

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
August 18, 2015, 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. 15-14 ... A request by Tim Chouinard at 1185 Sunrise Park, for a side yard setback variance, a front yard setback variance, and a variance from the maximum lot coverage to construct an attached garage and second story addition on an existing single family home.
2. 15-18 ... A request by David Gruber at 4066 Highcrest, for shoreline setback variance, a rear yard setback variance, a front yard setback variance, and a variance from the maximum lot coverage in order to construct a new single family home.
3. 15-15... A request by James Richard Ireton at 6221 Wagon Drive, for a rear yard setback variance in order to construct a detached accessory building.
4. 15-21... A request by David and Kathy Mancini at 4212 Highcrest, for a front yard setback variance in order to construct an addition to the existing single family home.
5. 15-22... A request by Brandon Montney at 6518 Grand Circle Drive, for a front yard setback variance in order to construct a roof over an existing front porch.
6. 15-23... A request by Lyn Hewitt at 837 Sunrise Park, for a variance from the maximum lot coverage in order to construct a detached accessory building.
7. 15-24... A request by Erich Pearch at 3990 Beattie Road, for a rear yard setback variance in order to construct a detached accessory building.
8. 15-25... A request by Gordon & Robb MacKay at 4030 Highcrest, for a front yard setback variance in order to construct new single family home.

Administrative Business:

1. Approval of minutes for the July 21, 2015 Zoning Board of Appeals meeting.
2. Correspondence
3. Township Board Representative Report
4. Planning Commission Representative Report
5. Zoning Official Report
6. Member Discussion
7. Adjournment

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
August 18, 2015
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 18, 2015 regular meeting:

1. 15-14 ... A request by Tim Chouinard at 1185 Sunrise Park, for a side yard setback variance, a front yard setback variance, and a variance from the maximum lot coverage to construct an attached garage and second story addition on an existing single family home.
2. 15-18 ... A request by David Gruber at 4066 Highcrest, for shoreline setback variance, a rear yard setback variance, a front yard setback variance, and a variance from the maximum lot coverage in order to construct a new single family home.
3. 15-15... A request by James Richard Ireton at 6221 Wagon Drive, for a rear yard setback variance in order to construct a detached accessory building.
4. 15-21... A request by David and Kathy Mancini at 4212 Highcrest, for a front yard setback variance in order to construct an addition to the existing single family home.
5. 15-22... A request by Brandon Montney at 6518 Grand Circle Drive, for a front yard setback variance in order to construct a roof over an existing front porch.
6. 15-23... A request by Lyn Hewitt at 837 Sunrise Park, for a variance from the maximum lot coverage in order to construct a detached accessory building.
7. 15-24... A request by Erich Pearch at 3990 Beattie Road, for a rear yard setback variance in order to construct a detached accessory building.
8. 15-25... A request by Gordon & Robb MacKay at 4030 Highcrest, for a front yard setback variance in order to construct new 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. 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 8-2-15

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 15-14 Meeting Date: 6-16-15

- 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: TIM CHOUINARD
Property Address: 1185 SUNRISE PARK Phone: 517-404-6527
Present Zoning: LRR Tax Code: 4711-09-201-014

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

1. Variance Requested: 7' SIDE SETBACK

2. Intended property modifications: ADD GARAGE 24X24 AND SECOND STORY

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) THE LOT IS 32' WIDE AT THE ROAD SIDE
47' WIDE AT THE LAKE SIDE AND 91 FEET LONG
b. Other (explain) LEAVING A UNUSUAL SMALL BUILDING ENVELOPE

Variance Application Requires the Following: (failure to meet these requirements may result in tabling of this petition.)

- **PROPERTY MUST BE STAKED SHOWING ALL** proposed improvements 5 days before the meeting and remain in place until after the meeting
- **Plot Plan drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. NOTE: One paper copy of all drawings is required.**
- Waterfront properties must indicate setback from water from adjacent homes.
- Petitioner (or a Representative) must be present at the meeting

Date: 5-22-15

Signature: [Signature]

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

After the decision is made regarding your variance approval contact Ron Akers 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: August 13, 2015
RE: ZBA 15-14

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

At the June 16, 2015 and the July 21, 2015 Zoning Board of Appeals meetings, the Board reviewed case 15-14 and elected to postpone decision on the application. At the July 21, 2015 meeting the postponement was in order to determine what the lot coverage calculations were for the property. Due to the applicant making changes to the plans to reduce the size of the structure, the need for the front yard setback variance was eliminated. After review of the lot coverage calculations and new plans, we determined that the reductions in size put the lot coverage at 35%, which is the maximum allowable by the Zoning Ordinance in this district. The new plans are compliant with the Zoning Ordinance in this regard and a lot coverage variance will not be required. The summary and staff report has been revised to reflect these changes.

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

Charter Township of Genoa
ZONING BOARD OF APPEALS
August 18, 2015
CASE #15-14

PROPERTY LOCATION: 1185 Sunrise Park Dr.

PETITIONER: Tim Chouinard

ZONING: LRR (Lake Resort Residential District)

WELL AND SEPTIC INFO: Sewer, Well

PETITIONERS REQUEST: A side yard setback variance and a front yard setback variance to construct an attached garage and second story addition to an existing house.

CODE REFERENCE: Section 3.04.01

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Shoreline	Height	Lot Coverage
Required Setbacks	35'	10'	10'	N/A	N/A	35%
Setbacks Requested	39.1'	5.9'	4.6'	N/A	N/A	35%
Variance Amount	N/A	4.3'	5.4'	N/A	N/A	N/A



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: June 12, 2015
RE: ZBA 15-14

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

STAFF REPORT

File Number: ZBA#15-14

Site Address: 1185 Sunrise Park Dr.

Parcel Number: 4711-09-201-014

Parcel Size: 0.103 Acres

Applicant: Tim Chouinard, Builder

Property Owner: Gary & Janice Letkemann, 1185 Sunrise Park Dr. Howell, MI 48843

Information Submitted: Application, site plan, building plans

Request: Dimensional Variances

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

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 31, 2015 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

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

- Per assessing records the parcel has an existing single family dwelling (979 square feet) built in 1940.
- The property utilizes public sewer and has an existing 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 proposed project is to construct a 5' x 19' addition and a second story addition on the existing house. In order to do this the applicant will need side yard setback variances.



Variance Requests

The following are the various sections of the zoning ordinance that variances are being requested from:

Table 3.04.01: Required Side Yard Setback:	10'	Proposed Side Yard Setback:	5.4'
	Required Side Yard Setback:	Proposed Side Yard Setback:	4.3'

Standards for Approval

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

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

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

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

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

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

Summary of Findings

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 setbacks would prohibit the applicant from construction a second story onto the existing structure. The lot sizes around Sunrise Park are small and narrow. Additionally the orientation and location of the house on the lot makes meeting the side yard setbacks difficult.

Extraordinary Circumstances: The extraordinary circumstances are the small, narrow lot size, and the orientation of the house on the lot. Granting this variance would also make the property consistent with several other properties in the vicinity as many do not meeting the required side yard setbacks. The need for the variance is created due to the small, narrow lot size and orientation of the house on the lot.

Public Safety and Welfare – The granting of these 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.

Impact on Surrounding Neighborhood – The proposed variance would have little impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Staff Findings of Fact

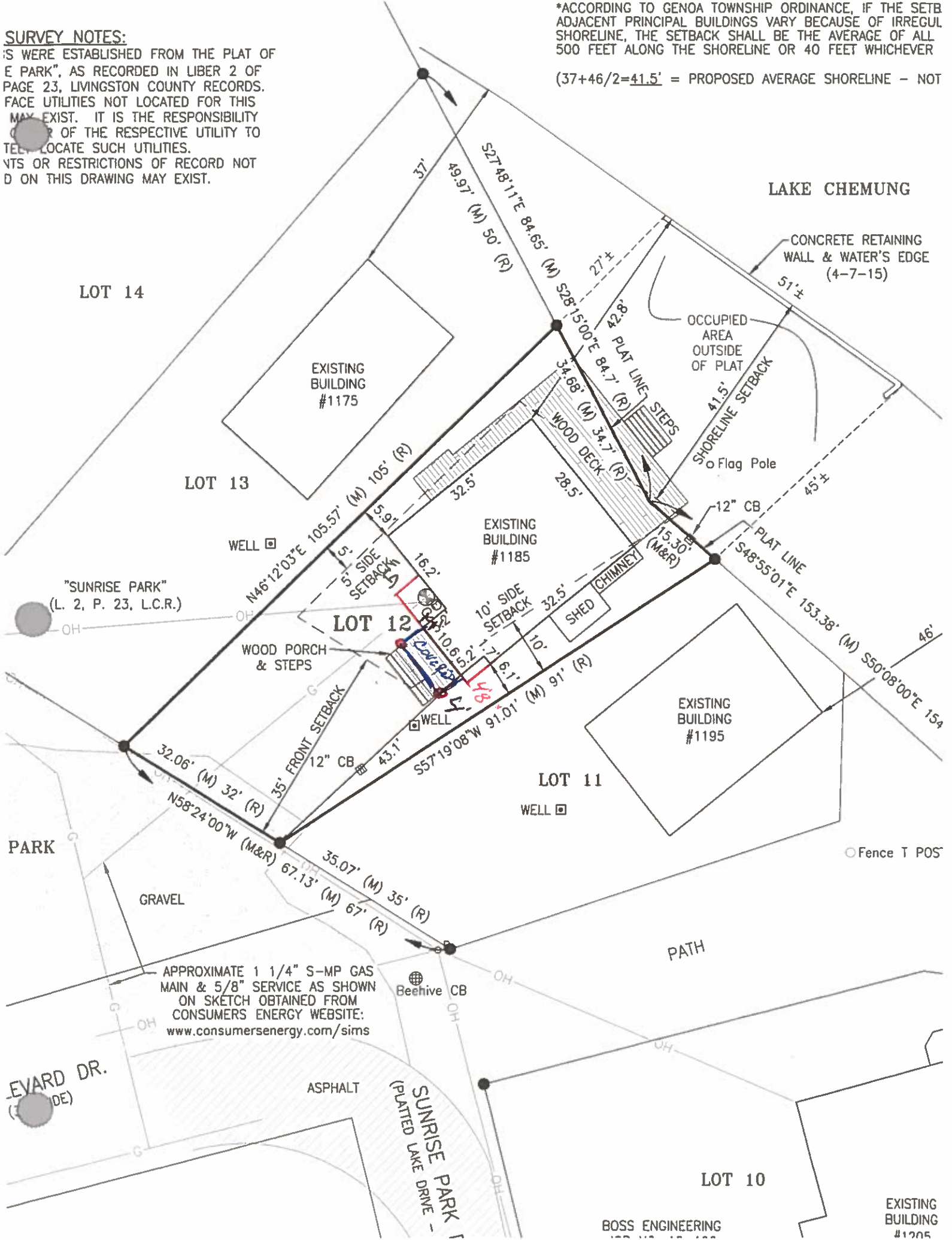
1. Strict application of the side yard setbacks would prevent the applicant from constructing an addition on the front of the house and a second story on the existing structure.
2. The extraordinary or exceptional circumstances applicable to this property are the small, narrow lot size, the existing orientation of the house on the parcel and the existing location of the house on the parcel.
3. There are several homes in the vicinity which do not comply with the side yard setback requirements.
4. The need for the variances is due to the small narrow lot size, the existing orientation of the house on the parcel and the existing location of the house on the parcel.
5. Granting of the requested 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.
6. Granting the requested variances will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

SURVEY NOTES:

POINTS WERE ESTABLISHED FROM THE PLAT OF "SUNRISE PARK", AS RECORDED IN LIBER 2 OF PAGE 23, LIVINGSTON COUNTY RECORDS. UTILITY LOCATIONS NOT LOCATED FOR THIS SURVEY. IT IS THE RESPONSIBILITY OF THE RESPECTIVE UTILITY TO LOCATE SUCH UTILITIES. EASEMENTS OR RESTRICTIONS OF RECORD NOT SHOWN ON THIS DRAWING MAY EXIST.

*ACCORDING TO GENOA TOWNSHIP ORDINANCE, IF THE SETBACK ADJACENT PRINCIPAL BUILDINGS VARY BECAUSE OF IRREGULAR SHORELINE, THE SETBACK SHALL BE THE AVERAGE OF ALL 500 FEET ALONG THE SHORELINE OR 40 FEET WHICHEVER

$(37+46/2=41.5'$ = PROPOSED AVERAGE SHORELINE - NOT



LOT 14

LOT 13

LAKE CHEMUNG

EXISTING BUILDING #1175

EXISTING BUILDING #1185

LOT 12

EXISTING BUILDING #1195

LOT 11

PARK

EVARD DR. (SIDE)

ASPHALT

SUNRISE PARK I
(PLATTED LAKE DRIVE)

LOT 10

BOSS ENGINEERING

EXISTING BUILDING #1205



ZBA 15-14 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

06/10/2015 12:12 PM

Parcel: 4711-09-201-014
Owner's Name: LETKEMANN GARY & JANICE
Property Address: 1185 SUNRISE PARK
HOWELL, MI 48843
Liber/Page: 2013R-033844
Split: / /
Public Impr.: None
Topography: REFUSE

Current Class: 401.401 RESIDENTIAL-IMPROVED
Previous Class: 401.401 RESIDENTIAL-IMPROVED
Gov. Unit: 4711 GENOA CHARTER TOWNSHIP
MAP # V15-14
School: 47070 HOWELL
Neighborhood: 4302 4302 SUNRISE PARK LAKEFRONT

Created: / /
Active: Active

Mailing Address:

LETKEMANN GARY & JANICE
1185 SUNRISE PARK
HOWELL MI 48843

Most Recent Sale Information

Sold on 08/23/2013 for 0 by LETKEMANN GARY.

Terms of Sale: INVALID SALE

Liber/Page: 2013R-033844

Most Recent Permit Information

None Found

Physical Property Characteristics

2016 S.E.V.: Tentative	2016 Taxable: Tentative	Lot Dimensions:
2015 S.E.V.: 117,300	2015 Taxable: 110,642	Acres: 0.10
Zoning: LRR	Land Value: 105,800	Frontage: 46.0
PRE: 100.000	Land Impr. Value: 0	Average Depth: 98.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: C
Style: C
Exterior: Wood Siding
% Good (Physical): 60
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 979
Ground Area: 979
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: 126,808

Image



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LETKEMANN GARY	LETKEMANN GARY & JANICE	0	08/23/2013	QC	INVALID SALE	2013R-033844	BUYER	0.0				
ALLISON KARRY & ALI	LETKEMANN GARY	225,000	07/26/2013	WD	ARMS-LENGTH	2013R-032288	BUYER	100.0				
ALLISON KARRY	ALLISON KARRY & ALI	0	07/20/2010	QC	INVALID SALE	2010R-021414	BUYER	0.0				
GRATZ DOUGLAS & CLIFFORD	ALLISON KARRY	137,500	07/20/2010	WD	ARMS-LENGTH	2010R-021413	BUYER	100.0				
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR		Building Permit(s)		Date	Number	Status		
1185 SUNRISE PARK		School: HOWELL										
		P.R.E. 100% 07/26/2013										
Owner's Name/Address		MAP #: V15-14										
LETKEMANN GARY & JANICE 1185 SUNRISE PARK HOWELL MI 48843		2016 Est TCV Tentative										
		X	Improved	Vacant	Land Value Estimates for Land Table 00006.SUNRISE PARK							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		'A' FRONTAGE	46.00	98.00	1.0000	1.0000	2300	100		105,800
		Paved Road		46 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 105,800								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Tax Description		Topography of Site										
SEC. 9 T2N, R5E, SUNRISE PARK LOT 12		Level										
Comments/Influences		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	2016	Tentative	Tentative	Tentative		Tentative		
		LM	10/04/2013	REVIEWED R	2015	52,900	64,400	117,300		110,642C		
					2014	52,900	58,300	111,200		111,200S		
					2013	32,200	48,500	80,700		80,700S		



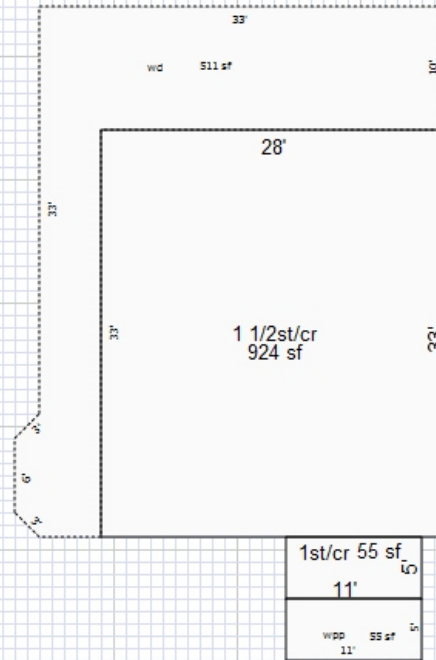
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

*** 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 55 511	Type WPP Treated Wood	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: C		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			CnlyMult		Bsmnt Garage:							
Yr Built 1940	Remodeled 2010	Ex	X	Ord		Min	0 Amps Service			Total Base Cost: 80,913			X	1.470								
Condition for Age: Good		Lg	X	Ord		Small	No Heating/Cooling			Total Base New : 118,942				E.C.F.								
Room List		Doors:		Solid	X	H.C.	No Heating/Cooling			Total Depr Cost: 73,469			X	1.726	Carport Area: Roof:							
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Rate			Bsmnt-Adj		Heat-Adj		Size Cost					
(1) Exterior				Ex.			X	Ord.		Min	1+ Story Siding			Crawl Space	70.97	-9.83	0.00	924	56,493			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many			X	Ave.		Few	1 Story Siding			Crawl Space	67.50	-9.83	0.00	55	3,172
Insulation		(7) Excavation		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments			Rate			Size Cost						
(2) Windows		Basement: 0 S.F. Crawl: 979 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Fixture Bath			1600.00			1		1,600							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Average Fixture(s)			Rate			Bsmnt-Adj		Heat-Adj		Size Cost					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 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			2 Fixture Bath			1162.00			1		1,162							
(3) Roof		(9) Basement Finish		Average Fixture(s)			Rate			Bsmnt-Adj			Heat-Adj		Size Cost							
X	Gable Hip Flat		Gambrel Mansard Shed	1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Fixture Bath			4975.00			1		4,975							
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Average Fixture(s)			Rate			Bsmnt-Adj			Heat-Adj		Size Cost							
Chimney: Brick		(10) Floor Support		Average Fixture(s)			Rate			Bsmnt-Adj			Heat-Adj		Size Cost							
		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			2 Fixture Bath			4650.00			2		9,300							
		Lump Sum Items:		Average Fixture(s)			Rate			Bsmnt-Adj			Heat-Adj		Size Cost							
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			2 Fixture Bath			60/100/100/100/60.0,			Depr.Cost =		67,651							
				Lump Sum Items:			Rate			Bsmnt-Adj			Heat-Adj		Size Cost							
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			2 Fixture Bath			18.30			55		1,007							
				Lump Sum Items:			Rate			Bsmnt-Adj			Heat-Adj		Size Cost							
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			2 Fixture Bath			County Multiplier = 1.47 =>			Cost New =		1,480							
				Lump Sum Items:			Rate			Bsmnt-Adj			Heat-Adj		Size Cost							
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			2 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,			Depr.Cost =		1,391							
				Lump Sum Items:			Rate			Bsmnt-Adj			Heat-Adj		Size Cost							
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			2 Fixture Bath			6.27			511		3,204							
				Lump Sum Items:			Rate			Bsmnt-Adj			Heat-Adj		Size Cost							
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			2 Fixture Bath			County Multiplier = 1.47 =>			Cost New =		4,710							
				Lump Sum Items:			Rate			Bsmnt-Adj			Heat-Adj		Size Cost							
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			2 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,			Depr.Cost =		4,427							
				Lump Sum Items:			Rate			Bsmnt-Adj			Heat-Adj		Size Cost							
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			2 Fixture Bath			Total Depreciated Cost =			73,469									
				Lump Sum Items:			Rate			Bsmnt-Adj			Heat-Adj		Size Cost							
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			2 Fixture Bath			ECF (4302 SUNRISE PARK LAKEFRONT)			1.726 => TCV of Bldg: 1 =		126,808							

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

1 half bath
1 Full Bath
1 Fireplace
2 Bedrooms



Sketch by Apex Sketch

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

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 15-15 Meeting Date: August 18, 2015

- 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: James Richard Ireton Jr.

Property Address: 6221 Wagon Dr, Brighton Phone: 810-844-0658

Present Zoning: LDR Tax Code: 4711-34-401-068

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: Requesting a 20' rear yard setback rather than 60'.

2. Intended property modifications: Construction of an accessory building

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land
(explain) Please see attachment for thorough reasoning.
- b. Other
(explain) Please see attachment.

Variance Application Requires the Following: (failure to meet these requirements may result in tabling of this petition.

- **PROPERTY MUST BE STAKED SHOWING ALL proposed improvements 5 days before the meeting and remain in place until after the meeting**
- **Plot Plan drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. NOTE: One paper copy of all drawings is required.**
- **Waterfront properties must indicate setback from water from adjacent homes.**
- **Petitioner (or a Representative) must be present at the meeting**

Date: June 9, 2015

Signature: James R. Ireton Jr.

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

Application for Dimensional Variance at 6221 Wagon Road, Brighton

Reasoning for Variance Request with Respect to Genoa Township Zoning Ordinance Section 23.05.03 Criteria Applicable to Dimensional Variances

(a) Practical Difficulty/Substantial Justice.

The 60' rear setback requirement for properties greater than 1 acre is impeding the construction of a 900 sq. ft. accessory building that is otherwise allowed to other property owners within Genoa Township and the subdivision in question. If a variance is granted, the accessory building will increase the utility and value to the property on par with the opportunity available to neighboring properties.

(b) Extraordinary Circumstances. The need for the variance was not self-created by the applicant.

The primary residence was constructed substantially toward the rear of the property in 1977 and in violation of the current 60' rear setback requirement. Since an accessory building cannot be constructed in a front yard and the back yard is largely within 60' of the rear property line, opportunities to build a 900 sq. ft. accessory building are impeded. The current property owner purchased the property in 2003 and was therefore not involved in the placement of the primary residence which created the issue for which a variance is requested.

(c) Public Safety and Welfare.

Granting a variance of the 60' rear setback requirement to allow construction of an accessory building 20' from the rear property line will not create a hazard to public safety or welfare. If, by chance, the property were 20% smaller (less than one acre), the proposed accessory building would not require a variance at all since it would meet the rear setback requirement of 10' for properties of less than one acre which is deemed acceptable with regard to public safety and welfare.

(d) Impact on Surrounding Neighborhood.

The proposed accessory building would be built in one of the lowest areas of the neighborhood next to a heavily wooded drainage easement (shown in Figure 1). The accessory building would be separated from the rear property by an unusable tract of saturated and heavily overgrown land which creates natural separation between the adjoining properties. The building would be constructed to match the exterior design of the existing primary residence in terms of siding, brick facing, roof pitch, and shingles. It is expected to be just as visually appealing as the primary residence and consistent with the majority of the homes in the neighborhood. The accessory building would be used primarily for storage and a private workshop with no intention of using it for any sort of business purpose. It is expected that the accessory building would increase the utility and the value of the property and, by association, the neighboring properties as well.

Charter Township of Genoa
ZONING BOARD OF APPEALS
August 18, 2015
CASE #15-15

PROPERTY LOCATION: 6221 Wagon Rd.

PETITIONER: James Ireton Jr.

ZONING: LDR (Low Density Residential)

WELL AND SEPTIC INFO: Septic, Well

PETITIONERS REQUEST: A rear yard setback variance to construct a detached accessory building.

CODE REFERENCE: Section 3.04.01; 11.04.01(f)

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Rear	House Separation	-
Required Setbacks	50'	30'	30'	60'	10'	-
Setbacks Requested	+150'	+50'	73'8"	21.75'	12'	-
Variance Amount	N/A	N/A	N/A	38.25'	N/A	-



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: August 14, 2015
RE: ZBA 15-15

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

STAFF REPORT

File Number: ZBA#15-15

Site Address: 6221 Wagon Dr.

Parcel Number: 4711-34-401-068

Parcel Size: 1.23 Acres

Applicant: James Ireton Jr.

Property Owner: James & Marie Ireton, 6221 Wagon Dr. Brighton, MI 48116

Information Submitted: Application, site plan

Request: Dimensional Variances

Project Description: Applicant is requesting a rear yard setback variance to construct a detached accessory building

Zoning and Existing Use: LDR (Low Density Residential), Single Family Residential

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday August 2, 2015 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

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

- Per assessing records the parcel has an existing single family dwelling (1,378 square feet) built in 1977.
- 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 proposed project is to construct a 24' X 37.5' detached accessory structure in the rear yard of the property. Due to the location of the house, which has close proximity to the rear property line, the applicant has requested a rear yard setback variance.

Variance Requests

The following are the various sections of the zoning ordinance that variances are being requested from:

Table 3.04.01: Required Rear Yard Setback: 60' Proposed Rear Yard Setback: 21.75'

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

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 rear yard setback would prevent the applicant from constructing a larger detached accessory building in the rear yard. This is due to the existing location of the house on the property.

Extraordinary Circumstances: The extraordinary circumstances are the existing location of the house on the property. The need for the variance is created by the location of the home.

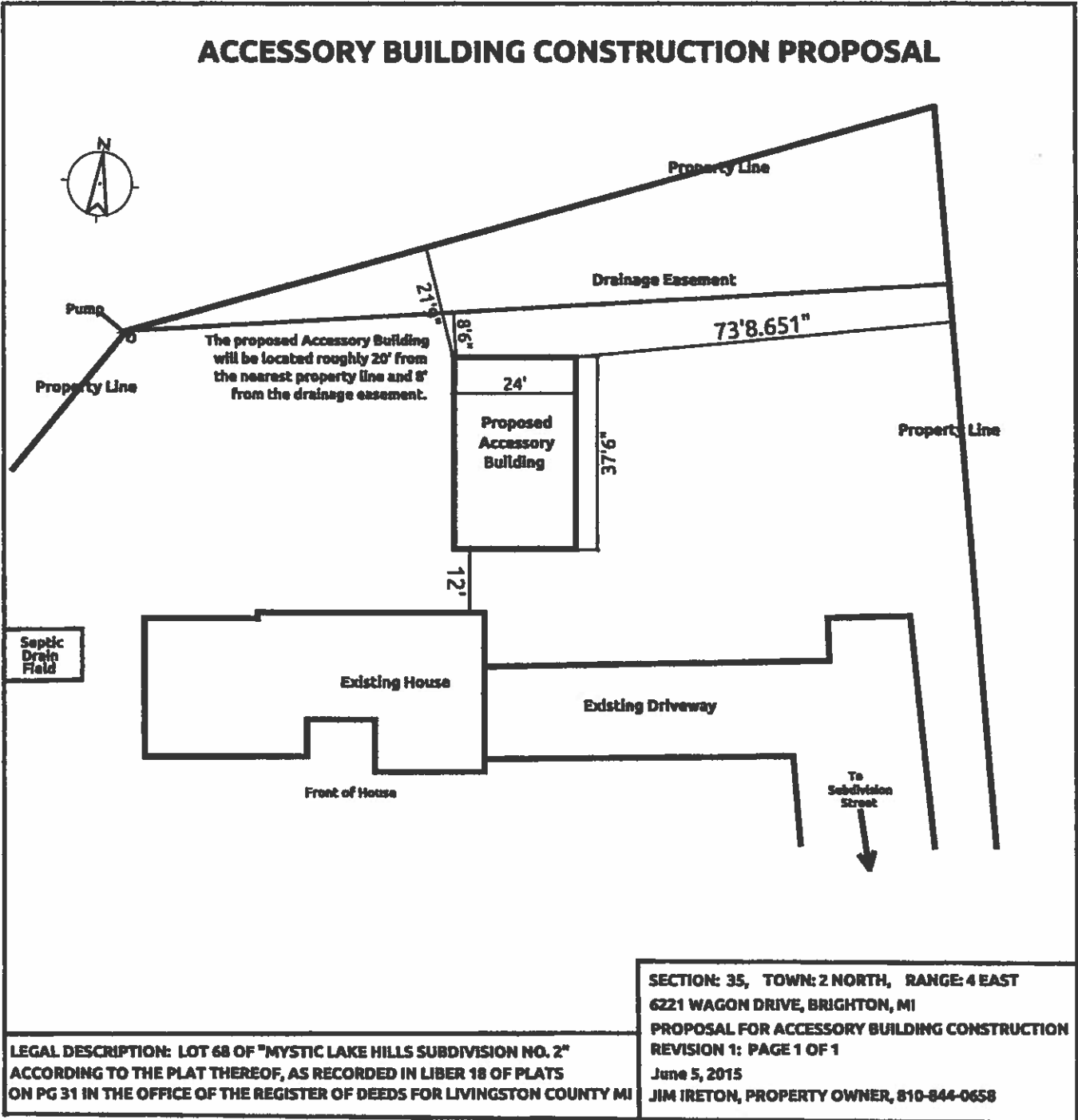
Public Safety and Welfare – The granting of these variances will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of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

Impact on Surrounding Neighborhood – The proposed variance would have little impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood. The parcel abuts to a lower wooded area which would limit visibility of the proposed structure.

Staff Findings of Fact

1. Strict application of the rear yard setback would prevent the applicant from constructing a larger detached accessory building.
2. The extraordinary or exceptional circumstance applicable to this property is the existing location of the house, which was constructed toward the rear yard of the property.
3. The need for the variances is due to the existing location of the house.
4. Granting of the requested 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.
5. Granting the requested variances will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

ACCESSORY BUILDING CONSTRUCTION PROPOSAL



SECTION: 35, TOWN: 2 NORTH, RANGE: 4 EAST
 6221 WAGON DRIVE, BRIGHTON, MI
 PROPOSAL FOR ACCESSORY BUILDING CONSTRUCTION
 REVISION 1: PAGE 1 OF 1
 June 5, 2015
 JIM IRETON, PROPERTY OWNER, 810-844-0658

LEGAL DESCRIPTION: LOT 68 OF "MYSTIC LAKE HILLS SUBDIVISION NO. 2"
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 18 OF PLATS
 ON PG 31 IN THE OFFICE OF THE REGISTER OF DEEDS FOR LIVINGSTON COUNTY MI

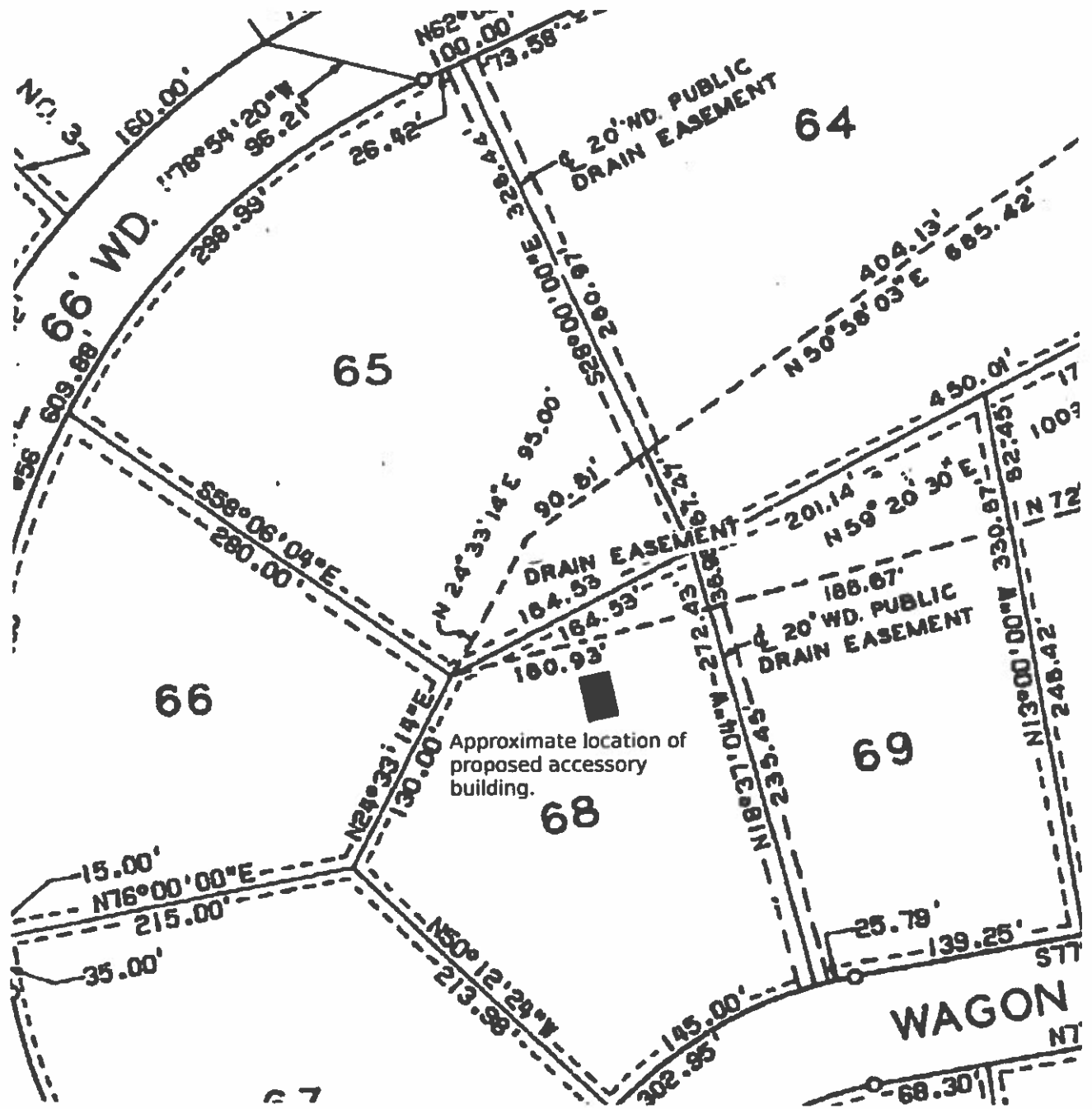
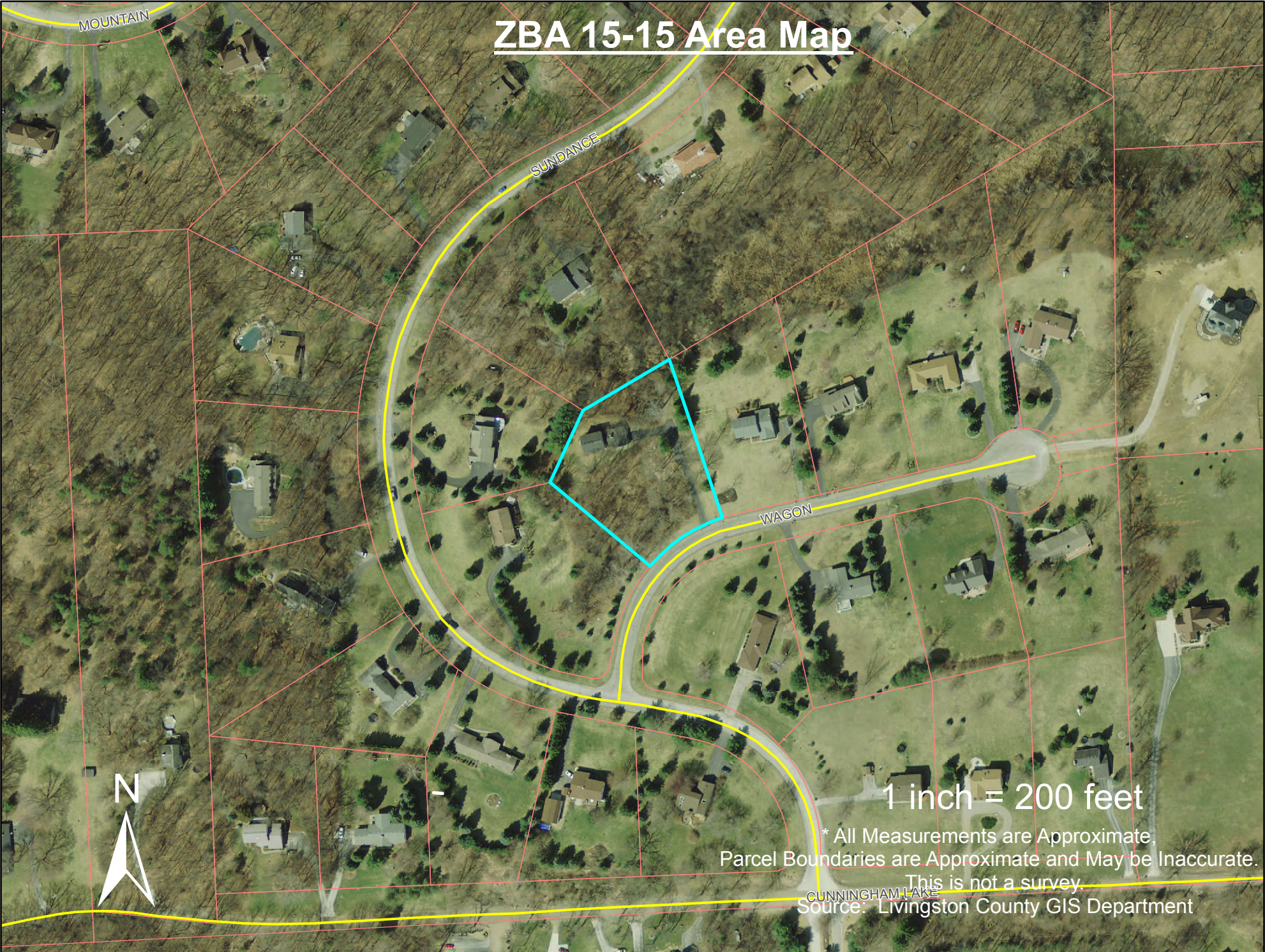


Figure 1: Plot 68 is 6221 Wagon Drive Parcel # 4711-34-401-068.

ZBA 15-15 Area Map



1 inch = 200 feet

* All Measurements are Approximate,
Parcel Boundaries are Approximate and May be Inaccurate.

This is not a survey.

CUNNINGHAM LAKE
Source: Livingston County GIS Department

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2015 3:37 PM

Parcel:	4711-34-401-068	Current Class:	401.401 RESIDENTIAL-IMPROVED
Owner's Name:	IRETON, JAMES R. & MARIE H.	Previous Class:	401.401 RESIDENTIAL-IMPROVED
Property Address:	6221 WAGON RD BRIGHTON, MI 48116	Gov. Unit:	4711 GENOA CHARTER TOWNSHIP
		MAP #	V15-15
		School:	47010 BRIGHTON
		Neighborhood:	4018 4018 MYSTIC
Liber/Page:	3959-0917	Created:	//
Split:	//	Active:	Active
Public Impr.:	None		
Topography:	REFUSE		

Mailing Address:

IRETON, JAMES R. & MARIE H.
6221 WAGON RD
BRIGHTON MI 48116

Most Recent Sale Information

Sold on 05/30/2003 for 265,000 by GULBERG, ERIC V. & JILL L..

Terms of Sale: ARMS-LENGTH

Liber/Page: 3959-0917

Most Recent Permit Information

Permit P04W-013 on 03/05/2004 for \$0 category BASEMENT FIN..

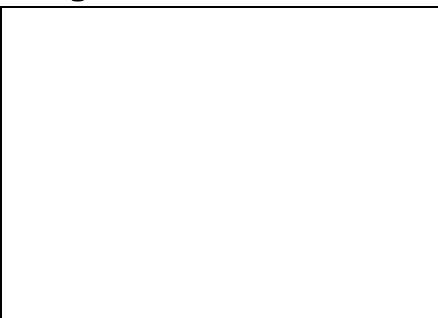
Physical Property Characteristics

2016 S.E.V.:	Tentative	2016 Taxable:	Tentative	Lot Dimensions:	
2015 S.E.V.:	117,800	2015 Taxable:	109,315	Acres:	0.91
Zoning:	LDR	Land Value:	70,000	Frontage:	145.0
PRE:	100.000	Land Impr. Value:	848	Average Depth:	272.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: B-10
Style: B
Exterior: Wood Siding
% Good (Physical): 62
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,302
Ground Area: 1,378
Garage Area: 495
Basement Area: 1,175
Basement Walls:
Estimated TCV: 162,114

Image



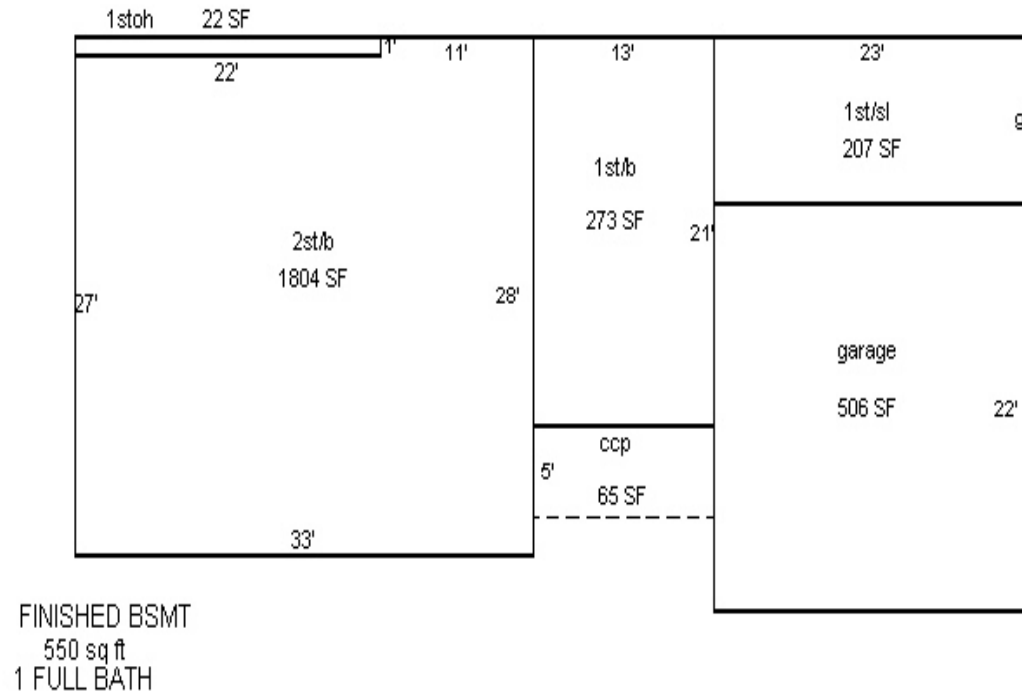
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
GULBERG, ERIC V. & JILL L.	IRETON, JAMES R. & MARIE H	265,000	05/30/2003	WD	ARMS-LENGTH	3959-0917	BUYER	100.0		
DAVIS, JOHN C. & CAROLYN J	GULBERG	214,900	07/20/1998	WD	ARMS-LENGTH	2397-0636	BUYER	100.0		
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LDR	Building Permit(s)	Date	Number	Status		
6221 WAGON RD		School: BRIGHTON		BASEMENT FIN.		03/05/2004	P04W-013	NO START		
Owner's Name/Address		P.R.E. 100% 06/10/2003		MAP #: V15-15						
IRETON, JAMES R. & MARIE H. 6221 WAGON RD BRIGHTON MI 48116		2016 Est TCV Tentative		Land Value Estimates for Land Table 00037.MYSTIC						
Tax Description		X	Improved	Vacant	* Factors *					
SEC 34/35 T2N R5E MYSTIC LAKE HILLS SUB NO. 2, LOT 68		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Comments/Influences		Dirt Road		<Site Value A> < Site Value 70000 100 70,000						
		Gravel Road		145 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 70,000						
		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description Rate CountyMult. Size %Good Cash Value						
		Sidewalk		D/W/P: Patio Blocks 10.87 1.00 100 78 848						
		Water		Total Estimated Land Improvements True Cash Value = 848						
		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
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan		Who	When	What	2016	Tentative	Tentative	Tentative		Tentative
					2015	35,000	82,800	117,800		109,315C
					2014	32,500	77,000	109,500		107,594C
					2013	30,000	75,900	105,900		105,900S

*** 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	Type	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 495 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X	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						65	CCP	(1 Story)									
Building Style: B		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: B -10 Effec. Age: 38 Floor Area: 2302 Total Base Cost: 204,452 Total Base New : 300,545 Total Depr Cost: 186,338 Estimated T.C.V: 162,114			CntyMult X 1.470 E.C.F. X 0.870			Bsmnt Garage: Carport Area: Roof:								
Yr Built 1977	Remodeled 0	Size of Closets		0 Amps Service			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			Slab			80.50 -13.19 0.00			203 13,664					
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			1 Story Siding			Basement			80.50 0.00 0.00			273 21,977					
Basement 1st Floor 2nd Floor 4 Bedrooms		(6) Ceilings		Basement: 1175 S.F. Crawl: 0 S.F. Slab: 203 S.F. Height to Joists: 0.0			Many X Ave. Few			2 Story Siding			Basement			124.14 0.00 0.00			902 111,974					
(1) Exterior		(7) Excavation		(13) Plumbing			Average Fixture(s)			1 Story Siding			Overhang			48.49 0.00 0.00			22 1,067					
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		3 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			(9) Basement Finish			Other Additions/Adjustments			Rate			Size Cost								
Insulation		(9) Basement Finish		Average Fixture(s)			Basement Living Finish			Walk out Basement Door(s)			22.75			550 12,513								
(2) Windows		(10) Floor Support		1 2 Fixture Bath			Walk out Basement Door(s)			1125.00			1			1,125								
Many Avg. Few	X	Large Avg. Small		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			3 Fixture Bath			4650.00			2			9,300					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 2 Fixture Bath			2 Fixture Bath			3100.00			1			3,100								
(3) Roof		(11) Heating/Cooling		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Water/Sewer			2 Fixture Bath			5700.00			1			5,700					
X	Gable Hip Flat	Gambrel Mansard Shed		1 2 Fixture Bath			1000 Gal Septic			3100.00			3850.00			1			3,850					
X	Asphalt Shingle	Recreation SF Living SF 1 Walkout Doors No Floor SF		1 2 Fixture Bath			2000 Gal Septic			15) Built-Ins & Fireplaces			Fireplace: Exterior 1 Story			5525.00			1			5,525		
Chimney: Brick		(12) Floor Support		1 2 Fixture Bath			Lump Sum Items:			(16) Porches			CCP (1 Story), Standard			40.67			65			2,644		
		(13) Heating/Cooling		1 2 Fixture Bath						Class:B Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			30.08			495			14,890		
		(14) Floor Support		1 2 Fixture Bath						Common Wall: 1.5 Wall			-2875.00			1			-2,875					
		(15) Heating/Cooling		1 2 Fixture Bath						Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 186,338			0.870 => TCV of Bldg: 1 = 162,114											

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

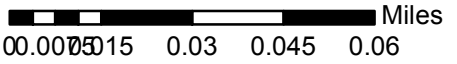
1 x 10 patio



Sketch by Apex IV™

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

300 ft Buffer for Noticing



Variance Case #15-15

James Richard Ireton Jr.

Parcel: 4711-34-401-068

Meeting: August 18, 2015



July 20, 2015

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 15-18 Meeting Date: 7-21-15

- 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: David Gruber

Property Address: 4066 Highest St Phone: 231-920-6112

Present Zoning: LRR Tax Code: _____

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: yard setbacks Shore line +
Front yard setback
2. Intended property modifications: Home site

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) size & shape of land

- b. Other (explain) _____

Variance Application Requires the Following: (failure to meet these requirements may result in tabling of this petition.

- **PROPERTY MUST BE STAKED SHOWING ALL proposed improvements 5 days before the meeting and remain in place until after the meeting**
- **Plot Plan drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. Note: will need 8 copies of any drawings larger than 11 x 17.**
- **Waterfront properties must indicate setback from water from adjacent homes.**
- **Petitioner (or a Representative) must be present at the meeting**

Date: 6-26-15

Signature: David M Gruber

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 Akers 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: August 13, 2015
RE: ZBA 15-18

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

At the July 21, 2015 Zoning Board of Appeals meeting, the Board reviewed case 15-18 and elected to postpone decision on the application. I have received an e-mail from the applicant who requested that a decision on the application be postponed until the September 15, 2015 Zoning Board of Appeals meeting. The purpose for this is the time between meetings was not sufficient to get the required information together. Attached to this memo is the e-mail from the applicant.

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

Ron Akers

From: 2319206112@txt.att.net
Sent: Wednesday, August 12, 2015 8:36 PM
To: Ron Akers

Please ask board to table my variance request until the next meeting. still don't have the survey completed. Thanks David gruber

=====
This mobile text message is brought to you by AT&T

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 15-20 Meeting Date: 8/18/15

- 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: DAVID AND KATHY MANCINI
Property Address: 4212 HIGHCREST Phone: 734-407-9755
Present Zoning: LRR Tax Code: 4711-22-302-177

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: 27' SETBACK OFF ROAD SIMILAR TO
4174 HIGHCREST (JUST CONSTRUCTED)
2. Intended property modifications: ADDITION OF GARAGE AND BEDROOMS

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) - NA -
- b. Other (explain) SEE ATTACHMENT

Variance Application Requires the Following: (failure to meet these requirements may result in tabling of this petition.

- **PROPERTY MUST BE STAKED SHOWING ALL proposed improvements 5 days before the meeting and remain in place until after the meeting**
- **Plot Plan drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. NOTE: One paper copy of all drawings is required.**
- **Waterfront properties must indicate setback from water from adjacent homes.**
- **Petitioner (or a Representative) must be present at the meeting**

Date: 7/14/15
Signature: David Mancini

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

Charter Township of Genoa
ZONING BOARD OF APPEALS
August 18, 2015
CASE #15-21

PROPERTY LOCATION: 4212 Highcrest

PETITIONER: David and Kathy Mancini

ZONING: LRR (Lake Resort Residential)

WELL AND SEPTIC INFO: Sewer, Well

PETITIONERS REQUEST: A front yard setback variance to construct an addition to the existing single family home.

CODE REFERENCE: Section 3.04.01

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Rear	Shoreline	-
Required Setbacks	35'	5'	10'	N/A	N/A	-
Setbacks Requested	15.75'	5'	16'	N/A	N/A	-
Variance Amount	19.25'	N/A	N/A	N/A	N/A	-



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: August 14, 2015
RE: ZBA 15-21

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

STAFF REPORT

File Number: ZBA#15-21

Site Address: 4212 Highcrest

Parcel Number: 4711-22-302-177

Parcel Size: 0.203 Acres

Applicant: David & Kathy Mancini

Property Owner: David & Kathy Mancini, 4212 Highcrest, Brighton, MI 48116

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variances

Project Description: Applicant is requesting a front yard setback variance to construct an addition to the 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 2, 2015 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

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

- Per assessing records the parcel has an existing single family dwelling (1,764 square feet) built in 1942.
- 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 proposed project is to construct a bedroom addition and an attached garage, which would extend the dwelling closer toward the road. Similar to many properties around the area the addition would require a front yard setback variance as the addition would encroach in the front yard setback.

Variance Requests

The following are the various sections of the zoning ordinance that variances are being requested from:

Table 3.04.01: Required Front Yard Setback: 35' Proposed Front Yard Setback: 15.75'

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

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 adding an attached garage onto the structure. This is due to the smaller, narrow lot sizes in this area of the Township.

Extraordinary Circumstances: The extraordinary circumstances are the smaller narrow lot size. Additionally there are several homes in the vicinity which do not comply with the front yard setbacks and several front yard setback variances have been granted in the area. The need for the variance is due to the small, narrow lot size.

Public Safety and Welfare – The granting of these 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. The 27' distance between the edge of the attached garage and the curb will allow for sufficient off-street parking.

Impact on Surrounding Neighborhood – The proposed variance would have little impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Staff Findings of Fact

1. Strict application of the front yard setback would prevent the applicant from constructing an attached garage.
2. The extraordinary or exceptional circumstance applicable to this property is small and narrow lot size.
3. Several properties in the vicinity of this parcel have been granted front yard setback variances.
4. The need for the variance is due to the small and narrow lot size.
5. Granting of the requested 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.
6. The 27' distance between the edge of the house and curb is sufficient to provide safe off-street parking.
7. Granting the requested variances will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

We thank the Genoa Charter Zoning Board
for the consideration of this Variance Request: 23.05.03
Construction to our home: 4212 Highest, Brighton 48116
Tax Code 4711-22-302-177
Kathy and David Mancini

- A. The existing lot size does not allow for any construction of a detached or attached garage (with the bedroom addition) without a road-side variance. The current setback requirements were not enforced when the home was constructed. Our submitted plans reflect consistent positioning and size with other homes in the immediate neighborhood.
- B. The intended planned revisions will improve the quality of the immediate neighborhood esthetics by conforming with similar positioning of nearby homes, from the road.
- C. The planned revisions will, in fact, avail more space at the road for parking vehicles as the garage will be set back further from the road than the current parking pad.
- D. The completed project, if approved, will:
1. not interfere with any other lot owner's current or continued use.
 2. not impede the flow of traffic in any way
 3. conform/complement the neighborhood.

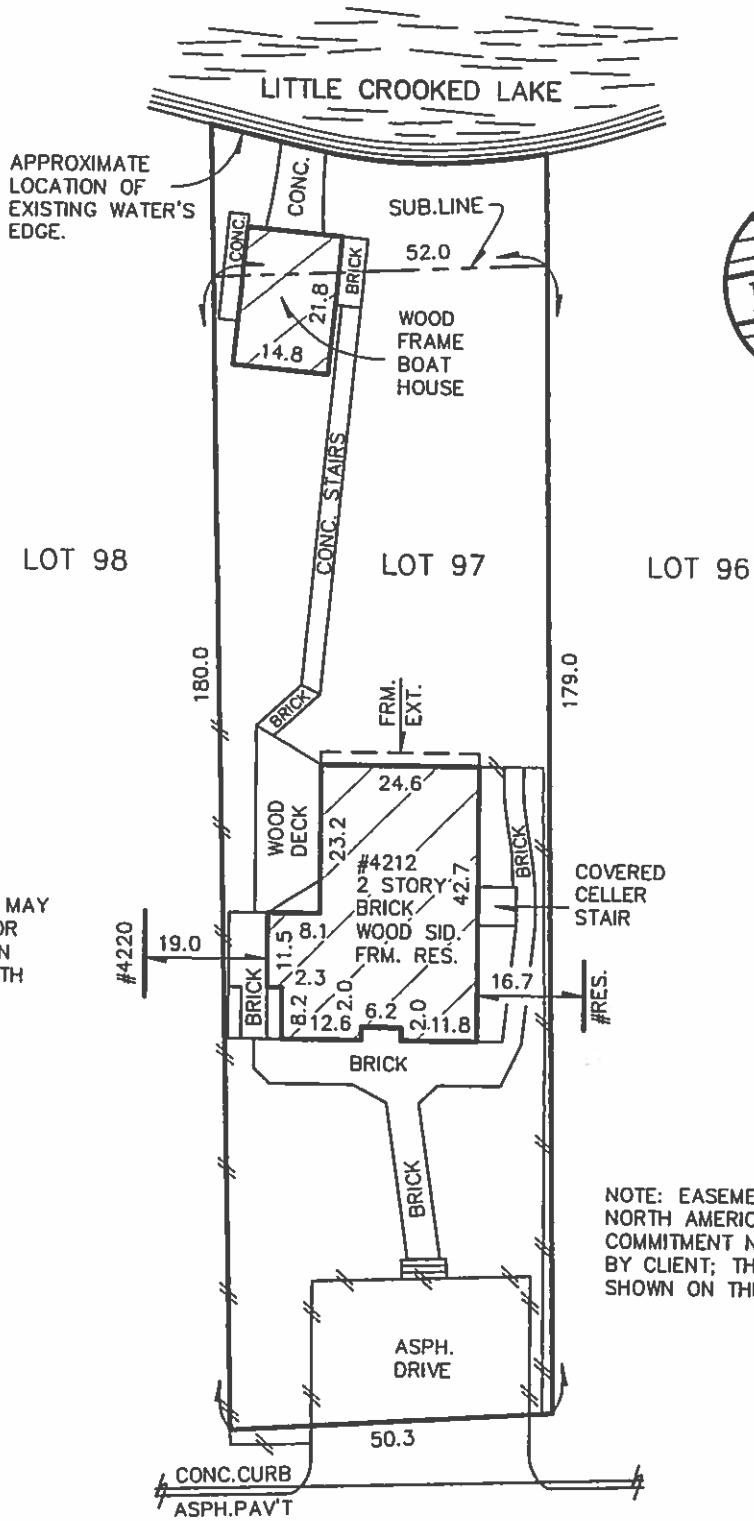
MORTGAGE SURVEY

Certified to: SELECT TITLE COMPANY

Applicant: DAVID AND KATHY MANCINI

Property Description:

Lot 97; CROOKED LAKE HIGHLANDS SUBDIVISION, of part of Sections 21, 22, 27 and 28, T.2 N., R.5 E., Genoa Township, Livingston County, Michigan, as recorded in Liber 1 of Plats, Pages 39 and 40 of Livingston County Records.



NOTE: THIS PROPERTY MAY BE SUBJECT TO AND/OR INCLUDE THE RIPARIAN RIGHTS ASSOCIATED WITH LITTLE CROOKED LAKE.

NOTE: PROPERTY SURVEYED BY OCCUPATION.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND FENCE LOCATIONS.

NOTE: EASEMENTS AS LISTED WITHIN NORTH AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. 21735 WERE NOT FURNISHED BY CLIENT; THEREFORE THEY ARE NOT SHOWN ON THIS SURVEY AT THIS TIME.

HIGHCREST DRIVE 50' WD.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

[Handwritten Signature]

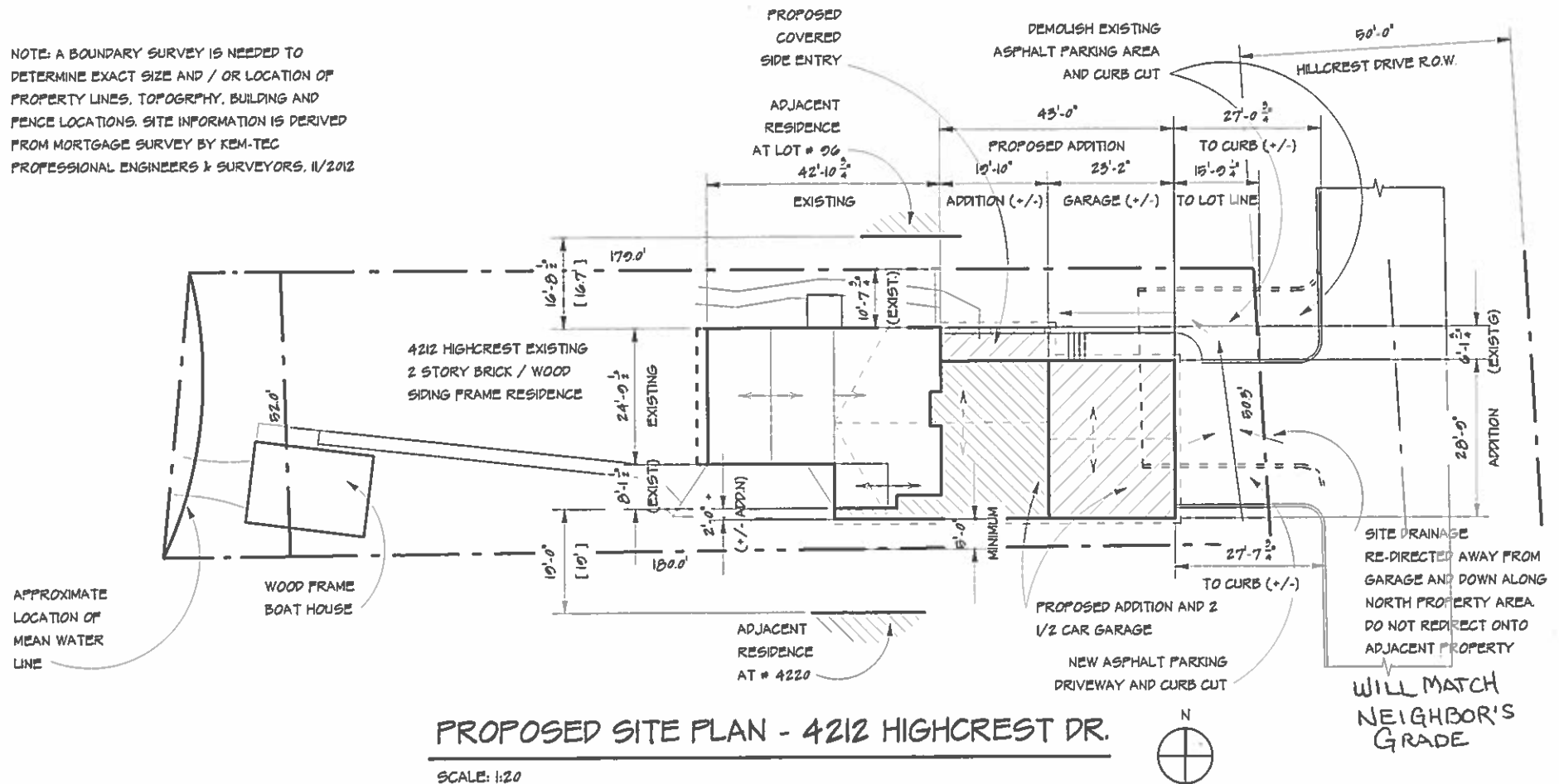
JOB NO: 12-03975 SCALE: 1"=30'
 DATE: 11/13/12 DR BY: LAO

KEM-TEC Professional Engineer & Surveyors

Eastpointe (800) 295.7222 FAX: (586) 772.4048	Detroit (313) 758.0677 FAX: (586) 772.4048	Ann Arbor (734) 994.0888 FAX: (734) 994.0667	Grand Blanc (888) 694.0001 FAX: (610) 694.995
---	--	--	---

www.kemtecsurvey.com

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND / OR LOCATION OF PROPERTY LINES, TOPOGRAPHY, BUILDING AND FENCE LOCATIONS. SITE INFORMATION IS DERIVED FROM MORTGAGE SURVEY BY KEM-TEC PROFESSIONAL ENGINEERS & SURVEYORS, 11/2012

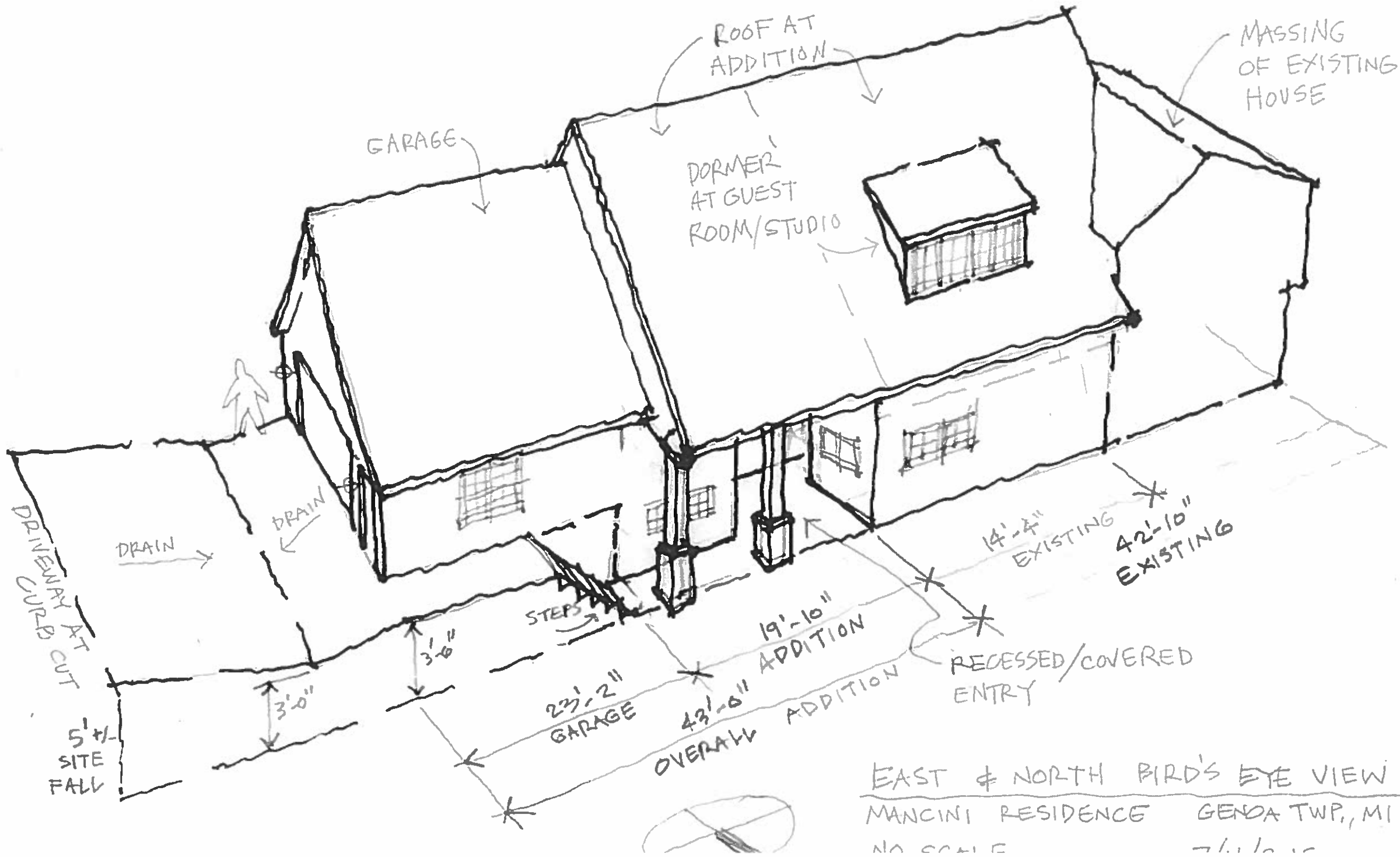


PROJECT:
 MANCINI RESIDENCE
 4212 HIGHCREST
 HOWELL, GENOA TWP., MI
 PROJECT 15106

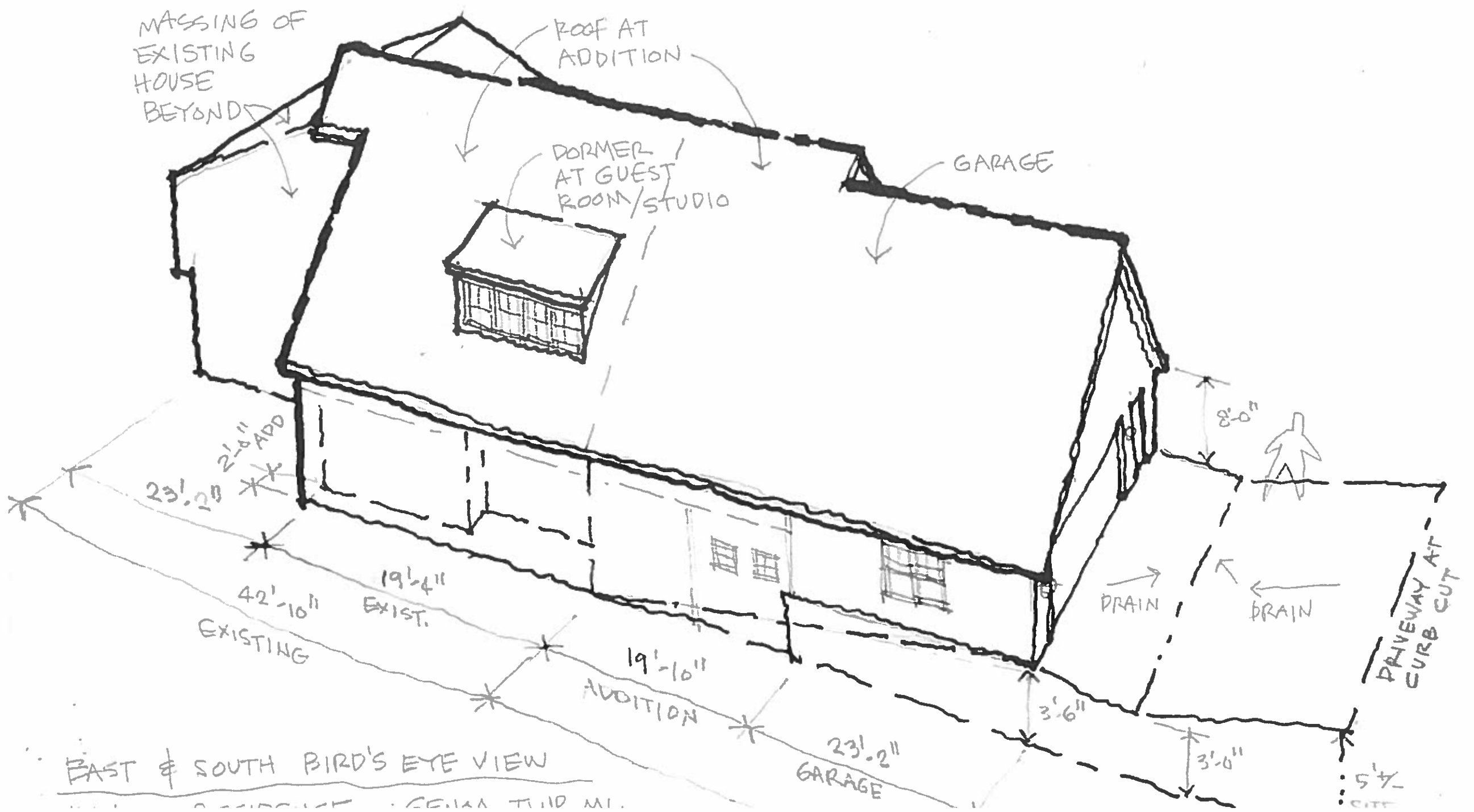
MICHAEL BRUNER, ARCHITECT
 909 GOTT ST
 ANN ARBOR, MI 48103 734-223-3431

07/09/15 OWNER REVIEW
 07/10/15 OWNER REVIEW

SK-1 of 1



EAST & NORTH BIRD'S EYE VIEW
 MANCINI RESIDENCE GENDA TWP., MI
 NO SCALE 7.1.16



EAST & SOUTH BIRD'S EYE VIEW

... .. CEILING TUD MI.

15-21 Area Map



1 inch = 150 feet

Data Source: Livingston County
GIS Department. Please note information
may not be accurate and parcel boundaries
are not surveyed boundaries.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
TEMPLE, FREDA	MANCINI DAVID & KATHY	347,500	11/15/2012	WD	ARMS-LENGTH	2012R-042011	BUYER	100.0		
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)		Date	Number	Status	
4212 HIGHCREST		School: BRIGHTON								
		P.R.E. 100% 11/16/2012								
Owner's Name/Address		MAP #: V15-21								
MANCINI DAVID & KATHY 4212 HIGHCREST BRIGHTON MI 48116		2016 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 HIGHLANDS SUB. LOT 97		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		LAKE FRONT	50.00	177.00	1.0000	1.1244	2300 100	129,307
		Paved Road		50 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =	129,307
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Water		Residential Local Cost Land Improvements						
		Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Electric		LANDSCAPING	1.00	1.00	900.0	92	828	
		Gas		Total Estimated Land Improvements True Cash Value =					828	
		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	2016	Tentative	Tentative	Tentative		Tentative
		LM	11/19/2012	DATA ENTER	2015	64,700	102,000	166,700		136,257C
					2014	61,800	78,000	139,800		134,112C
					2013	56,200	75,800	132,000		132,000S

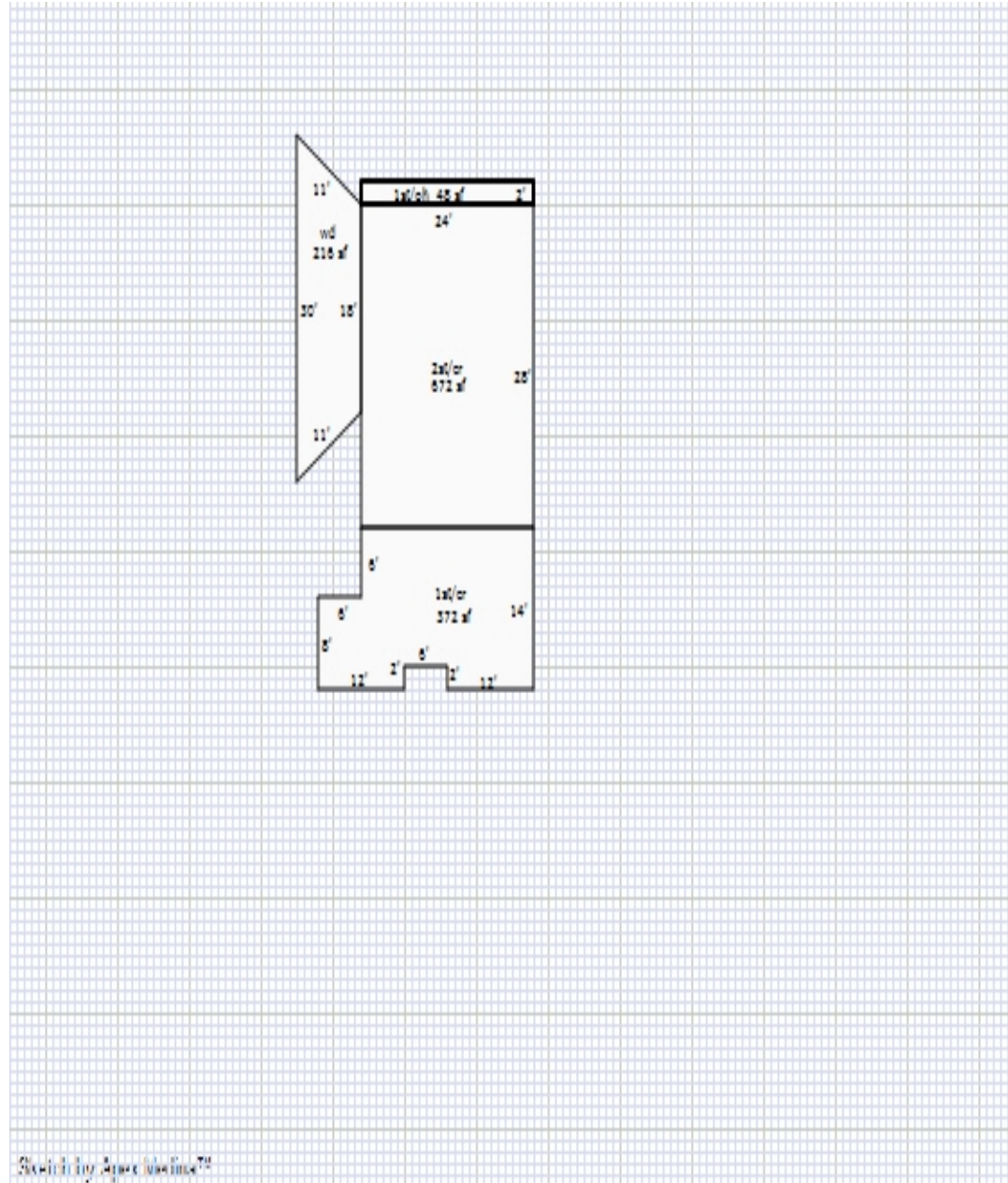


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

*** 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 216	Type Pine	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		(4) Interior Drywall Paneled				Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: BC		Trim & Decoration															
Yr Built 1942	Remodeled 1985	Ex	X	Ord		Min											
Condition for Age: Good		Size of Closets															
		Lg	X	Ord		Small											
Room List		Doors:		Solid X			H.C.										
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min			1 Story Siding	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
	Insulation	(7) Excavation		No. of Elec. Outlets						2 Story Siding		Crawl Space	81.10	-12.17	1.85	372	26,330
(2) Windows		Basement: 0 S.F. Crawl: 1044 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.	Few	1 Story Siding		Overhang	44.13	0.00	0.00	48	2,118
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(13) Plumbing			Other Additions/Adjustments			Rate		Size		Cost
	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								(14) Water/Sewer							
(3) Roof		(9) Basement Finish		Average Fixture(s)													
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		2 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													
X	Asphalt Shingle	(10) Floor Support		3 Fixture Bath Public Sewer Well, 200 Feet (16) Deck/Balcony Pine, Standard													
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:															
Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 122,439 ECF (4306 TRI LAKES LAKE FRONT) 1.637 => TCV of Bldg: 1 = 200,433																	

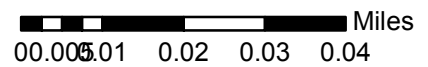
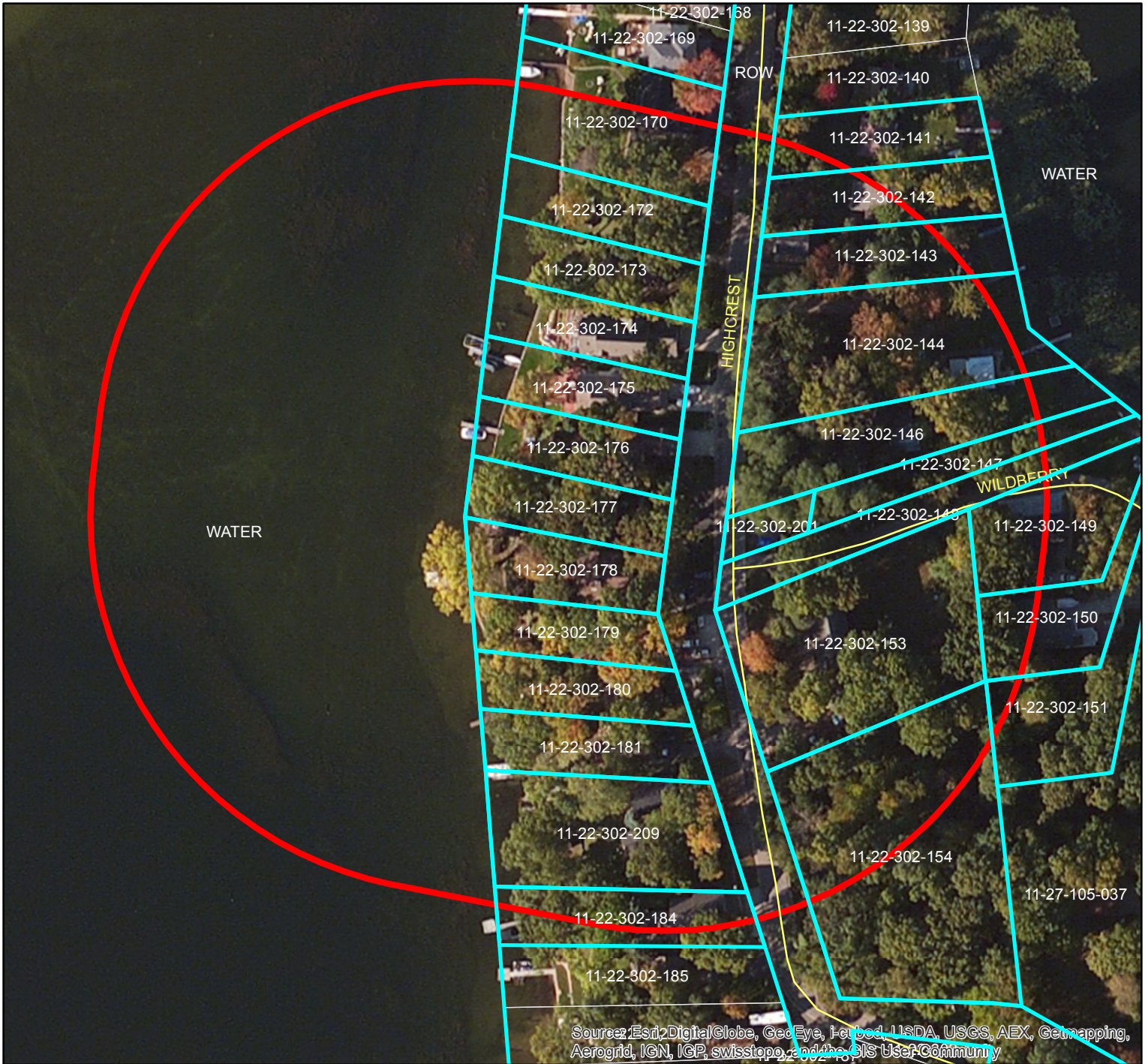
*** Information herein deemed reliable but not guaranteed***



Created by Apex Systems™

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

300 ft Notice for Buffering



Variance Case #15-21

Applicant: David and Kathy Mancini

Parcel: 4711-22-302-177

Meeting Date: August 18, 2015



July 20, 2015

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 15-22 Meeting Date: 8-18-15

- 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: Brandon Montney
Property Address: 6518 Grand Circle Dr. Phone: 810-599-6107
Present Zoning: LDR Tax Code: 4711-23-301-021

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: Front Yard Property Setback does not meet current Genoa Township setback ordinance.
2. Intended property modifications: Install roof over Front Porch.

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) _____
- b. Other (explain) Property Setback does not meet current Genoa Township setback ordinance.

Variance Application Requires the Following: (failure to meet these requirements may result in tabling of this petition.)

- **PROPERTY MUST BE STAKED SHOWING ALL** proposed improvements 5 days before the meeting and remain in place until after the meeting
- **Plot Plan drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. NOTE: One paper copy of all drawings is required.**
- Waterfront properties must indicate setback from water from adjacent homes.
- Petitioner (or a Representative) must be present at the meeting

Date: 7/14/15

Signature: Brandon Montney

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

Charter Township of Genoa
ZONING BOARD OF APPEALS
August 18, 2015
CASE #15-22

PROPERTY LOCATION: 6518 Grand Circle Dr.

PETITIONER: Brandon Montney

ZONING: LDR (Low Density Residential)

WELL AND SEPTIC INFO: Septic, Well

PETITIONERS REQUEST: A front yard setback variance to construct a roof over an existing front porch.

CODE REFERENCE: Section 3.04.01

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Rear	-
Required Setbacks	50'	30'	30'	N/A	-
Setbacks Requested	28.9'	30'	+50'	N/A	-
Variance Amount	21.1'	N/A	N/A	N/A	-



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: August 14, 2015
RE: ZBA 15-22

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

STAFF REPORT

File Number: ZBA#15-22

Site Address: 6518 Grand Circle Dr.

Parcel Number: 4711-23-301-021

Parcel Size: 0.50 Acres

Applicant: Brandon Montney

Property Owner: Brandon & Susan Montney, 6518 Grand Circle, Brighton, MI 48116

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variances

Project Description: Applicant is requesting a front yard setback variance to construct an a roof over an existing front porch.

Zoning and Existing Use: LDR (Low Density Residential), Single Family Residential

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday August 2, 2015 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

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

- Per assessing records the parcel has an existing single family dwelling (2,052 square feet) built in 1978.
- 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 proposed project is to construct a roof structure (10' X 18') over the existing front porch. Due to the current home sitting within the front yard setback for the LDR district, the applicant will require a variance to complete this project.

The dimensional requirements for the LDR zoning district are as follows:

- Setbacks: F: 50' S: 30' S: 30' R: 60'
- Lot Coverage: N/A
- Building Height: 35'
- Minimum Lot Size: 1 acre

The zoning designation for this subdivision changed to LDR at some point during the 1990's. This LDR zoning designation changed the minimum lot size and setbacks which made many lots and existing homes in the subdivision legal non-conforming.

Variance Requests

The following are the various sections of the zoning ordinance that variances are being requested from:

Table 3.04.01: Required Front Yard Setback: 50' Proposed Front Yard Setback: 28.9'

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

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 unreasonably prevent the applicant from constructing the covered porch. The dimensional standards of the zoning ordinance were changed after the subdivision was installed creating many legal non-conformities within this subdivision and substantial justice would be done to the applicant by allowing them the building envelope that was initially approved for the subdivision.

Extraordinary Circumstances: The extraordinary circumstance of the property is the legal non-conforming aspect of it. It is different from other properties in the LDR district because the subdivision was created with lesser zoning restrictions than what it was changed to. The need for the variance was not self-created because the change in zoning restrictions created the need.

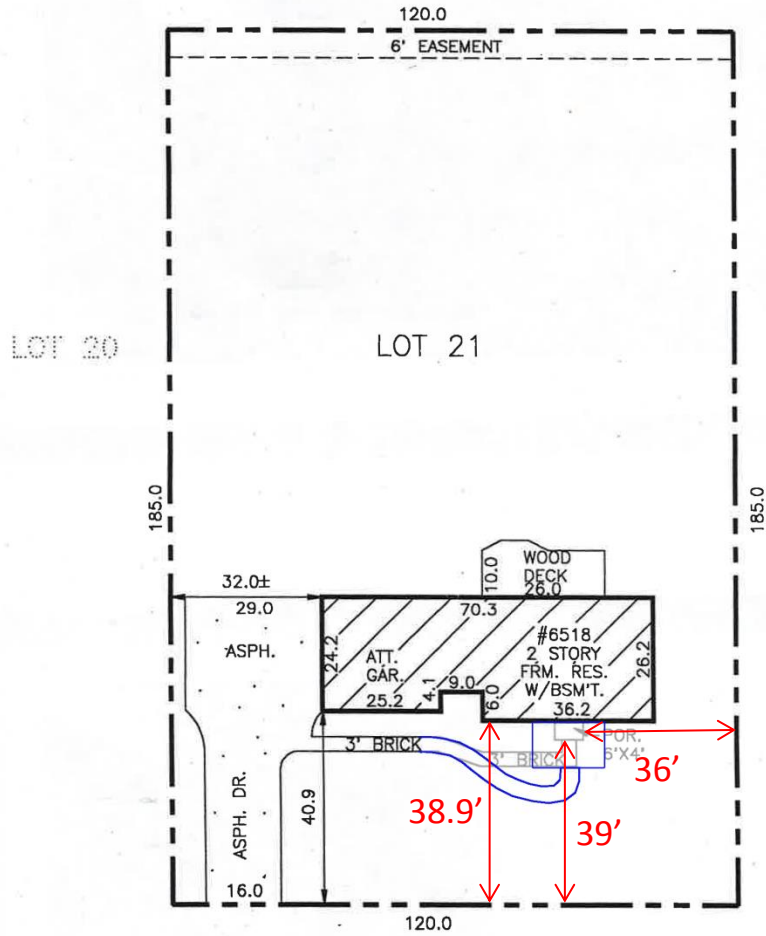
Public Safety and Welfare – The granting of these variances will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of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

Impact on Surrounding Neighborhood – The proposed variance would have little impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood. The covered porch would be an attractive addition to the house.

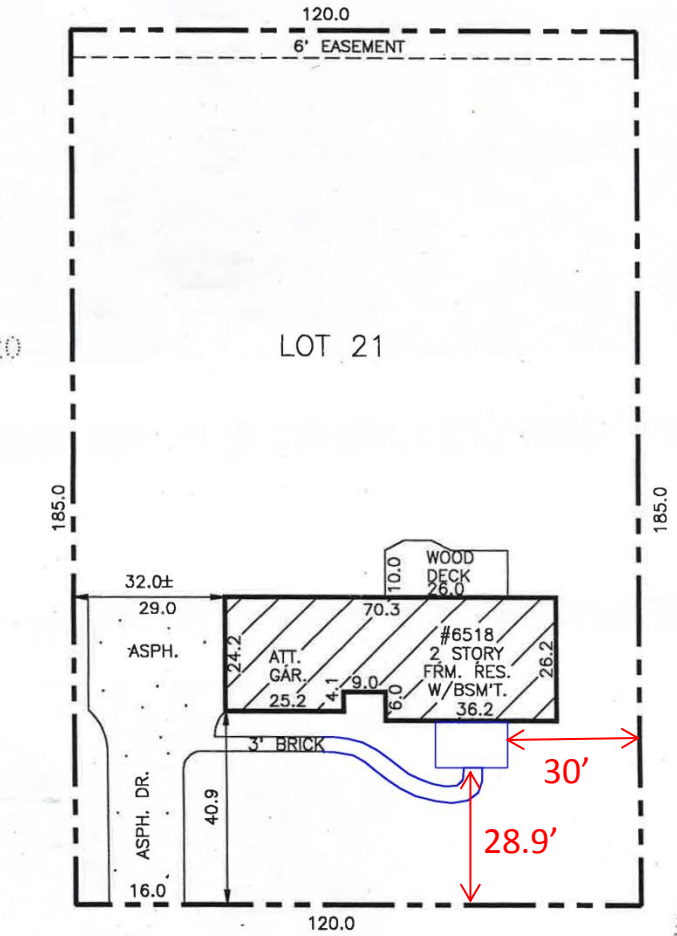
Staff Findings of Fact

1. Strict application of the front yard setback would prevent the applicant from constructing a covered porch.
2. The property is zoned LDR, but was created under less strict zoning requirements than the current LDR district guidelines. Due to this the lot size and building we made legal non-conforming.
3. The need for the variance is not self-created.
4. Many lots and structures within the Mountain View subdivision are also legal non-conforming.
5. Granting of the requested 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.
6. Granting the requested variances will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Request for Variance: 6518 Grand Circle Dr. Genoa Township



Original Front Porch
and Walkway



Current Front Porch
and Walkway



Criteria Applicable to Dimensional Variances - Explanation

Practical Difficulty/ Substantial Justice:

- Provides substantial improvements to the house for which it is intended and enhances the overall esthetics of the Mountain View subdivision living area.

Extraordinary Circumstances:

- House setback ordinance specified by Genoa Township at the time the house was built (1978) varies greatly from the current Genoa Township setback ordinance which is 50' from the property line. The front side of the house facing Grand Circle Dr. sits 38.9' from the front property line.

Public Safety and Welfare:

- Does not impair an adequate supply of light or air to adjacent property.
- Does not increase congestion in public streets or increase the danger of fire.
- Does not endanger public safety, comfort, morals, or welfare of inhabitants of Genoa Township.

Impact on Surrounding Neighborhood:

- Does not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and surrounding neighborhood.
- Supports property value increase to neighboring houses in the surrounding area.

Front of House Facing Grand Circle Dr.

Brandon & Susan Montney
6518 Grand Circle Dr.
Genoa Township



Before:
New Roof Addition Placed
Over the Front Porch



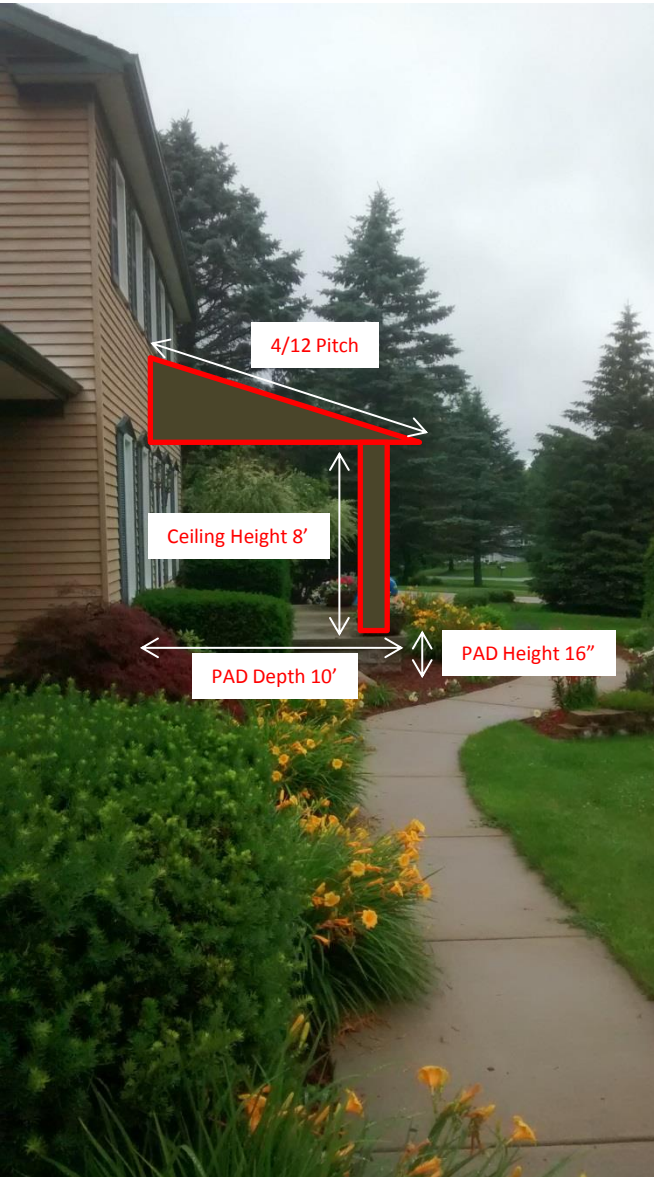
After:
New Roof Addition Placed
Over the Front Porch



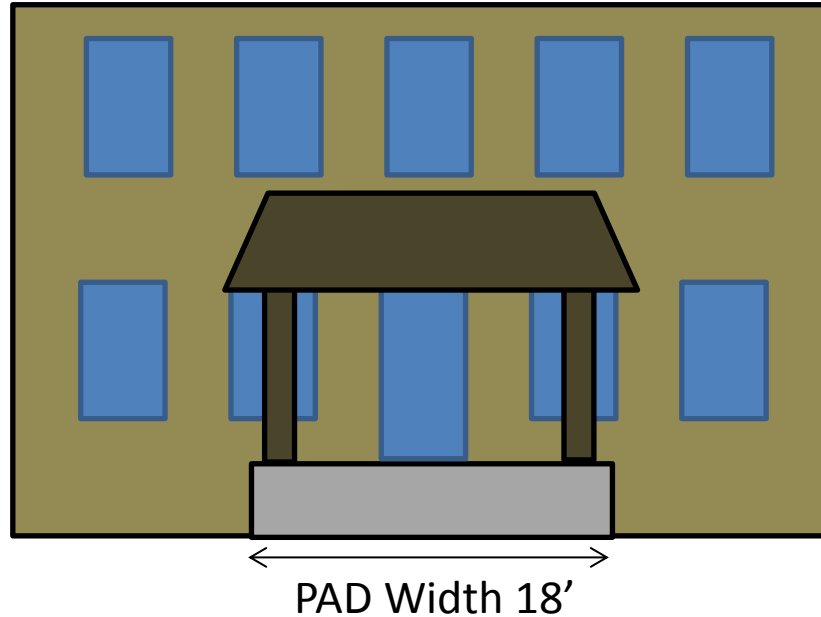
- Front Porch is 10' X 18'
- 42" Deep Footings Hold the Porch In Place



New Roof Addition Side View



Front View



- Shingled Roof fastened to the side of house using lag bolts
- 8"x8" Pressure Treated Supports Anchored to Porch
- 2"x8" Constructed Roof w/ Ceiling Joist 2' on Center using joist hangers
- 3/4" Plywood overlay over framework
- Combination Screw and Nail Construction
- No electrical to be added to structure

Roof Framework Construction

Joist Hangers each side
all the way down

Ceiling Joists 2' on Center

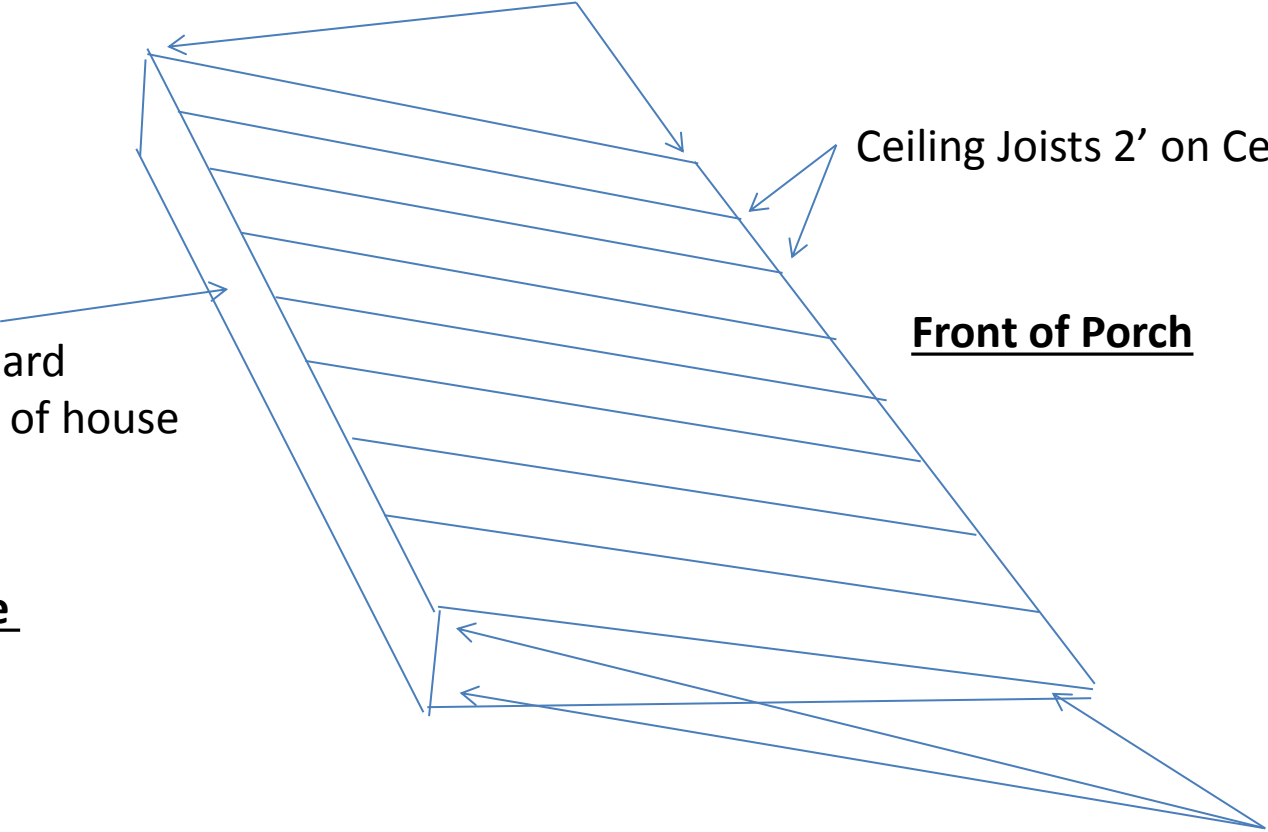
Front of Porch

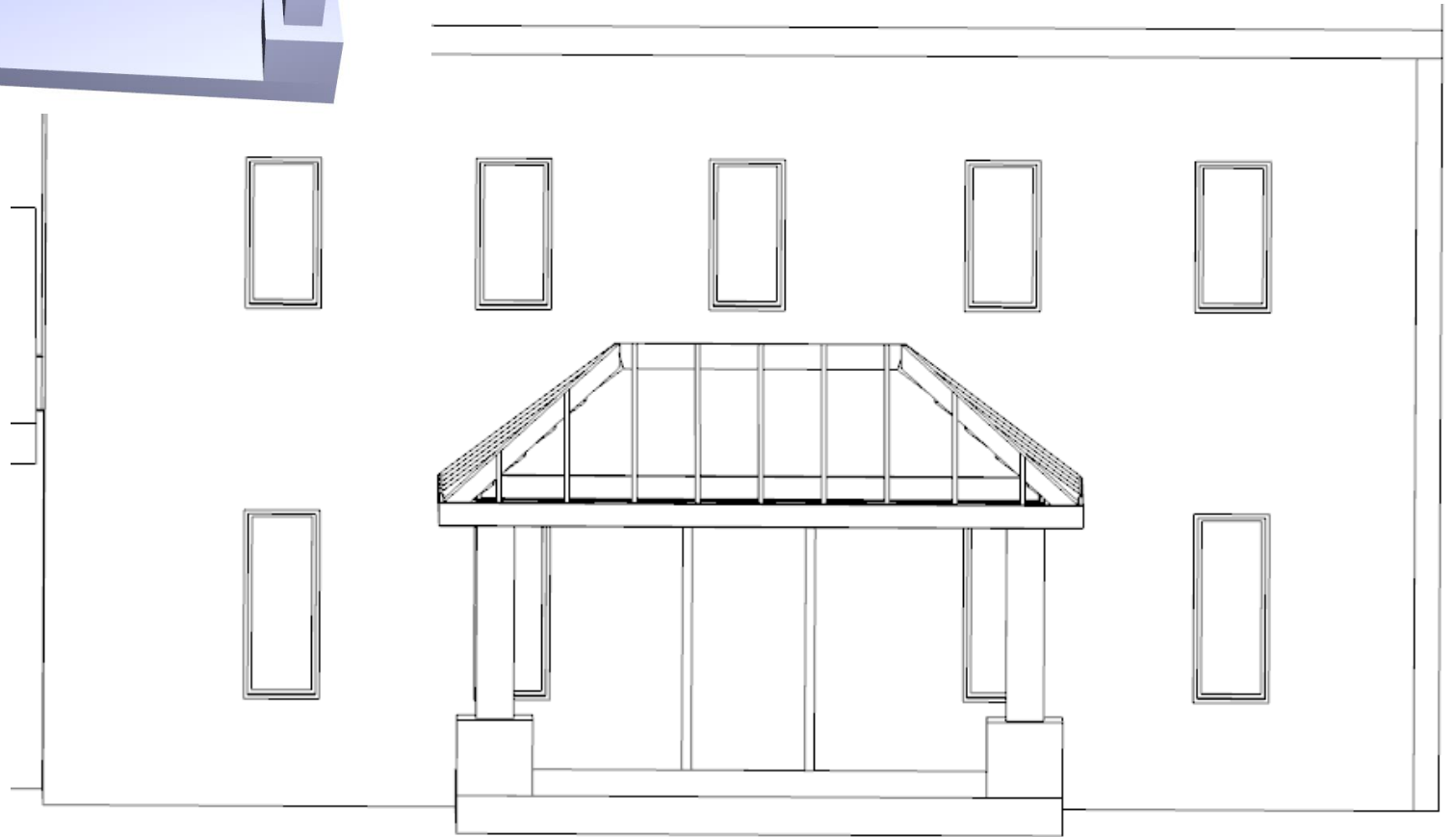
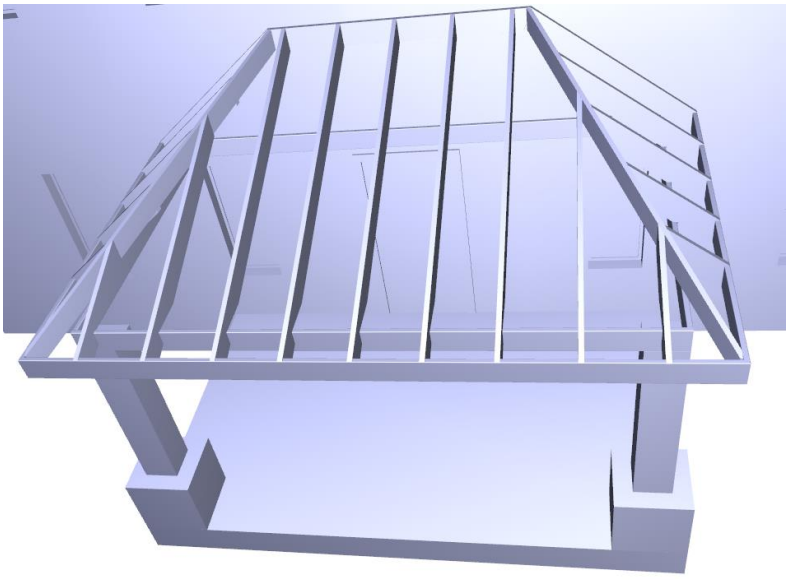
2"x10" Joiner Board
mounted to side of house
using lag bolts

House Side

2"x8" Ceiling Joist

Nailer Plates





15-22 Area Map



1 inch = 150 feet

Data Source: Livingston County GIS Department. Please note information may not be accurate and parcel boundaries are not surveyed boundaries.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GANCI, JOSEPH & MARY	MONTNEY. BRANDON & SUSAN	205,000	12/12/2003	WD	ARMS-LENGTH	4286/0017	BUYER	100.0			
MOSS, JOE & TERRY LYNN		178,000	06/14/1996	WD	ARMS-LENGTH	2054-0504	BUYER	100.0			
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LDR	Building Permit(s)	Date	Number	Status			
6518 GRAND CIRCLE DR		School: BRIGHTON		P.R.E. 100% 12/21/2004							
Owner's Name/Address		MAP #: V15-22		2016 Est TCV Tentative							
MONTNEY, BRANDON W. & SUSAN M. 6518 GRAND CIRCLE DR Brighton MI 48116		X	Improved	Vacant	Land Value Estimates for Land Table 00020.MOUNTAIN VIEW						
Tax Description		Public Improvements		* Factors *				Value			
SEC 23 T2N R5E LOT 21 MOUNTAIN VIEW SUB		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value A>		< Site Value		85000		100	85,000
		Paved Road		0.00 Total Acres		Total Est. Land Value =					85,000
		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	2016	Tentative	Tentative	Tentative		Tentative	
					2015	42,500	69,300	111,800		84,984C	
					2014	47,500	64,200	111,700		83,646C	
					2013	20,000	62,400	82,400		82,329C	

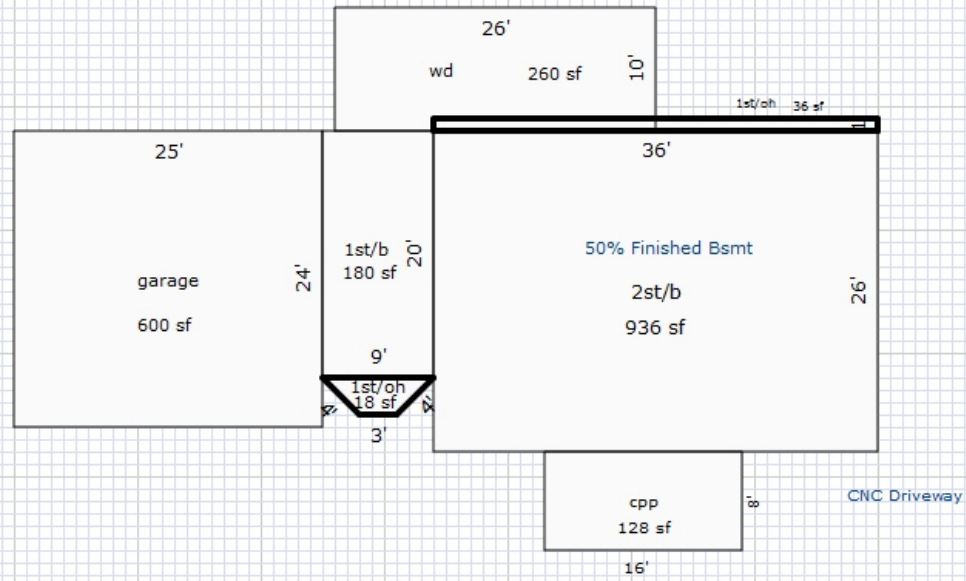


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*** Information herein deemed reliable but not guaranteed***

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 128 260	Type CPP Pine	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		(4) Interior 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 Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		(12) Electric 0 Amps Service		Class: B -10 Effec. Age: 37 Floor Area: 2052 Total Base Cost: 186,805 Total Base New : 274,603 Total Depr Cost: 173,000 Estimated T.C.V: 137,881	CntyMult X 1.470 E.C.F. X 0.797	Bsmnt Garage: Carport Area: Roof:						
Building Style: B		Trim & Decoration Ex X Ord Min		Kitchen: Other: Other:			No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost											
Yr Built 1978	Remodeled 0	Size of Closets Lg X Ord Small		Doors: Solid X H.C.			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (9) Basement Finish Basement Recreation Finish (13) Plumbing 3 Fixture Bath 2 Fixture Bath (14) Water/Sewer Well, 200 Feet 1000 Gal Septic (15) Built-Ins & Fireplaces Fireplace: Exterior 2 Story (16) Porches CPP, Standard (16) Deck/Balcony Pine,Standard (17) Garages Class:B Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 63/100/100/100/63.0, ECF (4007 MOUNTAIN VIEW)			Rate 83.65 129.03		Bsmnt-Adj 0.00 0.00		Heat-Adj 0.00 0.00		Size Cost 180 15,057 936 120,772 558 8,900 1 4,650 1 3,100 1 5,700 1 3,850 1 6,600 128 1,892 260 1,654 600 16,530 1 -1,900 173,000 137,881		
Condition for Age: Good		Doors: Solid X H.C.		Basement 1st Floor 2nd Floor 3 Bedrooms			(7) Excavation Basement: 1116 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish 558 Recreation SF Living SF Walkout Doors No Floor SF			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost								
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(7) Excavation Basement: 1116 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish 558 Recreation SF Living SF Walkout Doors No Floor SF			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		
(1) Exterior																					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation																				
(2) Windows		Many Avg. Few X Avg. Small		Large Avg. Small																	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																					
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed																	
X Asphalt Shingle																					
Chimney: Brick																					

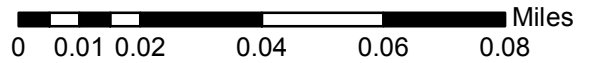
*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

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

300 ft. Notice for Buffering



Variance Case #15-22

Applicant: Brandon Montney

Parcel: 4711-23-301-021

August 18, 2015



July 21, 2015