

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
June 17, 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. 14-09... A request by Kelly Cadegan, 652 S. Hughes Road, for a side yard setback variance to construct a detached accessory building.
2. 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.
3. 14-15 ... A request by Kristinne Horvath, 3682 Beattie Road, for a variance from the maximum allowable building height of an accessory building to construct a detached accessory building.
4. 14-16 ... A request by NorthRidge Church, 7555 Brighton Road, for a variance to install a wall sign in a single family residential zoning district.
5. 14-17 ... A request by Tim Chouinard, 824 Pathway, for side yard setback variance, front yard setback variance and shoreline setback variance to construct an addition to the existing house.
6. 14-18 ... A request by Brad Rondeau, 6919 W. Grand River, for a variance from the required wetland setback to construct a patio and walkway.

Administrative Business:

1. Approval of minutes for the May 20, 2014 Zoning Board of Appeals meeting.
2. 2013 Annual Report Executive Summary
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
June 17, 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 June 17, 2014 regular meeting:

1. 14-15 ... A request by Kristinne Horvath, 3682 Beattie Road, for a variance from the maximum allowable building height of an accessory building to construct a detached accessory building.
2. 14-16 ... A request by NorthRidge Church, 7555 Brighton Road, for a variance to install a wall sign in a single family residential zoning district.
3. 14-17 ... A request by Tim Chouinard, 824 Pathway, for side yard setback variance, front yard setback variance and shoreline setback variance to construct an addition to the existing house.
4. 14-18 ... A request by Brad Rondeau, 6919 W. Grand River, for a variance from the required wetland setback to construct a patio and walkway.

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 6-1-14



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: June 13, 2014
RE: ZBA 14-09

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

Update

The Zoning Board of Appeals has tabled this variance to give the applicant a chance to determine if they could build a garage which complied with the Zoning Ordinance. The Applicant has attached the garage to the house and has found a way to meet the required setbacks. No further action need to be taken on the application other than removing it from the agenda.

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

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 14-14 Meeting Date: 5-20-14

- 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: Tom Secret

Property Address: 4089 Homestead Phone: 248 408-1515

Present Zoning: LRR Tax Code: 28-201-020

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

1. Variance Requested: _____

2. Intended property modifications: Add garage and Raise the roof Bigger Porch

This variance is requested because of the following reasons:

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

b. Other (explain) Non-Conforming set Back side yard

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 3 days before the meeting and remain in place until after the meeting.
- Petitioner (or a Representative) must be present at the meeting

Date: 4-25-14

Signature: Richard A. Napier

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
June 17, 2014
CASE #14-14

PROPERTY LOCATION: 4089 Homestead

PETITIONER: Tom Secrest

ZONING: LRR (Lake Resort Residential)

WELL AND SEPTIC INFO: Public Sewer & Well

PETITIONERS REQUEST: 9' Side Yard Setback Variance, 22' Front Yard Setback Variance

CODE REFERENCE: Table 3.04.01

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Rear	Height	Shoreline Setback
Setbacks for Zoning	35'	10'	10'	N/A	25	N/A
Setbacks Requested	13'	1'	13'	N/A	20	N/A
Variance Amount	22'	9'	N/A	N/A	N/A	N/A



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: June 13, 2014
RE: ZBA 14-14

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

STAFF REPORT

File Number: ZBA#14-14

Site Address: 4089 Homestead

Parcel Number: 4711-28-201-020

Parcel Size: 0.17 Acres

Applicant: Tom Secrest, 4089 Homestead, Howell, MI 48843

Property Owner: Same as owner

Information Submitted: Application, site plan, building elevations

Request: Dimensional Variances

Project Description: Applicant is requesting a front yard setback variance and a side yard setback variance to construct an attached garage and second story on an existing home.

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 1955.
- The property is on public sewer and 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 an attached garage and add a second story to the house. In order to do this the applicant will need to obtain a 9' side yard setback variance and a 22' front yard setback variance.

Variance Requests

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

Table 3.04.01: Lake Resort Residential (LRR) Required Front Yard Setback: 35';
Proposed 13'

Table 3.04.01: Lake Resort Residential (LRR) Required Side Yard Setback: 10';
Proposed 1'

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

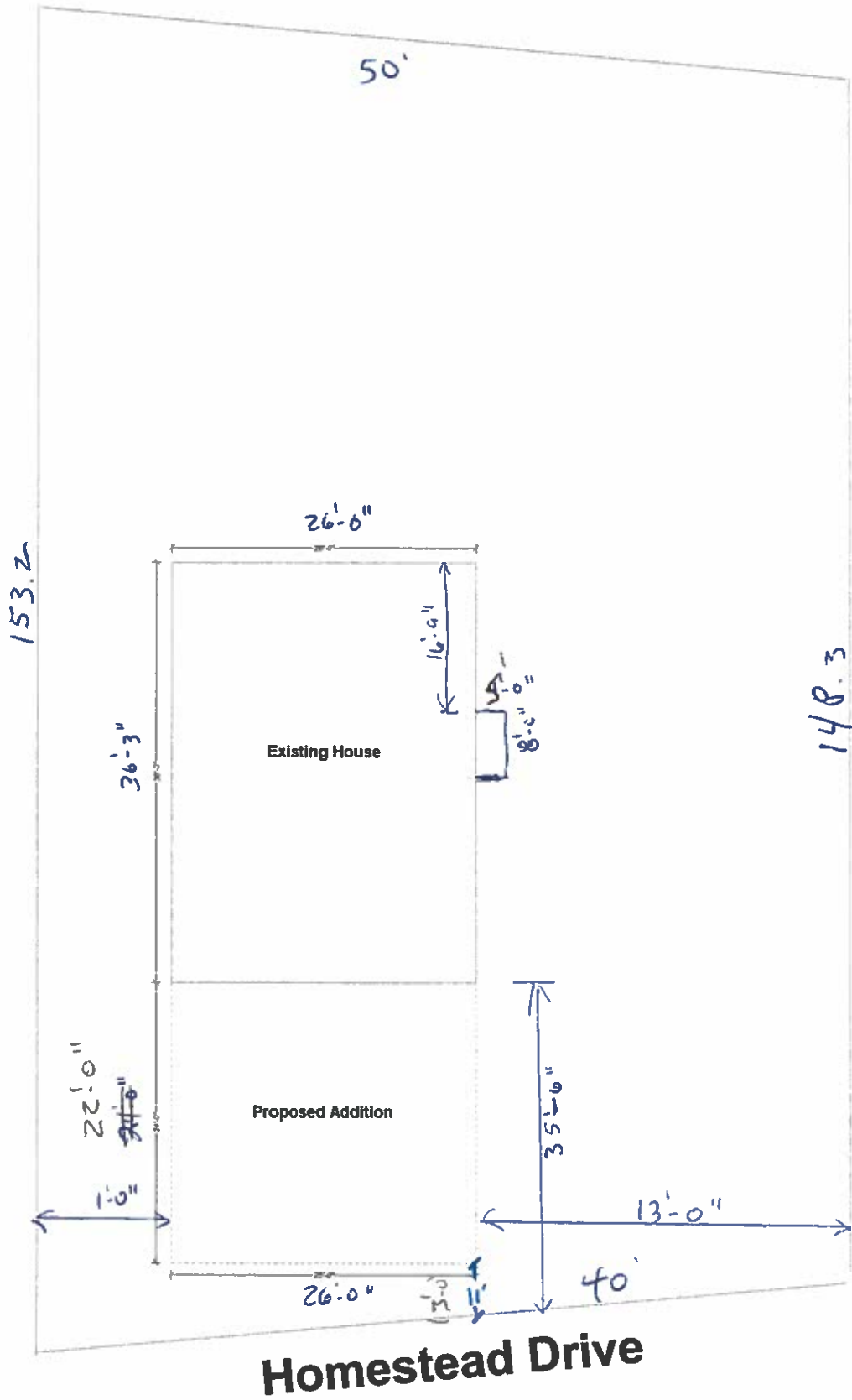
The following are findings based upon the presented materials.

- **Practical Difficulty/Substantial Justice** – Strict compliance with the front yard setback requirement and the side yard setback requirement would prevent the placement of a garage sized accessory building on the property. This is due to the small lot width, the existing location of the house on the property, and the shoreline setback requirement.
- **Extraordinary Circumstances** – The construction of an attached garage would make the property more consistent with those in the vicinity. A variance was granted in April of 2009 for the property to the west for an attached garage with a 4.5' side yard setback variance and 11.4' front yard setback variance. In addition to this there are other properties in the surrounding area with attached garages located in the setback area.
- **Public Safety and Welfare** –The request should not have a detrimental impact on public safety and welfare. The attached garage will provide parking for two (2) vehicles and leave an area approximately 13' X 40' between the front property line and the attached garage for off street parking.
- **Impact on Surrounding Neighborhood** – As it is common for homes to have attached accessory buildings, and homes to be within the front yard setback in this area, I believe that the proposed addition will not create any negative externalities for the surrounding neighborhood.

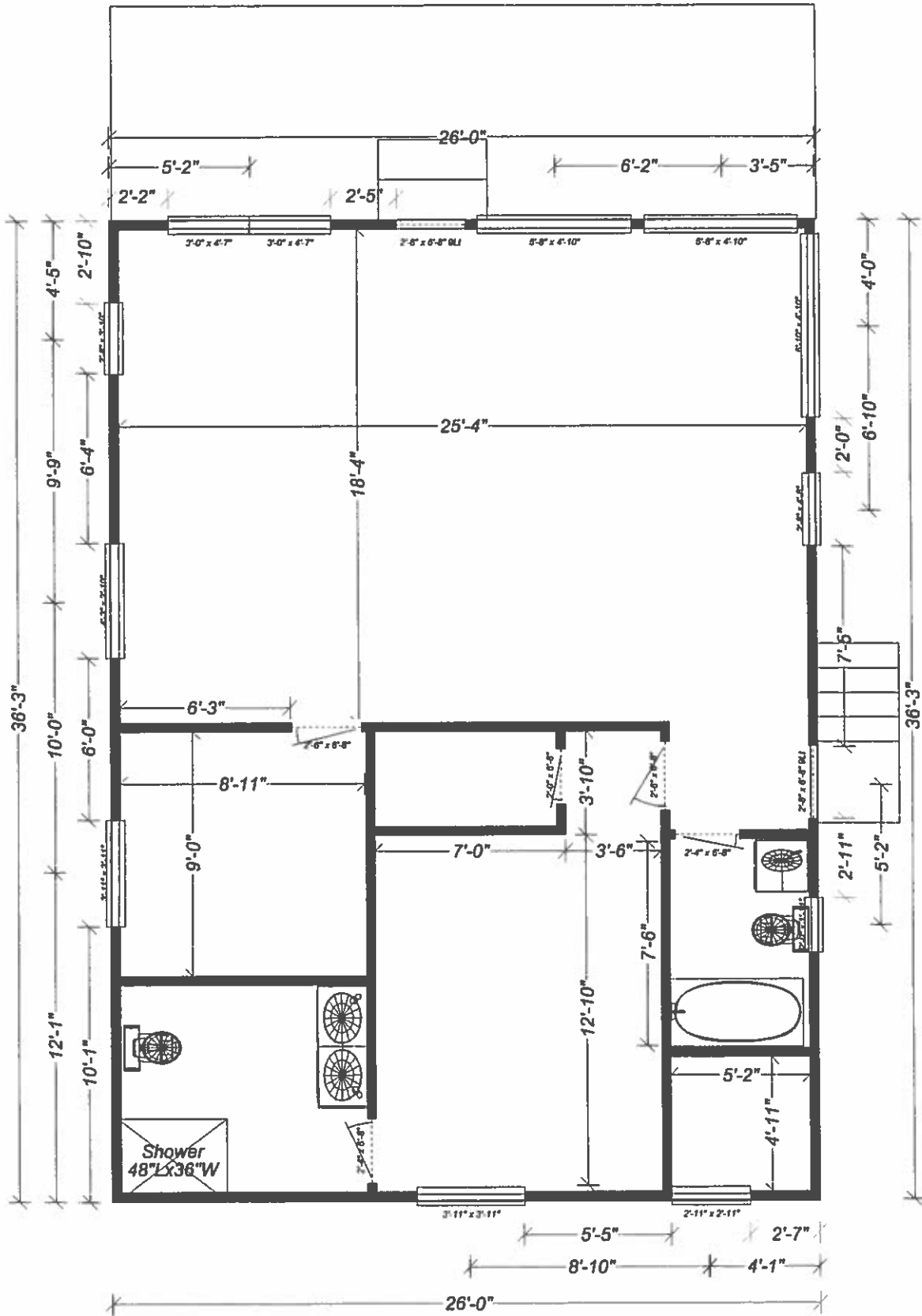
Staff Findings of Fact

1. Strict compliance with the standards in table 3.04.02 with regards to the side yard setback and the front yard setback would prevent the placement of a garage sized accessory building on the property because of the small lot size and narrow lot width.
2. A front yard setback variance and a side yard setback variance was granted in April of 2009 for the neighbor at 4093 Homestead to construct an attached garage that is 11' from the front property line.
3. The need for the variance is due to the small lot size and narrow lot width.
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. The variance leaves sufficient room for off-street parking.
5. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Crooked Lake



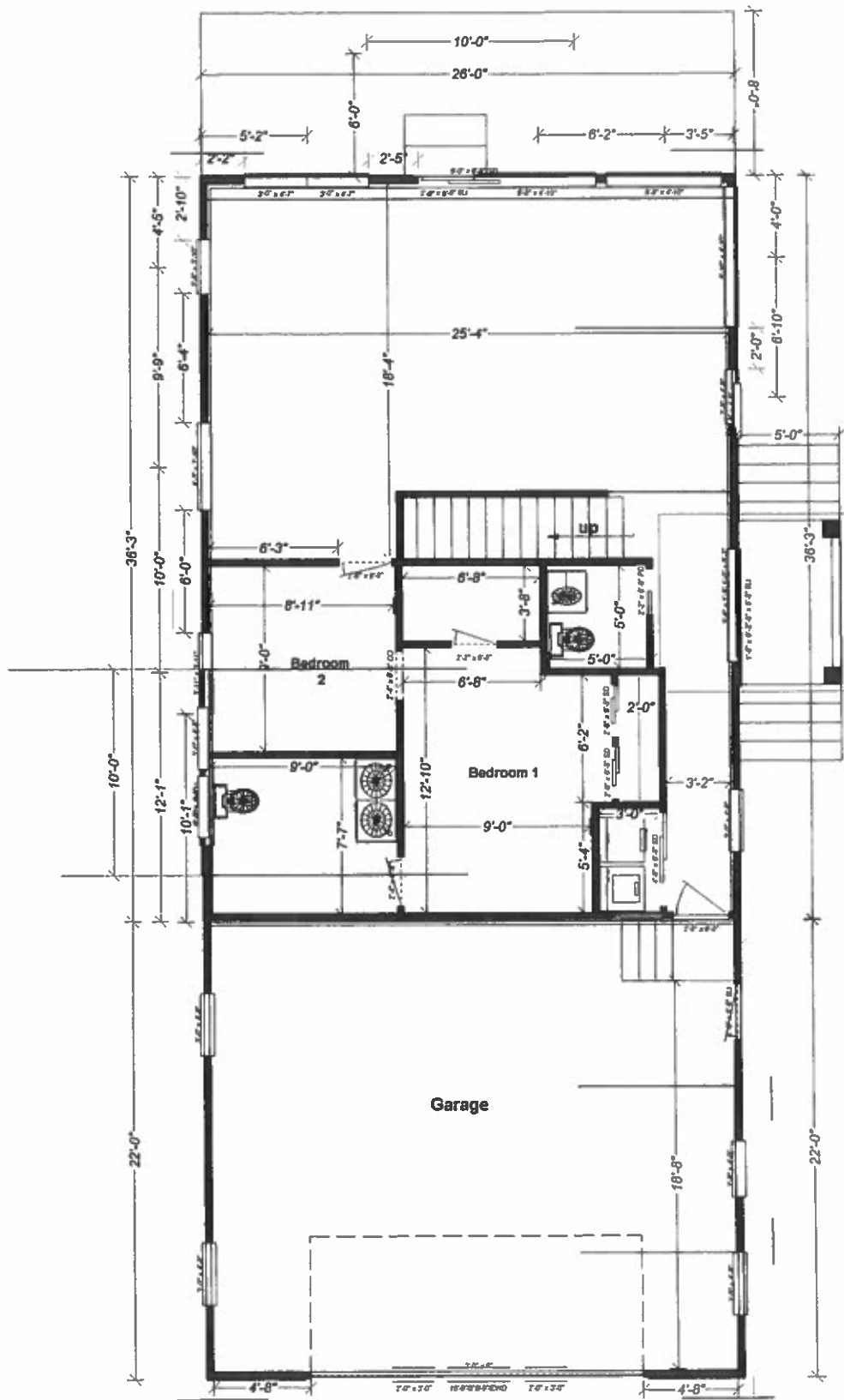
Site Plan



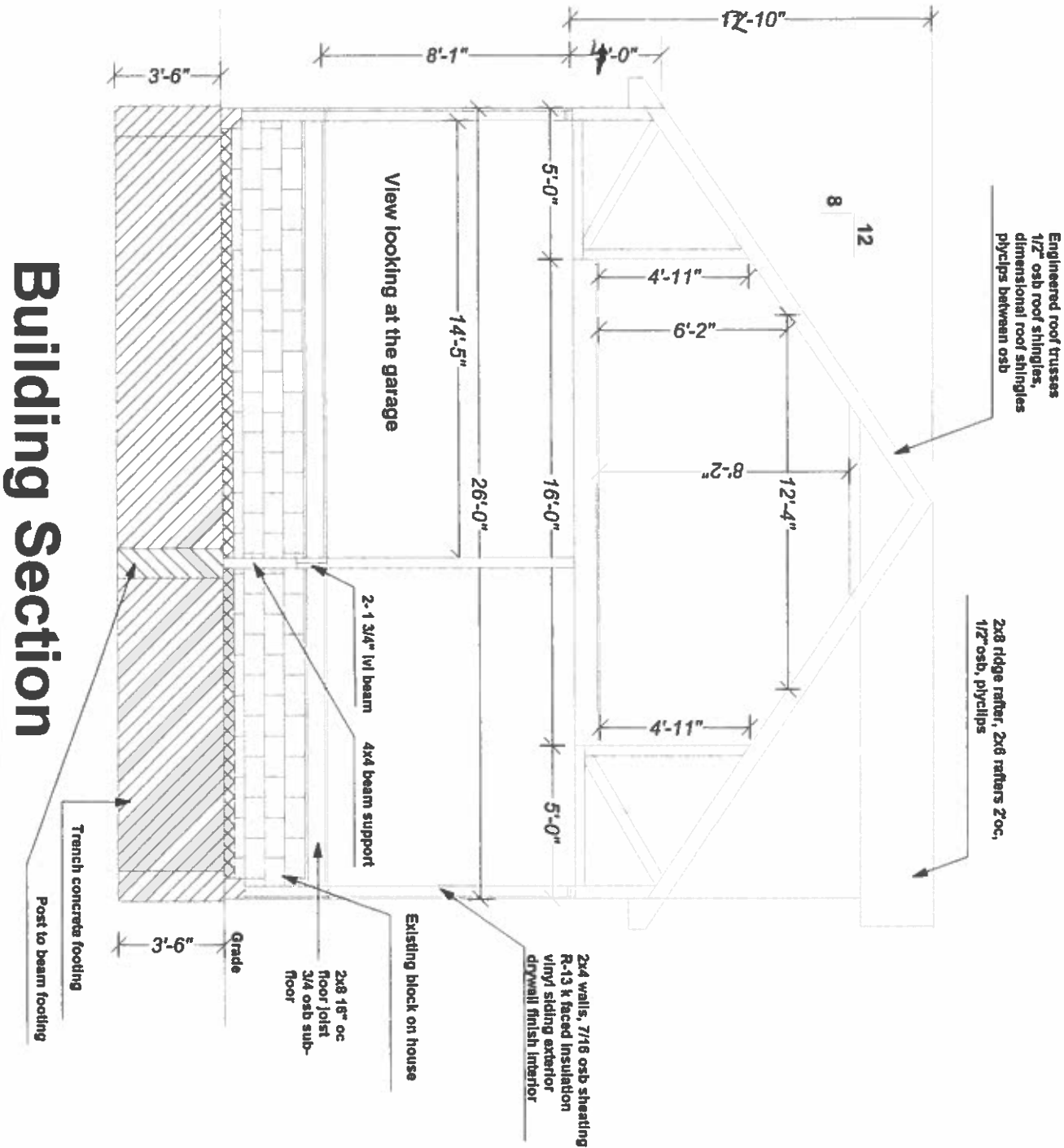
Existing Floor Plan

4089 Homestead / Tom Sechrist

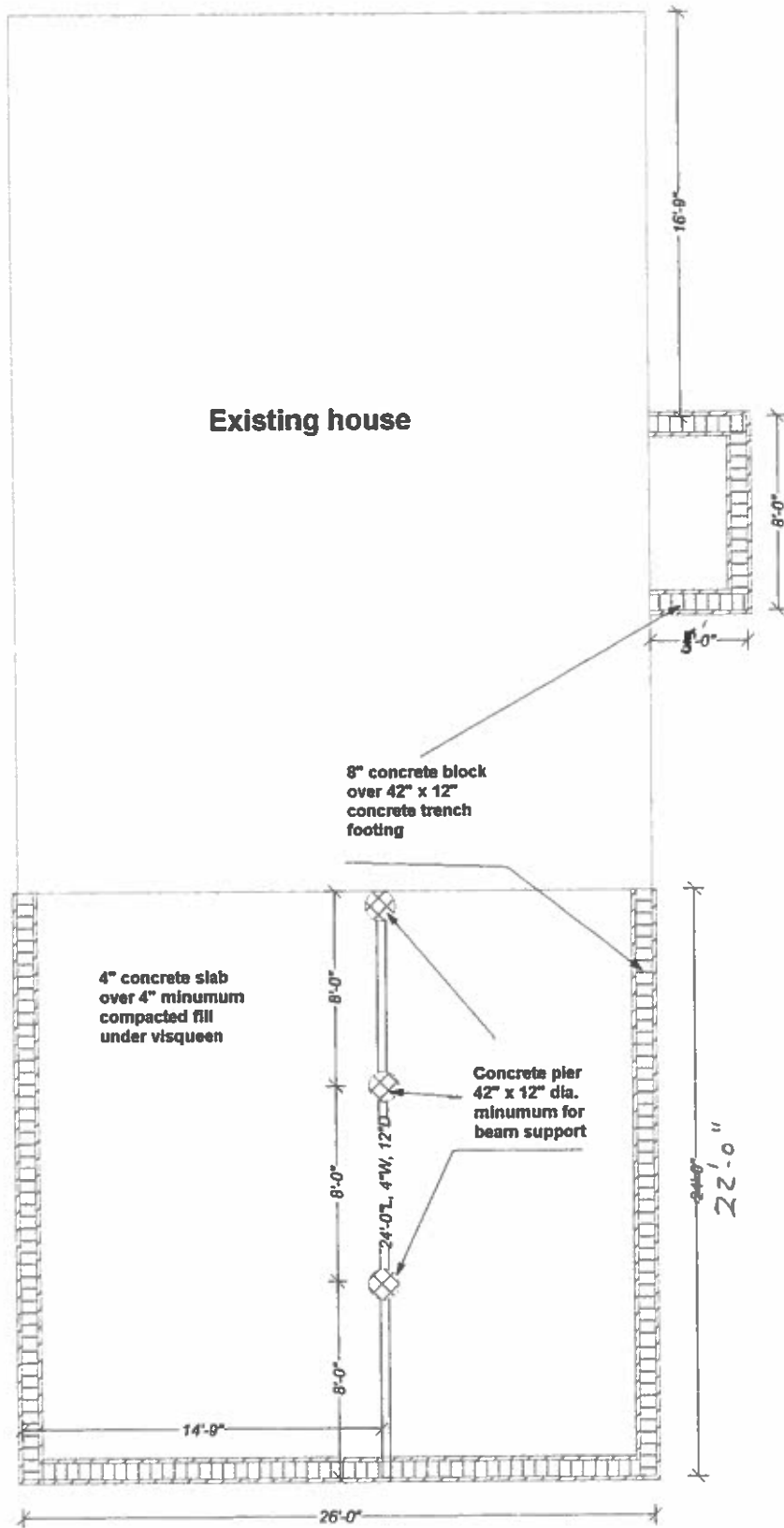
Tom Sechrist



**4089 Homestead / Tom Secret
New Floor Plan / 6-11-14**

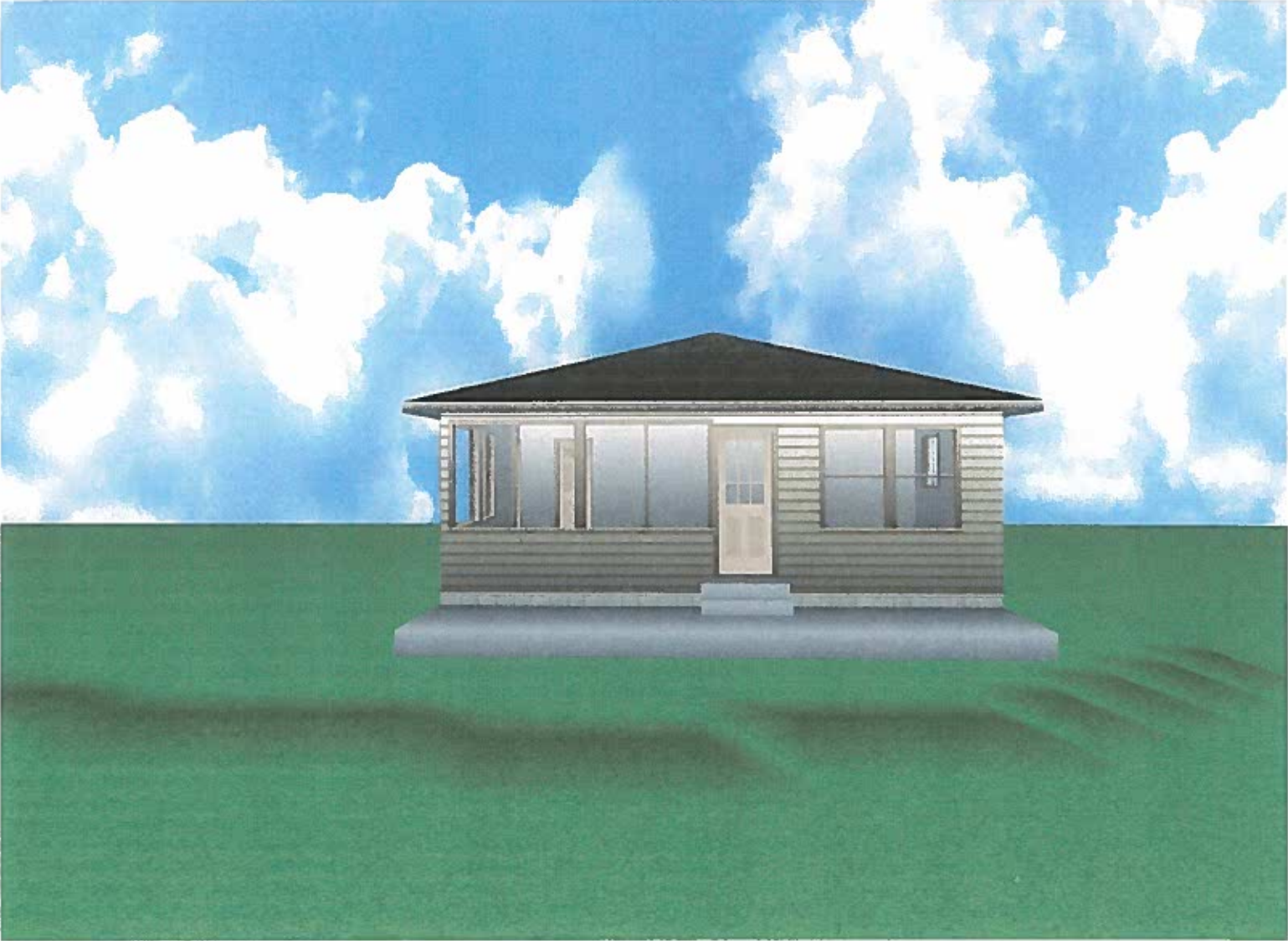


Building Section



Foundation Plan

Existing Front Elevation

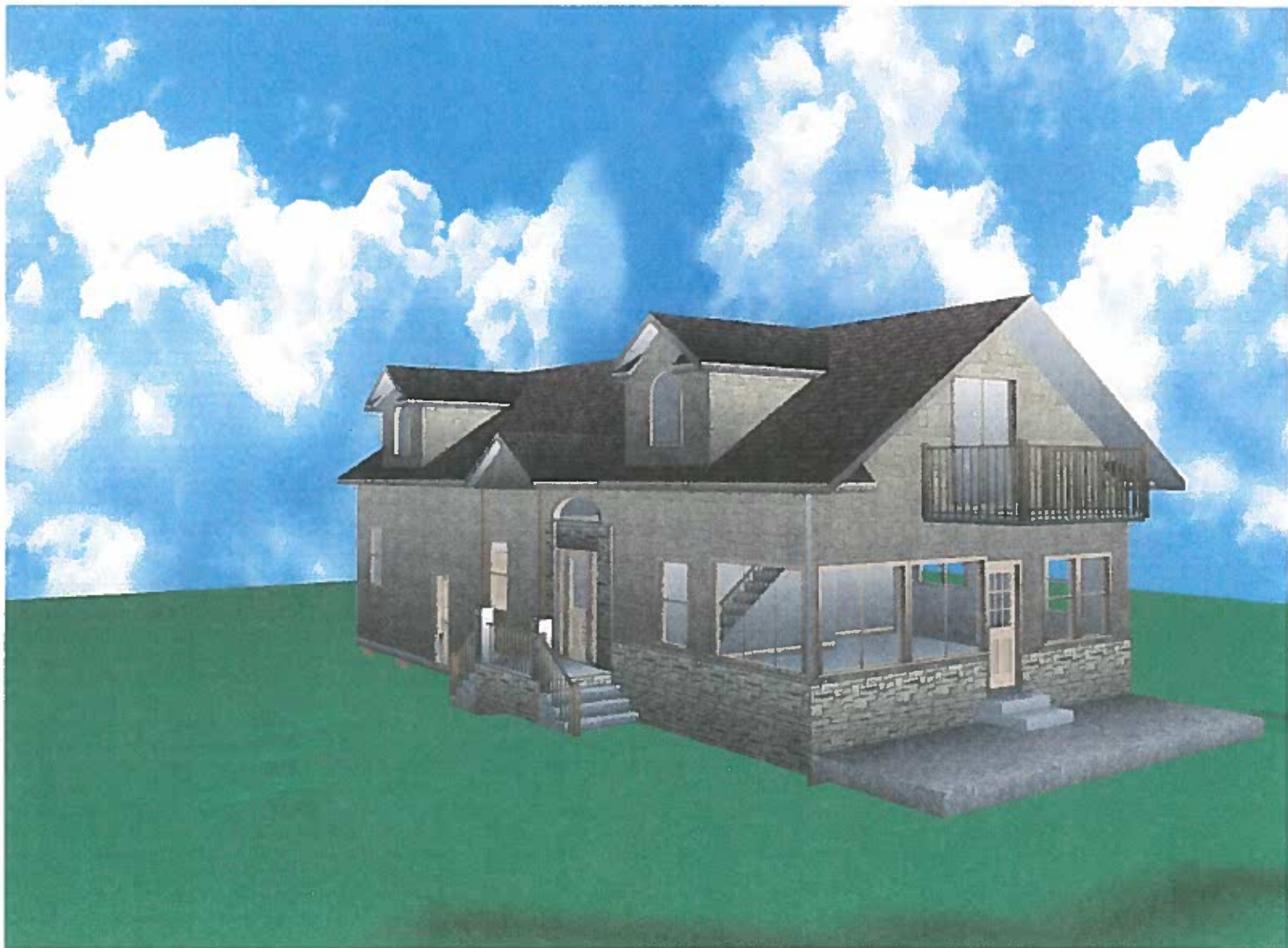


Existing Right Elevation



Right
Front

ELEVATION

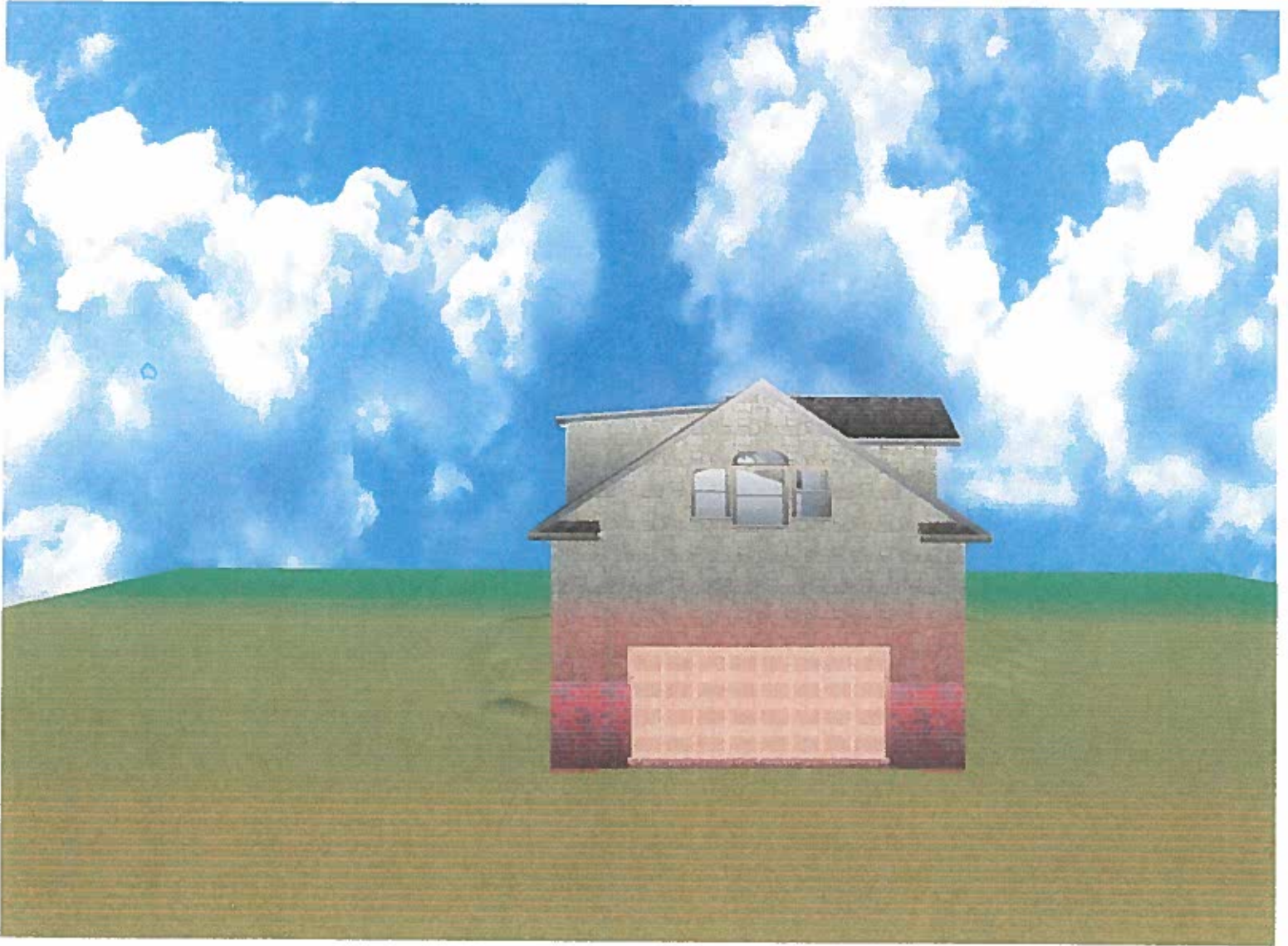


© 2010
ARCHITECT

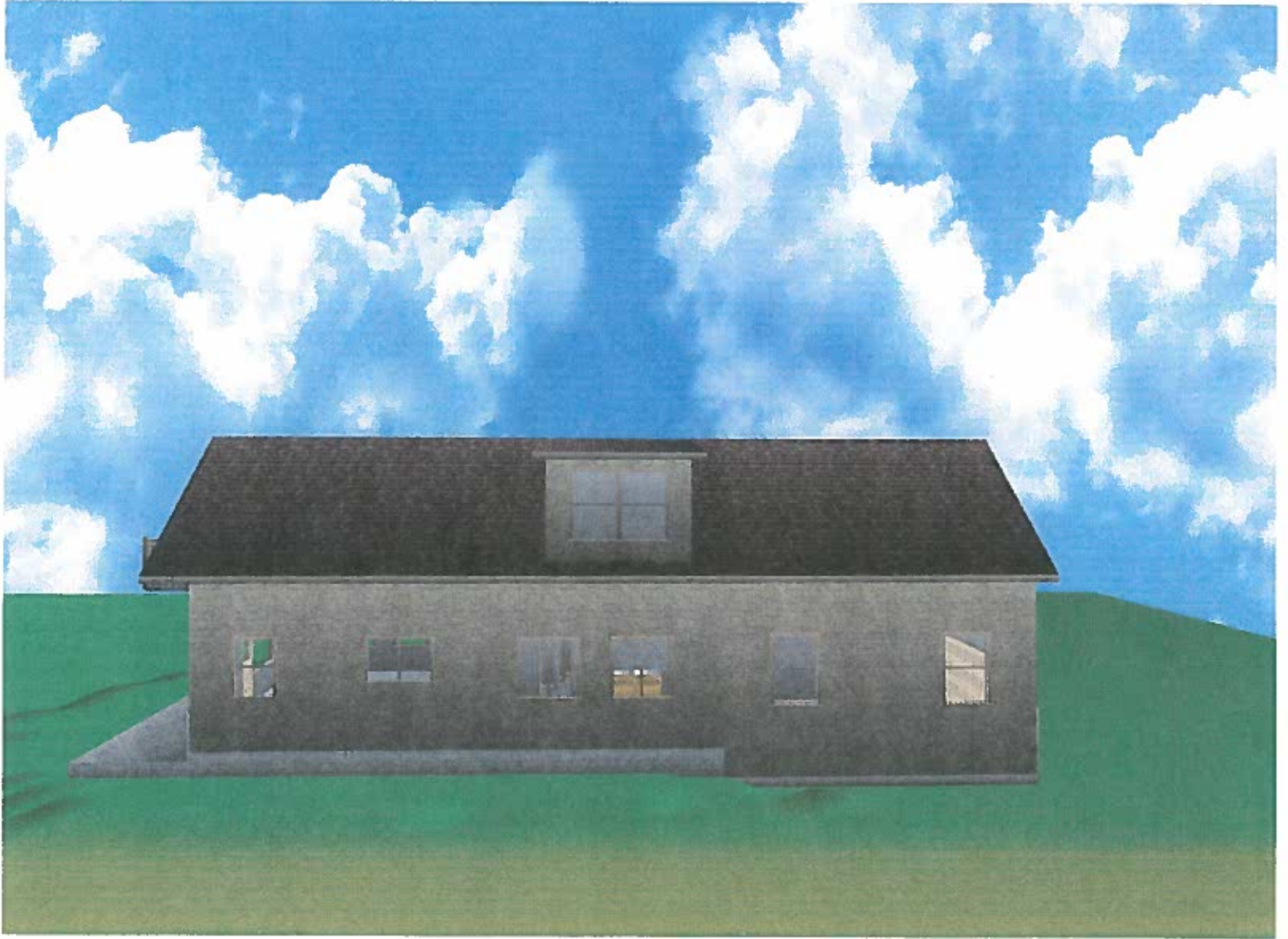
Existing Rear Elevation



View from the Street



hft. ELEVATION



4089 Homestead



1 inch = 60 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 11:32 AM

Parcel: 4711-28-201-020
Owner's Name: SECHRIST THOMAS H & ROSEMARY J
Property Address: 4089 HOMESTEAD
HOWELL, MI 48843

Current Class: 401.401 RESIDENTIAL-IMPROVED
Previous Class: 401.401 RESIDENTIAL-IMPROVED
Gov. Unit: 4711 GENOA CHARTER TOWNSHIP
MAP # 1317
School: 47010 BRIGHTON
Neighborhood: 4304 4304 OLD HOMESTEAD

Liber/Page: 2011R-023346 **Created:** / /
Split: / / **Active:** Active

Public Impr.: None
Topography: REFUSE

Mailing Address:

SECHRIST THOMAS H & ROSEMARY J
23369 MYSTIC FOREST
NOVI MI 48375

Most Recent Sale Information

Sold on 07/20/2011 for 172,000 by KAUFMAN STEPHEN C & VALETTE A.

Terms of Sale: ARMS-LENGTH

Liber/Page: 2011R-023346

Most Recent Permit Information

None Found

Physical Property Characteristics

2015 S.E.V.: Tentative	2015 Taxable: Tentative	Lot Dimensions:
2014 S.E.V.: 86,000	2014 Taxable: 86,000	Acres: 0.17
Zoning: LRR	Land Value: 120,000	Frontage: 50.0
PRE: 0.000	Land Impr. Value: 426	Average Depth: 148.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: D
Style: D
Exterior: Wood Siding
% Good (Physical): 52
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 936
Ground Area: 936
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: 54,604

Image



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KAUFMAN STEPHEN C & VALETT	SECHRIST THOMAS H & ROSEMA	172,000	07/20/2011	WD	ARMS-LENGTH	2011R-023346	BUYER	100.0				
FILLION, CHARLES R.	KAUFMAN STEPHEN C & VALETT	264,000	09/09/2005	WD	ARMS-LENGTH	4939/0340	BUYER	100.0				
COOLEY, ROBERT D.	FILLION, CHARLES R.	1	08/14/2001	WD	INVALID SALE	3157-0149	BUYER	100.0				
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)	Date	Number	Status				
4089 HOMESTEAD		School: BRIGHTON										
Owner's Name/Address		P.R.E. 0%										
SECHRIST THOMAS H & ROSEMARY J 23369 MYSTIC FOREST NOVI MI 48375		MAP #: 1317										
Tax Description		2015 Est TCV Tentative										
SEC. 28 T2N, R5E, OLD HOMESTEAD LOT 20		X	Improved	Vacant	Land Value Estimates for Land Table 00029.OLD HOMESTEAD							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKE FRONT	50.00	148.00	1.0000	1.0000	2400	100		120,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		120,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	County	Mult.	Size	%Good	Cash Value		
		Water		Shed: Wood Frame	9.06	1.00		100	47		426	
		Sewer		Total Estimated Land Improvements True Cash Value =				426				
		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										
		REFUSE		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	When	What	2015	Tentative	Tentative	Tentative			Tentative	
					2014	60,000	26,000	86,000			86,000S	
					2013	60,000	25,700	85,700			85,700S	
					2012	60,000	25,200	85,200			85,200S	



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		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	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled				Plaster Wood T&G									
Building Style: D		Trim & Decoration		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 Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 48 Floor Area: 936 Total Base Cost: 43,959 Total Base New : 64,620 Total Depr Cost: 33,603 Estimated T.C.V: 54,604			CntyMult X 1.470 E.C.F. X 1.625		Bsmnt Garage:	
Yr Built 1955	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost	
Condition for Age: Good		Lg X Ord Small		Ex. X Ord Min			1 Story Siding			Crawl Space 49.21			-8.58 0.66		936 38,647	
Room List		Doors: Solid X H.C.		No. of Elec. Outlets			Other Additions/Adjustments			Rate					Size Cost	
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		Many X Ave. Few			(14) Water/Sewer			Public Sewer Well, 200 Feet			912.00 4400.00		1 912 1 4,400	
(1) Exterior		(5) Floors		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb.%Good=			52/100/100/100/52.0,			Depr.Cost =		33,603	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Average Fixture(s)			ECF (4304 OLD HOMESTEAD)			1.625 => TCV of Bldg:			1 =		54,604	
Insulation		Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 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												
(2) Windows		(7) Excavation		(14) Water/Sewer												
X	Many Avg. Few X Large Avg. Small	(8) Basement		(14) Water/Sewer												
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
(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 # 1415 Meeting Date: 6-17-14 6:30
 PAID Variance Application Fee 5015
\$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: KRISTINNE HORVATH

Property Address: 3682 BEATTIERA Phone: 517 548 6526

Present Zoning: SR Tax Code: 4711-19-301-003

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: height variance

2. Intended property modifications: Replacing shed with a barn for my RV

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) my coach is over 12' high, the door would need to be 14' high, the roof over that
- b. Other (explain) _____

Variance Application Requires the Following:

- Site
- **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: May 2, 2014

Signature: [Handwritten 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 Ron at the township office to discuss what your next step is.

Charter Township of Genoa
ZONING BOARD OF APPEALS
June 17, 2014
CASE #14-15

PROPERTY LOCATION: 3682 Beattie Rd

PETITIONER: Kristinne Horvath

ZONING: SR (Suburban Residential)

WELL AND SEPTIC INFO: Septic, well

PETITIONERS REQUEST: 4.5' Variance from the maximum allowable building height for a detached accessory building.

CODE REFERENCE: 11.04.01(j)

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Rear	Height	Shoreline
Setbacks for Zoning	N/A	N/A	N/A	N/A	14'	N/A
Setbacks Requested	N/A	N/A	N/A	N/A	18.5'	N/A
Variance Amount	N/A	N/A	N/A	N/A	4.5'	N/A



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: June 12, 2014
RE: ZBA 14-15

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

STAFF REPORT

File Number: ZBA#14-15

Site Address: 3682 Beattie Rd

Parcel Number: 4711-19-301-003

Parcel Size: 2.0 Acres

Applicant: Kristinne Horvath, 3682 Beattie Rd, Howell, MI 48843

Property Owner: Same as applicant

Information Submitted: Application, site plan, elevation drawing

Request: Dimensional Variance

Project Description: Applicant is requesting a variance from section 11.04.01(j) to construct a detached accessory building which exceeds the maximum allowable building height for a detached accessory building.

Zoning and Existing Use: SR (Suburban Residential), Single Family Residential

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday June 1, 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 a septic system and is on a well.
- See Real Estate Summary and Record Card.

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 in order to house a recreation vehicle. Due to the height of the recreation vehicle, the applicant is requesting a height variance in order to construct an accessory building that is 18.5' tall.

Variance Requests

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

Section 11.04.01(j): Maximum, Height: The maximum building height of any detached accessory building shall be fourteen (14) feet (see Article 25 for calculation of building height), except as follows:

- 1) Antenna heights may be as noted in Section 11.04.06
- 2) Accessory buildings on conforming lots in the Agricultural, Country Estate Districts and Rural Residential districts may exceed the maximum height restrictions for principal buildings by up to fifteen (15) feet.

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

Please note that in order for a variance to be approved it has to meet all of the standards in 25.05.03.

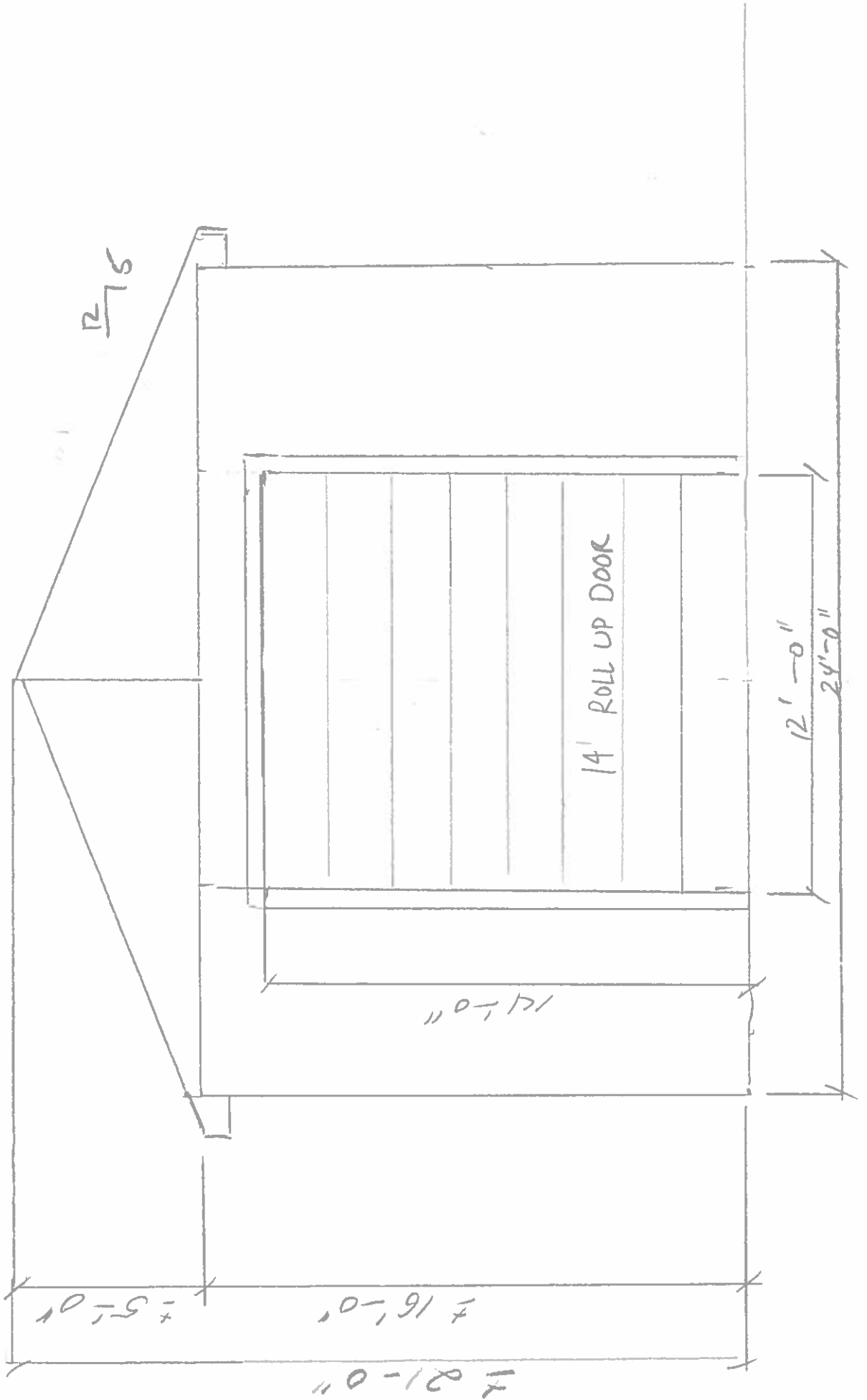
The following are findings based upon the presented materials.

- **Practical Difficulty/Substantial Justice** – Strict compliance with the maximum height requirement would not unreasonably prevent the use of the property. The applicant still has the ability to construct an accessory building which is in compliance with the Zoning Ordinance. This 14' height restriction is a requirement that every property in the SR zoning district is required to abide by.
- **Extraordinary Circumstances** – There are no unusual aspects of the property which would prevent the applicant from complying with the height requirement for a detached accessory building. The parcel is located in an area where there is Suburban Residential and Country Estate zoning. The neighboring properties in the Country Estate district having the ability to construct detached accessory buildings taller than 14' (needs to be a conforming CE lot), but there are several other parcels zoned Suburban Residential in the vicinity that are subject to the same requirements as the applicant. The need for the variance is self-created as the described purpose of the request is to house a recreation vehicle that cannot fit within a detached accessory building that complies with the Zoning Ordinance.
- **Public Safety and Welfare** – There are no perceived public safety and welfare issues with the request.
- **Impact on Surrounding Neighborhood** – The construction of the proposed detached accessory building would not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Staff Findings of Fact

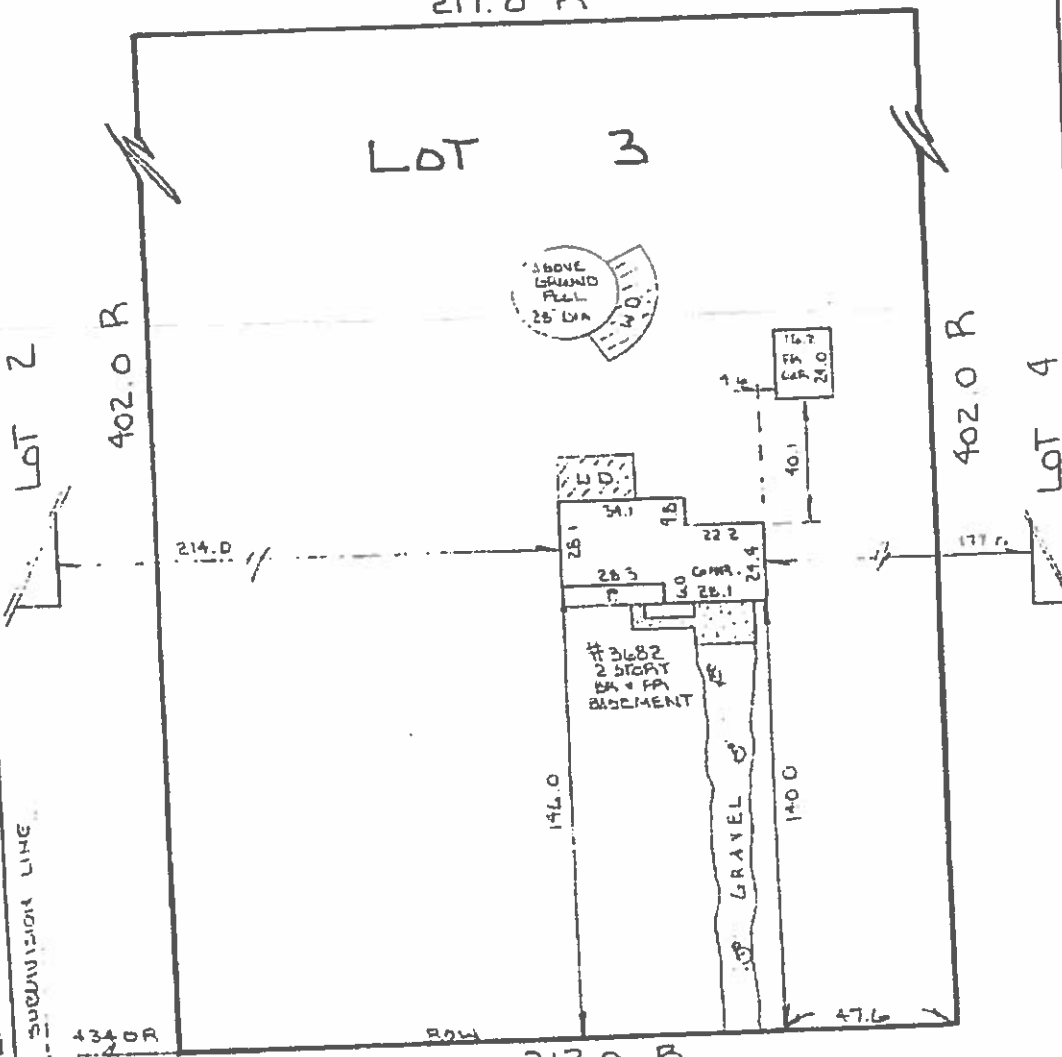
1. Strict compliance with the maximum allowable height of a detached accessory building would not unreasonably prevent the use of the property.
2. There are no unusual or extraordinary conditions of the property which would prevent the construction of a detached accessory building which complies with the maximum allowable height of a detached accessory building.
3. The need for the variance is self-created by the applicant. The need is based upon the ownership of a recreational vehicle and the desire to store it indoors.
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 requested variance will not interfere or discourage the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.



MCNEELY & LINCOLN ASSOCIATES, INC. 37141 Pembroke, Livonia, MI 48152 (734)432-9777 Fax (734)432-9786

Description Lot 3, Rounder Acres, a subdivision of part of the East 1/2 of the Southwest fractional 1/4 of Section 19, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Rec'd Liber 12 Page 20 Plat, L.C.R.



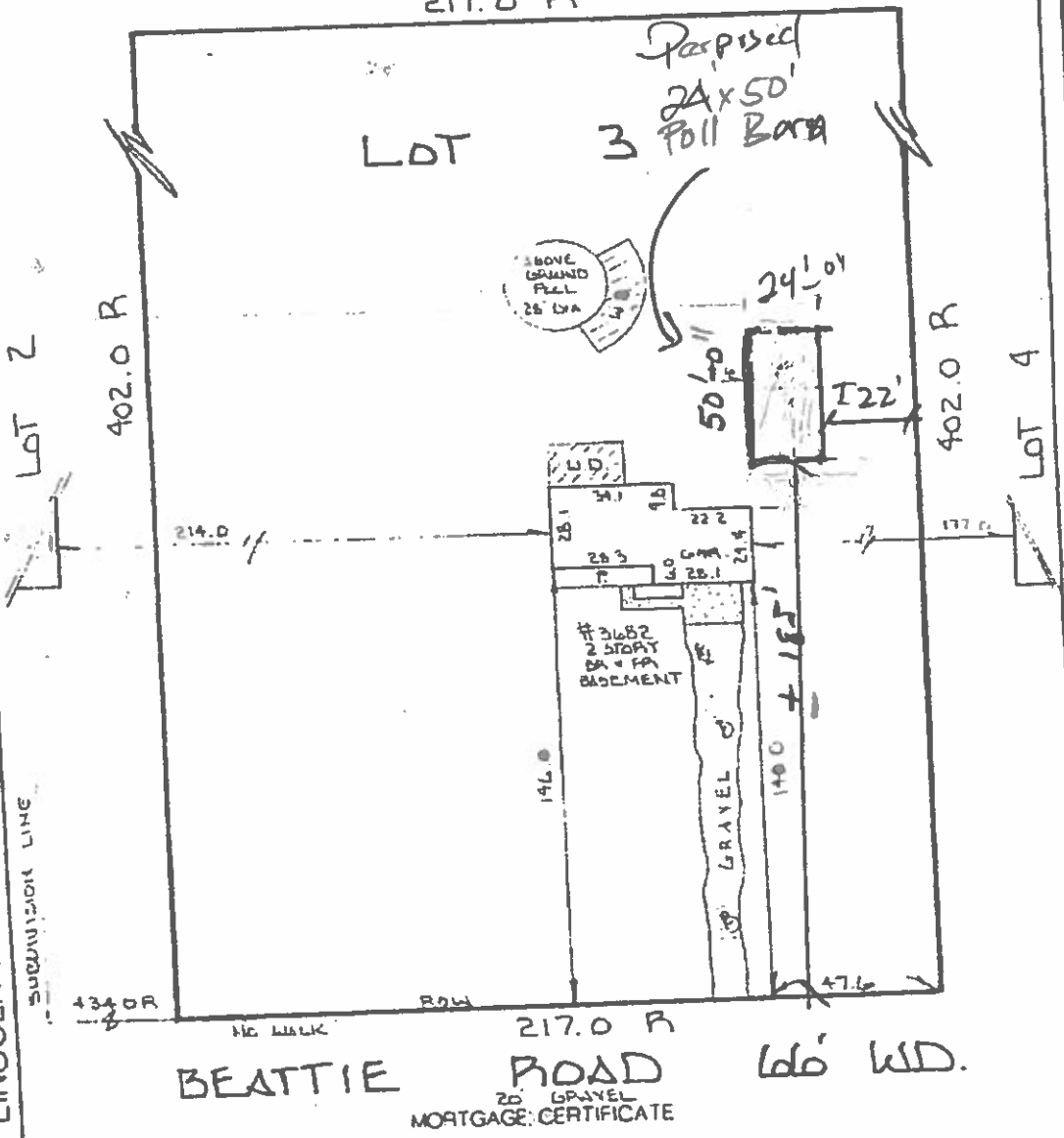
BEATTIE ROAD 20' GRAVEL MORTGAGE CERTIFICATE

Standard Federal Bank
Priscille Horvath #0211297185
LEGAL DESCRIPTION PROVIDED BY OWNERS
NOTE: This insurance certificate is a general statement for identification purposes for the sole use of the mortgagee and does not constitute a contract. Nothing herein shall be construed to give any rights or benefit to the benefit of the mortgagee or to constitute a contract. This certificate is not intended to be a legal boundary of property and should not be used to establish property lines, easements, public rights-of-way, building lines, conformity or nonconformity to zoning ordinances and/or codes etc. No boundary markers were set.

9-98-17 Date September 3, 1998 By *[Signature]*

MCNEELY & LINCOLN ASSOCIATES, INC. 37741 Pentonoke, Livonia, MI 48152 1734M32-9777 Fax: 1734M32-9786

Description Lot 3, Runnifer Acres, a subdivision of part of the East 1/2 of the Southwest fractional 1/4 of Section 19, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Rec'd Liber 12 Page 20 Plans, L.C.R.

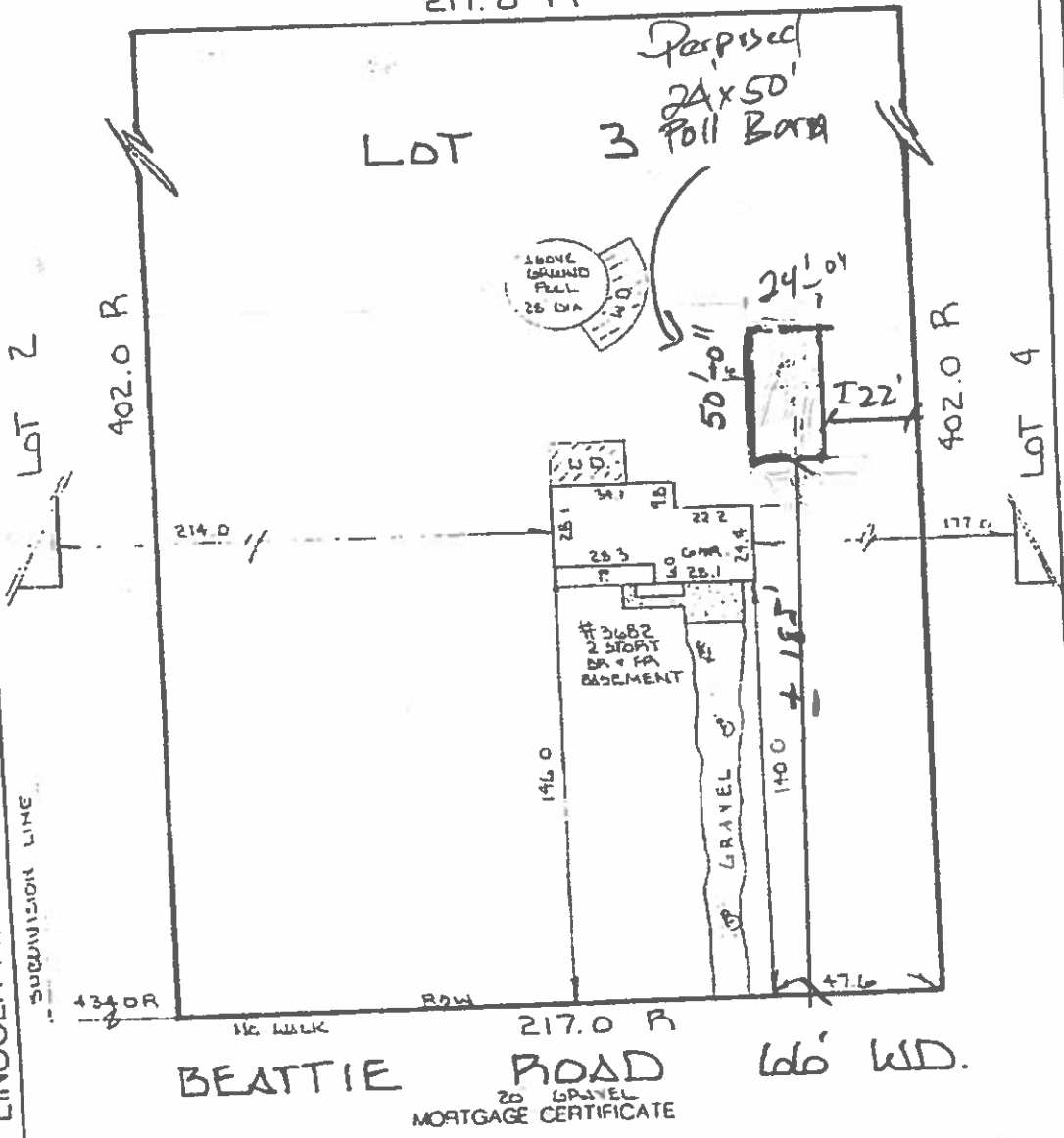


Standard Federal Bank
 Kristinne Horvath #0211297185
 LEGAL DESCRIPTION PROVIDED BY OTHERS
 NOTE

9-98-17 Date September 3, 1998
 By *[Signature]*
 Copyright © 1998 by McNeely & Lincoln, Associates, Inc.

MCNEELY & LINCOLN ASSOCIATES, INC. 37741 Pontonoke, Livonia, MI 48162 1734M32-9777 Fax 1734M32-9786

Description Lot 3, Roundifer Acres, a subdivision of part of the East 1/2 of the Southwest fractional 1/4 of Section 19, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Rec'd Liber 12 Page 20 Plat, L.C.R.

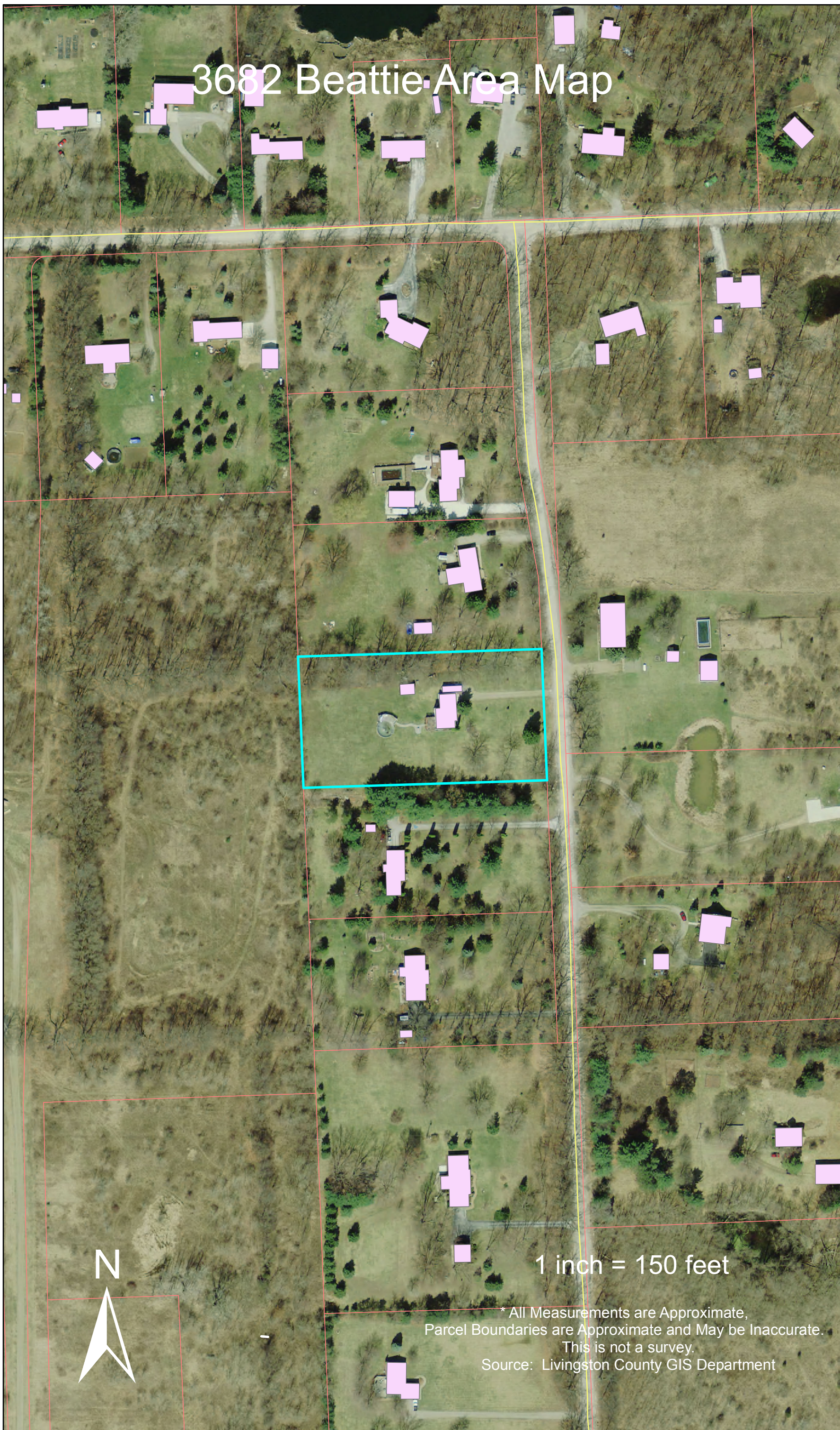


Standard Federal Bank
 Kristinne Hurvath #0211297185
 LEGAL DESCRIPTION PROVIDED BY OTHERS.
 NOTE

9-98-17 Date September 3, 1998

Copyright © 1998 by McNeely & Lincoln Associates, Inc. By [Signature]

3682 Beattie Area Map



1 inch = 150 feet

* All Measurements are Approximate,
Parcel Boundaries are Approximate and May be Inaccurate.
This is not a survey.
Source: Livingston County GIS Department

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/12/2014 10:25 AM

Parcel: 4711-19-301-003
Owner's Name: HORVATH KRISTINNE & KUTCHER CJ
Property Address: 3682 BEATTIE RD
HOWELL, MI 48843

Current Class: 401.401 RESIDENTIAL-IMPROVED
Previous Class: 401.401 RESIDENTIAL-IMPROVED
Gov. Unit: 4711 GENOA CHARTER TOWNSHIP
MAP # V14-15
School: 47070 HOWELL
Neighborhood: 47070 47070 HOWELL M & B

Liber/Page: / / **Created:** / /
Split: / / **Active:** Active
Public Impr.: None
Topography: REFUSE

Mailing Address:

HORVATH KRISTINNE & KUTCHER CJ
3682 BEATTIE RD
HOWELL MI 48843

Most Recent Sale Information

Sold on 05/06/2014 for 0 by HORVATH, KRISTINNE.

Terms of Sale: INVALID SALE

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2015 S.E.V.: Tentative	2015 Taxable: Tentative	Lot Dimensions:
2014 S.E.V.: 73,800	2014 Taxable: 68,884	Acres: 2.00
Zoning: SR	Land Value: 18,000	Frontage: 217.0
PRE: 100.000	Land Impr. Value: 0	Average Depth: 402.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: BC
Style: BC
Exterior: Wood Siding
% Good (Physical): 67
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 1,940
Ground Area: 988
Garage Area: 528
Basement Area: 988
Basement Walls:
Estimated TCV: 145,150

Image



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HORVATH, KRISTINNE	HORVATH KRISTINNE & KUTCHER	0	05/06/2014	TA	INVALID SALE		BUYER	0.0						
HANSEN	HORVATH	175,000	09/25/1998	WD	ARMS-LENGTH	24430400	BUYER	100.0						
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: SR		Building Permit(s)		Date	Number	Status				
3682 BEATTIE RD		School: HOWELL												
Owner's Name/Address		P.R.E. 100% 10/08/1998												
HORVATH KRISTINNE & KUTCHER CJ 3682 BEATTIE RD HOWELL MI 48843		MAP #: V14-15												
Tax Description		2015 Est TCX Tentative												
SEC. 19 T2N, R5E, "ROUNSFIFER ACRES" LOT 3 Comments/Influences		X Improved		Vacant		Land Value Estimates for Land Table 124.HOWELL M& B								
		Public Improvements				* Factors *								
		Dirt Road				Description Frontage Depth Front Depth Rate %Adj. Reason				Value				
		Gravel Road				<Site Value A> STANDARD SITE V				18,000				
		Paved Road				217 Actual Front Feet, 2.00 Total Acres				Total Est. Land Value = 18,000				
		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												
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		LM		05/30/2014		REVIEWED R		2015	Tentative	Tentative	Tentative			Tentative
		TJL		05/22/2014		DATA ENTER		2014	9,000	64,800	73,800			68,884C
								2013	9,000	58,800	67,800			67,800S
								2012	9,000	57,400	66,400			66,400S



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		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 168 280	Type CPP Pine	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: BC		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost							
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Total Base Cost: 159,670 X 1.470 Total Base New : 234,715 E.C.F. Total Depr Cost: 157,259 X 0.923 Estimated T.C.V: 145,150			CnlyMult X 1.470 E.C.F. X 0.923		Bsmnt Garage: Carport Area: Roof:		
Condition for Age: Good		Lg	X	Ord		Small	No Heating/Cooling			Class: BC Effec. Age: 33 Floor Area: 1940 Total Base Cost: 159,670 X 1.470 Total Base New : 234,715 E.C.F. Total Depr Cost: 157,259 X 0.923 Estimated T.C.V: 145,150			CnlyMult X 1.470 E.C.F. X 0.923		No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:		
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Rate Bsmnt-Adj Heat-Adj Size Cost							
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			Ex. X Ord. Min			2 Story Siding Basement 126.65 0.00 0.00 952 120,571							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			1 Story Siding Basement 82.00 0.00 0.00 36 2,952							
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 988 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments Rate Size Cost							
	Insulation	Basement: 988 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			2 3 Fixture Bath			3 Fixture Bath 3525.00 1 3,525							
(2) Windows		(8) Basement		Average Fixture(s)			1 2 Fixture Bath			2 Fixture Bath 2350.00 1 2,350							
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s)			Softener, Auto			Well, 200 Feet 5700.00 1 5,700							
	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		Average Fixture(s)			Softener, Manual			1000 Gal Septic 3550.00 1 3,550							
(3) Roof		(9) Basement Finish		Average Fixture(s)			Solar Water Heat			(15) Built-Ins & Fireplaces Fireplace: Exterior 2 Story 5875.00 1 5,875							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	Average Fixture(s)			No Plumbing			(16) Porches CPP, Standard 12.85 168 2,159							
X	Asphalt Shingle	Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)			Extra Toilet			(16) Deck/Balcony Pine,Standard 6.03 280 1,688							
Chimney: Brick		(10) Floor Support		Average Fixture(s)			Extra Sink			(17) Garages Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 24.10 528 12,725 Common Wall: 1 Wall -1425.00 1 -1,425 Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 157,259 ECF (47070 HOWELL M & B) 0.923 => TCV of Bldg: 1 = 145,150							
		Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s)			Separate Shower										
		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Average Fixture(s)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
		Lump Sum Items:		Average Fixture(s)													

*** 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 # 14-16 Meeting Date: 6/17/14

- 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: NorthRidge Church - Attention Jim King

Property Address: 7555 Brighton Road Phone: 734-414-7777

Present Zoning: SR Tax Code: 4711-25-300-037

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: TABLE 16.1 - Wall Signs

Not permitted in SR zoning

2. Intended property modifications: Renovations to existing church

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) Not applicable

Not applicable


b. Other (explain) Traditional churches use steeples, bell towers, cross, etc...attached to their buildings as their identifiers.

Philosophically, NorthRidge does not utilize religious icons, so their logo/sign replaces traditional religious icons.

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: 4-29-2014

Signature:  CFE/Tree

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.



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: June 12, 2014
RE: ZBA 14-16

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

STAFF REPORT

File Number: ZBA#14-16

Site Address: 7555 Brighton Rd

Parcel Number: 4711-25-300-037

Parcel Size: 15.25 Acres

Applicant: Northridge Church, 7555 Brighton Rd, Brighton, MI 48116

Property Owner: Same as applicant

Information Submitted: Application, sign dimensions, elevation drawing

Request: Dimensional Variance

Project Description: Applicant is requesting a variance from Table 16.1 to place a wall sign on a building in a single family residential zoning district.

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

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday June 1, 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:

- A sketch plan was approved at the April 14, 2014 Planning Commission meeting for several improvements to the property (minutes attached).
- Northridge Church will be re-occupying the existing building.
- See Real Estate Summary and Record Card.

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 has secured approval from the Planning Commission to re-occupy and make several improvements to the existing building. As part of proposed improvements the applicants have proposed placing a wall sign on the existing building. Wall signs are not permitted in single family residential districts. The proposed wall sign is 54.67 square feet.

Variance Requests

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

DISTRICT (7)	WALL OR CANOPY SIGN		MONUMENT SIGN		
	MAX. NO. OF SIGNS ⁽¹⁾	MAX SIZE	MAX. NO. OF SIGNS ⁽³⁾	MAX. SIZE ^(3,4,5)	MAX. HEIGHT
Agricultural Districts	1	10 sq. ft.	1	10 sq. ft.	6 ft.
Single Family Residential (6)	N/A	N/A	(See Exempt Signs)		
Multiple Family Residential	N/A	N/A	(See Exempt Signs)		
Mobile/Manufactured Home District	N/A	N/A	(See Exempt Signs)		
Neighborhood Service District	1 per business	10% of front facade ⁽²⁾	1 ⁽⁴⁾	72 sq. ft.	6 ft.
General Commercial District Regional Commercial District	1 per business	10% of front facade ⁽²⁾	1 ⁽⁴⁾	72 sq. ft.	6 ft.
Office-Service District	1 per business	10% of front facade ⁽²⁾	1	72 sq. ft.	6 ft.
Recreational Facilities District	1	10% of front facade ⁽²⁾	1 ⁽⁴⁾	72 sq. ft.	6 ft.
Industrial District	1	10% of front facade ⁽²⁾	1	60 sq. ft.	6 ft.
Planned Industrial and PUD Districts (7)	1	10% of front facade ⁽²⁾	1	60 sq. ft.	6 ft.

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

Please note that in order for a variance to be approved it has to meet all of the standards in 25.05.03.

The following are findings based upon the presented materials.

- **Practical Difficulty/Substantial Justice** – Strict compliance with the wall sign prohibition would not unreasonably prevent the use of the property. The applicant still has the ability to construct a monument sign providing some advertisement for their church. This is a regulation that other churches in the SR zoning district are required to comply with. A Google maps search indicated that of the three churches in the immediate vicinity, one did not have any wall signage and the other had a cross above the roofline.
- **Extraordinary Circumstances** – There are no unusual aspects of the property which would prevent the applicant from complying with this requirement. The applicant has indicated that the need for the variance is due to Northridge church not utilizing religious icons as an architectural element. While this is a logical and understandable argument, the need of the variance is based on the philosophy of the church, not an extraordinary or unusual circumstance applicable to the property or use. Other churches use architectural elements

for identification and this option is available for Northridge Church. The prohibition of wall signs in single family residential districts is consistent for all uses in that district. It does not target any specific use. Due to this the need for the variance is self-created.

- **Public Safety and Welfare** – There are no perceived public safety and welfare issues with the request.
- **Impact on Surrounding Neighborhood** – The proposed wall sign would not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Staff Findings of Fact

1. Strict compliance with the prohibition of wall signs in the single family residential district would not unreasonably prevent the use of the property. The applicant has the ability to place a 25 square foot monument sign on the property for advertisement and identification.
2. The prohibition of the placement of a wall sign is consistent for all properties in single family residential districts.
3. The placement of a wall sign would not make the church consistent with the majority of other churches in the immediate vicinity.
4. There are no unusual or extraordinary conditions of the property or use which would prevent the applicant from complying with this requirement.
5. The need for the variance is self-created by the applicant.
6. 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.
7. The requested variance will not interfere or discourage the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.



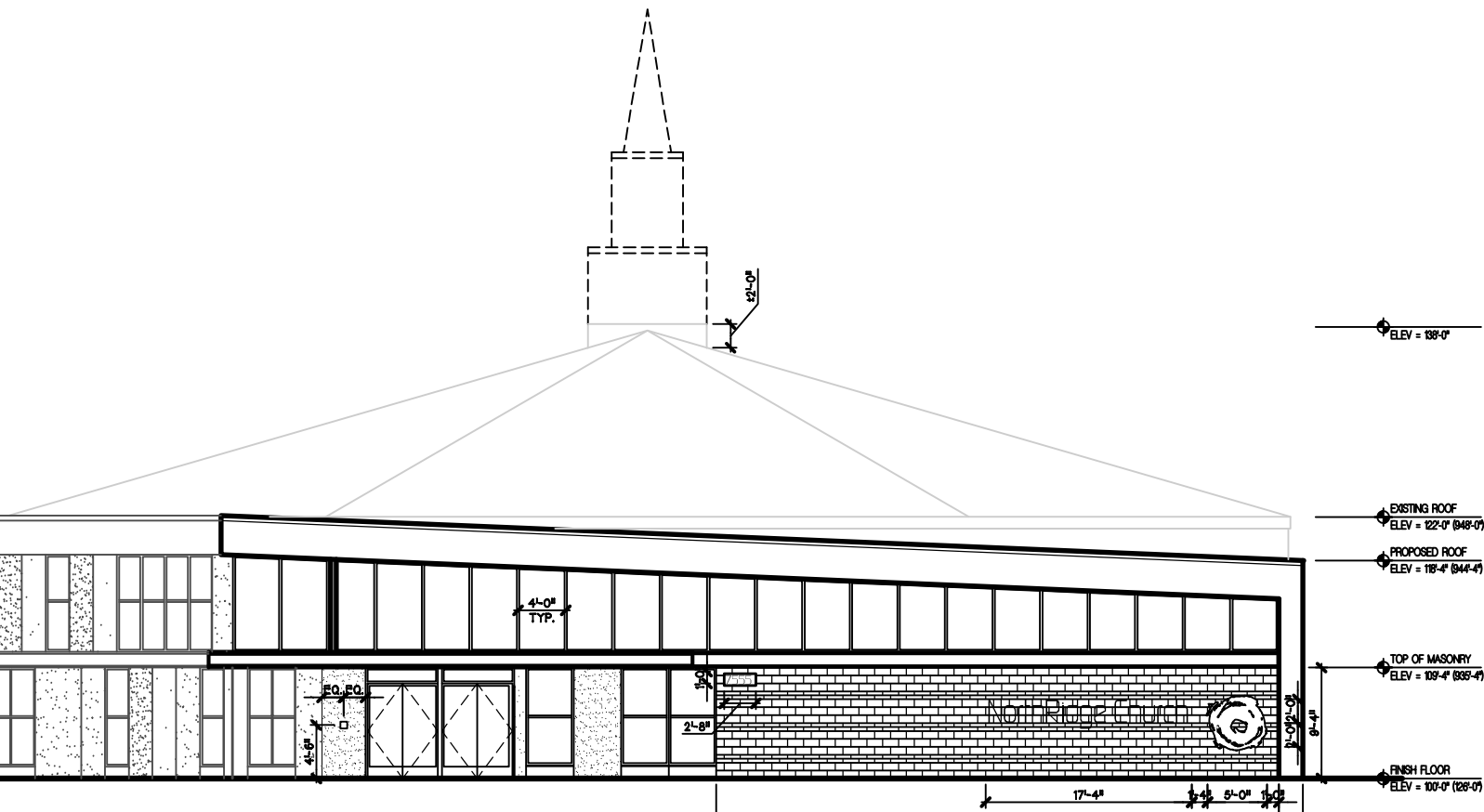
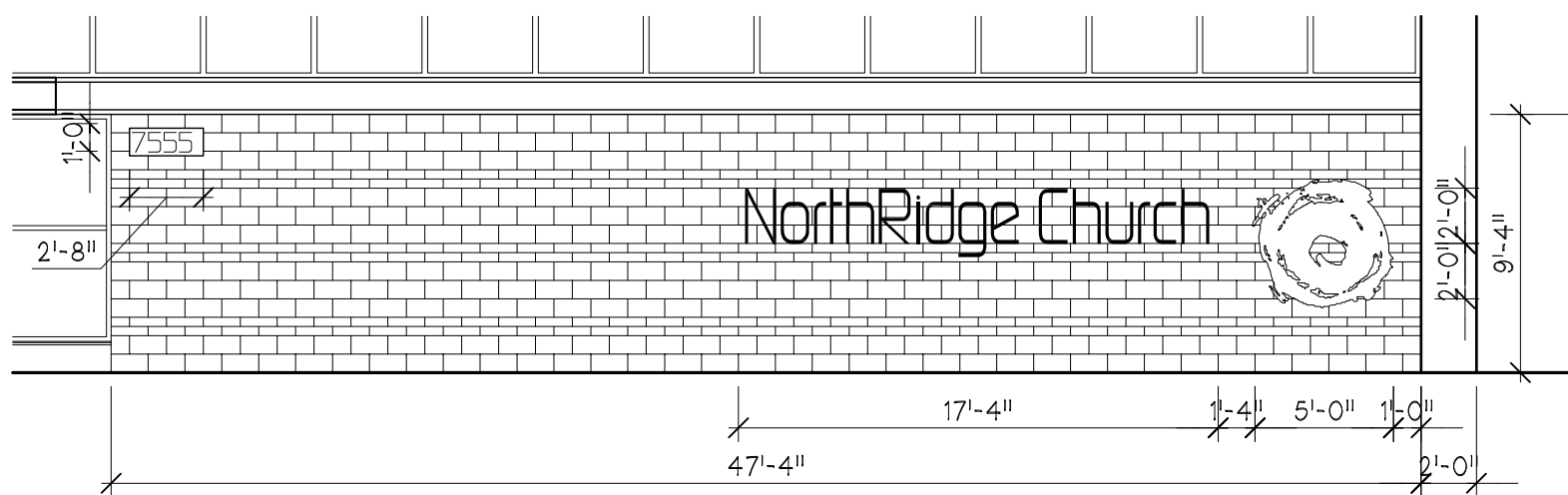
EXISTING TRADITIONAL CHURCH IDENTIFIER REMOVED

ADDRESS

PROPOSED NORTHRIDGE IDENTIFIER LOCATION

ADDRESS

PIN MOUNTED EXTRUDED ALUM. LETTERS



ELEVATIONS / WALL SIGN

7555 BRIGHTON ROAD

7555 Brighton Road



1 inch = 150 feet

* All Measurements are Approximate,
Parcel Boundaries are Approximate and May be Inaccurate.
This is not a survey.
Source: Livingston County GIS Department

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/12/2014 10:26 AM

Parcel:	4711-25-300-037	Current Class:	708.708-EXEMPT RELIGIOUS
Owner's Name:	NORTHRIDGE CHURCH	Previous Class:	708.708-EXEMPT RELIGIOUS
Property Address:	7555 BRIGHTON RD BRIGHTON, MI 48116	Gov. Unit:	4711 GENOA CHARTER TOWNSHIP
		MAP #	V14-16
		School:	47010 BRIGHTON
		Neighborhood:	1000 1000 EXEMPT
Liber/Page:	2013R-045015	Created:	//
Split:	//	Active:	Active
Public Impr.:	None		
Topography:	None		

Mailing Address:

NORTHRIDGE CHURCH
7555 BRIGHTON
BRIGHTON MI 48116

Most Recent Sale Information

Sold on 11/26/2013 for 1,000,000 by BRIGHTON WESLEYAN CHURCH.

Terms of Sale: ARMS-LENGTH

Liber/Page: 2013R-045015

Most Recent Permit Information

Permit 99-415 on 08/09/1999 for \$10,000 category GARAGE.

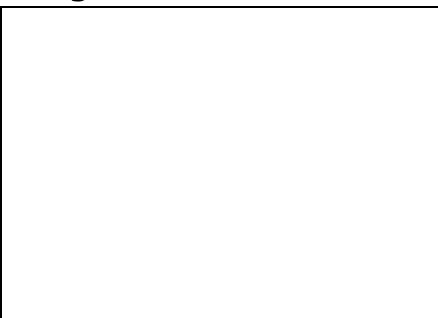
Physical Property Characteristics

2015 S.E.V.:	Tentative	2015 Taxable:	Tentative	Lot Dimensions:	
2014 S.E.V.:	0	2014 Taxable:	0	Acreage:	15.25
Zoning:	SR	Land Value:	57,530	Frontage:	0.0
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.					
BRIGHTON WESLEYAN CHURCH	NORTHRIDGE CHURCH	1,000,000	11/26/2013	WD	ARMS-LENGTH	2013R-045015	BUYER	100.0					
Property Address		Class: 708-EXEMPT RELIGIO		Zoning: SR		Building Permit(s)		Date	Number	Status			
7555 BRIGHTON RD		School: BRIGHTON		GARAGE		08/09/1999		99-415	NO START				
Owner's Name/Address		P.R.E. 0%		MAP #: V14-16		2015 Est TCV Tentative							
NORTHRIDGE CHURCH 7555 BRIGHTON BRIGHTON MI 48116		Improved X Vacant		Land Value Estimates for Land Table 00105.EXEMPT									
Tax Description		Public Improvements		* Factors *									
SEC 25 T2N R5E COM S 1/4 COR, TH N1*W 184.21 FT TO POB, TH N66*41'32"W 51.42 FT TH N65*35'55"W 170.43 FT, TH N1*30'42"W 661.98 FT, TH S88*57'00"W 100 FT, TH N1*30'42"W 400 FT, TH N88*57'00"E 300FT, TH N89*03'20"E 332.75FT, TH S1*27'28"E 1250.69 FT, TH N75*07'07"W 345.61 FT TO POB 15.25 AC M/L SPLIT 12/89 FR 035 CORR 12/06		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Comments/Influences		Topography of Site		0		15.25	15.25	Acres	3772	100	Total Est. Land Value =	57,530	
		Level		Year									
		Rolling		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other	Taxable Value
		Low		EXEMPT		EXEMPT		EXEMPT					EXEMPT
		High		EXEMPT		EXEMPT		EXEMPT					EXEMPT
		Landscaped		2013		0		0					0
		Swamp		2014		0		0					0
		Wooded		2015		0		0					0
		Pond		Who		When		What					
		Waterfront		2012		0		0					0
		Ravine											
		Wetland											
		Flood Plain											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan													

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

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
APRIL 14, 2014
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 p.m. Present were Barbara Figurski, Eric Rauch, Jim Mortensen, John McManus, Diana Lowe and Chairman Doug Brown. Also present were Kelly VanMarter, Township Assistant Manager and Community Development Director, and Brian Borden of LSL Planning.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: **Motion** by Barbara Figurski to approve the agenda as submitted. The motion was supported by Diana Lowe. **Motion carried unanimously.**

CALL TO THE PUBLIC: Chairman Brown made a call to the public for the audience to address non-agenda items. There was no response.

OPEN PUBLIC HEARING #1... Public Hearing for the purpose of considering Zoning Ordinance Text Amendments to Articles 7 and 25 regarding Temporary Outdoor Sales and Events.

Brian Borden addressed the Planning Commission. The ordinance as it exists does not currently address weekend sales, events, etc., very clearly. He reviewed the language proposed by Kelly VanMarter and has no technical concerns with it.

Kelly VanMarter addressed the Planning Commission. She gave a history of the issue beginning with Art Van's inquiry one year ago. Both Art Van and the Chamber of Commerce have written letters to the Township. The proposed changes would permit events (not sales) a total of 28 days per calendar year. In addition, there would be 28 days permitted for tent sales. Chairman Brown inquired whether other businesses have requested increases in time or if other businesses have tent sales. Kelly VanMarter reported that there are some that have tent events.

John McManus inquired whether there should be a distinction drawn between restaurants and businesses that sell material goods. He asked if the 28 days are consecutive or broken up. Jim Mortensen believes that should be left up to the retailer.

Chairman Brown inquired as to how parking would be policed. Kelly VanMarter advised that the Township is well aware of what businesses would have parking issues if a tent sale were held in their lot. The permit would be terminated under item 8 if parking issues were to develop. The permit may not even be issued if a known problem exists.

Mr. Kennedy from Art Van was present. Chairman Brown asked what would happen if the parking lot became full. Mr. Kennedy advised there is additional parking along the side of the building and behind the building.

Chairman Brown inquired what would happen if the Zoning Administrator was not available to inspect a site. Kelly VanMarter advised that any of the Township Administrators could address the issue, including herself.

Chairman Brown suggested that language should be inserted to provide that any agency such as the fire department could inspect premises in addition to the Township.

Chairman Brown asked about the noise ordinance language as proposed. He asked who would be responsible for taking the readings for decibel output and what output would be considered excessive. Kelly VanMarter indicated that the language as proposed was what was recommended.

Chairman Brown inquired whether a definition for vendor and outside vendor should be provided in the ordinances. Kelly VanMarter agreed those definitions should be added.

Chairman Brown inquired about a smaller business wishing to have a tent sale on the premises of a larger business. That is not permitted by this ordinance as proposed. They could have small pop-up canopies or something else that could be agreed upon with the Township staff. Kelly VanMarter believes this is how it should be regulated.

Chairman Brown asked whether food wagons would be permitted at the outdoor events. This is not permitted under the ordinance unless the vendor is a lessee of the premises. Diana Lowe indicated street food is becoming popular and may need to be addressed in the future.

Eric Rauch asked if every one-day event would be required to go through land use permits, etc. Kelly VanMarter indicated that the land use permit is required, but they can apply for various dates in the same permit. The Township does try to be flexible and allow amending permits often without an additional fee.

Jim Mortensen suggested that 25A should be expanded to add the limitation that the materials offered for sale should be consistent with those offered for sale inside the building.

Larry Horton addressed the Planning Commission. He provided a scenario of a classic car show on a weeknight. They run from 5-8 p.m. from mid-May until the end of September. People sit in their chairs and listen to the DJ play oldies. He advised that's all they are asking.

Planning Commission disposition of petition

- A. Recommendation of Zoning Ordinance Text Amendments.

Motion by Jim Mortensen to recommend to the Township Board approval of the changes to Zoning Ordinance 7.02 regarding outdoor sales and outdoor events to allow such activities to occur for 28 days in a calendar year subject to the following changes:

- A. Paragraph 7.02.02V, item 5, would be amended to include any other governmental agencies listed, as well as the Livingston County Drain Commission;
- B. The definitions on page 25-26 shall be modified to be consistent with the definitions on page 7-15 with regard to the requirement that the goods offered for sale outside must be consistent with those offered inside the business establishment;
- C. Add a definition for vendor.

Support by Diana Lowe. **Motion carried unanimously.**

OPEN PUBLIC HEARING #2... Review of sketch plan application and sketch plan for building renovation, parking lot improvements, and signage for Northridge Church, located at 7555 Brighton Rd, Brighton, Parcel # 4711-25-300-037. The request is petitioned by Jim King on behalf of Northridge Church.

Brent LaVanway of Boss Engineering and Jim King of Northridge Church addressed the Planning Commission.

Brent LaVanway gave a brief overview of the proposal. A 4' ribbon of asphalt will be added to the entrance onto Grand River. This has been approved by the Road Commission. The small parking lot will be removed and a drop off driveway will be created in that location. A dumpster enclosure will be built. The steps in back will be reconstructed as concrete steps. The existing monument sign will be deconstructed east of the entrance and a new one is proposed for west of the entrance.

David Williams addressed the Planning Commission. He is with Hobbs and Black, the architects. He gave an overview of the building plan and presented a proposed sample board. The goal is to provide an open feeling to the building and the façade was opened to provide as much natural light as possible. The slope of the roof was to anchor the building to the earth.

Jim Mortensen indicated he feels the rendering is a radical departure for an area that is zoned residential. He feels the building materials should be toned down. Brian Ammon of Northridge Church indicated that the rendering is incorrect in that it's a white roof rather than the color it would actually be. The roofing will not be light as in the rendering.

Jonathon Pearn addressed the Planning Commission and answered various questions about the rendering. David Williams reviewed various interior renderings to describe some of the reasons they are exploring methods to draw more outside light. They would be willing to explore bringing cultured stone to the façade of the building in an effort to tie in the look with Pine Ridge across the street.

Jim Mortensen asked about the front of the building, if it would be brick. The petitioner indicated it would be brick. The color of the brick is negotiable. Since it is under the overhang, there will be some shadowing which would alter the color's appearance.

Barbara Figurski asked about the roof. The pitched roofs will remain. The existing color will remain the same.

Brian Borden addressed the Planning Commission. Churches are special land uses in residential districts. There are some existing condition problems with the parking lot. The northwestern parking aisle is a few feet deficient in minimum width. The things to be considered are whether it's an existing condition and whether there is a planned reconfiguration and re-striping of the lot. The petitioner will delete the two perpendicular parking spaces. Parking lot landscaping could be utilized conceivably, to help direct traffic in this area, but it would be costly. The petitioner will be getting rid of the pews and is hoping to have seating capacity at 480. There are 12 spaces above minimum requirements. Mr. LaVanway indicated there is a significant elevation change in the parking lot area.

Brian Borden addressed the lighting in the parking lot. There is a light pole on the back wood stairs that has flood lights that are directed outward. That will be removed with the new stairway construction. The wall sign will be addressed by the Zoning Board of Appeals. The set back from Brighton Road for the proposed monument sign is 10' from the right-of-way. Jonathan Pearn said they are approximately 50' from the road. The drawing is to scale, but overlaid onto an aerial photo. A sign permit will be required, so all of that information will be provided at that time.

The outdoor gathering space was not addressed in the sketch plan and it should be added. The staff can verify that is done. Mr. Ammon said this will be used as an outdoor patio for coffee, group discussions, studies, etc. The building in back was intended to be a youth building or storage of equipment. It is the petitioner's intention to use it for storage only.

Eric Rauch asked if the sidewalk would be tied to the church from Brighton Rd. Mr. Ammons indicated they would consider that. Kelly VanMarter indicated it would be beneficial.

Kelly VanMarter indicated the Township Engineer had no issues with the sketch plan. The Road Commission and Fire Department provided letters for review. The petitioner will comply with the points addressed in the Fire Department letter and Road Commission letter.

Brian Borden indicated there is no requirement for interior parking lot landscaping. Jonathan Pearn indicated there was a landscaped island included in the plan.

Eric Rauch asked about wall-mounted lighting. There would be some under the canopy to light the area there.

Planning Commission disposition of petition

A. Disposition of Sketch Plan.

Motion by John McManus to recommend approval of the sketch plan dated 3/28/14, subject to:

- A. Façade renovations, construction of the new drop-off area, demolition of the small parking lot and the re-paving of the existing parking lot;
- B. The wall sign will need approval by ZBA;
- C. The sign set-back and dimensions will comply with the ordinance and be reviewed by staff;
- D. The sketch plan should reflect outdoor activity renditions for approval by staff;
- E. The sidewalk along Brighton Rd. will be tied to the building;
- F. Compliance with the Fire Department letter and Road Commission letters;
- G. The flood light at the rear of the property will be removed;
- H. The building material color samples will become Township property;
- I. The petitioner will remove the two back parking spaces to comply with the drive aisle width requirement and there will be double striping there.

Support by Jim Mortensen. **Motion carried unanimously.**

Administrative Business:

- *Staff report. Kelly VanMarter had nothing to report.*
- *Approval of March 10, 2014 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes as submitted amended. Support by Jim Mortensen. **Motion carried unanimously.***
- *Member discussion. The Board of Trustees has approved a raise to the Planning Commission to \$168.00 and the Chairman's premium has been raised to \$10.00 more.*
- *Adjournment. **Motion** by John McManus to adjourn the meeting at 8:11 p.m. Support by Diana Lowe. **Motion carried unanimously.***

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 14-17 Meeting Date: June 17, 2014

- 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: Lia C HOWARD

Property Address: B24 PATHWAY Phone: 517-546-6587

Present Zoning: _____ Tax Code: 4711-10-101-052

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

1. Variance Requested: SIDE YARD, FRONT YARD, BACK YARD

2. Intended property modifications: REAR ANGLE POSITION OF HOUSE ADD NEW LIVING QUARTERS AND GARAGE

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) TRYING TO KEEP HOME SQUARE WITH EXISTING HOME AND ADDING GARAGE

b. Other (explain) _____

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: 5-20-14

Signature: [Handwritten 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 Ron at the township office to discuss what your next step is.

Charter Township of Genoa
ZONING BOARD OF APPEALS
June 17, 2014
CASE #14-17

PROPERTY LOCATION: 824 Pathway

PETITIONER: Tim Chouinard

ZONING: LRR (Lake Resort Residential)

WELL AND SEPTIC INFO: Public Sewer, well

PETITIONERS REQUEST: Shoreline Setback Variance, Front Yard Setback Variance, Side Yard Setback Variance to construct an addition to a single family home.

CODE REFERENCE: Table 3.04.01, 3.04.02

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Rear	Height	Shoreline
Setbacks for Zoning	35	N/A	10'	N/A	N/A	**
Setbacks Requested	*	N/A	6.7'	N/A	N/A	39.6'
Variance Amount	?	N/A	3.3'	N/A	N/A	?

***Correct Setback Not Provided, Pathway Dr. not depicted on site plan.**

****Needs to provide distance from neighbors homes to verify required setback**

I spoke with the applicant on 6/13/14, he stated he would provide this information prior to the meeting.



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: June 12, 2014
RE: ZBA 14-17

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

STAFF REPORT

File Number: ZBA#14-17

Site Address: 824 Pathway

Parcel Number: 4711-10-101-052

Parcel Size: 0.146 Acres

Applicant: Tim Chouinard

Property Owner: Ron & Susan Measel, 824 Pathway, Howell, MI 48843

Information Submitted: Application, site plan, elevation drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a front yard setback variance, a side yard setback variance and a shoreline setback variance to construct an addition to an existing single family home.

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 June 1, 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 1920.
- The property is on a public sewer and is on a well.
- See Real Estate Summary and Record Card.

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 remove a portion of the existing single family home and add an addition. The proposed location of the single family home requires a shoreline setback variance, a side yard setback variance and a front yard setback variance. I have reviewed the information provided and found a few issues with the site plan which need to be addressed by the applicant. The first issue is that the easement for Pathway drive is not depicted on the site plan. The measurement provided for the front yard setback is inaccurate, as the front yard setback is required to be measured from the road right-of-way easement. It is very common in this area for the homes to be located close to the road, but no measurement has been provided which depicts the required distance between the proposed house and the right-of-way easement. I have spoken to the applicant about this and updated information will be provided before the meeting. The other issue that came up was with the shoreline setback calculation. The applicant has indicated that the shoreline setback is 40' without providing the distance that the neighboring houses are from the lake. A neighbor has come forward and indicated that this measurement is incorrect as this would place this house closer toward the lake than either property. I have requested that the applicant provide the distance between the shoreline and the house of the two neighbors. The applicant has also indicated that this would be provided prior to the meeting.

Variance Requests

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

- 1) Table 3.04.01 – LRR Front Yard Setback: Required 35', Proposed ?
- 2) Table 3.04.01 – LRR Side Yard Setback: Required 10', Proposed 6.7'
- 3) Table 3.04.02 - Shoreline Setback: Required ??, Proposed 39.5'

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

Please note that in order for a variance to be approved it has to meet all of the standards in 25.05.03.

The following are findings based upon the presented materials.

- **Practical Difficulty/Substantial Justice** – Strict compliance with the side yard setback requirement would not unreasonably prevent the use of the property. The parcel has approximately 90' in parcel width, which would leave a building envelope 70' wide. This is larger than what is typically around the lake and is sufficient to construct a home which is of similar size to others on Pathway. Strict compliance with the front yard and shoreline setback may unreasonably prevent the use of the property as it may create a situation where, there is a building envelope too small to construct a home. Homes in this area are very close to the road in order to compensate for this, but in order to determine this we would need to know the specific measurements.
- **Extraordinary Circumstances** – In regards to the side yard setback variance there are no unusual or extraordinary circumstances of the property or the use. This parcel has a larger width than many lakefront properties giving it an ability to comply with the Zoning Ordinance. This need for the side yard setback is self-created as the building size can be reduced or rearranged in order to comply. With regards to the front and shoreline setback variance the location of the existing road (Pathway) and the shoreline create a small building envelope, but how small is yet to be determined. A need for these variances may be created by the shape of the lot and the setbacks, but measurements will need to be provided to confirm this.
- **Public Safety and Welfare** –Regarding the side yard setback, there will be sufficient distance between the proposed house and the house on the neighboring property in order to prevent creating a public safety and welfare issue. In regards to the shoreline and front yard setback, the issue is based on providing accurate measurements and determining if sufficient off-street parking is provided.

- **Impact on Surrounding Neighborhood** – The new home should not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood. The side yard setback requirement should maintain sufficient distance from the neighbor. If the house is closer to the shoreline than both the neighbors, than it may impact the views of the lake which could impact the property values. These measurements will need to be provided in order to determine this.

Staff Findings of Fact for Side Yard Setback

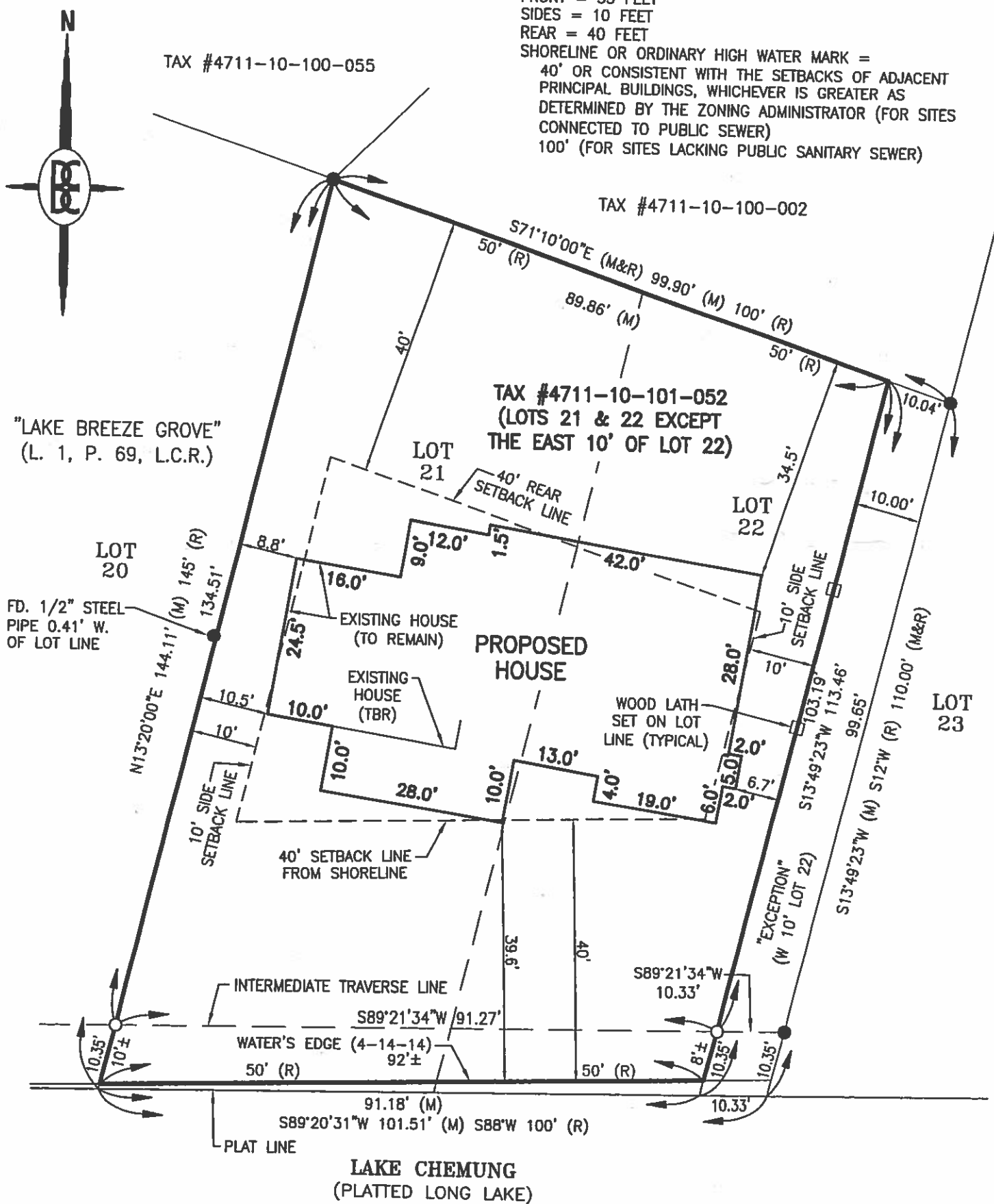
1. Strict compliance with the side yard setback requirements would not unreasonably prevent the use of the property. The parcel is approximately 90' wide which leaves an approximate 70' wide building envelope.
2. There are no unusual or extraordinary circumstances of the property or use which would prevent the applicant from complying with the side yard setback requirement.
3. The granting of the side yard setback 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.
4. Granting the side yard setback variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Note of Front Yard and Shoreline Setback Variances

I cannot make findings of fact on those requests as the applicant has not provided me with the requested information. If the information is received prior to the meeting I will discuss it further at the meeting.

SURVEY SKETCH

CURRENT ZONING: LRR (LAKESHORE RESORT RESIDENTIAL)
 MINIMUM SETBACK REQUIREMENTS:
 FRONT = 35 FEET
 SIDES = 10 FEET
 REAR = 40 FEET
 SHORELINE OR ORDINARY HIGH WATER MARK =
 40' OR CONSISTENT WITH THE SETBACKS OF ADJACENT
 PRINCIPAL BUILDINGS, WHICHEVER IS GREATER AS
 DETERMINED BY THE ZONING ADMINISTRATOR (FOR SITES
 CONNECTED TO PUBLIC SEWER)
 100' (FOR SITES LACKING PUBLIC SANITARY SEWER)



GENERAL SURVEY NOTES:

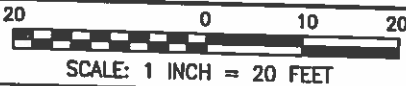
1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "LAKE BREEZE GROVE", AS RECORDED IN LIBER 1 OF PLATS, PAGE 69, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

DESCRIPTION:
 LOTS 21 & 22, EXCEPT THE
 E. 10' OF LOT 22, "LAKE
 BREEZE GROVE" (L. 1, P.
 69, L.C.R.), BEING PART OF
 SEC. 10, T2N-R5E, GENOA
 TOWNSHIP, LIVINGSTON
 COUNTY, MICHIGAN

BOSS ENGINEERING
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS
(E-MAIL: bob@bosseng.com)
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 (800) 246-6735; FAX (517) 546-1670



CLIENT: CHOUINARD
 CUSTOM HOMES



- LEGEND
- = IRON SET
 - = IRON FOUND
 - ⊙ = MONUMENT FOUND
 - * = FENCE
 - (R) = RECORDED
 - (M) = MEASURED

JOB NO.	14-113	DATE	5-20-14		
SHEET	1 OF 1	FB 532	CREW GFD	DR. AEB	CK.

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SURVEY SKETCH

CURRENT ZONING: LRR (LAKESHORE RESORT RESIDENTIAL)

MINIMUM SETBACK REQUIREMENTS:

FRONT = 35 FEET

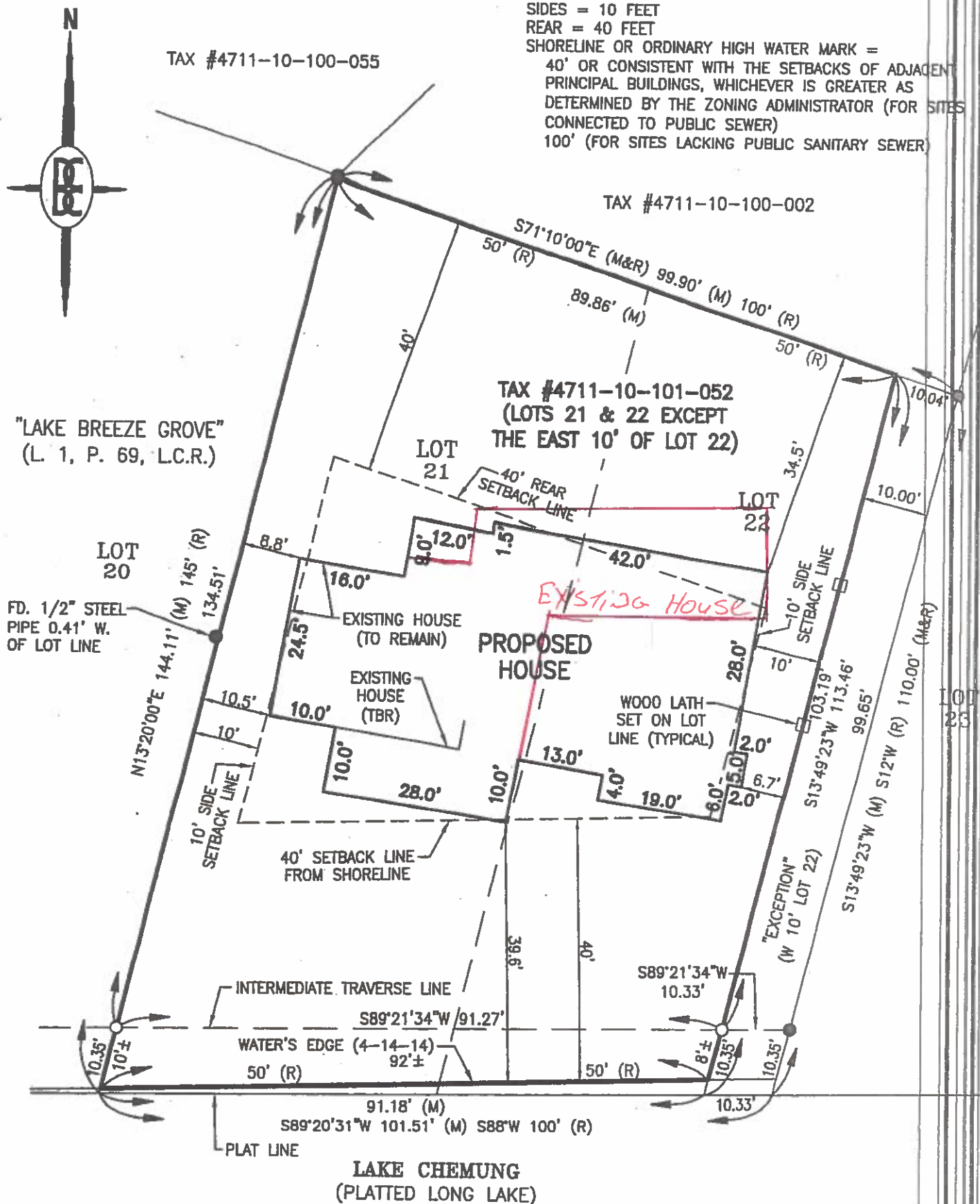
SIDES = 10 FEET

REAR = 40 FEET

SHORELINE OR ORDINARY HIGH WATER MARK =

40' OR CONSISTENT WITH THE SETBACKS OF ADJACENT PRINCIPAL BUILDINGS, WHICHEVER IS GREATER AS DETERMINED BY THE ZONING ADMINISTRATOR (FOR SITES CONNECTED TO PUBLIC SEWER)

100' (FOR SITES LACKING PUBLIC SANITARY SEWER)



GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "LAKE BREEZE GROVE", AS RECORDED IN LIBER 1 OF PLATS, PAGE 69, LIVINGSTON COUNTY RECORDS.
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 TOWNSHIP, LIVINGSTON
 COUNTY, MICHIGAN

BOSS ENGINEERING
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 LANDSCAPE ARCHITECTS
(E-MAIL: boss@bosseng.com)
 3121 E. GRAND RIVER AVE.
 HUNZEL, IL 62545
 (708) 246-4736; FAX (517) 548-1870



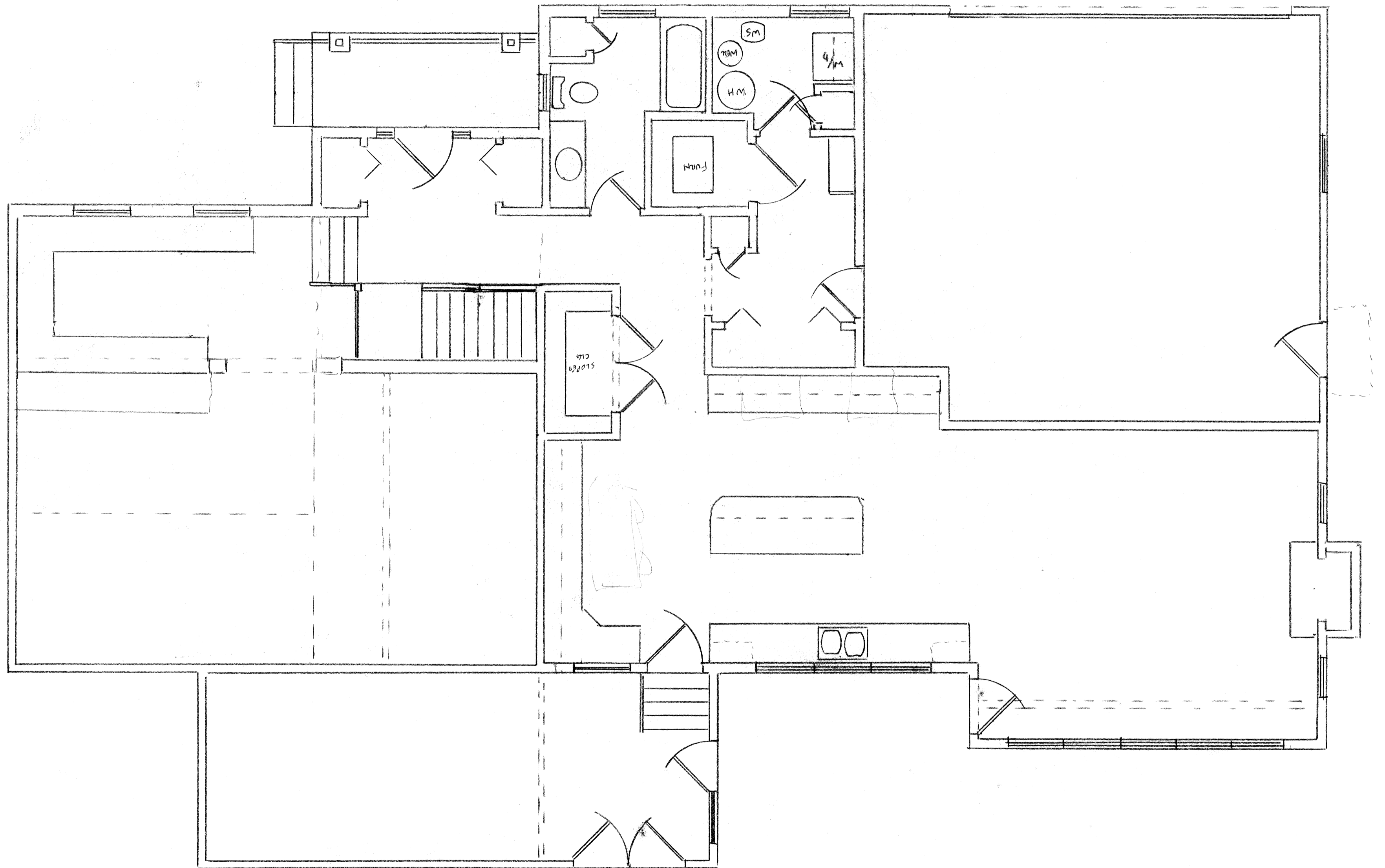
CLIENT: CHOUINARD
 CUSTOM HOMES



- LEGEND
- = IRON SET
 - = IRON FOUND
 - ⊙ = MONUMENT FOUND
 - * = FENCE
 - (R) = RECORDED
 - (M) = MEASURED

JOB NO.	14-113	DATE	5-20-14
SHEET	1 OF 1	FB 532	CREW GFD DR. AEB CK.

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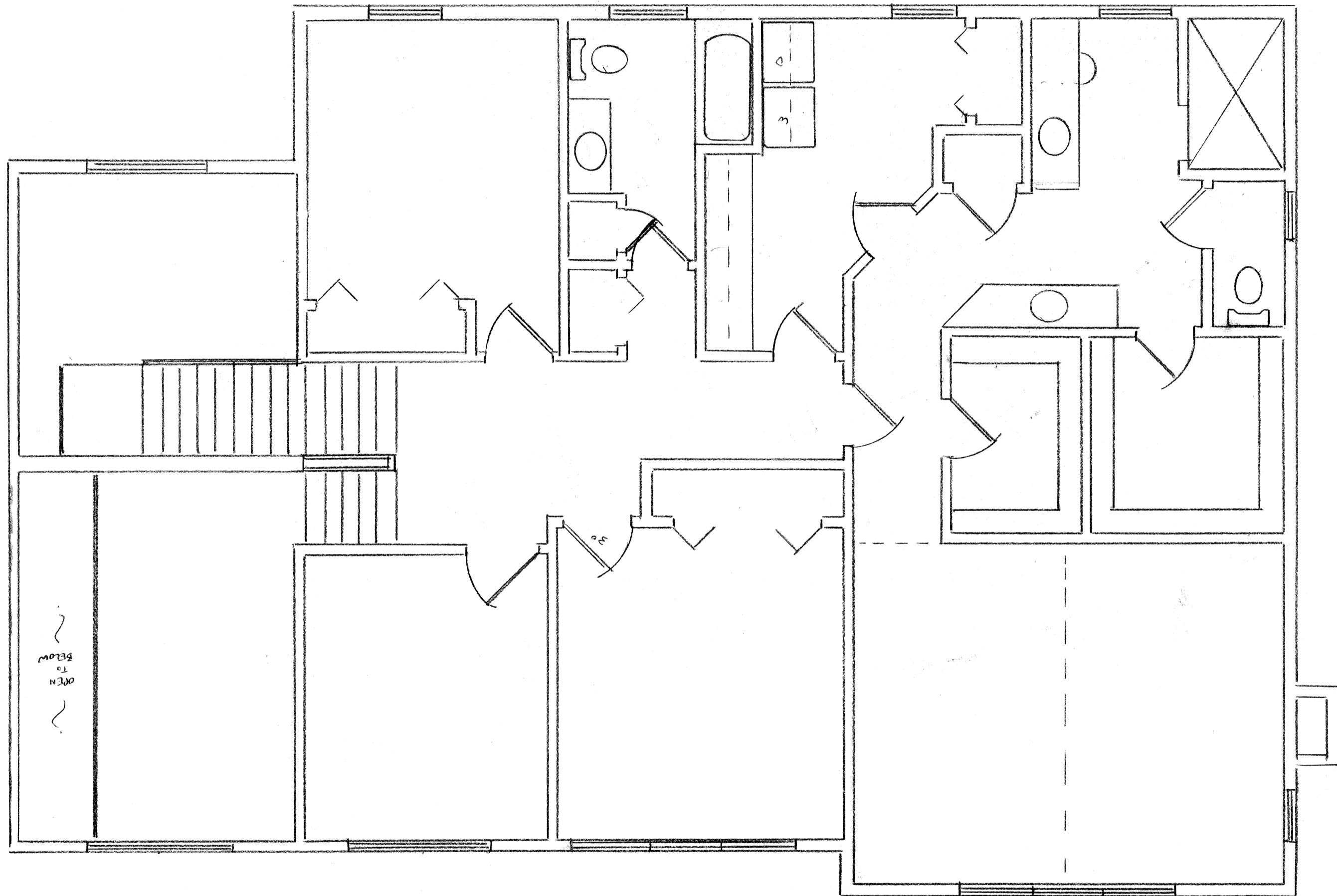


LEFT ELEVATION
SCALE: 1/4"=1'0"



RIGHT ELEVATION
SCALE: 1/4"=1'0"

14 x 9
5 x 5





FRONT (STREET)
ELEVATION
SCALE: 1/4"=1'0"



REAR (LAKE)
ELEVATION
SCALE: 1/4"=1'0"

824 Pathway Area Map



1 inch = 60 feet

* All Measurements are Approximate,
Parcel Boundaries are Approximate and May be Inaccurate.
This is not a survey.
Source: Livingston County GIS Department

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/12/2014 10:27 AM

Parcel:	4711-10-101-052	Current Class:	401.401 RESIDENTIAL-IMPROVED
Owner's Name:	MEASEL RON & SUSAN	Previous Class:	401.401 RESIDENTIAL-IMPROVED
Property Address:	824 PATHWAY Howell, MI 48843	Gov. Unit:	4711 GENOA CHARTER TOWNSHIP
		MAP #	V14-17
		School:	47070 HOWELL
		Neighborhood:	4309 4309 LK CHEMUNG LAKEFRONT

Liber/Page:	4830/0861	Created:	05/11/2005
Split:	05/11/2005	Active:	Active
Public Impr.:	None		
Topography:	REFUSE		

Mailing Address:
MEASEL RON & SUSAN
824 PATHWAY
Howell MI 48843

Most Recent Sale Information

Sold on 05/16/2005 for 200,000 by DIXON FAMILY TRUST.

Terms of Sale:	ARMS-LENGTH	Liber/Page:	4830/0861
-----------------------	-------------	--------------------	-----------

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:	113,487	Acres:	0.15
Zoning:	LRR	Land Value:	155,000	Frontage:	100.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	63.5

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: D
Style: D
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,330
Ground Area: 1,330
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: 97,571

Image



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DIXON FAMILY TRUST	MEASEL RON & SUSAN	200,000	05/16/2005	WD	ARMS-LENGTH	4830/0861	BUYER	100.0				
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)	Date	Number	Status				
824 PATHWAY		School: HOWELL										
Owner's Name/Address		P.R.E. 0%										
MEASEL RON & SUSAN 824 PATHWAY Howell MI 48843		MAP #: V14-17										
Tax Description		2015 Est TCV Tentative										
SEC. 10 T2N, R5E, LAKE BREEZE GROVE LOTS 21 & 22 EXCEPT THE E 10 FT OF LOT 22 Split on 05/11/2005 from 4711-10-101-022, 4711-10-101-024;		X	Improved	Vacant	Land Value Estimates for Land Table 00004.LAKE CHEMUNG							
Comments/Influences		Public Improvements		* Factors *								
Split/Comb. on 05/11/2005 completed 05/11/2005 DUFFY ; Parent Parcel(s): 4711-10-101-022, 4711-10-101-024; Child Parcel(s): 4711-10-101-052, 4711-10-101-053;		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-----		Gravel Road		LAKE FRONT	50.00	127.00	1.0000	1.0000	2300	100		115,000
		Paved Road		NON LAKE FRONT	50.00	0.00	1.0000	1.0000	800	100		40,000
		Storm Sewer		100 Actual Front Feet, 0.15 Total Acres				Total Est. Land Value =		155,000		
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Topography of Site		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		X	REFUSE							
		Low		2015	Tentative	Tentative	Tentative			Tentative		
		High		LM	05/30/2014	REVIEWED R						
		Landscaped		2014	77,500	44,000	121,500			113,487C		
		Swamp		2013	72,500	39,200	111,700			111,700S		
		Wooded		2012	72,500	38,300	110,800			110,800S		
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										



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		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 460 72	Type WGEP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled		Plaster Wood T&G									
Building Style: D		Trim & Decoration		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 Forced Heat & Cool Heat Pump No Heating/Cooling										
Yr Built 1920	Remodeled 0	Ex	X	Ord		Min	Size of Closets		Class: D Effec. Age: 41 Floor Area: 1330 Total Base Cost: 70,312 Total Base New : 103,359 Total Depr Cost: 60,982 Estimated T.C.V: 97,571		CntyMult X 1.470 E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Condition for Age: Good		Lg	X	Ord		Small	Doors: Solid X H.C.		Total Base Cost: 70,312 Total Base New : 103,359 Total Depr Cost: 60,982 Estimated T.C.V: 97,571		X 1.470 X 1.600			
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost					
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			No./Qual. of Fixtures		1+ Story Siding Slab 47.73 -8.81 0.66 1330 52,641					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Ex. X Ord. Min		Other Additions/Adjustments Rate					
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			(7) Excavation		(14) Water/Sewer					
Insulation				(13) Plumbing			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1330 S.F. Height to Joists: 0.0		Public Sewer Well, 200 Feet					
(2) Windows		(8) Basement		Average Fixture(s)			Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		WGEP (1 Story), Standard 22.12 460 10,175 CCP (1 Story), Standard 30.33 72 2,184 Phy/Ab.Phy/Func/Econ/Comb.%Good= 59/100/100/59.0, Depr.Cost = 60,982 ECF (4309 LK CHEMUNG LAKEFRONT) 1.600 => TCV of Bldg: 1 = 97,571					
Many Avg. Few	X Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath 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			(9) Basement Finish		(16) Porches					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(10) Floor Support		Lump Sum Items:					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:												
Chimney: Brick														

*** 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 # 14-18 Meeting Date: 6-17-14
 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: Brad Rondeau
Property Address: 6919 W. Grand River Phone: _____
Present Zoning: OSD Tax Code: 4711-14-200-021



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

1. Variance Requested: To install a patio in the wetland set back
2. Intended property modifications: Grading

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) The total site is 2.5 acres, 1.36 is wetlands & 1.14 is Refu, this leaves only 1.04 developable. As a result the building is located at or near 25' wetland setback
- b. Other (explain) The proposed patio & walkway will allow for another emergency exit out of the basement.

Variance Application Requires the Following:

-  **Waterfront properties must indicate setback from water for adjacent homes**

- **Petitioner (or a Representative) must be present at the meeting**

Date: 5/23/2014

Signature: Stanley Schap

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
June 17, 2014
CASE #14-18

PROPERTY LOCATION: 6919 W. Grand River

PETITIONER: Brad Rondeau

ZONING: OSD (Office Service District)

WELL AND SEPTIC INFO: Sewer, Public Water

PETITIONERS REQUEST: 14' Variance from the required wetland setback to construct a patio.

CODE REFERENCE: 13.02.04(d)

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Rear	Height	Wetland
Setbacks for Zoning	N/A	N/A	N/A	N/A	N/A	25'
Setbacks Requested	N/A	N/A	N/A	N/A	N/A	11'
Variance Amount	N/A	N/A	N/A	N/A	N/A	14'



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: June 12, 2014
RE: ZBA 14-18

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

STAFF REPORT

File Number: ZBA#14-18

Site Address: 6919 W. Grand River

Parcel Number: 4711-14-200-021

Parcel Size: 2.64 Acres

Applicant: Brad Rondeau, 6919 W. Grand River, Brighton, MI 48114

Property Owner: Same as applicant (Listed as Terra Incognita LLC)

Information Submitted: Application, site plan

Request: Dimensional Variance

Project Description: Applicant is requesting a variance from section 13.02.04(d) to construct a patio within the 25 foot required undisturbed natural setback from a DEQ regulated wetland.

Zoning and Existing Use: OSD (Office Service District), Dental Office

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday June 1, 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 Dental Office was constructed and opened this year.
- The property is on public sewer and water.
- See Real Estate Summary and Record Card.

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 patio adjacent to the building to add a second emergency exit to the building. This patio would encroach 14' in the 25' undisturbed wetland setback required by section 13.02.04(d) of the Zoning Ordinance.

Variance Requests

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

Section 13.02.04(d): Required 25-foot setback: An undisturbed natural setback shall be maintained twenty five (25) feet from a MDEQ determined/regulated wetland. Trails and recreational areas may be allowed in the wetland setback. Any site grading or storage within the wetland protection setback area shall require a Special Land Use Permit according to Article 19; provided that no such activity shall be allowed within ten (10) feet of a regulated wetland unless specifically approved by the Planning Commission.

Standards for Approval

The following is the standards of approval that are listed in the Zoning Ordinance for Variances from the wetland setback. Please note these standards are different from the standards in 23.05.03:

13.02.05 Variances from the Wetland Setback Requirement

In considering a variance for the wetland setback, the applicant must demonstrate to the Board of Appeals:

- (a) the setback is not necessary to preserve the wetland's ecological and aesthetic value.
- (b) the natural drainage pattern to the wetland will not be significantly affected;
- (c) the variance will not increase the potential for erosion, either during or after construction;
- (d) no feasible or prudent alternative exists and the variance distance is the minimum necessary to allow the project to proceed; or
- (e) MDEQ permit requirements have been met and all possible avoidable impacts to wetlands have been addressed.

Summary of Findings

The following are findings based upon the presented materials.

- **Not Necessary to preserve wetlands ecological and aesthetic value** – The impact of the proposed patio will be limited. As this is a discretionary matter,

it is up to the Board of Appeals, but I do not believe that the patio will be detrimental to the wetlands ecological or aesthetic value.

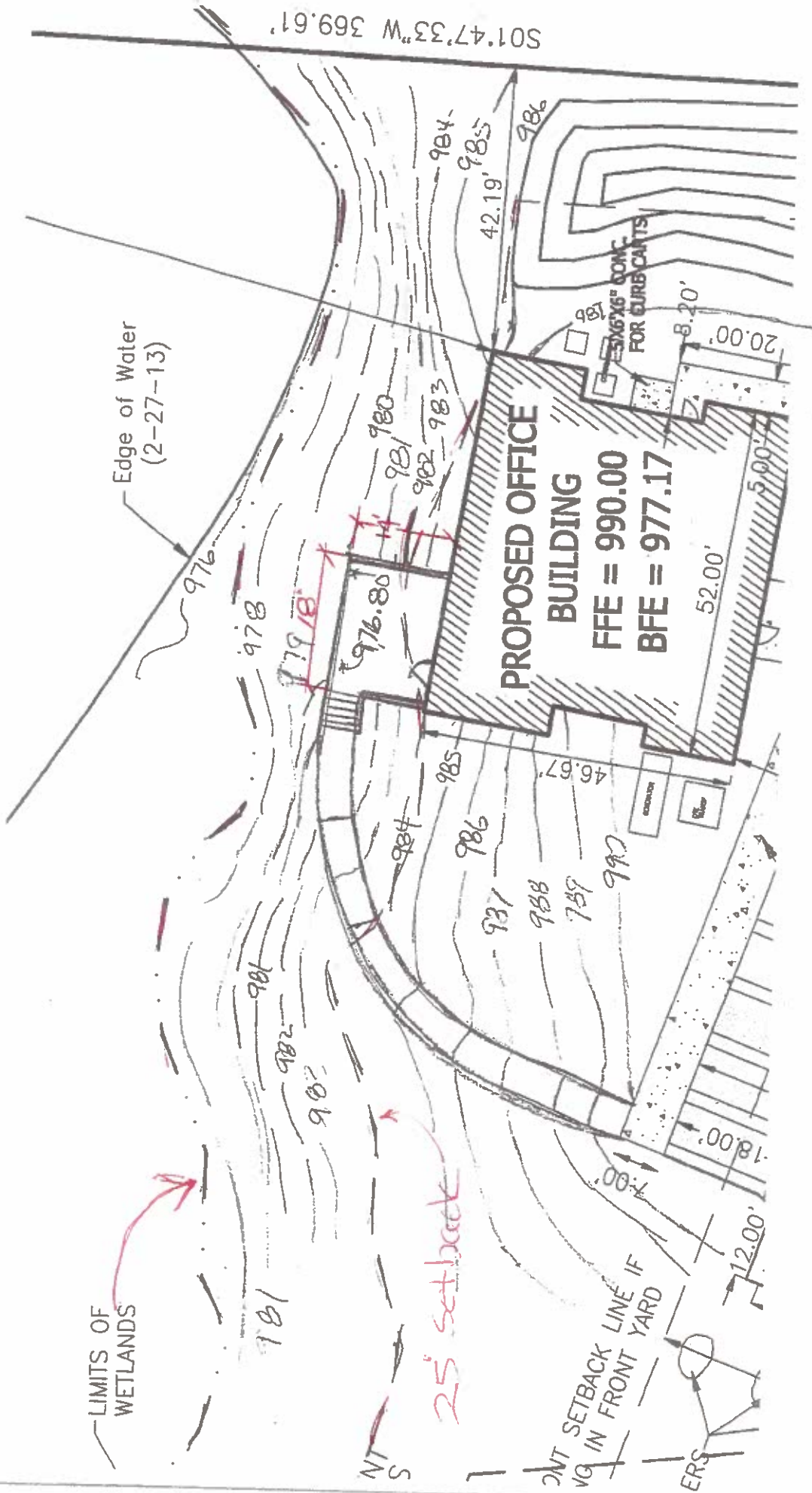
- **Drainage pattern will not be significantly affected** – The applicant has not provided information regarding drainage, but due to the limited size of the patio it is likely that there should not be a significant impact on drainage patterns. In order to prevent any excessive run-off from occurring, the Zoning Board of Appeals should require the applicant to install a permeable surface for the patio if the request is approved.
- **Potential for erosion** –The proposed patio should not increase the potential for erosion. Proper permits from the soil erosion will likely need to be obtained.
- **No feasible or prudent alternative exists and the variance is the minimum distance necessary to allow the project to proceed** – There already are two exits to the building (1 on south side and another on east side). The applicant has not indicated whether the additional exit is mandated by any other applicable agency, but as this area of the building is at a different level than the other doors, I can understand the concern. This should be verified at the meeting. The 18' X 14' patio exceeds the minimum required ADA landing size of 5' X 5'. In order to meet this requirement the applicant will need to reduce the size of the landing to 5' X 5' so the request will only be a 5' wetland setback variance as opposed to a 14' wetland setback variance.
- **MDEQ permit requirements have been met** -The applicant has not provided any information regarding this requirement. Any variance approval should be conditioned on the applicant obtaining the proper permits from Livingston County and the State of Michigan.

Staff Findings of Fact

1. The proposed patio will not be detrimental to the wetlands ecological or aesthetic value.
2. Due to the limited size of the improvement area, the drainage pattern will not be significantly affected.
3. The proposed patio will not increase the potential for erosion.
4. The requested variance distance is not the minimum amount necessary to place an emergency exit at the rear of the building.
5. No indication has been made as to whether DEQ permit requirements are necessary or have been complied with.

Poneau
Grand River-Dental
6919 W, Grand River

Proposed Brick Patio
w/ retaining walls



6919 W. Grand River Area Map



1 inch = 100 feet

* All Measurements are Approximate,
Parcel Boundaries are Approximate and May be Inaccurate.
This is not a survey.
Source: Livingston County GIS Department

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/12/2014 10:28 AM

Parcel:	4711-14-200-021	Current Class:	201.201 COMMERCIAL- IMPROVED
Owner's Name:	TERRA INCOGNITA, LLC	Previous Class:	201.201 COMMERCIAL- IMPROVED
Property Address:	6919 W GRAND RIVER BRIGHTON, MI 48114	Gov. Unit:	4711 GENOA CHARTER TOWNSHIP
		MAP #	V14-18
		School:	47070 HOWELL
		Neighborhood:	2014 2014 RETAIL/SERV
Liber/Page:	2013R-041114	Created:	//
Split:	//	Active:	Active
Public Impr.:	None		
Topography:	None		

Mailing Address:

TERRA INCOGNITA, LLC
2278 WILDCHERRY DR.
HOWELL MI 48843

Most Recent Sale Information

Sold on 10/24/2013 for 0 by RONDEAU BRAD LEE.

Terms of Sale: INVALID SALE

Liber/Page: 2013R-041114

Most Recent Permit Information

Permit P13-134 on 09/13/2013 for \$0 category COMMERCIAL BLDG.

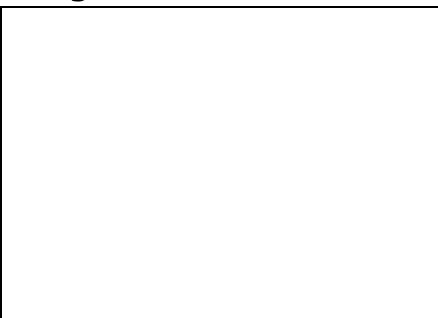
Physical Property Characteristics

2015 S.E.V.:	Tentative	2015 Taxable:	Tentative	Lot Dimensions:	
2014 S.E.V.:	198,000	2014 Taxable:	198,000	Acreage:	2.62
Zoning:	OSD	Land Value:	289,846	Frontage:	300.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	381.0

Improvement Data

of Commercial Buildings: 1
Type: Medical - Dental Clinic
Desc:
Class: C
Quality: Average
Built: 0 Remodeled: 0
Overall Building Height: 0
Floor Area: 2,360
Sale Price/Floor Area: 0.00
Estimated TCV: 108,301
Cmts:

Image



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
RONDEAU BRAD LEE	TERRA INCOGNITA, LLC	0	10/24/2013	QC	INVALID SALE	2013R-041114	BUYER	0.0			
CAMPBELL, E. & J.	RONDEAU BRAD LEE	125,000	04/01/2013	WD	ARMS-LENGTH	2013R-019220	BUYER	100.0			
Property Address		Class: 201 COMMERCIAL- IM		Zoning: OSD	Building Permit(s)	Date	Number	Status			
6919 W GRAND RIVER		School: HOWELL			SIGN	04/15/2014	P14-037	NO START			
Owner's Name/Address		P.R.E. 0%			COMMERCIAL BLDG	09/13/2013	P13-134	NO START			
TERRA INCOGNITA, LLC 2278 WILDCHERRY DR. HOWELL MI 48843		MAP #: V14-18		2015 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table GRIVE.GRAND RIVER FRONTAGE						
SEC 14 T2N R5E COMM NE COR TH S89*W 353.13 FT TH S01*W 766.60 FT FOR POB TH S01*W 369.61 FT TH N69*W 281.24 FT TH N06*W 391.73 FT TH S69*E 339.38 FT TO POB CONT 2.50 AC M/L SPLIT FR 007 4/93 PARCEL 2-B		Public Improvements		* Factors *				Value			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		G R 1000	300.00	381.00	1.0000	1.3802	1000	70	289,846
		Paved Road		300 Actual Front Feet, 2.62 Total Acres Total Est. Land Value = 289,846							
		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									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2015	Tentative	Tentative	Tentative	Tentative			
				2014	144,900	53,100	198,000	198,000S			
				2013	173,900	0	173,900	40,698C			
				2012	112,000	61,900	173,900	39,745C			

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

Desc. of Bldg/Section: Calculator Occupancy: Medical - Dental Clinic		<<<<< Calculator Cost Computations >>>>> Class: C Quality: Average Percent Adj: +0															
Class: C Floor Area: 2,360 Stories Above Grd Average Sty Hght : 21 Bsmnt Wall Hght	Construction Cost		Base Rate for Upper Floors = 98.15 (10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 98.15														
	<table border="1"> <tr> <th>High</th> <th>Above Ave.</th> <th>Ave.</th> <th>X</th> <th>Low</th> </tr> </table>	High		Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Package Heating & Cooling 100% Heat#2: Package Heating & Cooling 0%									
High	Above Ave.	Ave.	X	Low													
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100	Ave. SqFt/Story: 2360 Ave. Perimeter: 216 Has Elevators:		0 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 21 Height per Story Multiplier: 1.090 Ave. Floor Area: 2,360 Perimeter: 216 Perim. Multiplier: 1.088 Refined Square Foot Cost for Upper Floors: 116.40														
Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		County Multiplier: 1.49, Final Square Foot Cost for Upper Floors = 173.433 Total Floor Area: 2,360 Base Cost New of Upper Floors = 409,302 Reproduction/Replacement Cost = 409,302 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 401,116														
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		ECF (2014 RETAIL/SERV) 0.900 => TCV of Bldg: 1 = 361,004 Replacement Cost/Floor Area= 173.43 Est. TCV/Floor Area= 152.97 30 % Completed => Est. True Cash Value 2015 = 108,301														
Comments:	* Sprinkler Info * Area: Type: Average																
(1) Excavation/Site Prep:		(7) Interior:															
(2) Foundation:		(8) Plumbing:															
<table border="1"> <tr> <th>X</th> <th>Poured Conc.</th> <th>Brick/Stone</th> <th>Block</th> </tr> </table>	X	Poured Conc.	Brick/Stone	Block	<table border="1"> <tr> <th>Footings</th> <th>Many Above Ave.</th> <th>Average Typical</th> <th>Few None</th> </tr> </table>		Footings	Many Above Ave.	Average Typical	Few None	<table border="1"> <tr> <th>Outlets:</th> <th>Fixtures:</th> </tr> <tr> <td>Few Average Unfinished Typical</td> <td>Few Average Unfinished Typical</td> </tr> <tr> <td>Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct</td> <td>Incandescent Fluorescent Mercury Sodium Vapor Transformer</td> </tr> </table>	Outlets:	Fixtures:	Few Average Unfinished Typical	Few Average Unfinished Typical	Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer
X	Poured Conc.	Brick/Stone	Block														
Footings	Many Above Ave.	Average Typical	Few None														
Outlets:	Fixtures:																
Few Average Unfinished Typical	Few Average Unfinished Typical																
Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer																
(3) Frame:		<table border="1"> <tr> <th>Total Fixtures</th> <th>Urinals</th> </tr> <tr> <td>3-Piece Baths 2-Piece Baths Shower Stalls Toilets</td> <td>Wash Bowls Water Heaters Wash Fountains Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Wash Bowls Water Heaters Wash Fountains Water Softeners										
Total Fixtures	Urinals																
3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Wash Bowls Water Heaters Wash Fountains Water Softeners																
(4) Floor Structure:		(9) Sprinklers:															
(5) Floor Cover:		(10) Heating and Cooling:															
(6) Ceiling:		<table border="1"> <tr> <th>Gas Oil</th> <th>Coal Stoker</th> <th>Hand Fired Boiler</th> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler											
Gas Oil	Coal Stoker	Hand Fired Boiler															
		(11) Electric and Lighting:															
		(13) Roof Structure: Slope=0															
		(14) Roof Cover:															
		(39) Miscellaneous:															
		(40) Exterior Wall:															
		<table border="1"> <tr> <th>Thickness</th> <th>Bsmnt Insul.</th> </tr> </table>		Thickness	Bsmnt Insul.												
Thickness	Bsmnt Insul.																

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

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

MAY 20, 2014

6:30 P.M.

MINUTES

Call to Order: Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30 p.m. at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The members and staff of the Zoning Board of Appeals were as follows: Chris Grajek, Jean Ledford, Barbara Figurski, Marianne McCreary and Jeff Dhaenens. Also present was Township staff member Ron Akers. There were 25 people in the audience.

Approval of Agenda: Moved by Ledford, supported by Figurski to approve the agenda. Motion passed.

Call to the Public: (Please Note: The Board will not begin any new business after 10:00 p.m.) A call to the public was made with no response.

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.

Bill Rogers, owner of EBI Inc. and Mary Tibaldi Homeowner were present for the petitioner.

Mr. Rogers stated that they have a rather old plat and they would like to retain some mature trees that are located on the property. About 90 percent of the existing house is not in compliance. The reason that the structure is close to the garage is due to a conversation with the Fire Department. There is a 6 foot pathway according to the plat and there are already structures encroaching on the pathway on other properties.

A call to the public was made with the following response: Dave Larson-5472 Wildwood, I live directly behind the house and my backyard is behind their house. I love the design and it will help the neighborhood with values. There has been 3 generations there and I don't blame them to want and stay to improve the property. The only issue I have is with the new porch toward the lake which would be in our backyard. There was a screened in porch there before and I could barely see them on the porch. The new proposed deck is wide open on our backyard. I came up with a compromise to build the house and a screened in porch that would provide a little of a barrier. It would give them a porch away from bugs and us some privacy. This is the only reservation that I have with the plan. Bert Knickerbocker- 5468 Wildwood, I live directly next door and I am looking forward to the new home and I would recommend that a survey of the property to be done on the property since there is property line issues in the area.

Moved by Grajek, supported by Ledford, to grant approval of case #14-08, 5411 Ridgemont, for a 30 foot rear yard variance and 5 foot variance of separation between the principal structure and the accessory structure.

The practical difficulty is the topography of the platted subdivision which was approved in a different time and zoning. Conditioned upon the new home to be guttered with downspouts and the property owner obtaining a staked survey to identify property boundaries. **Motion passed.**

14-09... A request by Kelly Cadegan, 652 S. Hughes Road, for a side yard setback variance to construct a detached accessory building.

Kelly and Kathy Cadegan were present for the petitioner.

They would like to construct a garage on their property that would match the house and would look appropriate on the property. They would like to move the garage 3 feet from the property line and maintain a distance of 12 feet between the garage and existing structure.

Dhaenens asked why a 22 foot garage cannot be constructed. Mr. Cadegan stated that he would like to be able to move around and work on his car. He would not be repairing cars out of the garage. The 12 feet would be better between the garage and the house. But if he went to 11 feet it would be able to work too. The homeowner had Boss Engineering survey the property and that is how they obtained their figures.

Figurski questioned if the 2 sheds that are currently on the property are going to be removed. Mr. Cadegan stated that they are definitely going to be removed. The size of the current garage is 24 X 36 and he would be able to reduce it to 32 feet. Mr. Cadegan stated that the height of the building might be a little bit taller than the house at 17 to 18 feet.

A call to the public was made with no response.

The Zoning Board of Appeals stated their concerns about the lack of practical difficulty and requesting that the applicant work with their engineering company to comply with the Zoning Ordinance.

Moved by Grajek, supported by Figurski to table case 14-09, 652 Hughes Road per the petitioner's request until the next scheduled Zoning Board of Appeals meeting on June 17, 2014. Motion passed.

14-10... A request by Jan and Ann Pitzer, 3680 Dorr Road, for a side yard setback variance to construct a single family home.

Jan and Ann Pitzer were present for the petitioner.

The property that they own is zoned Suburban Residential and they are surrounding by Lakeshore Resort Residential. There is a wetland between the house and the lake with a large tree that they are trying to save that has forced them to expand the footprint of the house. They have talked to the two adjacent neighbors and there are some objections to the 10 foot side yard setback on the south side and they are trying to work it out with the neighbors and the Zoning Board of Appeals.

Mr. Pitzer stated that the screened porch is attached to the foundation by sharing a foundation wall. The porch is 16 by 16 feet and it is 9 feet from the house. They have talked about it with their neighbors and would be willing to try and satisfy the neighbors by requesting the side yard setback on the north property line. Figurski asked if the owners could reduce the size of the deck and move the screened in the porch. Mr. Pitzer stated they need to have some distance from the house for ingress and egress which is 9 feet. Dhaenens questioned if they would be able to move their house up in the front of the property. Mr. Pitzer stated that they would not be able to not have a walkout basement. The tree is about 23 feet from the screened in porch. The owners stated that they would not be here if they were zoned Lakeshore Resort Residential. Akers explained the rezoning process if they would like to rezone their property to Lakeshore Resort Residential.

Grajek explained the Board's difficulty in demonstrating practical difficulty on variances due to design stating that this home could fit into the setbacks on the property.

A call to the public was made with the following response: A letter was received from Michael and Andrea Penner of 3747 Conrad Road. Gary Srock-3639 Conrad Road stated that he has no objection and his property runs along the side of the property with the screened in porch. Michael Penner-3747 Conrad Road stated that they have no objections with the variance showing in the new drawing submitted today. Katie Fox-owner of parent parcel stated that she has no objection to the project.

Moved by Figurski, supported by Ledford, to deny case# 14-10, 3680 Dorr Road as submitted due to no existing hardship with the land. **Motion passed.**

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.

Charles Horan and Steve Ward of Fortress Builders were present for the petitioner.

Mr. Horan stated that they would like to get additional size with the 12 feet setback. Their current neighbor is 12 feet closer to the lake than he is. Mr. Ward stated that they will not need a height variance and that the footprint will support the new home with piers.

Akers stated that the site plan does not depict the covered enclosed porch off the rear of the house.

A call to the public was made with the following comment: David Carey stated the he lives directly across the street and he has lived there since 1970. His house was built in accordance with the zoning as it was meant to be. The homes have been expanded and with that there have been parties and the parking has become an issue. They park in front of his house. Mr. Carey stated that he feels that he is being walled off from the lake. Owners are trying to construct homes on 50 foot lots and taking cottages and building them as to where can live in them all year around which is making him not see the lake. He does have access thru the property that the Township owns. He owns a 1200 sq. ft. house with 3 bedrooms however he is located on a 75 feet lot. Gary Bolover-1824 Hughes lives directly next door since 1979. The new owners are

trying to improve the property and he is in favor of that. They are keeping it clean and cutting the grass. He believes that the petitioner does have a hardship. If someone would like to see the water than they should buy property on the lakefront. The parking is allowed on the road and it does not back up traffic. It will improve the neighborhood and he has not objection to the variance.

Moved by Ledford, supported by Figurski, to grant approval of case# 14-11, 1828 Hughes Road, for an 11 foot front yard setback variance, 6.6 foot side yard setback variance and a 12 foot shoreline variance to construct an addition which maintains the current setbacks of the existing footprint. Conditioned upon the new home being guttered with downspouts. The practical difficulty is the property is non-conforming and does not present any safety or welfare issues for the neighborhood. **Motion passed.**

The Board had a break at 8:10 and reconvened at 8:16 p.m.

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 structure.

Todd Hurley was present for the petitioner.

Mr. Hurley stated that he is looking to construct a 2400 sq. ft. pole barn with a 12 x 40 foot lean-to to store a fifth wheel. His neighbor has a large pole barn that is attached to his home by a breezeway and for Mr. Hurley to be able to construct a breezeway he would have to bring in more fill dirt and he would have drainage issues. The board questioned why the petitioner needs that large of a pole barn. Mr. Hurley stated that he has 5 kids and they are getting to the driving age and he is going to have cars and trucks all around his property. He stated that he would remove the existing shed on the property.

Grajek explained that the petitioner can build a 1200 sq. ft. pole barn with no variance and there is no hardship presented.

A call to the public was made with the Laura McDonald-3148 Beck Road stated that she has no problem with the structure and they keep their property nice and tidy. She questioned how much of a structure does he need to attach it. Akers stated that he would have to connect it somehow to the principal structure it would not have to be enclosed.

Moved by McCreary, supported by Figurski to deny case #14-12, 3292 Beck Road petitioned by Todd Hurley to deny the variance due to no practical difficulty being presented. **Motion passed.**

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.

Tom and Rosemary Secrest and Rick Napier, builder were present for the petitioner.

Mr. Secrest stated that they are looking to down size and would like to live at this property. He would like to construct a home similar to his neighbor. He would like to be able to have his property assessable by emergency vehicles. They are almost the last house in the area to do any improvements to their property. Dhaenens stated the concern with pulling out into the road and the garage and also that the property was not staked. Mr. Secrest stated that everything he has designed was in keeping with the neighborhood.

It was stated for the Board to be able to make a decision that the property should be staked to evaluate if a driver could safely back out of the garage.

A call to the public was made with no response.

Moved by Ledford, supported by McCreary to table case#14-14, 4089 Homestead, until the June 17, 2014 Zoning Board of Appeals meeting to allow the petitioner to stake the proposed addition. **Motion passed.**

Correspondence:

Approval of Minutes: Moved by Figurski, supported by Ledford to approve the April 15, 2014 Zoning Board of Appeals minutes with typographical corrections and an amendment to case#14-06. **Motion passed.**

Correspondence: Akers presented the 2013 Zoning Board of Appeals year-end report to the Board. The Board complimented Akers on an exceptional report. **Moved** by Figurski, supported by Grajek to accept the draft of the 2013 year-end report. **Motion passed.**

Township Board Representative Report: Ledford stated that on June 2, 2014 the Board is going to hear an amendment to the temporary tent sale ordinance. Ledford stated that Supervisor McCririe informed the Township Board that Akers is doing a great job.

Planning Commission Representative Report: Figurski stated that the May 2014 Planning Commission was canceled due to lack of agenda items.

Zoning Official Report: Akers stated that the office is very busy and he will be monitoring the Caldean Camp activities in regards to sound issues this summer.

Member Discussion: Discussion was held in regards to prior cases.

Moved by McCreary, supported by Ledford, to adjourn the Zoning Board of Appeals meeting at 9:10 p.m. **Motion passed.**



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: June 13, 2014
RE: 2013 Annual Report Executive Summary

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

At the June 9, 2014 Planning Commission meeting the Planning Commission reviewed the 2013 Annual Report. During discussion they brought up the idea of the Zoning Board of Appeals preparing an executive summary to the Annual Report describing some of the issues the ZBA has found in the Zoning Ordinance and recommending some changes. Attached is the annual report for your review. We can discuss this further at the meeting (time allowing) and formulate a process for achieving this.

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



2013 Zoning Board of Appeals Annual Report

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

Summary:

The purpose of the Zoning Board of Appeals (ZBA) Annual report is to summarize and identify the activities completed by the ZBA over the calendar year. Identifying the number and types of variances that were granted over the year can provide guidance to the Planning Commission and Township Board of Trustees when making future land use decisions. The primary activities that were handled by the Zoning Board of Appeals in 2013 were hearing variance requests and drafting and adopting Rules of Procedure.

Variations

During 2013 the Zoning Board of Appeals heard twenty-eight (28) requests for variances. These can be broken down as follows:

- 28 Total Variance Requests
 - 21 Approved, 6 Denied, 1 Variance Not Required
- 13 Variance on Properties with Lake Frontage
 - 12 Approved, 1 Denied
- Breakdown by Type
 - 6: New Single Family Homes
 - 6 Approved, 0 Denied
 - 5 Lake Front
 - 4: Residential Addition
 - 4 Approved. 0 Denied
 - 4 Lake Front
 - 5: Detached Accessory Buildings
 - 1 Approved, 4 Denied
 - 1 Lake Front
 - 2: Commercial Additions
 - 2 Approved, 0 Denied
 - 6: Signs
 - 5 Approved, 1 Denied
 - 1: Fence
 - 1 Variance Not Needed
 - 2: Improvements to Non-Conforming Structure in Excess of 10%
 - 1 Approved, 1 Denied (Same property)
 - 2 Lake Front
 - 2: Decks
 - 2 Approved, 0 Denied
 - 1 Lake Front

Please see attached case summaries for more information about specific cases.

Rules of Procedure

The purpose of the rules of procedure is similar to the Planning Commission By-laws. They establish guidelines for the procedural aspects of the ZBA including membership, election of officers, public hearing rules, responsibilities of township staff and members of the ZBA and they establish guidelines for handling conflict of interest. This document was adopted in January of 2014 and is available for review.

SUPERVISOR

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CLERK

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2013 ZBA Case Summaries

JANUARY

Variance: 1

Case: 13-01

Applicant Name: Christian and Damian Karch

Address: 5400 Brady Road

Type of Variance: Construction of a detached accessory building in front yard

Lakefront: No

Decision: Denied

Why? Conditions? Ample room on the lot; no practical difficulty.

Variance: 2

Case: 13-02

Applicant Name: Champion Buick GMC

Address: 7885 W. Grand River

Type of Variance: Front yard variance to construct an addition to a non-conforming building

Lakefront: No

Decision: Approved

Why? Conditions? Variance of 13.7 feet with a Grand River side setback of 56.3 feet granted. The finding of fact is the building was non-conforming after the Zoning Ordinance changed.

Variance: 3

Case: 13-03

Applicant Name: Genoa Charter Township

Address: 2911 Dorr Road

Type of Variance: Sign

Lakefront: No

Decision: Approved

Why? Conditions? An 8-foot variance with a 14 foot height and a 257 foot area variance amount for a sign area of 329 feet. The finding of fact is the configuration of the property and the ability to not be able to place a sign on the exit ramp.

Variance: 4

Case: 13-04

Applicant Name: Blair Bowman

Address: 4252 Highcrest

Type of Variance: Front yard and waterfront

Lakefront: Yes

Decision: Approved

Why? Conditions? Front yard variance of 15 feet with a setback of 20 feet and a waterfront variance of 2 feet with a setback of 73 feet. The finding of fact is the topography and conditions of the lot.

Variance: 5

Case: 12-27

Applicant Name: Joe Aguis

Address: 5311 Brighton Road

Type of Variance: Sign variance

Lakefront: No

Decision: Approved

Why? Conditions? A 1-foot variance for a 7-foot-tall sign. The finding of fact is the sight distance and visibility from the road.

FEBRUARY

Variance: 6

Case: 13-06

Applicant Name: Angela Nieves-Valentine

Address: 3837 E. Coon Lake Road

Type of Variance: Height variance for a fence

Lakefront: No

Decision: Variance not needed

Why? Conditions? The ZBA interprets the fence is built in the side yard.

MARCH

Variance: 7

Case: 13-05

Applicant Name: Brett Gierak

Address: 921 Sunrise Park

Type of Variance: Side and rear yard variance for an addition

Lakefront: Yes

Decision: Approved

Why? Conditions? 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.

Variance: 8

Case: 13-07

Applicant Name: Charles Horan

Address: 1828 Hughes Road

Type of Variance: Front, waterfront and side yard variance to construct a garage addition and a second story addition

Lakefront: Yes

Decision: Approved

Why? Conditions? Allowed to construct a second story that will match the existing footprint with a 4-foot-4-inch side yard extension. Conditions: Must remove the garage from the plans and the addition must have 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.

April

Variance: 9

Case: 13-08

Applicant Name: Champion Buick

Address: 7885 W. Grand River

Type of Variance: Sign

Lakefront: No

Decision: Approved

Why? Conditions? Additional sign allowed with the square footage being less than two 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.

Variance: 10

Case: 13-10

Applicant Name: Jeff Gontarski

Address: 4401 Filbert

Type of Variance: Front yard variance to build a new home

Lakefront: Yes

Decision: Approved

Why? Conditions? Front yard variance of 25 feet with a setback of 10 feet approved. Conditioned upon the home being guttered. The practical difficulty is the topography of the land.

Variance: 11

Case: 13-11

Applicant Name: Art Van Furniture

Address: 4101 E. Grand River

Type of Variance: Sign

Lakefront: No

Decision: Denied

Why? Conditions? No practical difficulty.

MAY

Variance: 12

Case: 13-09

Applicant Name: Leo and Karen Mancini

Address: 4057 Homestead Road

Type of Variance: Two side yard variances to construct an attached garage

Lakefront: Yes

Decision: Approved

Why? Conditions? Given a 5-foot-6-inch variance on both sides with a 4-foot-6-inch setback on both sides. Conditioned upon the garage being guttered. The practical difficulty is the narrowness of the lot.

Variance: 13
Case: 13-12
Applicant Name: Robert Morrison
Address: 3699 Nixon Road
Type of Variance: Pole barn on a vacant lot
Lakefront: No
Decision: Denied
Why? Conditions? No practical difficulty.

JUNE

Variance: 14
Case: 13-13
Applicant Name: Curt Brown
Address: 4010 Homestead
Type of Variance: Front yard variance and a waterfront variances to replace an existing garage
Lakefront: Yes
Decision: Approved
Why? Conditions? Given a 25-foot shoreline variance with a 15-foot setback, front yard variance of 27 feet with an 8-foot setback, an accessory building size variance of 442 feet from the 900 feet allowed and an accessory building height variance of 6-foot-6-inches from the 14 feet allowed. Conditioned upon the structure being guttered and having downspouts and any grading issues should be addressed and satisfactorily dealt with by the petitioner. The practical difficulty is the topography of the lot and the difficulty to construct on the lot.

Variance: 15
Case: 13-15
Applicant Name: Ronald Socia
Address: 3950 Highcrest Drive
Type of Variance: Home improvements/modernization to non-conforming structures in excess of 10% of its replacement value
Lakefront: Yes
Decision: Approved
Why? Conditions? Can make improvements and modifications on the interior and exterior of the home to a nonconforming structure. Conditioned upon the structures including gutters and downspouts, no improvements shall be made to increase the footprint or height of the structures and the structure shall not be used as rentals. The practical difficulty is the uniqueness of the property.

Variance: 16
Case: 13-16
Applicant Name: Janine and James Exline
Address: 4009 Highcrest Drive
Type of Variance: Side yard
Lakefront: Yes
Decision: Approved
Why? Conditions? Given a 2.25-foot side yard setback with a 2.75-foot variance and an 8.15-foot setback on the west side with a 1.85-foot variance. Conditioned upon the structure including gutters and

downspouts. The practical difficulty is the narrowness of the lot and the continuing narrowness toward the road side.

JULY

Variance: 17

Case: 13-17

Applicant Name: Thomas and Diana Fleming

Address: 4049 Homestead

Type of Variance: Side yard

Lakefront: Yes

Decision: Approved

Why? Conditions? Approved a side yard setback variance of 5 feet and a waterfront setback variance of 16.5 feet for the construction of a new home. Conditions placed on the approval are that the structure is to have gutters and downspouts installed and that any grading and drainage issues should be addressed and satisfactorily dealt with by the petitioner. The practical difficulty is the topography and narrowness of the lot.

Variance: 18

Case: 13-18

Applicant Name: Mary Dean and Jeff Barringer

Address: 5359 Wildwood Drive

Type of Variance: Front yard setback variance and a water front setback variance for the construction of a single family home

Lakefront: Yes

Decision: Approved

Why? Conditions? Approved a 19.9 foot front yard setback variance and a 17.7-foot waterfront setback variance for the construction of a new home. Based on the practical difficulty of a small building envelope and the narrowness of the platted subdivision. Conditioned upon the structure having gutters and downspouts, grading or drainage issues should be addressed and satisfactorily dealt with by the petitioner. If there is damage to the fence and arborvitae plants, they are to be replaced by the expense of the petitioner.

AUGUST

Variance: 19

Case: 13-19

Applicant Name: Bob Maxey Ford

Address: 2798 E. Grand River

Type of Variance: Front yard setback and parking lot

Lakefront: No

Decision: Approved

Why? Conditions? Approved a front yard setback variance of 5 feet and parking lot variance of 7 feet on the rear property line based on the following finding of facts:

1. Strict compliance with the front yard setback requirement would limit the ability of the property owner to construct an addition which maintains a consistent front building line with the existing main building;
2. The area within the rear lot line parking lot setback is already developed as a parking area and the proposed 6-foot masonry screening wall will adequately mitigate the impact the proposed changes to the site plan will have on the adjacent residential properties;
3. The need for the variance is not self-created;

4. According to the Planner's Report, the proposed variance will not impair public safety or welfare;
5. There will be little if any impact on the surrounding neighborhood. The front yard variance will provide for a consistent appearance on the Grand River corridor and the proposed 6-foot masonry screening wall will mitigate the impacts of the extended parking lot.

Variance: 20

Case: 13-20

Applicant Name: Zion Restoration

Address: 6518 Catalpa

Type of Variance: Side yard for an addition

Lakefront: No

Decision: Approved

Why? Conditions? Approved a 14-foot side yard variance due to the addition having little impact on the adjacent properties. The addition will be the same distance from the side property line as the attached garage.

The hardship is the property is zoned LDR (Low Density Residential) and was created under less strict zoning requirements. The lot size and building were made non-conforming by the current zoning requirements. The pie shaped lot has limitations. The variance is not self-created. Conditioned upon the home and garage being guttered.

Variance: 21

Case: 13-21

Applicant Name: Thomas and Donna Phelps

Address: 4470 Clifford Road

Type of Variance: Side yard setback and deck extension

Lakefront: Yes

Decision: Approved

Why? Conditions? Approved a 2-foot side yard variance and a 3-foot variance from the rear distance line. The Finding of Fact is the side yard variance will comply with the current building and is not self-created. The proposed deck will reduce the non-conformity of the deck.

SEPTEMBER

Variance: 22

Case: 13-23

Applicant Name: Charles Denning

Address: Parcel ID 4711-10-301-029 on East Grand River

Type of Variance: Add a carport to property without a principle building

Lakefront: No

Decision: Denied

Why? Conditions? ZBA based decision on the finding of fact that there is no allowance for additional structures on properties without principle buildings.

Variance: 23

Case: 13-24

Applicant Name: Bob Maxey Ford

Address: 2798 E. Grand River

Type of Variance: To increase allowable wall sign square footage from 150 square feet to 169 square feet and to install two (2) additional walls signs which will exceed the maximum number of allowable wall signs by three (3) for a total of five (5) wall signs on the building

Lakefront: No

Decision: Approved

Why? Conditions? Approved a variance of 19 square feet of allowable wall sign area and for two additional wall signs with the finding of fact that the length of the building and the speed of traffic on Grand River Avenue requires additional signage to safely guide traffic in and out of the property.

Variance: 24

Case: 13-25

Applicant Name: Jane and Randy Evans

Address: 4444 Glen Eagles Court

Type of Variance: Variance from the deck setback requirement between condominium units to extend an existing deck

Lakefront: No

Decision: Approved

Why? Conditions? Given a 4-foot variance to extend a deck which is located between two condominium units based on the findings of fact that the condominium was built in 1996 and at the time did not meet the standard set forth in Section 11.04.02(b), the need for the variance was not self-created by the applicant, the layout and design of the building created a need for the variance. Granting this variance will make the property consistent with other properties in the area.

OCTOBER

Variance: 25

Case: 13-27

Applicant Name: Robert Socia

Address: 3950 Highcrest

Type of Variance: Wanted modification of the variance granted on June 18, 2013 in order to remove the condition that limits the applicant's ability to increase the height of the structure

Lakefront: Yes

Decision: Denied

Why? Conditions? ZBA denied request due to the existing condition stipulated in prior approval on June 18, 2013 for case #13-15 which limited the applicant's ability to increase the height of the structure.

NOVEMBER

Variance: 26

Case: 13-26

Applicant Name: Oren and Jill Lane

Address: 623 Sunrise Park

Type of Variance: Both side yard setbacks, the front yard setback, the shoreline setback, and the maximum building height

Lakefront: Yes

Decision: Approved

Why? Conditions? Given a front yard variance of 25 feet with a 10-foot setback, 3-foot variance on both sides with 7-foot setback on both sides, 2-foot height variance and a 4-foot waterfront variance.

Conditioned upon the new home having gutters with downspouts. The finding of fact is the narrowness of the lot; the variances are not self-created and the topography of the lot.

DECEMBER

Variance: 27

Case: 13-28

Applicant Name: Steve Gronow

Address: 3800 Chilson Road

Type of Variance: Maximum allowable size of a detached accessory building

Lakefront: No

Decision: Denied

Why? Conditions? No finding of practical difficulty

Variance: 28

Case: 13-29

Applicant Name: Steve Schenck

Address: 4072 E. Grand River; other street addresses at this property include: 4050, 4072, 4080, 4084, 4092, 4096, 4104, 4116, 4128, 4132, 4140, 4144, 4148, and 4160.

Type of Variance: Temporary sign and exceed time sign is allowed and number of time sit is used.

Lakefront: No

Decision: Approved

Why? Conditions? The finding of fact is that the location of this is a busy location where traffic is very fast. So those passing cannot see the services advertised. It is a seasonal business and therefore, very limited. This does not injure or affect the safety or welfare of the public or neighborhood.