

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 15, 2016, 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. 16-05 ... A request by Michael A. Quin, 1731 Fisk Road, for a side yard setback variance to build a detached garage.
2. 16-06 ... A request by Craig and Michelle Kreutzberg, 1786 S. Hughes Road, for a waterfront variance to construct an addition.
3. 16-07 ... A request by Clyde and Nadra Johnson, 4523 Filbert Road, for a waterfront and side yard variance to construct an addition to an existing single family home.
4. 16-08 ... A request by Mike Page, 3793 Highcrest, for a front yard variance to construct an addition to an existing single family home.
5. 16-09 ... A request by Janine Exline, 4437 Filbert Road, for a waterfront variance to construct an addition to an existing single family home.
6. 16-10 ... A request by Matt Ikle, 5555 E. Grand River, for a variance to construct a detached accessory structure in the front yard.

Administrative Business:

1. Approval of minutes for the February 16, 2016 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
MARCH 15, 2016
6:30 P.M.**

The Genoa Township Zoning Board of Appeals will hold a public hearing on March 15, 2016 at Genoa Township Hall, 2911 Dorr Road, Brighton, MI, 48116 to review the following variance requests:

1. 16-05 ... A request by Michael A. Quin, 1731 Fisk Road, for a side yard setback variance to build a detached garage.
2. 16-06 ... A request by Craig and Michelle Kreutzberg, 1786 S. Hughes Road, for a waterfront variance to construct an addition.
3. 16-07 ... A request by Clyde and Nadra Johnson, 4523 Filbert Road, for a waterfront and side yard variance to construct an addition to an existing single family home.
4. 16-08 ... A request by Mike Page, 3793 Highcrest, for a front yard variance to construct an addition to an existing single family home.
5. 16-09 ... A request by Janine Exline, 4437 Filbert Road, for two side yard variances and a waterfront variance to construct an addition to an existing single family home.
6. 16-10 ... A request by Matt Ikle, 5555 E. Grand River, for a variance to construct a detached accessory structure in the front yard.

Please address any written comments to the Genoa Township Zoning Board of Appeals at 2911 Dorr Rd, Brighton, MI 48116 or via email at amy@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 2-28-16

Amy Ruthig

From: Mikey Quin <mikeyquin@sbcglobal.net>
Sent: Tuesday, March 08, 2016 4:28 PM
To: Amy Ruthig
Subject: Garage variance

Hello this is Michael Quin I talked to you earlier on the phone. I was going to see if I can postpone the meeting on March 15th and set up a meeting with you to figure out the issue with the wetlands. Thank you very much

Mike Quin

Sent from my iPhone

Charter Township of Genoa
ZONING BOARD OF APPEALS
MARCH 15, 2016
CASE #16-06

PROPERTY LOCATION: 1786 Hughes Road

PETITIONER: Craig and Michele Kreutzberg

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and sewer

PETITIONERS REQUEST: Requesting a waterfront variance to construct an addition.

CODE REFERENCE: Sec. 3.04 Dimensional Standards Table 3.04.01

STAFF COMMENTS: See staff report

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning						50.5
Setbacks Requested						47
Variance Amount						3.5



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION

2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 116-06

Meeting Date: MARCH 15 2016

- 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 (see attached).

Applicant/Owner: CRAIG & MICHELE KREUTZBERG

Property Address: 1780 S. HUGLIES RD Phone: 248 943 4289

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: ENCLOSE EXISTING COVERED DECK & EXISTING BRICKED PATIO AS MAIN FLOOR ADDITION
2. Intended property modifications: 14'x27' ADDITION TO MAIN FLOOR (LAKE FRONT)
 - a. Unusual topography/shape of land (explain): LAKE FRONT SMALL LOT
 - b. Other (explain): _____



The following is required. Failure to meet these requirements may result in tabling of this petition:

1. Property must be staked showing all proposed improvements five (5) days before the meeting and remain in place until after the meeting;
2. Plot Plan drawings must be submitted, showing setbacks and elevations of proposed buildings and all other pertinent information. One paper copy of all drawings is required.
3. Waterfront properties must indicate setback from water for adjacent homes.
4. Petitioner (or a Representative) must be present at the meeting.

Date: 2-16-2016 Signature: Michelle Kreutzberg

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

**After the decision is made regarding your Variance approval:
Contact the Genoa Township Zoning office to discuss your next step.**



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: March 7, 2016
RE: ZBA 16-06

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

STAFF REPORT

File Number: 16-06
Site Address: 1786 Hughes Road
Parcel Number: 11-11-302-024
Parcel Size: .183
Applicant: Craig and Michelle Kreutzberg
Property Owner: Same as applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a waterfront variance to construct an addition to the waterfront side of the existing single family home.

Zoning and Existing Use: LRR (Lakeshore Resort Residential), Single Family Dwelling located on property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday February 28, 2016 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 existing home on the parcel was constructed in 1960.
- A variance was approved in 1995 for an addition (see attached minutes) and a land use permit was issued in 2000 for second addition.
- 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

The proposed project is to construct an addition on the waterfront side to an existing single family home. In order to do this the applicant would be required to obtain a waterfront variance. The proposed addition will not be located any closer to the water than the existing home but will occupy more area within the required waterfront yard.



Variance Requests

The following is the section of the Zoning Ordinance that the variances are being requested from:

Table 3.04.01 (LRR District): Required Waterfront Setback: 50.5

Existing Waterfront Setback: 47
Proposed Waterfront Setback: 47
Proposed Variance Amount: 3.5

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.

(a) Practical Difficulty/Substantial Justice –Strict compliance with the waterfront setback would prevent the applicant from constructing an addition to align with their existing building line. Granting of the requested variance 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 – The exceptional or extraordinary condition of the property is the current non-conforming location of the existing single family home and the shallowness of the lot

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

(d) Impact on Surrounding Neighborhood – The proposed variance would have no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood as the applicant is not encroaching any further than the existing single family structure.

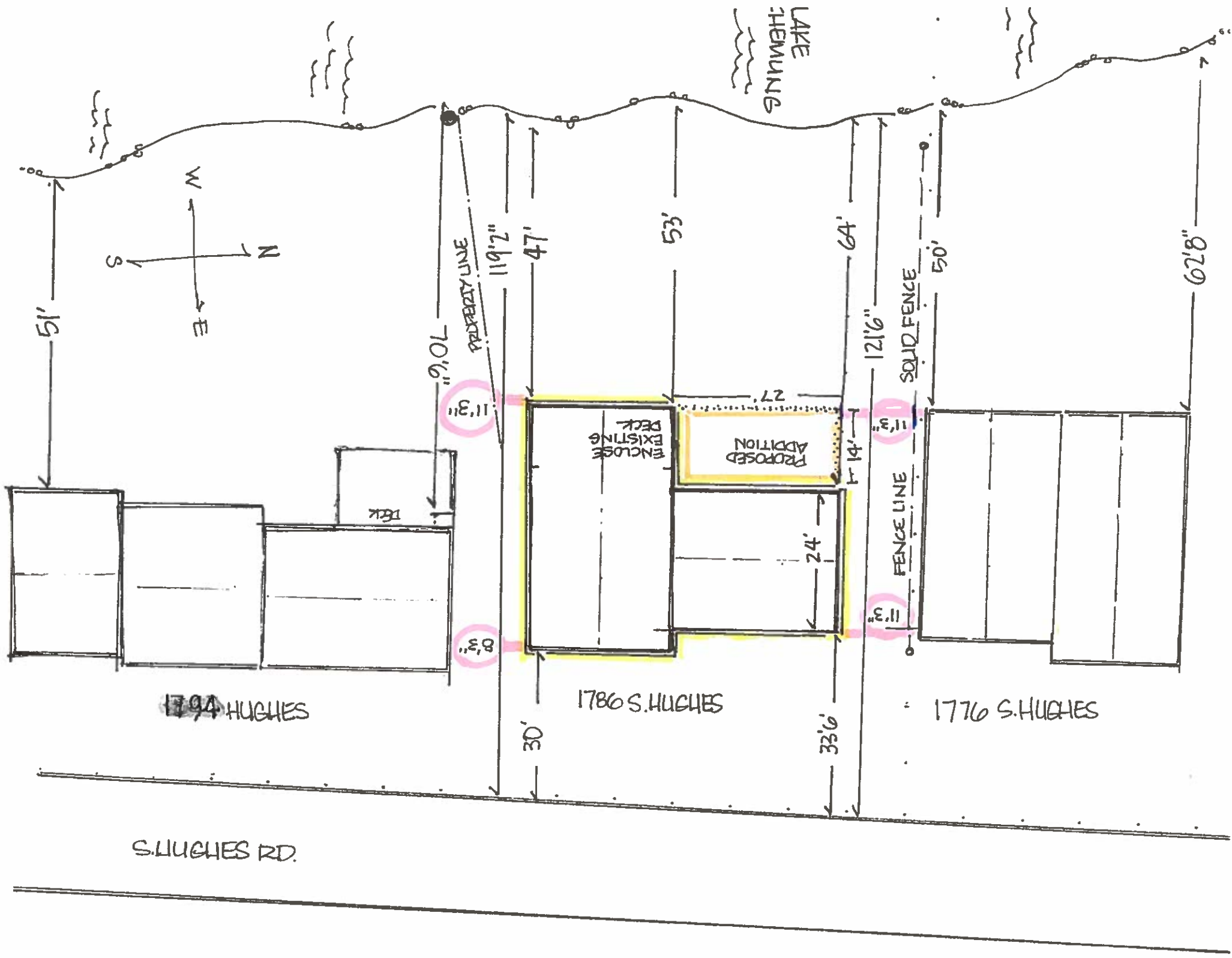
(e) Staff Findings of Fact

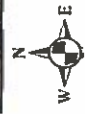
1. Strict application of the waterfront setback would prevent the applicant from constructing an addition to align with the existing waterfront building line.
2. The need for this variance is due to the current non-conforming location of the existing home and the shallowness of the lot.
3. Granting of the requested 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.
4. Granting the requested variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval.

1. The addition will be guttered with downspouts and water runoff directed to the lake.



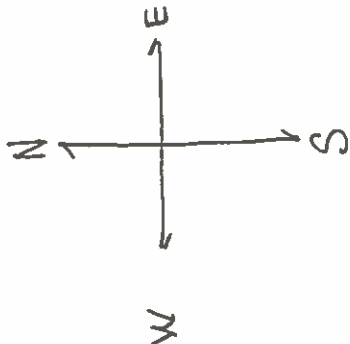


KREUTZBERG 248-421-9806 1786 S. HUGHES RD. Orthophotos Flown Spring 2010 Parcel lines are a representation on

HUGHES RD

FENCE / PROPERTY LINE

11'3"



GREAT ROOM

KITCHEN

MAIN DWELLING ROOFLINE OVER DECK

FENCE / PROPERTY LINE

8'3"

7'1"

PROPOSED ADDITION
14 x 27
(EXIST BRICK PATIO)

4'

PROPOSED ENCLOSURE
(EXIST COVERED DECK)

10'

11'3"

27'

23'6"

11'6"

50'6"

LAKEFRONT

KREUTZBERG
1786 S HUGHES
LAKE FRONT

LAKE FRONT
PROPOSED ADDITION

14' x 27'

* ROOF LINE NOT TO EXCEED
CURRENT HEIGHT

EXISTING
ROOF LINE

ENCLOSE EXISTING
2-STORY DECKING

* MAINTAIN CURRENT
FOOT PRINT & ROOFLINE

* APPROX 1/8" = 1'

PROPERTY LINE

PROPERTY/FENCE LINE

11'3"

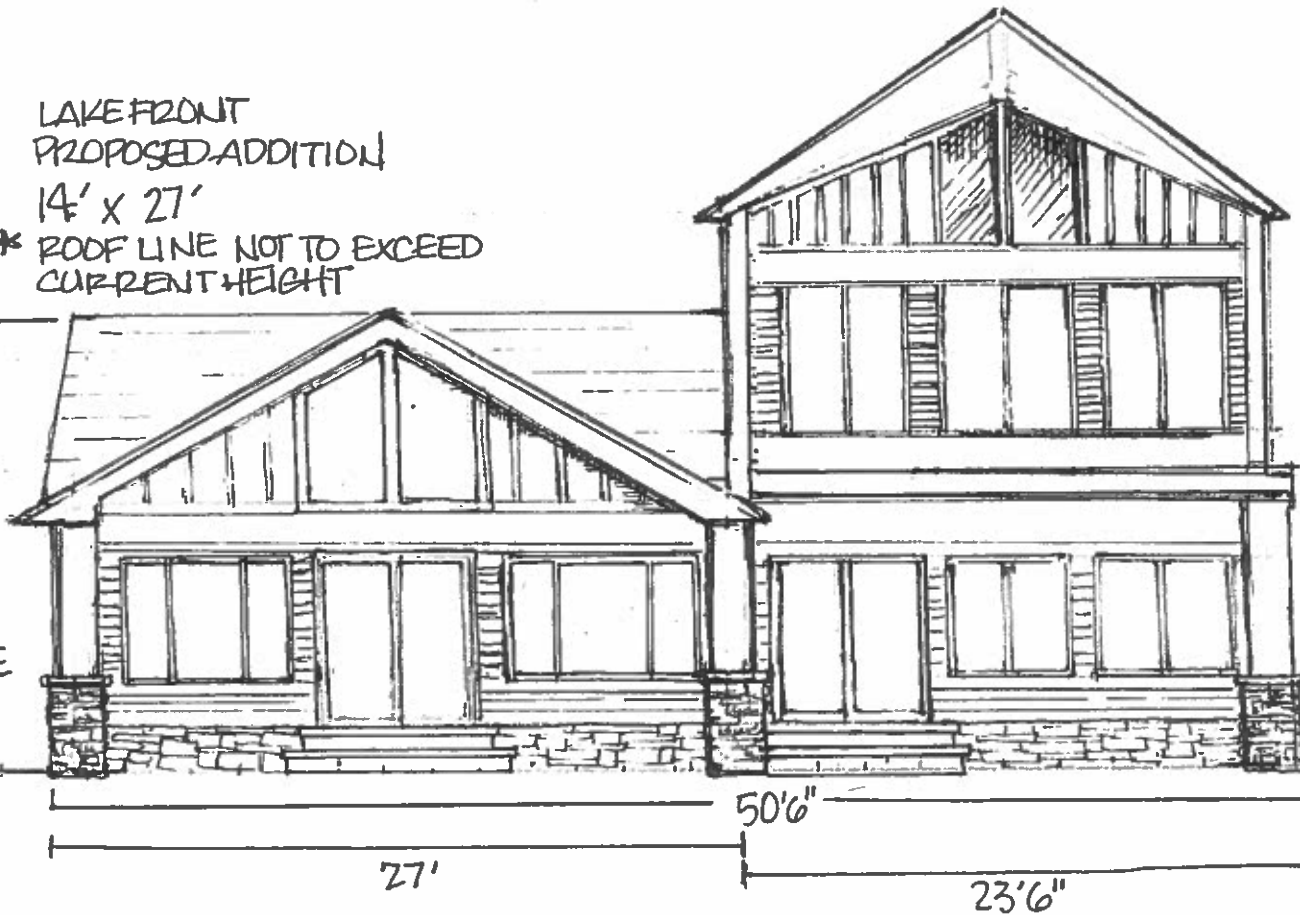
11'6"

27'

50'6"

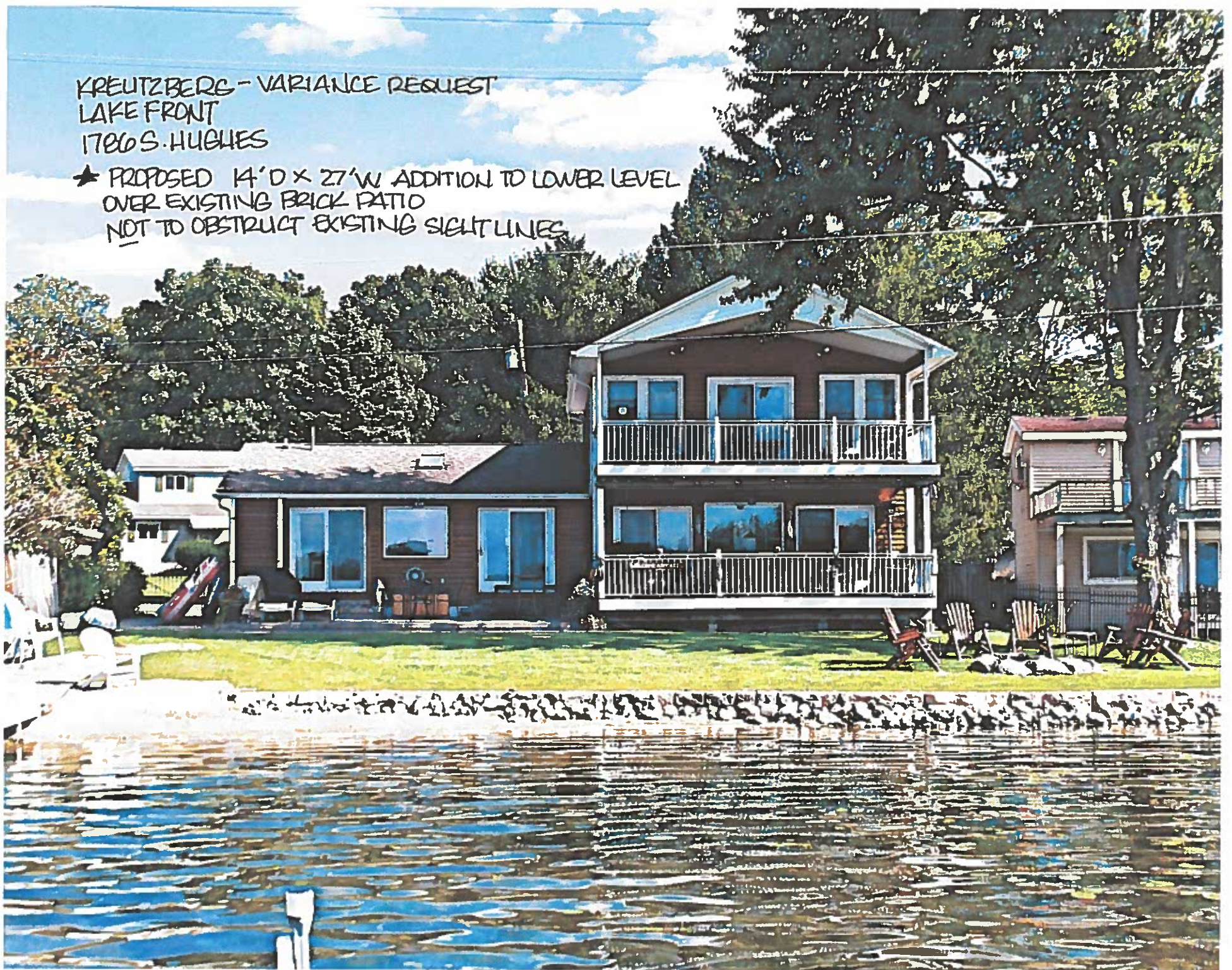
23'6"

KREUTZBERG
1706 S. HUGHES
LAKE FRONT



KREUTZBERG - VARIANCE REQUEST
LAKE FRONT
1766 S. HUGHES

★ PROPOSED 14' D x 27' W ADDITION TO LOWER LEVEL
OVER EXISTING BRICK PATIO
NOT TO OBSTRUCT EXISTING SIGHT LINES





INTENDED TO SHOW EXISTING FENCE & SHED & GROWTH
PRESENT ON PROPERTY LINE OF 1776 & 1786 HUGHES

KREITZBERG
1786 S. HUGHES RD.
LAKE CHEMUNG FRONTAGE

DSC_0014

1794
~~1844~~

1786



PROPOSED
ADDITION



NOT TOO OBSTRUCT
SIGHTLINE

1776

© 2015 Google

Google earth

1992

42°34'33.34" N 83°49'50.95" W elev 959 ft eye alt 1122 ft



INTENDED TO SHOW EXISTING FENCE & SHED & GROWTH
PRESENT ON PROPERTY LINE OF 1776 & 1786 HUGHES

KREITZBERG
1786 S. HUGHES RD.
LAKE CHEMUNG FRONTAGE

DSC_0014

1794
~~1844~~

1786



PROPOSED
ADDITION

←
NOT TOO OBSTRUCT
SIGHTLINE

1776

© 2015 Google

Google earth

1992

42°34'33.34" N 83°49'50.95" W elev 959 ft eye alt 1122 ft



ENCLOSE
EXISTING
DECK →

NOT TO OBSTRUCT
EXISTING
SIGHT LINE /

LOWER LEVEL
GARAGE
SIDE

1776

1786

1094

© 2015 Google

Google earth

1992

42°34'32.71" N 83°49'50.72" W elev 977 ft eye alt 1158 ft



INTENDED TO SHOW DISTANCE BETWEEN
NEIGHBORING LOTS & LAKEFRONTAGE

KREUTZBERG
1786 S. HUGHES RD.
LAKECHEMUNG FRONTAGE

DSC_0009

1794
~~1844~~ HUGHES

GARAGE



1786 S. HUGHES

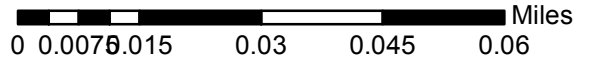
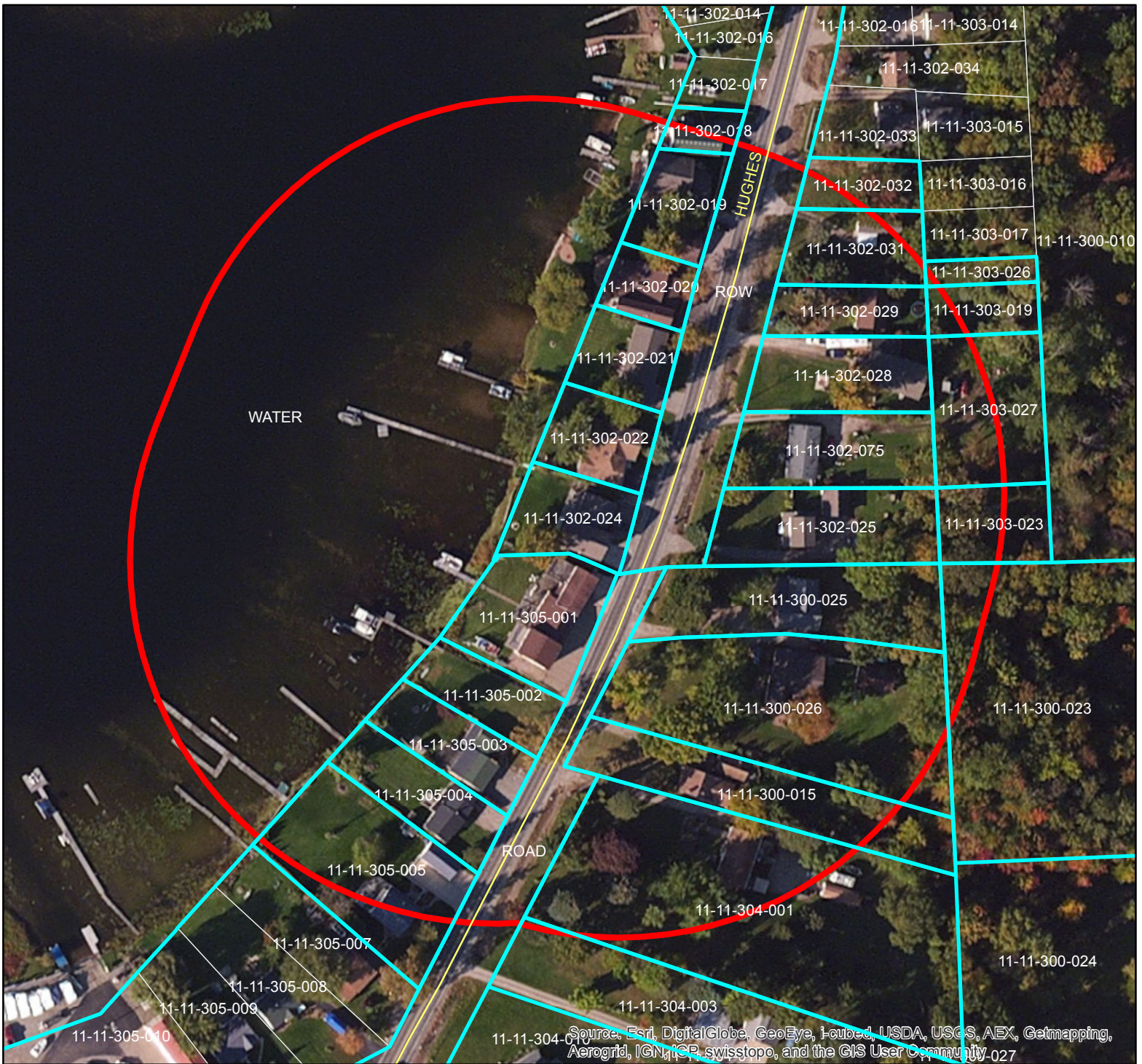
© 2015 Google

© 2016 Google

Google earth

Report a problem

300 ft Buffer for Noticing



Variance Case #16-06

Applicants: Craig and Michelle Kreutzberg

Parcel: 4711-11-302-024

Meeting Date: March 15, 2016



February 17, 2016

Charter Township of Genoa
ZONING BOARD OF APPEALS
MARCH 15, 2016
CASE #16-07

PROPERTY LOCATION: 4523 Filbert Road

PETITIONER: Clyde and Nadra Johnson (Timothy McCotter-Architect)

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and sewer

PETITIONERS REQUEST: Requesting a side yard and waterfront yard variance to construct an addition.

CODE REFERENCE: Sec. 3.04 Dimensional Standards Table 3.04.01

STAFF COMMENTS: See staff report

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	5	10	40	25	66.05
Setbacks Requested	35	1.9	10.4	57.8	23.8	58.02
Variance Amount	-	3.1	-	-	-	7.85

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 16-07 Meeting Date: 3-15-16

- 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: Timothy S. McCotter (Architect) Clyde and Nadra Johnson (Owners)

Property Address: 4523 Filbert Phone: 734.216.7768

Present Zoning: LLR Tax Code: 4711-27-105-007

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: Lakefront Setback variance of 7.85'
Side Yard Setback variance of 3.1'

2. Intended property modifications: Expansion of an existing single family home

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) NARROWNESS OF LOT

b. Other (explain) The current location of the existing home is non conforming.

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: 2-17-16

Signature: Timothy S. McCotter

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: Amy Ruthig, Zoning Official
DATE: March 7, 2016
RE: ZBA 16-07

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

STAFF REPORT

File Number: 16-07
Site Address: 4523 Filbert
Parcel Number: 11-27-105-007
Parcel Size: .213 Acres
Applicant: Clyde and Nadra Johnson, Timothy McCotter (Architect)
Property Owner: Clyde and Nadra Johnson

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variances

Project Description: Applicant is requesting a side yard and waterfront variance to construct an addition to the existing single family home.

Zoning and Existing Use: LRR (Lakeshore Resort Residential), Single Family Dwelling located on property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday February 28, 2016 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 existing home on the parcel was constructed in 1937.
- 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

ed project is to construct an addition to an existing single family home. In order to do this nt would be required to obtain a side yard and waterfront variance. The portion of the

project that necessitates the variance request involves adding a second story addition to the existing home which encroaches into the required side and waterfront setbacks. The remainder of the proposed addition complies with Township standards.



Variance Requests

The following is the section of the Zoning Ordinance that the variances are being requested from:

Table 3.04.01 (LRR District): **Required Side Yard Setback:** **5**
 Proposed Side Yard Setback: **1.9**
 Proposed Variance Amount: **3.1**
 Existing Side Yard Setback: **1.9**

Required Waterfront Setback: **66.05**
 Proposed Waterfront Setback: **58.02**
 Proposed Variance Amount: **7.85**
 Existing Waterfront Setback: **58.02**

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.

(a) Practical Difficulty/Substantial Justice –Strict compliance with the side yard and waterfront setback would prevent the applicant from constructing a second story addition using the same footprint as the existing home. Granting of the requested variance 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 – The exceptional or extraordinary condition of the property is the narrowness of the lot and the location of the existing single family home.

(c) 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 proposed structure is of sufficient distance from adjacent structures to not create any fire or other safety hazards.

(d) Impact on Surrounding Neighborhood – The proposed variances would have a limited impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood as the applicant is not encroaching any further than the existing single family structure.

(e) Staff Findings of Fact

1. Strict application of the side yard setback and waterfront setback would prevent the applicant from constructing a second story addition using the existing homes footprint.
2. The need for this variance is due to the current location of the existing home and the narrowness of the lot.
3. 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.
4. Granting the requested variances will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval.

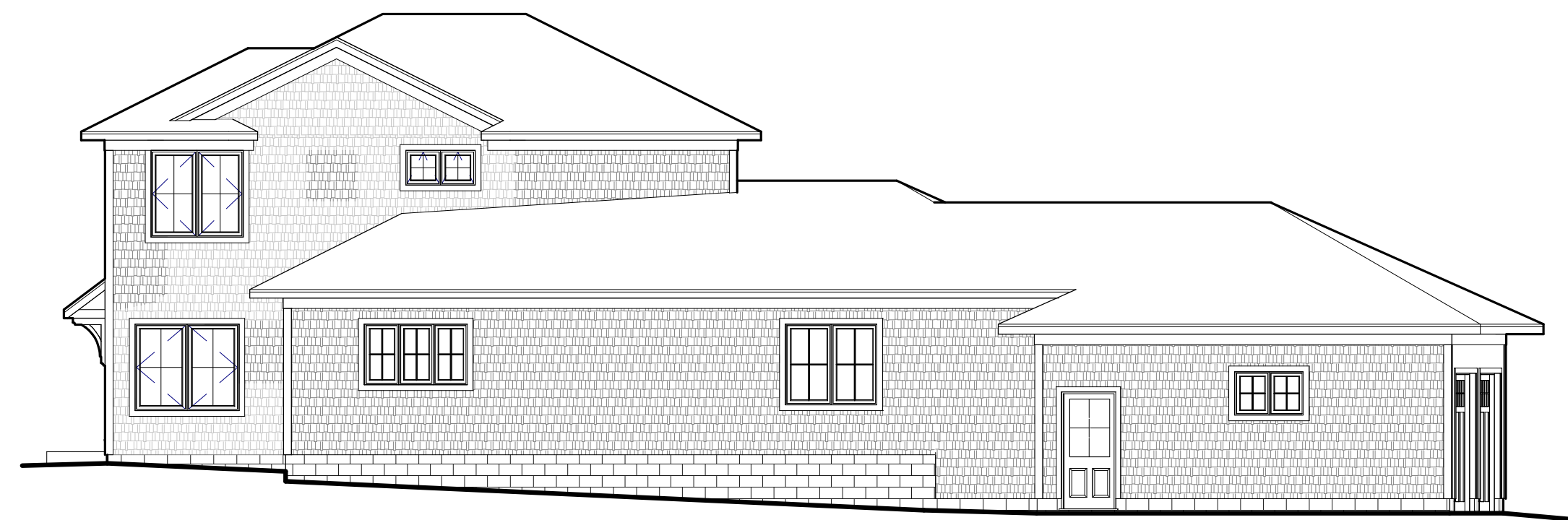
1. The addition will be guttered with downspouts and water runoff directed to the lake.



5 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



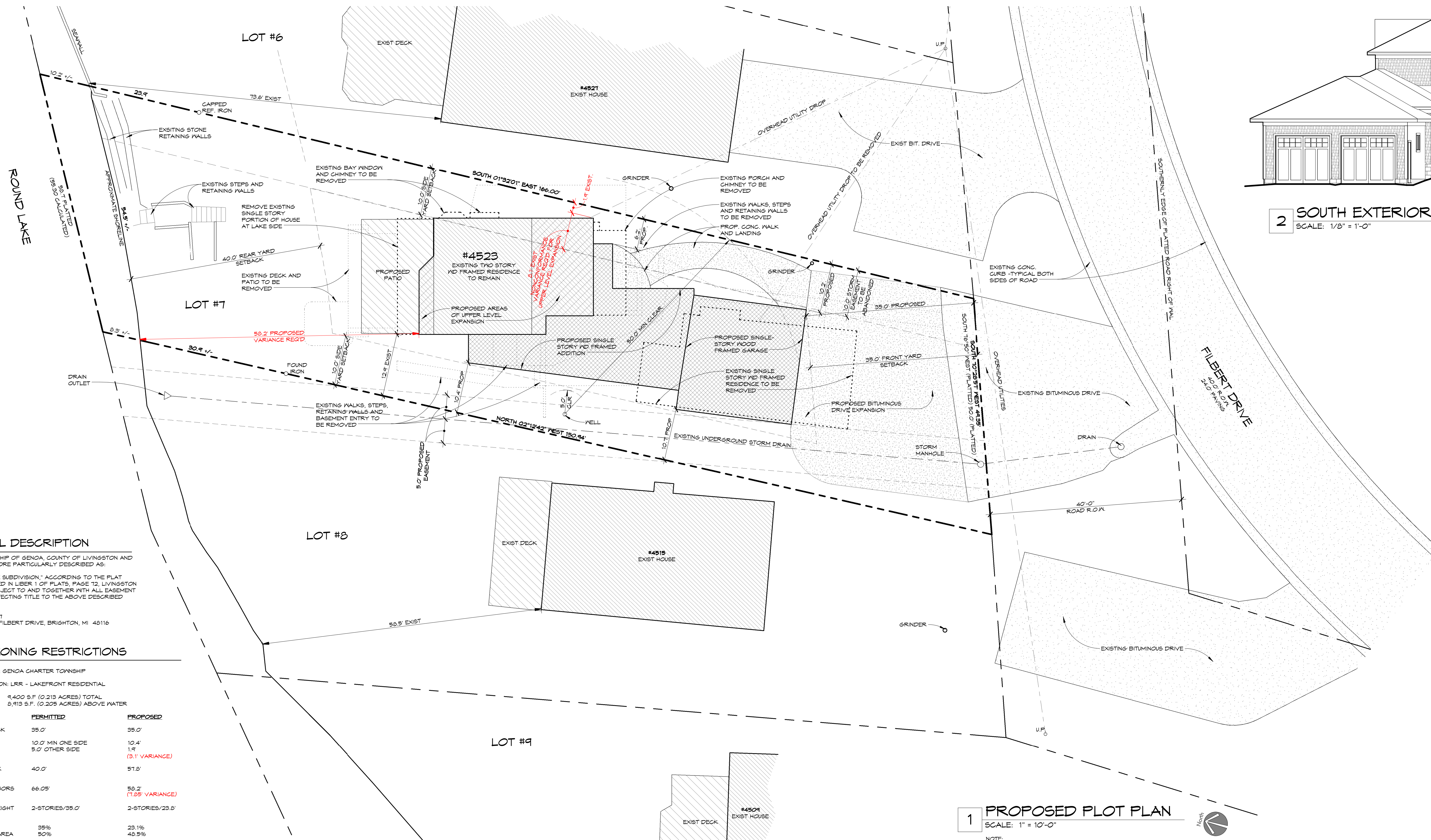
4 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



McCOTTER
Architecture
and Design

2060 ORE CREEK LANE
BRIGHTON, MI 48114
PHONE: 734.216.7768
www.mccotterarchitecture.com

Project:

**JOHNSON RESIDENCE
ADDITION**

4523 FILBERT DRIVE
BRIGHTON, MI

Owner:

**BILL AND NADRA
JOHNSON**

33090 EAST SIDE DRIVE
BEAVER ISLAND, MI 49782

Issue/Revision:

ZBA APPLICATION 2/16/2016

Sheet Title:

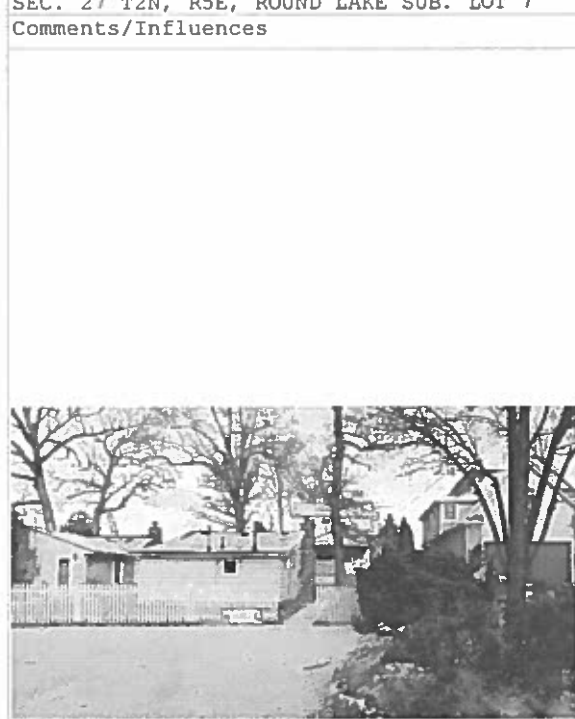
**PROPOSED PLOT
PLAN**

PP-1

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCLEAN JOHN & JAMES	JOHNSON CLYDE III & NADRA	221,000	11/30/2015	WD	ARMS-LENGTH	2015R-037588	BUYER	100.0
MC LEAN, DUNCAN & CHARLOT	MCLEAN JOHN & JAMES	0	06/21/2000	QC	FAMILY SALE	2795-0185	BUYER	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning: LRR	Building Permit(s)	Date	Number	Status
4523 FILBERT DR	School: BRIGHTON					
Owner's Name/Address	P.R.E. 0%					
JOHNSON CLYDE III & NADRA 33090 EAST SIDE DR. BEAVER ISLAND MI 49782	MAP #: V16-08					

Tax Description	2016 Est TCY Tentative	Land Value Estimates for Land Table 00083.TRI LAKES LAKE FRONT									
SEC. 27 T2N, R5E, ROUND LAKE SUB. LOT 7	X Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences			LAKE FRONT	50.00	195.00	1.0000	1.1802	2300	100		135,722
			50 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 135,722								



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

Public Improvements			* Factors *						
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
2016	Tentative	Tentative	Tentative			Tentative			
2015	67,900	69,400	137,300			61,457C			
2014	64,900	64,200	129,100			60,490C			
2013	59,000	61,800	120,800			59,538C			

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

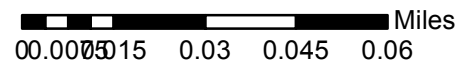
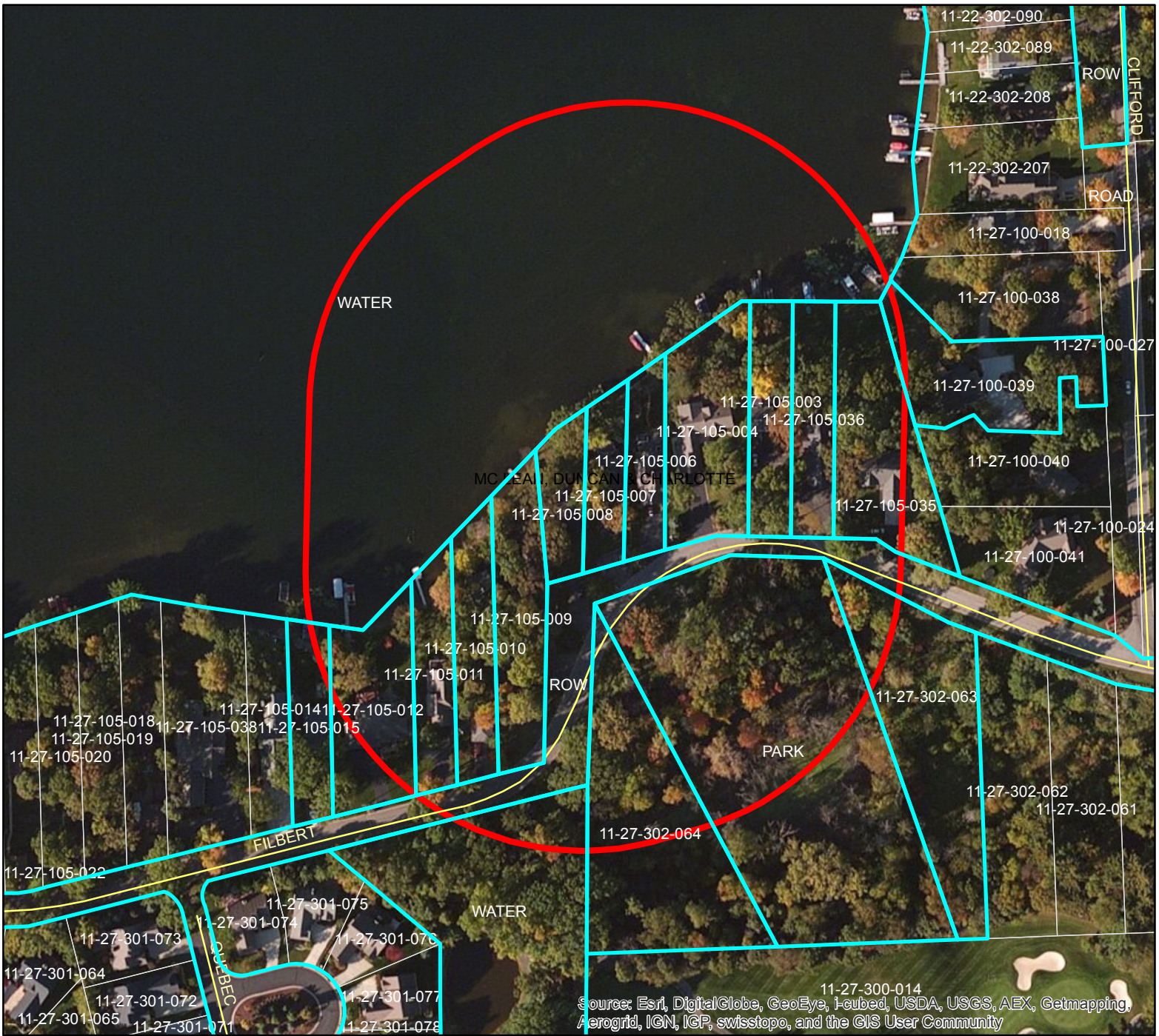
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher 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 Ga	Area 140 200	Type CCP (1 Story) 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	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									
	Building Style: D		Trim & Decoration					Central Air Wood Furnace									
	Yr Built 1937		Ex X Ord Min					(12) Electric 0 Amps Service									
	Remodeled 0		Size of Closets														
	Condition for Age: Good		Lg X Ord Small														
	Doors		Solid X H.C.														
	Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:														
	(1) Exterior		(6) Ceilings					No./Qual. of Fixtures Ex. X Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick							No. of Elec. Outlets Many X Ave. Few									
	Insulation		(7) Excavation					(13) Plumbing									
	(2) Windows		Basement: 528 S.F. Crawl: 392 S.F. Slab: 0 S.F. Height to Joists: 0.0					Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Many Avg. X Few		(8) Basement					(14) Water/Sewer									
	Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish					Lump Sum Items:									
	(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF														
X	Gable Hip Flat		(10) Floor Support														
	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle																
	Chimney: Brick																

*** 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 Ga		Area 96	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	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			1			Class: D Effec. Age: 40 Floor Area: 720 Total Base Cost: 42,375 Total Base New : 63,138 Total Depr Cost: 37,883 Estimated T.C.V: 62,620		CntyMult X 1.490 E.C.F. X 1.653	Bsmnt Garage: Carport Area: Roof:		
Building Style: D		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost				
Yr Built 1937	Remodeled 1984	Ex	X Ord	Min	0 Amps Service			1 Story Siding			-9.21	0.66	720	31,673		
Condition for Age: Good		Lg	X Ord	Small	No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Size Cost			
Room List		(5) Floors		No. of Elec. Outlets			(14) Water/Sewer			Rate		Size Cost				
Basement	1st Floor	Kitchen:		Ex. X Ord. Min			Public Sewer			912.00		1		912		
2nd Floor	Bedrooms	Other:		Many X Ave. Few			Well, 200 Feet			4400.00		1		4,400		
		Other:		(13) Plumbing			(15) Built-Ins & Fireplaces			1330.00		1		1,330		
				1			Average Fixture(s) 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			42.29		96		4,060		
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =		37,883				
X	Wood/Shingle Aluminum/Vinyl Brick			Public Water			ECF (4306 TRI LAKES LAKE FRONT)			1.653 => TCV of Bldg: 2 =		62,620				
Insulation		(7) Excavation		Public Sewer												
(2) Windows		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0		1												
Many	X Avg.	X Large	Avg.													
X	Few	X Small		(8) Basement												
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		(9) Basement Finish												
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support												
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	1			Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle			Lump Sum Items:												
Chimney: Brick																

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

300 ft Buffer for Noticing



Variance Case #16-07

Applicants: Clyde and Nadra Johnson

Parcel: 4711-27-105-007

Meeting Date: March 15, 2016



February 17, 2016

Charter Township of Genoa
ZONING BOARD OF APPEALS
MARCH 15, 2016
CASE #16-08

PROPERTY LOCATION: 3793 Highcrest

PETITIONER: Michael Page

ZONING: Lakeshore Resort Residential (LRR)

WELL AND SEPTIC INFO: Well and sewer

PETITIONERS REQUEST: Requesting a front yard variance to construct an addition.

CODE REFERENCE: Sec. 3.04 Dimensional Standards Table 3.04.01

STAFF COMMENTS: See staff report

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	5	10	40	25	
Setbacks Requested	19	14	17	-	21'6"	
Variance Amount	16	-	-	-	-	



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION

2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 16-08

Meeting Date: 3-15-16 ²
6:30

- 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 (see attached).

Applicant/Owner: MIKE PAGE

Property Address: 393 HIGHCREST Phone: 810-623-4230

Present Zoning: LRR Tax Code: 4711 - 22-302-018

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 SETBACK FROM 35' TO 19'. 16' VARIANCE

2. Intended property modifications: BUILD GARAGE AND BEDROOM ADDITION

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

b. Other (explain): _____

The following is required. Failure to meet these requirements may result in tabling of this petition:

1. Property must be staked showing all proposed improvements five (5) days before the meeting and remain in place until after the meeting;
2. Plot Plan drawings must be submitted, showing setbacks and elevations of proposed buildings and all other pertinent information. One paper copy of all drawings is required.
3. Waterfront properties must indicate setback from water for adjacent homes.
4. Petitioner (or a Representative) must be present at the meeting.

Date: 2-16-16 Signature: [Signature]

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

**After the decision is made regarding your Variance approval:
Contact the Genoa Township Zoning office to discuss your next step.**



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: March 4, 2016
RE: ZBA 16-08

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

STAFF REPORT

File Number: ZBA#16-08
Site Address: 3793 Highcrest Drive
Parcel Number: 4711-22-302-018
Parcel Size: .189
Applicant: Michael Page, 3793 Highcrest Drive, Brighton, 48116
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a front yard variance to construct an addition to an existing single family home.
Zoning and Existing Use: LRR (Lakeshore Resort Residential), Single Family Dwelling located on property.
Other: Public hearing was published in the Livingston County Press and Argus on Sunday February 28, 2016 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 existing home on the parcel was constructed in 1984.
- There was a previous variance granted on the property in 2008. The variance approved was for a front and side yard variance to construct an addition.
- Included in the packet is the amended plat of Crooked Lake Highlands Subdivision that shows the additional property that was acquired in 2009 from a lawsuit used to vacate a portion of what was platted as North Avenue.
- 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

The Zoning Board approved a variance in 2008 which incorrectly used the front line rather than the right of way to determine the setback. The applicant installed the foundation and then ceased construction. Because the project did not proceed towards meaningful completion in a reasonable time from the previously approved variance is deemed null and void and reapplication is required. As part of the new application, the road side/front lot line setback has been changed since the setback has been correctly adjusted using the road right-of-way line as required by the Zoning Ordinance. The scope of the project has not changed since the 2008 application. (See attached minutes)



Variance Requests

The following is the section of the Zoning Ordinance that the variances are being requested from:

Table 3.04.01 (LRR District):	Required Front Yard Setback:	35'
	Previously Approved Front Setback:	28
	Proposed Front Yard Setback:	19'
	Proposed Variance Amount:	16'

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.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the front yard setback would prevent the applicant from completing their addition on the existing foundation as previously approved. Granting of the requested variance 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** – The exceptional or extraordinary condition of the property is the small lot size. 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 this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

(d) Impact on Surrounding Neighborhood – The proposed variance would have a limited impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood. The applicant should address how the proposed addition will impact the parking. The encroachment into the required front yard shall not cause an increase in off-site parking which could be a nuisance.

(e) Staff Findings of Fact

1. Strict application of the front yard setback variance would prevent the applicant from constructing the addition. Granting of the requested variance 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.
2. Granting of the requested 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.
3. Granting the requested variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood. As long as parking can be accommodated on-site.

Recommended Conditions

If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval.

1. The addition shall be guttered with downspouts directing runoff to the lake.
2. All parking shall be accommodated on-site.

signs. As residents to the north, we are very concerned regarding all signs contained in this business complex as to their size, placement and intensity. We feel the current signage is more than adequate for the tenants' business purposes and hence the current zoning be upheld."

Moved by Brady, supported by Wildman, to approve a 3 square foot variance to allow a 5 square foot tenant wall sign above entrance facing northeast. This variance is granted due to the practical difficulty that the strict application of the sign restrictions would unreasonably prevent the use of the property, the orientation of the building on the lot being the extraordinary circumstances which burden this parcel which were not self-created by the applicant and the negligible impact on the public safety, welfare, use and value of the surrounding neighborhood. **Motion carried unanimously.**

08-04...A request by Mike Page, Section 22, 3793 Highercrest, for a side and front yard variance to construct an addition.

A call to the public was made with the following response: Robert Zdziebko (5020 Grover): What is the front yard variance? Brady answered that it is a 7 foot variance with a 28 foot setback. Tom Crane (3793 Noble): Parking is an issue on this road. 19 feet is not sufficient for parking on Page's lot. 28 feet is more acceptable. Will the height remain the same. Petitioner answered yes. I am also concerned about the lighting on the garages facing on to street. The following letter from Robert Zdziebko (5020 Grover) was read into record: "Dear Sir, Mr. Page, in his request for a variance fails to show what variance he will be needing on his sketch. We think all front yard variances should be held to the present zoning laws, unless there is a hardship. In this case, we don't see any hardship. In our area too many people have purchased small lots and want to build large homes on them, thus disregarding any existing zoning laws. These rules should have been reviewed before they purchased their property. Parking could be a very serious problem, due to the size of the road in this area. We wish to have this request rejected due to the above issues and the lack of clarity of this request."

Also the following letter from John Roberts (3805 Highercrest) was read into record: "Submitted is our support of the variance request made by Mike Page. We believe that Dr. Page's request conforms to other garages and variances that exist in the subdivision. Furthermore, Dr. Page's addition is in step with the already realized real estate progression that has been added valuation and a positive impact for the Genoa Township and Tri Lake area. Please let the Zoning Board know, as the immediate neighbor of Mike Page, we support the construction of his addition."

Moved by Brady, supported by Wildman, to allow construction with a 3 foot setback from the south side lot line for a 7 foot variance and a 28 foot setback with a 7 foot variance from the west front lot line bordering Highercrest. Conditioned upon the removal of the 10 x 10 shed on the north rear property before issuance of Certificate of Occupancy and the addition is to be guttered. This variance is granted due to the practical difficulty that the strict application of the Lakeshore Resort Residential setback restrictions would unreasonably prevent the use of the property, the narrowness of the lot being the

2-19-08 Approved ZBA Minutes

extraordinary circumstances which burden this parcel which were not self-created by the applicant and the negligible impact on the public safety, welfare, use and value of the surrounding neighborhood. **Motion carried unanimously.**

Moved by Brady, supported by Wildman, to approve the Zoning Board of Appeals meeting minutes for January 23rd, 2008. **Motion carried unanimously.**

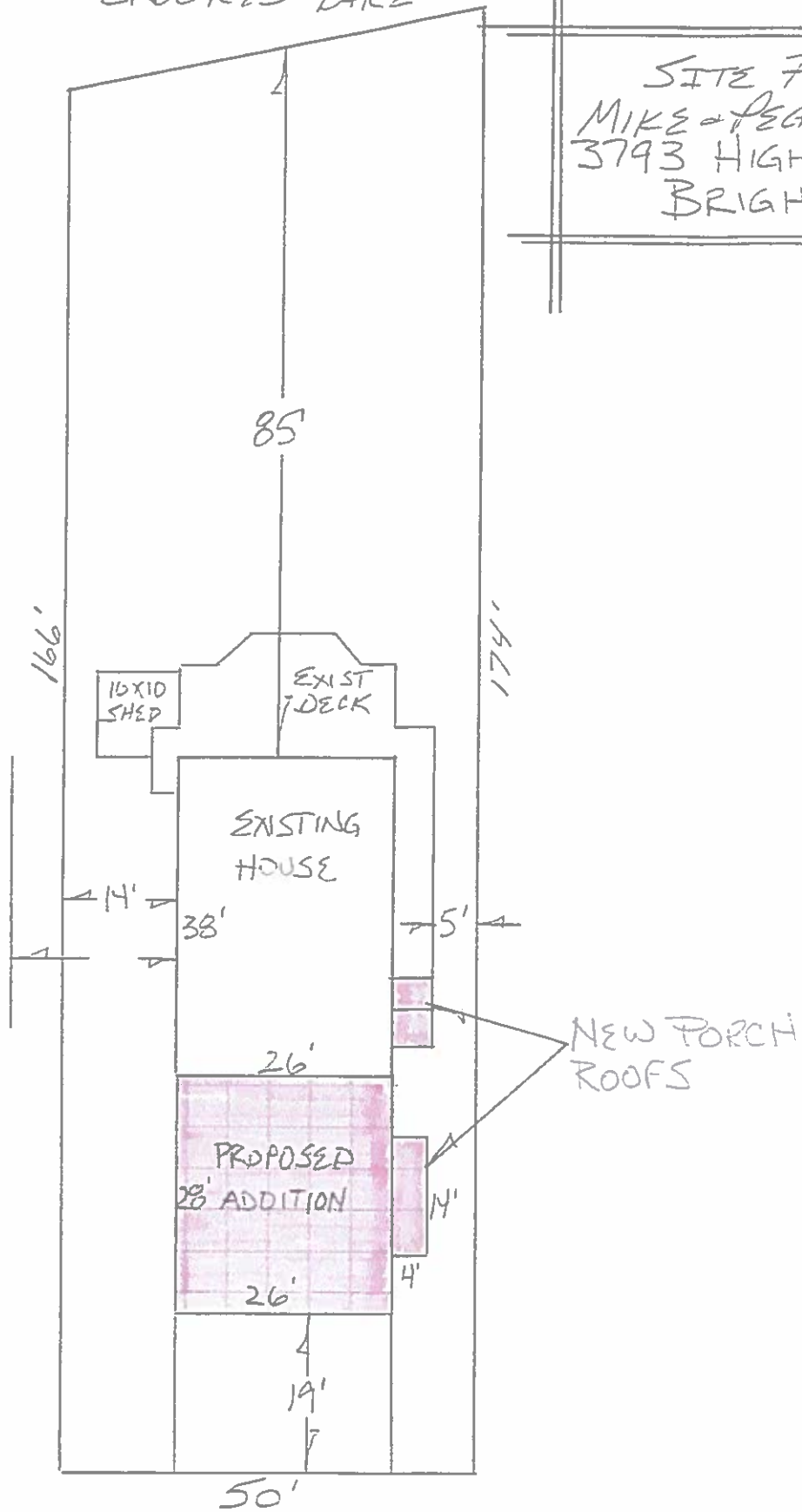
Meeting adjourned at 7:15 p.m.

Respectfully submitted:

Adam VanTassell

CROOKED LAKE

SITE PLAN
MIKE & PEGGY PAGE
3793 HIGHCREST DR.
BRIGHTON



HIGHCREST DRIVE

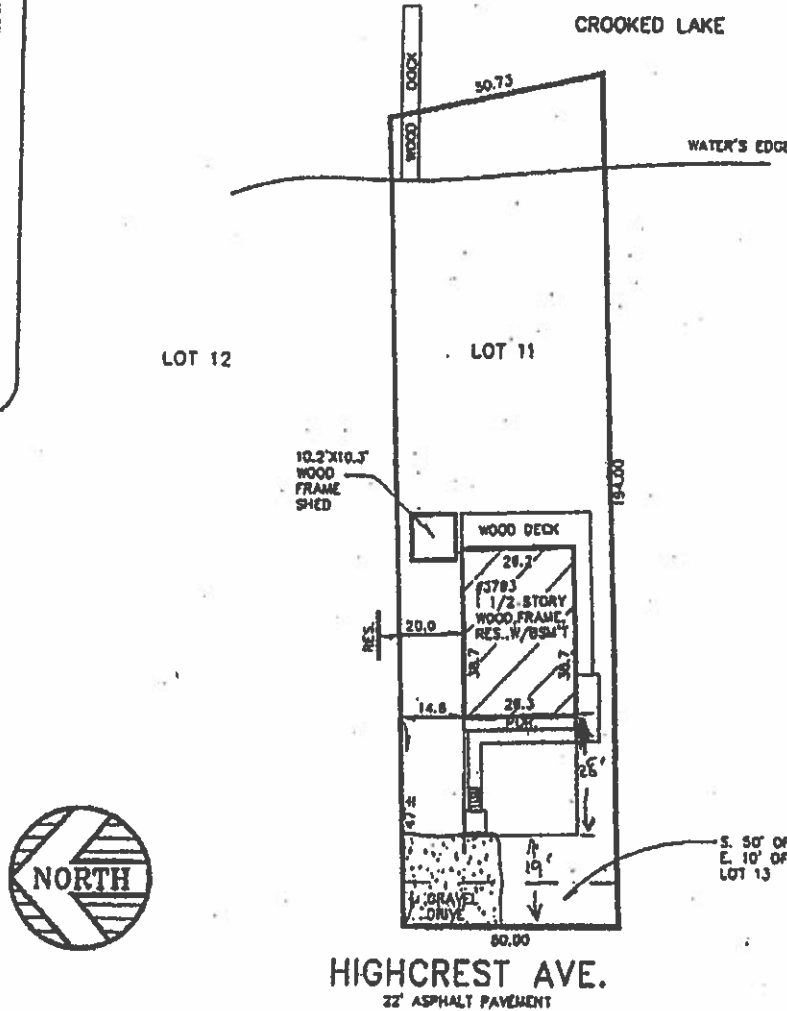
MORTGAGE SURVEY

Certified to: CONTINENTAL MORTGAGE CORP., USA

Applicant: MICHAEL PAGE

Property Description

Lot 11 and South 50 feet of the East 10 feet of Lot 13; CROOKED LAKE HIGHLANDS SUBDIVISION, a subdivision of part of Sections 21, 22, 27 and 28, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, as recorded in Liber 1 of Plots, Pages 39 and 40 of Livingston County Records.



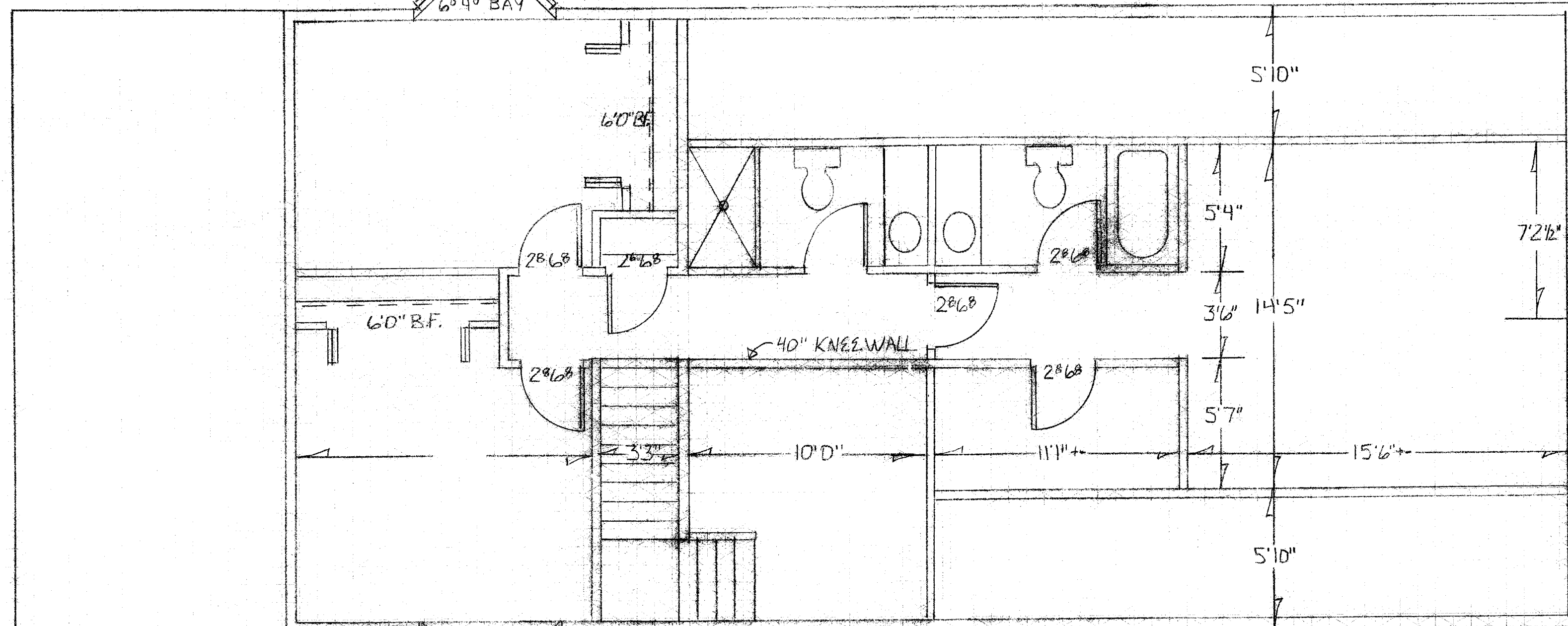
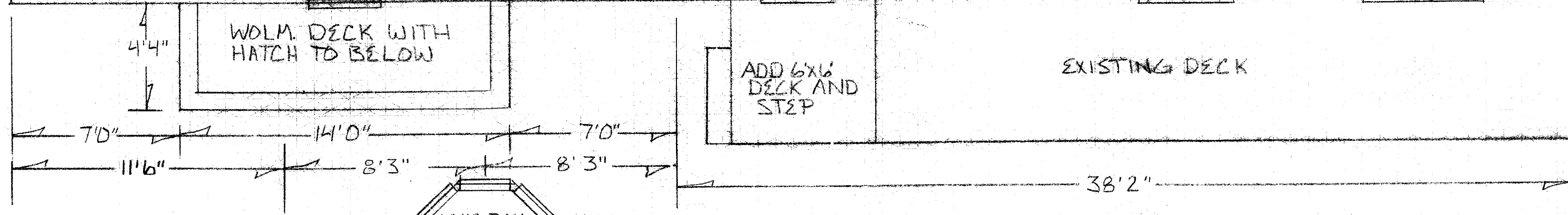
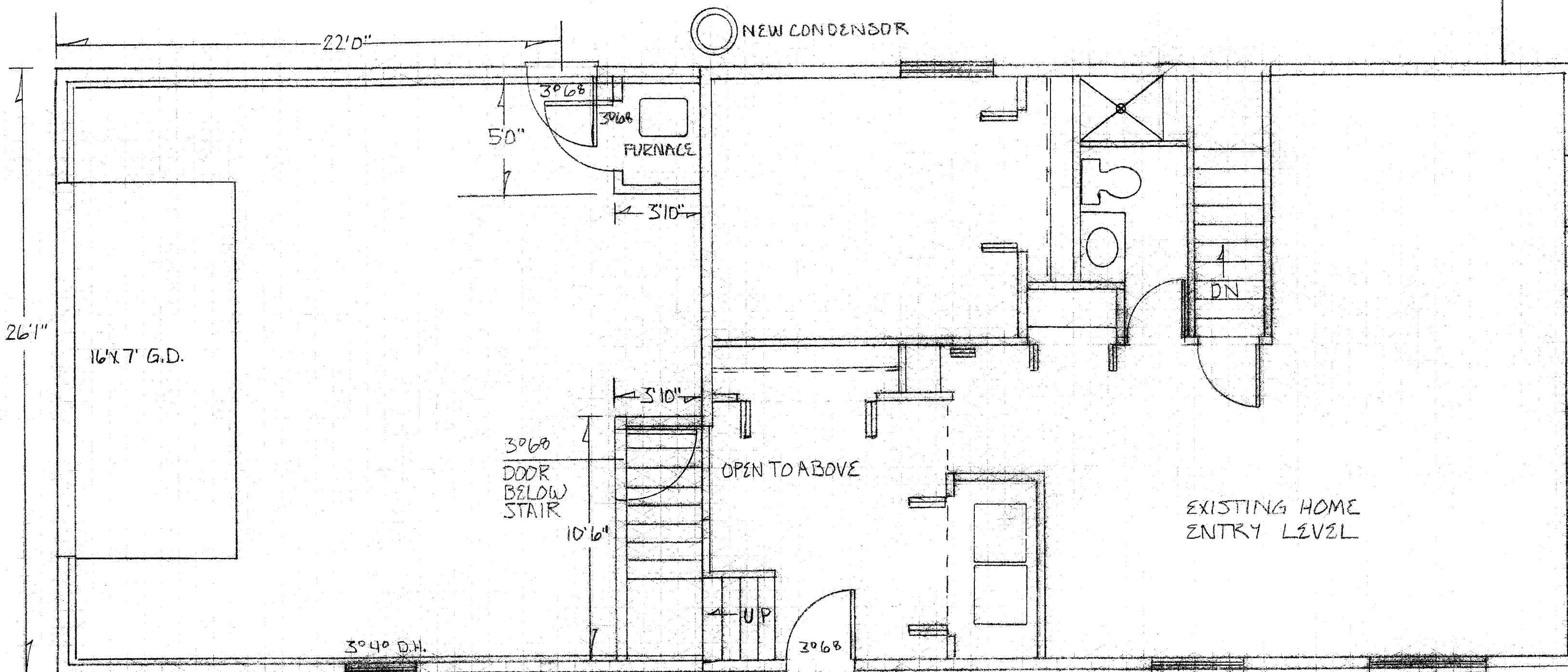
CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor 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.

Don A. Grubb L.L.S.

JOB NO. 97-37276 SCALE 1"=30'
DATE 10-1-97 DR. BY MKM

KEM-TEC
LAND SURVEYORS

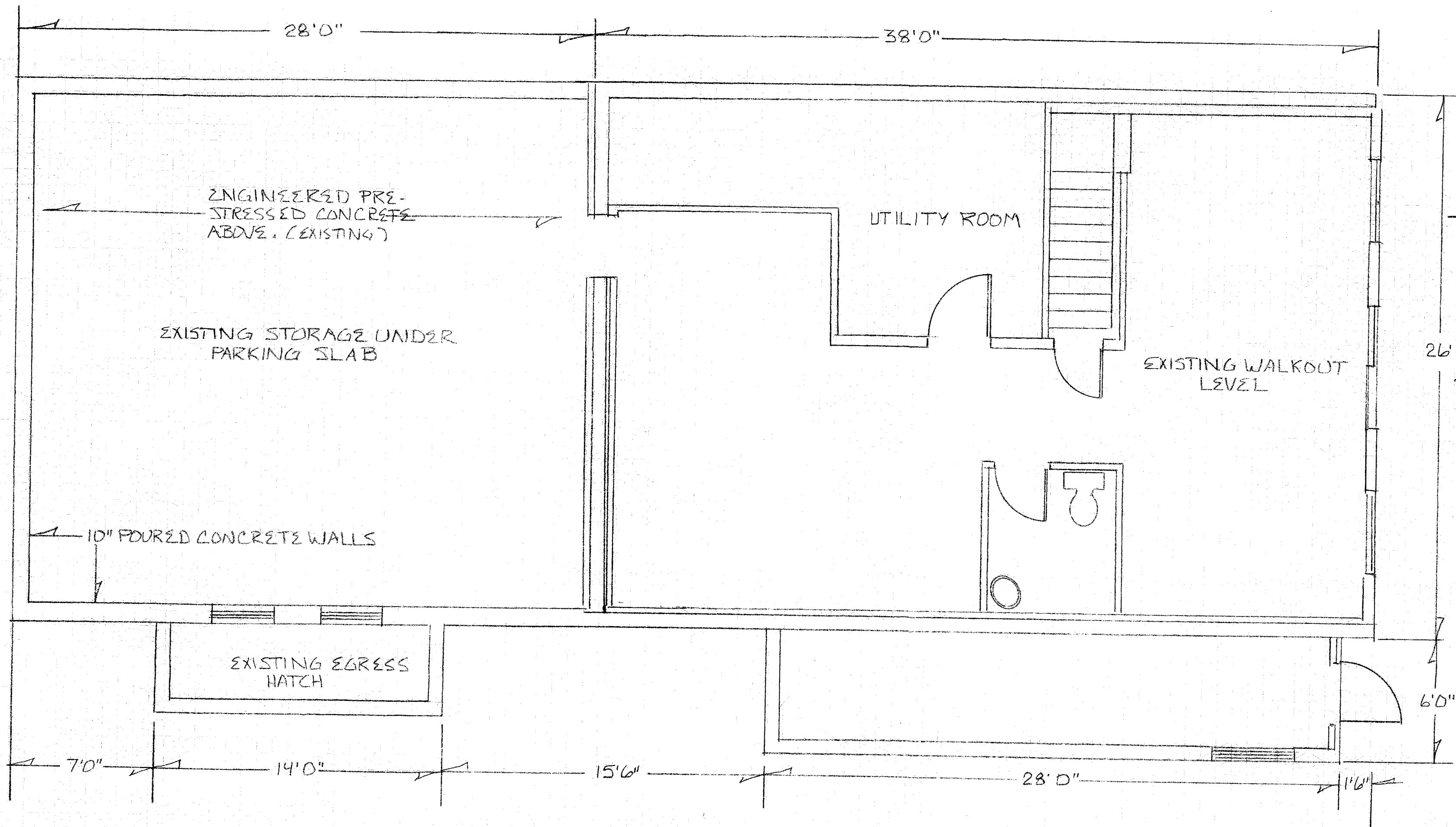
18041 East Nine Mile Road
Eastpointe, MI 48021-2319
(810) 772-2222
FAX: (810) 772-4048



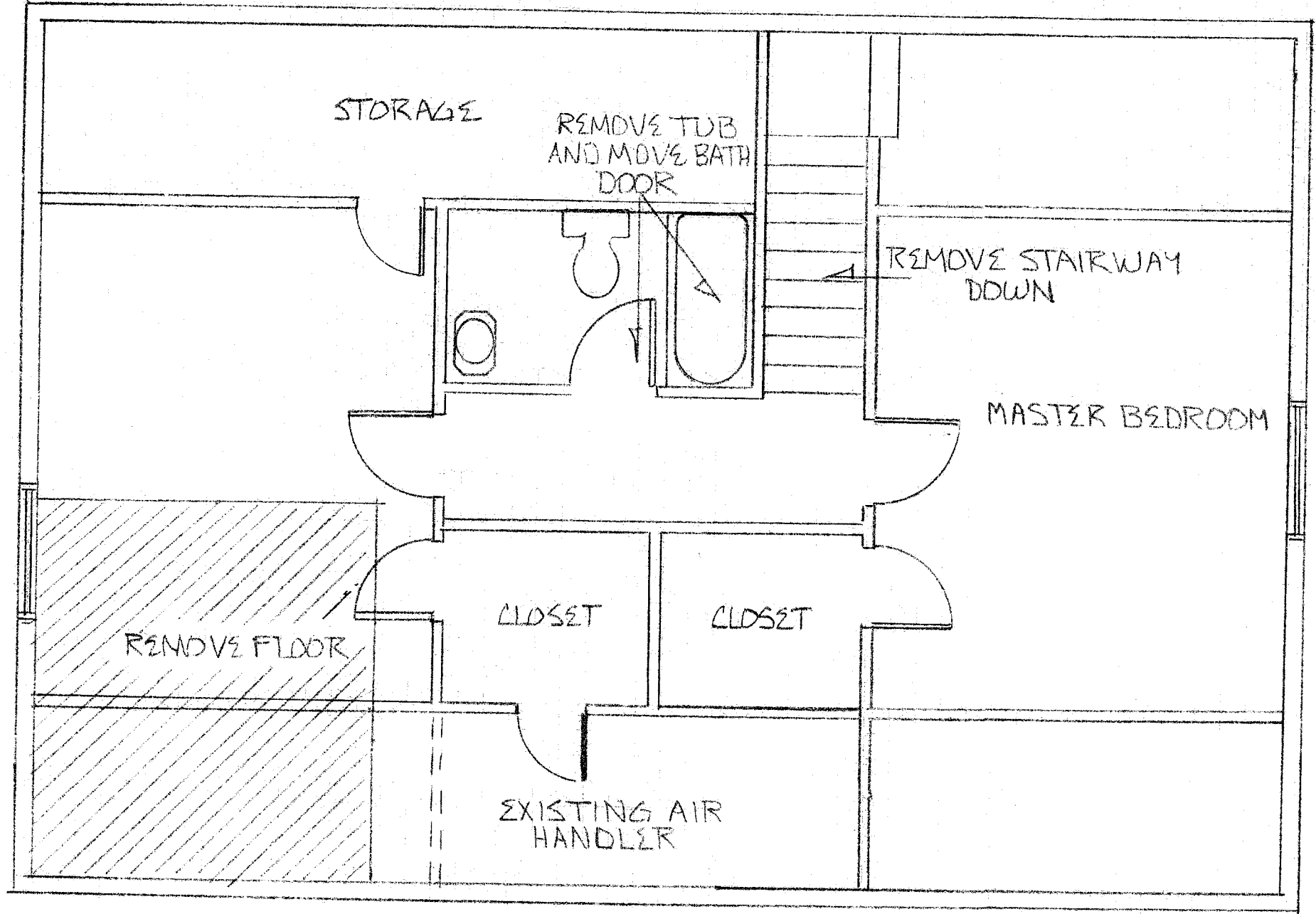
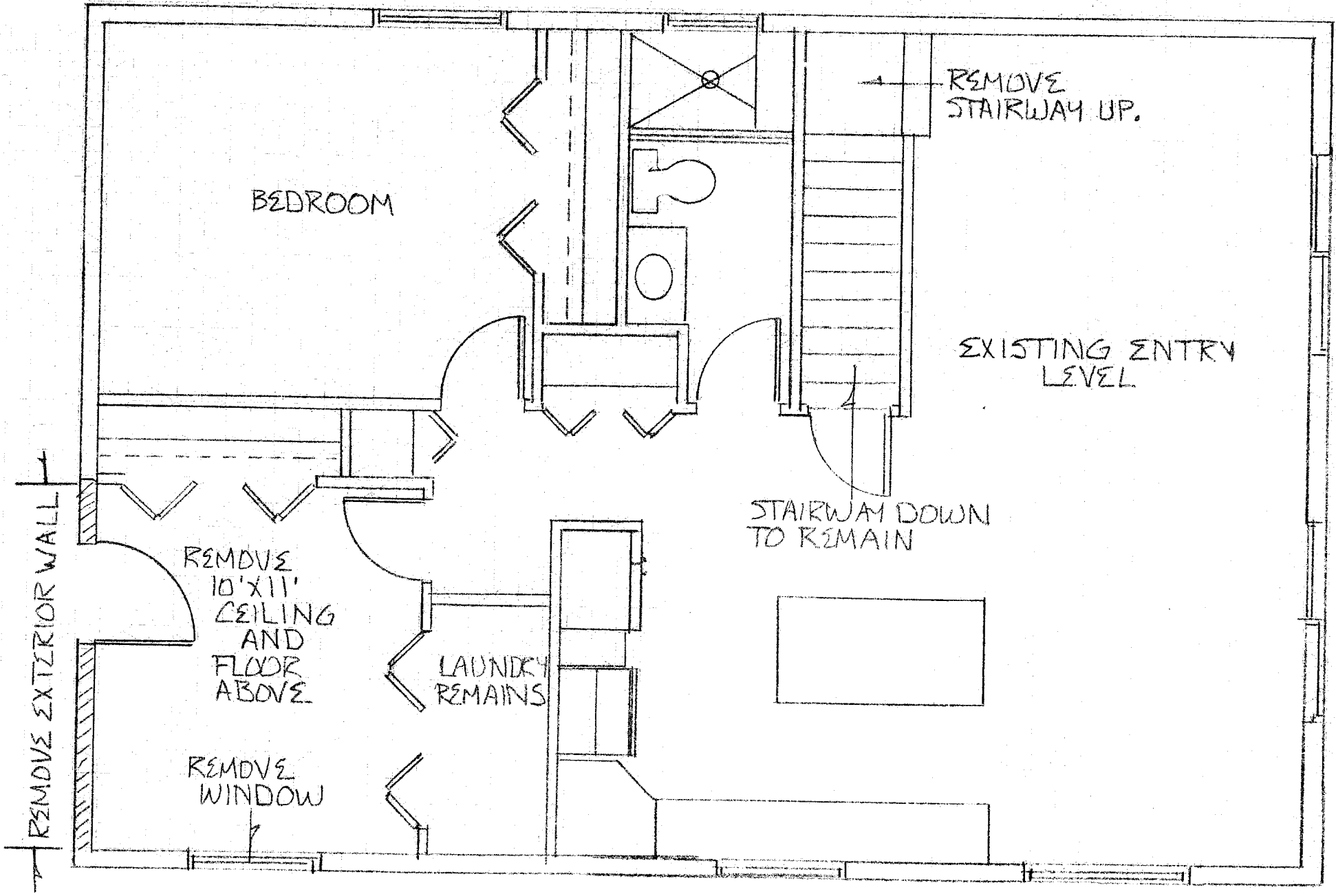
UPPER LEVEL FLOOR PLAN

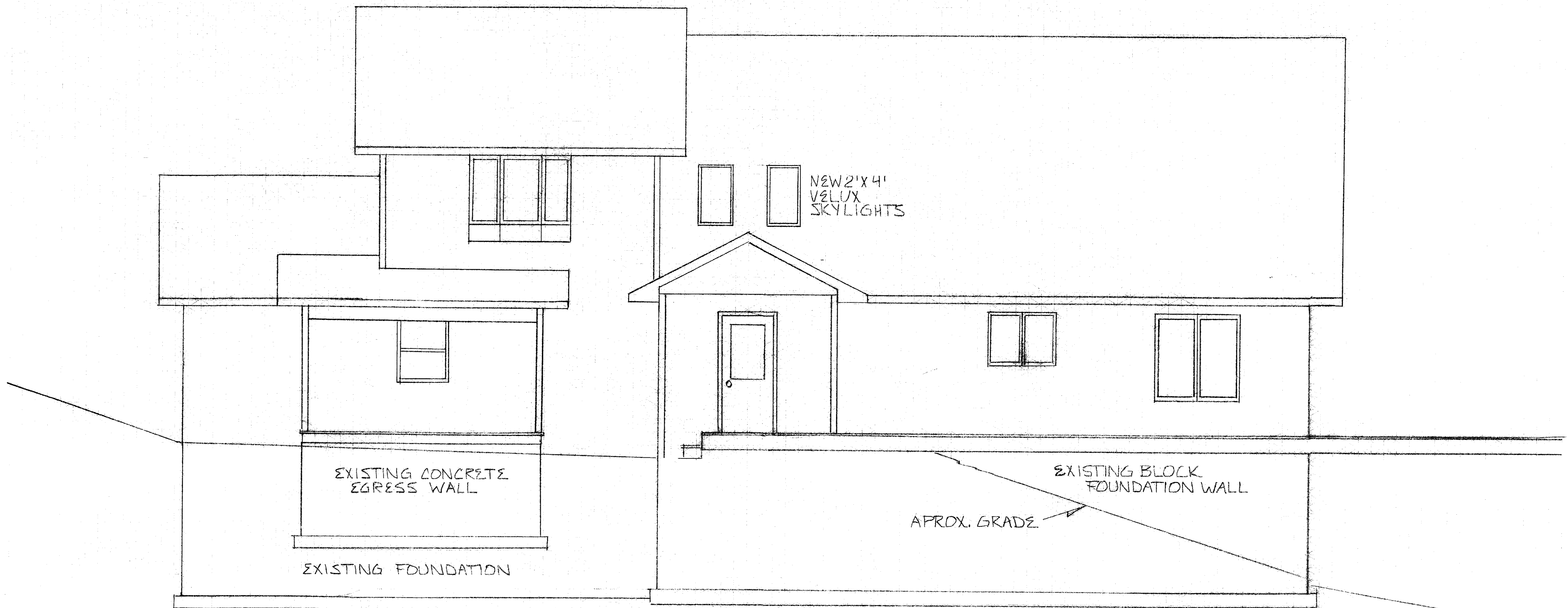
MIKE & PEGGY PAGE
 3793 HIGHCREST DR.
 BRIGHTON, MI.
 PROPOSED FLOOR PLANS
 1/4" = 1'

NOTE 1
 * ALL DIMENSIONS APPROXIMATE.
 FIELD VERIFY ALL DIMENSIONS.



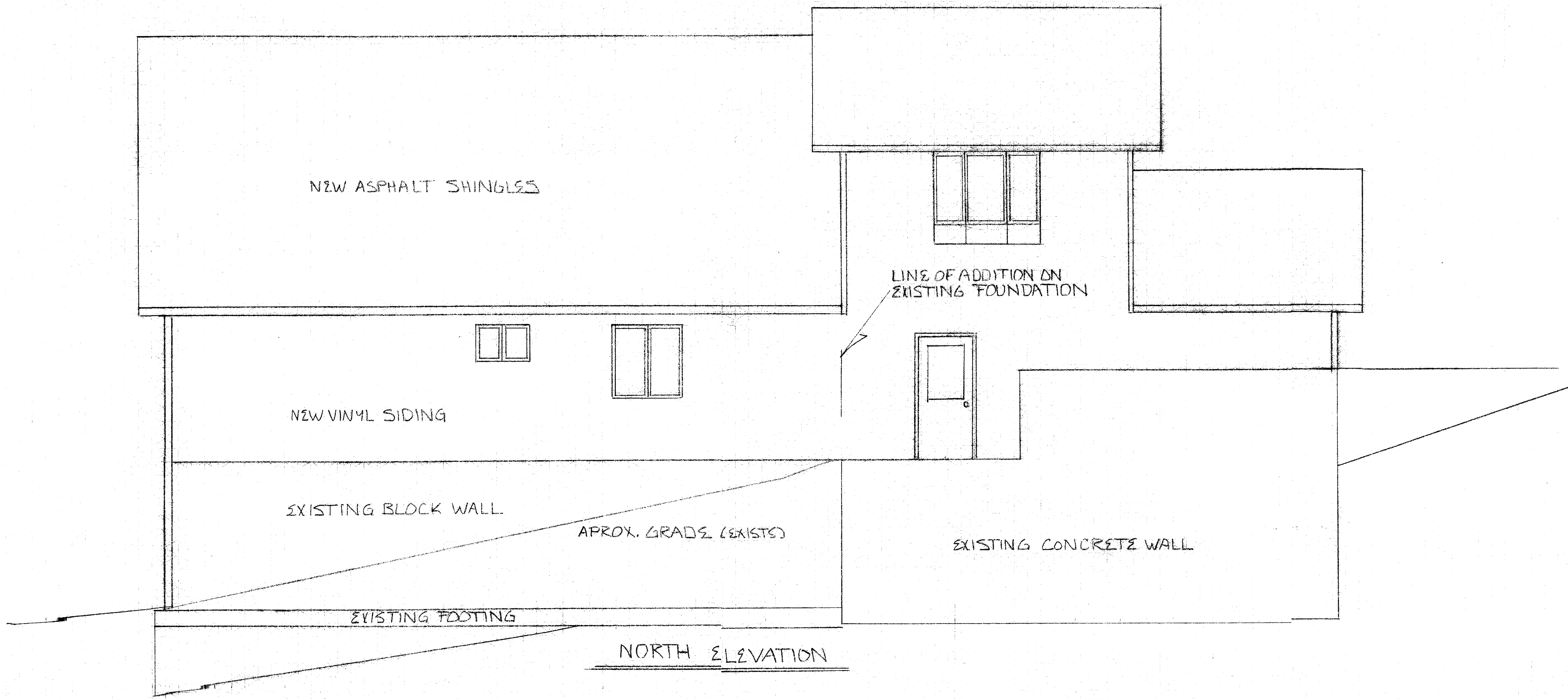
MIKE AND PEGGY PAGE
 3793 HIGHERST DR.
 BRIGHTON, MI.
 EXISTING "A" DEMO PLAN



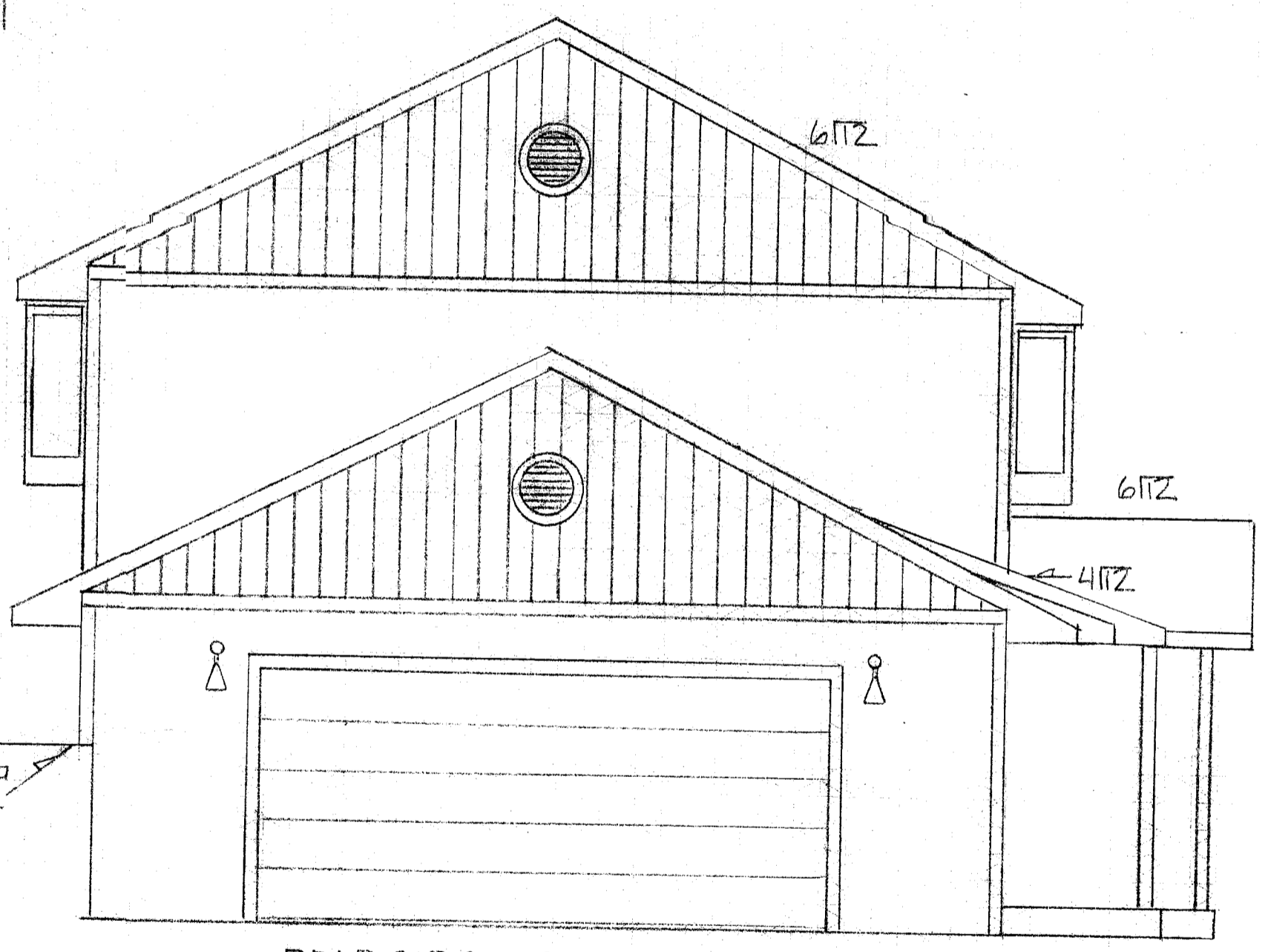
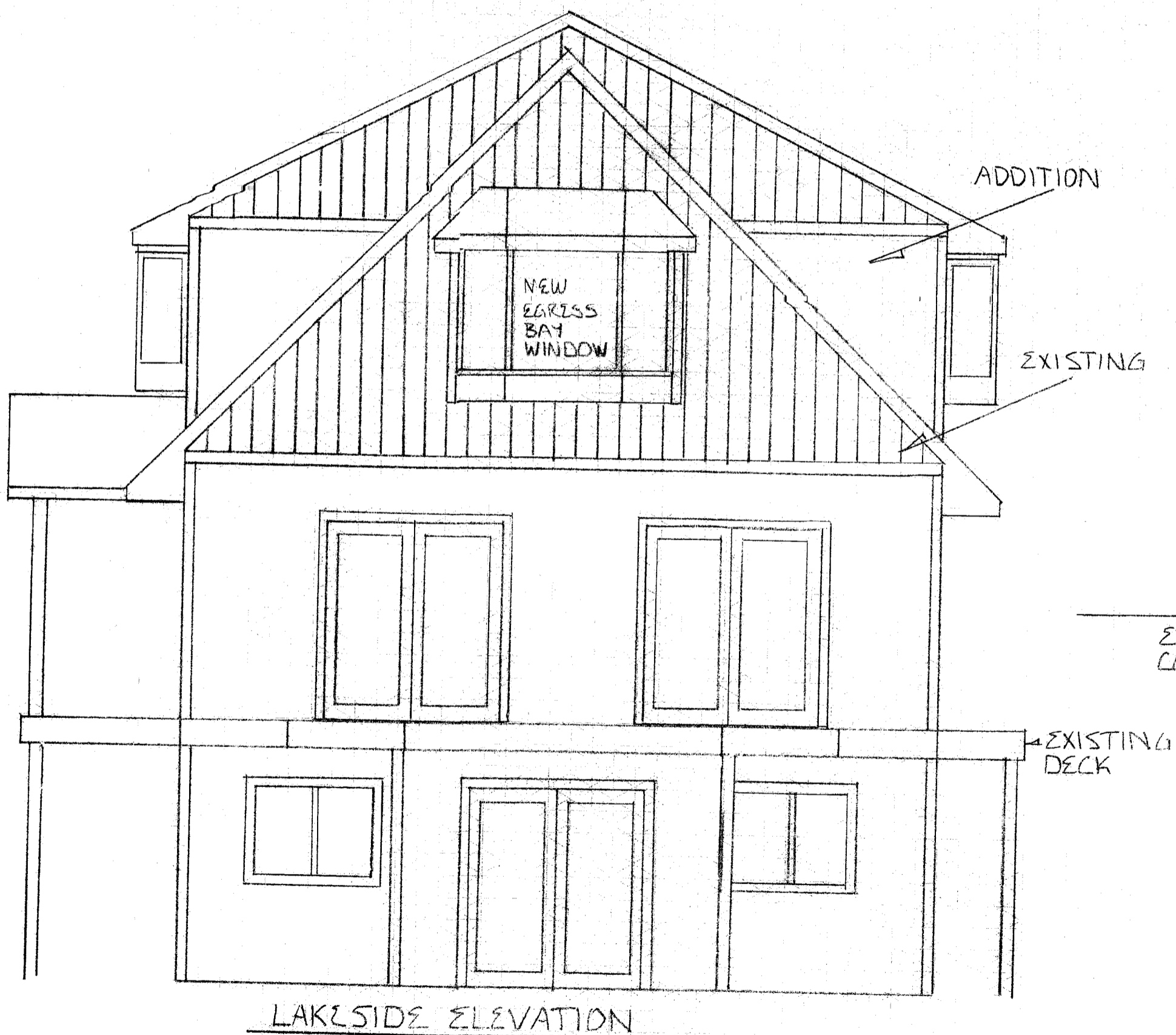
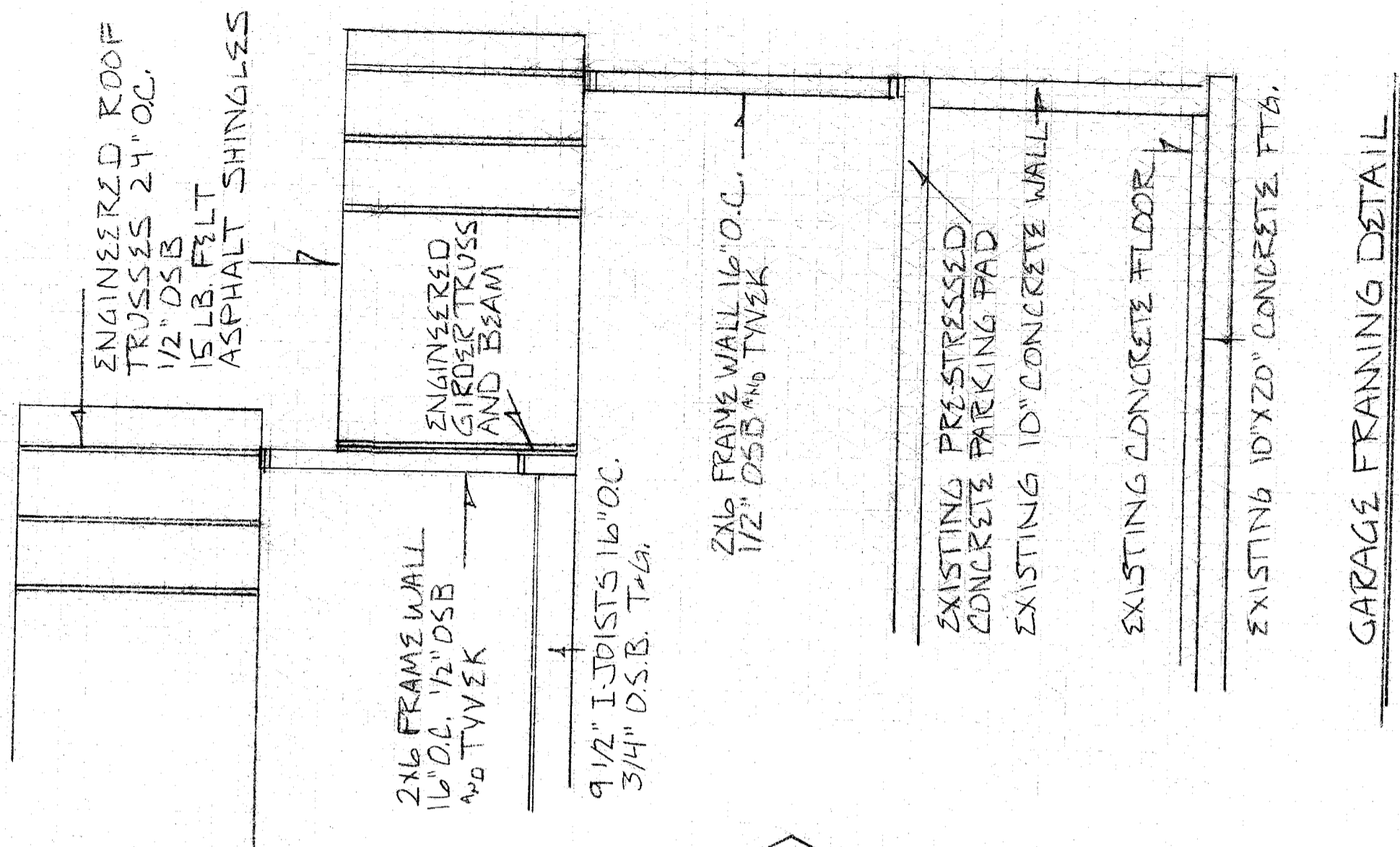


SOUTH ELEVATION

MIKE AND PEGGY PAGE
3793 HIGHCREST DR.
BRIGHTON, MI.



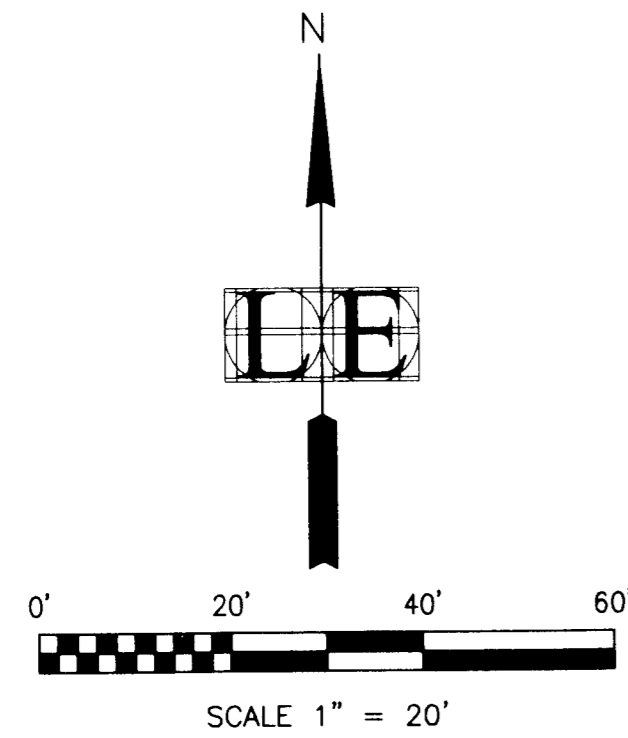
MIKE AND PEGGY PAGE
5793 HIGHCREST DR.
BRIGHTON, MI.



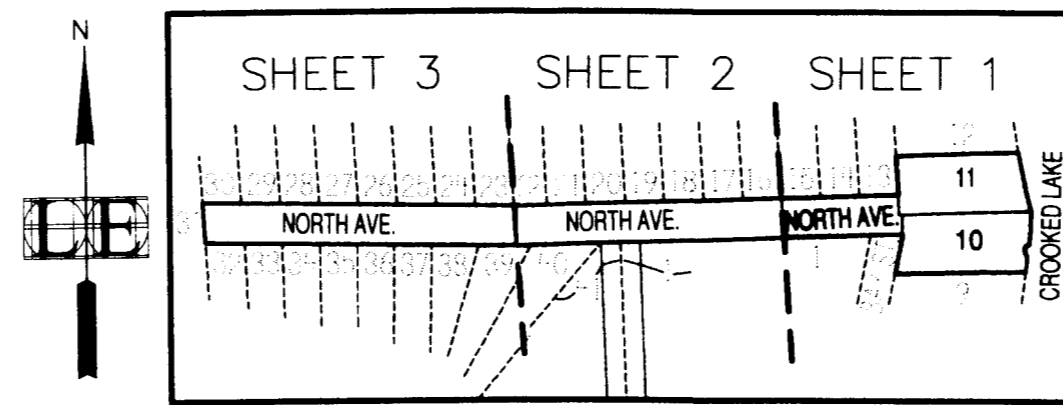
MIKE AND PEGGY PAGE
3793 HIGHCREST DR.
BRIGHTON, MI.

**AMENDED PLAT OF
LOT 10, LOT 11 AND NORTH AVE. OF
CROOKED LAKE HIGHLANDS SUB.
OF PART OF SECTIONS 21, 22, 27 AND 28, T.2 N., R.5 E.,
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN**

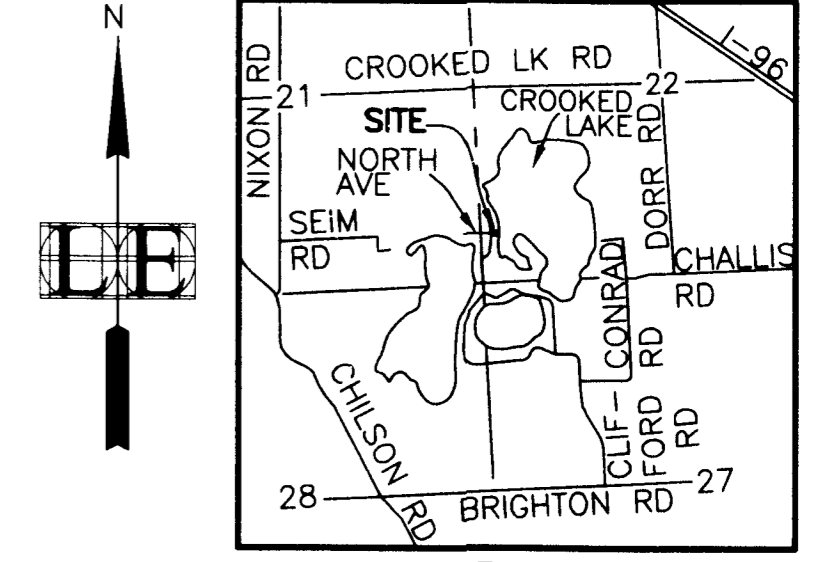
2009P-0001



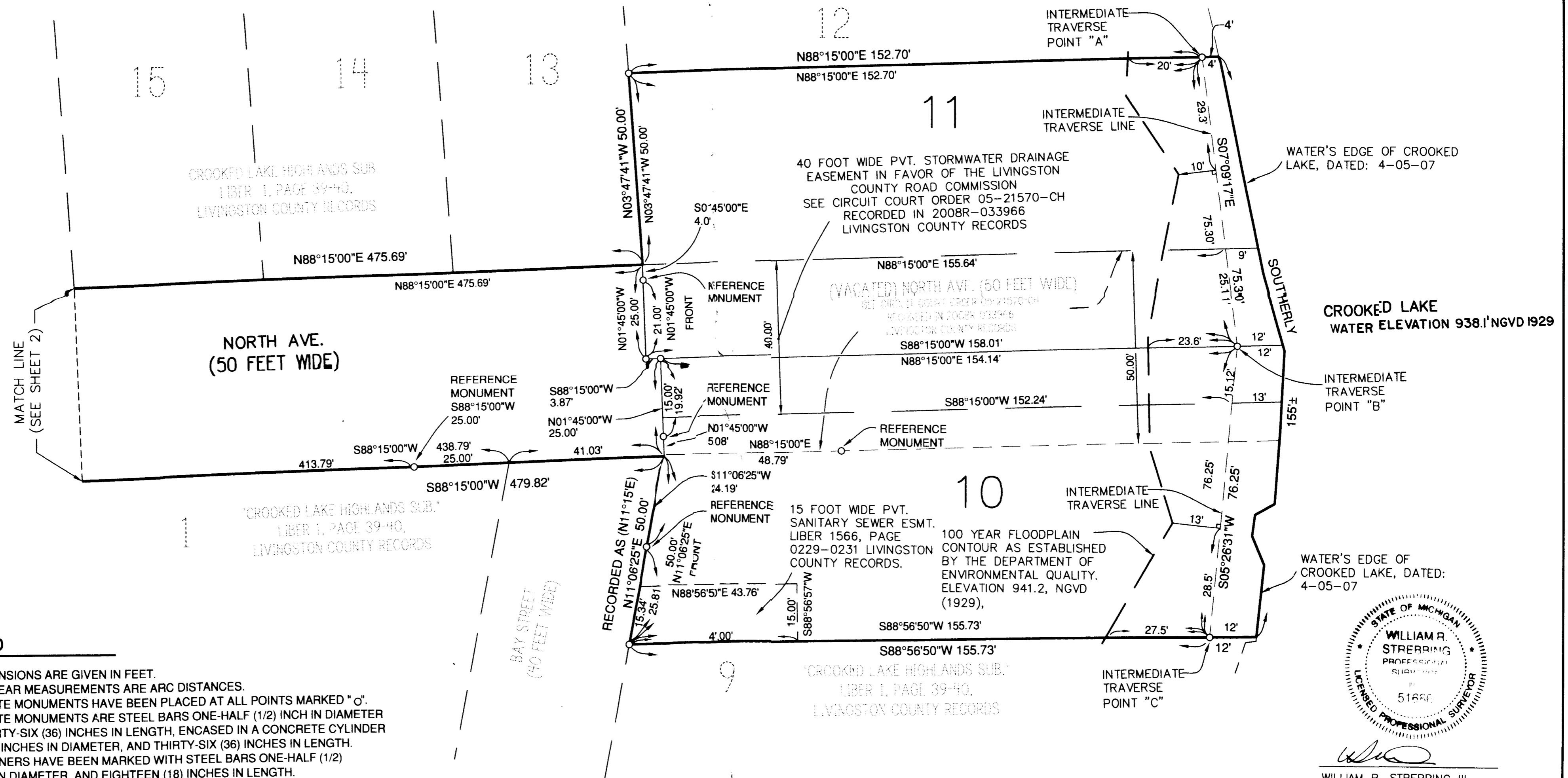
THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY WHICH ARE RECORDED IN DOCUMENT 2008R-033966 OF THE LIVINGSTON COUNTY RECORDS.



MAP SHEET INDEX KEY
& OVERALL DETAIL
(NOT TO SCALE)

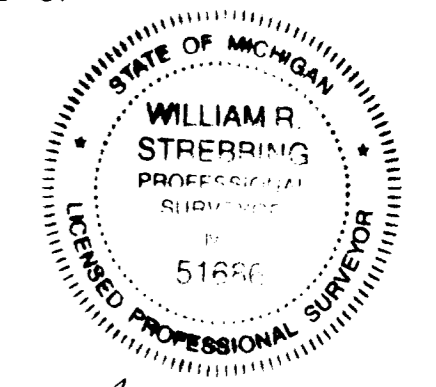


LOCATION MAP
SCALE 1" = 2 MILES



LEGEND

- ALL DIMENSIONS ARE GIVEN IN FEET. CURVILINEAR MEASUREMENTS ARE ARC DISTANCES.
- CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED "O".
- CONCRETE MONUMENTS ARE STEEL BARS ONE-HALF (1/2) INCH IN DIAMETER AND THIRTY-SIX (36) INCHES IN LENGTH, ENCASED IN A CONCRETE CYLINDER FOUR (4) INCHES IN DIAMETER, AND THIRTY-SIX (36) INCHES IN LENGTH.
- LOT CORNERS HAVE BEEN MARKED WITH STEEL BARS ONE-HALF (1/2) INCHES IN DIAMETER, AND EIGHTEEN (18) INCHES IN LENGTH.
- ⊥ INDICATES A RIGHT ANGLE.
- BEARINGS FOR THIS SUBDIVISION ARE BASED ON THE NORTH LINE OF THE PLAT OF "CROOKED LAKE HIGHLANDS SUB." AS RECORDED IN LIBER 1 OF PLATS, PAGES 39 AND 40 OF THE LIVINGSTON COUNTY RECORDS.
- FOUND MONUMENTS ARE INDICATED BY "O".
- R=RADIAL LOT LINES. LINES NOT MARKED ARE NON-RADIAL.



WILLIAM R. STREBBING III

PREPARED AND DRAFTED BY:
LIVINGSTON ENGINEERING, LC
3300 S. OLD US-23
BRIGHTON, MICHIGAN 48114

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAGE, MICHAEL - TRUST	PAGE, MICHAEL	0	07/31/2003	QC	QUIT CLAIM	4209-0907	BUYER	0.0
PAGE, MICHAEL	PAGE, MICHAEL TRUST	1	08/21/2001	QC	QUIT CLAIM	3109-0314	BUYER	0.0
WANGBICKLER, PAMELA J.	PAGE	190,000	08/30/1996	LC	MEMO L/C	2085-0024	BUYER	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning: LRR	Building Permit(s)	Date	Number	Status
3793 HIGHCREST	School: BRIGHTON		ADDITION	04/21/2008	08-044	NO START
	P.R.E. 100% 08/30/1996		WOOD DECK	05/16/2003	03-305	NO START
Owner's Name/Address	MAP #: V16-06		2016 Est TCV Tentative			

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 00083.TRI LAKES LAKE FRONT								
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SEC 22 T2N R5E CROOKED LAKE HIGHLANDS SUB LOT 11 & THE 10 FT LYING W & CONT THERETO, BEING THE E 10 FT OF LOT 13 AND ALSO THE NORTH 25 FT OF THE VACATED ROAD DESCRIBED AS COMM AT SW COR OF SEC 22 T2N R5E TH N01*27'04"W 1247.99 FT TH N88*15'00"E 475.69 FT TO THE SW COR OF LOT 11 OF SAID CROOKED LAKE HIGHLANDS SUB AND THE POB TH N88*15'00"E 155.64 FT TH N88*15'00"9 FT M/L TO THE WATERS EDGE OF CROOKED LAKE TH S'LY 50 FT M/L ALONG WATERS EDGE OF CROOKED LAKE TH S88*15'00"14 FT M/T TH S88*15'00"W 150.98				Dirt Road								
				Gravel Road								
				Paved Road								
				Storm Sewer								
				Sidewalk								
				Water								
				Sewer								
				Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
				* Factors *								
				LAKE FRONT	50.00	165.00	1.0000	1.0856	2300	100		124,846
				50 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =	124,846	

SEC 22 T2N R5E CROOKED LAKE HIGHLANDS SUB LOT 11 & THE 10 FT LYING W & CONT THERETO, BEING THE E 10 FT OF LOT 13 AND ALSO THE NORTH 25 FT OF THE VACATED ROAD DESCRIBED AS COMM AT SW COR OF SEC 22 T2N R5E TH N01*27'04"W 1247.99 FT TH N88*15'00"E 475.69 FT TO THE SW COR OF LOT 11 OF SAID CROOKED LAKE HIGHLANDS SUB AND THE POB TH N88*15'00"E 155.64 FT TH N88*15'00"9 FT M/L TO THE WATERS EDGE OF CROOKED LAKE TH S'LY 50 FT M/L ALONG WATERS EDGE OF CROOKED LAKE TH S88*15'00"14 FT M/T TH S88*15'00"W 150.98



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

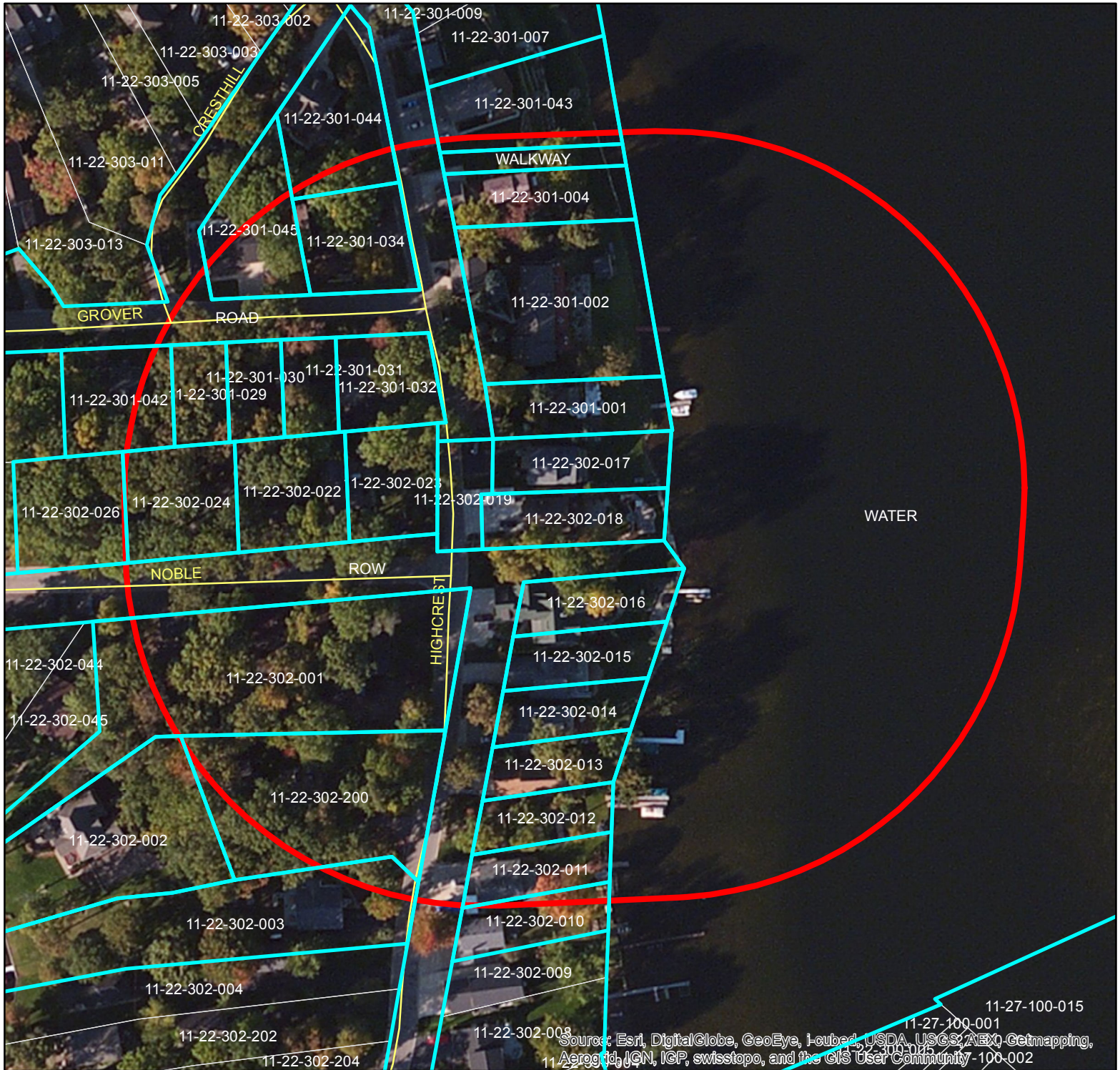
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X REFUSE							
Who	When	What	2016	Tentative	Tentative	Tentative	Tentative
LLM	11/19/2010	INSPECTED	2015	62,400	108,600	171,000	138,471C
			2014	59,700	101,000	160,700	136,291C
			2013	54,300	97,700	152,000	134,145C

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

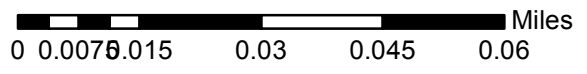
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher 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 Ga	Area 584	Type Red Wood/Cedar	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	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											
	Building Style: C		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace											
	Yr Built 1984	Remodeled 0	Size of Closets Lg X Ord Small Doors Solid X H.C.		(12) Electric 0 Amps Service											
	Condition for Age: Good		(5) Floors Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min											
	Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few											
	(1) Exterior		(7) Excavation Basement: 988 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing Average Fixture(s) 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	Wood/Shingle Aluminum/Vinyl Brick		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	(2) Windows Many Avg. X Large Avg. X Small Few		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:											
X	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	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															
	Chimney: Brick															

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

300 ft Buffer for Noticing



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

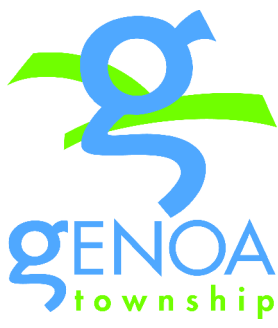


Variance Case #16-08

Applicant: Mike Page

Parcel: 4711-22-302-018

Meeting Date: March 15, 2016



February 18, 2016



Charter Township of Genoa
ZONING BOARD OF APPEALS
MARCH 15, 2016
CASE #16-09

PROPERTY LOCATION: 4437 Filbert Road

PETITIONER: Janine Exline, Tim Chouinard

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and sewer

PETITIONERS REQUEST: Requesting a waterfront variance to construct an addition.

CODE REFERENCE: Sec. 3.04.01 Table

STAFF COMMENTS: See staff report

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning						105.35
Setbacks Requested						101.1
Variance Amount						4.25



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION

2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 16-09 Meeting Date: 3-15-16

- 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 (see attached).

Applicant/Owner: Janine Exline / Chainard 517-404-6527

Property Address: 4437 Filbert Rd Phone: 248-797-0437

Present Zoning: LRR Tax Code: 4711-27-105-021

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: side yard setback + side yard setback

waterfront

2. Intended property modifications: add laundry and garage addition to roadside add second story to existing 1 story structure

a. Unusual topography/shape of land (explain): lot is long and skinny with a steep grade to street

b. Other (explain): _____

The following is required. Failure to meet these requirements may result in tabling of this petition:

- 1. Property must be staked showing all proposed improvements five (5) days before the meeting and remain in place until after the meeting;
- 2. Plot Plan drawings must be submitted, showing setbacks and elevations of proposed buildings and all other pertinent information. One paper copy of all drawings is required.
- 3. Waterfront properties must indicate setback from water for adjacent homes.
- 4. Petitioner (or a Representative) must be present at the meeting.

Date: 2-18-2016 Signature: [Signature]

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

**After the decision is made regarding your Variance approval:
Contact the Genoa Township Zoning office to discuss your next step.**



From 4443 Filbert looking at 4437 Filbert

North west corner
of
4443 Filbert



Roadside
looking east
from 4443
Filbert

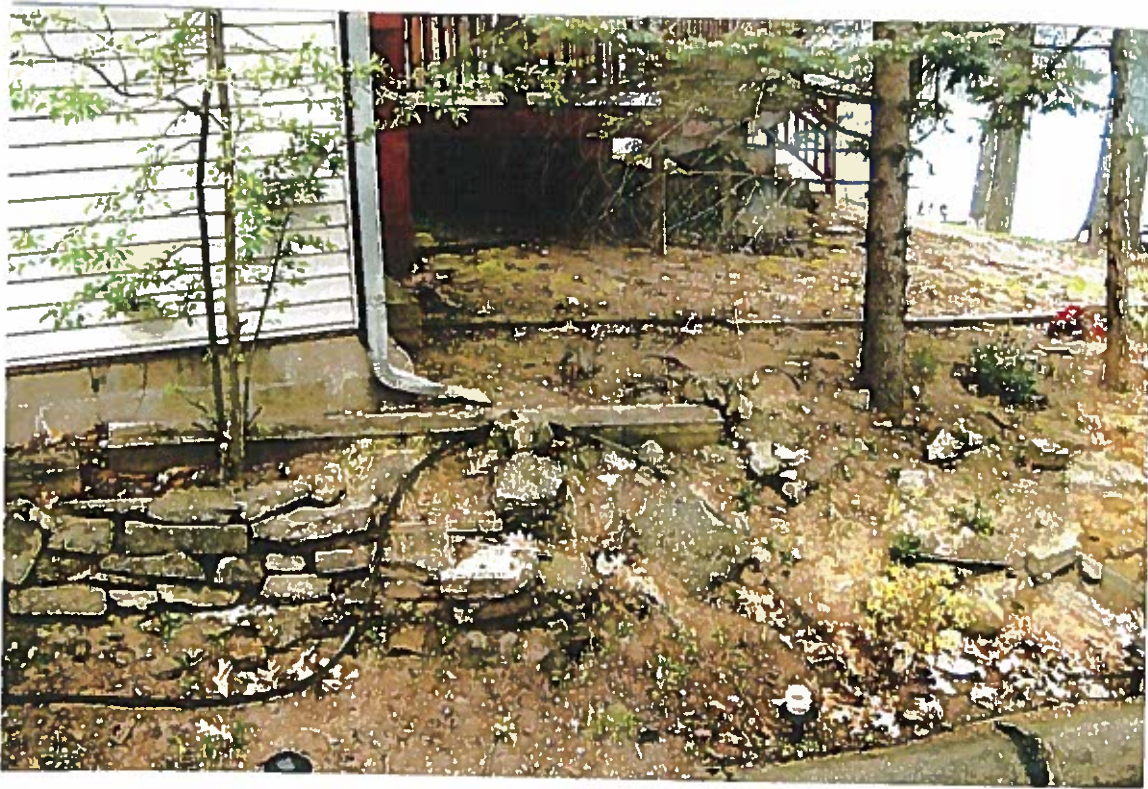


South east
corner of
4437 Filbert



From south side
of house looking
toward lake





North east corner of 4437 Filbert

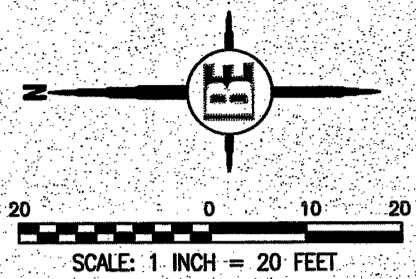


North side of 4443 Filbert

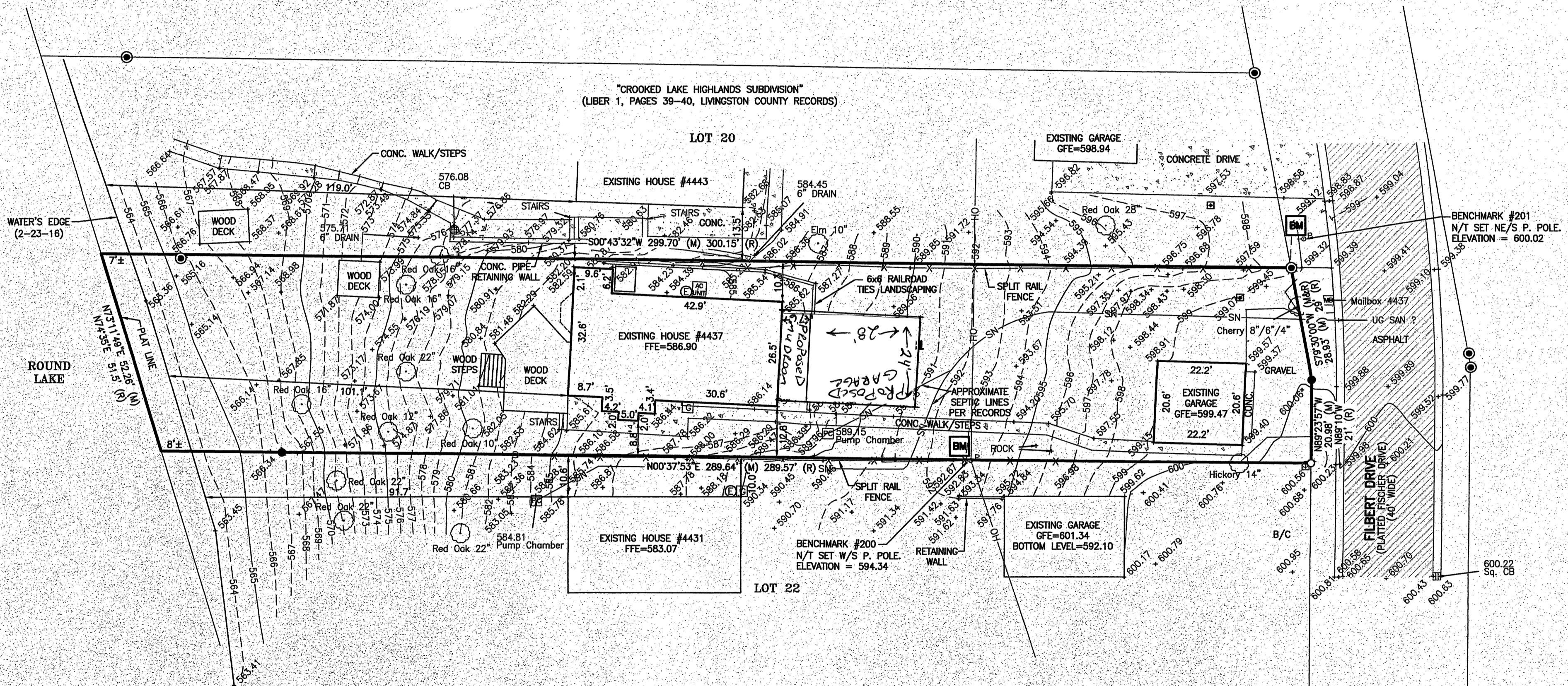
BOUNDARY/TOPOGRAPHICAL SURVEY

LEGEND

	EXISTING CONTOUR		STEEL ROD SET (UNLESS OTHERWISE NOTED)
	EXISTING SPOT ELEVATION		STEEL ROD OR PIPE FOUND
	GRINDER PUMP		MONUMENT
	POWER POLE		OVERHEAD WIRES
	ELECTRICAL METER		FENCE
	STORM CATCH BASIN		LIBER
	GAS METER		PAGE
	DECIDUOUS TREE		LIVINGSTON COUNTY RECORDS
	CONIFEROUS TREE		RECORD AND MEASURED



CURRENT ZONING: LRR (LAKESHORE RESORT RESIDENTIAL)
 MINIMUM BUILDING SETBACK REQUIREMENTS:
 FRONT = 35 FEET
 SIDES = 10 FEET; NOTE: In the LRR Zoning District one of the side yards may be reduced to a minimum of five (5) feet where all of the following are met:
 (1) The other side yard must be at least ten (10) feet.
 (2) The distance between the building and any building on the adjacent lot shall be no less than ten (10) feet.
 (3) The roof shall have gutters. (as amended 3/5/10)
 REAR = 40 FEET
 SHORELINE = Minimum 40 feet or consistent with the setbacks of adjacent principal buildings, whichever is greater as determined by the Zoning Administrator. If the setbacks of adjacent principal buildings vary because of irregular shoreline, the setback shall be the average of all lots within 500 feet along the shoreline or 40 feet whichever is the greater



4437 FILBERT
CHOUNARD CUSTOM HOMES
 422 E. GRAND RIVER
 HOWELL, MI 48843
 517-404-6527

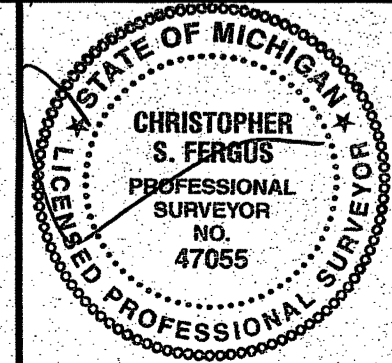
PROJECT	4437 FILBERT
PREPARED FOR	CHOUNARD CUSTOM HOMES
TITLE	BOUNDARY/TOPOGRAPHICAL SURVEY

GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "CROOKED LAKE HIGHLANDS SUBDIVISION", AS RECORDED IN: LIBER 1, PAGES 39-40, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
4. ELEVATIONS WERE ESTABLISHED BY ASSUMING ELEVATION ON BENCHMARK #200.
5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
6. ALL ELEVATIONS ARE SHOWN TO THE NEAREST 0.01 FOOT; HOWEVER SOFT-SURFACE ELEVATIONS CAN ONLY BE PRESUMED ACCURATE TO THE NEAREST 0.1 FOOT.

DESCRIPTION:
 SEC. 22 T2N, R5E, CROOKED LAKE HIGHLANDS SUB. LOT 21.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.



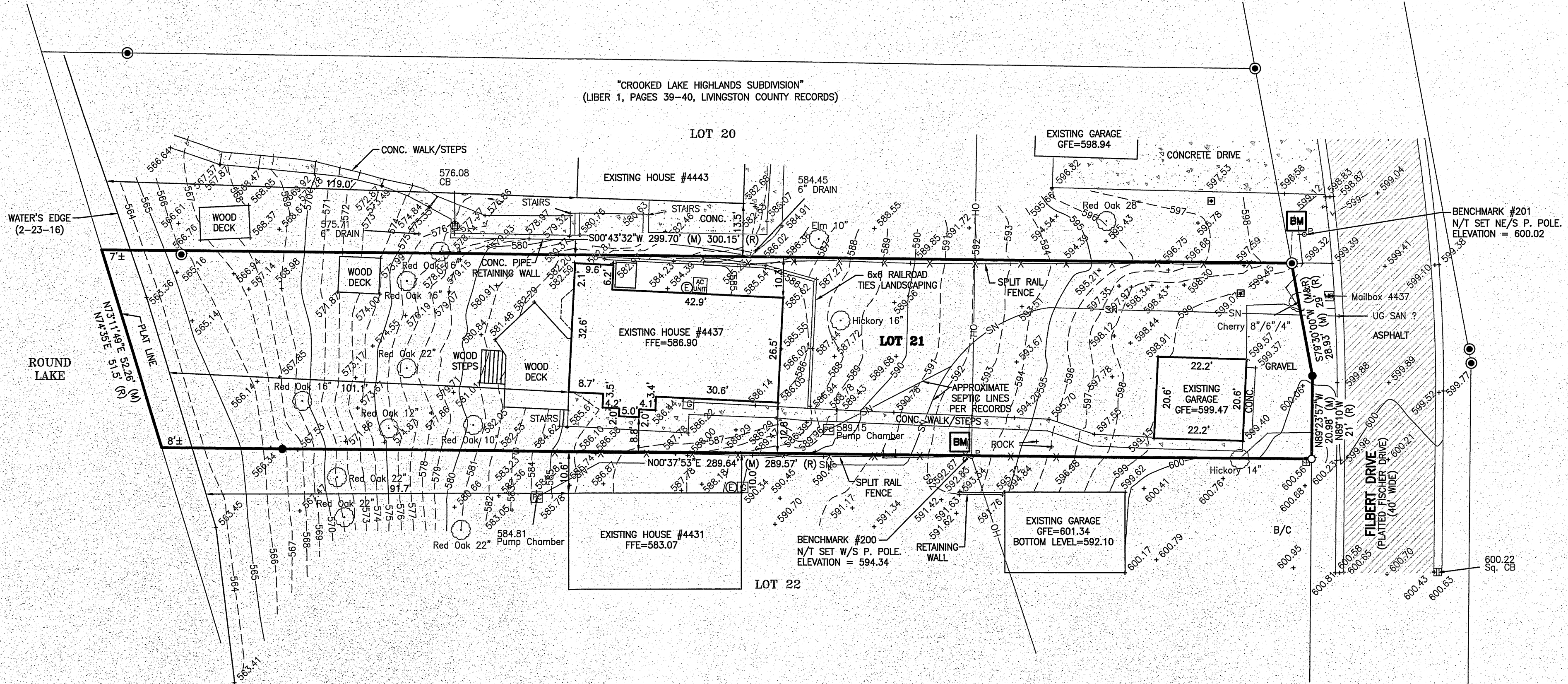
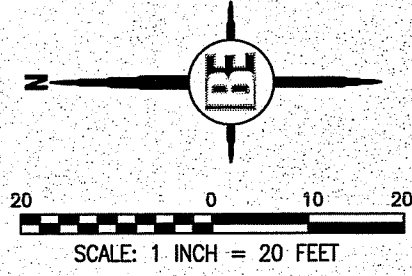
DESIGNED BY:	
DRAWN BY:	AEB
CHECKED BY:	
SCALE	1" = 20'
JOB NO.	16-051
DATE	3-3-16
SHEET NO.	1 OF 1

BOUNDARY/TOPOGRAPHICAL SURVEY

LEGEND

	EXISTING CONTOUR		STEEL ROD SET (UNLESS OTHERWISE NOTED)
	EXISTING SPOT ELEVATION		STEEL ROD OR PIPE FOUND
	GRINDER PUMP		MONUMENT
	POWER POLE		OVERHEAD WIRES
	ELECTRICAL METER		FENCE
	STORM CATCH BASIN		LIBER
	GAS METER		PAGE
	DECIDUOUS TREE		LIVINGSTON COUNTY RECORDS
	CONIFEROUS TREE		RECORD AND MEASURED

CURRENT ZONING: LRR (LAKESHORE RESORT RESIDENTIAL)
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4437 FILBERT
CHOUINARD CUSTOM HOMES
 422 E. GRAND RIVER
 HOWELL, MI 48843
 517-404-6527

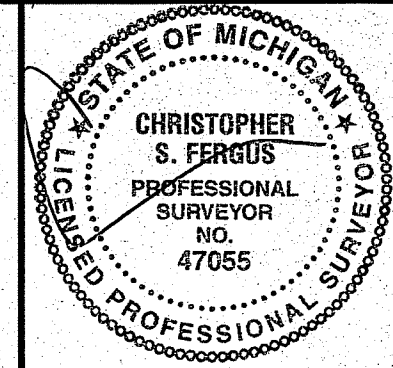
PROJECT	PREPARED FOR	TITLE
4437 FILBERT	CHOUINARD CUSTOM HOMES	BOUNDARY/TOPOGRAPHICAL SURVEY

GENERAL SURVEY NOTES:

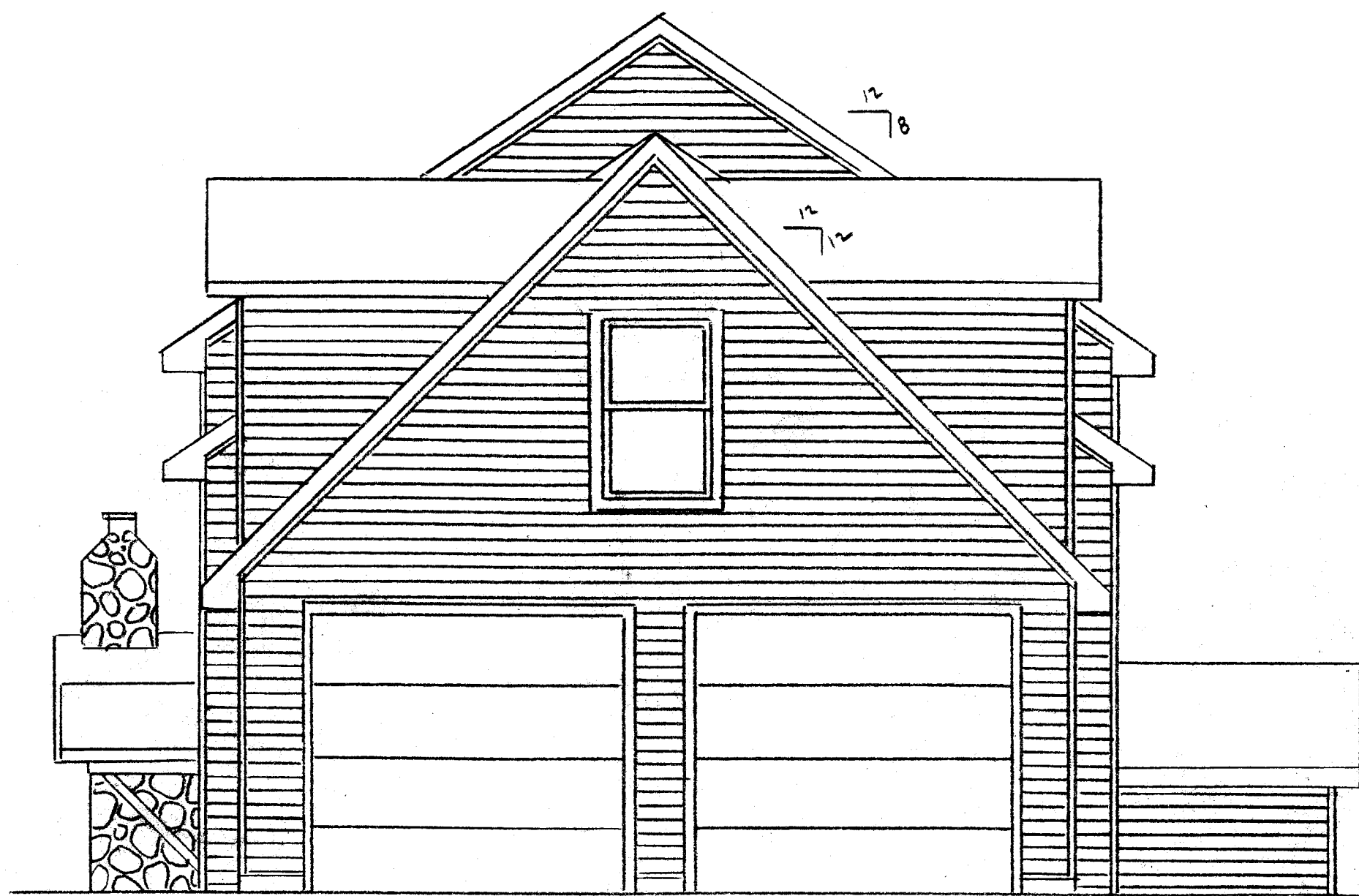
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DESCRIPTION:
 SEC. 22 T2N, R5E, CROOKED LAKE HIGHLANDS SUB. LOT 21.

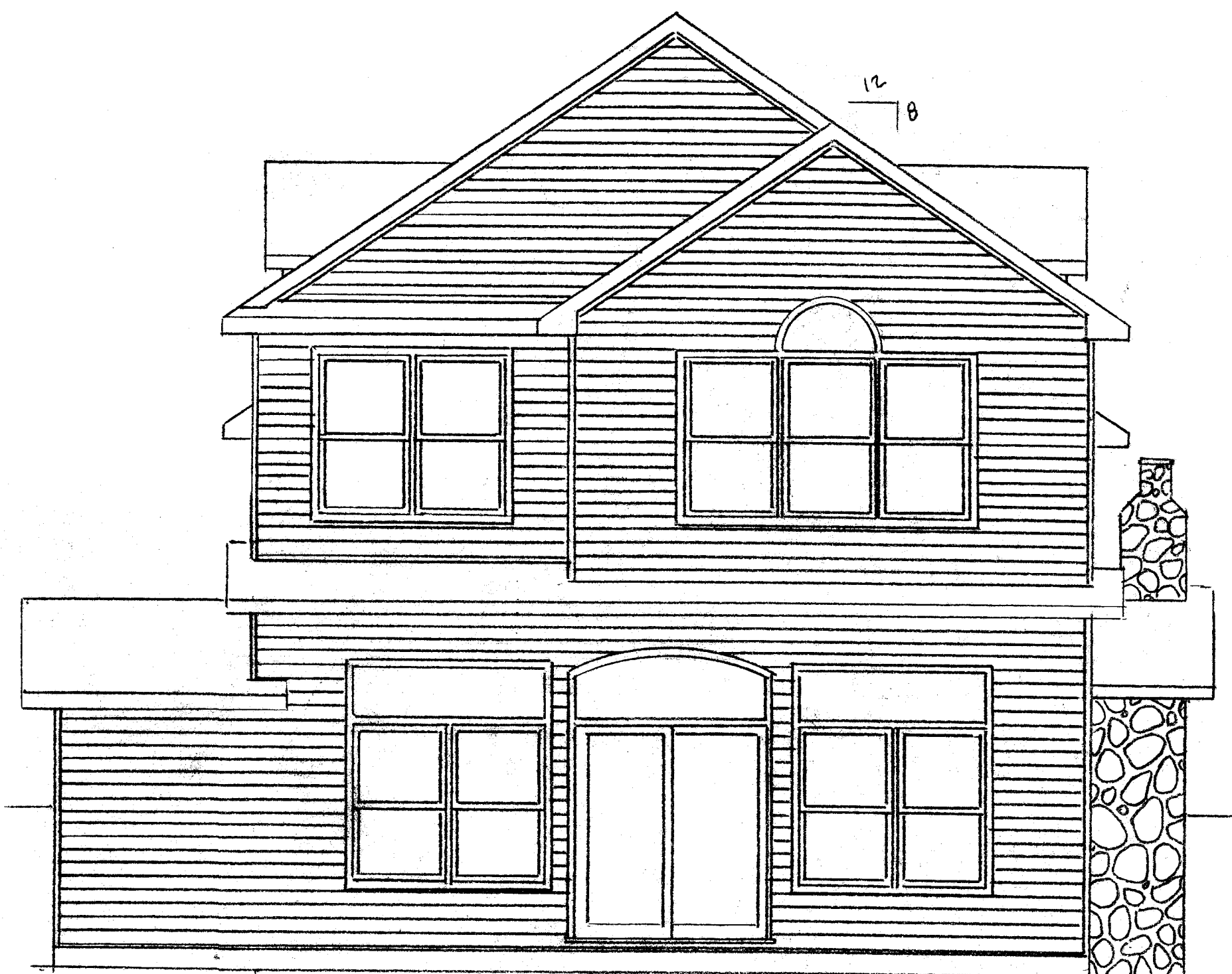
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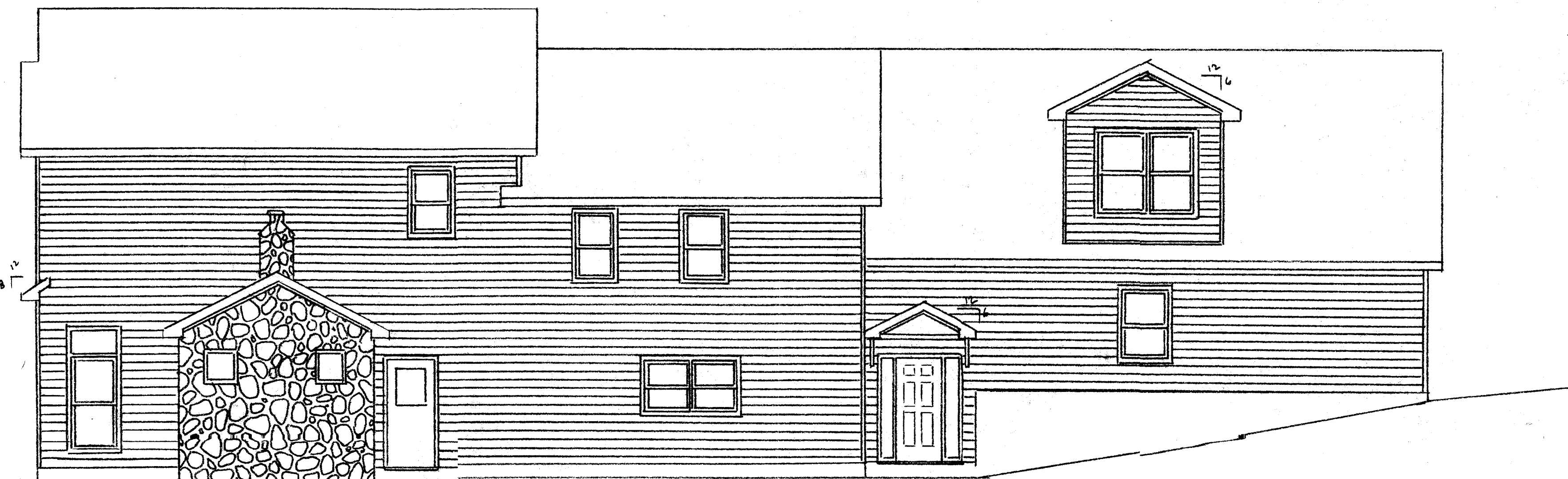
DESIGNED BY:	AEB
DRAWN BY:	AEB
CHECKED BY:	
SCALE	1" = 20'
JOB NO.	16-051
DATE	3-3-16
SHEET NO.	1 OF 1



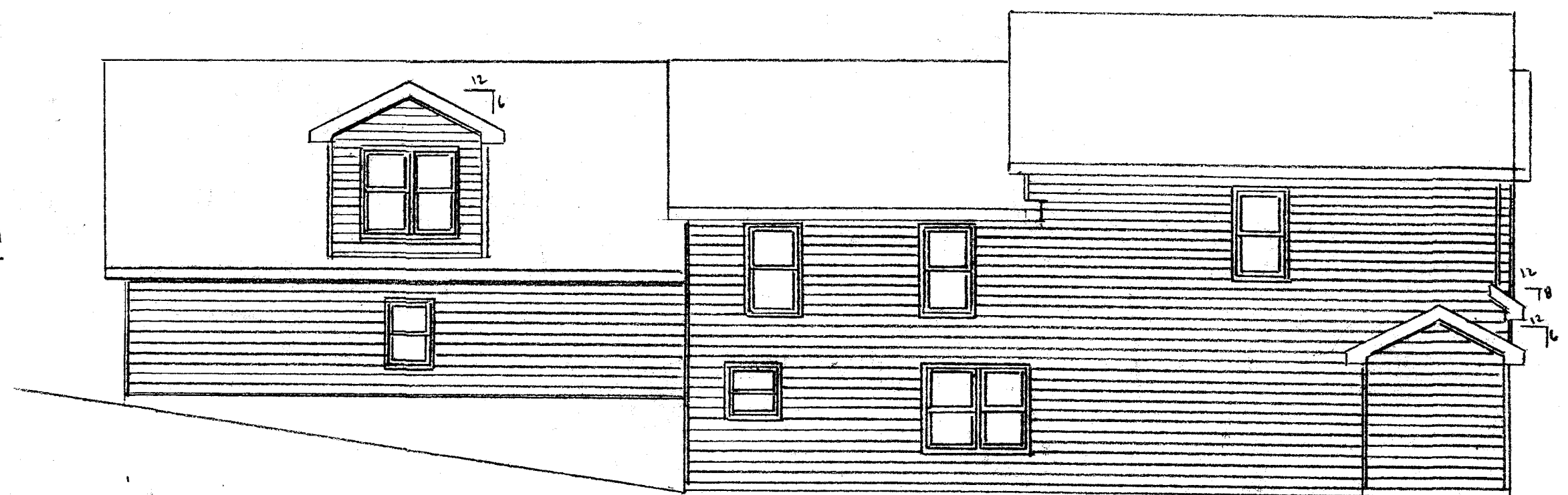
FRONT (STREET) ELEVATION
SCALE: 1/4" = 1'0"



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



LEFT ELEVATION
SCALE: 3/16" = 1'0"



RIGHT ELEVATION
SCALE: 1/8" = 1'0"

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 1982 B

NOTE: EXT 2x6 WALLS DRAWN WITH THICK LINE
INT 2x4 EXISTING WALLS DRAWN WITH THIN LINE

NOTE: 2x12 DOORS OVER WINDOWS

NOTE: SMOKE DETECTORS WIRING IN SERIES WITH BATTERY BACK UP

LEGEND

- = EXISTING WALLS
- = NEW WALLS

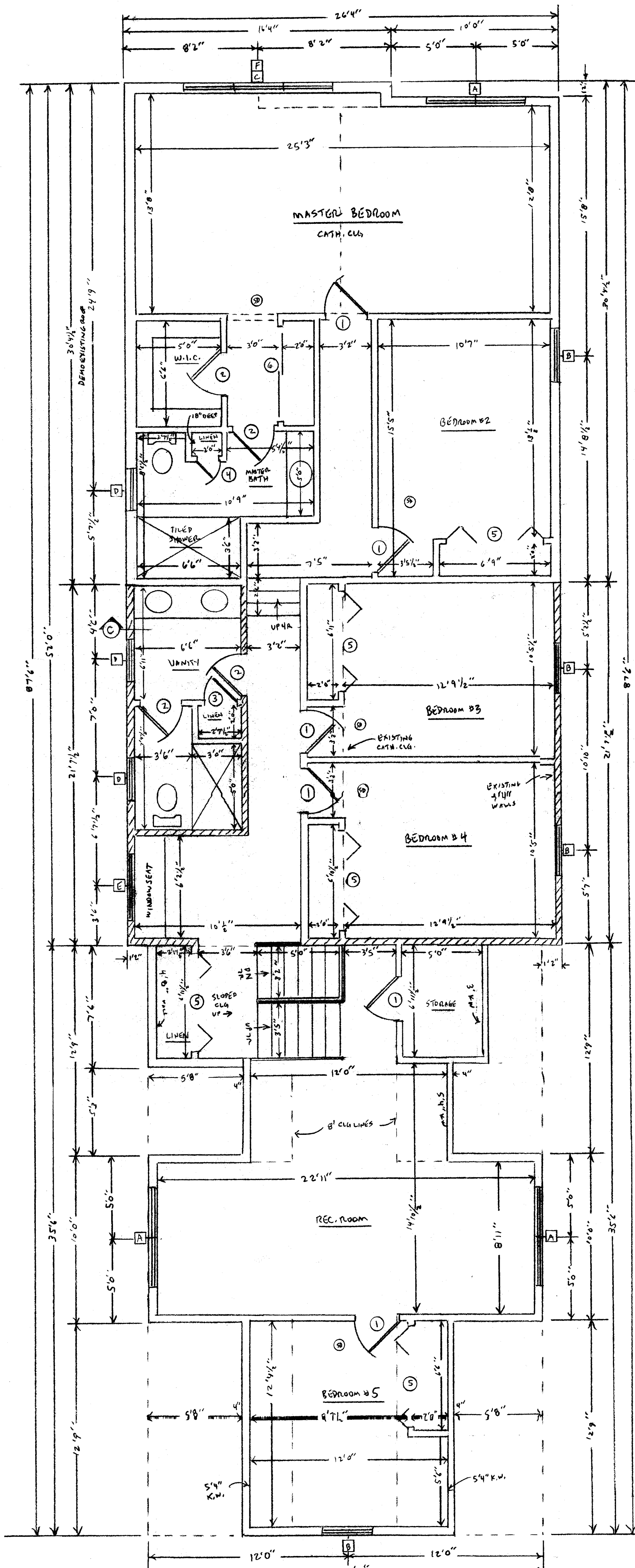
DOOR SCHEDULE

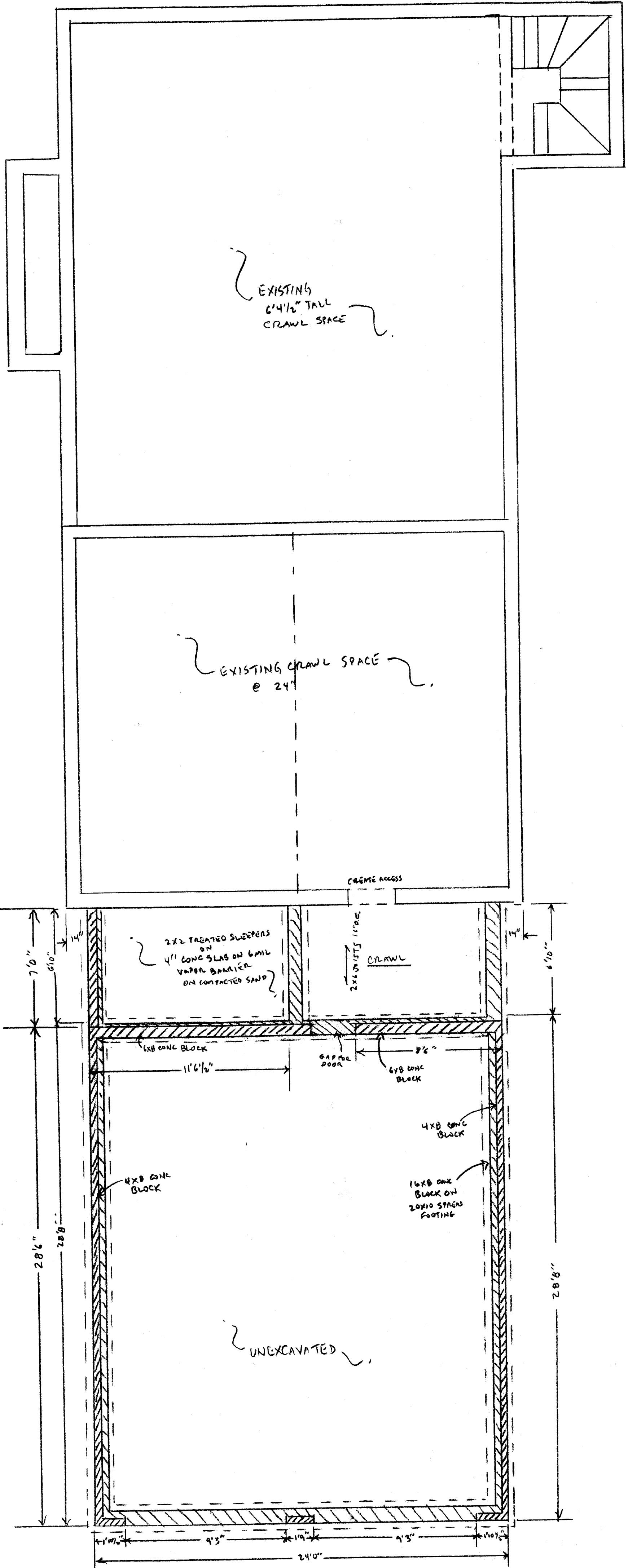
KEY	SIZE	QTY	DESC
1	2'6" x 6"	6	INT. SWING
2	2'6" x 4"	4	INT. SWING
3	2'6" x 8"	1	INT. SWING
4	1'6" x 8"	1	INT. SWING
5	6'0" x 8"	5	BIFOLD
6	6'6" x 8"	1	SLIDING DOOR

WINDOW SCHEDULE

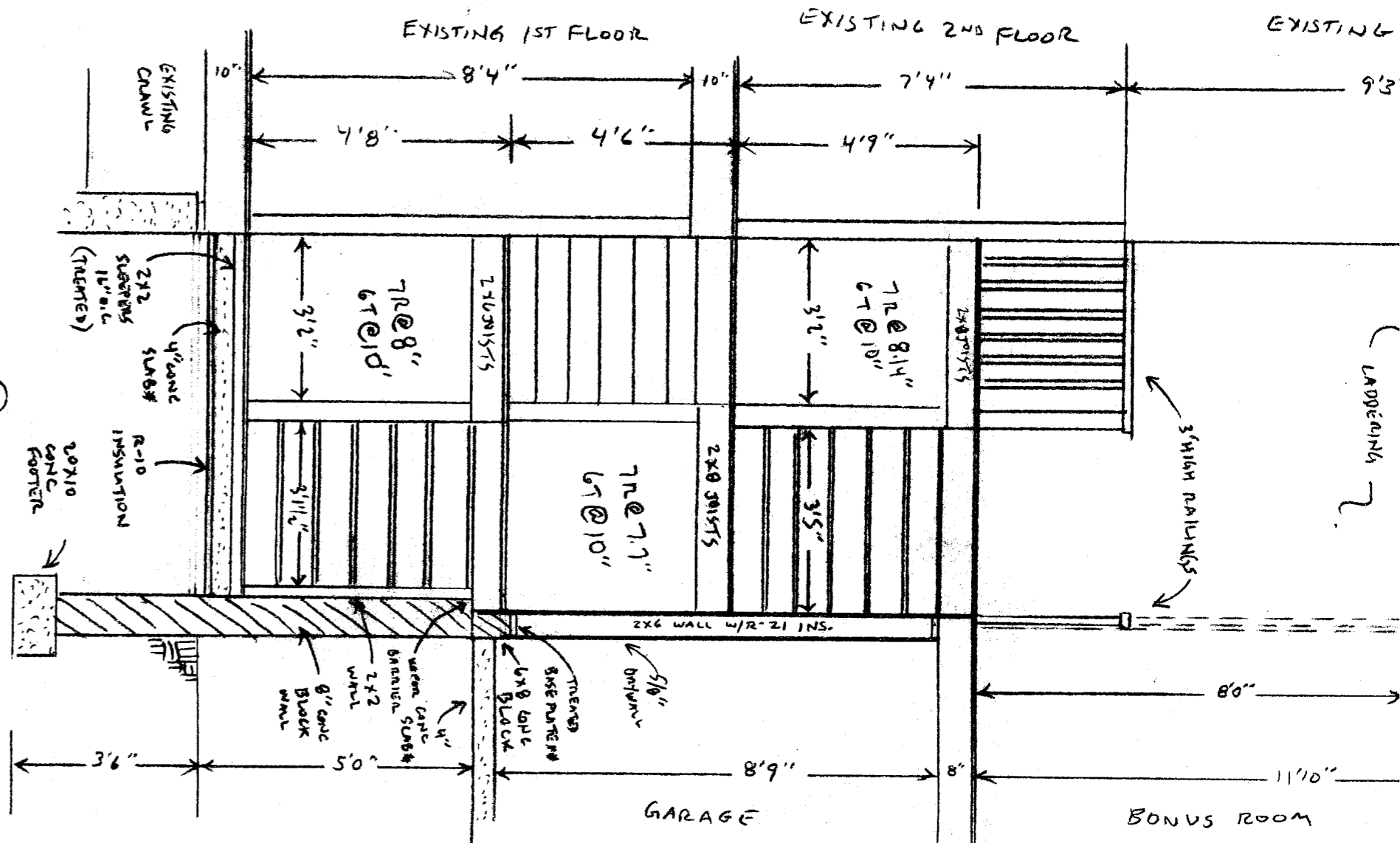
KEY	SIZE	QTY	DESC
A	6'0" x 5'0"	3	(2) 3'0" x 5'0" DH MULLED
B	3'0" x 5'0"	4	D.H.
C	4'0" x 5'0"	1	(3) 3'0" x 5'0" DH MULLED
D	2'4" x 4'0"	3	D.H.
E	4'4" x 4'0"	1	TWIN CASEMENT
F	3'0" x 1'6"	1	FIXED 1/2 ROUND

NOTE: SIZES VARY BY MFR.

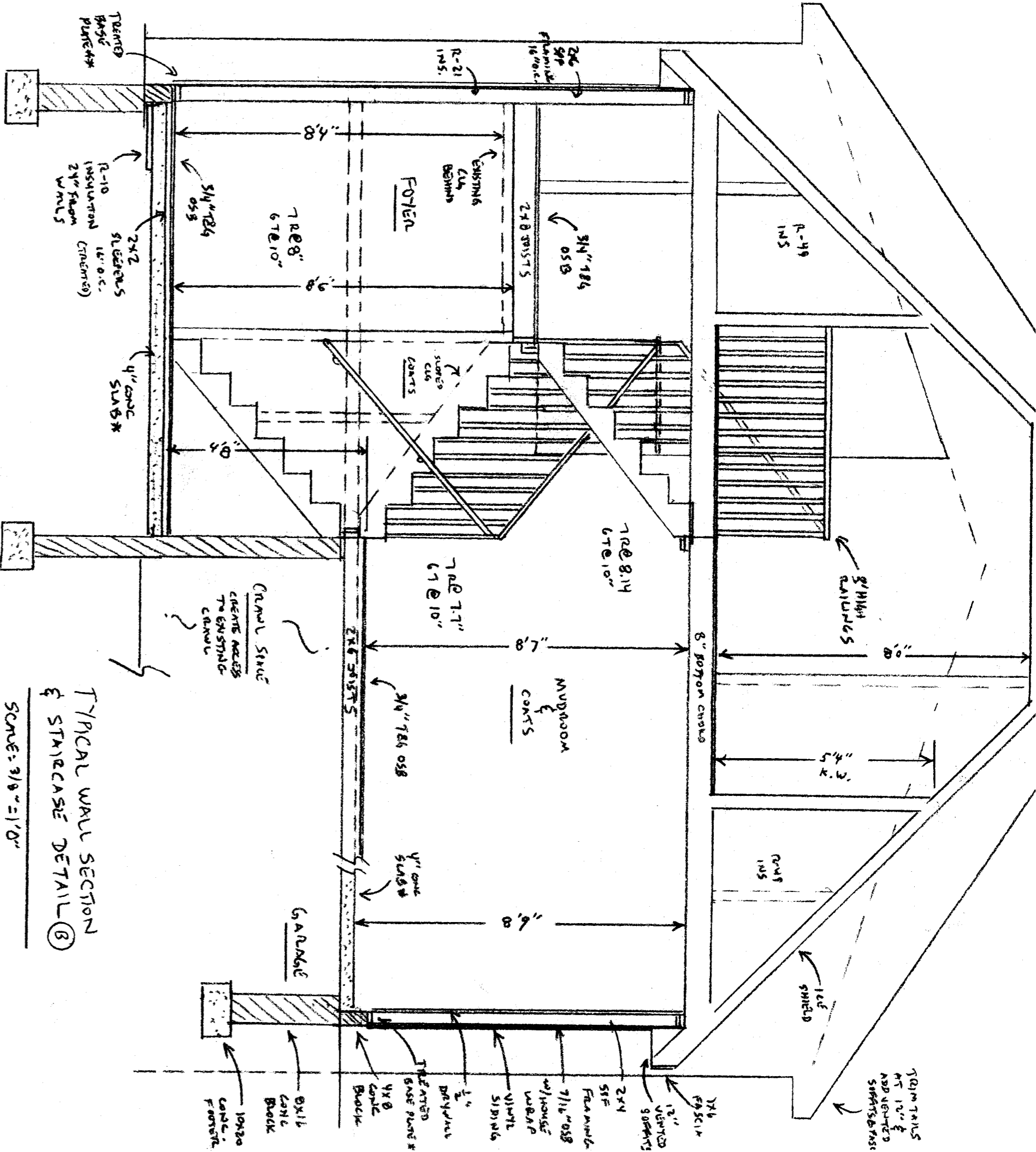




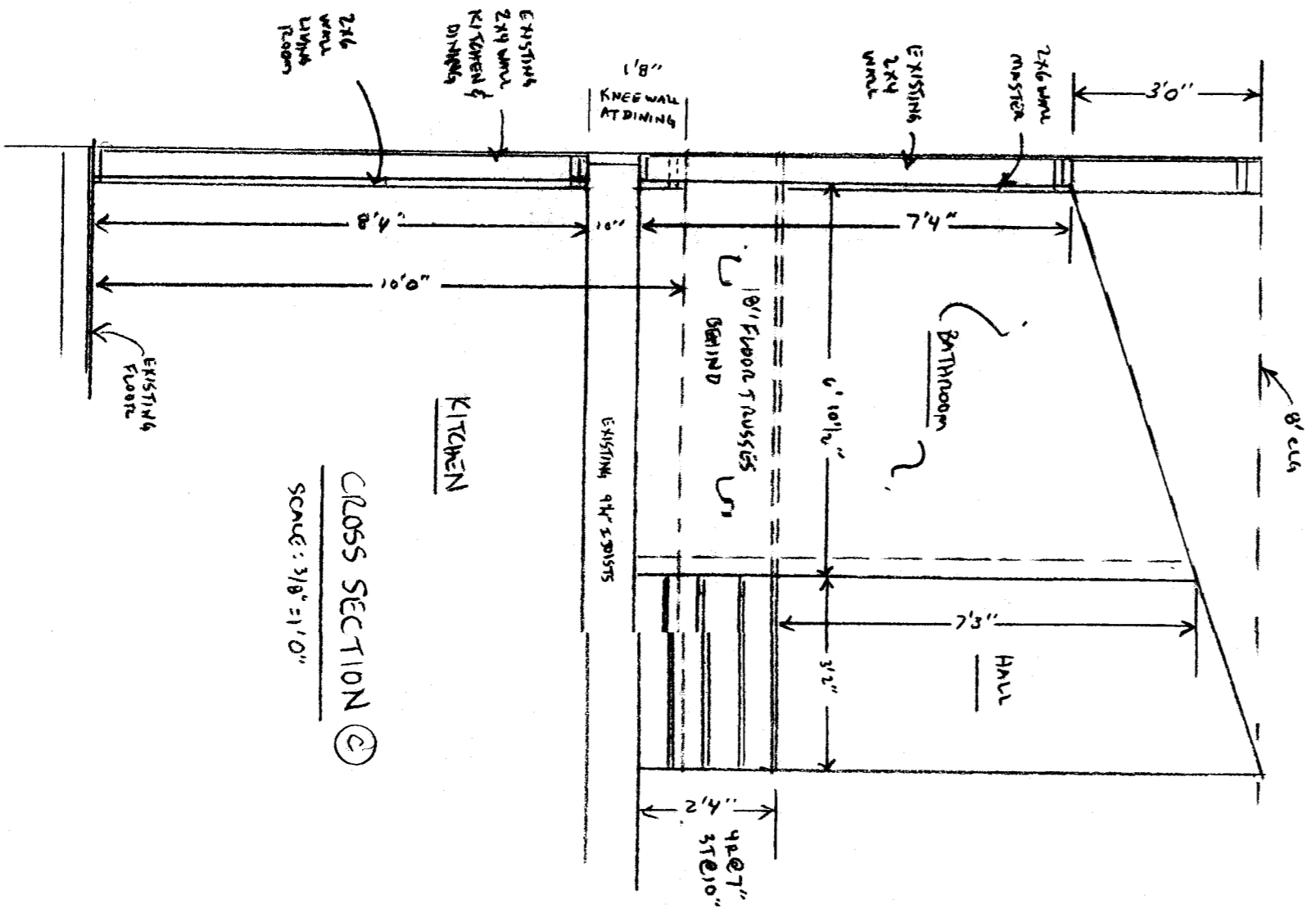
FOUNDATION PLAN
 SCALE: 1/4" = 1'0"



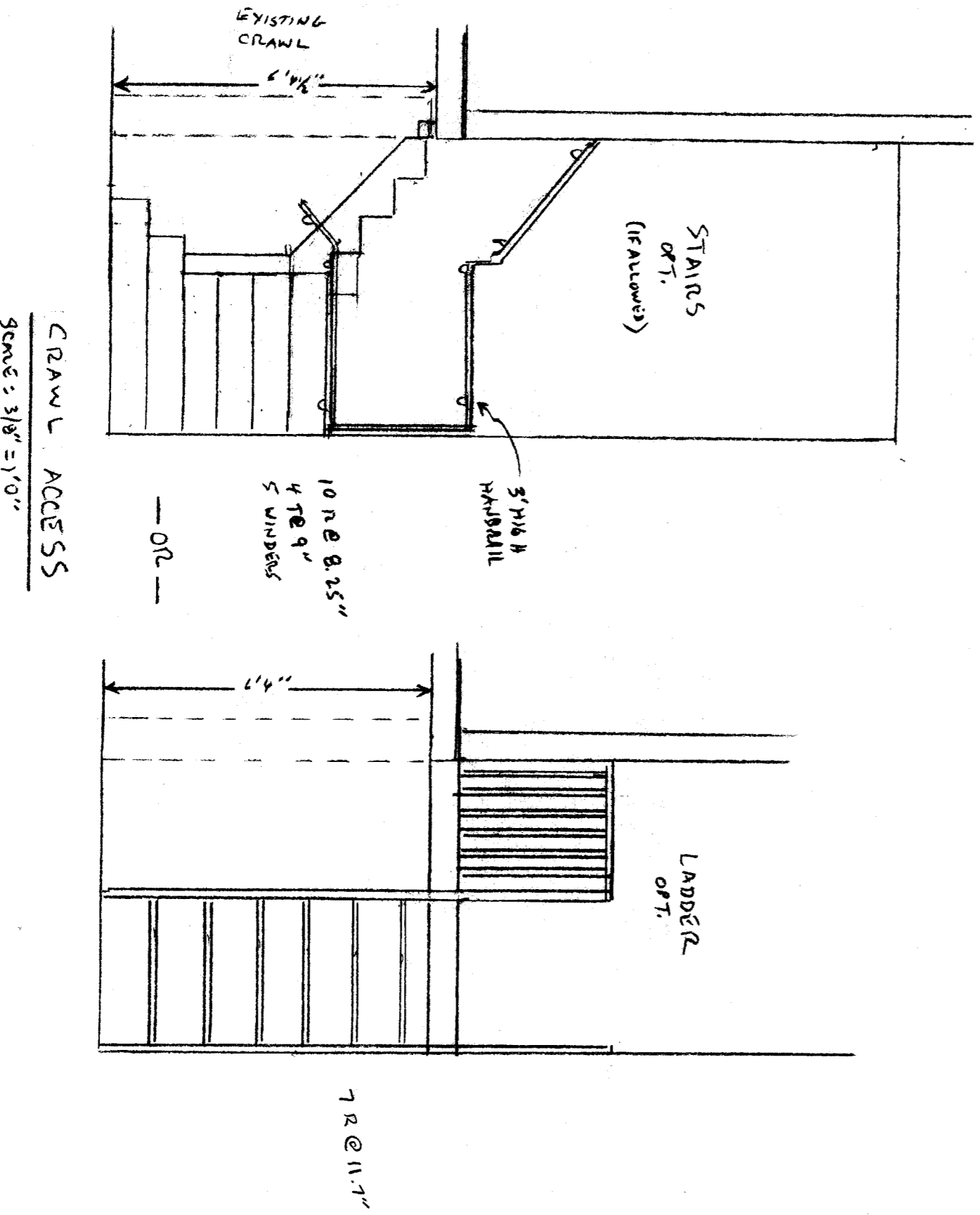
CROSS-SECTION A
SCALE: 3/8" = 1'-0"



TYPICAL WALL SECTION & STAIRCASE DETAIL
SCALE: 3/8" = 1'-0"



CROSS SECTION B
SCALE: 3/8" = 1'-0"



CRAWL ACCESS
SCALE: 3/8" = 1'-0"

* ON GULL VERTICAL BRACKET, and CONCRETE SLAB
** APPROVED 18" O.C. @ 72" O.C.

100M TRAYS
AT 12" &
ADD VERTICAL
SUPPORTS

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NYSTROM, DONALD D. & TRAC	EXLINE JANINE	275,000	01/26/2016	WD	ARMS-LENGTH	2016R-003458	BUYER	100.0
MERCER, MICHAEL M.	NYSTROM, DONALD D. & TRAC	260,000	06/15/2001	WD	ARMS-LENGTH	3023-0454	BUYER	100.0
MERCER, MICHAEL M.	MERCER	0	08/29/1997	QC	INVALID SALE	2217-0362	BUYER	0.0
DRUSKINIS		220,000	05/19/1995	WD	ARMS-LENGTH	1929-0753	BUYER	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning: LRR	Building Permit(s)	Date	Number	Status
4437 FILBERT DR	School: BRIGHTON		WOOD DECK	10/12/2011	P11-119	NO START
	P.R.E. 100% 03/01/2016					

Owner's Name/Address	MAP #: V16-09
EXLINE JANINE 1825 HUNTINGWOOD LN BLOOMFIELD HILLS MI 48304-2313	

2016 Est TCV Tentative		Land Value Estimates for Land Table 00083.TRI LAKES LAKE FRONT	
X	Improved	Vacant	
	Public Improvements		* Factors *
	Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value
	Gravel Road		LAKE FRONT 50.00 295.00 1.0000 1.4516 2300 100 166,934
	Paved Road		50 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 166,934
	Storm Sewer		Land Improvement Cost Estimates
	Sidewalk		Description Rate CountyMult. Size %Good Cash Value
	Water		Hot tub 5350.00 1.00 1 46 2,461
	Sewer		Total Estimated Land Improvements True Cash Value = 2,461
	Electric		
	Gas		
	Curb		
	Street Lights		
	Standard Utilities		
	Underground Utils.		

Tax Description
SEC. 27 T2N, R5E, ROUND LAKE SUB. LOT 21
Comments/Influences



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

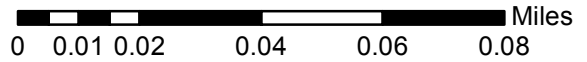
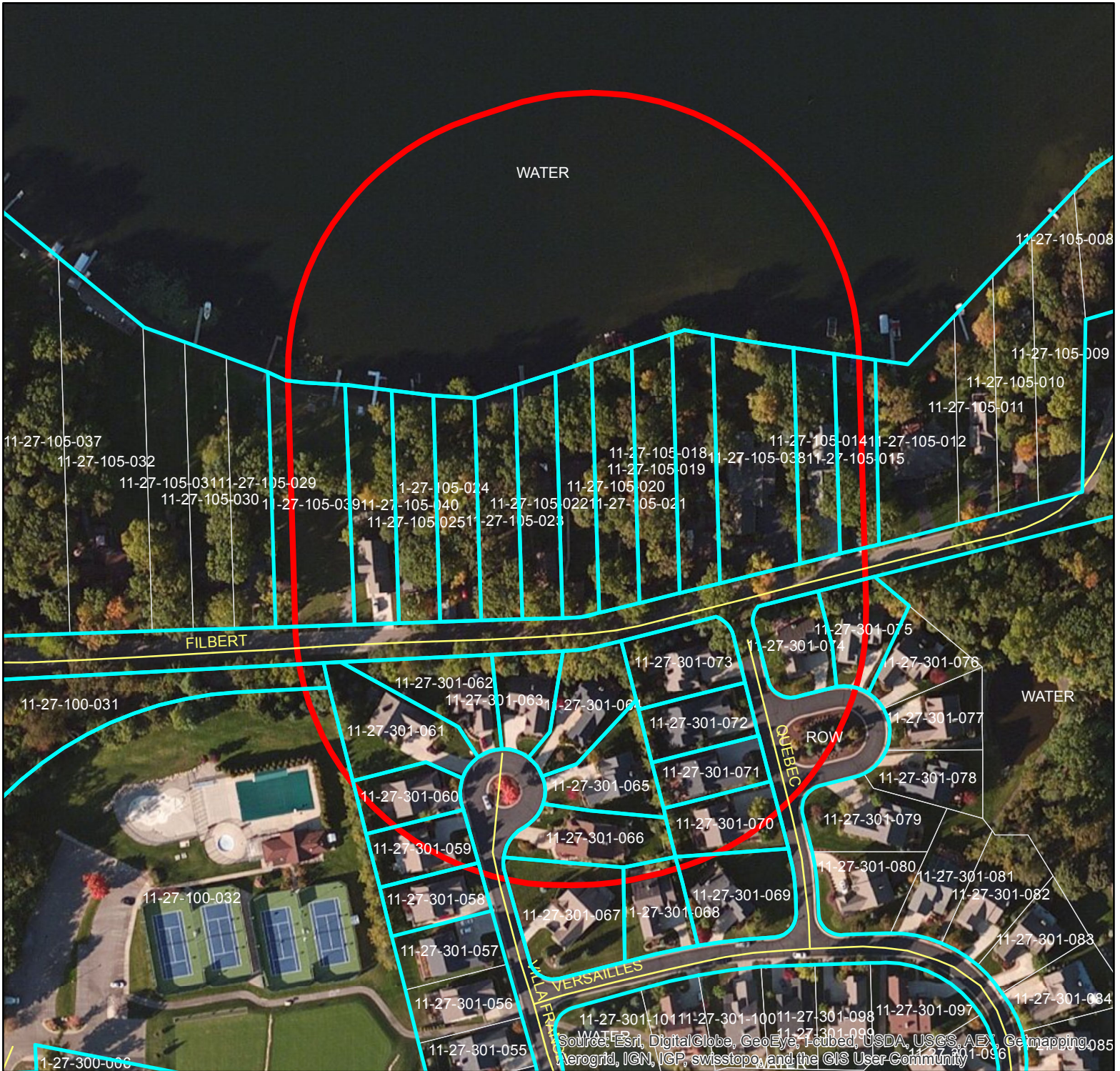
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2016	Tentative	Tentative	Tentative			Tentative
	Rolling		2015	83,500	99,600	183,100			168,050C
	Low		2014	79,800	93,000	172,800			165,404C
	High		2013	72,600	90,200	162,800			162,800S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	REFUSE								
	Who	When	What						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 30 381 54	Type CPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % 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									
	Building Style: CD		Trim & Decoration Ex X Ord Min													
	Yr Built 1930	Remodeled 0	Size of Closets Lg X Ord Small													
	Condition for Age: Good		Doors Solid X H.C.													
	Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:				Central Air Wood Furnace									
	(1) Exterior		(6) Ceilings				(12) Electric 0 Amps Service									
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 879 S.F. Crawl: 598 S.F. Slab: 0 S.F. Height to Joists: 0.0				No./Qual. of Fixtures Ex. X Ord. Min	Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
	Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				No. of Elec. Outlets Many X Ave. Few	1	Story Siding	Mich Bsmnt.	55.37	-3.95	1.87	879	46,842	
	(2) Windows Many Avg. X Few	Large Avg. X Small	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF				(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	2	Story Siding	Crawl Space	86.81	-7.90	3.73	598	49,419	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	1	Story Siding	Overhang	31.44	0.00	0.00	14	440	
	(3) Roof Gable Hip Flat Asphalt Shingle	Gambrel Mansard Shed					Lump Sum Items:		Other Additions/Adjustments					Rate	Size	Cost
	Chimney: Brick								(13) Plumbing 3 Fixture Bath 1975.00						1	1,975
									(14) Water/Sewer Public Sewer Well, 200 Feet 4675.00						1	1,025
									(15) Built-Ins & Fireplaces Fireplace: Interior 1 Story 2900.00						1	2,900
									(16) Porches CPP, Standard 25.17						30	755
									(16) Deck/Balcony Treated Wood, Standard 6.20						381	2,362
									(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 20.85						440	9,174
									Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0,							119,364
									Separately Depreciated Items: (16) Deck/Balcony Treated Wood, Standard 9.65						54	521
									County Multiplier = 1.49 =>							776
									Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,							730
									Total Depreciated Cost =							120,094
									ECF (4306 TRI LAKES LAKE FRONT)							198,515

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

300 ft Buffer for Noticing



Case #16-09

Applicant: Janine Exline

Parcel ID: 4711-27-105-021

Meeting Date: March 15, 2016



February 19, 2016

Charter Township of Genoa
ZONING BOARD OF APPEALS
MARCH 15, 2016
CASE #16-10

PROPERTY LOCATION: 5555 Grand River Ave.

PETITIONER: Matt Ikle

ZONING: MDR (Medium Density Residential)

WELL AND SEPTIC INFO: Water and sewer

PETITIONERS REQUEST: Requesting a variance to construct a detached accessory structure in the front yard.

CODE REFERENCE: Sec. 11.04.01 (c)

STAFF COMMENTS: See staff report



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION

2911 DORR ROAD | BRIGHTON, MICHIGAN 48116

(810) 227-5225 | FAX (810) 227-3420

Case # 16-10 Meeting Date: 3/15/16

- 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 (see attached).

Applicant/Owner: Matt Ikle

Property Address: 5555 E. Grand River Phone: 248/207-9654

Present Zoning: MDR Tax Code: 4711-10-301-035

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: 5ft set back

2. Intended property modifications: 24x36 Garage

a. Unusual topography/shape of land (explain): The topography and shape of the lot will allow only one location for an accessory building, creating a practical difficulty.

b. Other (explain): _____

The following is required. Failure to meet these requirements may result in tabling of this petition:

1. **Property must be staked showing all** proposed improvements five (5) days before the meeting and remain in place until after the meeting;
2. **Plot Plan drawings must be submitted**, showing setbacks and elevations of proposed buildings and all other pertinent information. **One paper copy of all drawings is required.**
3. **Waterfront properties must indicate setback from water for adjacent homes.**
4. **Petitioner (or a Representative) must be present at the meeting.**

Date: 2/17/16 Signature: [Signature]

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

**After the decision is made regarding your Variance approval:
Contact the Genoa Township Zoning office to discuss your next step.**



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: March 7, 2016
RE: ZBA 16-10

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

STAFF REPORT

File Number: ZBA#16-10
Site Address: 5555 Grand River Ave. Howell 48843
Parcel Number: 4711-10-301-035
Parcel Size: .329 acre
Applicant: Matt Ikle, 1111 Rial Lake Dr. Howell 48843
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance

Project Description: Applicant is requesting a variance to construct a detached accessory structure in the front yard.

Zoning and Existing Use: MDR (Medium Density Residential), the property has a house currently under construction.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday February 28, 2016 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:

- See Real Estate Summary and Record Card.
- Property previously had an apartment building on the property.
- A land use waiver was issued in 2009 for the building to be demolished due to a fire.

SUPERVISOR

Gary T. McCrie

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

The proposed project is to construct a detached accessory structure in the front yard. In order to do this the applicant would be required to obtain a variance to construct the structure in the front yard. This lot borders the Glen-Echo walking path and park adjacent to the lake. Please see attached plat map. There is a 25 foot sewer easement that runs along the rear property line, severe slope to the property and it is a corner lot.



Variance Requests

The following is the section of the Zoning Ordinance that the variances are being requested from:

Sec. 11.04.01 (C) Restrictions in front yard

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 – Compliance with the strict letter of the ordinance would prevent the applicant from constructing a detached accessory structure. Located on the lot is a 25 foot sewer easement that runs along the rear property line, the topography of the lot drops off significantly between Grand River and the park, and it is a corner lot which means the lot has two front yards. Granting of the requested variance would do substantial justice to the applicant as well as to other property owners in the district.

Extraordinary Circumstances – The exceptional or extraordinary condition of the property is location of the sewer easement, topography of the lot and it is a corner lot. The need for the variance was not self-created by the applicant. While there are some detached accessory structures in the front yards within the surrounding neighborhood, the majority of the parcels do not have them. The need for the variance is not self-created.

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.

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

Staff Findings of Fact

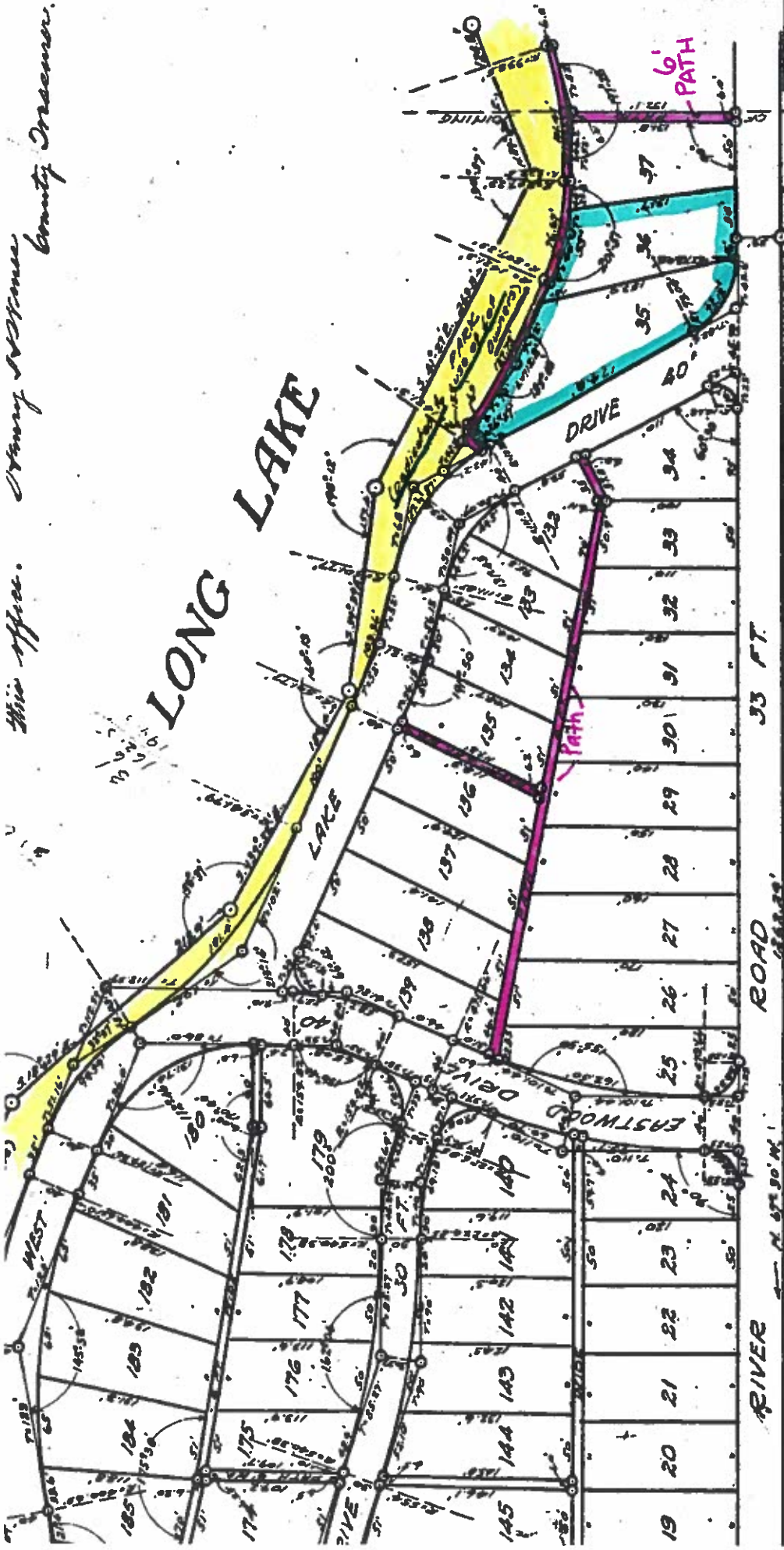
1. The need for this variance is due to the topography of the lot, location of a 25 foot sewer easement on the rear of the lot, and it is a corner lot.
2. Granting of the requested variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township.
3. Granting the requested variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval.

1. The detached accessory structure will be guttered with downspouts. The applicant must maintain drainage on their property.

This office. Army Station
County Recorder.



Part of plot donated, being a part of lot
159, 160 & 161. File 20-1422

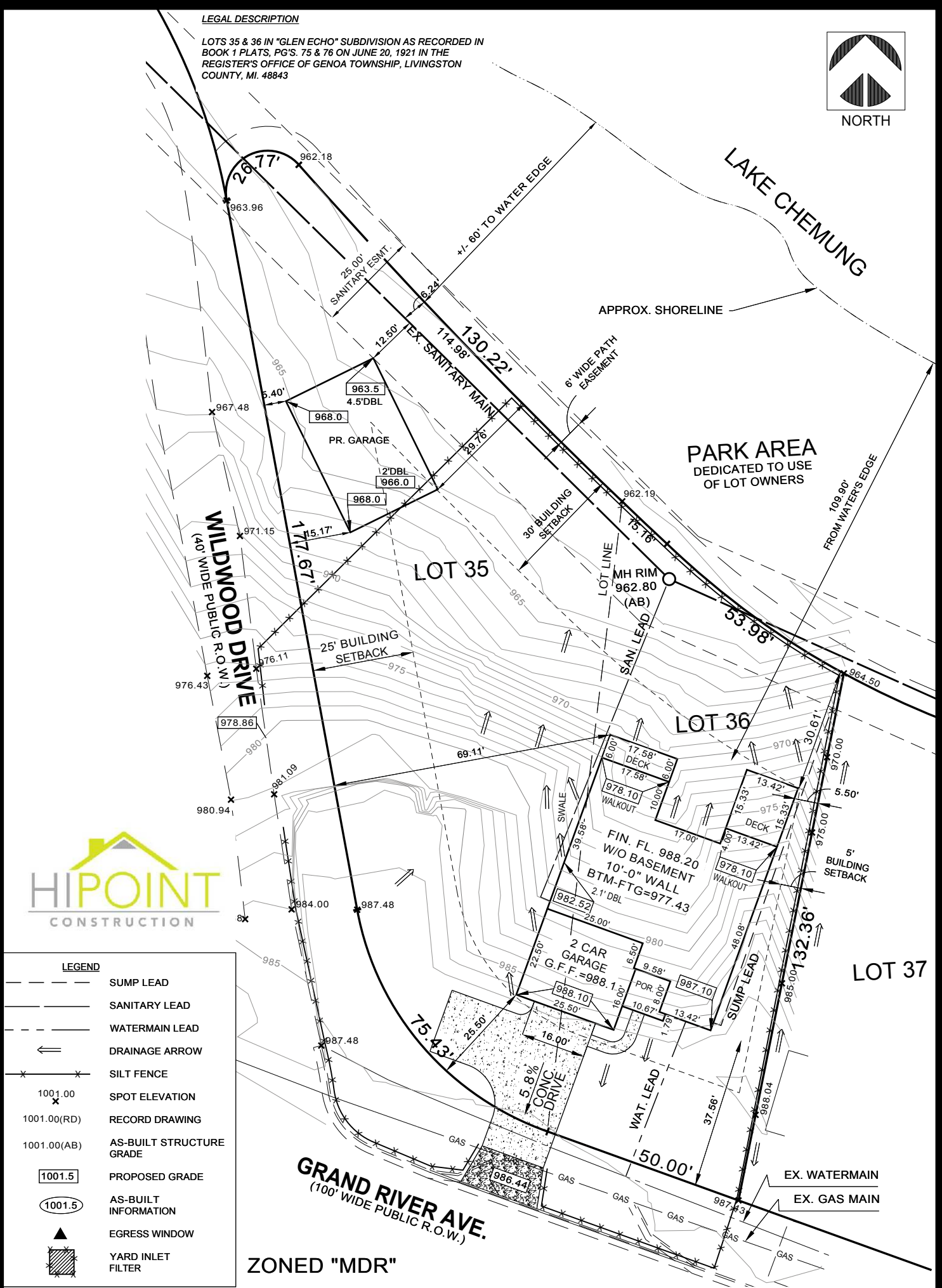
 PARK

 PATH

 - 5555 E. GRAND RIVER

LEGAL DESCRIPTION

LOTS 35 & 36 IN "GLEN ECHO" SUBDIVISION AS RECORDED IN BOOK 1 PLATS, PG'S. 75 & 76 ON JUNE 20, 1921 IN THE REGISTER'S OFFICE OF GENOA TOWNSHIP, LIVINGSTON COUNTY, MI. 48843



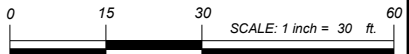
LEGEND	
	SUMP LEAD
	SANITARY LEAD
	WATERMAIN LEAD
	DRAINAGE ARROW
	SILT FENCE
1001.00	SPOT ELEVATION
1001.00(RD)	RECORD DRAWING
1001.00(AB)	AS-BUILT STRUCTURE GRADE
1001.5	PROPOSED GRADE
1001.5	AS-BUILT INFORMATION
	EGRESS WINDOW
	YARD INLET FILTER

ZONED "MDR"

NOTE:
 DIFFIN - UMLOR & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR DRIVEWAY PLACEMENT. CLIENT MUST VERIFY ALL DIMENSIONS AND DRIVEWAY PLACEMENT PRIOR TO CONSTRUCTION. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. BEFORE BEGINNING CONSTRUCTION VERIFY AS-BUILT HOME LEAD LOCATION WITH MUNICIPALITY. NO FIELD WORK HAS BEEN DONE AT THIS TIME.

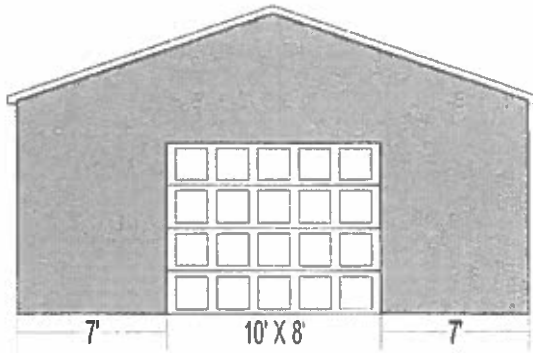


53115 GRAND RIVER AVE, NEW HUDSON, MI 48165
 PH: (248) 437-7803, FAX: (866) 690-4307

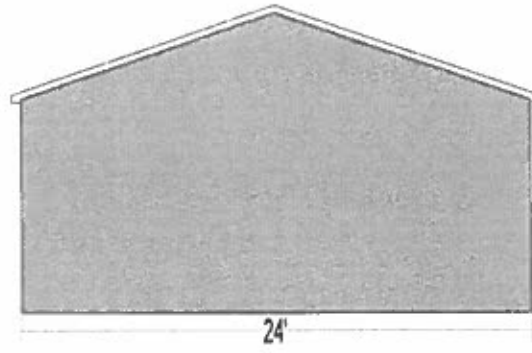


LOT 35 & 36 PROPOSED SHED LAYOUTS	
5555 GRAND RIVER AVE. "GLEN ECHO" SUBDIVISION TAX I.D. #4711-10-301-035	
SECTION 10, TOWN 2 NORTH, RANGE 5 EAST GENOA TOWNSHIP LIVINGSTON COUNTY, MICHIGAN	
Date:	2-22-16
Project No.:	151007

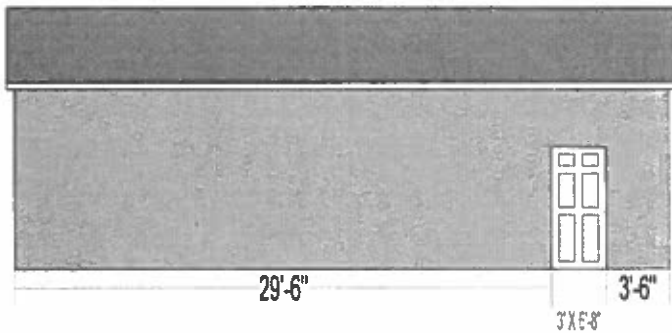
*** Here are the wall configurations for your design.
Illustration May Not Depict All Options Selected



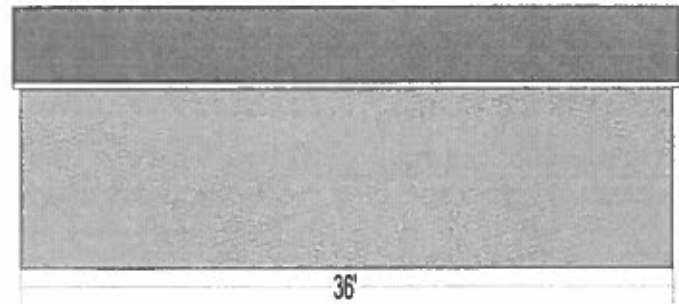
Gable Front View
(1) -



Gable Back View



Eave Front View
(1) -



Eave Back View

Building Size: 24 feet wide X 36 feet long X 10 feet high
Approximate Peak Height: 14 feet 4 inches (172 inches)

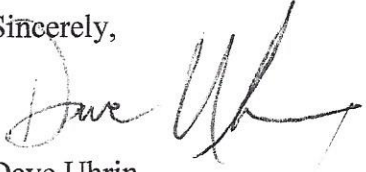
NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.
Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

To Whom It May Concern:

We are in favor of the accessory garage location at 5555 E Grand River. The Ikle's are improving the lot with building their home and the 24x36 garage on the corner.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Uhrin". The signature is written in a cursive style with a large initial "D" and a long horizontal stroke at the end.

Dave Uhrin
5516 Wildwood
Howell, Michigan 48843

To Whom It May Concern:

We are in favor of the accessory garage location at 5555 E Grand River. The Ikle's are improving the lot with building their home and the 24x36 garage on the corner.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Bradford" or similar, written in a cursive style.

Ryan and Michelle Bradford
5571 E Grand River
Howell, Michigan 48843

To Whom It May Concern:

We are in favor of the accessory garage location at 5555 E Grand River. The Ikle's are improving the lot with building their home and the 24x36 garage on the corner.

Sincerely,

Richard and Loretta Corrunker
5530 Wildwood
Howell, Michigan 48843

Loretta Corrunker
Richard Corrunker

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
GRUBER GERALD TRUST	IKLE MATTHEW W.	70,000	09/15/2015	WD	ARMS-LENGTH	2015R-030709	BUYER	100.0							
GRUBER GERALD	GRUBER GERALD TRUST	0	01/28/2015	QC	INVALID SALE	2015R-006060	BUYER	0.0							
KELLER BRIAN & JANELLE C	GRUBER GERALD	125,000	09/14/2010	WD	ARMS-LENGTH	2010R-025826	BUYER	100.0							
KELLER, DAVID & CHRISTINE	KELLER BRIAN & JANELLE C	0	04/03/2008	QC	INVALID SALE	2008R-015216	BUYER	0.0							
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: MDR		Building Permit(s)		Date	Number	Status					
5555 E GRAND RIVER		School: HOWELL		HOME		11/19/2015		P15-202	NO START						
Owner's Name/Address		P.R.E. 0%		DEMO		09/15/2009		W09-091	NO START						
IKLE MATTHEW W. 1111 RIAL LAKE DR. HOWELL MI 48843		MAP #: V16-10		DEMO COMMERCIAL		08/06/2009		W09-077	NO START						
Tax Description		2016 Est TCV Tentative		X Improved		Vacant		Land Value Estimates for Land Table 00005.WEST LAKE CHEMUNG							
SEC. 10 T2N, R5E, GLEN ECHO LOTS 35 AND 36		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Dirt Road		LAKEVIEW/GR RD		93.00		154.00	1.0000	1.0000	1500	100			139,500
		Gravel Road		93 Actual Front Feet, 0.33 Total Acres		Total Est. Land Value =								139,500	
		Paved Road													
		Storm Sewer													
		Sidewalk													
		Water													
		Sewer													
		Electric													
		Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		Tentative						Tentative	
		2016		Tentative		Tentative		Tentative						Tentative	
		2015		49,000		0		49,000						41,452C	
		2014		49,000		0		49,000		40,800M				40,800S	
		2013		49,000		0		49,000						49,000S	

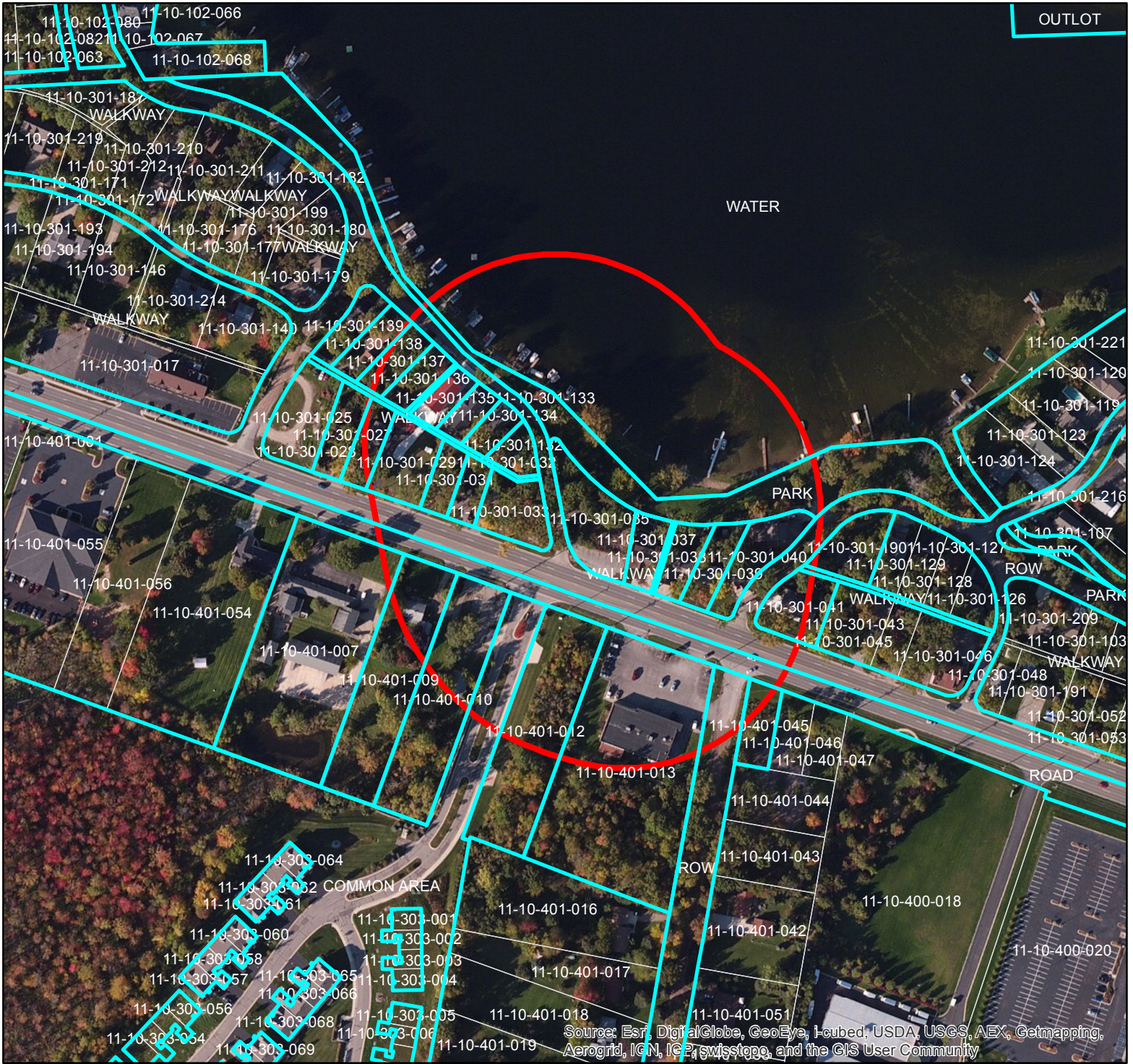
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Licensed To: Township of Genoa, County of Livingston, Michigan

*** 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	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	CntyMult X 1.490	Bsmnt Garage:			
	(4) Interior		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			Class: C Effec. Age: 0 Floor Area: 0 Total Base Cost: 0 Total Base New : 0 Total Depr Cost: 0 Estimated T.C.V: 0								X 1.011	Roof:	
X Wood Frame	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration Ex X Ord Min				Central Air Wood Furnace			Rate		Rate				
Building Style: C	Trim & Decoration		Size of Closets Lg X Ord Small			(12) Electric 0 Amps Service			Rate		Rate		Rate			
Yr Built 2015	Remodeled 0	Doors: Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation			Rate		Rate		Rate		
Condition for Age: Good	Doors: Solid X H.C.		(6) Ceilings			No. of Elec. Outlets Many X Ave. Few			Rate		Rate		Rate			
Room List	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Rate		Rate		Rate			
Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate		Rate		Rate			
(1) Exterior	(7) Excavation		(8) Basement			(14) Water/Sewer			Rate		Rate		Rate			
Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation	Basement: Crawl: Slab: Height to Joists:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Rate			
(2) Windows	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:			Rate		Rate		Rate			
Many Avg. Few X Avg. X Avg. Large Small	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support						Rate		Rate		Rate			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:								Rate		Rate		Rate			
(3) Roof	Chimney:								Rate		Rate		Rate			
X Gable Hip Flat	Gambrel Mansard Shed								Rate		Rate		Rate			
X Asphalt Shingle									Rate		Rate		Rate			

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

300 ft Buffer for Noticing



Case #16-10

Applicant: Matt Ikle

Parcel ID: 4711-10-301-035

Meeting Date: March 15, 2016



February 22, 2016

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
FEBRUARY 16, 2016, 6:30 PM**

MINUTES

Call to Order: Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm at the Genoa Charter Township Hall. The members and staff of the Zoning Board of Appeals were present as follows: Marianne McCreary, Jeff Dhaenens, and Jean Ledford. Absent were Barb Figurski and Jerry Poissant.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of the Agenda: **Moved** by McCreary, seconded by Figurski, to approve the agenda as amended. **The motion carried unanimously.**

Chairman Dhaenens advised the petitioners that there are only three board members present this evening, instead of five. Three votes are needed for approval. He stated that a petitioner can request to have their item tabled until the next regularly-scheduled meeting when there will be more members in attendance.

Call to the Public: The call to the public was made at 6:32 p.m. with no response.

1. 16-02...A request by Douglas Milne, 6505 Forest Beach, for two side-yard setback variances to construct a new home.

Mr. Milne stated he would like to build a 24-foot wide by 79-foot long, 3-bedroom, 3 bath, home with a walk-out basement. The current side-yard setback requirements are 30 feet and his property is only 50-feet wide. He is asking for a variance for a 13-foot side yard setback on the south and an 11-foot side yard setback on the north. He stated that there is enough room for emergency vehicles to access the entire site.

Ms. Ruthig stated that the home will be 100 feet from the lake, which is within the requirement, so he does not need a variance.

The call to the public was made at 6:47 p.m.

Mr. Michael Morgan of 6483 Forest Beach Drive presented the legal easement document for the augmentation well located on Mr. Milne's property. He wants to ensure that trucks will be able to access the well as this is the property of all residents on Baetcke Lake.

He also stated that the plans show that the garage is 24-feet wide, and is not as wide as the home, therefore the home is wider than 24 feet, so the setbacks will be different than what is being requested. There are also trees on the side of the lot and this could hinder trucks being able to access the well.

Also, the location of the proposed septic tank will be located where the well truck would be accessing the property and they would have to drive over it.

He stated there is an observation well on the side of the lot that is used for the augmentation well at the back of the property.

The call to the public was closed at 7:03 p.m.

Chairman Dhaenens asked Mr. Milne to confirm the dimensions of the home. He stated that the entire width of the home is 24 feet. The width of the garage is 20 feet. Mr. Milne stated he will remove the trees on the north side of the lot.

Mr. Milne stated that he will use the observation well that is currently on the property as the well for the new home. Board Member McCreary wants to ensure that the Livingston County Health Department approves of all of the well and septic locations and that they can be accessed for maintenance.

Board Member McCreary has concerns about the site lines at the end of the driveway.

Moved by Ledford, seconded by McCreary, to approve Case #16-02 for Douglas Milne of 6505 Forest Beach Drive for a requested side setback variance of 17 feet on one side and 19 feet on the other side from the required 30 foot side yard setback to construction a new two-story home on Lot #19, based on the following findings of fact:

- The need for a variance is the narrowness of the lot and was not self-created by the applicant.
- The extraordinary circumstance is this lot is legally non-confirming for the LDR zoning, which is not consistent with this lot size.
- Granting the variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase congestion in public streets or increase the danger of fire or endanger public safety, comfort, morals or welfare of the inhabitants of Genoa Township.
- Granting the variance will not interfere with or discourage the appropriate development, continued use or value of adjacent properties in the surrounding neighborhood. The proposed home is consistent with properties in the area.

Granting this variance is conditioned upon:

- The home shall be guttered with downspouts and runoff draining toward the lake.
- The applicant shall provide verification from a well-drilling authority that there is adequate access to the augmentation well.

The motion carried unanimously.

2. 16-03...A request by Kirk Pielet, 1530 Oak Haven, for a side yard setback variance to construct a detached garage.

Mr. Pielet stated that he has remodeled his home and he would like to replace the existing garage with one that will match the house. He is requested a two-foot side yard variance.

The call to the public was made at 7:27 p.m. with no response.

Moved by Ledford, seconded by McCreary, to approve Case #16-03 from Kirk Pielet of 1530 Oak Haven Drive for a two-foot side-yard setback variance from the required five feet to three feet to demolish the existing garage and construct a new 24' x 37.5' garage based on the following findings of fact:

- Granting the requested variance will do substantial justice to the applicant as well as to other property owners in the district and would make the property consistent with the majority of the properties in the vicinity.
- The need for a variance is the narrowness of the lot and was not self-created by the applicant.
- Granting the variance will not interfere with or discourage the appropriate development, continued use or value of adjacent properties in the surrounding neighborhood.
- Granting the variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase congestion in public streets or increase the danger of fire or endanger public safety, comfort, morals or welfare of the inhabitants of Genoa Township.

Granting of this variance is conditioned upon the detached accessory structure be guttered with downspouts and runoff draining toward the lake.

The motion carried unanimously.

3. 16-04...A request by Holly and Ray Coppielle/E.B.I. Inc., Vacant, Long Pointe Drive (11-10-301-221) for a waterfront setback variance to construct a new home.

Mr. Ray Coppielle is requesting a waterfront setback variance due to the irregular shoreline on his property. Aerial photographs were shown showing the irregularity.

The call to the public was made at 7:40 p.m.

Mr. Brett Gierack of 921 Sunrise Park stated that since Ray is in a wheelchair, there are limitations to how they can design their home.

The call to the public was closed at 7:41 p.m.

Moved by Ledford, seconded by McCreary, to approve Case #16-04 from Raymond Coppielle/E.B.I. Inc. for a vacant parcel on Long Pointe Drive for a waterfront setback of 40 feet to construct a new home based on the following findings of fact:

- Granting the requested variance would not impact the adjacent homes.
- Granting the variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase congestion in public streets or increase the danger of fire or endanger public safety, comfort, morals or welfare of the inhabitants of Genoa Township

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

Granting of this variance is conditioned upon the home being be guttered with downspouts and runoff draining toward the lake.

Administrative Business:

1. Approval of minutes for the January 19, 2016 Zoning Board of Appeals Meeting

Moved by McCreary, seconded by Ledford, to table the approval of the January 19, 2016 Zoning Board of Appeals Meeting until the next regularly-scheduled meeting when there are more members present. **The motion carried unanimously.**

2. Correspondence – There were no correspondence.
3. Township Board Representative Report - Board Member Ledford gave a review of the Township Board Meetings of January 11th, February 1st, and February 15, 2016.
4. Planning Commission Representative Report - Board Member Figurski was not present this evening.

Ms. Ruthig stated that the Planning Commission approved an outdoor storage location for Wal-Mart.

CRW Plastics was seeking a variance for outdoor storage; however, the item was tabled because the Planning Commission would like to see additional screening on the I-96 side of the lot.

Phase III of Lakeshore Village will be on the March agenda. Their request will require a rezoning. A proposed day care facility behind Lowes will also be on the agenda.

Board Member McCreary asked when the construction of the roundabout on Chilson Road will begin. It will begin in April and then the construction on Bauer and Brighton Road will occur.

5. Zoning Official Report - Ms. Ruthig stated she will have the year-end report for the Board at the March meeting. She is also working on updating the zoning ordinance and it will be given to the planners for their review.
6. Member Discussion – Board Member Ledford stated that she received a call from Mr. Don Priest regarding the letter he received about the condition of his yard. He has been out of town but is hoping to be in compliance by the time frame given in the letter.

7. Adjournment

Moved by Ledford, seconded by McCreary, to adjourn the meeting at 8:13 p.m. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary