

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
April 19, 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. 16-10 ... A request by Matt Ikle, 5555 E. Grand River, for a variance to construct a detached accessory structure in the front yard.
3. 16-11 ... A request by Daniel Trospen, 4105 Highcrest for a waterfront variance and front yard variance to construct an attached garage and second story addition to an existing home.

Administrative Business:

1. Approval of minutes for the March 15, 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

**1. 16-10...A request by Matt Ikle, 5555 E. Grand River, for a variance to construct a detached accessory structure in the front yard.**

Mr. Ikle was present. He stated that the practical difficulty for having to place this structure in the front yard is the topography of the lot and the placement of the existing sewer easement. This is the only location where he can put it. It will match the siding and stone on the home.

The Board expressed concerns with the garage entry and exit being on a curved area and on the bottom of a hill with the park across the street.

The call to the public was made at 8:15 p.m.

Mr. Craig Fons of 4650 Edinburgh owns a vacant property to the west of this lot. It has been presented as a shed in the neighborhood and not as a garage. He feels the size of the structure will hinder his site lines if he was to develop his property. He does not feel the topography of the land is a problem. There are options that Mr. Ikle has. He does not see a hardship. He showed pictures depicting where the garage's roof line would be and how it would obstruct the view of the lake from his property. He does not feel the road commission will approve the driveway.

Chairman Dhaenens stated letters were received from Dave Uhrin of 5516 Wildwood, Ryan and Michelle Bradford of 5571 East Grand River, and Richard and Loretta Corrunker of 5530 Wildwood in support of this project.

The call to the public was closed at 8:15 p.m.

Mr. Ikle disagrees with Mr. Fons. There are other structures in this area that are close to the shore line. He also disagrees with the safety issues of the driveway as expressed by the Board.

Chairman Dhaenens and Board Members Ledford and McCreary are not in favor of this request.

Mr. Ikle requested to table this item so he can return with his engineer.

**Moved** by Ledford, seconded by McCreary, to table Case #16-10 until the April 19, 2016 meeting. **The motion carried unanimously.**

**Administrative Business:**

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

**Moved** by McCreary, seconded by Poissant, to approve the January 19, 2016 Zoning Board of Appeals Meeting as presented. **The motion carried unanimously, with Board Member Ledford abstaining.**

## Amy Ruthig

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**From:** Matt Ikle <eliteins@comcast.net>  
**Sent:** Thursday, April 07, 2016 10:33 AM  
**To:** Amy Ruthig  
**Subject:** ZBA meeting April 19th- Matt Ikle  
**Attachments:** ZBA 3 19 16 Matt Ikle.pdf; Ikle LRC permit 5555 E Grand River.pdf

**Importance:** High

Hi Amy,

Hope you had a great vacation and well deserved time off.

I have attached a letter from my builder and photos for the ZBA meeting on the 19<sup>th</sup>. The builders letter addresses all the ZBA and Mr. Fon's concerns. The photos show current garages on Wildwood and also on Glen Echo. The 5975 Glen Echo is very comparable to my request.

I went and filed for a permit to go through the inspection process of eliminating the concerns of safety with sight distance that was brought up during the meeting. The LRC has confirmed, no safety or sight distance issues exist and actually issued the permit. (attached)

Anything else needed before the meeting, please let me know.

**Matt W. Ikle**  
**President/CEO**  
Elite Insurance Agency  
3399 E. Grand River, Ste. 201  
Howell, Michigan 48843  
517/545-9325 Office  
517/545-9326 Fax  
[www.EliteInsuranceAgency.com](http://www.EliteInsuranceAgency.com)

*Call us for Great Rates on Business, Auto, Home, Life and Health. Online Quoting Available.*

Hi Point Construction  
11120 Linden Rd.  
Fenton, MI 48430

To Whom It May Concern:

This letter is to inform the board of the reasoning why the location of the detached garage has to stay as depicted on the plot plan that was submitted. Thank you in advance for taking the time to review this concern and location of the future detached garage. Here are some of the reasons why the detached garage can only be located at the bottom of the property.

1. Due to the topography of the lot the grade changes in elevation over 24' from the final grade elevation at the front of the house to the bottom of the property by the lake. This will create issues with the foundation to try and divert the grade and water shed around the structure. So moving it back into the hill or to a different location is not feasible for the structure.
2. The sewer easement also poses a restriction. By having to stay out of the easement for the sewer we are required to have this location for the detached garage.
3. Discussing with the Engineers, the site lines will not be affected by the structure of the garage. Again the elevations of the surrounding lots are similar to this lot. They are all 20' or more above the garage so they will still retain the same view they have always had previously. The garage will set back off to the side from these neighboring houses.
4. The attached garage is adequate only for the storage and parking of 2 cars only so this detached garage is needed for storage of everything else in order to keep the lake side of the house maintained in an orderly fashion that will be pleasing to the neighbors. The intention is to use the garage for a lawnmower, yard utensils, small storage, boat and a golf cart. Given Mrs. Ikle's

disability to walk and move around this detached garage location will greatly aid her ability to be able to use certain items as needed without having to attempt to walk up the steep grade and chance having an accident. We do understand Mrs. Ikle's disability is not a hardship that can be considered, but the board should be aware of the background.

5. The detached garage will have the same exterior features as the house structure. So this will actually enhance the area with the rich stone and siding colors.
6. Most important of all is safety for all in the area. If we located the structure further up the hill it would actually pose as a danger. When neighbors turn on Wildwood Dr. they would need to always be extra cautious to slow down to look for someone or something by the garage. The steep roadway runs parallel to the property so stopping a vehicle on a cold wintery day is definitely not always possible in icy conditions. With the detached garage located at the proposed location traffic approaching from either direction on Wildwood Dr. will be able to easily see if anyone or anything is in the roadway. The elevation of the roadway at this proposed area for the garage is generally flat and will allow the proper time to cautiously approach the garage driveway. The Livingston County Road commission has approved the site location and sight distances as of 4/5/16. We are awaiting documentation to bring to the meeting.

Please understand the importance of this detached garage and the hardships the grade conditions have caused from being able to place it any other location on the property.

Regards,

Jeremy Huntoon

Hi Point Construction  
810-701-9749









APPLICATION AND PERMIT

to construct, operate, maintain use and/or remove within a county road right-of-way

CRA 100 Rev 7/99
Permit Number 1605-004
Issuance Date 06-Apr-16

BOARD OF COUNTY ROAD COMMISSIONERS, of LIVINGSTON COUNTY, MICHIGAN
ADDRESS: 3535 GRAND OAKS, HOWELL, MICHIGAN 48843-8575
TELEPHONE: 517-546-4250

If applicant hires a contractor to perform the work, BOTH must complete this form and BOTH assume responsibility for the provisions of this Application and Permit.

APPLICANT and CONTRACTOR information section including Name, Mailing Address, and Telephone No.

Signature and Date section for both Applicant and Contractor.

FINANCIAL REQUIREMENTS section including Application Fee, Permit Fee, Est. Inspect. Fee, Bond, Deposit, Other, To Be Billed, Receipt Number, and Date.

ATTACHMENTS REQUIRED section including Plans and Specs, Bond, Proof of Insurance, P.I. \$, P.D. \$, and Other.

APPLICATION

Application details including City, Name of Road, Genoa, SECTION, Lot #, and period beginning/ending.

and agrees to the terms of the permit.
PERMIT TO CONSTRUCT A RESIDENTIAL DRIVEWAY APPROACH PER L.C.R.C. SPECIFICATIONS. GRADE AND SLOPE AS SHOWN IN THE ATTACHED SKETCH. PERMIT HOLDER ACKNOWLEDGES SUPPLEMENTAL NOTICE.
A CULVERT IS NOT REQUIRED TO BE PLACED IN THE PUBLIC ROAD RIGHT-OF-WAY. THE CLEAR VISION AREA SHALL BE ESTABLISHED AND MAINTAINED IN PERPETUITY BY THE PROPERTY OWNER(S). CONSTRUCT THE DRIVEWAY AS FAR NORTH AS POSSIBLE TO MAXIMIZE SIGHT DISTANCE. CROSSROAD REFERENCE: CENTERLINE OF DRIVEWAY MUST BE A MINIMUM OF 185 FEET NORTH OF THE CENTERLINE OF GRAND RIVER AVENUE.

NOTIFY L.C.R.C. FOR FINAL INSPECTION WITHIN SIX (6) MONTHS OR PERMIT MAY BE REVOKED.

PERMIT

A permit is granted in accordance with the foregoing application for the period stated above, subject to the following terms agreed to by the Permit Holder. When Applicant hires a Contractor the "Permit Holder" is both the Applicant and the Contractor.

RECOMMENDED FOR ISSUANCE section including JOHN SHIELTON, ENG. TECH, Investigator, and Date.

BOARD OF COUNTY ROAD COMMISSIONERS LIVINGSTON COUNTY, MICHIGAN section including By and signature.

**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

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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**

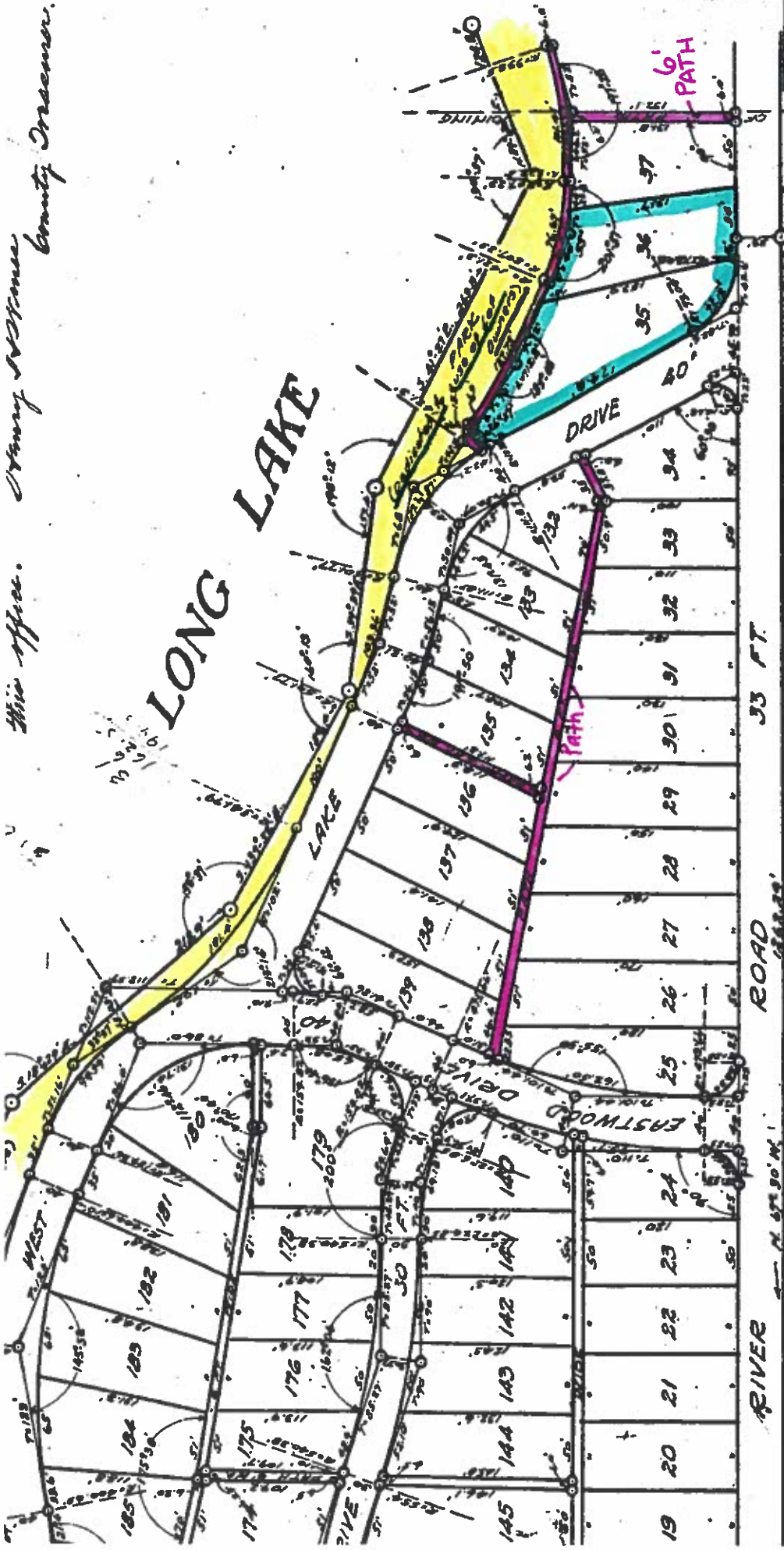
1. The need for this variance is due to the topography of the lot, location of a 25 foot sewer easement on the rear of the lot, and it is a corner lot.
2. Granting of the requested variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion 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

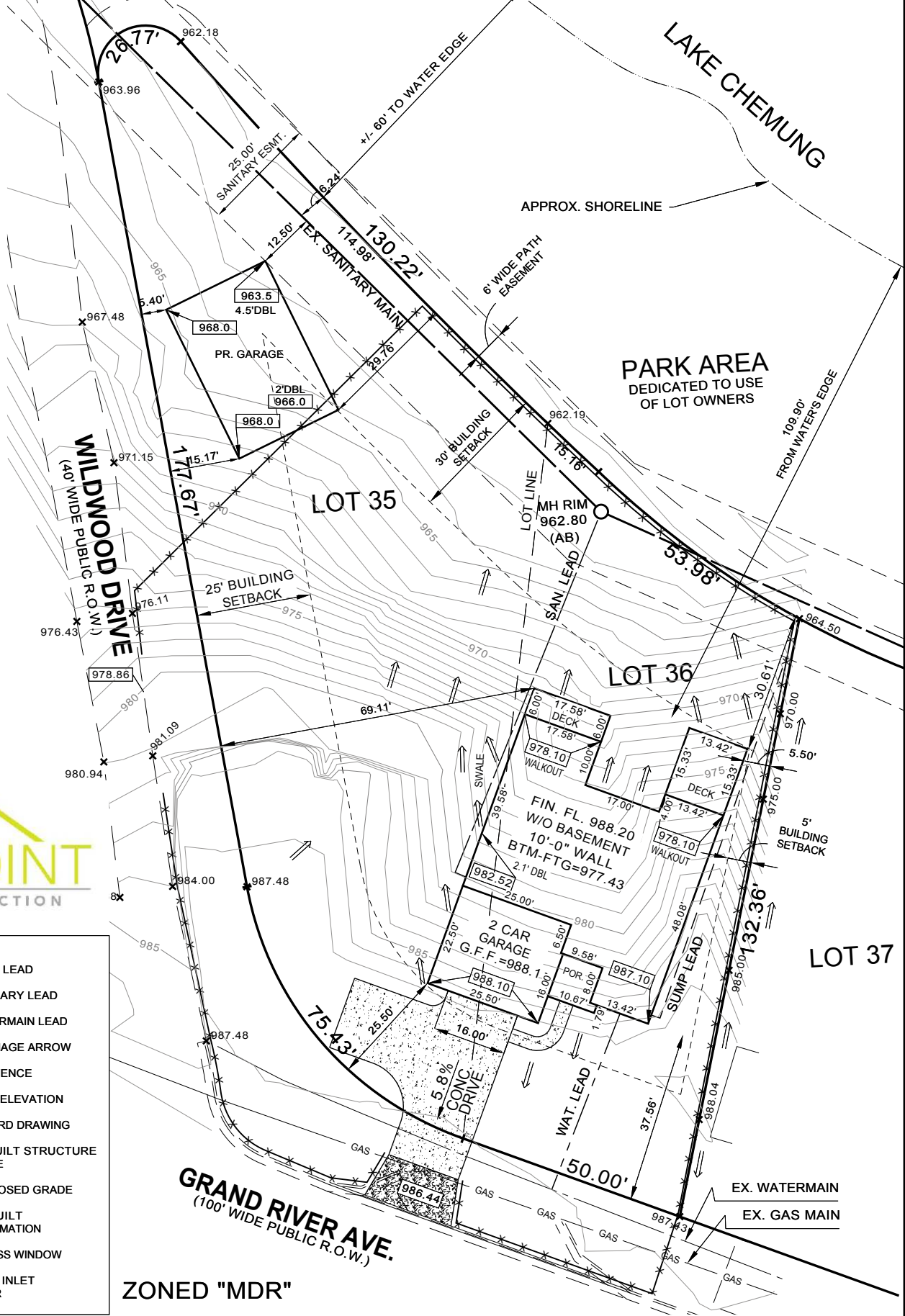
 PATH

 - 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



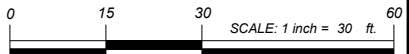
LEGEND	
	SUMP LEAD
	SANITARY LEAD
	WATERMAIN LEAD
	DRAINAGE ARROW
	SILT FENCE
1001.00	SPOT ELEVATION
1001.00(RD)	RECORD DRAWING
1001.00(AB)	AS-BUILT STRUCTURE GRADE
1001.5	PROPOSED GRADE
1001.5	AS-BUILT INFORMATION
	EGRESS WINDOW
	YARD INLET FILTER

**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.

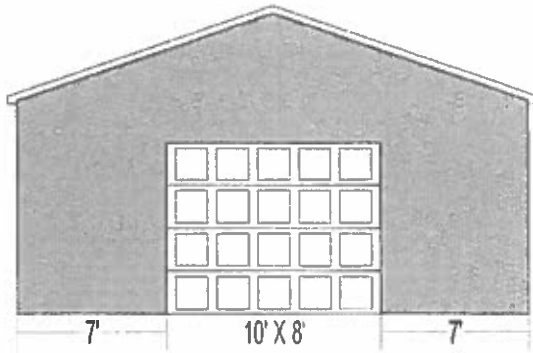


53115 GRAND RIVER AVE, NEW HUDSON, MI 48165  
 PH: (248) 437-7803, FAX: (866) 690-4307

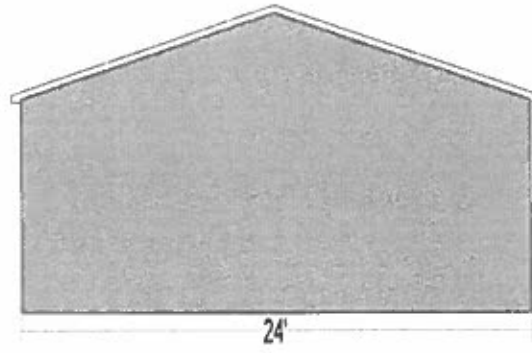


**LOT 35 & 36  
 PROPOSED SHED LAYOUTS**  
 5555 GRAND RIVER AVE.  
 "GLEN ECHO" SUBDIVISION  
 TAX I.D. #4711-10-301-035  
 SECTION 10, TOWN 2 NORTH,  
 RANGE 5 EAST  
 GENOA TOWNSHIP  
 LIVINGSTON COUNTY, MICHIGAN  
 Date: 2-22-16  
 Project No.: 151007

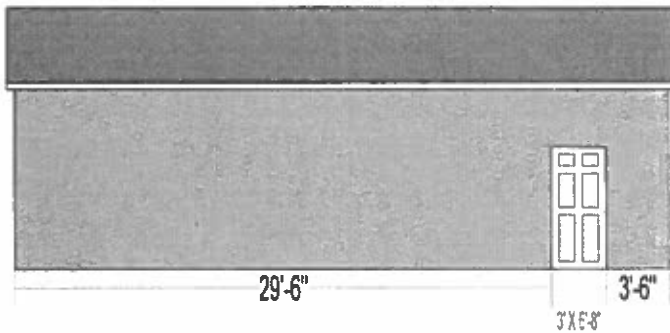
\*\*\* Here are the wall configurations for your design.  
Illustration May Not Depict All Options Selected



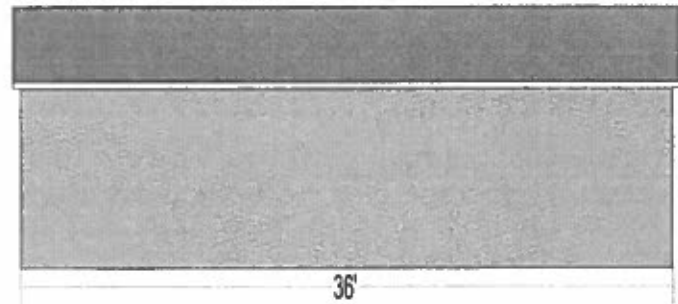
Gable Front View  
(1) -



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)

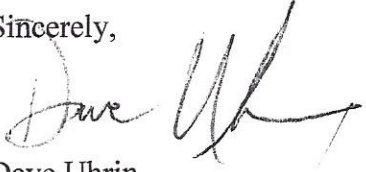
NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.  
Confirm the door requirements with your local zoning official before construction.

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, sweeping "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			
		P.R.E. 0%		DEMO		09/15/2009		W09-091	NO START			
Owner's Name/Address		MAP #: V16-10		DEMO COMMERCIAL		08/06/2009		W09-077	NO START			
IKLE MATTHEW W. 1111 RIAL LAKE DR. HOWELL MI 48843		2016 Est TCV Tentative										
		X	Improved	Vacant	Land Value Estimates for Land Table 00005.WEST LAKE CHEMUNG							
Tax Description		Public Improvements		* Factors *								
SEC. 10 T2N, R5E, GLEN ECHO LOTS 35 AND 36		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		LAKEVIEW/GR RD	93.00	154.00	1.0000	1.0000	1500	100		139,500
		Paved Road		93 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 139,500								
		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	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			

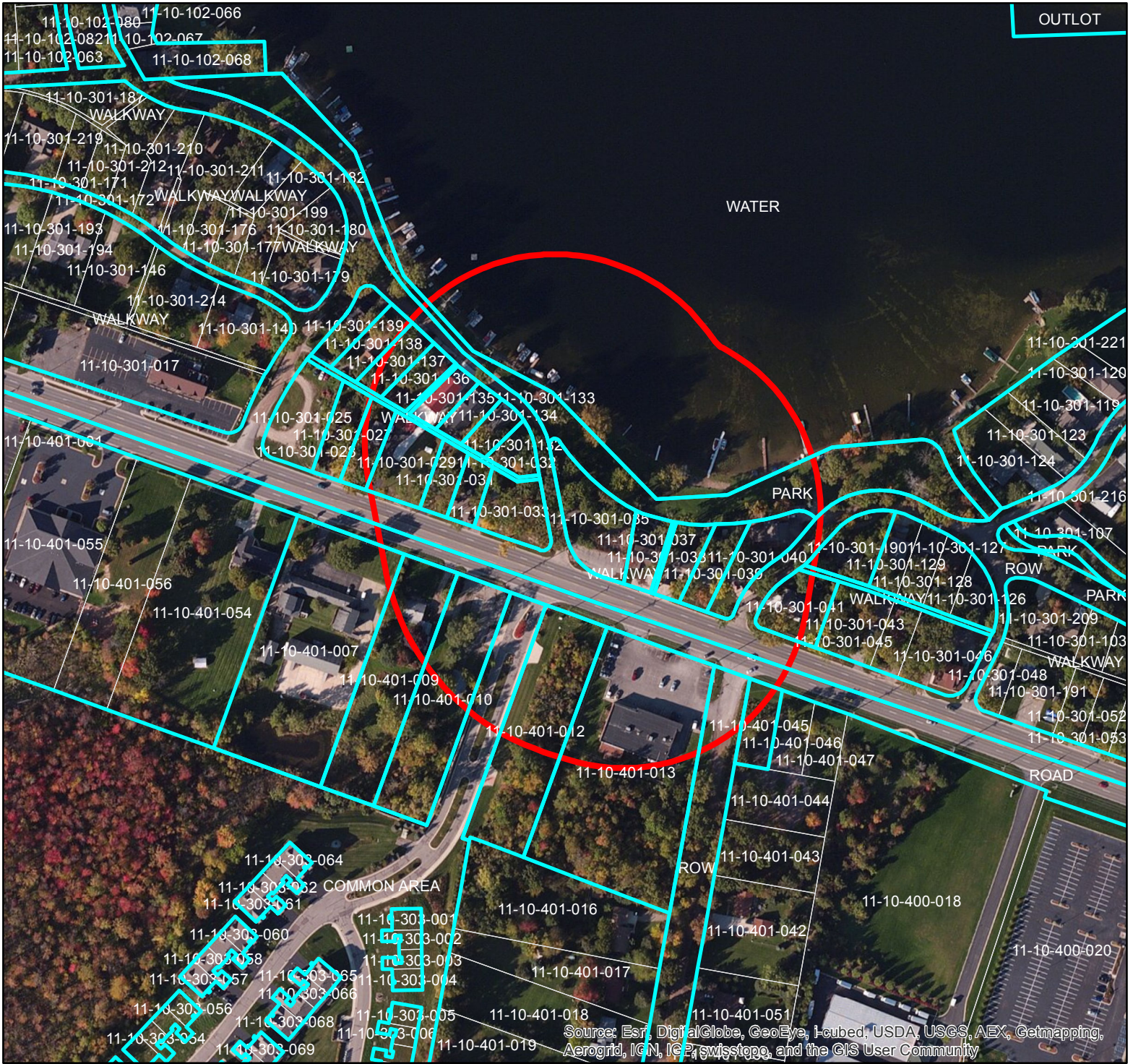
The Equalizer. Copyright (c) 1999 - 2009.  
Licensed To: Township of Genoa, County of Livingston, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood	Oil Coal	Elec. Steam	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	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		Trim & Decoration Ex X Ord Min											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
X Wood Frame	X Drywall Paneled	Plaster Wood T&G	Size of Closets Lg X Ord Small			Central Air Wood Furnace		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost				
Building Style: C	Doors: Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			(12) Electric 0 Amps Service		Other Additions/Adjustments Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, ECF (4301 W. LK CHEMUNG NON LK FRONT)		Rate		Depr.Cost = 1.011 => TCV of Bldg: 1 =		Size Cost		
Yr Built Remodeled 2015 0	Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			0 Amps Service		Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, ECF (4301 W. LK CHEMUNG NON LK FRONT)		Rate		Depr.Cost = 1.011 => TCV of Bldg: 1 =		Size Cost		
Condition for Age: Good	Doors: Solid X H.C.		(7) Excavation			(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, ECF (4301 W. LK CHEMUNG NON LK FRONT)		Rate		Depr.Cost = 1.011 => TCV of Bldg: 1 =		Size Cost		
Room List	(5) Floors		Basement: 1st Floor: 2nd Floor: 3 Bedrooms:			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		Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, ECF (4301 W. LK CHEMUNG NON LK FRONT)		Rate		Depr.Cost = 1.011 => TCV of Bldg: 1 =		Size Cost		
Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			(14) Water/Sewer		Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, ECF (4301 W. LK CHEMUNG NON LK FRONT)		Rate		Depr.Cost = 1.011 => TCV of Bldg: 1 =		Size Cost		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick		Basement: Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, ECF (4301 W. LK CHEMUNG NON LK FRONT)		Rate		Depr.Cost = 1.011 => TCV of Bldg: 1 =		Size Cost		
X Vinyl X Insulation	(2) Windows		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, ECF (4301 W. LK CHEMUNG NON LK FRONT)		Rate		Depr.Cost = 1.011 => TCV of Bldg: 1 =		Size Cost		
Many Avg. Few X Avg. X Avg. Large Small	(3) Roof		(10) Floor Support			Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, ECF (4301 W. LK CHEMUNG NON LK FRONT)		Rate		Depr.Cost = 1.011 => TCV of Bldg: 1 =		Size Cost		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Gable Hip Flat X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, ECF (4301 W. LK CHEMUNG NON LK FRONT)		Rate		Depr.Cost = 1.011 => TCV of Bldg: 1 =		Size Cost		
Chimney:	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, ECF (4301 W. LK CHEMUNG NON LK FRONT)		Rate		Depr.Cost = 1.011 => TCV of Bldg: 1 =		Size Cost		

\*\*\* 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



**Charter Township of Genoa**  
**ZONING BOARD OF APPEALS**  
**APRIL 19<sup>th</sup>, 2016**  
**CASE # 16-11**

**PROPERTY LOCATION:** 4105 Highcrest

**PETITIONER:** Daniel Trospen

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

**WELL AND SEPTIC INFO:** Well and sewer

**PETITIONERS REQUEST:** Requesting a waterfront and front yard variance to construct a second story addition with an attached garage.

**CODE REFERENCE:** Table 3.04.01

**STAFF COMMENTS:** See Staff Report

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35'	10	10 (5)		25	44'
Setbacks Requested	20	22	11		25	39'
Variance Amount	15'	-	-		-	5'



**GENOA CHARTER TOWNSHIP VARIANCE APPLICATION**

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

Case # 16-11

Meeting Date: April 17, 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: DANIEL TROSPER

Property Address: 4105 HIGACREST Phone: 734-377-9213

Present Zoning: LRR Tax Code: 4111-22-302-134

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: 20' x 22' GARAGE w/second story addition (approximately 20' x 62') allowing an extra 5' bump on either side of the home.
2. Intended property modifications: \_\_\_\_\_
  - a. Unusual topography/shape of land (explain): Shallow lot and location of existing home
  - 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: 3-23-16 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:** April 14, 2016  
**RE:** ZBA 16-11

---

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

### STAFF REPORT

**File Number:** ZBA#16-11

**Site Address:** 4105 Highcrest

**Parcel Number:** 4711-22-302-134

**Parcel Size:** ~0.11

**Applicant:** Daniel Trospen

**Property Owner:** Thomas and Delores Judd (Letter of permission is included)

**Information Submitted:** Application, site plan, conceptual drawings

**Request:** Dimensional Variances

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

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

**Other:**

Public hearing was published in the Livingston County Press and Argus on Sunday April 3, 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 1979.
- 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 attached garage and a second story on an existing home. In order to do this the applicant would be required to obtain a front yard variance to construct the attached garage and a waterfront yard variance to construct the second story. Staff has been working with applicant to obtain a correct site plan. Applicant has obtained an engineering firm to conduct a staked survey on the property. At the time this letter was written, the professional survey has yet been provided.



### **Variance Requests**

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

#### **Table 3.04.01 (LRR District):**

<b>Required Front Yard Setback:</b>	<b>35'</b>	<b>Required Waterfront Setback:</b>	<b>44'</b>
<b>Proposed Front Yard Setback:</b>	<b>20'</b>	<b>Proposed Waterfront Setback:</b>	<b>39'</b>
<b>Proposed Variance Amount:</b>	<b>15'</b>	<b>Proposed Variance Amount:</b>	<b>5'</b>

### **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 and waterfront yard setback would prevent the applicant from constructing a second story addition with an attached garage. Granting the requested variances would do substantial justice to the applicant as well as to the other property owners in the district.

**(b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the location of the existing home which is nonconforming. The variance would make the property consistent with the majority of other properties in the vicinity.

**(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.

**(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.

**Staff Findings of Fact**

1. Strict application of the front yard and waterfront yard setback would prevent the applicant from constructing a second story addition with an attached garage.
2. The need for this variance is due to the location of the existing home on 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 shall be guttered with downspouts directing runoff to the lot.
2. The applicant should submit a completed staked survey showing all setbacks for the proposed addition.

I, Dolores Judd give Daniel Troser permission to apply for a variance for 4105 Highcrest Brighton Mi. 48116 with Genoa Township zoning board of appeals for

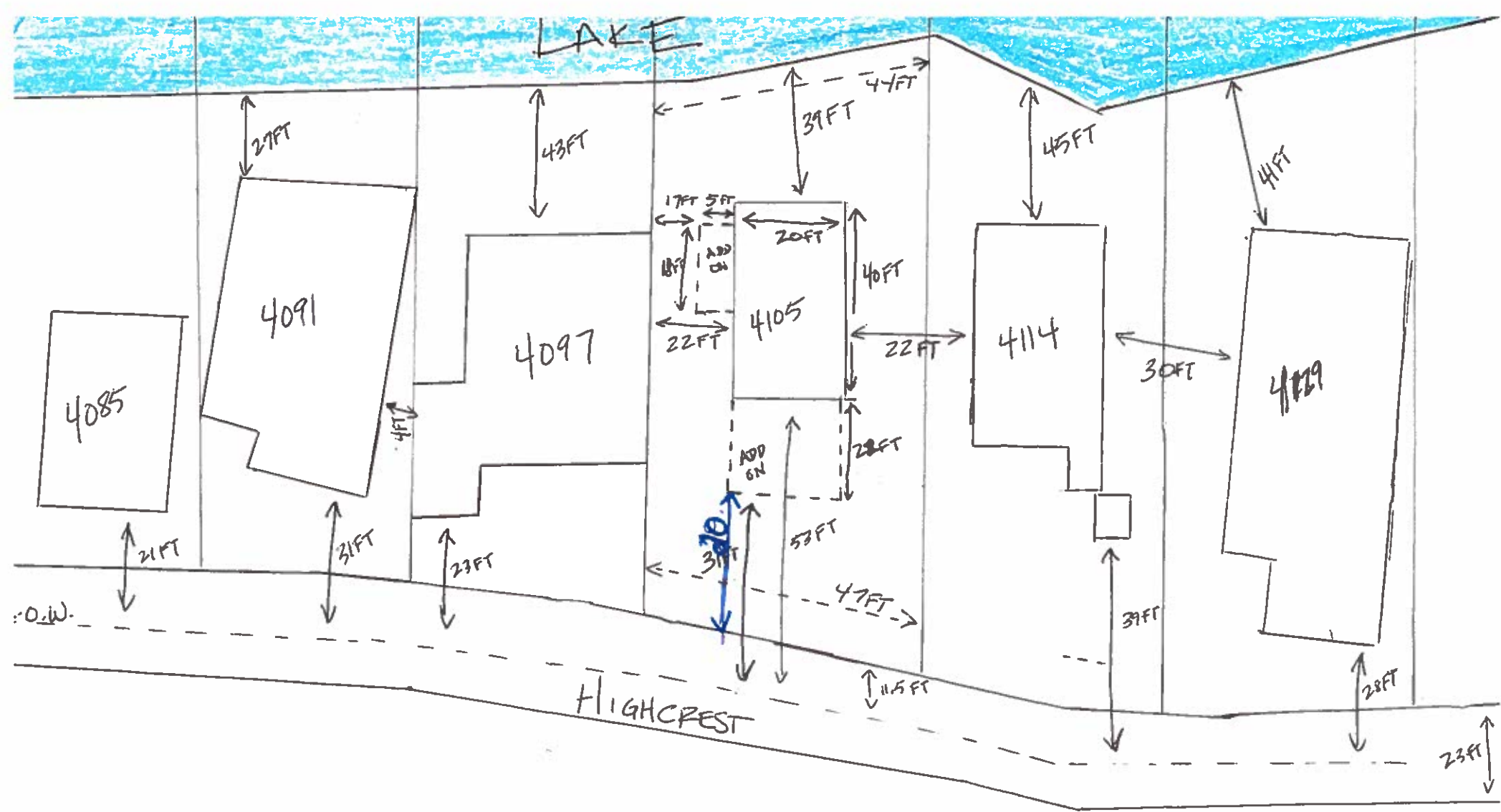
*Dolores Judd*  
Dolores Judd

*3/25/16*

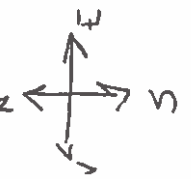


Orthophotos Flown Spring 2010  
Parcel lines are a representation on





# 4105





Livingston County, Michigan  
 Information Technology Department  
 G.I.S. Division 517.548.3230



4105 Highest Dr



Orthophotos Flown Spring 2015  
 Printed March 28, 2016  
 Parcel lines are a representation only  
 Not intended for survey purposes

# MORTGAGE REPORT

Certified To: BANK ONE MORTGAGE CENTER  
Loan Number: 10000089  
Applicant: CRAIG D. & ELIZABETH A. HAGEN

I hereby certify that this inspection report shows the improvement or improvements as located on the premises described, that the improvement or improvements are entirely within lot lines, and that there are no encroachments upon the premises described by the improvement or improvements of any adjoining premises, except as indicated.

I further certify that this Mortgagee's inspection was prepared for identification purposes only for the Mortgagee in connection with this mortgage and is not intended or represented to be a land or property line survey; that no property corners were set; and is not to be used, or relied upon, for the establishment of any fence, building, or other improvement lines.

Property Address: 4105 HIGHCREST DRIVE

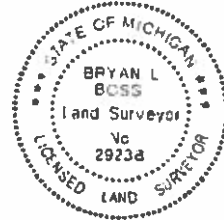
**Description:**

Lot 132 of "CROOKED LAKE HIGHLANDS", a subdivision of part of the Southwest ¼ of Section 22, T2N-R5E, Genoa Township, Livingston County, Michigan, as recorded in Liber 1 of Plats, Pages 39-40, Livingston County Records.



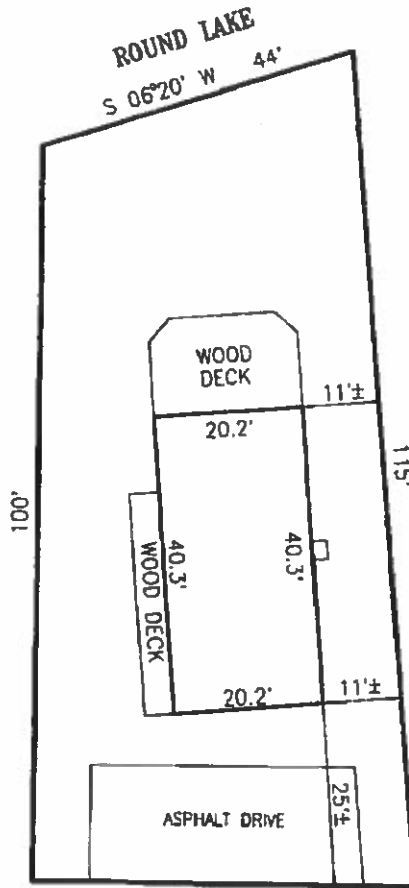
DATE: 7/19/00

JOB NO: M40424



3121 EAST GRAND RIVER HOWELL, MICHIGAN 48843  
PHONE (517)548-4836 FAX (517)548-1670 E MAIL - bosseng@tami.net

MORTGAGE REPORT



HOUSE NO. 4105

1-STORY  
WOOD FRAME  
WOOD EXTERIOR  
NO BASEMENT  
ASPHALT DRIVE

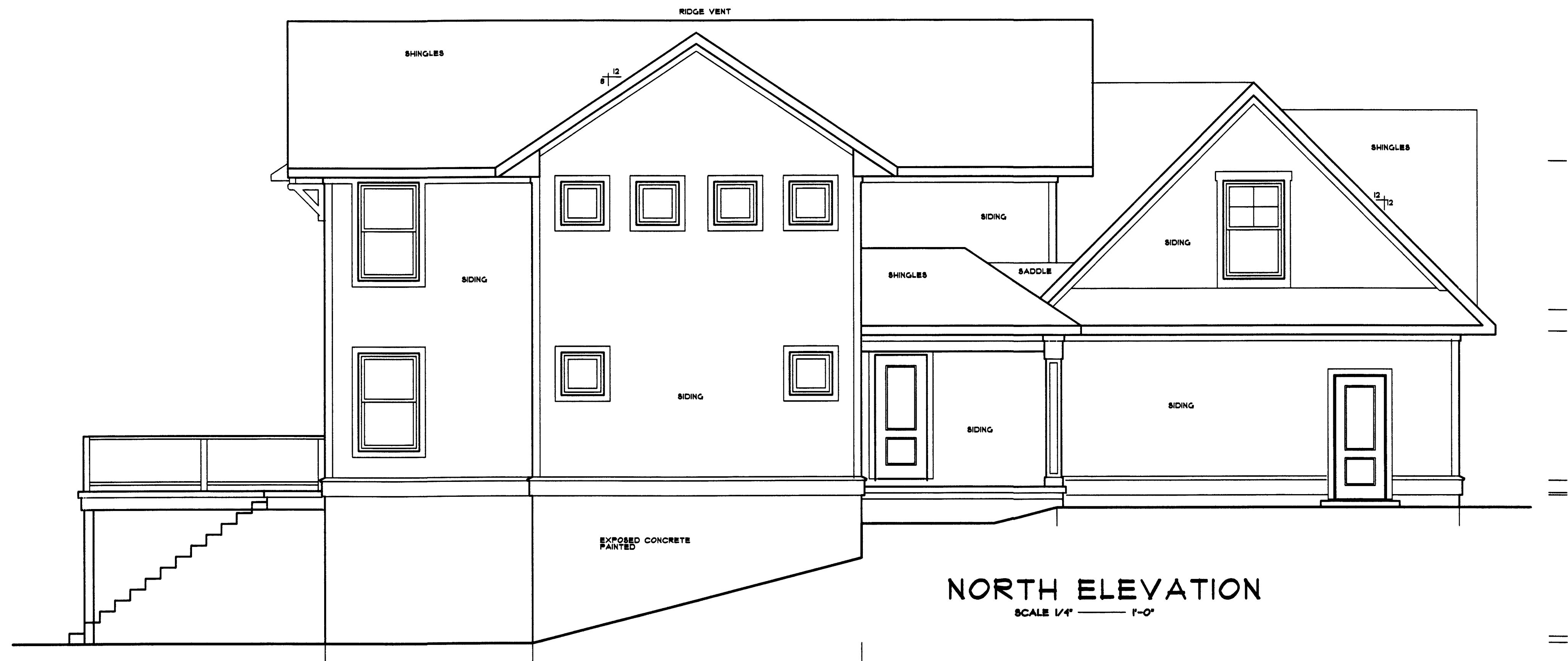
N 24°15' E 52'  
**HIGHCREST DRIVE**  
-PLATTED AS: HIGHLAND AVENUE -  
(50' WD. R.O.W.) ASPHALT

 **BOSS ENGINEERING**  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

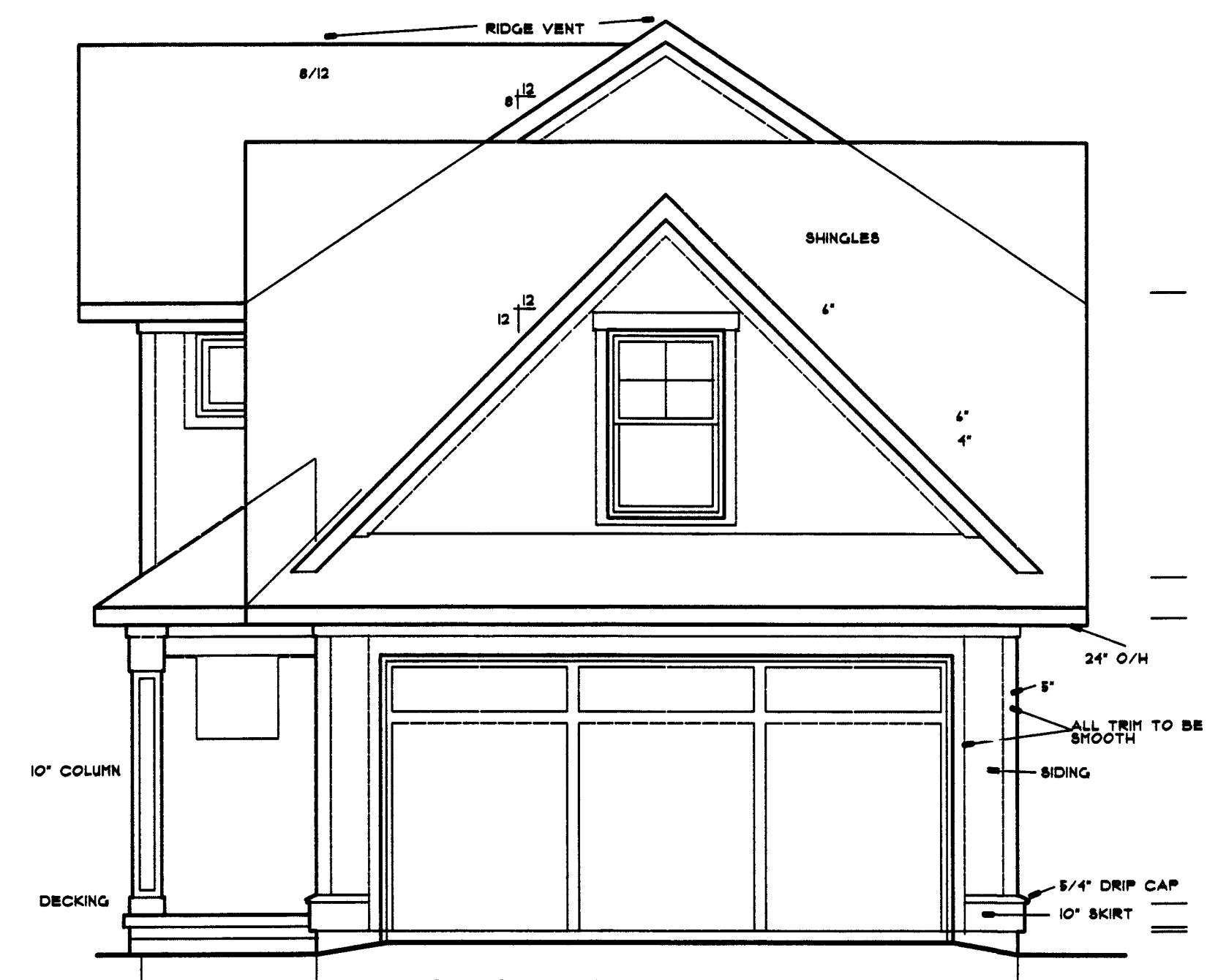
HOWELL OFFICE:  
3121 E. GRAND RIVER AVE  
HOWELL, MI 48843  
(517)546-4836 FAX (517)548-1670



Scale: 1" = 20'  
Job No: M-40424



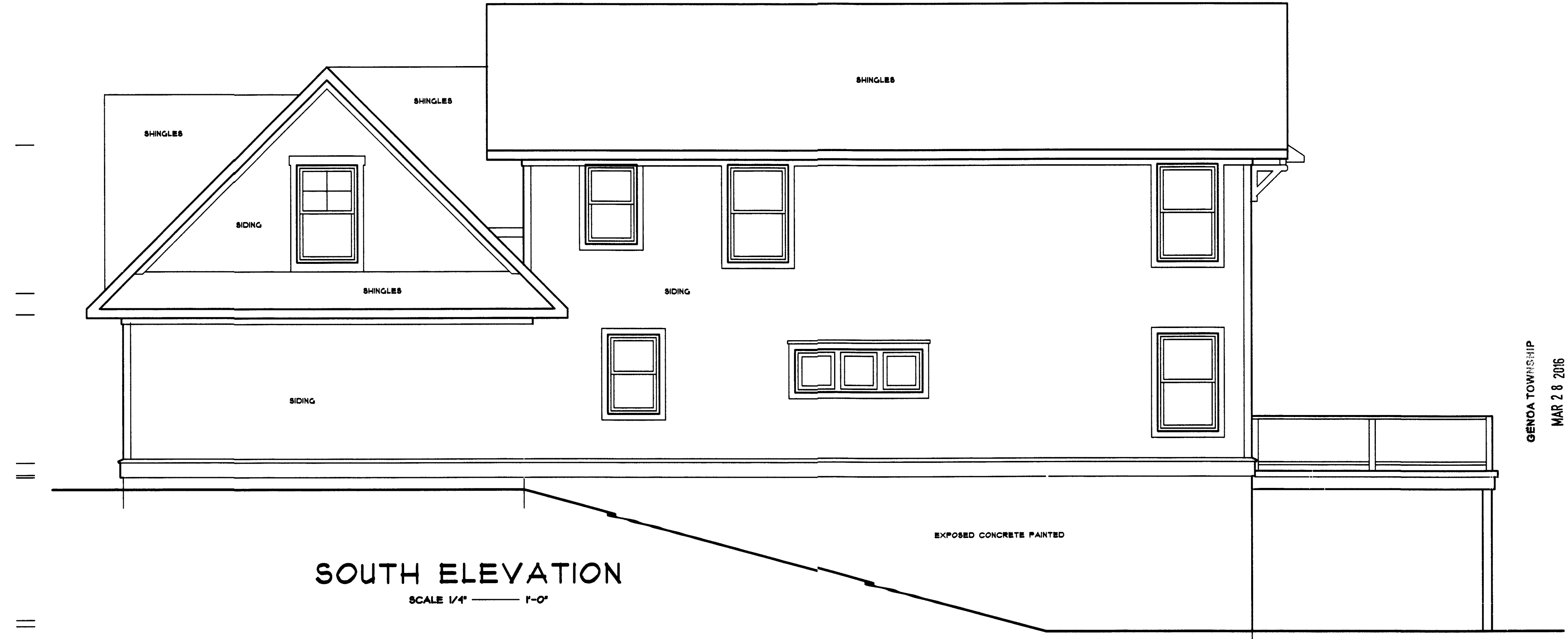
**NORTH ELEVATION**  
SCALE 1/4" = 1'-0"



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



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



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

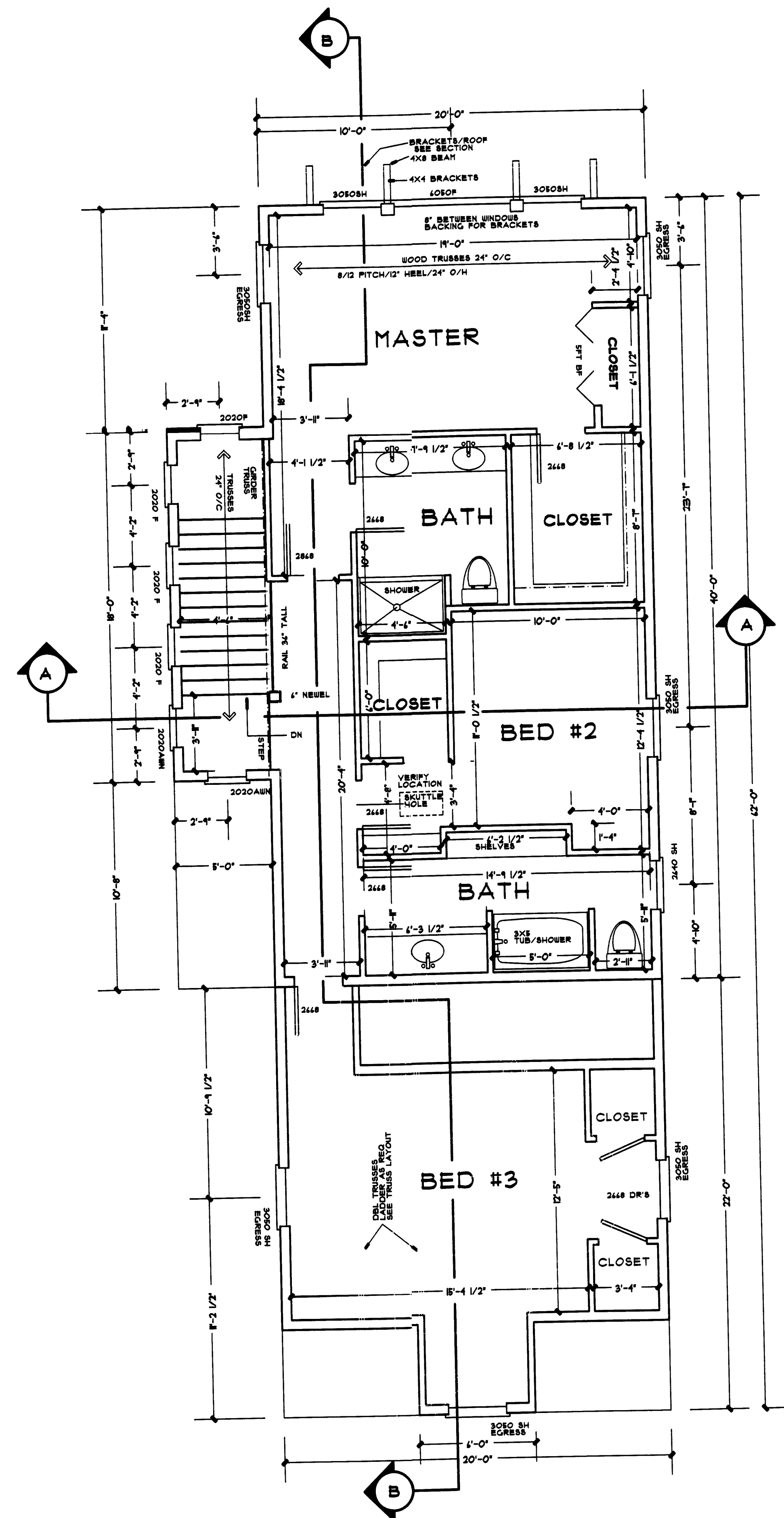
**COPYRIGHT**  
© 2016 Thomas B. Coates, Jr.  
designer  
NOT TO BE REPRODUCED WITHOUT PERMISSION

DESIGN BY THOMAS B. COATES JR  
213 W. MAIN ST  
BRIGHTON, MICH 48116  
1-810-229-8916

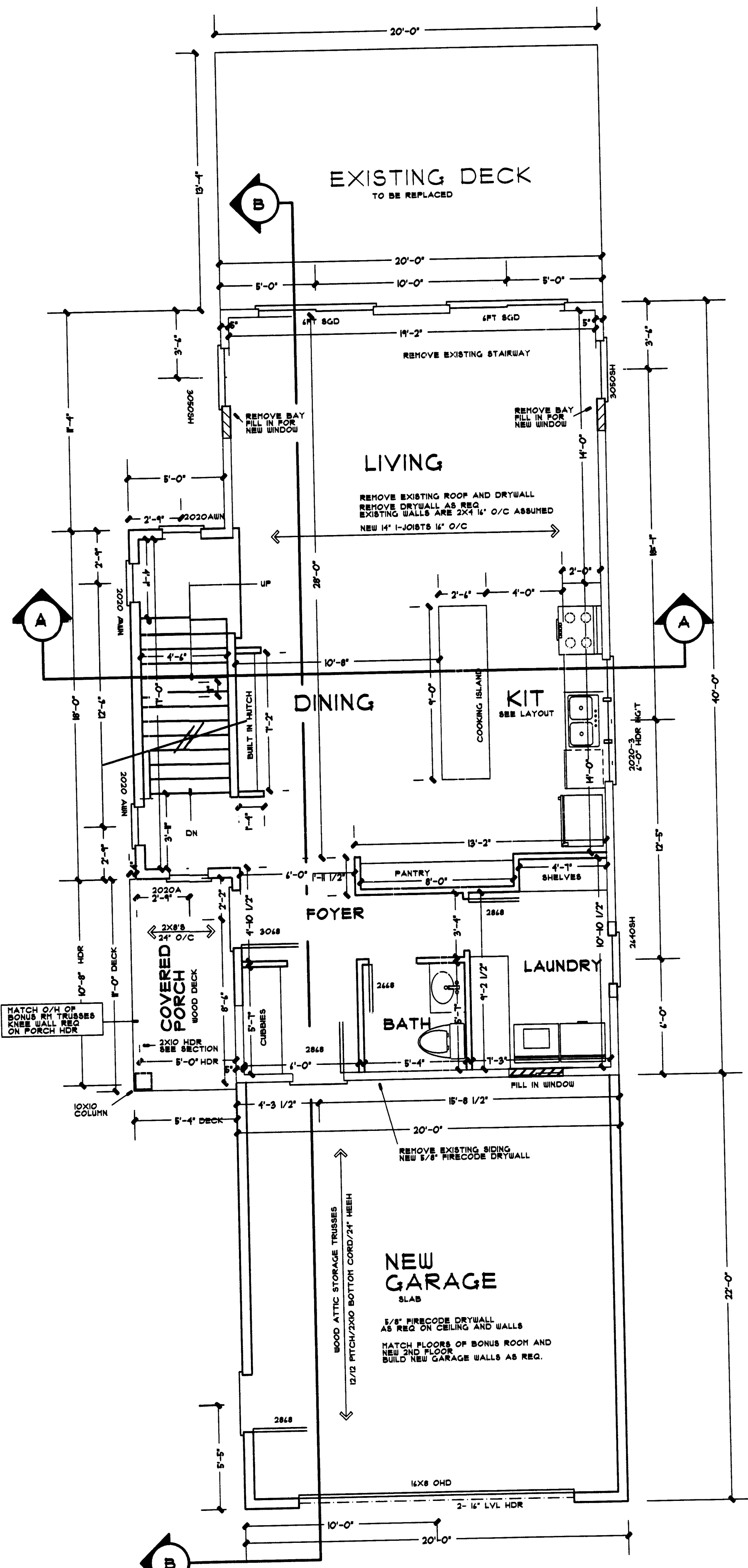
FOR DAN TROSPER  
134-911-9213  
4105 HIGHCREST

GENOA TOWNSHIP  
MAR 28 2016  
RECEIVED

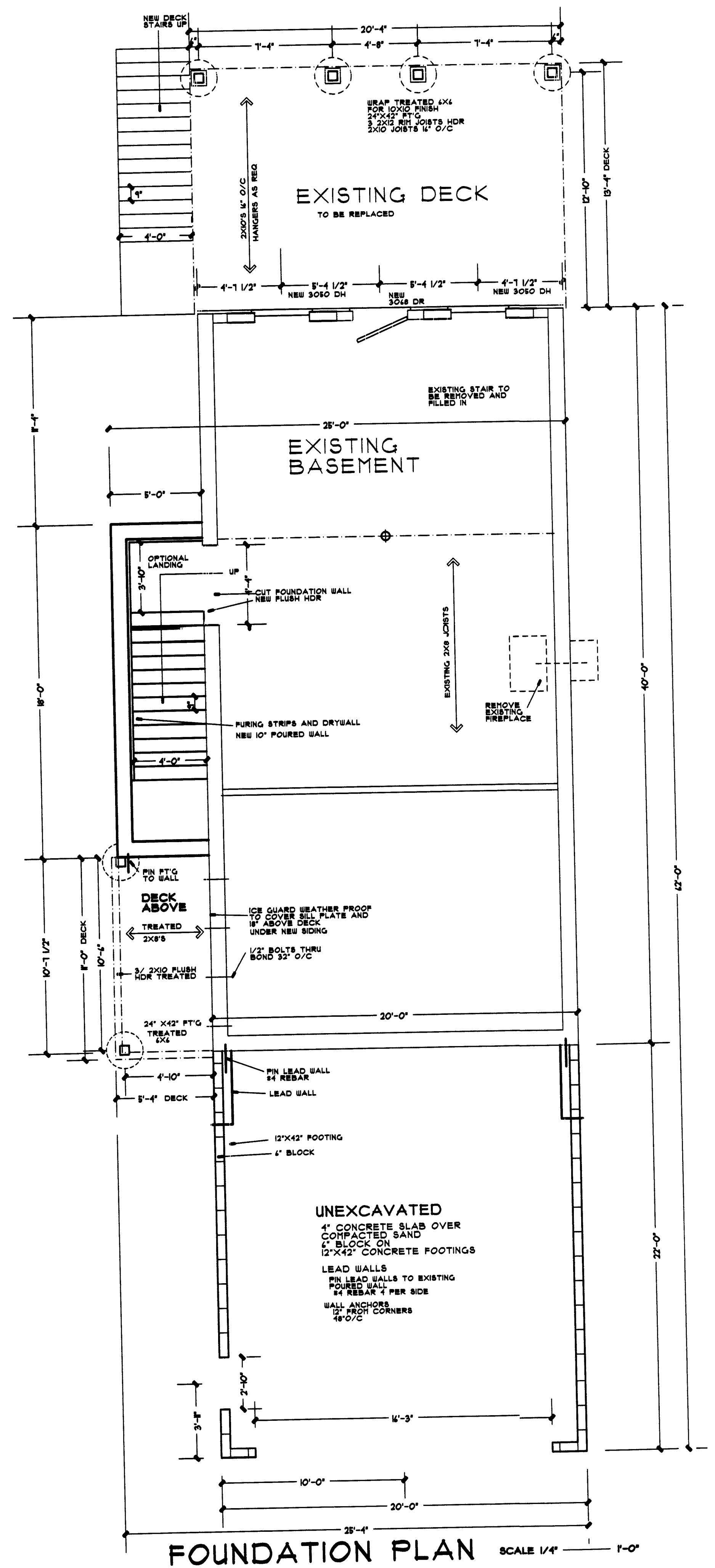
PAGE 31  
DATE 3/1



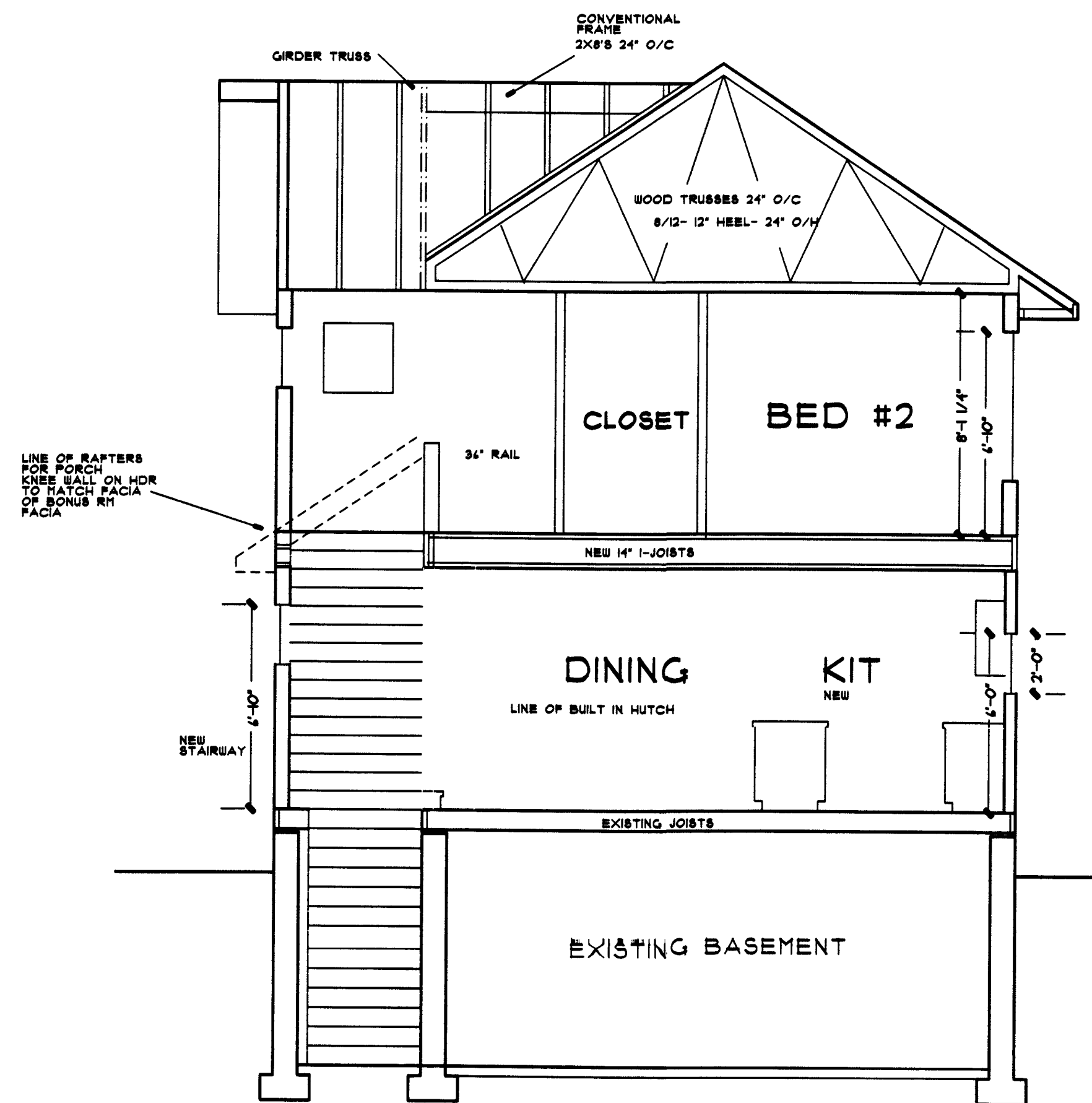
**SECOND FLOOR PLAN** SCALE 1/4" = 1'-0"  
 EXTERIOR WALLS 2X4 1/2" O/C  
 INTERIOR WALLS 2X4 1/2" O/C  
 DIMENSIONS ARE STUD TO STUD  
 3050 WINDOW = 34" WIDE 40" TALL



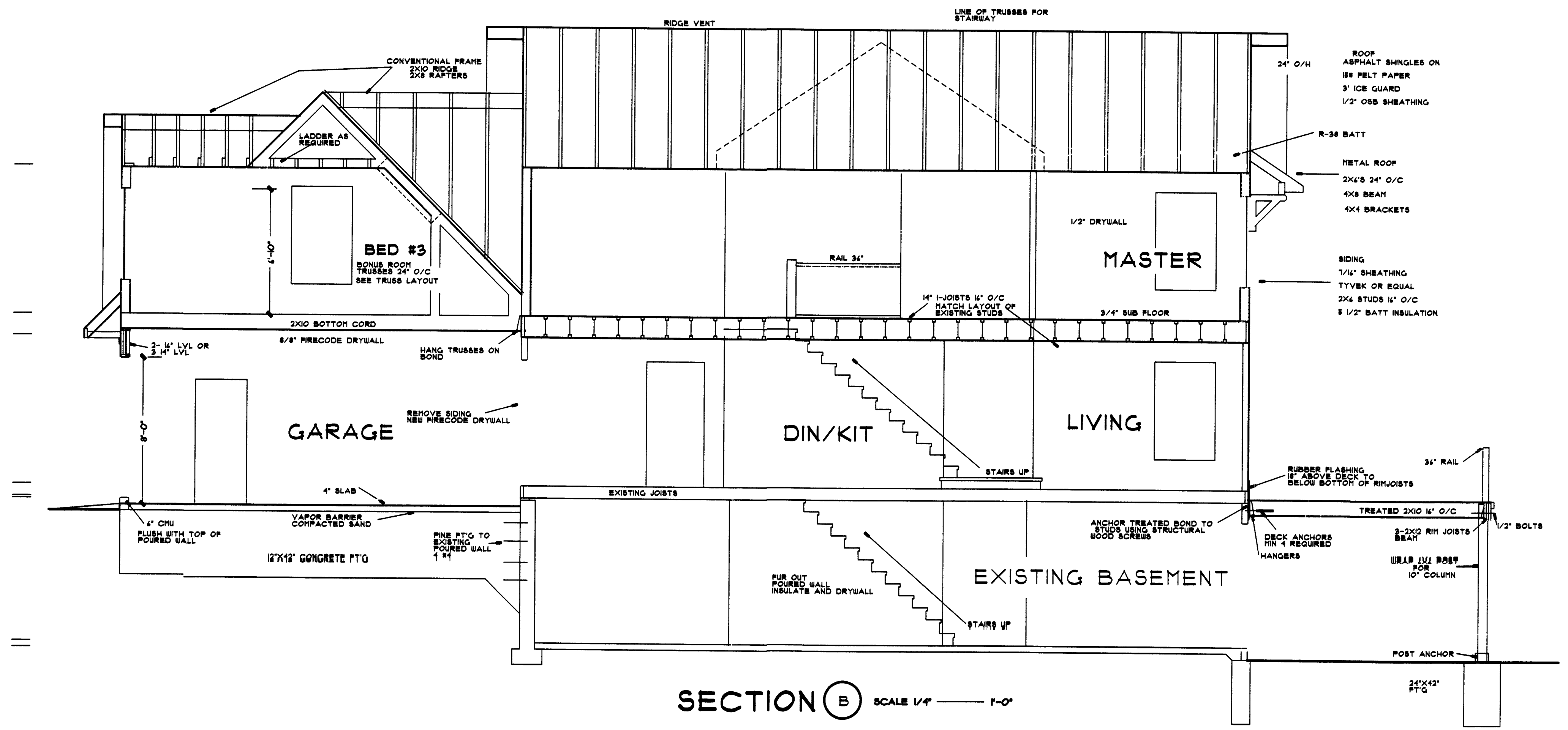
**FIRST FLOOR PLAN** SCALE 1/4" = 1'-0"  
 NEW LAYOUT  
 DIMENSIONS ARE STUD TO STUD  
 3 1/2" INTERIOR WALLS  
 2X4 EXTERIOR WALLS EXISTING  
 GARAGE WALLS ARE 2X4 1/2" O/C  
 2450 WINDOW = 30" WIDE 40" TALL



**FOUNDATION PLAN** SCALE 1/4" = 1'-0"



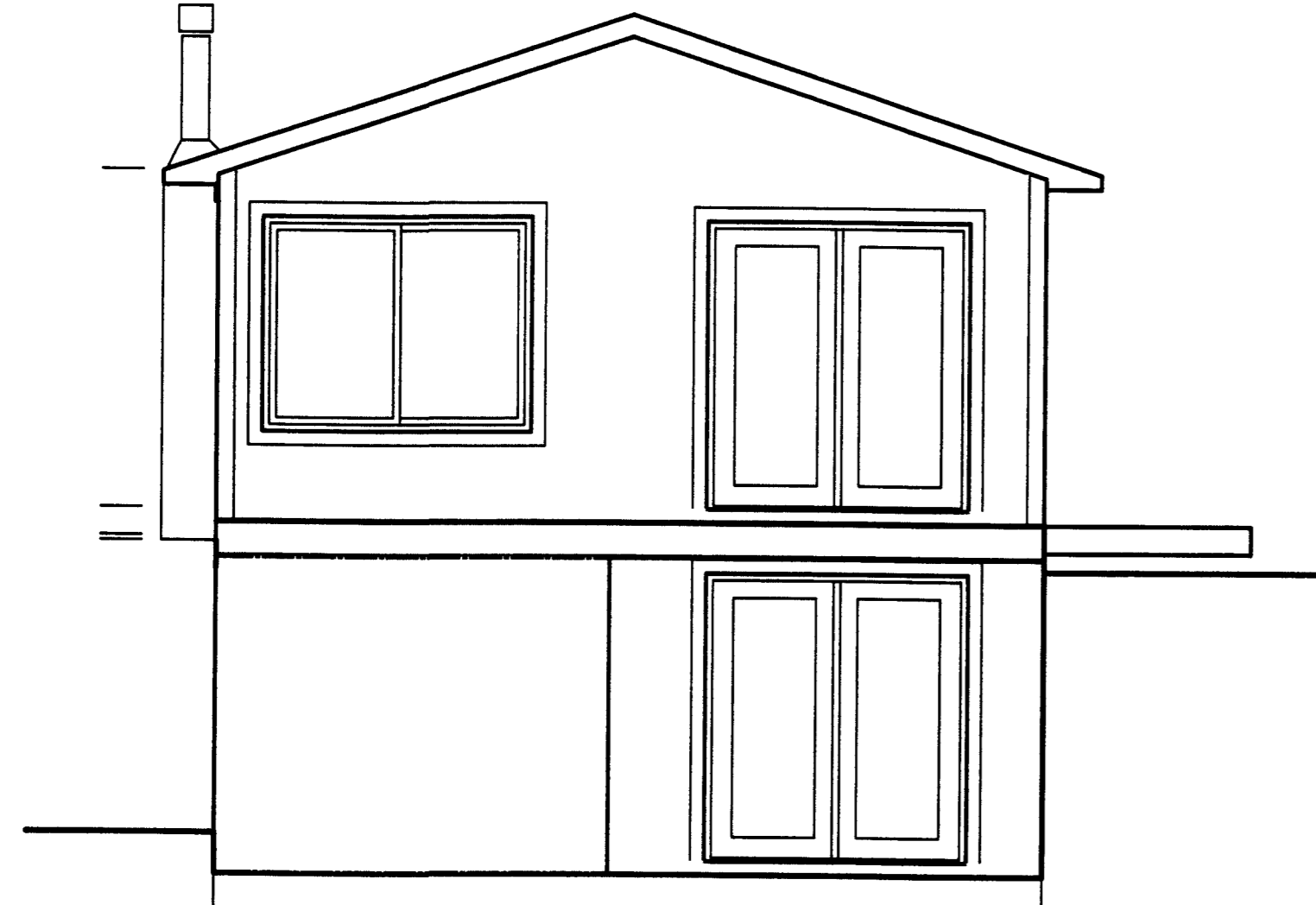
SECTION A SCALE 1/4" = 1'-0"



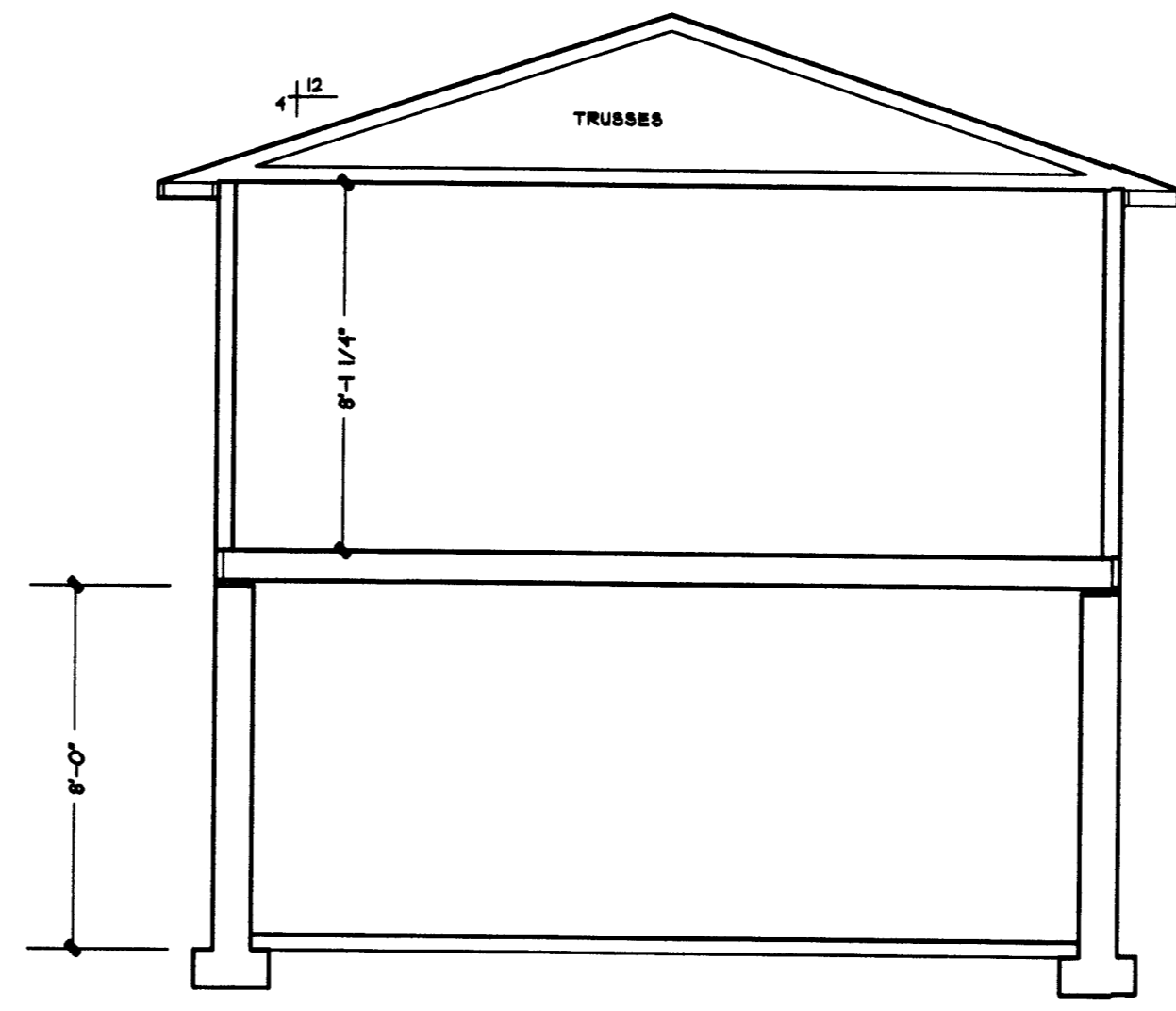
SECTION B SCALE 1/4" = 1'-0"

CONSTRUCTION NOTES

- FOUNDATION**
  - \*3000 PSI CONCRETE FOR ALL FOOTINGS
  - \*MIN. DEPTH BELOW GRADE 3'-0" CHECK LOCAL CODES
- PLATWORK**
  - \*ALL PLATWORK TO BE 4000 PSI WITH AIR ENTRAINMENT CONCRETE
  - \*4" THICK 20% W/10% FRESH PROVIDE 4 MIL VISQUEEN VAPOR BARRIER ON 4" COMPACTED SAND MIN.
  - \*SLOPE TO DRAINS
  - \*ONLY NON-CORROSIVE ADMIXTURES PERMITTED-ADMIXTURES CONTAINING CHLORIDE IONS ARE NOT PERMITTED
  - \*EXPANSION JOINT MAT AT ALL CONC. SLABS ABUTTING CONCRETE OR MASONRY WALLS
  - \*EXPANSION JOINTS AS PER LOCAL CODES
- SOIL**
  - \*ALL LOADS BASED ON 2500 PSI SOIL
  - \*TRENCH FOOTINGS TO VIRGIN SOIL
- MASONRY**
  - \*USE TYPE II MORTAR
  - \*WALL ANCHORS STRAPS 1 FOOT FROM CORNERS, 4 FOOT O/C
  - \*USE LOAD BEARING MASONRY BLOCK ONLY
- WOOD FRAMING**
  - \*SILL FOAM SEALER
  - \*TREATED SILL PLATES WITH CONTACT WITH MASONRY OR CONCRETE
  - \*2X4 STUD GRADE 1" O/C INTERIOR/ 2X4 EXTERIOR WALLS
  - \*2" TOP PLATES
  - \*ALL FLOOR JOISTS SIZED AS PER PLAN
  - \*LADDERS OR DOUBLERS UNDER ALL PARALLEL LOAD BEARING PARTITIONS
  - \*1/4" OSB SHEATHING EXTERIOR WALLS
  - \*ALL MANUFACTURED JOISTS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
  - \*MANUFACTURED PRODUCTS, JOISTS OR TRUSSES, TO BE SIZED & VERIFIED BY MANUFACTURER
  - \*MANUFACTURER TO PROVIDE COMPLETE INSTALLATION INSTRUCTIONS TO INSTALLER, AS REQUIRED
  - \*USE APPROVED HANGERS, ANGLES AND NAILS AS REQUIRED
  - \*BRIDGING METAL OR WOOD 8" O/C
  - \*ALL TRUSSES INSTALLED AS PER MANUFACTURERS SPECIFICATIONS
  - \*1/2" OSB ROOF SHEATHING WITH CLIPS
  - \*2X4 HEADERS ON ALL NON LOAD BEARING INTERIOR WALLS
  - \*2X10 HEADERS 3' OR LESS 1/2" SOLID PLY BETWEEN
  - \*2X10 HEADERS 3' OR MORE 1/2" SOLID PLY BETWEEN UNLESS NOTED
  - \*INTERIOR WALLS ARE DIMENSIONED STUD TO STUD
  - \*CHECK LOCAL CODES FOR SPECIAL STRAPS, HURRICANE CLIPS, ETC.
- ROOFING**
  - \*3" OF ICE GUARD AT START OF OVERHANG AND VALLEYS
  - \*15# FELT PAPER IF REQUIRED
  - \*24# ASPHALT SHINGLES
  - \*RIDGE VENT
  - \*VENT ROOF AS MARKED AS PER SECTIONS
- INSULATION**
  - \*15 1/2" BATT W/VAPOR BARRIER WALLS
  - \*R-34 CEILING
  - \*USE Baffles AS REQUIRED
  - \*10" BATT IN FLOORS EXPOSED TO OUTSIDE
  - \*PROVIDE SCUTTLE HOLE AS REQUIRED
- DRYWALL**
  - \*1/2" WALLS
  - \*1/2" WATER RESISTANT IN BATHS
  - \*5/8" FIRE CODE IN UTILITY AND AS REQUIRED IN CARPORT/FIREWALLS
- WINDOWS AND DOORS**
  - \*6-0" OF DOORS AND WINDOWS AT 4'-10" UNLESS NOTED
  - \*ALL BEDROOMS TO HAVE EGRESS WINDOWS-CHECK PLAN WITH LOCAL CODES
  - \*EXTERIOR CASERMENT 2'-8" X 5'-0"
  - \*FIRE CODE DOORS AS REQUIRED
  - \*CHECK LOCAL CODES FOR MINIMUM DOOR SIZE
- MISC.**
  - \*SLOPE GRADE 1 IN 12 AWAY FROM STRUCTURE
  - \*ALL WOOD FRAMING 8" ABOVE GRADE
  - \*SMOKE DETECTORS AS REQUIRED BY CODE
  - \*FIRE-FABRICATED FIREPLACES SHALL BE UL APPROVED
  - \*FLUES, CHIMNEY CHASE SHALL BE APPROVED BY AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS
- \* DESIGN IS BASED ON COMMON CONSTRUCTION PRACTICES AND SUBJECT TO LOCAL CODES  
 ANY SPECIAL ENGINEERING REQUIRED WILL BE THE RESPONSIBILITY OF OWNER/BUILDER



LAKE ELEVATION

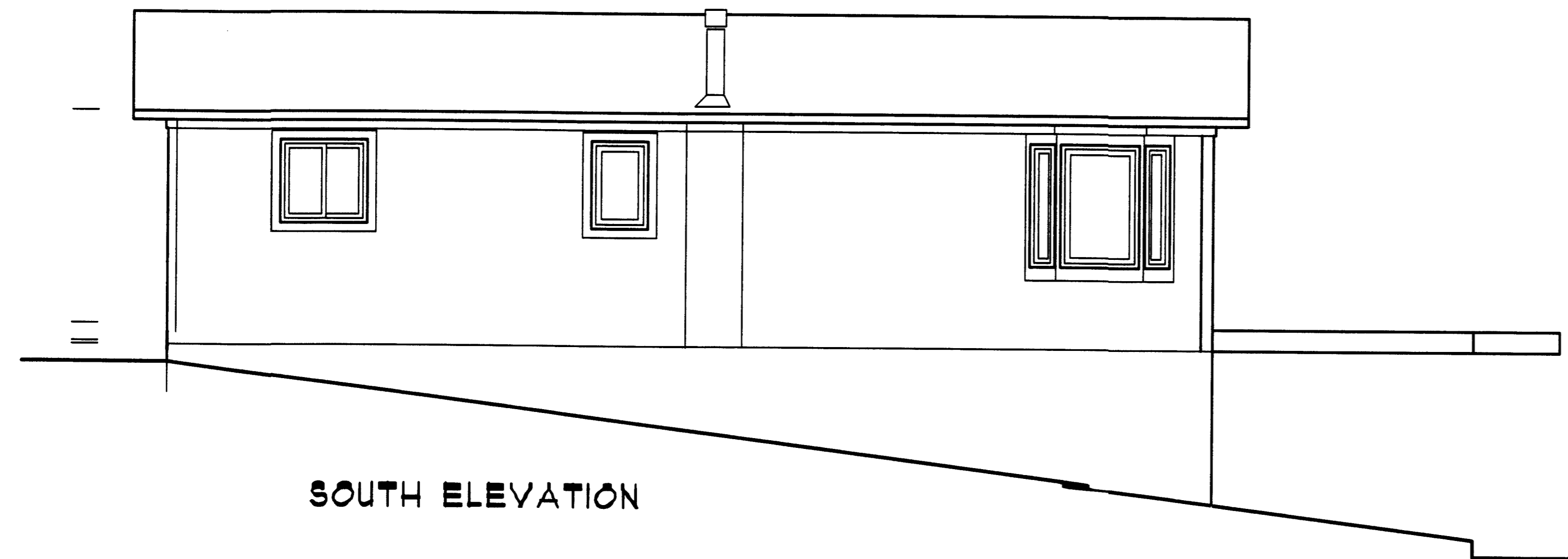


SECTION EXISTING

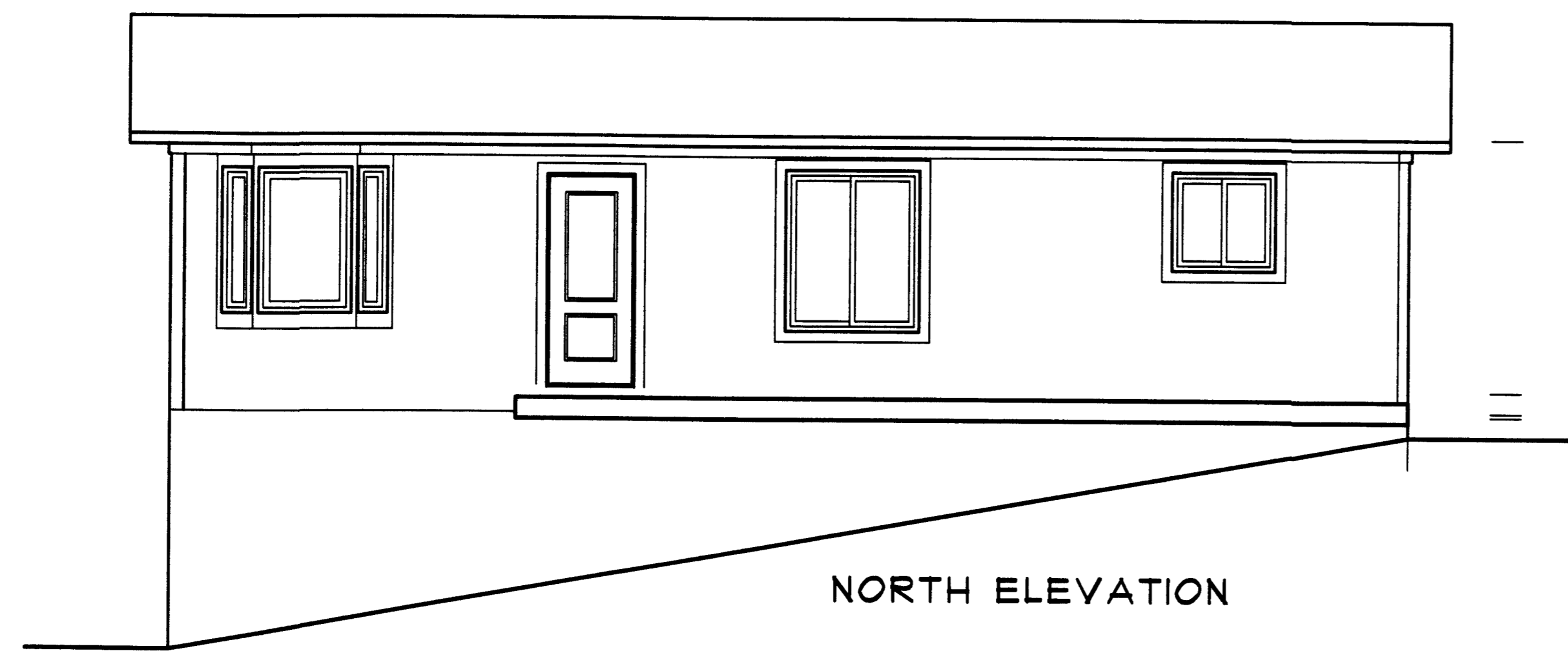
SCALE 1/4" = 1'-0"



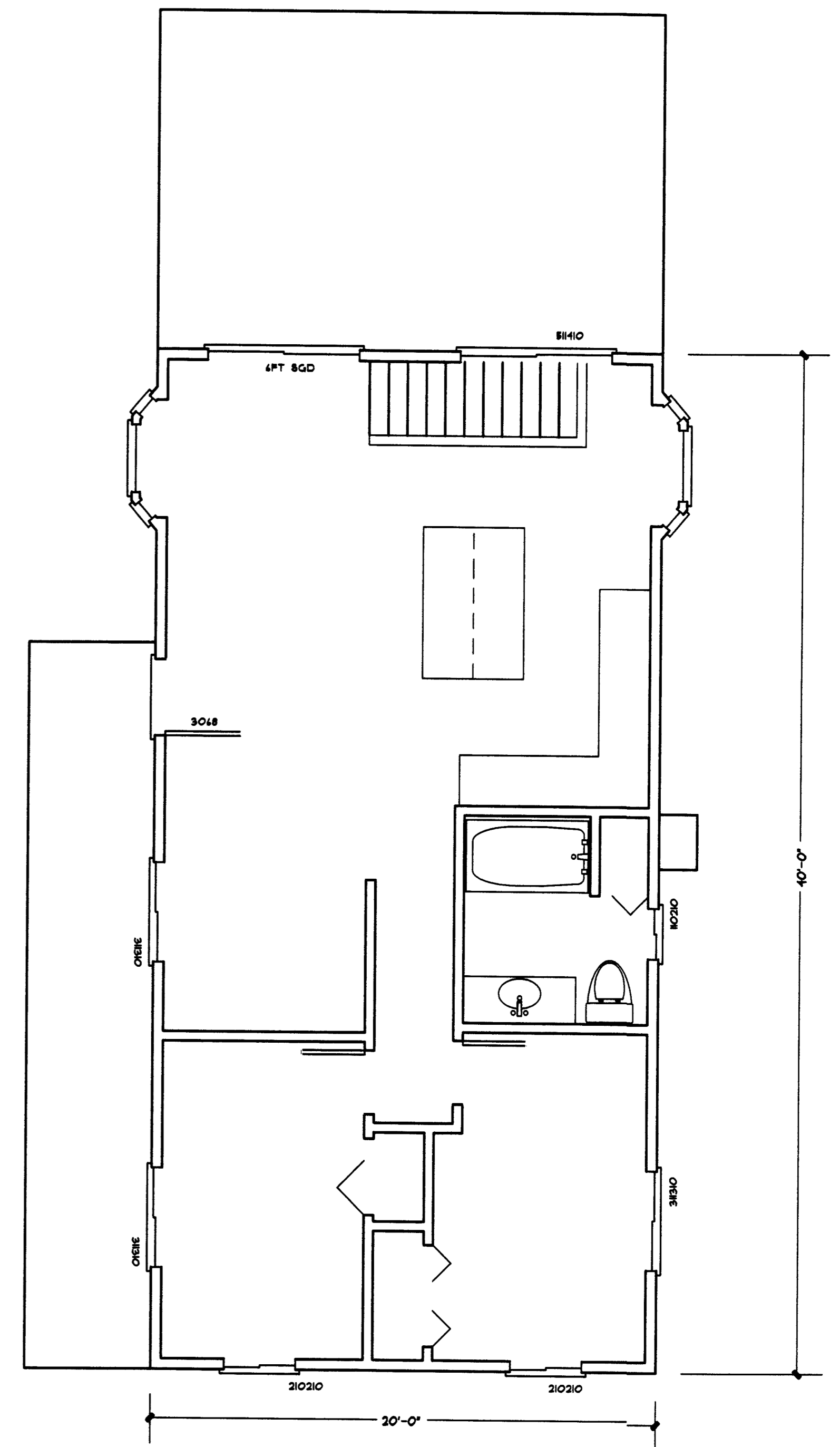
STREET ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



PLAN VIEW

SCALE 1/4" = 1'-0"

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DESIGN BY THOMAS B. COATES JR  
213 W. MAIN ST  
BRIGHTON, MICH 48102-2299

39-1

**PAGE** DATE  
**FOR** DAN TROSPER  
134-911-9213  
4105 HIGHCREST







**SALE PENDING**  
For Sale  
**Joe Perri**  
Call: 517-404-2404  
RE/MAX Platinum (810) 844-2339

Genoa Township  
**ZBA**  
Case # 16-11











SALE PENDING  
For Sale  
Joe Perri  
RE/MAX Platinum  
844-233-3333

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THERRIEN, MICHAEL	JUDD THOMAS & DOLORES	230,000	07/24/2006	TA	ARMS-LENGTH		BUYER	100.0
MIKLOS, DIANA & JOE	THERRIEN	155,000	11/15/1996	WD	ARMS-LENGTH	2115-0703	BUYER	100.0
		118,000	07/01/1990	WD	ARMS-LENGTH		BUYER	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning: LRR	Building Permit(s)	Date	Number	Status
4105 HIGHCREST	School: BRIGHTON					
Owner's Name/Address	P.R.E. 100% 07/25/2006					
JUDD THOMAS & DOLORES 4105 HIGHCREST BRIGHTON MI 48116	MAP #: V16-11					
	2017 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. 27 T2N, R5E, CROOKED LAKE HIGHLANDS SUB. LOT 132			LAKE FRONT	44.00	106.00	1.0000	0.8701	2300	100	88,058
Comments/Influences			44 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 88,058							

Comments/Influences	Land Improvement Cost Estimates					
	Description	Rate	CountyMult.	Size	%Good	Cash Value
	Shed: Wood Frame	11.23	1.00	110	42	519
	Total Estimated Land Improvements True Cash Value =					519

Public Improvements	Topography of Site					
	Level	Rolling	Low	High	Landscaped	Swamp
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	Tentative	Tentative	Tentative			Tentative
2016	44,000	67,200	111,200			101,671C
2015	44,000	66,500	110,500			101,367C
2014	42,100	61,900	104,000			99,771C

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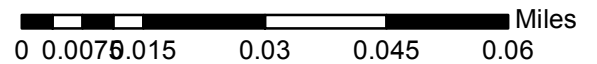
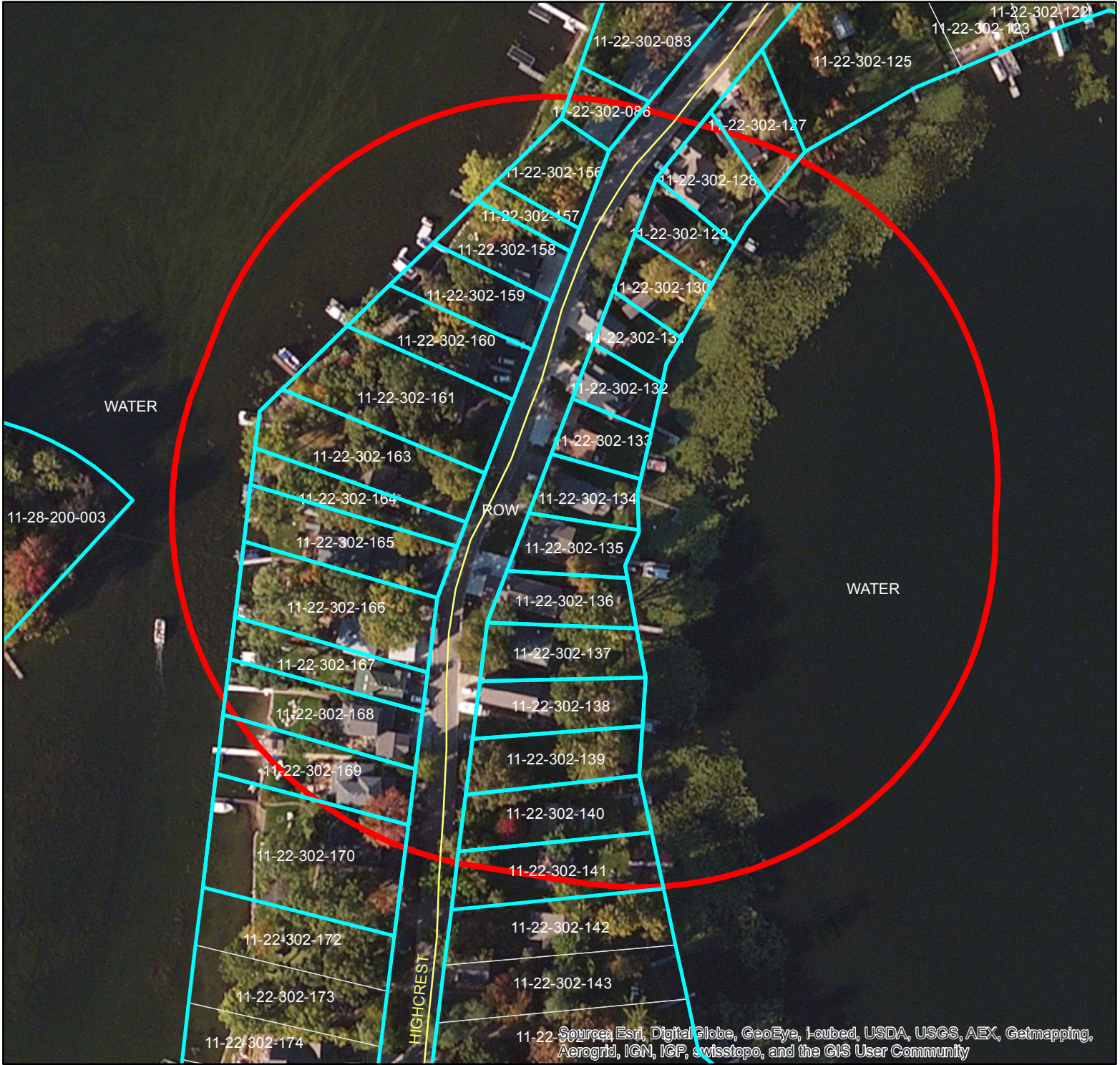
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior 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					112 90 80 90 110	WPP CCP (1 Story) Treated Wood Treated Wood Treated Wood			
Building Style: C		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace					Class: C Effec. Age: 26 Floor Area: 820 Total Base Cost: 73,383 Total Base New : 109,341 Total Depr Cost: 80,912 Estimated T.C.V: 133,748		CntyMult X 1.490 E.C.F. X 1.653		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service					Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost	
1979	0	Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min					1 Story Siding Basement 70.03 0.00 0.00		70.03 0.00 0.00		820 57,425	
Condition for Age: Good				No. of Elec. Outlets Many X Ave. Few					Other Additions/Adjustments (9) Basement Finish		Rate		Size Cost	
Room List		(5) Floors		(13) Plumbing					Basement Recreation Finish Walk out Basement Door(s)		11.45 775.00		205 2,347 1 775	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		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					(14) Water/Sewer Public Sewer Well, 200 Feet		1162.00 4975.00		1 1,162 1 4,975	
(1) Exterior		(6) Ceilings		(14) Water/Sewer					(16) Porches WPP, Standard CCP (1 Story), Standard		13.86 30.89		112 1,552 90 2,780	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					(16) Deck/Balcony Treated Wood, Standard Treated Wood, Standard Treated Wood, Standard		8.82 8.56 8.10		80 706 90 770 110 891	
	Insulation	Basement: 820 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:					Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, ECF (4306 TRI LAKES LAKE FRONT)		1.653 => TCV of Bldg: 1 =		80,912 133,748	
(2) Windows		(8) Basement												
X	Many Avg. X Few	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
	Large Avg. X Small	(9) Basement Finish												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	205 Recreation SF Living SF 1 Walkout Doors No Floor SF												
(3) Roof		(10) Floor Support												
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:												
	Gambrel Mansard Shed													
X	Asphalt Shingle													
Chimney: Brick														

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



# 300 ft Buffer for Noticing



Variance Case #16-11

Applicant: Daniel Trospen

Parcel: 4711-22-302-134

Meeting Date: April 19, 2016



March 23, 2016

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
March 15, 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: Jeff Dhaenens, Marianne McCreary, Jean Ledford and Jerry Poissant. Absent was Barb Figurski.

**Pledge of Allegiance:** The Pledge of Allegiance was recited.

**Introduction:** The members of the Board introduced themselves.

**Approval of the Agenda:**

Ms. Ruthig stated that the petitioner for Agenda Item #1 has asked to have it tabled until the April 19, 2016 meeting. **Moved** by McCreary, seconded by Poissant, to approve the agenda as amended. **The motion carried unanimously.**

**Call to the Public:** The call to the public was made at 6:33 p.m. with no response.

**1. 16-06... A request by Craig and Michelle Kreutzberg, 1786 S. Hughes Road, for a waterfront variance to construct an addition.**

Michelle Kreutzberg would like to build a 14x26 addition on the lower portion of the house and enclose the existing two-story deck. It would line up with the portion of the home that extends out toward the lake. She does not feel she is impeding her neighbors' views.

Board Member McCreary questioned who prepared the drawings showing the setbacks for her neighbor's properties. Ms. Kreutzberg stated they measured it themselves.

The call to the public was made at 6:42 pm with no response.

**Moved** by Ledford, seconded by Poissant, to approve Case #16-06, 1786 S. Hughes Road for a 3.5 foot waterfront setback to allow for a 47-foot waterfront setback to construct an addition, based on the following findings of fact:

- The current non-conforming location of the existing single-family home.
- The shallowness of the lot, which was not self-created.
- The granting of this variance will not impair an adequate supply of light and air to adjacent properties 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 air of residents of the Township.

**The motion carried unanimously.**

**2. 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.**

Mr. Tim McCotter, the architect for the applicant, stated there are currently two cottages on the property. They are proposing to remodel, and add a second floor, to one of the cottages and replace the other one with a garage. The existing decking and walkways will be removed and new ones, as well as a patio, will be put in.

The call to the public was made at 6:50 p.m.

Mr. Tim Robinson of 4497 Filbert, which is two houses away from this property, questioned if the home will be remodeled on the outside as well. Mr. McCotter showed building elevations.

**Moved** by McCreary, seconded by Poissant, to approve Case #16-07 from Clyde and Nadra Johnson, 4523 Filbert Road, for a 7.85 foot waterfront variance from 66.05 feet to 28.20 feet and a side yard variance of 3.1 feet from 5 feet to 1.9 feet to construct an addition to an existing single-family home, based on the following findings of fact:

- The extraordinary circumstance is the narrowness of the lot and was not self-created.
- The existing single-family home has the same side-yard setback as is being requested and will be no further toward the neighbors as what currently exists.
- The waterfront setback will be less than where the home is currently located.
- The addition of the second story will be the same footprint as the existing home.
- The granting of this variance will not impair an adequate supply of light and air to adjacent properties 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 air of residents of the Township.

Granting of this variance is conditioned upon

- The addition will be guttered with downspouts and water runoff directed toward the lake
- All runoff from the site will be directed toward the lake
- The garage will be removed
- The underground tank will be removed and disposed of in accordance with health and air environment restrictions.

**The motion carried unanimously.**

**3. 16-08...A request by Mike Page, 3793 Highcrest, for a front yard variance to construct an addition to an existing single-family home.**

Mr. Scott Tarkleson of Fenton Lake Builders was present to represent the applicant. They would like to renew the variance that was granted in 2008 to construct the same addition that was proposed at that time.

Board Member McCreary would like to see documentation showing where the ROW is located. The only plans presented are a sketch and mortgage survey. After the documents were reviewed further, the Board was comfortable with what was presented and they can discern the location of the home in relation to the ROW.

The call to the public was made at 7:07 p.m. with no response.

**Moved** by Poissant, seconded by Ledford, to approve Case #16-08 from Mike Page, 3793 Highcrest, for a 16 foot front yard variance from the required 35 feet to 19 feet to construct an addition to an existing single-family home, based on the following findings of fact:

- Strict compliant with the setback would prevent the applicant from erecting a garage and second story addition.
- The location of the existing home, built in 1984, prevents the erection of a garage in any other location.
- This variance is consistent with similar variances in the area.
- 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 neighborhood.
- Granting the variance will have limited impact on the appropriate development, continued use, or value of adjacent properties in the surrounding area.

Granting of this variance is conditioned upon

- The home being guttered with downspouts and runoff draining toward the lake.
- All parking required at the residence will be accommodated on site.
- The elevated parking area will have a side and front railing where there is over a 30-inch drop, which will withstand the bumper of a vehicle.

**The motion carried unanimously.**

- 4. 16-09...A request by A request by Janine Exline, 4437 Filbert Road, for a waterfront variance to construct an addition to an existing single-family home.**

Mr. Tim Chouinard, the architect, was present to represent the applicant. He gave a description of the project. They would like to make improvements to the home and the lot. They will be making storm water improvements to the site and all water draining into the lake.

The call to the public was made at 7:18 p.m.

Mr. Walt Joslin of 4431 Filbert is concerned about the water damage on the site. Also, he has seen the building elevation drawings and questioned if there will be living space above the garage. Mr. Chouinard stated it will be a "bonus room".

Ms. Doreen Walsh of 4443 Filbert stated that there will be a steep driveway from the road to the garage. The neighbor on the other side of them leveled off their property. That was not what was planned in the beginning, changes were made, and now there are two decks on the home. Mr. Chouinard stated they will not be filling and leveling the property. The owner is aware that she will have to drive up and down the steep driveway.

Mr. Jim Walsh showed pictures of the unauthorized addition that was put on this home. It is two feet from the property line. There was a discussion about this addition and Chairman Dhaenens stated that issue is not able to be addressed by the ZBA this evening; however, it was suggested that the applicant discuss removing this portion of the home with his client.

Ms. Walsh wants to ensure that no one will be on her property during construction and that all debris will be picked up at the end of each day. She also asked that if any changes are made to the plans, she be notified.

Mr. Walsh feels that allowing the home to be built out toward the lake will block his sun.

The call to the public was closed at 7:56 p.m.

**Moved** by Poissant, seconded by Ledford, to approve Case #16-09 by Janine Exline, 4437 Filbert Road for a waterfront variance of 4.25 feet from the required 105.35 feet to 101.1 feet, which is the current setback, to construct an addition to an existing single-family home, based on the following findings of fact:

- The second story will be added on the existing home.
- The dwelling was built in 1930 and does not conform to the current zoning.
- Strict compliant with the setback would prevent the applicant from construction of the addition that would otherwise be possible.
- 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 neighborhood.
- Granting the variance will not interfere with or discourage the appropriate development, continued use or value of adjacent properties in the surrounding neighborhood.

This approval is contingent upon:

- The addition shall be guttered with downspouts directing toward the lake
- The applicant shall work with the neighbor to ensure that there is no runoff onto their property.
- The existing garage shall be removed
- The applicant will consider the removal of the existing bump out on the northeast corner of the home.

**The motion carried unanimously.**

**1. 16-10...A request by Matt Ikle, 5555 E. Grand River, for a variance to construct a detached accessory structure in the front yard.**

Mr. Ikle was present. He stated that the practical difficulty for having to place this structure in the front yard is the topography of the lot and the placement of the existing sewer easement. This is the only location where he can put it. It will match the siding and stone on the home.

The Board expressed concerns with the garage entry and exit being on a curved area and on the bottom of a hill with the park across the street.

The call to the public was made at 8:15 p.m.

Mr. Craig Fons of 4650 Edinburgh owns a vacant property to the west of this lot. It has been presented as a shed in the neighborhood and not as a garage. He feels the size of the structure will hinder his site lines if he was to develop his property. He does not feel the topography of the land is a problem. There are options that Mr. Ikle has. He does not see a hardship. He showed pictures depicting where the garage's roof line would be and how it would obstruct the view of the lake from his property. He does not feel the road commission will approve the driveway.

Chairman Dhaenens stated letters were received from Dave Uhrin of 5516 Wildwood, Ryan and Michelle Bradford of 5571 East Grand River, and Richard and Loretta Corrunker of 5530 Wildwood in support of this project.

The call to the public was closed at 8:15 p.m.

Mr. Ikle disagrees with Mr. Fons. There are other structures in this area that are close to the shore line. He also disagrees with the safety issues of the driveway as expressed by the Board.

Chairman Dhaenens and Board Members Ledford and McCreary are not in favor of this request.

Mr. Ikle requested to table this item so he can return with his engineer.

**Moved** by Ledford, seconded by McCreary, to table Case #16-10 until the April 19, 2016 meeting. **The motion carried unanimously.**

**Administrative Business:**

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

**Moved** by McCreary, seconded by Poissant, to approve the January 19, 2016 Zoning Board of Appeals Meeting as presented. **The motion carried unanimously, with Board Member Ledford abstaining.**

Approval of minutes for the February 16, 2016 Zoning Board of Appeals Meeting

**Moved** by Ledford, seconded by McCreary, to approve the February 16, 2016 Zoning Board of Appeals Meeting as presented. **The motion carried unanimously.**

2. Correspondence – There was no correspondence.
3. Township Board Representative Report - Board Member Ledford gave a review of the Township Board Meeting of March 7, 2016.
4. Planning Commission Representative Report - Board Member Figurski was not present this evening. Ms. Ruthig gave a review of the March 13, 2016 Planning Commission meeting.
5. Zoning Official Report - Ms. Ruthig gave a review of staff's activities. She stated that she attended a zoning class and learned that "postpone" should be used when an item will be put on a future agenda and "table" should be used when an item will be kept on the same agenda.
6. Member Discussion – No members had anything to discuss.
7. Adjournment

**Moved** by Ledford, seconded by Poissant, to adjourn the meeting at 9:11 p.m. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary