

GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
August 19, 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. 14-15 ... 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. 14-22 ... A request by Paul and Joy Corneliusen, 3880 Highcrest Drive, for a side yard setback variance for the construction of a detached garage.
3. 14-23 ... A request by Scott and Maureen Kiefer, 3695 Highcrest Drive, for front and side yard setback variances for the construction of an addition to an existing single family home.

Administrative Business:

1. Approval of minutes for the July 15, 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  
August 19, 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 August 19, 2014 regular meeting:

1. 14-22 ... A request by Paul and Joy Corneliussen, 3880 Highcrest Drive, for a sideyard setback variance for the construction of a detached garage.
2. 14-23 ... A request by Scott and Maureen Kiefer, 3695 Highcrest Drive, for front and side yard setback variances for the construction of an addition to an existing single family home.

Please address any written comments to the Genoa Township Zoning Board of Appeals at, 2911 Dorr Rd, Brighton, MI 48116 or via email at [ron@genoa.org](mailto: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 8-3-14



## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Ron Akers, Zoning Official  
**DATE:** August 15, 2014  
**RE:** Variance Request 14-15 for 3682 Beattie Rd

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

I spoke with Ms. Horvath on August 15, 2014. She stated that she wants to proceed with the variance request as is and will provide the ZBA with a letter describing her difficulties in complying with the Zoning Ordinance. I have attached the previous month's information to this memo for your reconsideration. I will forward that letter when I receive it.

### **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 # 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

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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.

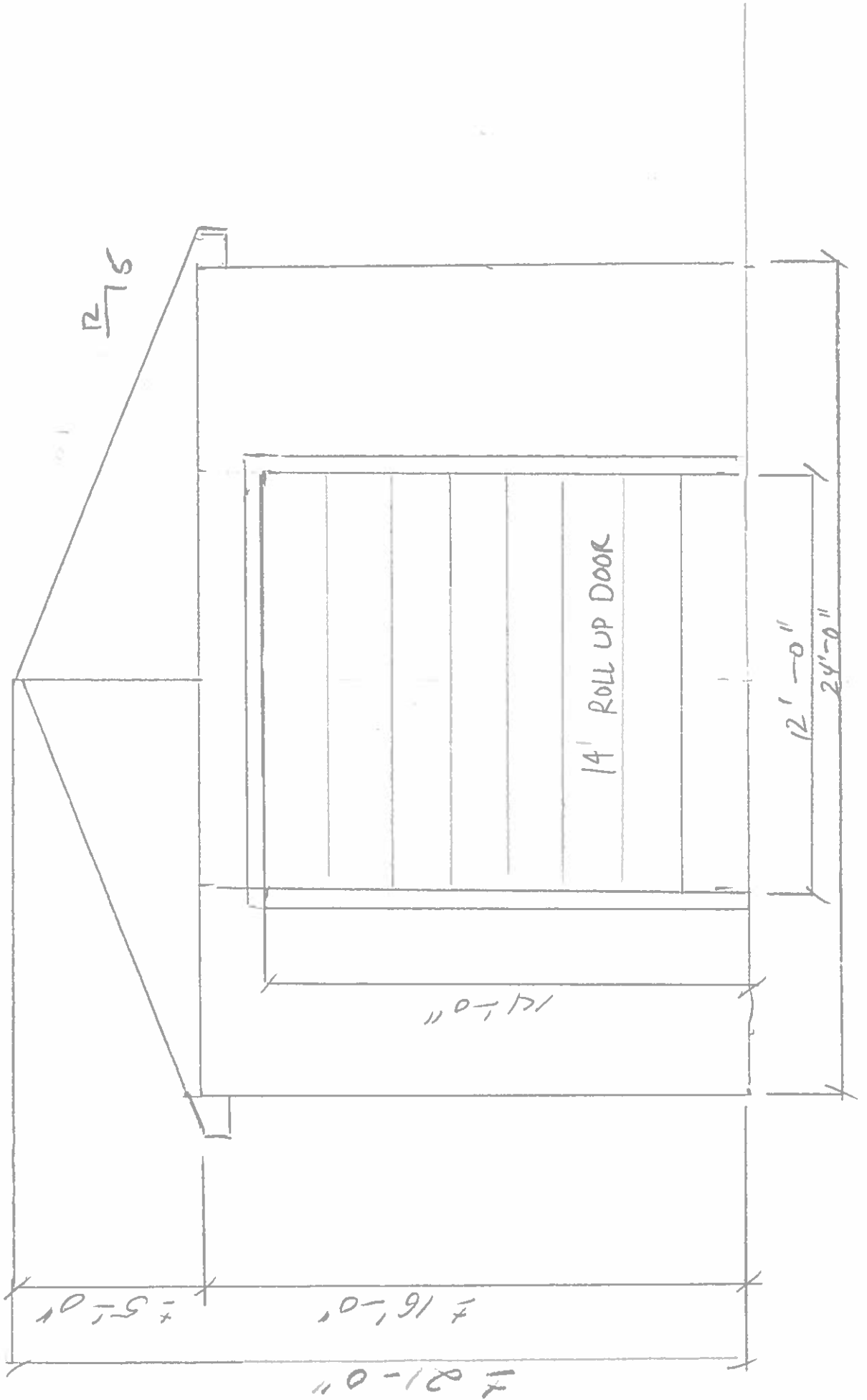
- **Practical Difficulty/Substantial Justice** – Strict compliance with the maximum height requirement would not unreasonably prevent the use of the property. The applicant still has the ability to construct an accessory building which is in compliance with the Zoning Ordinance. This 14' height restriction 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.

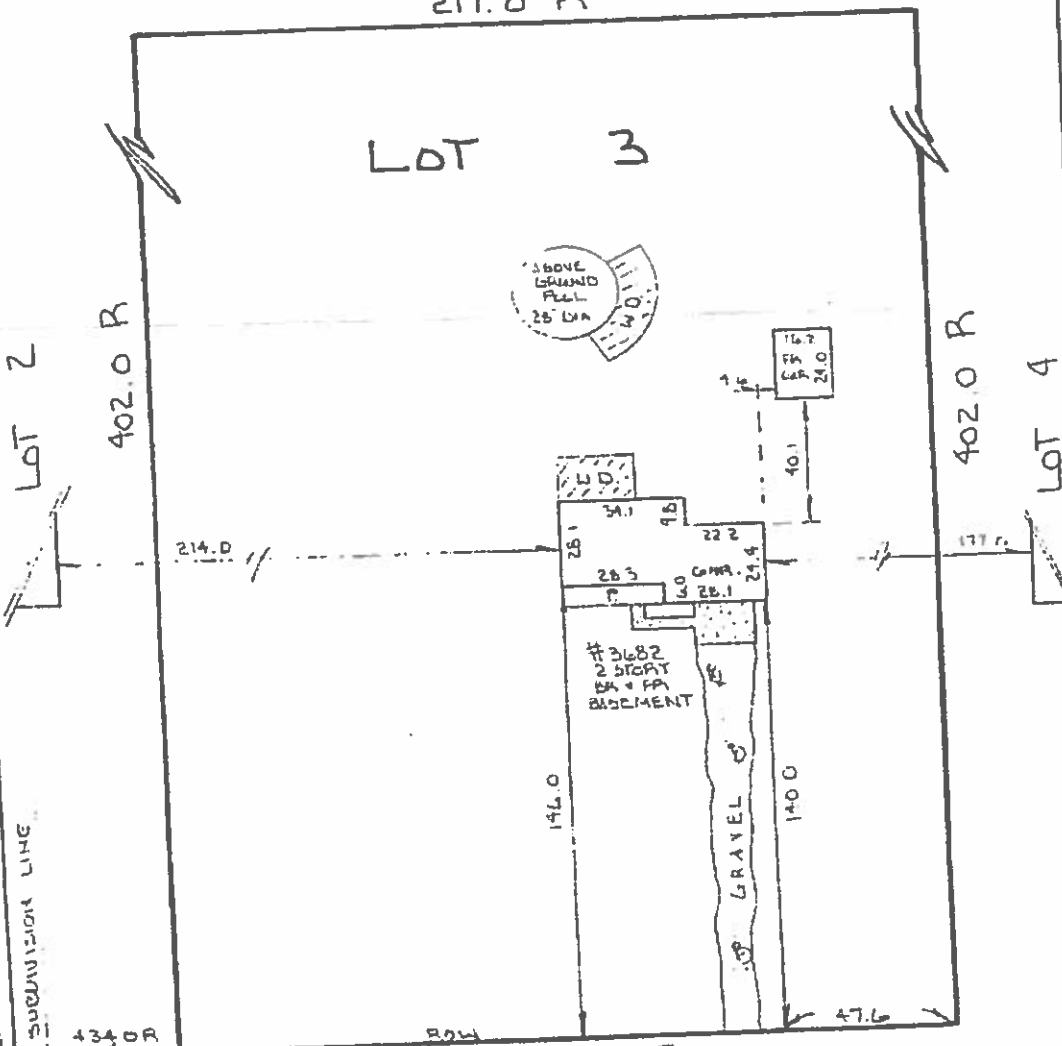


5. The requested variance will not interfere or discourage the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.



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.



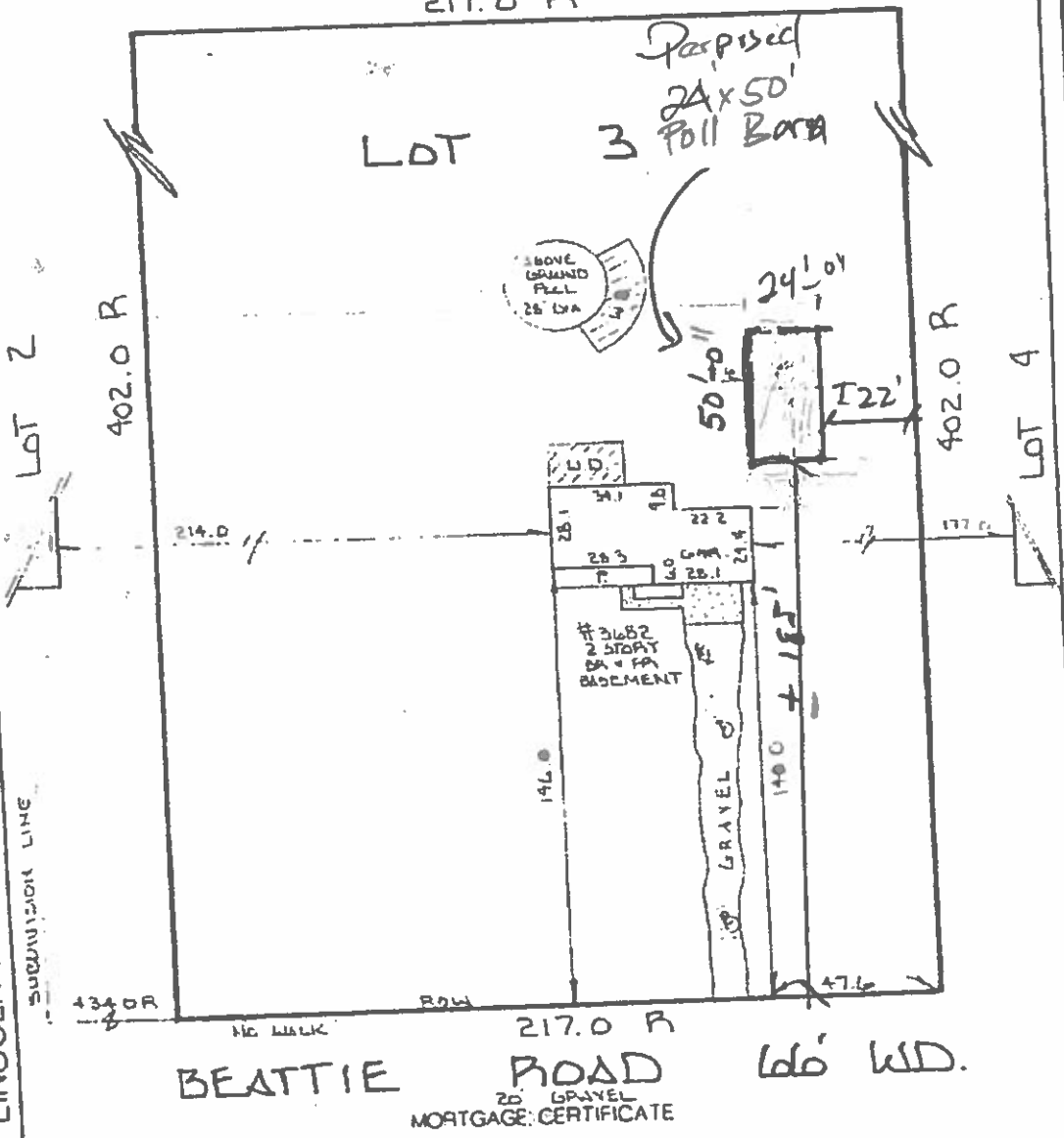
BEATTIE ROAD 20' GRAVEL MORTGAGE CERTIFICATE 66' WD.

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 nor represented 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, or any other matters 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.

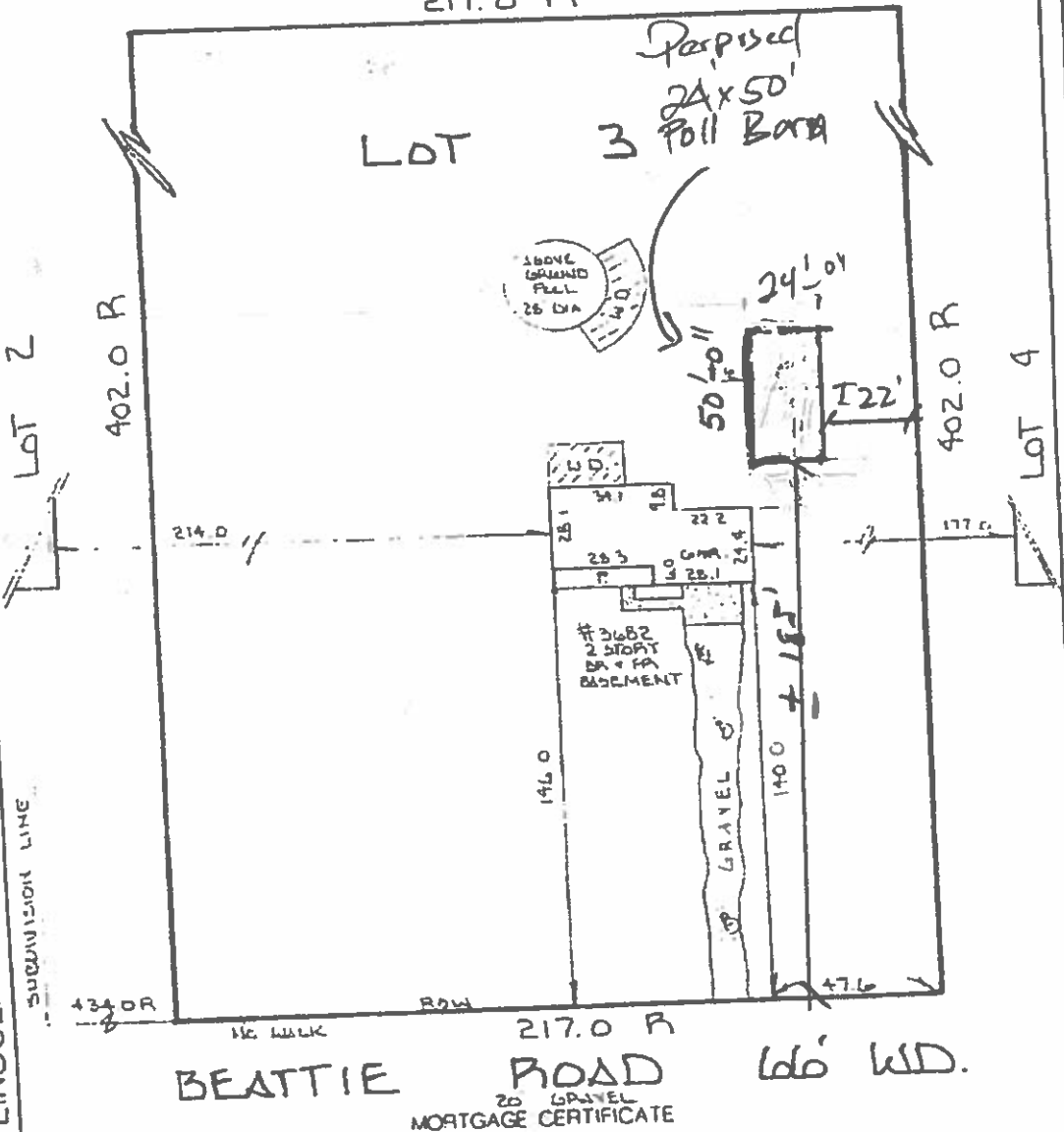


Standard Federal Bank  
 Kristinne Horvath #0211297185  
 LEGAL DESCRIPTION PROVIDED BY OTHERS  
 NOTE

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

MCNEELY & LINCOLN ASSOCIATES, INC. 37741 Pentonoke, Livonia, MI 48152 1734M32-9777 Fax 4734M32-9786

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 80211297185  
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

<b>2015 S.E.V.:</b>	Tentative	<b>2015 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2014 S.E.V.:</b>	73,800	<b>2014 Taxable:</b>	68,884	<b>Acres:</b>	2.00
<b>Zoning:</b>	SR	<b>Land Value:</b>	18,000	<b>Frontage:</b>	217.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	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 TCV 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		18000	100				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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2015	Tentative	Tentative	Tentative		Tentative	
		LM	05/30/2014	REVIEWED R	2014	9,000	64,800	73,800		68,884C	
		TJL	05/22/2014	DATA ENTER	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 1 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		(4) Interior 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			Class: BC Effec. Age: 33 Floor Area: 1940 Total Base Cost: 159,670 Total Base New : 234,715 Total Depr Cost: 157,259 Estimated T.C.V: 145,150			CntyMult X 1.470 E.C.F. X 0.923	Bsmnt Garage: Carport Area: Roof:			
Condition for Age: Good		Lg	X	Ord		Small	No./Qual. of Fixtures			Rate							
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Other Additions/Adjustments							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Rate							
(1) Exterior				(7) Excavation			(13) Plumbing			Rate							
X	Wood/Shingle Aluminum/Vinyl Brick			Basement: 988 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate							
(2) Windows				(8) Basement			(14) Water/Sewer			Rate							
X	Many Avg. Few	X	Large Avg. Small				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Rate							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(9) Basement Finish			Lump Sum Items:			Rate							
(3) Roof				Recreation SF Living SF Walkout Doors No Floor SF						Rate							
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support						Rate							
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:						Rate							
Chimney: Brick										Rate							

\*\*\* 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 # 14-22 Meeting Date: 8/19/14

- 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: Paul A. and Joy V. Corneliussen

Property Address: 3880 Highcrest Drive Phone: 248-736-8603

Present Zoning: LRR Tax Code: 11-22-302-204

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: Sideyard setback is 5'. Request reduction to 1'; (4' variance)

2. Intended property modifications: Construction of 12' x 54' detached garage.

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) Severe grade drop parallel to driveway. Without variance an additional 2-3 specimen trees would need to be removed as well a greater retaining wall constructed.

Severe grade drop parallel to driveway. Without variance an additional 2-3 specimen trees would need to be removed as well a greater retaining wall constructed.

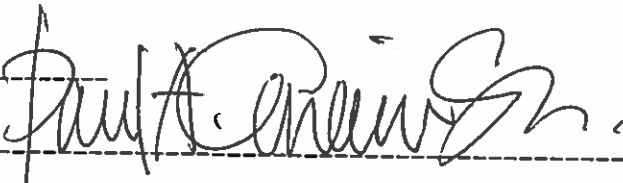
b. Other (explain) \_\_\_\_\_

## 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: 7/23/2014

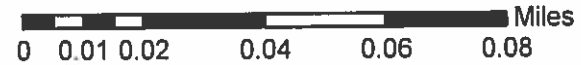
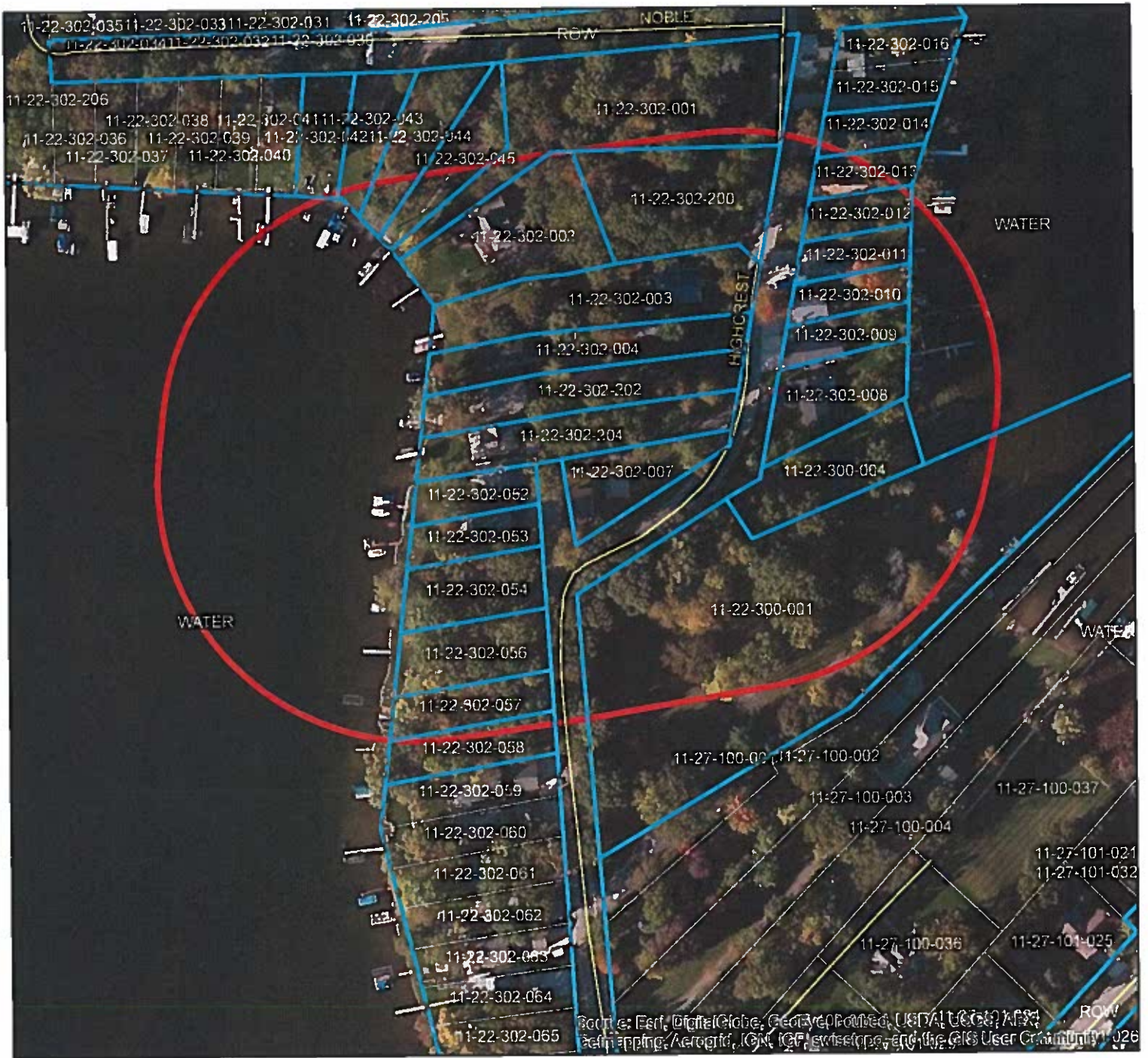
Signature: \_\_\_\_\_



**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.**

# 300 ft Buffer for Noticing



Variance Case #14-22

Applicant: Paul A. and Joy V. Corneliusen

Parcel: 4711-22-302-204

Meeting Date: 8-19-2014



July 23, 2014

**Charter Township of Genoa**  
**ZONING BOARD OF APPEALS**  
**August 19, 2014**  
**CASE #14-22**

**PROPERTY LOCATION:** 3880 Highcrest Dr.

**PETITIONER:** Paul and Joy Corneliusen

**ZONING:** LRR (Lake Resort Residential)

**WELL AND SEPTIC INFO:** Public Sewer, Well

**PETITIONERS REQUEST:** Side Yard Setback Variance to Construct a Detached Accessory Building.

**CODE REFERENCE:** Table 3.04.01

**STAFF COMMENTS:** See Attached Staff Report

	Front	One Side	Other Side	Rear	Height	Shoreline
Setbacks for Zoning	10'	10'	10'	N/A	N/A	N/A
Setbacks Requested	10'	34'	1'	N/A	N/A	N/A
Variance Amount	N/A	N/A	9'	N/A	N/A	N/A



## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Ron Akers, Zoning Official  
**DATE:** August 15, 2014  
**RE:** ZBA 14-22

---

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

### STAFF REPORT

**File Number:** ZBA#14-22

**Site Address:** 3880 Highcrest

**Parcel Number:** 4711-22-302-204

**Parcel Size:** 0.302 Acres

**Applicant:** Paul and Joy Corneliusen, 3880 Highcrest Dr., Brighton, MI 48116

**Property Owner:** Same as applicant

**Information Submitted:** Application, site plan, building elevations

**Request:** Dimensional Variance

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

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

**Other:**

Public hearing was published in the Livingston County Press and Argus on Sunday August 3, 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 a single family home on it.
- There is a road easement that runs directly through the middle of the parcel.
- The property is connected to sewer.
- 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 on a lake front lot. The proposed detached accessory building is proposed to be 1' from the side lot line requiring a 9' side yard setback variance. This variance is being requested due to the narrowness of the lot and the topography which varies considerably. The applicant has designed the detached accessory building in a way which allows for its placement on a level portion of the site. This level area is located within a side yard setback.

### Variance Requests

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

- 1) Table 3.04.01 – LRR Side Yard Setback: Required 10', Proposed 1'

### 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 would unreasonably prevent the applicant to place an accessory building on the property. The substantial topography on the lot limits the ability to the applicant to fit this building within the required side yard setback.
- **Extraordinary Circumstances** – The topography of the lot is an exceptional or extraordinary circumstance. The majority of parcels in the LRR district have some topography issue, but they typically slope toward the lake, not toward the side lot line. The need for the variance was created by the setback requirements and the topography of the lot which restricts where an accessory building can be constructed.
- **Public Safety and Welfare** – The proposed variance will not create a public safety or welfare issue. The applicant has proposed a concrete walk around the accessory building which will provide access for emergency personnel to the home. In the event of fire the property could be accessed from the driveway of the parcel to the south.
- **Impact on Surrounding Neighborhood** – The detached accessory structure should 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 side yard setback requirements would unreasonably prevent the applicant from constructing a detached accessory building. Granting the variance would allow the applicant to construct an accessory building on the property.
2. The topography of the lot is an exceptional condition applicable to the property.
3. The need for the shoreline and front yard setback variances are not self-created, but due to the of the topography of the lot.
4. 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.
5. 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.



Garage (orange)  
Retaining wall (brown)  
Buildable area (green)

HOUSE #3880  
11-22-202-202  
FFE=948.64'

HOUSE #3888  
11-22-202-202  
FFE=962.54'

FFE=944.85'  
FFE=944.84'

BM 'B'  
ELEV. = 955.27'

BM 'C'  
ELEV. = 962.93'

BM 'A'  
ELEV. = 949.70'  
D.S.  
H.O.D. #3880  
11-22-202-204  
D.S.  
11.7'

N 02°03'54" E  
50.05'

HIGHCREST

Garage (orange)  
Retaining wall (brown)  
Buildable area (green)







# 3880 Highcrest 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\*\*\*

08/15/2014 11:55 AM

**Parcel:** 4711-22-302-204  
**Owner's Name:** CORNELIUSSEN PAUL A & JOY V  
**Property Address:** 3880 HIGHCREST  
BRIGHTON, MI 48116

**Current Class:** 401.401 RESIDENTIAL-IMPROVED  
**Previous Class:** 401.401 RESIDENTIAL-IMPROVED  
**Gov. Unit:** 4711 GENOA CHARTER TOWNSHIP  
**MAP #** V14-22  
**School:** 47010 BRIGHTON  
**Neighborhood:** 4310 4310 NEW HOMES AROUND TRI-LAKES

**Liber/Page:** 2013R-039651      **Created:** / /  
**Split:** / /      **Active:** Active

**Public Impr.:** None  
**Topography:** REFUSE

## Mailing Address:

CORNELIUSSEN PAUL A & JOY V  
3880 HIGHCREST  
BRIGHTON MI 48116

## Most Recent Sale Information

Sold on 09/27/2013 for 349,900 by KLEIN, LYNNE G..

**Terms of Sale:** ARMS-LENGTH

**Liber/Page:** 2013R-039651

## Most Recent Permit Information

Permit 99-234 on 03/11/1999 for \$0 category HOME.

## Physical Property Characteristics

<b>2015 S.E.V.:</b> Tentative	<b>2015 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2014 S.E.V.:</b> 188,400	<b>2014 Taxable:</b> 188,400	<b>Acres:</b> 0.30
<b>Zoning:</b> LRR	<b>Land Value:</b> 156,694	<b>Frontage:</b> 96.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> 2,346	<b>Average Depth:</b> 137.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2002  
Occupancy: Single Family  
Class: BC  
Style: BC  
Exterior: Wood Siding  
% Good (Physical): 88  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 3 Half Baths: 0  
Floor Area: 1,407  
Ground Area: 865  
Garage Area: 0  
Basement Area: 865  
Basement Walls:  
Estimated TCV: 237,608

## Image



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KLEIN, LYNNE G.	CORNELIUSSEN PAUL A & JOY	349,900	09/27/2013	WD	ARMS-LENGTH	2013R-039651	BUYER	100.0				
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)	Date	Number	Status				
3880 HIGHCREST		School: BRIGHTON			REROOF	10/18/2013	W13-237	NO START				
		P.R.E. 100% 09/27/2013			HOME	03/11/1999	99-234	NO START				
Owner's Name/Address		MAP #: V14-22		2015 Est TCV Tentative								
CORNELIUSSEN PAUL A & JOY V 3880 HIGHCREST BRIGHTON MI 48116		X	Improved	Vacant	Land Value Estimates for Land Table 00083.TRI LAKES LAKE FRONT							
Tax Description		Public Improvements		* Factors *								
SEC 22 T2N R5E CROOKED LAKE HIGHLANDS LOT 47 AND ALSO PART OF LOT 1 DESCRIBED AS FOLLOWS BEG. AT A POINT ON THE WEST LINE OF LOT 1 OF SAID SUB. 96.88 FT NORTH OF SW COR OF SAID LOT 1 TH N'LY 48.44 FT TH E'LY TO THE ROAD TH SW'LY 48.44 FT TH W'LY TO POB COMB. FR 006 & 051 8/94 LEGAL CORR 6/99		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		LAKE FRONT	48.00	137.00	1.0000	0.9892	2200	100		104,462
		Paved Road		0	48.00	137.00	1.0000	0.9892	1100	100		52,231
		Storm Sewer		96 Actual Front Feet, 0.30 Total Acres				Total Est. Land Value =		156,694		
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sewer		D/W/P: Brick on Sand	11.28	1.00	416	50	2,346			
		Electric		Total Estimated Land Improvements True Cash Value =				2,346				
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X	REFUSE	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2015	Tentative	Tentative	Tentative			Tentative	
		LM	05/29/2014	REVIEWED R	2014	78,300	110,100	188,400			188,400S	
		LM	10/25/2013	REVIEWED R	2013	73,600	94,600	168,200			168,200S	
					2012	73,600	92,000	165,600			165,600S	



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 1 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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling							75 416 32	WCP (1 Story) Treated Wood Wood Balcony								
Building Style: BC		Trim & Decoration		Central Air Wood Furnace			Stories Exterior			Foundation			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built	Remodeled	Ex		X	Ord		Min	No./Qual. of Fixtures			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost		
2002	0	Size of Closets		No. of Elec. Outlets			Rate			Bsmnt-Adj			Heat-Adj			Size		Cost					
Condition for Age: Good		Lg	X	Ord		Small	(13) Plumbing			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost			
Room List		Doors:			Solid	X	H.C.	Average Fixture(s)			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost		
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		Basement			3			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost			
(1) Exterior		(6) Ceilings		Basement: 865 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost			
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost			
(2) Windows		(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost			
Many	Avg.	X	Large	Recreation SF Living SF 1 Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost			
X	Few	X	Small	(14) Water/Sewer			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost			
(3) Roof		Gable Hip Flat		Lump Sum Items:			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost			
Chimney: Brick		Gambrel Mansard Shed		Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, ECF (4310 NEW HOMES AROUND TRI-LAKES)			1.309 => TCV of Bldg: 1 =			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost			
X		Asphalt Shingle		Lump Sum Items:			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost			

\*\*\* 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 # 14-23 Meeting Date: 8-19-14

- 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: SCOTT & MAUREEN KIEFER

Property Address: 3695 HIGHCREST Phone: 810-923-1566

Present Zoning: LRR Tax Code: 4711-22-301-010

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: 3'-0" FRONTYARD & 3'-0" SIDEYARD

2. Intended property modifications: ADDITION OF ENTRY, LAUNDRY, POWDER, GARAGE

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) PROPERTY DROPS 29' IN ELEVATION FRONT TO BACK, SEVERELY LIMITS THE PLACEMENT OF ADDITION.

b. Other (explain) PREVIOUS OWNERS SOLD PROPERTY DUE TO THE UNWORKABLE NATURE OF THE GARAGE, DEMONSTRATING THE HARDSHIP.

## 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

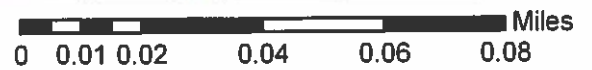
Date: 7-25-14

Signature: Dennis Dinsler DENNIS DINSELER  
ARCADIAN DESIGN  
ON BEHALF OF KIEFERS.

**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.**

# 300 ft Buffer for Noticing



Variance Case #14-23

Applicants: Scott and Maureen Kiefer

Parcel: 4711-22-301-010

Meeting Date: 8-19-2014



July 25, 2014



**Charter Township of Genoa**  
**ZONING BOARD OF APPEALS**  
**August 19, 2014**  
**CASE #14-23**

**PROPERTY LOCATION:** 3695 Highcrest

**PETITIONER:** Scott & Maureen Kiefer

**ZONING:** LRR (Lake Resort Residential)

**WELL AND SEPTIC INFO:** Public Sewer, Well

**PETITIONERS REQUEST:** Front Yard Setback Variance & Side Yard Setback Variance to construct an addition to the existing single family home.

**CODE REFERENCE:** Table 3.04.01

**STAFF COMMENTS:** See Attached Staff Report

	Front	One Side	Other Side	Rear	Height	Shoreline
Setbacks for Zoning	35'	10'	N/A	N/A	N/A	N/A
Setbacks Requested	32'	7'	N/A	N/A	N/A	N/A
Variance Amount	3'	3'	N/A	N/A	N/A	N/A



## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Ron Akers, Zoning Official  
**DATE:** August 15, 2014  
**RE:** ZBA 14-23

---

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

### STAFF REPORT

**File Number:** ZBA#14-23

**Site Address:** 3695 Highcrest

**Parcel Number:** 4711-22-301-010

**Parcel Size:** 0.359 Acres

**Applicant:** Scott & Maureen Kiefer, 3695 Highcrest, Brighton, MI 48116

**Property Owner:** Same as applicant

**Information Submitted:** Application, site plan, building prints

**Request:** Dimensional Variance

**Project Description:** Applicant is requesting a front yard setback variance and a side yard 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 August 3, 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 has a single family home, constructed in 1978.
- The property is connected to public sewer.
- 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 an addition to the existing single family home. This addition would expand east and would result in setbacks of 7' from the side property line and 32' from the front property line. The addition would be for an additional bathroom, a laundry room and an attached garage.

### Variance Requests

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

- |  |                            |
|--|----------------------------|
| 1) Table 3.04.01 – LRR Side Yard Setback:  | Required 10', Proposed 7'  |
| 2) Table 3.04.02 - LRR Front Yard Setback: | Required 35', Proposed 32' |

### 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.

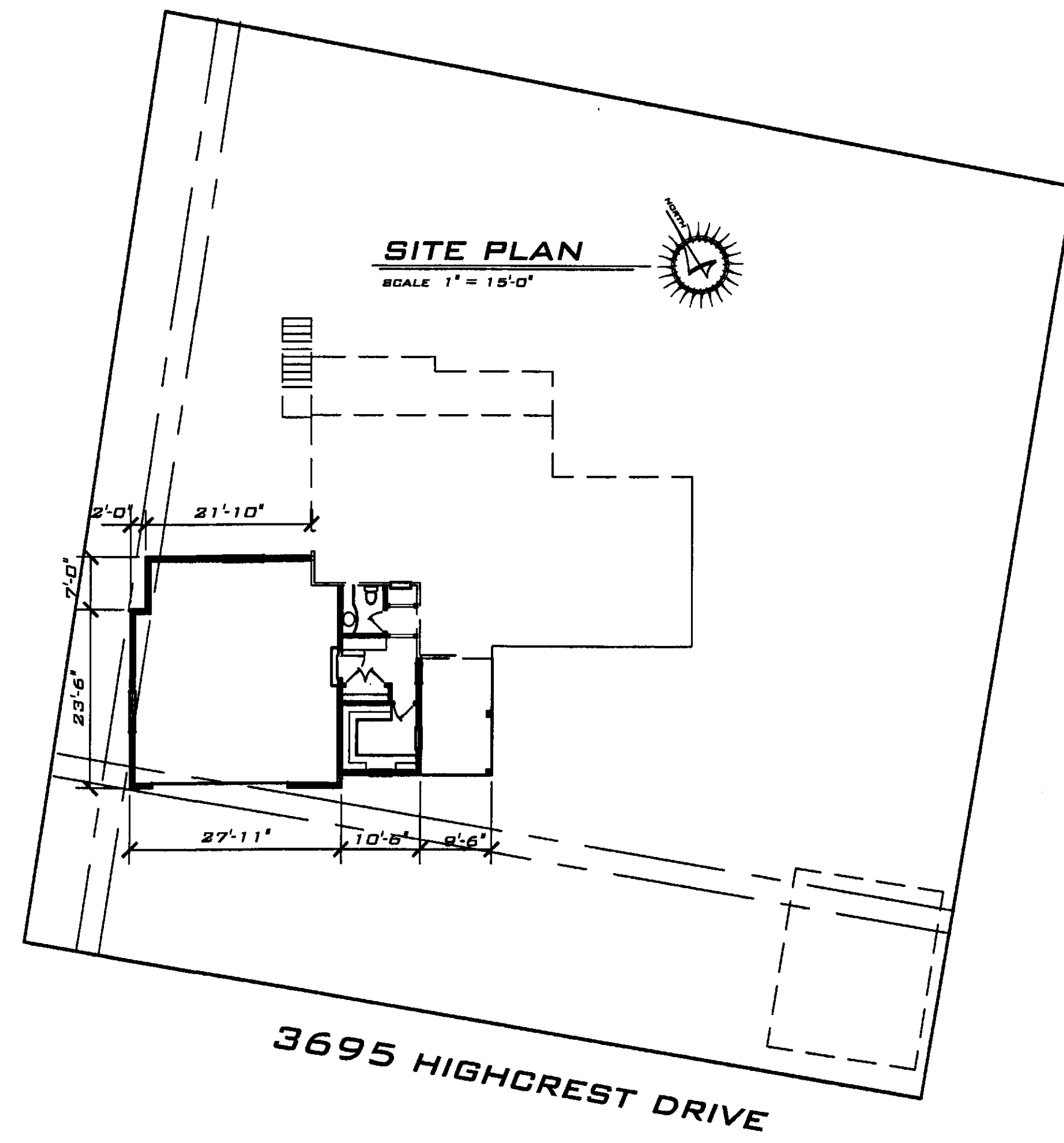
The following are findings based upon the presented materials.

- **Practical Difficulty/Substantial Justice** – Strict compliance with the front yard setback would prevent the applicant from constructing an attached garage. Due to the bump out on the house, moving the attached garage further toward the lake would require further encroachment on the side yard setback and would reduce the depth of the garage. Strict compliance with the side yard setback would not unreasonably prevent the use of the property as the applicant would still have the ability to construct a two car attached garage (reduce size from 27' to 24').
- **Extraordinary Circumstances** – Granting the front yard setback variance would make the property consistent with other properties in the vicinity. The immediately adjacent homes are both closer to the road than this home. The addition would still be further from the road than the neighboring houses. The need for the front yard setback variance is due to the existing location of the house on the property and the steep topography on the southern portion of the lot. There are no extraordinary conditions or circumstances on the property which would warrant the granting of the side yard setback variance. There is sufficient level area in the side yard to construct a two car attached garage and comply with the setback requirements. The need for the variance appears to be self-created as it would be possible to construct a two car attached garage and comply with the side yard setback requirements.
- **Public Safety and Welfare** –The proposed variance will not create a public safety or welfare issues. The driveway and attached garage will provide sufficient off road parking to meet the standards in the ordinance. The distance between the two homes should not increase the risk for fire.
- **Impact on Surrounding Neighborhood** – Neither variance would interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

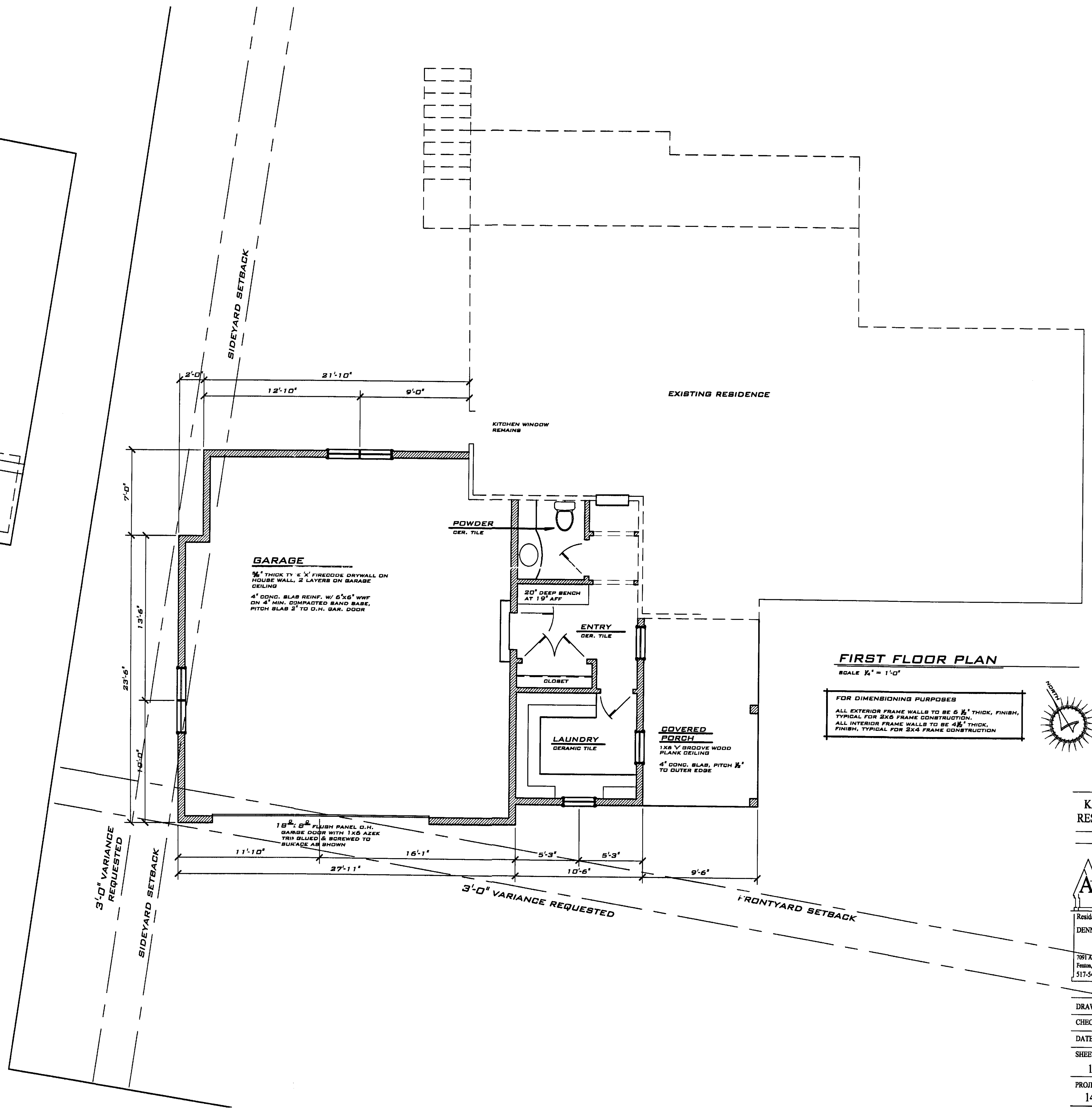
### Staff Findings of Fact

1. Strict compliance with the front yard setback would unreasonably prevent the applicant from constructing an attached two car garage due to the existing location of the house.
2. Strict compliance with the side yard setback variance would not prevent the applicant from constructing an attached two car garage.
3. Granting the front yard variance would make the property more consistent with other properties in the vicinity.

4. There are no extraordinary or exceptional conditions or circumstances applicable to the property which would warrant the granting of the side yard setback variance.
5. The need for the front yard setback variance is due to the existing location of the house.
6. The need for the side yard setback is self-created.
7. The granting of the setback variances 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.
8. Granting the variances would not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.



3695 HIGHCREST DRIVE



**GARAGE**  
 5/8" THICK TY & X FIRECODE DRYWALL ON HOUSE WALL, 2 LAYERS ON GARAGE CEILING  
 4" CONC. SLAB REINF. W/ 6x6" WWF ON 4" MIN. COMPACTED SAND BASE, PITCH SLAB 2" TO D.H. GAR. DOOR

KITCHEN WINDOW REMAINS

POWDER  
 CER. TILE

20" DEEP BENCH AT 1'9" AFF

ENTRY  
 CER. TILE

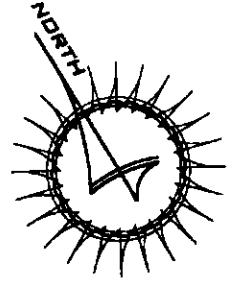
CLOSET

LAUNDRY  
 CERAMIC TILE

**COVERED PORCH**  
 1x6 V GROOVE WOOD PLANK CEILING  
 4" CONC. SLAB, PITCH 1/8" TO OUTER EDGE

**FIRST FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

FOR DIMENSIONING PURPOSES  
 ALL EXTERIOR FRAME WALLS TO BE 6 1/2" THICK, FINISH, TYPICAL FOR 2X6 FRAME CONSTRUCTION.  
 ALL INTERIOR FRAME WALLS TO BE 4 1/2" THICK, FINISH, TYPICAL FOR 2X4 FRAME CONSTRUCTION



KIEFER RESIDENCE



Residential Design  
 DENNIS DINSER

7091 Argonne Ct.  
 Farmington, MI 48430  
 517-540-9960

DRAWN DD

CHECKED

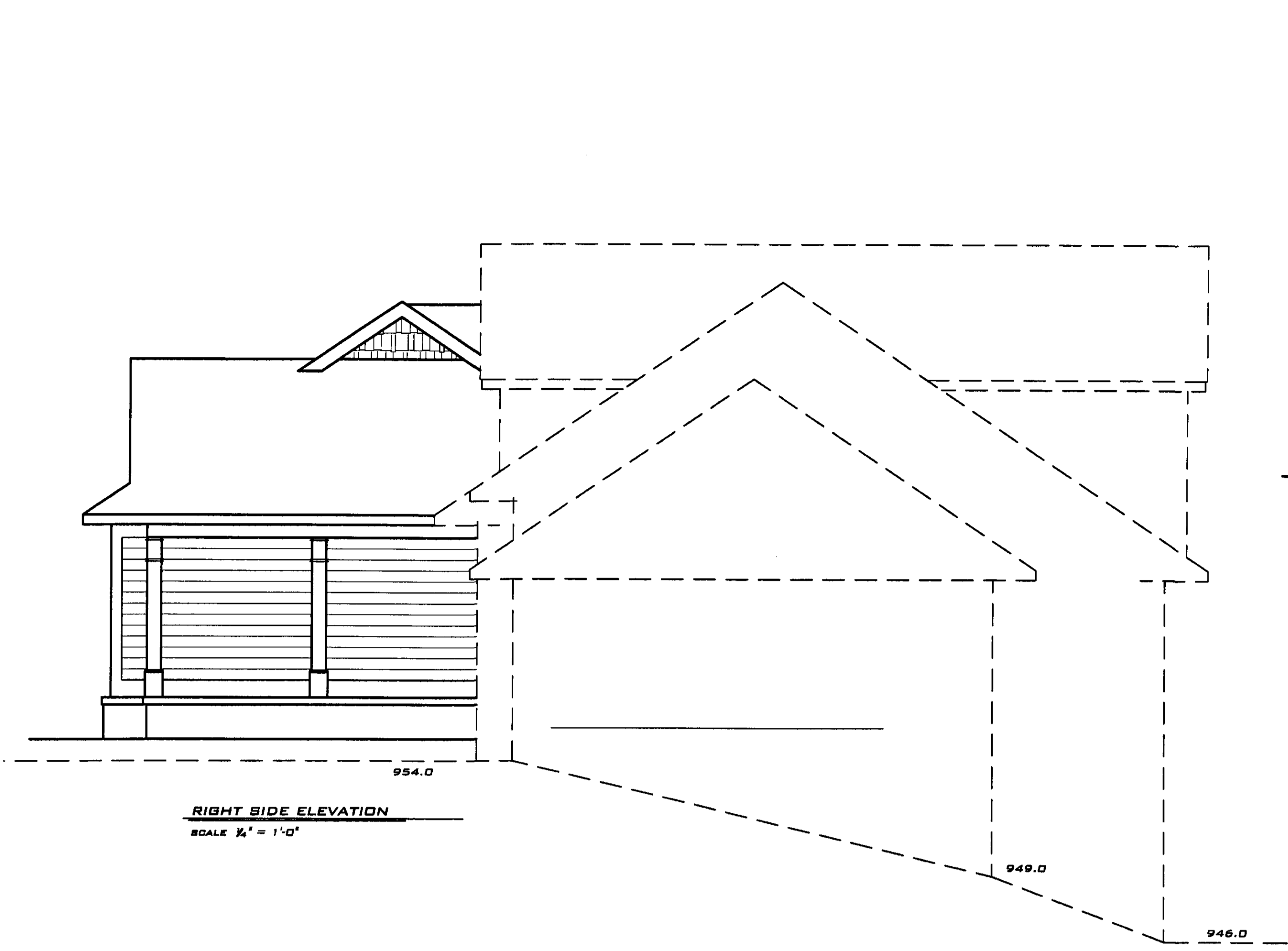
DATE

SHEET NUMBER

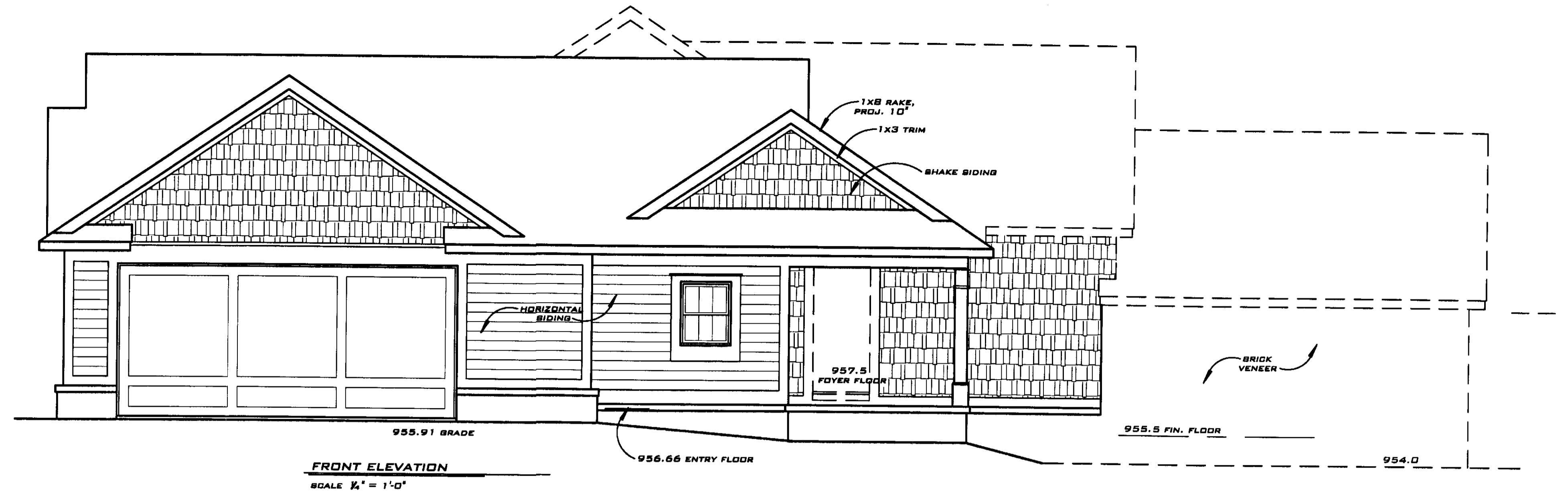
1 of 2

PROJECT NUMBER

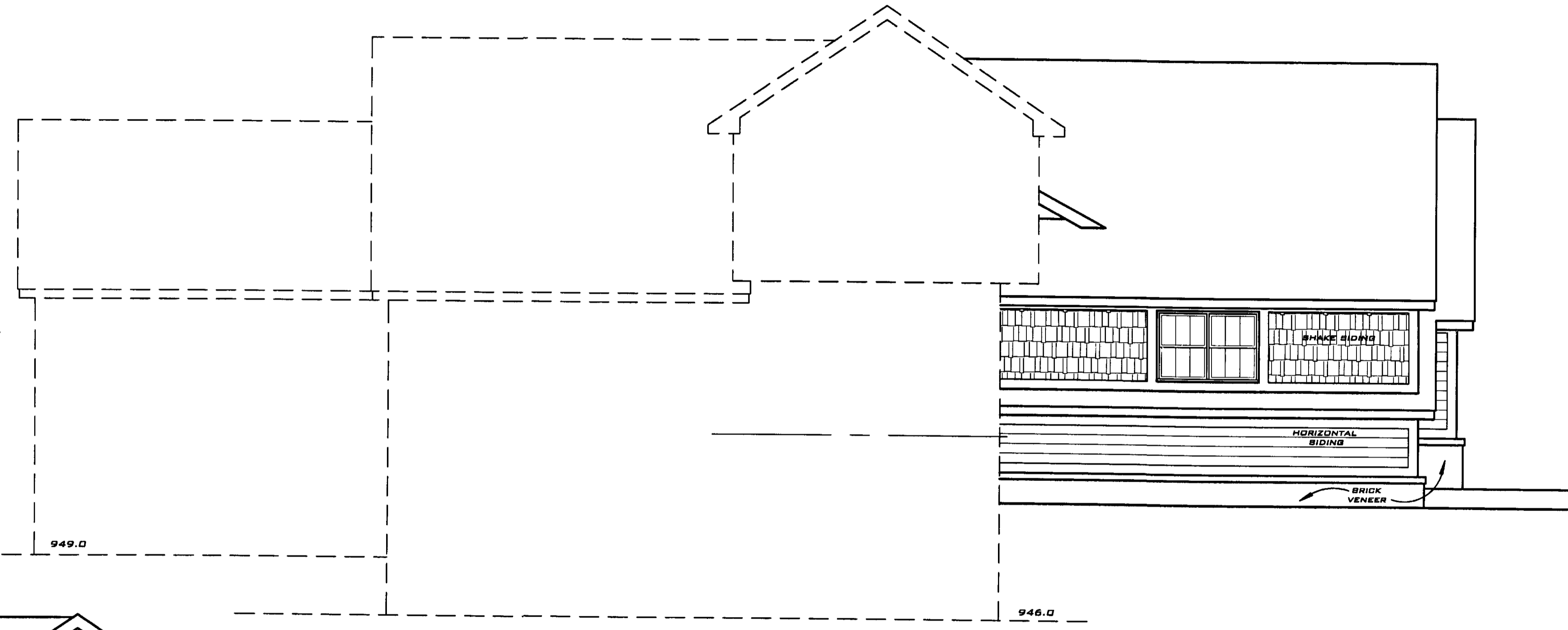
14



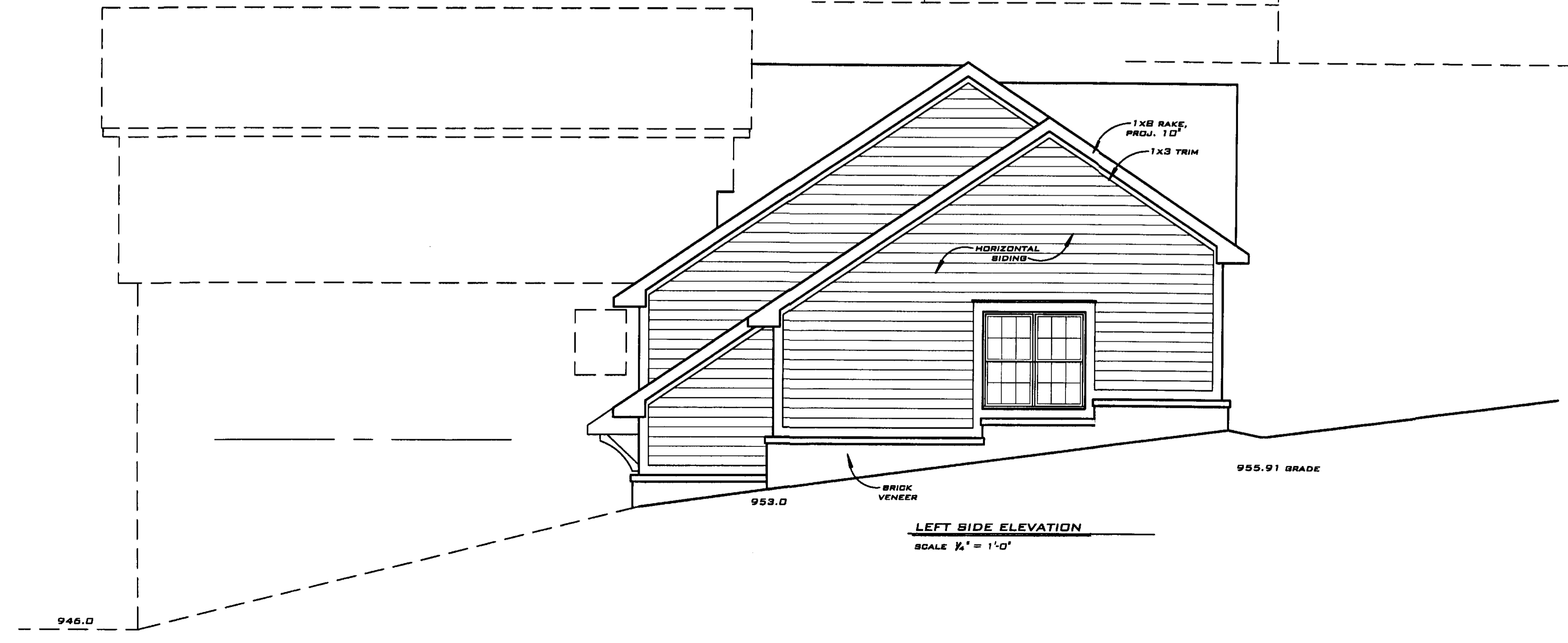
**RIGHT SIDE ELEVATION**  
SCALE 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE 1/4" = 1'-0"

**KIEFER  
RESIDENCE**



Residential Design  
DENNIS DINSER

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

DRAWN DD

CHECKED

DATE

SHEET NUMBER

2 of 2

PROJECT NUMBER

14

# 3695 Highcrest 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\*\*\*

08/15/2014 11:57 AM

<b>Parcel:</b>	4711-22-301-010	<b>Current Class:</b>	401.401 RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KIEFER MAUREEN M TRUST	<b>Previous Class:</b>	401.401 RESIDENTIAL-IMPROVED
<b>Property Address:</b>	3695 HIGHCREST BRIGHTON, MI 48116	<b>Gov. Unit:</b>	4711 GENOA CHARTER TOWNSHIP
		<b>MAP #</b>	V14-23
		<b>School:</b>	47010 BRIGHTON
		<b>Neighborhood:</b>	4306 4306 TRI LAKES LAKE FRONT
<b>Liber/Page:</b>	2014R-017798	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	None		
<b>Topography:</b>	REFUSE		

## Mailing Address:

KIEFER MAUREEN M TRUST  
3695 HIGHCREST  
BRIGHTON MI 48116

## Most Recent Sale Information

Sold on 06/11/2014 for 520,000 by EDWARDS LIVING TRUST.

**Terms of Sale:** ARMS-LENGTH

**Liber/Page:** 2014R-017798

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2015 S.E.V.:</b>	Tentative	<b>2015 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2014 S.E.V.:</b>	265,200	<b>2014 Taxable:</b>	160,063	<b>Acres:</b>	0.36
<b>Zoning:</b>	LRR	<b>Land Value:</b>	174,809	<b>Frontage:</b>	125.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	3,673	<b>Average Depth:</b>	125.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1978  
Occupancy: Single Family  
Class: BC  
Style: BC  
Exterior: Wood Siding  
% Good (Physical): 81  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,118  
Ground Area: 1,488  
Garage Area: 480  
Basement Area: 1,488  
Basement Walls:  
Estimated TCV: 377,411

## Image



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
EDWARDS LIVING TRUST	KIEFER MAUREEN M TRUST	520,000	06/11/2014	WD	ARMS-LENGTH	2014R-017798	BUYER	100.0				
EDWARDS, JOHN	EDWARDS LIVING TRUST	0	12/22/2010	WD	INVALID SALE	2011R-003490	BUYER	0.0				
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)		Date	Number	Status			
3695 HIGHCREST		School: BRIGHTON										
		P.R.E. 100% 06/12/2014										
Owner's Name/Address		MAP #: V14-23										
KIEFER MAUREEN M TRUST 3695 HIGHCREST BRIGHTON MI 48116		2015 Est TCV Tentative										
		X	Improved	Vacant	Land Value Estimates for Land Table 00083.TRI LAKES LAKE FRONT							
Tax Description		Public Improvements		* Factors *								
SEC 22 T2N R5E CROOKED LAKE PENINSULAR SUB, LOTS 10,11 & S 1/2 LOT 12		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKE FRONT	50.00	125.00	1.0000	0.9449	2200	100		103,940
		Paved Road		0	50.00	125.00	1.0000	0.9449	1100	100		51,970
		Storm Sewer		'C' FRONTAGE	25.00	125.00	1.0000	0.9449	800	100		18,898
		Sidewalk		125 Actual Front Feet, 0.36 Total Acres		Total Est. Land Value =						174,809
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Electric		D/W/P: Brick on Sand	11.28	1.00	496	40	2,238			
		Gas		Shed: Wood Frame	11.96	1.00	240	50	1,435			
		Curb		Total Estimated Land Improvements True Cash Value = 3,673								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X	REFUSE	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2015	Tentative	Tentative	Tentative			Tentative	
					2014	87,400	177,800	265,200			160,063C	
					2013	79,700	172,000	251,700			157,543C	
					2012	79,700	170,100	249,800			153,851C	



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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 60 218	Type CCP (1 Story) Treated Wood			Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: BC		Trim & Decoration		X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 19 Floor Area: 2118 Total Base Cost: 195,056 Total Base New : 286,732 Total Depr Cost: 232,253 Estimated T.C.V: 377,411			CntyMult X 1.470 E.C.F. X 1.625			Bsmnt Garage: Carport Area: Roof:	
Yr Built 1978	Remodeled 0	Size of Closets		Lg X Ord Small			0 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost				
Condition for Age: Good		Doors: Solid X H.C.		(6) Ceilings			(12) Electric			1+ Story Siding Basement 78.99 0.00 1.85			414 33,468				
Room List		(5) Floors		Kitchen: Other: Other:			(13) Plumbing			2 Story Siding Basement 78.99 0.00 1.85			578 46,726				
	Basement 1st Floor 2nd Floor 3 Bedrooms			(7) Excavation			Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 117.39 0.00 3.70			496 60,061				
(1) Exterior				Basement: 1488 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			1 Story Siding Overhang 41.28 0.00 0.00			134 5,532				
X	Wood/Shingle Aluminum/Vinyl Brick			(8) Basement			(15) Built-Ins & Fireplaces			Other Additions/Adjustments Rate			Size Cost				
	Insulation			(9) Basement Finish			(9) Basement Finish			Basement Living Finish 19.75			721 14,240				
(2) Windows		Many Avg. Few X Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Porches			Basement 1487.00 1 1,487							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages			Well, 200 Feet 5700.00 1 5,700							
(3) Roof				(10) Floor Support			(16) Deck/Balcony			Treated Wood, Standard 7.86			218 1,713				
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			(17) Garages			CCP (1 Story), Standard 38.87			60 2,332				
X	Asphalt Shingle			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages			Treated Wood, Standard 7.86			218 1,713				
Chimney: Brick				Lump Sum Items:			(17) Garages			Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 25.10			480 12,048				
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 232,253 ECF (4306 TRI LAKES LAKE FRONT) 1.625 => TCV of Bldg: 1 = 377,411							

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

**From:** [johndonnae@comcast.net](mailto: johndonnae@comcast.net)  
**To:** [Ron Akers](#)  
**Subject:** Setback Variances for 3695 Highcrest  
**Date:** Thursday, August 14, 2014 10:37:35 AM

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August 12, 2014

Ron Akers  
Zoning Administrator  
Genoa Township Zoning Board of Appeals

Re: Scott & Maureen Kiefer Request for Setback Variances

John & Donna Edwards, who reside at 3683 Highcrest, next door/adjacent to the Kiefer property, fully support the improvements being made at 3695 Highcrest. The Kiefers are in the process of giving this property a much-needed update and we believe the changes being made will only serve to further enhance the beauty and value of our lake community and the neighboring properties. We hope the Township will consider granting the setback variances being requested so the Kiefers may continue their efforts to bring this property to its full potential.

Thank you.

John & Donna Edwards  
3683 Highcrest Drive  
Genoa Township

GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
July 15, 2014, 6:30 P.M.  
AGENDA

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 members and staff of the Zoning Board of Appeals present were as follows: Marianne McCreary, Barbara Figurski, Jean Ledford, Jeff Grajek, and Chairman Dhaenens. Also present was Township staff member, Ron Akers. There were 18 members of the public present.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of Agenda: **Moved** by Barbara Figurski to approve the agenda . Support by Jean Leford. **Motion passed unanimously.**

Call to the Public: *(Please Note: The Board will not begin any new business after 10:00 p.m.)*

**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.**

Ron Akers reported that the applicant is requesting a postponement. **Motion** by Chris Grajek to postpone this item until the August meeting. Support by Barbara Figurski. **Motion carried unanimously.**

**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.**

Brian Ammon appeared on behalf of NorthRidge Church and addressed the Zoning Board of Appeals. They would like to put a sign on the front wall facing Brighton Road, which would not normally be permitted. There will be a monument sign, but given the curvature of the road and slope of the property, they desire a sign on the front wall, as well.

Ms. McCreary and Ms. Ledford voiced concerns that the additional sign, as proposed, would not be in a location that would be visible from the roadway. Mr. Ammon indicated that it would be more visible for the cars coming from the east. Mr. Grajek believed it would not be of assistance in navigation, but rather in confirming that the motorist had pulled into the correct driveway. Ms. Figurski indicated that the sign is more visible from Pine Creek than from the road. Chairman Dhaenens indicated that it was a shame that this is a residential area. Ms. Ledford expressed her concerns as it relates to the precedent that would be created if this is approved. The sign will not be

illuminated. Ms. McCreary asked the petitioner what harm would be suffered if this were not granted . He said none.

Rick Bibick, 7544 Brookview Drive addressed the Zoning Board of Appeals. He believes this is a self-created issue and he does not support this variance. He believes that only one criteria has been satisfied. He thinks the wall sign is larger than the monument sign. He is concerned about the precedence that would be set.

Ann Bibick, 7544 Brookview Drive addressed the Zoning Board of Appeals. She concurs with the comments made previously by the public and by the members of the Zoning Board of Appeals.

**Motion** by Jean Ledford to deny this petition. The need for this variance is based on the philosophy of the church, not on extraordinary circumstances applicable to the property or use and is therefore, self-created. The zoning prohibits the use of more than one sign. The petitioner has the ability to construct a monument sign, which may be relocated or redesigned. Support by Barbara Figurski. **Motion carried.**

Ayes: Grajek, McCreary, Ledford, Figurski. Nay: Dhaenens.

**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.**

Tim Chouinard addressed the Zoning Board of Appeals. The new drawings were submitted for review prior to this evening. The foundation was moved slightly to accommodate the oak tree.

Derek Dixon, 836 Pathway Drive addressed the Zoning Board of Appeals. He asked whether the side setback would require a cantilever. The two feet setback was granted for the eaves, not for the physical building. He discussed his concerns about preserving the oak tree. The view of the shoreline may be impaired, but they are more concerned about preserving the oak tree. The document from the Tree Doctor was shared with the petitioner and with the Zoning Board of Appeals members.

**Motion** by John Grajek to grant a variance of 27.5' from the front yard setback which is proposed at 7.5 feet; a variance of 1.34' from the side yard setback which is proposed at 8.66'; and a variance of 6' from the shoreline setback which is proposed at 39.5 feet. The side setback would be measured to the cantilevered area of the southeast corner of the house and would be specified as cantilever and not foundation to that setback to make allowance for saving the oak tree. The practical difficulty is the size of the lot(s) around lakefronts and their topography. In this case, there is substantial hardship because of where the road placement is. It does not affect the safety and welfare in neighboring housing. It is consistent with the neighborhood. Gutter and downspout installation is required. Support by Barbara Figurski. Motion carried unanimously.

**4. 14-19 ... A request by John Smarch, 715 Pathway, for a side yard setback variance to construct an addition above the attached garage.**

John Smarch, 715 Pathway, addressed the Zoning Board of Appeals. He wishes to add onto the attached garage upper level.

Mr. Grajek asked if there are any gutters or downspouts at this point. There is not.

**Motion** by Jean Ledford to approve case 14-19 for a side yard setback variance of 10 feet to construct an addition to the attached garage and resolve a drainage issue on the property. This need is not self-created, but it is necessary to correct the drainage issue. The unique circumstances of the property are the size of the lot and the current location of the house on the property. Because of the close proximity of the neighboring house, the applicant must construct the appropriate firewall to alleviate the situation. He must install gutters and downspouts. Support by Barbara Figurski. **Motion carried unanimously.**

**5. 14-20 ... A request by Poloski Construction Inc., 3758 Noble St., for a shoreline setback variance and a front yard setback variance in order to construct a single family home.**

Scott King, 3758 Noble addressed the Zoning Board of Appeals. He is requesting the setback variance from the property line of three feet. The road easement extends substantially from the road. This is partially to preserve the views of the neighbors. There was discussion about the views being partially obstructed. The house will be 1.5 stories. The deck will go 10 to 12 feet beyond the house. The deck will not be covered, so the setback should not be measured to the deck, but rather to the house. Height is measured at the center of the front of the building, which would be the roadside in this instance. Chairman Dhaenens indicated that he really wishes that the setback wasn't required, but that it appears to be a nice project.

A call was made to the public. No one wished to address the Zoning Board of Appeals.

**Motion** by Mr. Grajek as it relates to petition 14-20 to grant Poloski Construction a front yard setback required depth 35 feet; proposed depth 3 feet; shoreline setback required at 84 feet, proposed to be 80 feet. The practical difficulty is the narrowness of the land and topography. Consideration is given to the wide easement along both sides of the road which provides for adequate movement of emergency vehicles in spite of front yard setbacks. The improvements would not present any public safety or welfare issues. Gutters and downspouts will be required. This would be consistent with the surrounding neighborhood. Support by Jean Ledford.

Ayes: Grajek, McCreary, Dhaenens, Ledford. Nays: Figurski. **Motion carried.**

**6. 14-21 ... A request by Delores Malysz, 1330 Clark Lake Road, for a front yard setback variance to construct an addition and raise the foundation.**

Christopher Malysz addressed the Zoning Board of Appeals. There is a drainage and topography problem. The four homes to the north are draining onto this property. He is reducing his request from 10 feet to 9 feet in the front yard for the addition. Mr. Akers outlined the differences between the most recent plan and the plans that were approved

by an engineer. The issue really boils down to the fact that the petitioner was told he could not continue with his construction because his variance had expired.

Ken Fruceski, 1348 Clark Lake Road addressed the Zoning Board of Appeals. He asserted that the petitioner is living in the property. He believes there are safety issues and health issues. He would request an internal inspection as well as external. He does not feel safe with the situation as it currently is. Several neighbors have had the septic system redone. He is concerned that the septic on the subject property is not properly connected.

Cheryl Fruceski, 1348 Clark Lake Road addressed the Zoning Board of Appeals. She showed photographs that reflect pollution of the lake by the defendant's septic system.

Marilyn Lorigan, 1354 Clark Lake Road. She lives two houses east of the petitioner. She presented photographs, as well. She indicated the neighbors are all complaining of the smell. She wondered how long this can go on.

Dan Row, 1345 Clark Lake Road. He has eight children who swim in the lake. He is concerned about the septic draining in the lake.

Mr. Grajek explained to the members of the public that the Health Department must approve occupancy. The petitioner admitted that he is residing in the house. He indicated that the Building Department didn't have an issue with it. He indicated one sanitary line was disconnected. The electrical panel was placed on a temporary platform. A 60" piece of PVC was installed to reconnect the home to the septic line. He noted that the house was raised 60" rather than the 68" that was approved. He indicated that all plumbing and electrical continues to work.

Mr. Grajek asked how the petitioner enters the home. He enters through a ladder.

No height variance was granted initially. The front yard setback variance of 19' is what is in front of the Zoning Board of Appeals per Chairman Dhaenens.

Mr. Grajek asked why silt fence is not installed around the building. The petitioner indicated it was not required. The petitioner said he will install the silt fence tomorrow. Ron Akers requests the same conditions on the variance as were previously granted. If the porch is going to be changed, the plans must be resubmitted and reviewed/certified by an engineer. Ms. McCreary asked if there are contractors lined up. The petitioner said he believes it can be down and on the foundation within three weeks. The petitioner indicated he has plenty of funds to pay for the work.

**Motion** by Barbara Figurski to approve petition 14-21 for a front yard setback variance to construct an addition and raise foundation. Ms. Figurski quoted item 10-25 from the minutes of March 15, 2011.

... front yard variance for a covered porch with a variance amount of 20' and setback of 15'. The finding of fact is the topography of lot. This approval is conditioned upon the drawings that were submitted being



stamped and signed by a certified engineer, an as-built to be drawn up, and all the necessary approvals from the Health Department ...

and Building Department to be supplied to the Township. The applicant will agree to have Mr. Akers review the litter ordinance with the petitioner. Support by Jean Ledford. **Motion carried unanimously.**

### Administrative Business:

1. Approval of minutes for the June 17, 2014 Zoning Board of Appeals meeting. **Motion** by Barbara Figurski to approve the minutes as corrected. Support by Jean Ledford. **Motion carried unanimously.**
2. 2013 Annual Report Executive Summary. **Motion** by Barbara Figurski to table this until next month. Support by Chris Grajek. **Motion carried unanimously.**
3. Correspondence – There was none.
4. Township Board Representative Report - There was discussion about fireworks.
5. Planning Commission Representative Report – Barbara Figurski updated the Zoning Board of Appeals regarding Planning Commission business.
6. Zoning Official Report – The Township has been busy, but he is beginning to catch up. There will be a lot of code enforcement addressed in the next few weeks.
7. Member Discussion – There was general discussion.
8. Adjournment – **Motion** by Jean Ledford to adjourn the meeting at 8:53 p.m. Support by Barbara Figurski. **Motion carried unanimously.**



## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Ron Akers, Zoning Official  
**DATE:** August 15, 2014  
**RE:** 2013 Annual Report Executive Summary

---

As we have previously discussed, please bring some ideas for the 2013 Annual Report Executive Summary. I will compile them and prepare a letter for the September ZBA Meeting.

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

**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