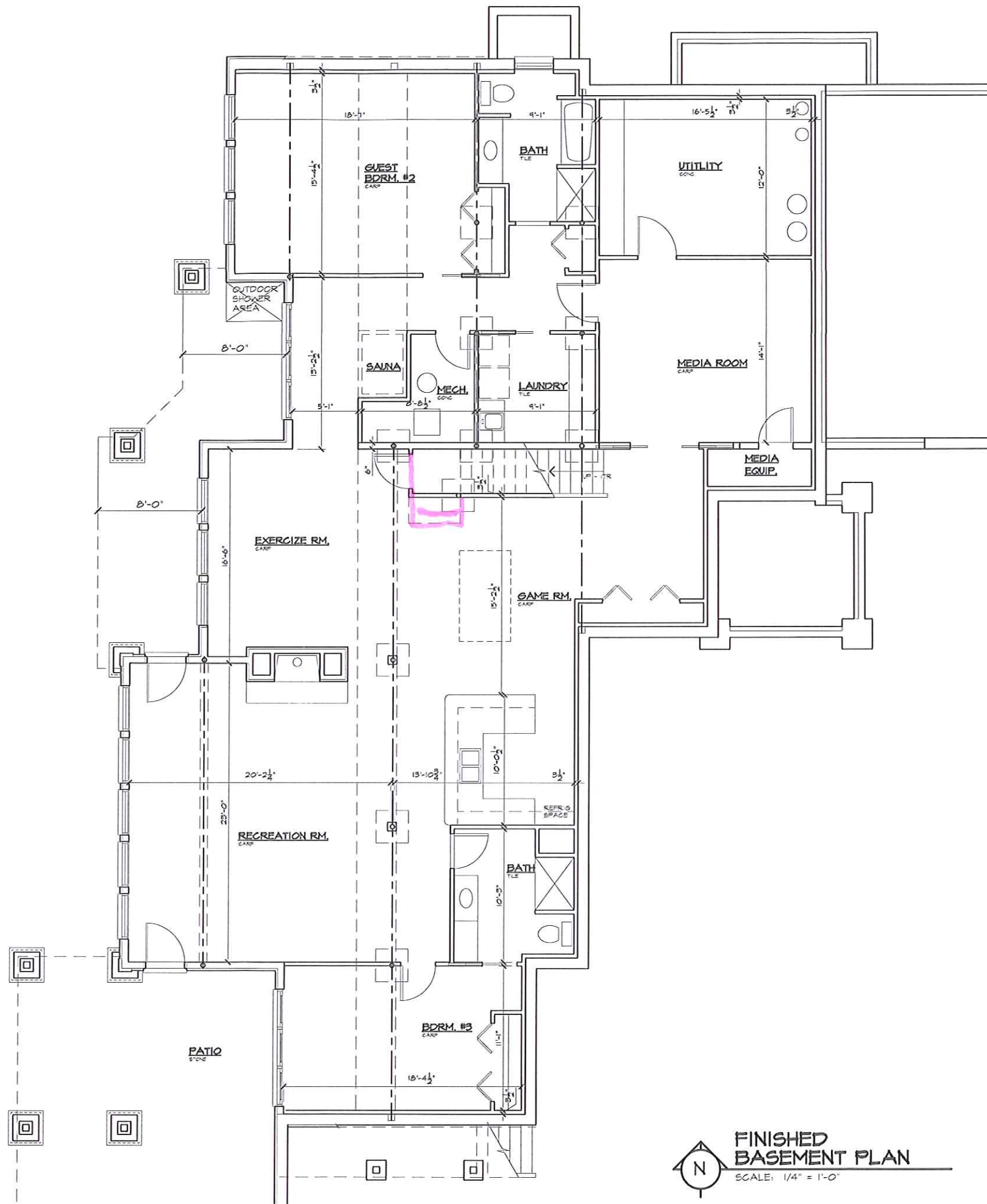
719 SOUTH LAFAYETTE
 SOUTH LYON, MI 48178
 (248) 437-0261
 PITZER RESIDENCE
 3689 DORR RD., GENOA TWP., LIVINGSTON CTY.

DATE
 ISSUED APRIL 22, 2014
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SHT. TITLE
**FOUNDATION
 PLAN**

SHT. NO.
A-2

JOB NO.
1409



ARCHITECT

PHILIP J. HILL
 3265 THEODORE E.
 WIXOM, MICHIGAN 48393
 (248) 960-4923 PH/FAX

TONY VAN OYEN BUILDER, INC.

719 SOUTH LAFAYETTE
 SOUTH LYON, MI 48178
 (248) 437-0261
 PITZER RESIDENCE
 3689 DORR RD., GENOA TWP., LIVINGSTON CTY.

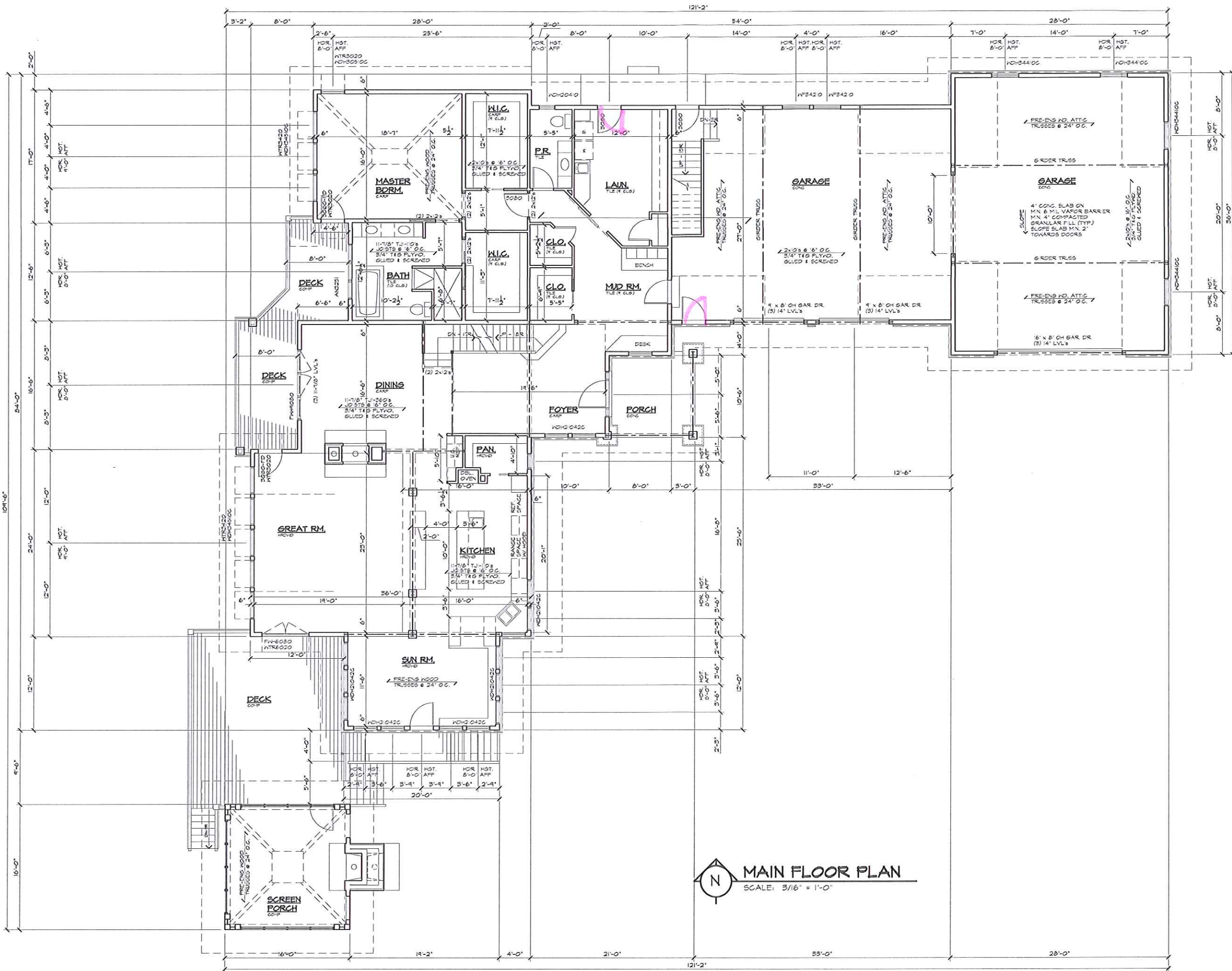
DATE
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SHT. TITLE
**FINISHED
 BASEMENT
 PLAN**

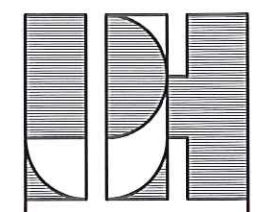
SHT. NO.
A-2A

JOB NO.
1409

**FINISHED
 BASEMENT PLAN**
 SCALE: 1/4" = 1'-0"



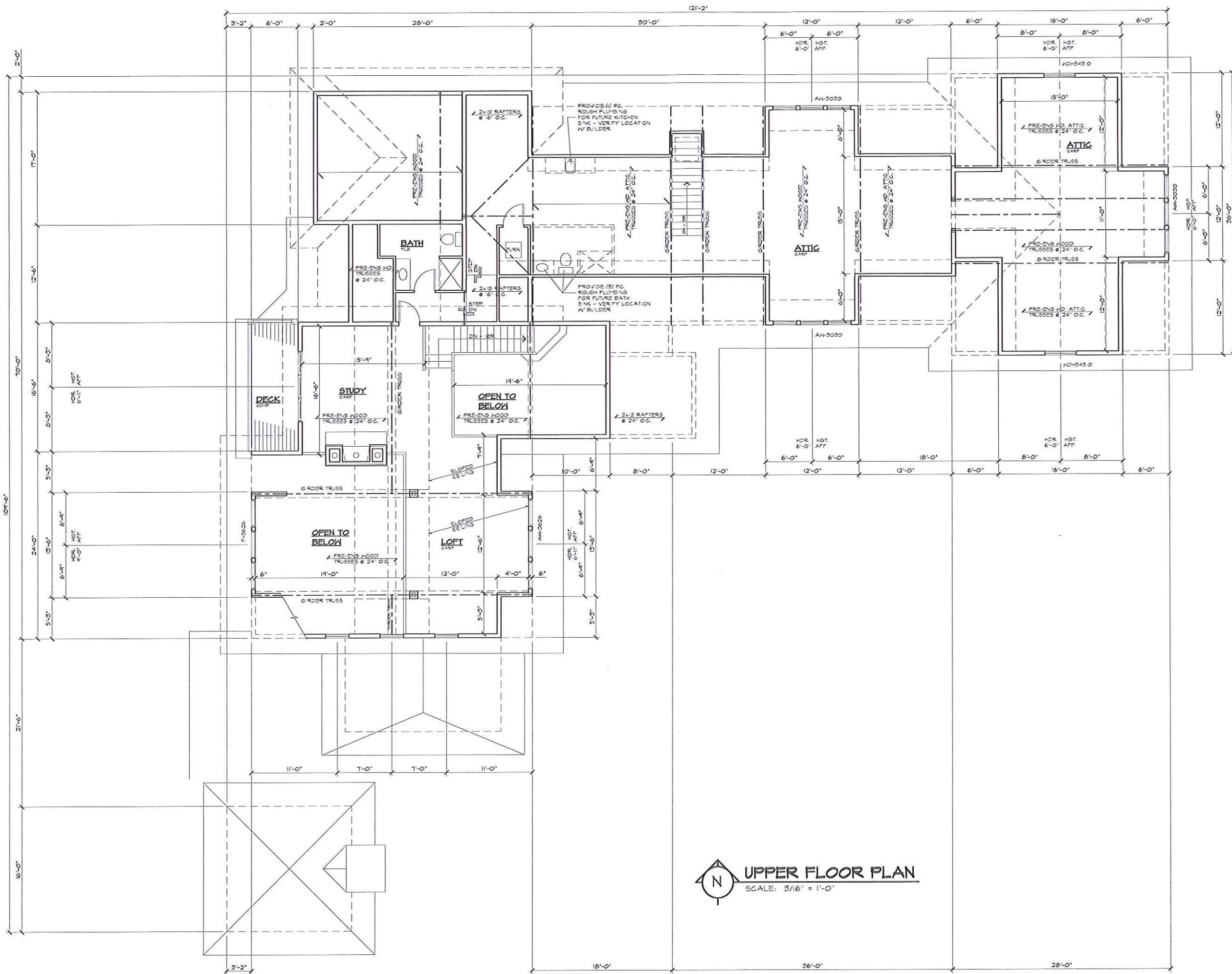
MAIN FLOOR PLAN
 SCALE: 3/16" = 1'-0"



ARCHITECT
PHILIP J. HILL
 3265 THEODORE E.
 WIXOM, MICHIGAN 48393
 (248) 960-4923 PH/FAX

TONY VAN OYEN BUILDER, INC.
 719 SOUTH LAFAYETTE
 SOUTH LYON, MI 48178
 (248) 437-0261
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DATE ISSUED APRIL 22, 2014
REVISIONS
SHT. TITLE MAIN FLOOR PLAN
SHT. NO. A-3
JOB NO. 1409



ARCHITECT

PHILIP J. HILL
 3265 THEODORE E.
 WIXOM, MICHIGAN 48393
 (248) 960-4923 PH/FAX

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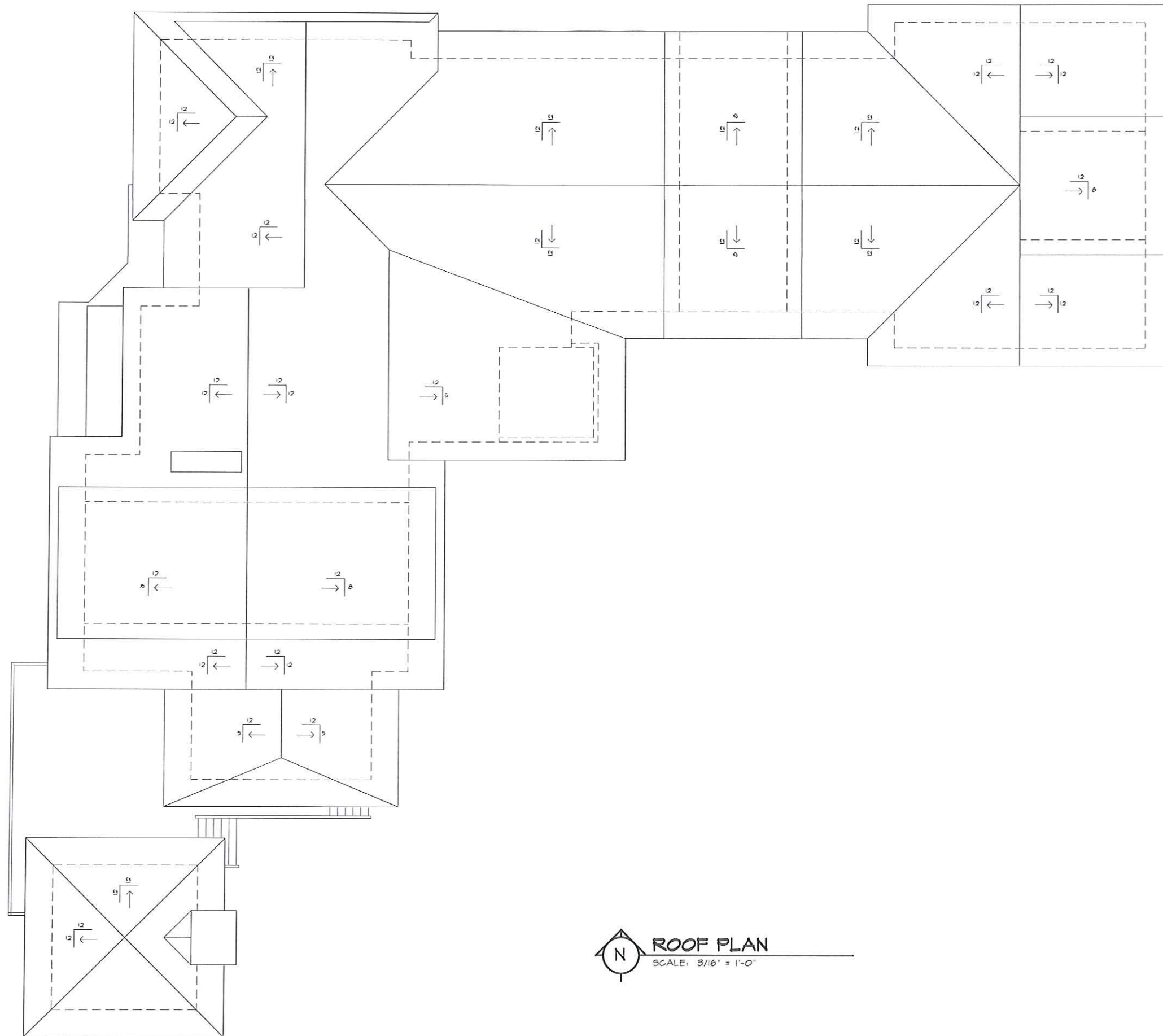
719 SOUTH LAFAYETTE
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 (248) 437-0261
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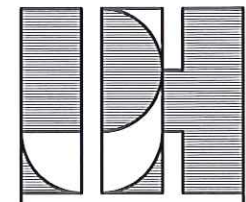
SHT. TITLE
UPPER FLOOR PLAN

SHT. NO.
A-4

JOB NO.
1409




ROOF PLAN
 SCALE: 3/16" = 1'-0"



ARCHITECT

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 3265 THEODORE E.
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 (248) 960-4923 PH/FAX

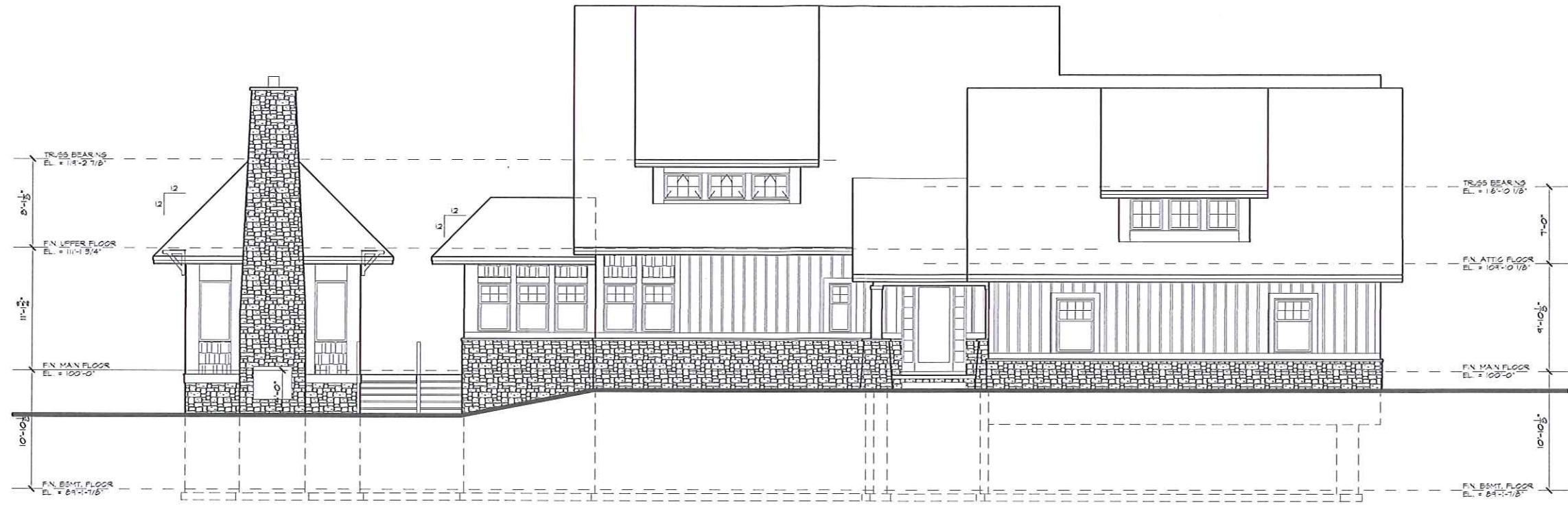
TONY VAN OYEN BUILDER, INC.
 719 SOUTH LAFAYETTE
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 (248) 437-0261
 FITZGER RESIDENCE
 3689 DORR RD., GENOA TWP., LIVINGSTON CTY.

DATE
 ISSUED APRIL 22, 2014
 REVISIONS

SHT. TITLE
ROOF PLAN

SHT. NO.
A-5

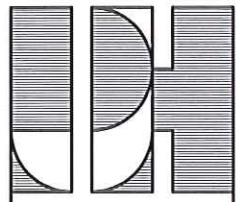
JOB NO.
1409



⊕ EAST ELEVATION
A-2 SCALE: 3/16" = 1'-0"



⊕ WEST ELEVATION
A-2 SCALE: 3/16" = 1'-0"



ARCHITECT

PHILIP J. HILL
3265 THEODORE E.
WIXOM, MICHIGAN 48393
(248) 960-4923 PH/FAX

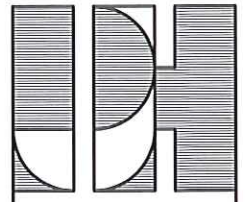
TONY VAN OYEN BUILDER, INC.
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(248) 437-0261
PITZER RESIDENCE
3689 DORR RD., GENOA TWP., LIVINGSTON CTY.

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ISSUED APRIL 22, 2014
REVISIONS

SHT. TITLE
BUILDING
ELEVATIONS

SHT. NO.
A-6

JOB NO.
1409



ARCHITECT

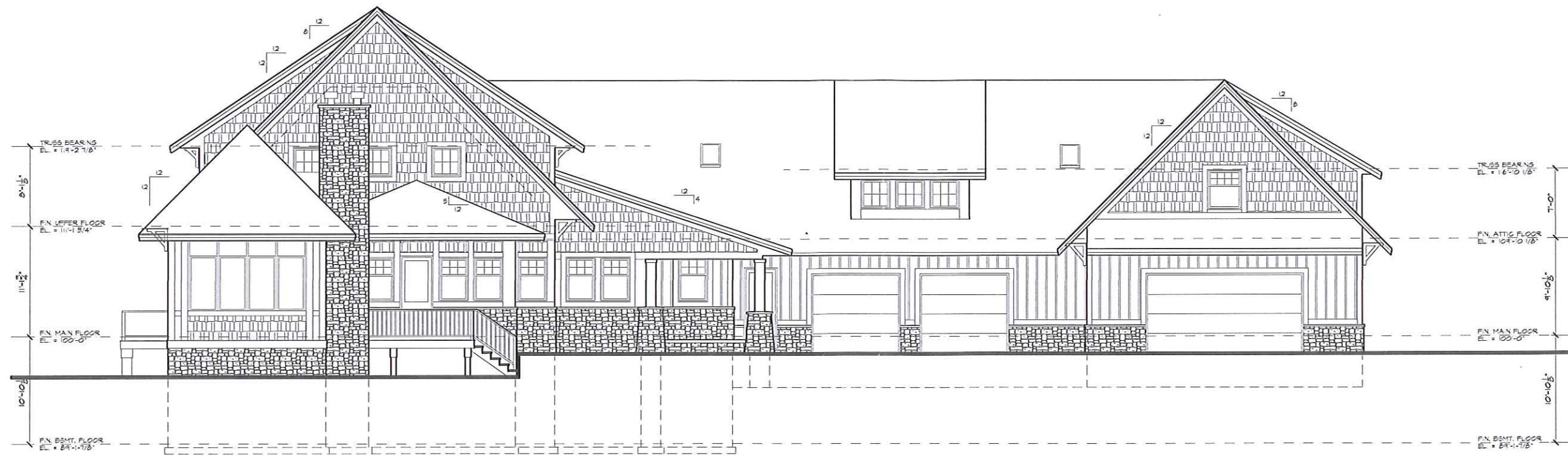
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3265 THEODORE E.
WIXOM, MICHIGAN 48393
(248) 960-4923 PH/FA

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719 SOUTH LAFAYETTE
SOUTH LYON, MI 48178
(248) 437-0261
PITZER RESIDENCE
3689 DORR RD., GENOA TWP., LIVINGSTON CTY.

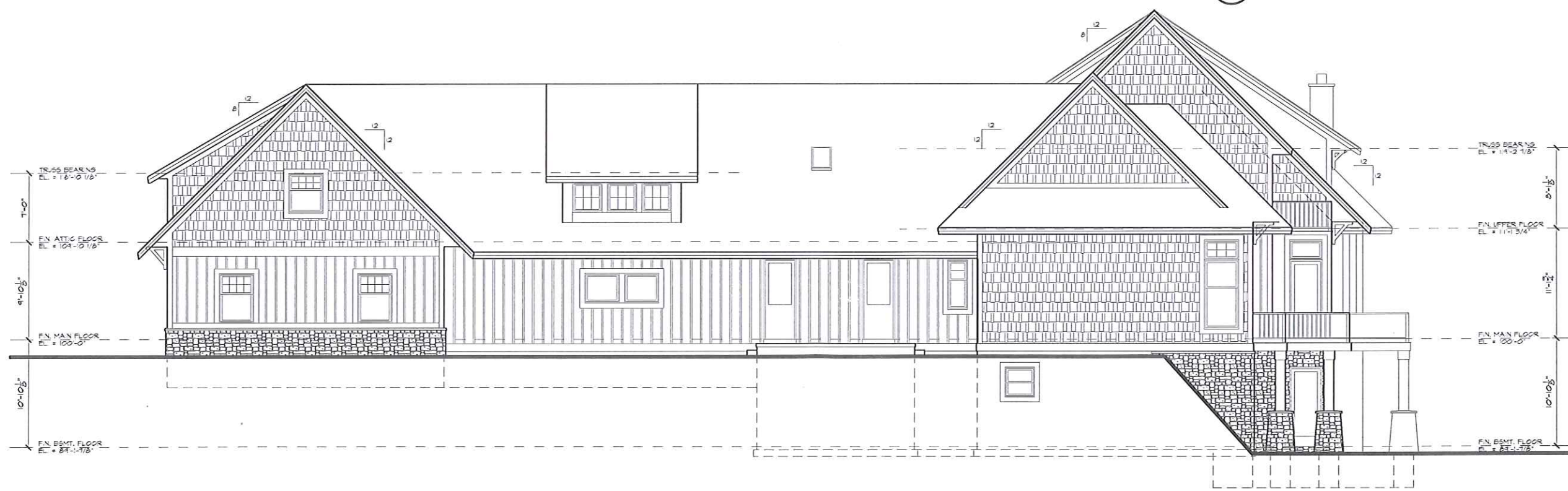
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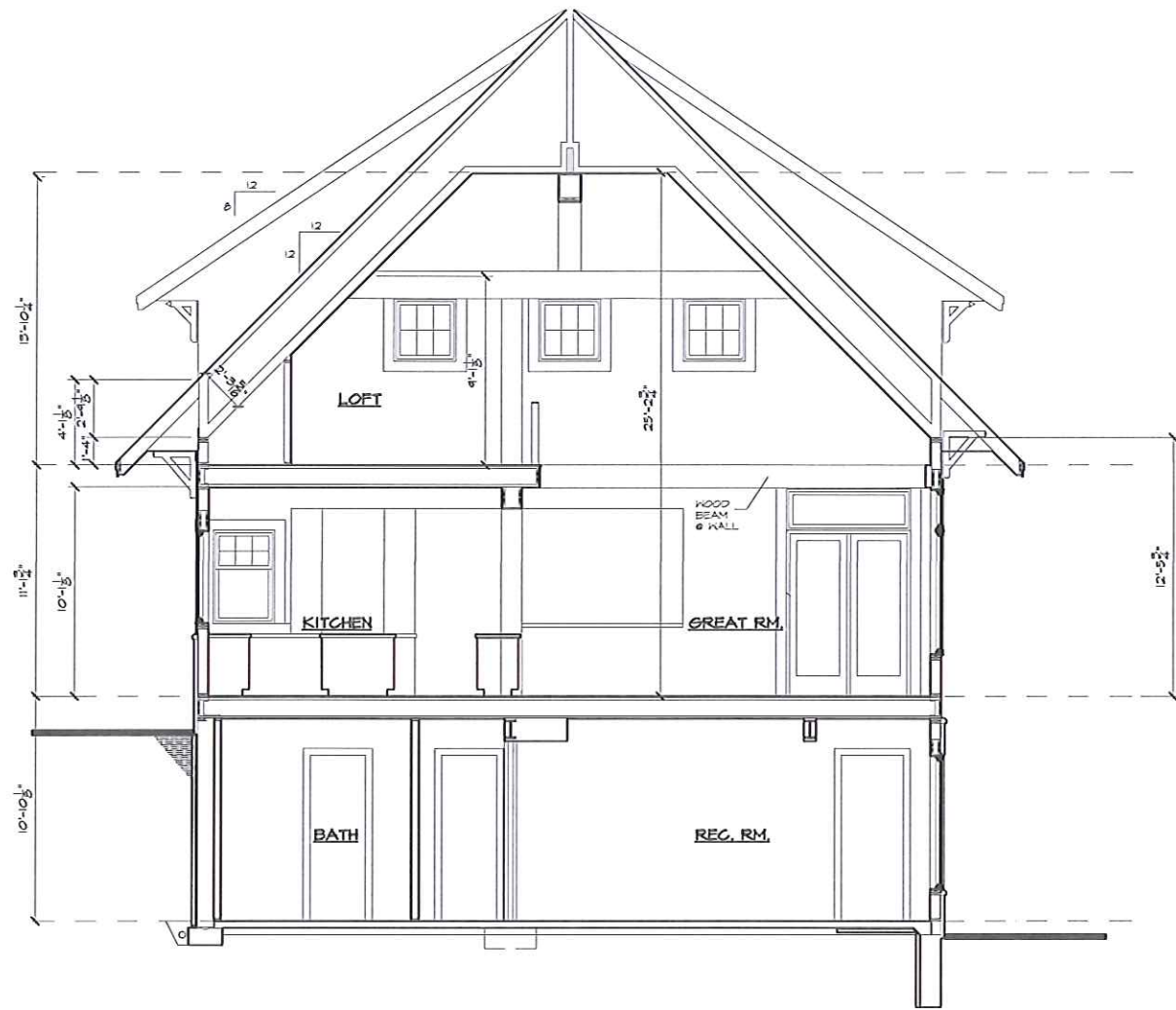
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A-7
JOB NO.
1409



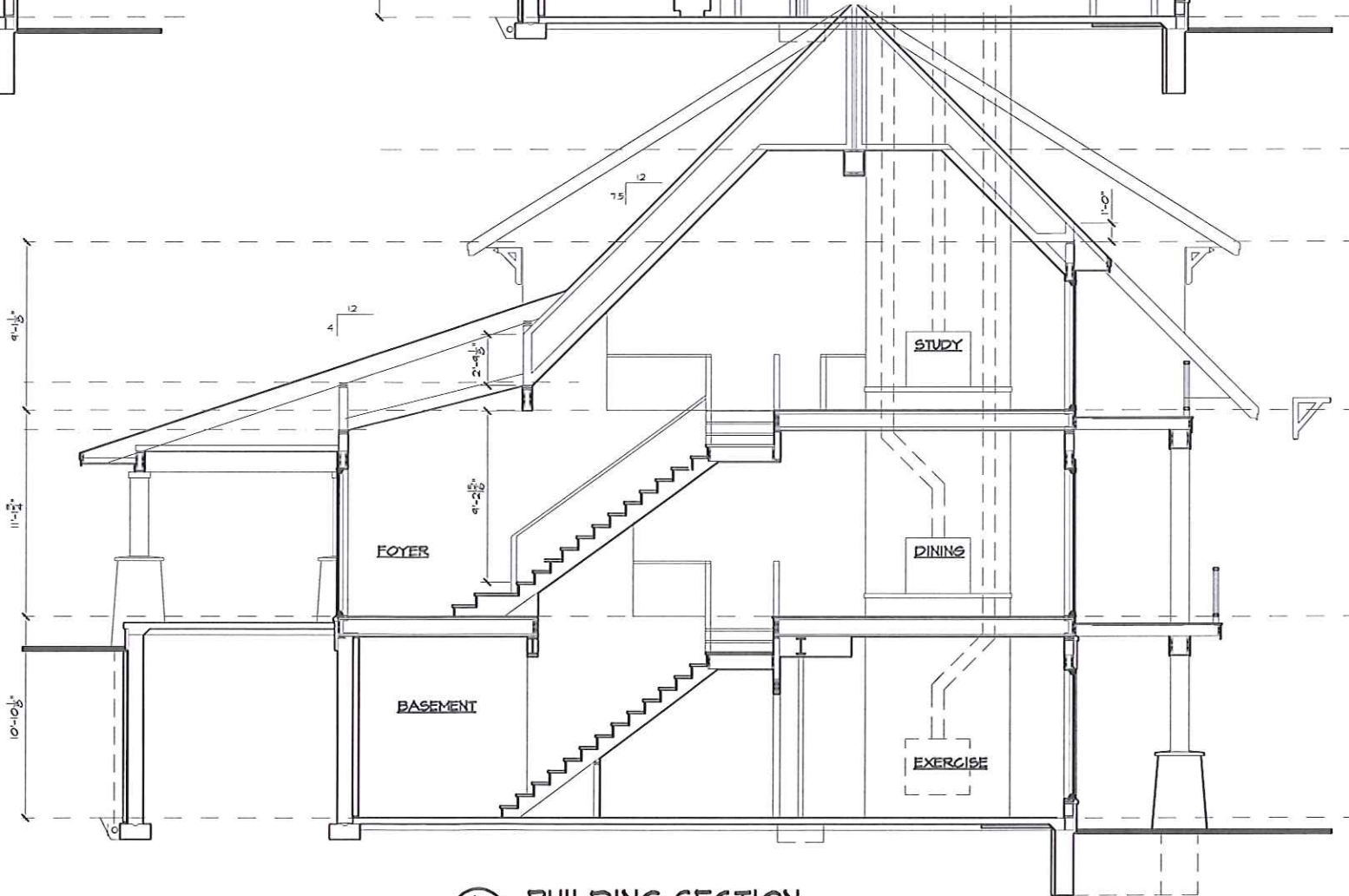
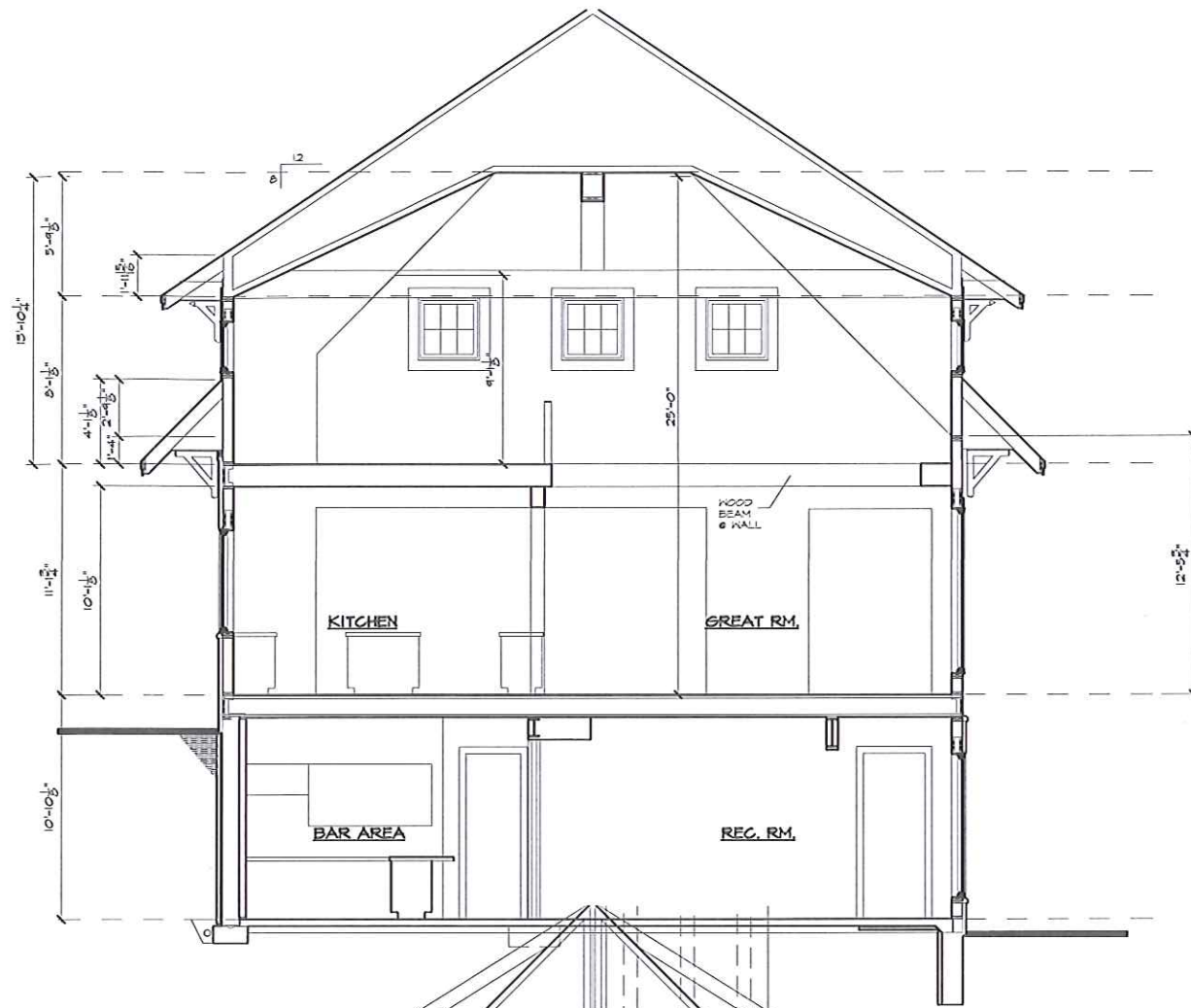
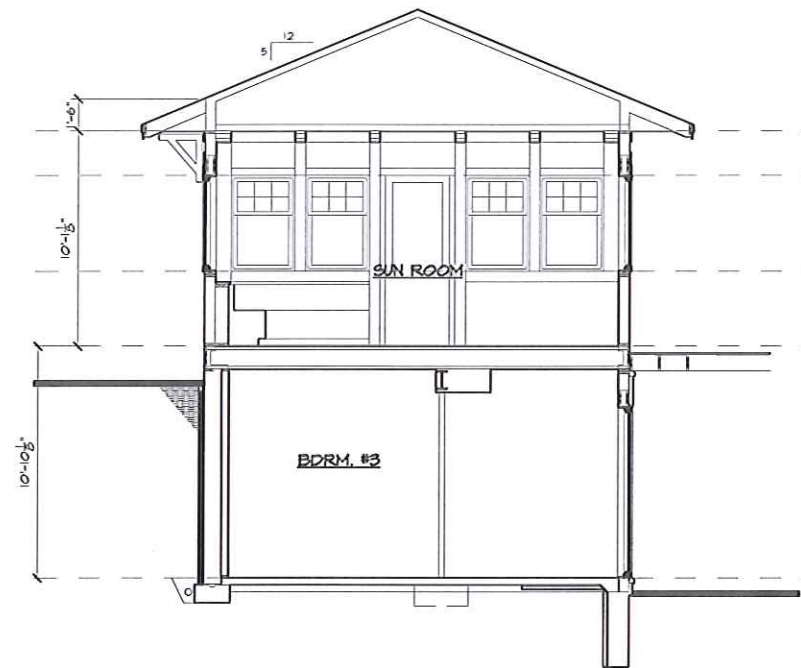
1 SOUTH ELEVATION
A-2 SCALE: 3/16" = 1'-0"



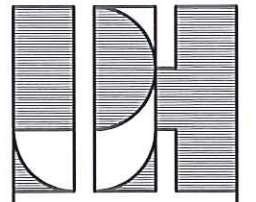
1 NORTH ELEVATION
A-2 SCALE: 3/16" = 1'-0"



BUILDING SECTION
A-2 SCALE: 1/4" = 1'-0"



BUILDING SECTION
A-2 SCALE: 1/4" = 1'-0"



ARCHITECT

PHILIP J. HILL
3265 THEODORE E.
WIXOM, MICHIGAN 48393
(248) 960-4923 PH/FAX

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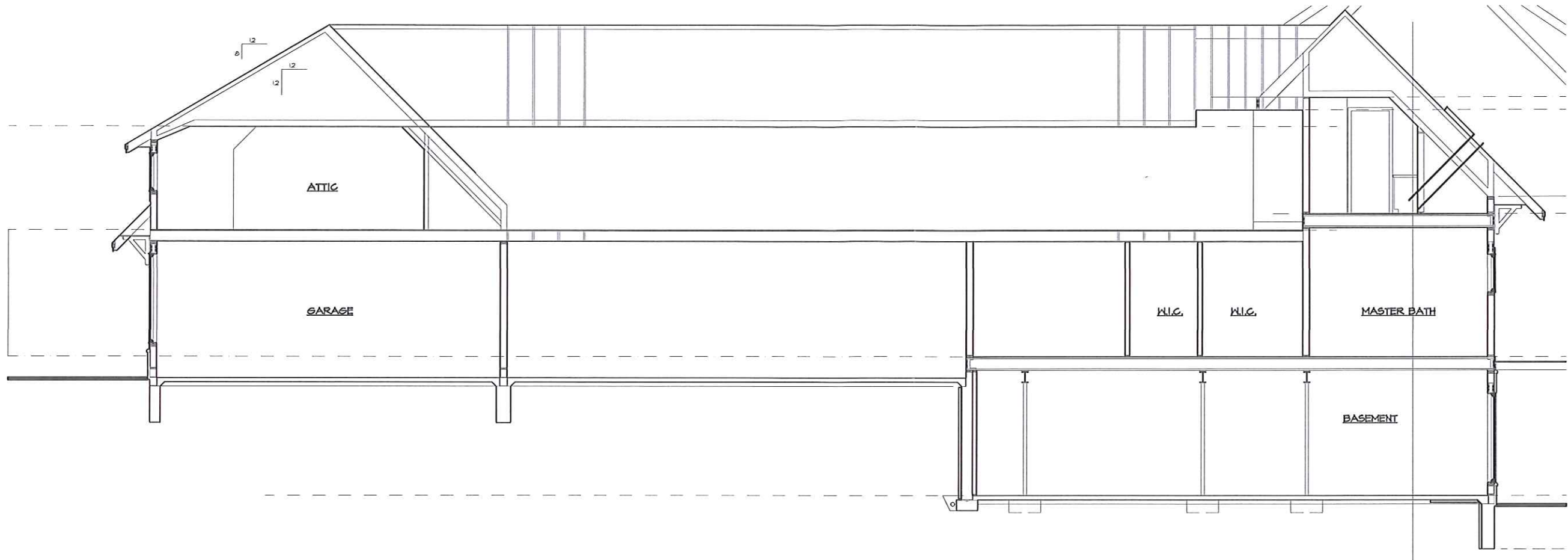
719 SOUTH LAFAYETTE
SOUTH LYON, MI 48178
(248) 437-0261

PITZER RESIDENCE
3689 DORR RD., GENOA TWP., LIVINGSTON CTY.

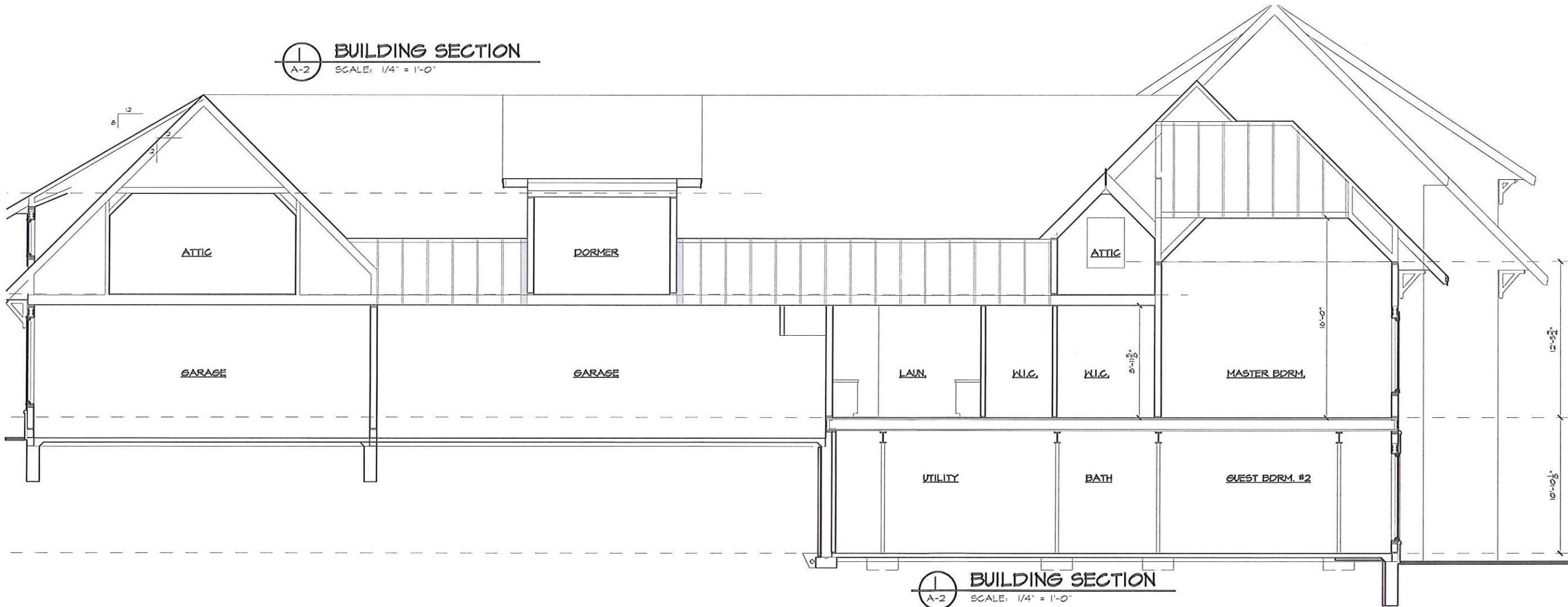
DATE
ISSUED APRIL 22, 2014
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SHT. TITLE
BUILDING SECTIONS

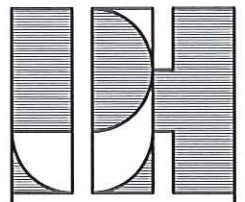
SHT. NO.
A-8
JOB NO.
1409



BUILDING SECTION
A-2 SCALE: 1/4" = 1'-0"



BUILDING SECTION
A-2 SCALE: 1/4" = 1'-0"



ARCHITECT

PHILIP J. HILL
3265 THEODORE E.
WIXOM, MICHIGAN 48393
(248) 960-4923 PH/FAX

TONY VAN OYEN BUILDER, INC.

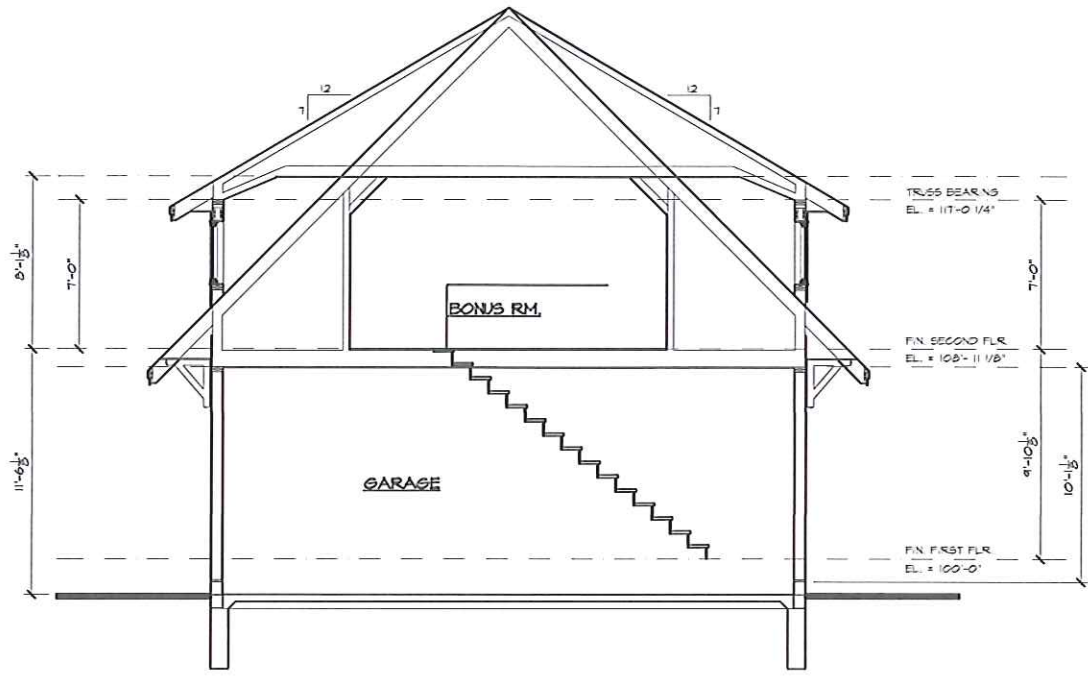
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SOUTH LYON, MI 48178
(248) 437-0261
PITZER RESIDENCE
3689 DORR RD., GENOA TWP., LIVINGSTON CTY.

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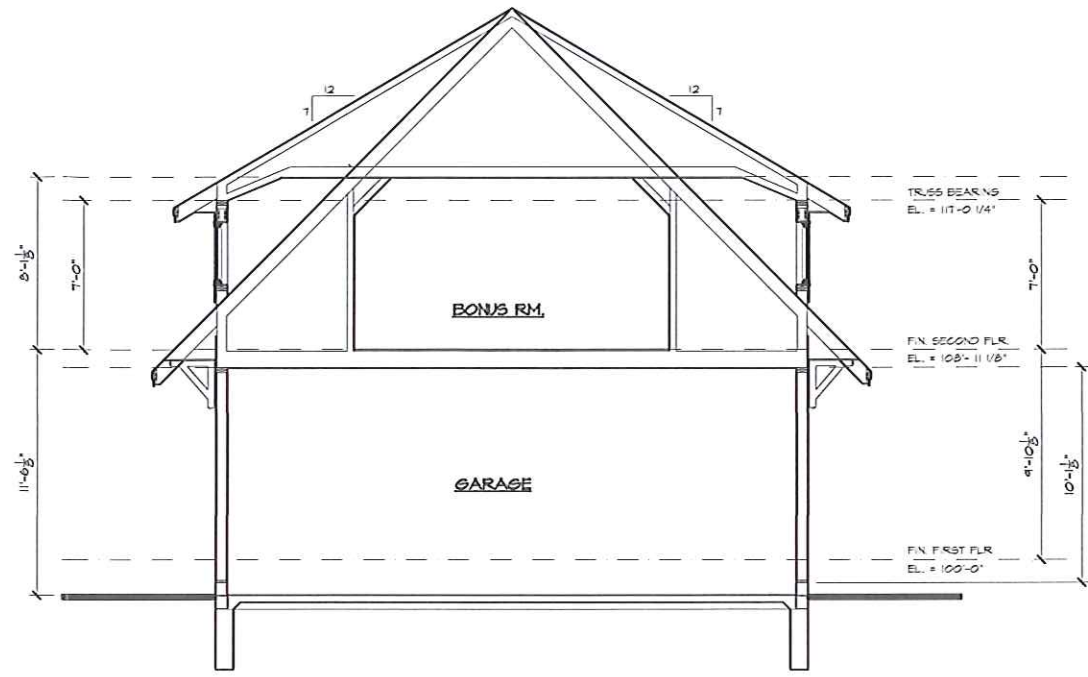
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BUILDING SECTIONS

SHT. NO.
A-9

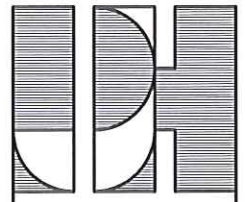
JOB NO.
1409



⊕ BUILDING SECTION
A-2 SCALE: 1/4" = 1'-0"



⊕ BUILDING SECTION
A-2 SCALE: 1/4" = 1'-0"



ARCHITECT

PHILIP J. HILL
3265 THEODORE E.
WIXOM, MICHIGAN 48393
(248) 960-4923 PH/FAX

TONY VAN OYEN BUILDER, INC.

719 SOUTH LAFAYETTE
SOUTH LYON, MI 48178
(248) 437-0261
PITZER RESIDENCE
3689 DORR RD., GENOA TWP., LIVINGSTON CTY.

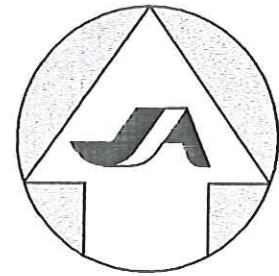
DATE
ISSUED APRIL 22, 2014
REVISIONS

SHT. TITLE
BUILDING SECTIONS

SHT. NO.
A-10

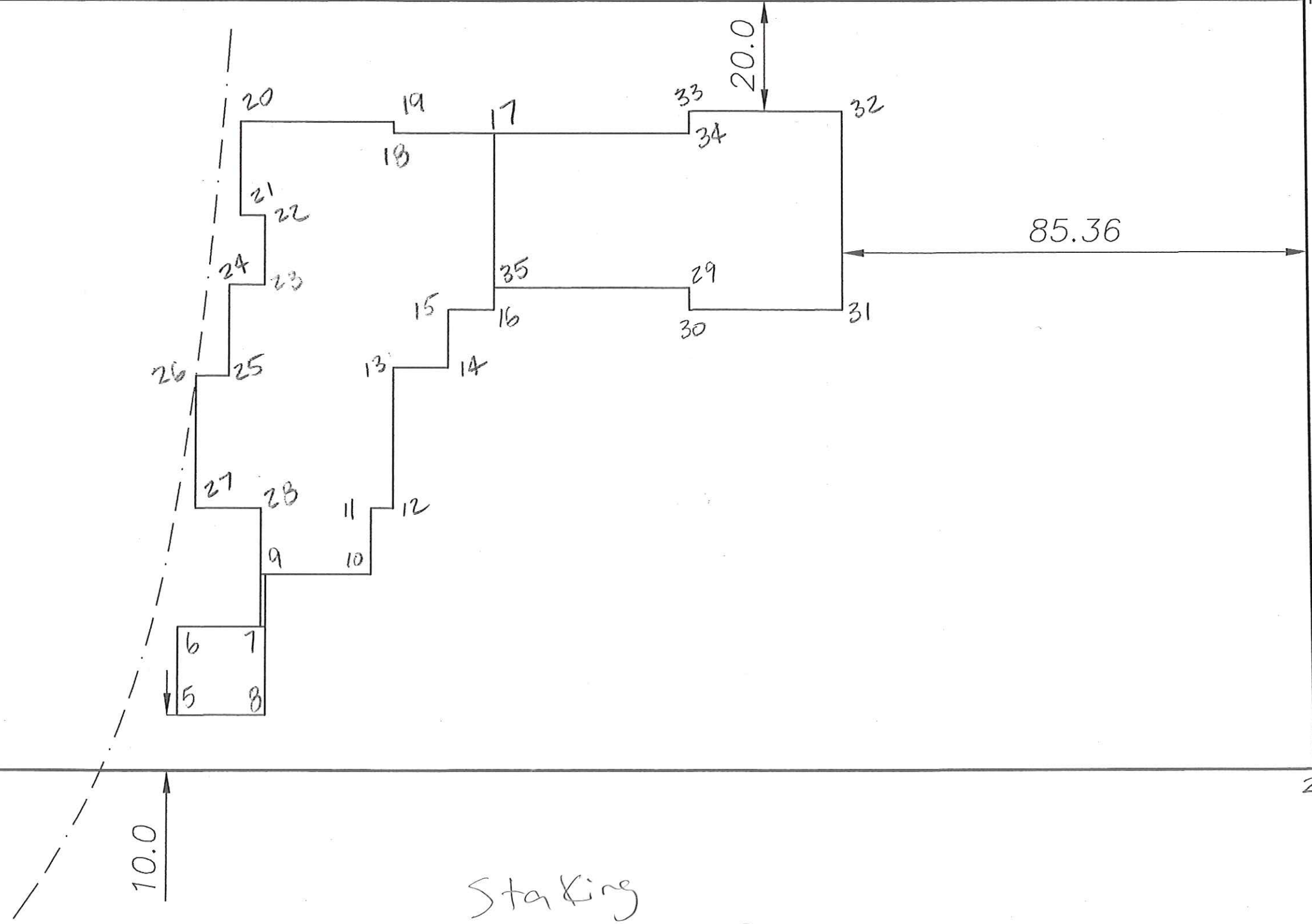
JOB NO.
1409

A



3

2



Staking
Reference

3680 Dorr Rd Area Map



1 inch = 340 feet

* All Measurements are Approximate,
Parcel Boundaries are Approximate.
This is not a survey.
Source: Livingston County GIS Department
Please note that parcel boundaries are not exact.

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

04/28/2014 11:24 AM

Parcel:	4711-22-400-030	Current Class:	402.402 RESIDENTIAL-VACANT
Owner's Name:	PITZER JAN & ANNE	Previous Class:	402.402 RESIDENTIAL-VACANT
Property Address:	3680 DORR RD BRIGHTON, MI 48116	Gov. Unit:	4711 GENOA CHARTER TOWNSHIP
		MAP #	14-10
		School:	47010 BRIGHTON
		Neighborhood:	4306 4306 TRI LAKES LAKE FRONT
Liber/Page:	2013R-014174	Created:	01/09/2013
Split:	01/09/2013	Active:	Active
Public Impr.:	None		
Topography:	None		

Mailing Address:

PITZER JAN & ANNE
6261 WINDEMERE POINTE
BRIGHTON MI 48116

Most Recent Sale Information

Sold on 03/22/2013 for 325,000 by FOX, JAMES & KATHRYN.

Terms of Sale: ARMS-LENGTH

Liber/Page: 2013R-014174

Most Recent Permit Information

None Found

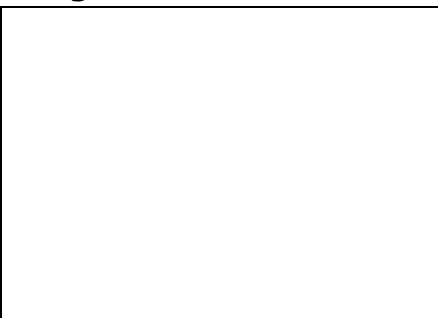
Physical Property Characteristics

2015 S.E.V.:	Tentative	2015 Taxable:	Tentative	Lot Dimensions:	
2014 S.E.V.:	121,500	2014 Taxable:	121,500	Acreage:	1.07
Zoning:	SR	Land Value:	243,000	Frontage:	135.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

None

Image



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
FOX, JAMES & KATHRYN	PITZER JAN & ANNE	325,000	03/22/2013	WD	ARMS-LENGTH	2013R-014174	BUYER	100.0		
Property Address		Class: 402 RESIDENTIAL-VA		Zoning: SR		Building Permit(s)		Date	Number	Status
3680 DORR RD		School: BRIGHTON								
Owner's Name/Address		P.R.E. 0%								
PITZER JAN & ANNE 6261 WINDEMERE POINTE BRIGHTON MI 48116		MAP #: 14-10								
Tax Description		2015 Est TCV Tentative								
SEC 22 T2N R5E COMM AT E 1/4 COR TH S00*18'15"E 1302.38 FT TH S89*59'37"W 1363.26 FT TH S00*18'15"E 33.01 FT TH S89*59'37"W 298.15 FT FOR POB TH S89*59'37"W 335 FT TH N00*00'23"W 139.50 FT TH N89*59'37"E 335 FT TH S00*00'23"E 139.50 FT TO POB CONT 1.07 AC M/L PARCEL #1 SPLIT/COMBINED ON 01/09/2013 FROM 4711-22-400-025; INTO 4711-22-400-030 AND 4711-22-400-031		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 00019.CROOKED LAKE HEIGHTS						
Comments/Influences		Topography of Site								
Split/Comb. on 01/09/2013 completed 01/09/2013 Duffy ; Parent Parcel(s): 4711-22-400-025; Child Parcel(s): 4711-22-400-030, 4711-22-400-031; -----		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2015	Tentative	Tentative	Tentative			Tentative
				2014	121,500	0	121,500			121,500S
				2013	121,500	0	121,500			95,612C
				2012	0	0	0			0

*** Information herein deemed reliable but not guaranteed***