

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
July 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. 16-19 ... A request by Stephen Gucciardo, 4133 Highcrest, for a front yard variance to build a second-story addition and an attached garage.
2. 16-22 ... A request by Timothy S. McCotter, 4523 Filbert, for waterfront variance to construct an addition to an existing home.
3. 16-23 ... A request by Jeffrey and Mary Christina Beyers, 5373 Wildwood Drive, a variance to install a fence in the required waterfront.
4. 16-24 ... A request by Donald Davis, 3907 Homestead, for front and side yard variances to construct a second-story addition to an attached garage.
5. 16-25 ... A request by Ronald Abner, 2805 Acorn Lane, for a side yard variance to construct a detached garage.
6. 16-26...A request by Pet Supplies Plus, 2649 E. Grand River, for a variance to install a sign within the road right of way setback.
7. 16-27...A request by Tim Chouinard, 1253 Sunrise Park, for a front, side, rear and waterfront variance to construct an addition to an existing home.

Administrative Business:

1. Approval of minutes for the June 21, 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

# Item #1

**Amy Ruthig**

---

**From:** Steve Gucciardo <Steve.Gucciardo@obarausa.com>  
**Sent:** Friday, July 08, 2016 9:41 AM  
**To:** Amy Ruthig  
**Subject:** 4133 Highcrest Front Yard Variance Request

Per our conversation today I would like to be present to discuss my status with the board members on the 19<sup>th</sup>.

I have been having difficulty finding a company that can perform the work either on time or at a reasonable cost. Only 2 companies responded of 6 called and both were excessive in price.

I am not opposed to getting a survey to find the corners of my lot but I find it not value added at the costs I am being quoted. In the last meeting the survey was requested to find the lines to determine the exact distance to front yard line. Many of the homes around the lake do not meet or are worse than the conditions I am proposing. Not to say that makes the request of survey not required, rather the proposed construction not unreasonable based on the information provided, the proximity to the road of many homes, and my immediate neighbors.

In any case, I am still pursuing the survey at a reasonable cost and I would like the opportunity to present my status to the board on July 19<sup>th</sup>.

Thanks Amy.

**Steve Gucciardo**

Obara Corp. USA – Product Research and Development  
26800 Meadowbrook Road, Suite 111, Novi – MI – 48377  
Office: (586) 755-1250  
Direct: (586) 554-2759  
Fax: (586) 755-6790  
Cell: (810) 623-6508  
Email: [steve.gucciardo@obarausa.com](mailto:steve.gucciardo@obarausa.com)

**Charter Township of Genoa**  
**ZONING BOARD OF APPEALS**  
**JUNE 21, 2016**  
**CASE #16-19**

**PROPERTY LOCATION:** 4133 Highcrest

**PETITIONER:** Stephen Gucciardo

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

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

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

**CODE REFERENCE:** 3.04.01

**STAFF COMMENTS:** See staff report

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	10	5	40	25	67'6"
Setbacks Requested	6	14	5	-	21'8"	74'11"
Variance Amount	29	-	-	-	-	-

Mr. Berean requested to withdraw his request for the use variance to allow for horses in a Rural Residential zoning district.

**Moved** by Poissant, seconded by Ledford, to approve Case #16-18 by Michael Berean, Parcel ID 4711-12-100-008 for a height variance of two feet from the required five feet and a wetland setback variance of 15 feet from the required 25 feet due to the following findings of facts:

- The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion on public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of Genoa Township.
- The proposed variance would have a limited impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the applicant receiving approval for his request to rezone the property from Rural Residential to Country Estates. **The motion carried (Ledford – yes; Dhaenens – yes; Poissant – yes; Figurski – no; McCreary – no).**

**2. 16-19...A request by Stephen Gucciardo, 4133 Highcrest, for a front yard variance to build a second-story addition and an attached garage.**

Mr. Stephen Gucciardo was present. He is requesting a 29-foot front yard setback variance to construct a garage and a second story on his home. He noted that one of the homes adjacent to his property is closer to the road than what he is proposing.

Board Member McCreary would like to see a mortgage survey to confirm that the property lines that are being proposed are correct.

Mr. Gucciardo requested to have his request tabled until he can obtain a mortgage survey.

The call to the public was made at 7:23 pm with no response.

**Moved** by McCreary, seconded by Poissant, to delay Case #16-19 for 4133 Highcrest at the petitioner's request until the next regularly-scheduled ZBA meeting of July 19, 2016. **The motion carried unanimously.**

**3. 16-20...A request by Jeff Jacobs, 4391 Skusa, for a rear yard setback variance to build an addition to an existing home.**

Mr. Jeff Jacobs was present. He would like to build an addition in order to move his mechanical equipment from his Michigan basement as well as add a bedroom. He feels the location of the existing home on the lot is his hardship. The home is fifty feet from the front yard property line and only 30 feet is required.

The call to the public was made at 7:30 pm with no response.

**Moved** by Ledford, seconded by Poissant, to approve Case #16-20 for 4391 Skusa from Jeff Jacobs of 4487 Filbert for a six-foot rear yard setback variance from the required 40 feet to 34 feet to construct an addition to an existing single-family home due to the following findings of fact:





Steve 810 623-6508M

# GENOA CHARTER TOWNSHIP VARIANCE APPLICATION

2911 DORR ROAD | BRIGHTON, MICHIGAN 48116

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

Case # 16-19 Meeting Date: 6/16/16

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: Stephen Paul Gucciardo

Property Address: 4133 Highcrest Brighton MI Phone: 810-623-6508

Present Zoning: LRR Tax Code: 11-22-302-137

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

2. Intended property modifications: Add GARAGE & 2nd story addition & Improve Roof Line

a. Unusual topography/shape of land (explain): The narrow peninsula like area the homes were constructed on in the 50's makes land use challenging

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: 5/13/16 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:** June 13, 2016  
**RE:** ZBA 16-19

---

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

### STAFF REPORT

**File Number:** ZBA#16-19  
**Site Address:** 4133 Highcrest  
**Parcel Number:** 4711-22-302-137  
**Parcel Size:** .148  
**Applicant:** Stephen Paul Gucciardo  
**Property Owner:** Same as applicant  
**Information Submitted:** Application, site plan, conceptual drawings  
**Request:** Dimensional Variance  
**Project Description:** Applicant is requesting a front yard variance in order to construct a second story addition and an attached garage.  
**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 June 5, 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 1958.
- In 2012, a permit was issued for a new roof.
- 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 a second story addition and an attached garage to an existing single family home. Due to the current location of the existing home the applicant would be required to obtain a front yard variance.

### **Variance Requests**

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

<b>Table 3.04.01 (LRR District):</b>	<b>Required Front Yard Setback:</b>	<b>35'</b>
	<b>Existing Front Yard Setback:</b>	<b>30'</b>
	<b>Proposed Front Yard Setback:</b>	<b>6'</b>
	<b>Proposed Variance Amount:</b>	<b>29'</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 23.05.03.

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 constructing a second story addition and an attached garage to the existing single family home.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the location of the existing home. The need for the variance is not self-created. Constructing the addition with attached garage would make the property consistent with the properties in the vicinity.
- (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 will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

#### **Staff Findings of Fact**

1. Strict application of the front setback would prevent the applicant from constructing a second story addition and an attached garage to an existing single family home.
2. The need for this variance is due to the location of the existing single family home.
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. Drainage from the structure must be maintained on the lot.
2. Structure must be guttered with downspouts.

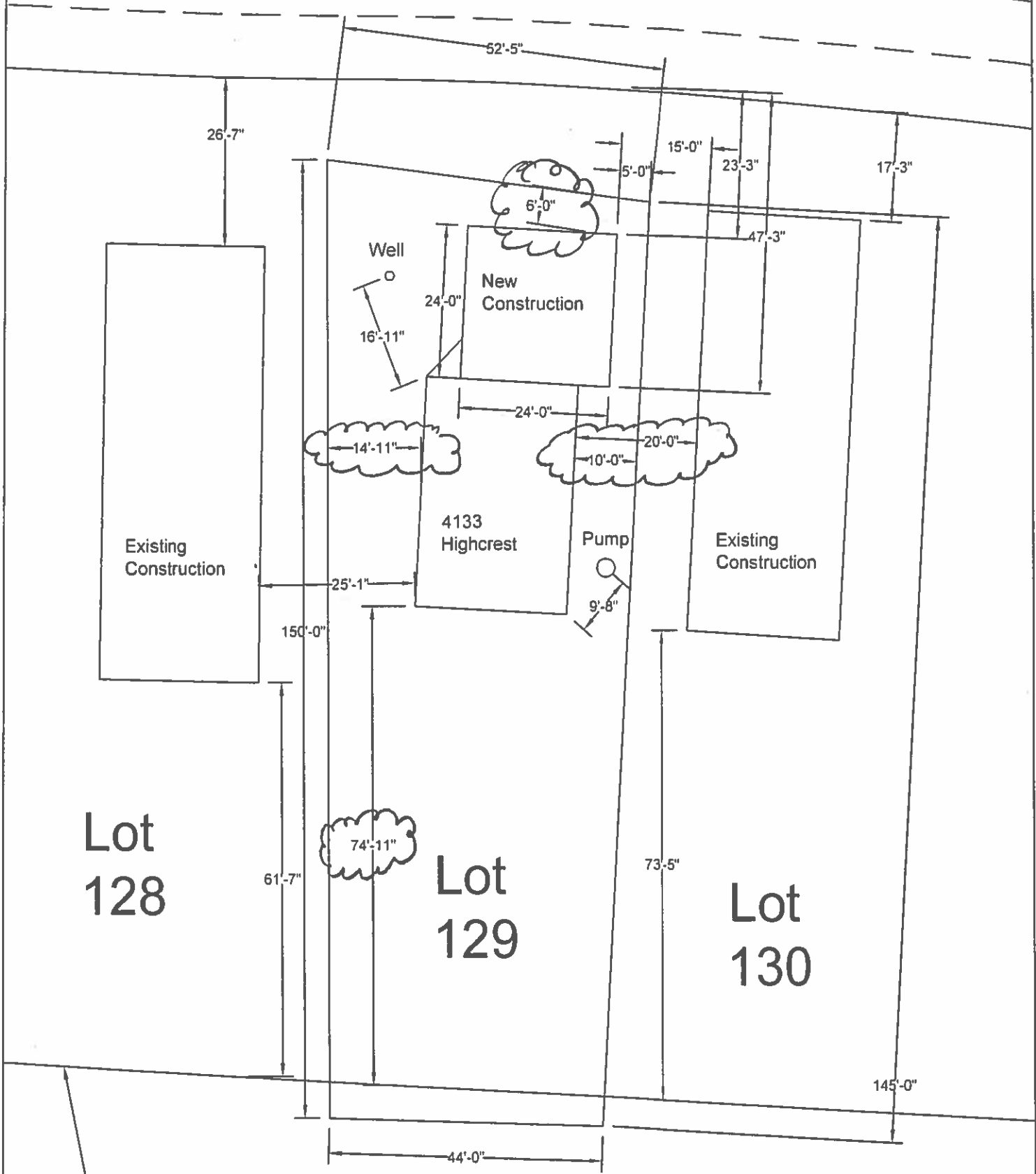


HIGHCREST



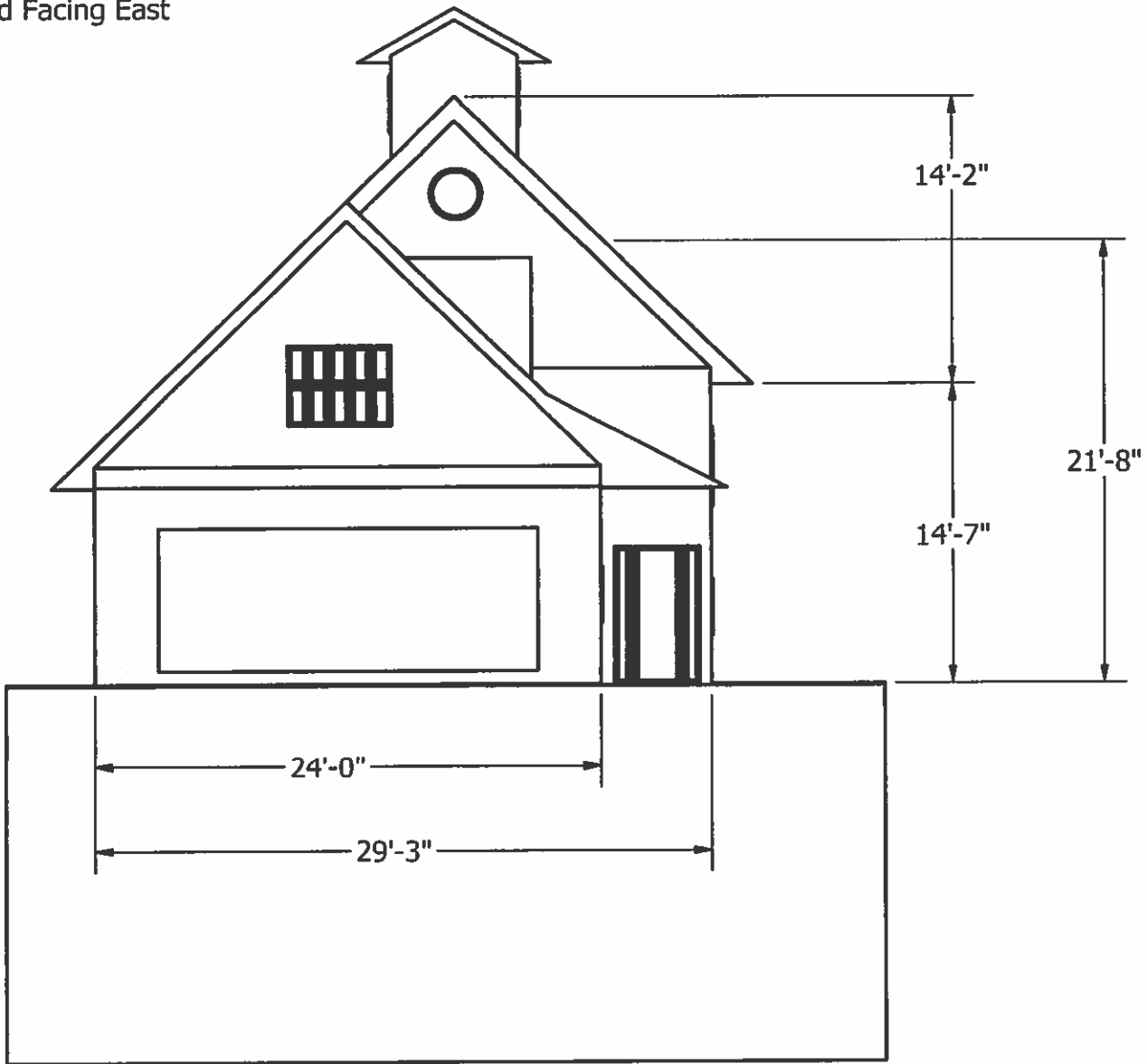
Orthophotos Flown Spring 2015  
Parcel lines are a representation only;  
Not intended for survey purposes.

4133 Highcrest Brighton, MI 48116  
Actual Dimensions (2016) +/- 1' where no previous survey avail.  
Application for Front Yard Variance (Garage to lot line 6')  
Scale: proportional



This Line Represents the Water Edge

Elevation  
From Road Facing East



2

1

B

B

A

A

A

A

2

1

Elevation  
From Side Facing North

2

1

B

B

21'-8"

A

A

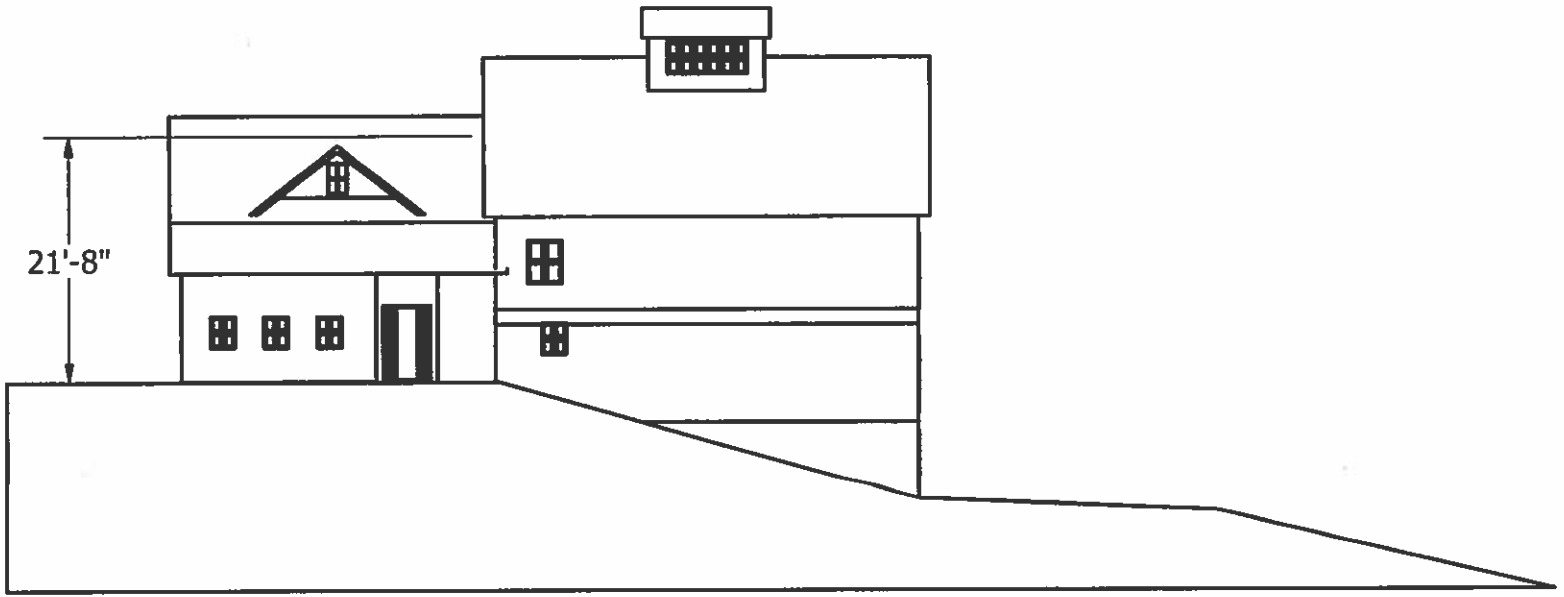
A

A

2

1

A

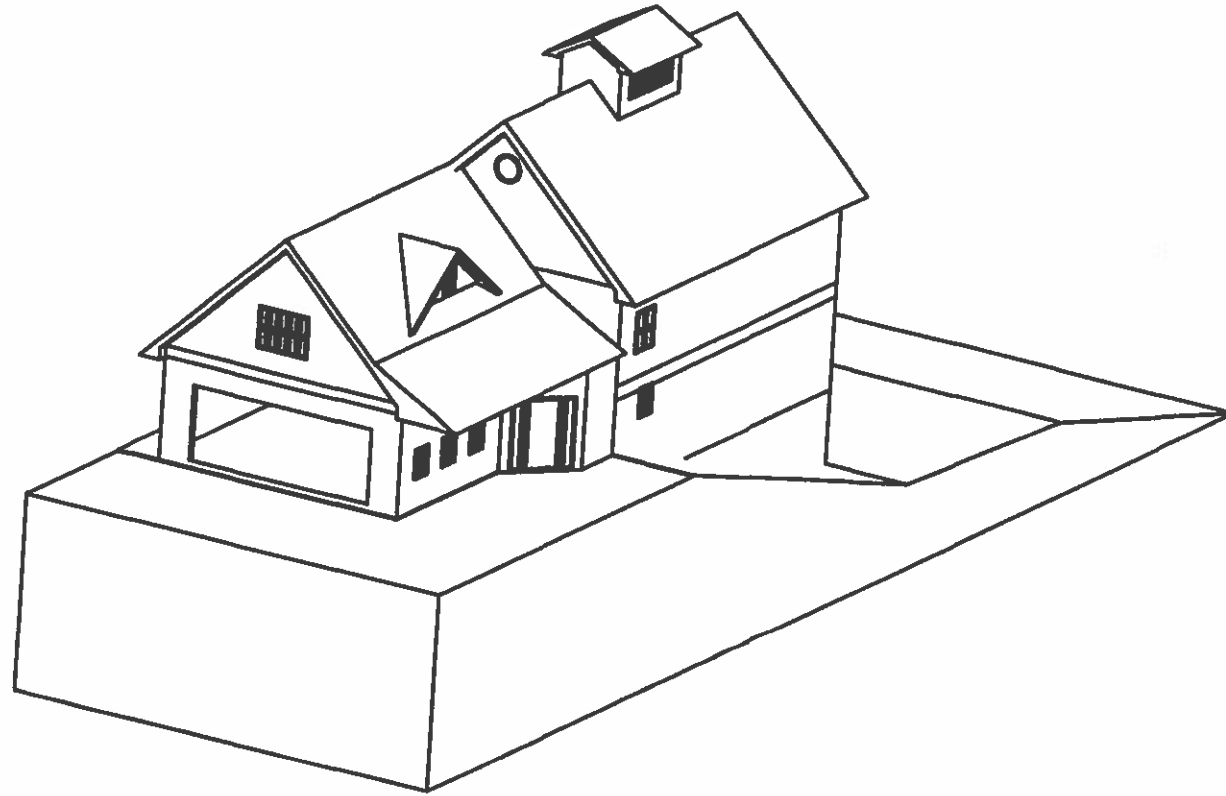




Elevation  
From Lake Facing West



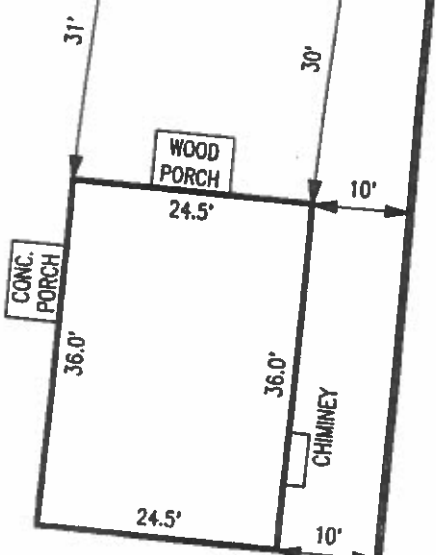
Elevation  
Isometric View From Road Facing North East





HIGHCREST STREET 50 FT. WD.  
( PLATTED AS HIGHLAND AVENUE )  
( 20' DIRT SURFACE )

S 735' W R. 52.02'



# 4133 HIGHCREST  
ONE STORY WOOD & BLOCK FRAME  
ALUMINUM SIDED RESIDENCE  
W/ WALKOUT BASEMENT

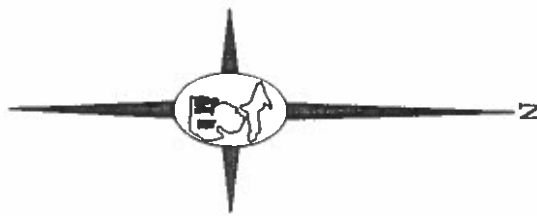
R. 150'

LOT 128

LOT 129

R. 145'

LOT 130



S 4'20" W R. 44'

ROUND LAKE

JOB NO.: M - 00247  
DATE: 1-31-90  
SCALE: 1" = 20'  
DRAWN BY: TAD



THE MICHIGAN ENGINEERING & SURVEYING GROUP, INC.  
7600 GRAND RIVER • BRIGHTON, MI. • (313) 227-8013

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREENLEE RYAN	GUCCIARDO STEPHEN	230,000	10/23/2015	TA	ARMS-LENGTH	2015R-034586	BUYER	100.0
PARLOVE LYNN	GREENLEE RYAN	124,500	10/28/2011	WD	ARMS-LENGTH	2011R-032380	BUYER	100.0
PARLOVE, FRANK	PARLOVE LYNN	0	04/28/2010	QC	INVALID SALE	2010R-016529	BUYER	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning: LRR	Building Permit(s)	Date	Number	Status			
4133 HIGHCREST	School: BRIGHTON		REROOF	04/30/2012	W12-059	NO START			
	P.R.E. 100% 10/27/2015								
Owner's Name/Address	MAP #: V16-19								
GUCCIARDO STEPHEN 4133 HIGHCREST BRIGHTON MI 48116	2017 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 00083.TRI LAKES LAKE FRONT						
	Public Improvements		* Factors *						
	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Gravel Road		LAKE FRONT	44.00	147.00	1.0000	1.0247	2300 100	103,699
	Paved Road		44 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 103,699						
	Storm Sewer		Land Improvement Cost Estimates						
	Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	Water		D/W/P: Patio Blocks	6.84	1.00	16	92	101	
	Sewer		Total Estimated Land Improvements True Cash Value = 101						
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site								
	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	X REFUSE		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2017	Tentative	Tentative	Tentative		Tentative
	LM	06/22/2012	DATA ENTER	2016	51,800	37,200	89,000		89,000S
	LM	08/22/2011	DATA ENTER	2015	51,800	34,700	86,500		77,935C
				2014	49,600	31,800	81,400		76,708C



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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	X 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	Type	Year Built:	Car Capacity:	
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			1			20 CPP 20 CPP			Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
Building Style: D		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Class: D Effec. Age: 59 Floor Area: 864 Total Base Cost: 66,935 Total Base New : 101,742 Total Depr Cost: 45,784 Estimated T.C.V: 75,680			CntyMult X 1.520 E.C.F. X 1.653			Bsmnt Garage:				
Yr Built 1958	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			Stories Exterior Foundation 1 Story Siding Basement 50.11 0.00 0.48			Rate Bsmnt-Adj Heat-Adj 50.11 0.00 0.48			Size Cost 864 43,710				
Condition for Age: Good		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			Other Additions/Adjustments (9) Basement Finish Basement Living Finish Walk out Basement Door(s)			Rate 14.75 625.00			Size Cost 775 11,431 1 625				
Room List		(5) Floors Kitchen: Other: Other:		(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			(13) Plumbing 3 Fixture Bath (14) Water/Sewer Public Sewer Well, 200 Feet			1650.00 912.00 4400.00			1 1,650 1 912 1 4,400				
Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		2			(15) Built-Ins & Fireplaces Fireplace: Exterior 1 Story			3050.00			1 3,050				
(1) Exterior		(7) Excavation Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Porches CPP, Standard CPP, Standard			28.93 28.93			20 579 20 579				
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, ECF (4306 TRI LAKES LAKE FRONT)			Depr.Cost = 1.653 => TCV of Bldg: 1 =			45,784 75,680				
(2) Windows Many Avg. Few X Large Avg. Small		(9) Basement Finish 775 Recreation SF 1 Living SF 1 Walkout Doors No Floor SF															
X	Insulation	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:															
(3) Roof Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																	
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Brick																	

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

# GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 16-22 Meeting Date: 7-19-16

- 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: LRR 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 11.25'  
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) \_\_\_\_\_

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: 2-16-16

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:** July 8, 2016  
**RE:** ZBA 16-23

---

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

### STAFF REPORT

**File Number:** ZBA#16-22  
**Site Address:** 4523 Filbert  
**Parcel Number:** 4711-27-105-007  
**Parcel Size:** .224  
**Applicant:** Timothy S. McCotter (Architect)  
**Property Owner:** Nadra Johnson, 331 3<sup>rd</sup> Street SW Willmar, MN 56201

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

**Request:** Dimensional Variances

**Project Description:** Applicant is requesting a waterfront and side yard variance in order to construct an addition to 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 July 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 1937
- The owner is currently being assessed for two homes located on the property which is non-conforming.
- 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 to an existing single family home. There are currently 2 homes on the property. The proposed addition will eliminate the nonconforming issue with two homes. In order to construct the proposed addition, the applicant is required to obtain a waterfront and side yard variance. The proposed home is entirely within the existing building footprint with the only setback encroachment being the second story addition on the waterfront side of the home. There is an existing storm drain easement located on the property. The addition is encroaching into the easement. The applicant has been working with the Livingston County Drain Commissioner's office on this issue and understands that any approval would require Livingston County Drain approval also.

**Variance Requests**

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

**Table 3.04.01 (LRR District):**

SINGLE FAMILY STRUCTURE	Front	One Side	Other Side	Rear	Waterfront	Height
Setbacks of Zoning	35	5	10	40	66.05	25
Setbacks Requested	35	1.9	10.4	57.8	54.5	23.8
Variance Amount	-	- Existing	-	-	11.55	-

***Summary of Findings of Fact- After reviewing the application and materials provided, I offer the following possible findings for consideration:***

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the waterfront setback would prevent the applicant from constructing the second story addition to the existing single family home. Granting the variance would provide substantial justice.
- (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. The variance is not needed to make the property consistent with the majority of other properties in the vicinity. The need for the variance is not self-created.
- (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 adjacent home to the west may have an impaired view of the lake due to the addition of a second story on the waterfront elevation.

**Recommended Conditions**

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

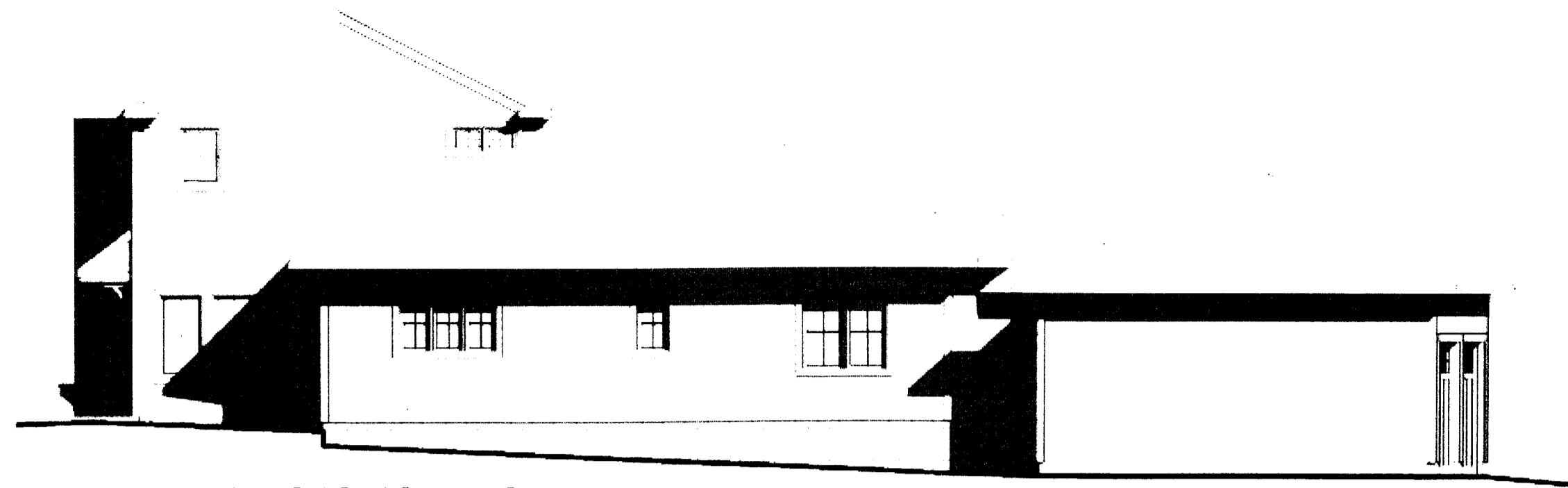
1. Drainage from the detached accessory structure must be maintained on the lot.
2. Structure must be guttered with downspouts.
3. The applicant must obtain approval from Livingston County Drain Commissioner's office



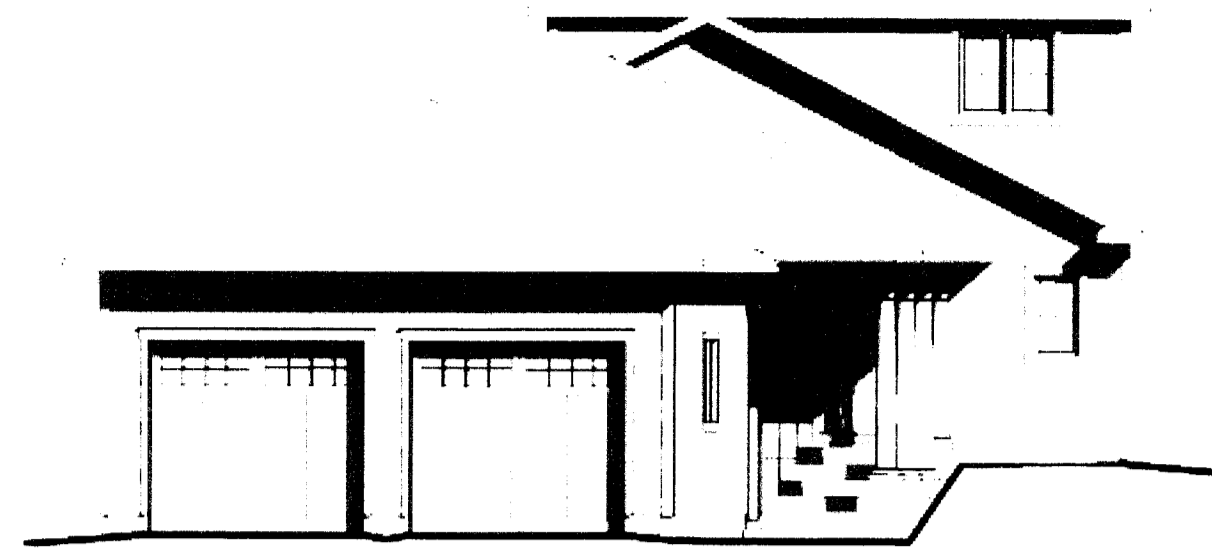


Orthophotos Flown Spring 2015  
Parcel lines are a representation only;  
Not intended for survey purposes.

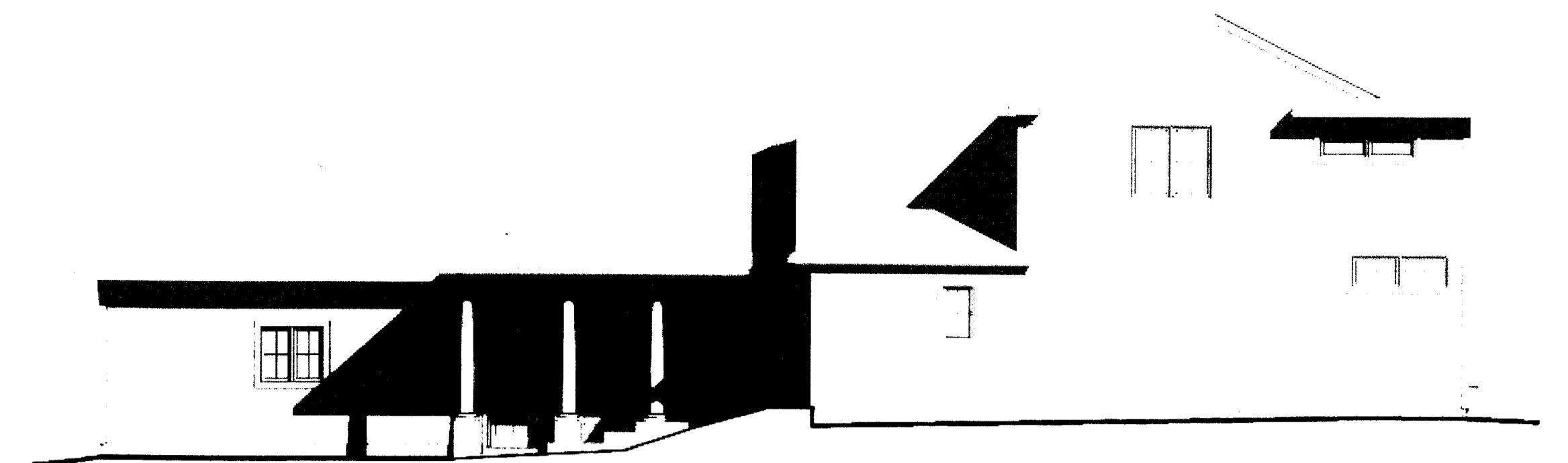




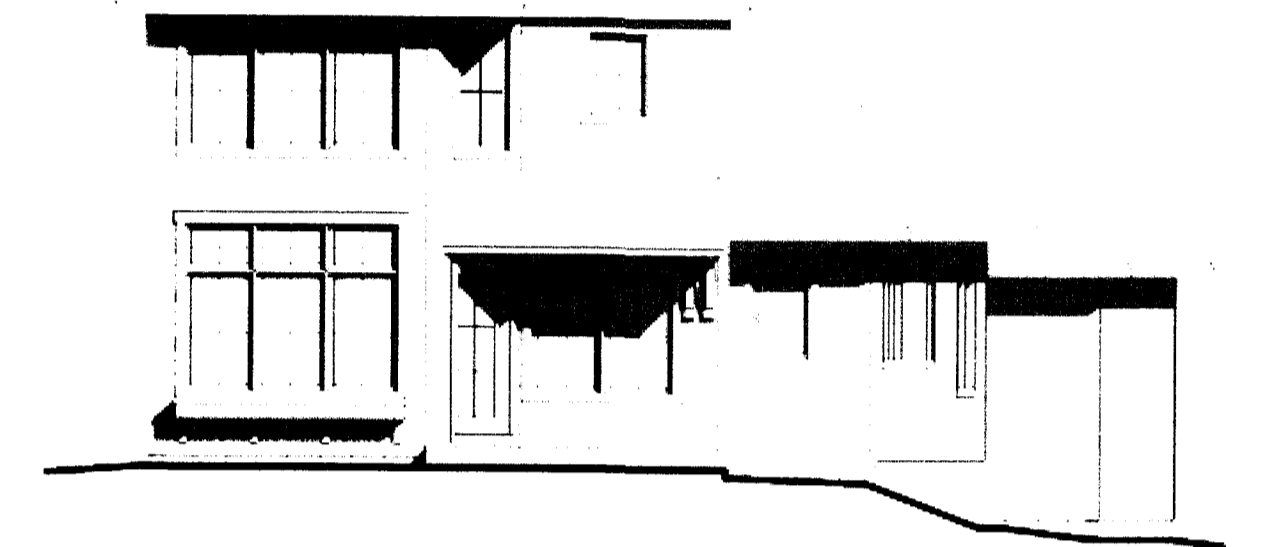
**5 WEST ELEVATION.**  
SCALE: 1/8" = 1'-0"



**4 SOUTH ELEVATION.**  
SCALE: 1/8" = 1'-0"



**3 EAST ELEVATION.**  
SCALE: 1/8" = 1'-0"



**2 NORTH ELEVATION.**  
SCALE: 1/8" = 1'-0"



**LEGAL DESCRIPTION**

SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON AND STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

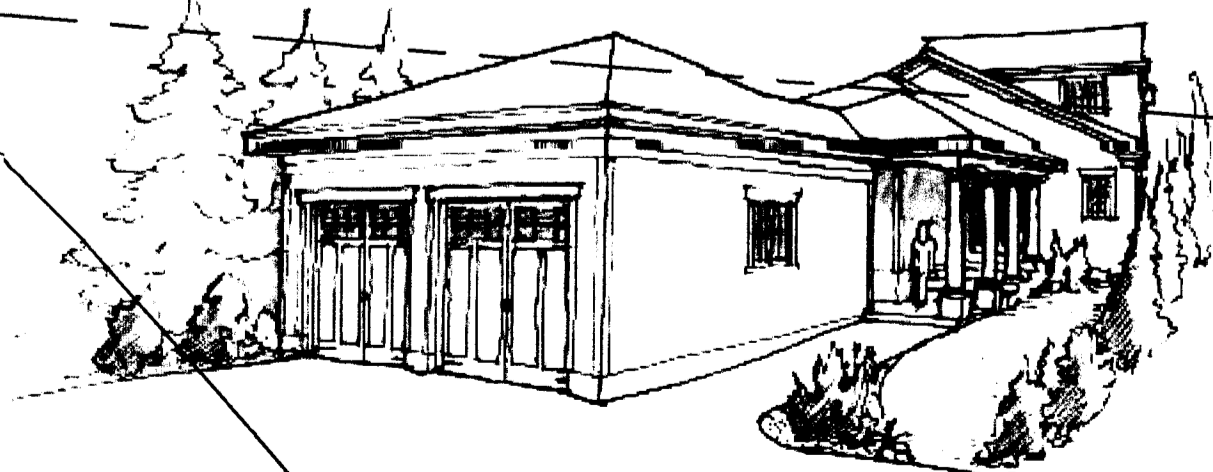
LOT 7 OF "ROUND LAKE SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 72, LIVINGSTON COUNTY RECORDS. SUBJECT TO AND TOGETHER WITH ALL EASEMENT AND RESTRICTIONS AFFECTING TITLE TO THE ABOVE DESCRIBED PREMISES.

TAX ID: 4111-27-105-007  
ALSO KNOWN AS 4523 FILBERT DRIVE, BRIGHTON, MI 48116

**ZONING RESTRICTIONS**

ZONING JURISDICTION: GENOA CHARTER TOWNSHIP  
ZONING CLASSIFICATION: LRR - LAKEFRONT RESIDENTIAL  
EXISTING LOT SIZE: 9,400 S.F. (0.213 ACRES) TOTAL  
8,919 S.F. (0.205 ACRES) ABOVE WATER

REGULATION	PERMITTED	PROPOSED
FRONT YARD SETBACK	35.0'	35.0'
SIDE YARD SETBACK	10.0' MIN ONE SIDE 5.0' OTHER SIDE	10.4' 1.9'
REAR YARD SETBACK	40.0'	57.8'
WATER SETBACK AVG OF EXIST NEIGHBORS	66.05'	54.5'
MAXIMUM BUILDING HEIGHT	2-STORIES/35.0'	2-STORIES/23.8'
LOT COVERAGE	35%	21.88%
BUILDING IMPERVIOUS AREA	50%	44.31%



**7 DRIVESIDE PERSPECTIVE**  
SCALE: 1" = 1'-0"



**6 LAKESIDE PERSPECTIVE**  
SCALE: 1" = 1'-0"

**1 PROPOSED PLOT PLAN**  
SCALE: 1" = 10'-0"

NOTES:  
FINAL LANDSCAPING, PLANTINGS, AND GROUNDCOVER TO BE PROVIDED AND INSTALLED BY OTHERS

**McCOTTER**  
Architecture  
and Design

2060 ORE CREEK LANE  
BRIGHTON, MI 48114  
PHONE: 734.216.7168  
www.mccotterarchitecture.com

**Project:**

JOHNSON RESIDENCE  
ADDITION  
4523 FILBERT DRIVE  
BRIGHTON, MI

**Owner:**

BILL AND NADRA  
JOHNSON  
99040 EAST SIDE DRIVE  
BEAVER ISLAND, MI 49702

**Issue/Revision:**

ZBA SUBMISSION 6/10/16

**Sheet Title:**

PLOT PLAN

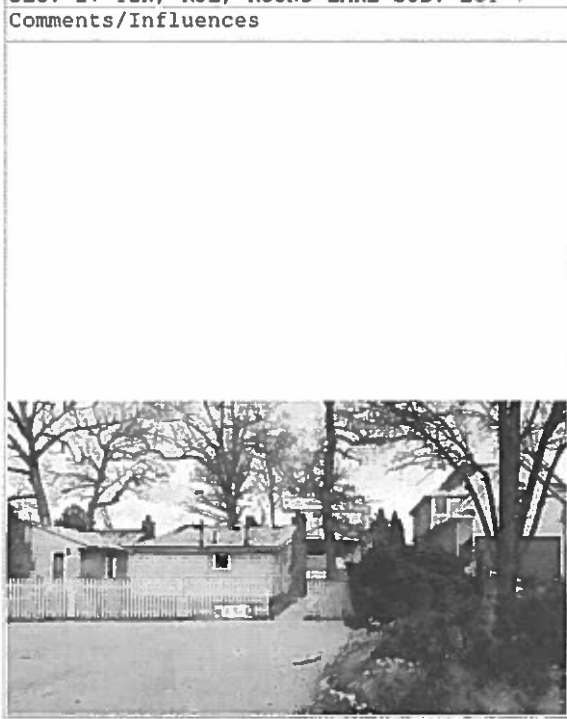
**A0.2**

COPYRIGHT 2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON CLYDE III & NADRA	JOHNSON NADRA TRUST	246,000	05/31/2016	WD	TRUST	2016R-016917	BUYER	0.0
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 NADRA TRUST 331 3RD ST SW STE 2 PO BOX 570 WILLMAR MN 56201	MAP #: V16-22					
2017 Est TCV Tentative						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 00083.TRI LAKES LAKE FRONT						Value	
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason		
SEC. 27 T2N, R5E, ROUND LAKE SUB. LOT 7			LAKE FRONT	50.00	195.00	1.0000	1.1802	2300	100	135,722
Comments/Influences			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	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2017	Tentative	Tentative	Tentative			Tentative
			2016	67,900	70,200	138,100			138,100S
			2015	67,900	69,400	137,300			61,457C
			2014	64,900	64,200	129,100			60,490C

\*\*\* 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		(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												
Building Style: D		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior 2 Story Siding 1 Story Siding 1 Story Siding			Foundation Mich Bsmnt. Crawl Space Crawl Space			Rate Bsmnt-Adj Heat-Adj 78.63 -4.31 1.31 49.40 -8.62 0.66 49.40 -8.62 0.66		Size Cost 528 39,933 200 8,288 192 7,956		
Yr Built 1937	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			Other Additions/Adjustments (13) Plumbing 2 Fixture Bath Public Sewer Well, 200 Feet			Total Base Cost: 70,221 Total Base New : 106,735 Total Depr Cost: 48,031 Estimated T.C.V: 79,395			CntyMult X 1.520 E.C.F. X 0.000		Bsmnt Garage: Carport Area: Roof:		
Condition for Age: Good		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			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			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, ECF (4306 TRI LAKES LAKE FRONT) 1.653 => TCV of Bldg: 1 =			Depr.Cost = 48,031 79,395				
Room List		(5) Floors Kitchen: Other: Other:		(13) Plumbing			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		(14) Water/Sewer			Lump Sum Items:										
(1) Exterior		(7) Excavation Basement: 528 S.F. Crawl: 392 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer													
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer													
(2) Windows		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer													
X	Many Avg. Few	X	Large Avg. Small	(14) Water/Sewer													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer													
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		(14) Water/Sewer												
X Asphalt Shingle		(10) Floor Support		(14) Water/Sewer													
Chimney: Brick		(10) Floor Support		(14) Water/Sewer													

\*\*\* 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 1 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						96	CGEP (1 Story)		
	Building Style: D		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace									
	Yr Built 1937		Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service									
	Condition for Age: Good		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min									
	Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few									
	(1) Exterior		(6) Ceilings		(13) Plumbing 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									
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer Public Sewer Well, 200 Feet									
	(2) Windows Many Avg. Few Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(15) Built-Ins & Fireplaces Fireplace: Prefab 1 Story									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(16) Porches CGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (4306 TRI LAKES LAKE FRONT)									
	(3) Roof Gable Hip Flat		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
	X Asphalt Shingle				Lump Sum Items:									
	Chimney: Brick													

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





**GENOA CHARTER TOWNSHIP VARIANCE APPLICATION**

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

Case # 16-23 Meeting Date: 7-19-16

PAID Variance Application Fee  
\$125.00 for Residential | \$300.00 for Commercial/Industrial

**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: Beyers, Jeffrey and Mary Christina  
Property Address: 5373 Wildwood Dr Phone: 734-788-5820 or 6976  
Present Zoning: LRR Tax Code: 4711-10-102-023

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: waterfront setback variance

---

2. Intended property modifications: Fence 3 foot black aluminum
  - a. Unusual topography/shape of land (explain): existing stone wall = see letter attached
  - b. Other (explain): \_\_\_\_\_

**The following is required.** Failure to meet this requirement may result in postponement or denial of this petition.

**Property must be staked showing all proposed improvements seven (7) days before the meeting and remain in place until after the meeting.**

Date: 6-13-16 Signature: Mary Christina Beyers

**Application must be completely filled out before submittal to Township and all submittal requirements must accompany application.**

**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 a land use permit will be required.**





## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Amy Ruthig, Zoning Official  
**DATE:** July 8, 2016  
**RE:** ZBA 16-23

---

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

### STAFF REPORT

**File Number:** ZBA#16-23  
**Site Address:** 5373 Wildwood Drive  
**Parcel Number:** 4711-10-102-023  
**Parcel Size:** .127  
**Applicant:** Jeffrey and Mary Christina Beyers  
**Property Owner:** Same as applicant  
**Information Submitted:** Application, site plan, conceptual drawings  
**Request:** Dimensional Variance  
**Project Description:** Applicant is requesting a variance to install a fence in the required waterfront setback.  
**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 July 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 1940
- 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 applicant is proposing to install a fence in the required waterfront setback which is prohibited by sec. 11.04.04 (b) of the Zoning Ordinance. The applicant listed two addresses that currently have fences in the waterfront yard however there is no permits or approvals on file for those fences which makes them illegal non-conforming structures.

### **Variance Requests**

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

#### **Sec.11.04.04 (b)**

(b) Chain link fences shall not be erected in any front yard within a residential district, unless enclosing a retention pond that has been approved by the Planning Commission. **Fences shall not be permitted in the required waterfront yard.**

#### ***Summary of Findings of Fact- After reviewing the application and materials provided, I offer the following possible findings for your consideration:***

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** - Compliance with the strict letter of the restrictions would not unreasonably prevent the use of the property. Granting of the requested variance would not provide substantial justice or to other property owners in the district. The variance request is not 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 no exceptional or extraordinary conditions of the property or the intended use. The need for the variance is self-created.
- (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 could have an impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood by allowing the proposed fence in the waterfront.

### **Recommended Conditions**

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

1. The fence shall not obstruct views of the lake from the adjacent residential owners.



Orthophotos Flown Spring 2015  
Parcel lines are a representation only;  
Not intended for survey purposes.

Mr. and Mrs. Jeffrey Beyers  
5373 Wildwood Dr., Howell, MI 48843  
734-788-8120 or 734-788-6976  
[j.beyers@att.net](mailto:j.beyers@att.net)  
[cbeyers@att.net](mailto:cbeyers@att.net)

JUNE 8, 2016

**Amy Ruthig**  
**Zoning Official**  
**Genoa Township**  
2911 Dorr Rd., Brighton, MI 48116

Dear Ms. Ruthig,

Regarding our telephone conversation today 6/7/16:

We recently purchased our home and are restoring it to as close to original as possible. We want to put up a fence to keep our small-dog in, without having to walk outside with her on a leash and put her on a tie out, every time she wants to go out. We would like to be able to just open the door to let her out and in.

In our conversation you stated that we will not be able to put our fence where we want it. However, you also stated that we may be able to get a variance. We are requesting that variance per the information below.

We want a 3 foot, black, aluminum, decorative fence. Pictures of 4-foot fence design enclosed. However, ours will only be 3 feet. We have an existing stone wall, built before 1940(pictures enclosed). We would like to put the fence 18 inches toward the house from the face of the wall (drawing enclosed). We believe that this would complement the design of the original structure. This would put the fence 38 feet from the lake. We feel that if we put the fence back to 40 or 50 feet from the lake, it would change the entire design of the original builders of this beautiful stone house with complimenting stone wall.

We have spoken with neighbors on both sides of our house and they are in agreement with the placement and design of the fence. Below are their addresses and signatures agreeing to the contents of this letter.

Sincerely,

**Jeffrey Beyers and Mary Christina Beyers**

5 enclosures

5377 Wildwood Dr., Howell, MI

Eric

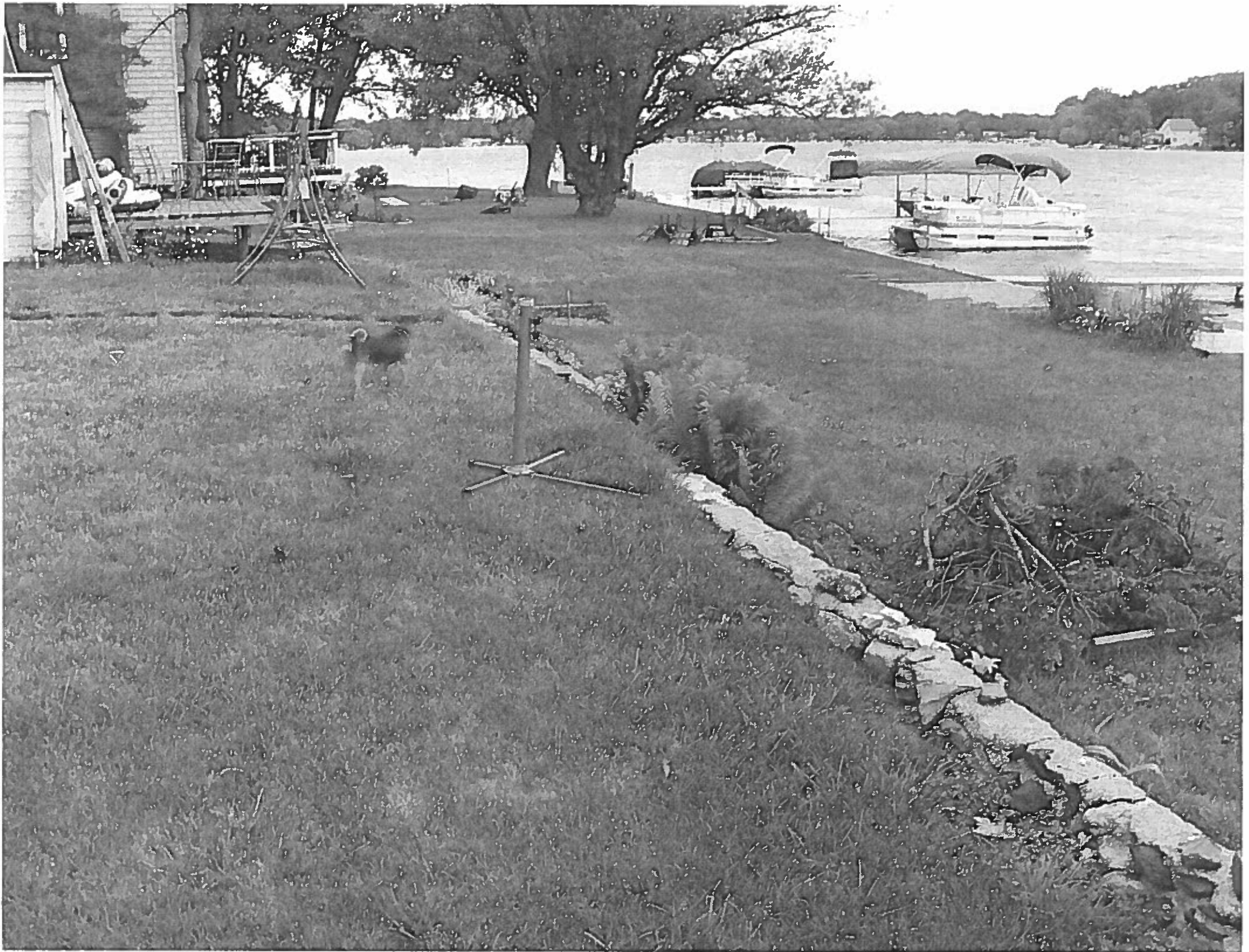
*Eric Moore*  
*Eric Moore 6.9.16*  
*734 972 5683*

5365 Wildwood Dr., Howell, MI

Mark WEST

*Mark West 6/10/16*  
*810 673 3768*

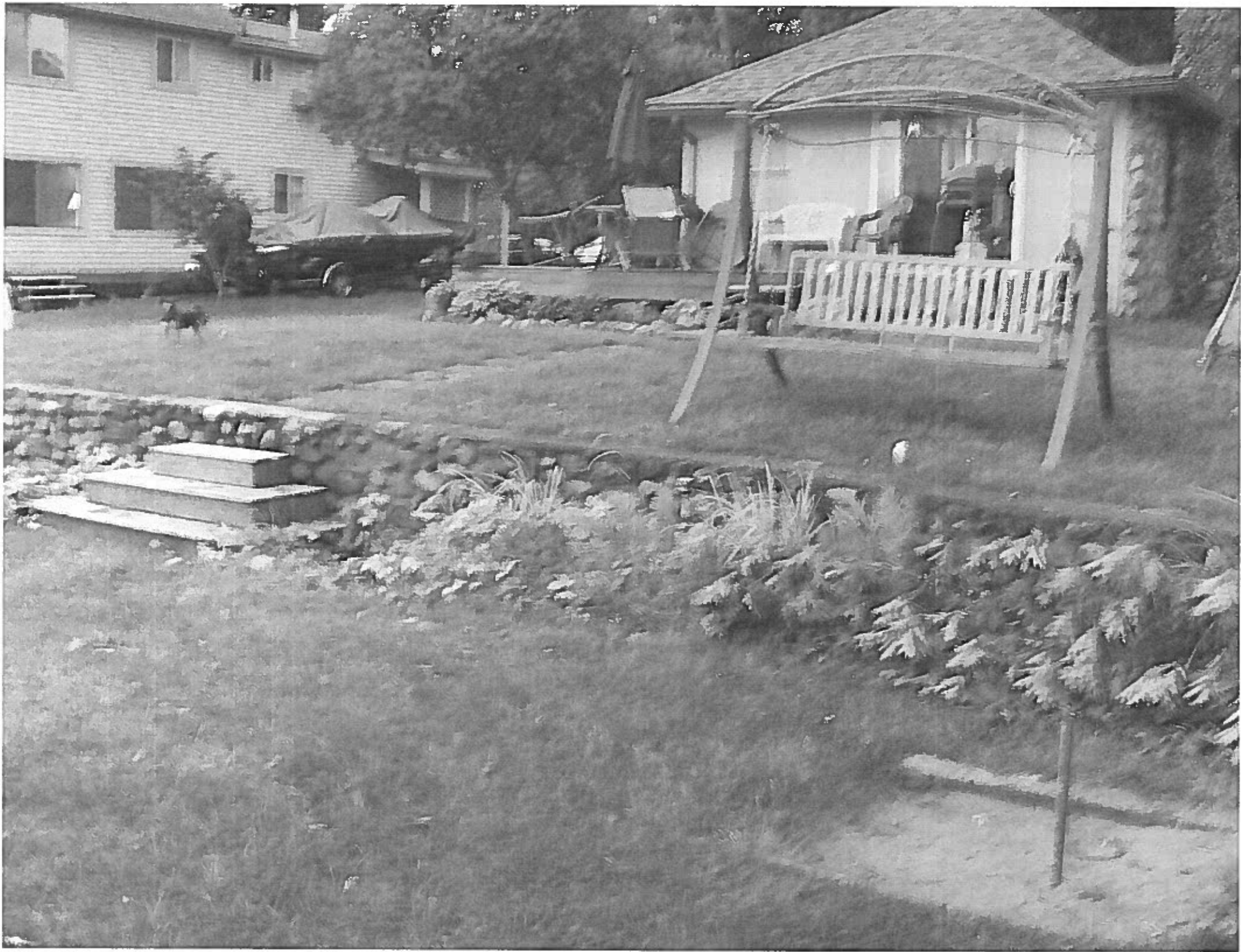




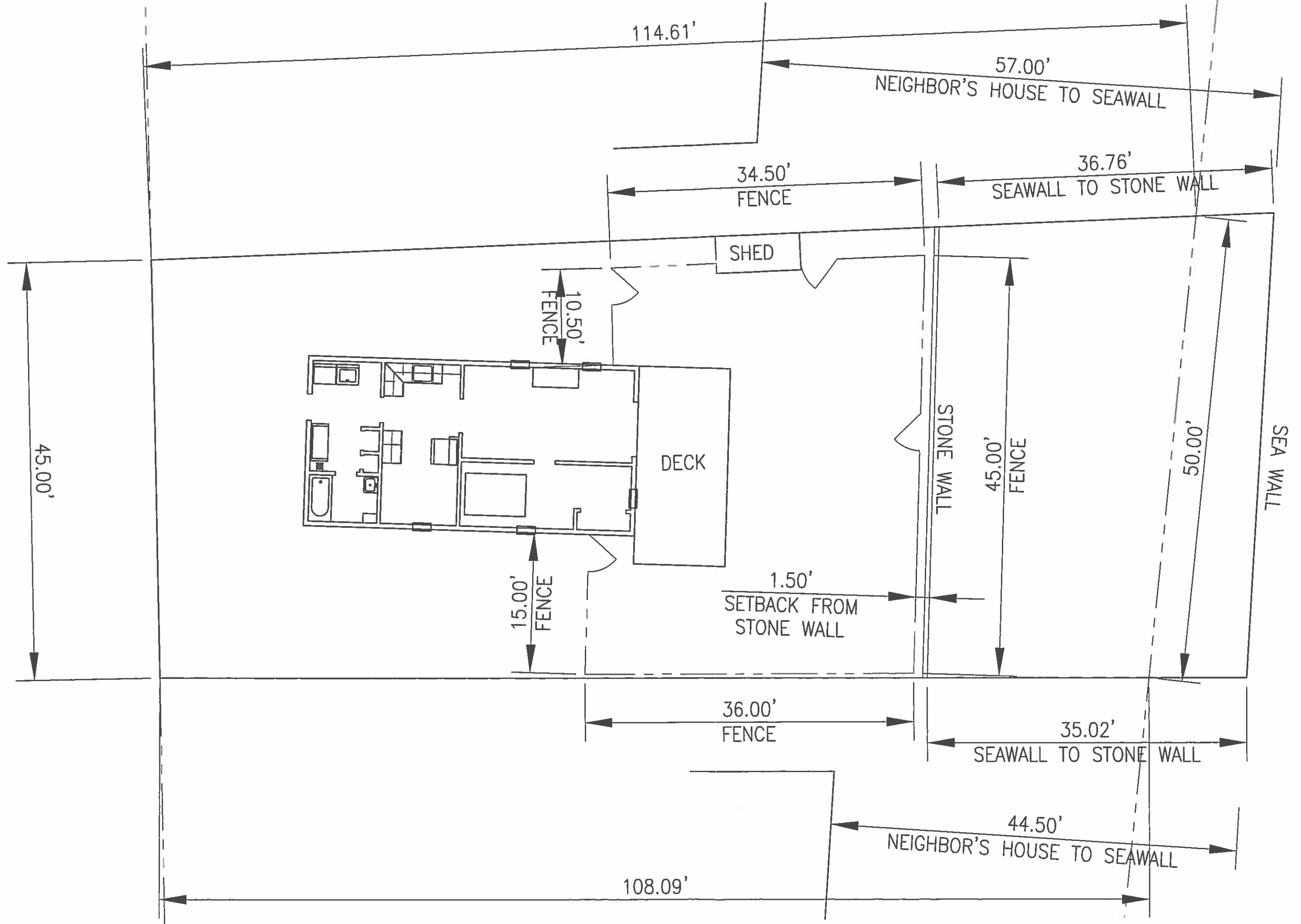












Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
OHANIAN DAWN & MICHAEL OR	BEYERS JEFFREY & MARY CHR	218,000	04/08/2016	WD	ARMS-LENGTH	2016R-015487	BUYER	100.0				
OHANIAN DAWN	OHANIAN DAWN & MICHAEL OR	0	10/05/2010	QC	INVALID SALE	2010R-027765	BUYER	0.0				
NICHOLSON FORD A IV	OHANIAN DAWN	209,000	10/08/2004	WD	ARMS-LENGTH	4617/0251	BUYER	100.0				
NICHOLSON, LINDA L.	NICHOLSON, FORD A.	119,000	06/09/2000	TA	PTA		BUYER	100.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning: LRR	Building Permit(s)		Date	Number	Status			
5373 WILDWOOD		School: HOWELL										
Owner's Name/Address		P.R.E. 0%										
BEYERS JEFFREY & MARY CHRISTINA 5373 WILDWOOD HOWELL MI 48843		MAP #: V16-23										
Tax Description		2017 Est TCV Tentative										
SEC 10 T2N R5E KIRKS LANDING LONG LAKE SUB, LOT 23		X Improved	Vacant	Land Value Estimates for Land Table 00005.WEST LAKE CHEMUNG								
Comments/Influences		Public Improvements		* Factors *								
		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		LAKE FRONT	50.00	111.00	1.0000	1.0000	2300	100		115,000
		Paved Road		50 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =		115,000		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X REFUSE		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2017	Tentative	Tentative	Tentative		Tentative		
		CG	05/26/2016	REVIEWED R	2016	57,500	27,000	84,500		72,404C		
					2015	57,500	27,500	85,000		72,188C		
					2014	57,500	24,000	81,500		71,052C		



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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 16 250	Type CPP 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	(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											
	Building Style: D	Trim & Decoration Ex X Ord Min			Central Air Wood Furnace					Class: D Effec. Age: 50 Floor Area: 660 Total Base Cost: 45,470 Total Base New : 69,114 Total Depr Cost: 34,557 Estimated T.C.V: 59,092			CntyMult X 1.520 E.C.F. X 0.000	Bsmnt Garage: Carport Area: 300 Roof: Comp.Shingle		
	Yr Built 1940	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service											
	Condition for Age: Good	Doors Solid X H.C.			No./Qual. of Fixtures Ex. X Ord. Min					Stories Exterior 1 Story Siding	Foundation Mich Bsmnt.	Rate 53.74	Bsmnt-Adj -4.72	Heat-Adj 0.66	Size 660	Cost 32,789
	Room List Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few					Other Additions/Adjustments (14) Water/Sewer Public Sewer Well, 200 Feet						
	(1) Exterior Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			(13) Plumbing 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					(15) Built-Ins & Fireplaces Fireplace: Exterior 1 Story		3050.00		1	3,050	
X	Insulation	(7) Excavation Basement: 660 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(16) Porches CPP, Standard		31.64		16	506	
	(2) Windows Many Avg. Few Large Avg. Small	(8) Basement			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF					(16) Deck/Balcony Treated Wood, Standard		6.25		250	1,563	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:					(17) Carports Comp.Shingle		7.50		300	2,250	
	(3) Roof Gable Hip Flat Asphalt Shingle	(10) Floor Support			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, ECF (4307 W. LK CHEMUNG LK FRONT)		1.710 =>	TCV of Bldg: 1 =		34,557 59,092	
	Chimney: Brick				Lump Sum Items:											

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



**GENOA CHARTER TOWNSHIP VARIANCE APPLICATION**

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

Case # 16-24

Meeting Date: JULY 19, 2016

PAID Variance Application Fee  
\$125.00 for Residential | \$300.00 for Commercial/Industrial

**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: DONALD DAVIS

Property Address: 3907 HOMESTEAD. Phone: 248 219 0859

Present Zoning: L2R2 Tax Code: 4711-21-401-027

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: FRONTYARD 12'-4" VARIANCE REQUESTED  
SIDEYARD 6" VARIANCE REQUESTED.

2. Intended property modifications: SECOND FLOOR ADDITION TO GARAGE

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

PLEASE SEE LETTER ATTACHED.

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

**The following is required.** Failure to meet this requirement may result in postponement or denial of this petition.

Property must be staked showing **all** proposed improvements seven (7) days before the meeting and remain in place until after the meeting.

Date: 6-21-16 Signature: Dennis Dinsler FOR DON DAVIS.

DENNIS DINSLER, ARCADIAN DESIGN

**Application must be completely filled out before submittal to Township and all submittal requirements must accompany application.**

**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).**



## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Amy Ruthig, Zoning Official  
**DATE:** July 8, 2016  
**RE:** ZBA 16-24

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

---

### STAFF REPORT

**File Number:** ZBA#16-24  
**Site Address:** 3907 Homestead  
**Parcel Number:** 4711-21-401-027  
**Parcel Size:** .273  
**Applicant:** Donald Davis, 3907 Homestead Brighton, MI 48116  
**Property Owner:** Same as applicant  
**Information Submitted:** Application, site plan, conceptual drawings  
**Request:** Dimensional Variances  
**Project Description:** Applicant is requesting a front and side yard variance in order to construct an addition to 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 July 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 1989.
- A variance was approved in 2014 to construct an addition. See attached minutes.
- In 2014, a permit was issued to construct an 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 a second floor addition to the existing attached garage and a covered porch which does not require a variance. In order to construct the addition, the applicant would be required to obtain a front yard variance due to the location of the existing non-conforming home on the lot. It should be noted that the garage is attached to the home with a breezeway which is considered to be part of the principle structure as defined by the Zoning Ordinance.

**Variance Requests**

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

**Table 3.04.01 (LRR District):**

SINGLE FAMILY STRUCTURE	Front	One Side	Other Side	Rear	Waterfront	Height
Setbacks of Zoning	35	5	10	40	-	25
Setbacks Requested	22'8"	6	10	-	-	20
Variance Amount	12'4"	-	-	-	-	-

***Summary of Findings of Fact- After reviewing the application and materials provided, I offer the following possible findings for your consideration:***

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the front yard setback would prevent the applicant from constructing the addition to the existing garage attached to the single family home however given the size of the existing home and the double lot the dimensional restrictions are not found to unreasonable prevent use of the property. The variance is not necessary for substantial justice
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property could be the location of the existing home on the lot which is nonconforming. The variance will not make the property consistent with the other properties in the vicinity. The need for the variance is self-created. There is area available within the building envelope.
- (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.

**Recommended Conditions**

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

1. Drainage must be maintained on the lot.
2. Structure must be guttered with downspouts.

GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
OCTOBER 21, 2014

MINUTES

Call to Order: Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30 p.m. at the Genoa Charter Township Hall. The members and staff of the Zoning Board of Appeals present were as follows: Barbara Figurski, Jean Ledford, Jerry Poissant, Marianne McCreary and Chairman Dhaenens. Also present was Township staff member, Ron Akers. There were 12 members of the public present.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of Agenda: Moved by McCreary, supported by Poissant to approve the agenda as submitted. Motion carried.

Call to the Public: (Please note: the Board will not begin any new business after 10:00 p.m.) with no response.

14-25...A request by Chilson Pointe LLC, 4666 Brighton Road, for a variance from the maximum allowable size of a detached accessory building.

A call to the public was made with no response.

Moved by Figurski, supported by Ledford, to table until the November 11<sup>th</sup>, 2014 Zoning Board of Appeals meeting and if the meeting is canceled then the December 9<sup>th</sup>, 2014 meeting per the petitioner's request. Motion carried.

14-26...A request by Donald Davis, 3907 Homestead, for a front yard setback variance to construct a second story addition on a single family home.

Dennis Dinser from Arcadian Design, was present for the petitioner. They are proposing to turn a one bedroom home into a three bedroom by constructing a second story on the existing home which would be consistent with the neighboring properties. It was stated that the existing detached accessory structure will remain on the property.

A call to the public was made with an email that was received from Ron and Anna Rea of 3925 Homestead stating that they are in agreement for the proposed front yard setback variance.



Michael McLean, 3913 Homestead, stated that he is the next door neighbor and they are in full agreement with what Mr. Davis has planned for the addition.

Moved by Ledford, supported by Figurski to approve case #14-26, 3907 Homestead, and a 10'2" front yard variance to construct a second floor addition on the existing single family home. The practical difficulty is the small building envelope created by the existing placement of the home, it is legally non-conforming and the need is not self-created. Granting the variance will make it consistent with the neighboring properties. **Motion carried.**

**14-27...A request by Todd and Julie Hutchins, 3350 S. Latson Road, for a variance to allow an accessory building to be located on a parcel without a principal building.**

Todd and Julie Hutchins were present for the petitioner. They would like to rezone their property for a split and they spoke with staff in regards to applying for a variance to have the pole barn on a separate lot. They would like to build another house on the back part of the property. Along the south end of the property they have been approved for a driveway permit by the Livingston County Road Commission. A perk test has not been conducted.

The adjacent parcels located on the same side of the road in the surrounding area are zoned Rural Residential which allows 2 acre lots. They are looking to start within one year. McCreary stated that the petitioner should look into the lien holder conditions.

The Board is concerned about the number of outstanding issues that the owner has to address in regards to the property prior to splitting property

A call to the public was made with Charlie Comer, owner of the 40 acre property to the west and that property does perk. He would like to make sure that the new home would be set back from his property.

Moved by Ledford, supported by Poissant, to approve case# 14-27, 3350 S. Latson Road for a variance to allow for an accessory building to be located on a parcel with a principal building. Conditioned upon the rezoning of the 4.42 acres from Country Estates to Rural Residential to be approved by the Township Board and if the building of the single family home does not take place within a year of the property being split the applicant must demolish the accessory structures at the owner's expense. **Motion carried as follows: Ayes- Poissant, Figurski, Dhaenens and Ledford. Nays-McCreary.**

**14-28...A request by Scott and Marilyn Kiefer, 3695 Highcrest, for a front yard setback variance and a side yard setback variance to building an addition to an existing home.**

Dennis Dinser, Arcadian Design was present for the petitioner. This parcel was brought before the board in August and there was an error on the drawing. A front yard variance is needed of 5 feet and the side yard variance has been reduced from 3 feet to 11 inches.



Orthophotos Flown Spring 2015  
Parcel lines are a representation only;  
Not intended for survey purposes.

June 21, 2016

Geonoo Zoning Board of Appeals

2911 Dorr Road, Brighton, MI 48116

Re: Davis variance request, 3907 Homestead

Dear Board,

This letter is to serve as an addition to the ZBA application for variance.

The Davis home and site presents a challenge and we are seeking relief from the frontyard and sideyard setbacks.

We are seeking to add a second floor to an existing single car garage. Our purpose is to create sleeping space for a growing family without expanding the home toward the lake. This point cannot be stressed enough. We understand that the lakefront homeowner's most closely guarded setback is the water's edge. We are also trying very hard to maintain what little open space we have between ourselves and our neighbor's, and we think this modest addition will accomplish this goal while meeting our needs.

We will not impede our neighbor's view of the lake or change the drainage conditions. Our proposal will construct a second floor 8'-8" behind the existing front wall of the current garage. As our drawings indicate, the second floor carefully steps back from the first floor to create a gentle increase in size, from the front and rear.

Our sideyard setback request is 6" so that we may build directly over the first floor wall below.

Relative to other frontyard setbacks granted on Homestead Drive, we think request is reasonable and commensurate with the neighborhood. It does substantial justice to our neighbors and ourselves, while sensitively guarding the most valuable characteristics of the waterfront homeowners on Homestead.

The examples of frontyard variance on Homestead are too numerous to mention here, but we will have them available for the July ZBA meeting.

Additionally, our lot is non-conforming in width and overall area. While these non-

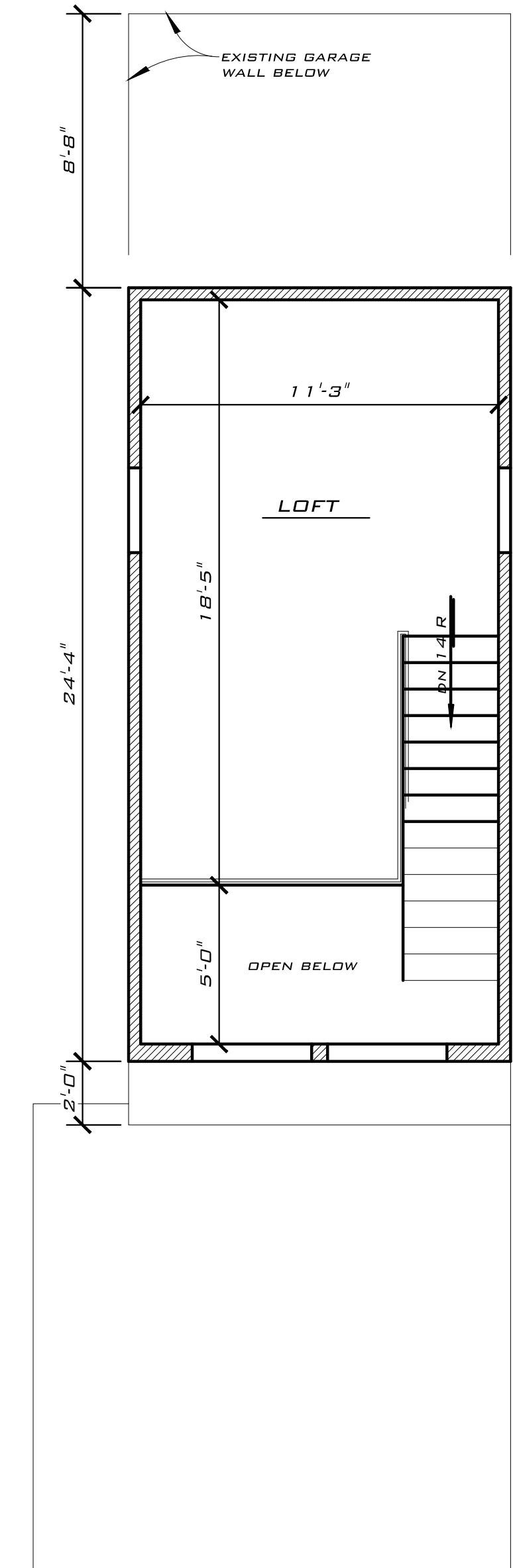
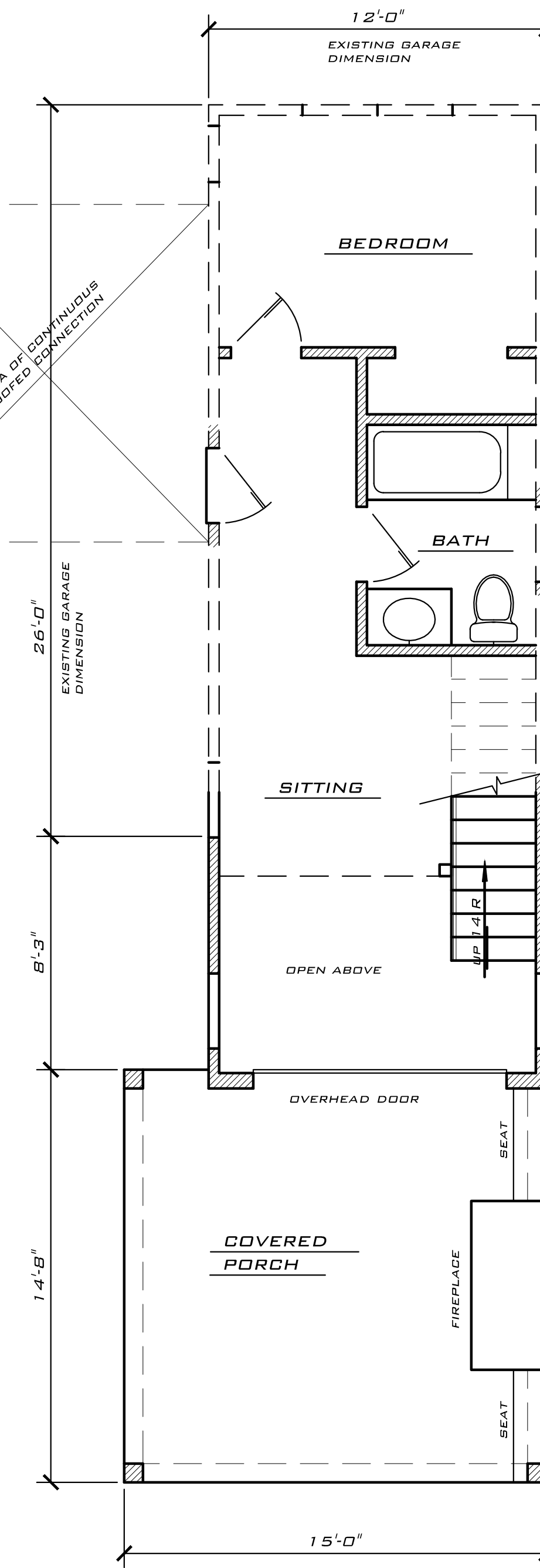
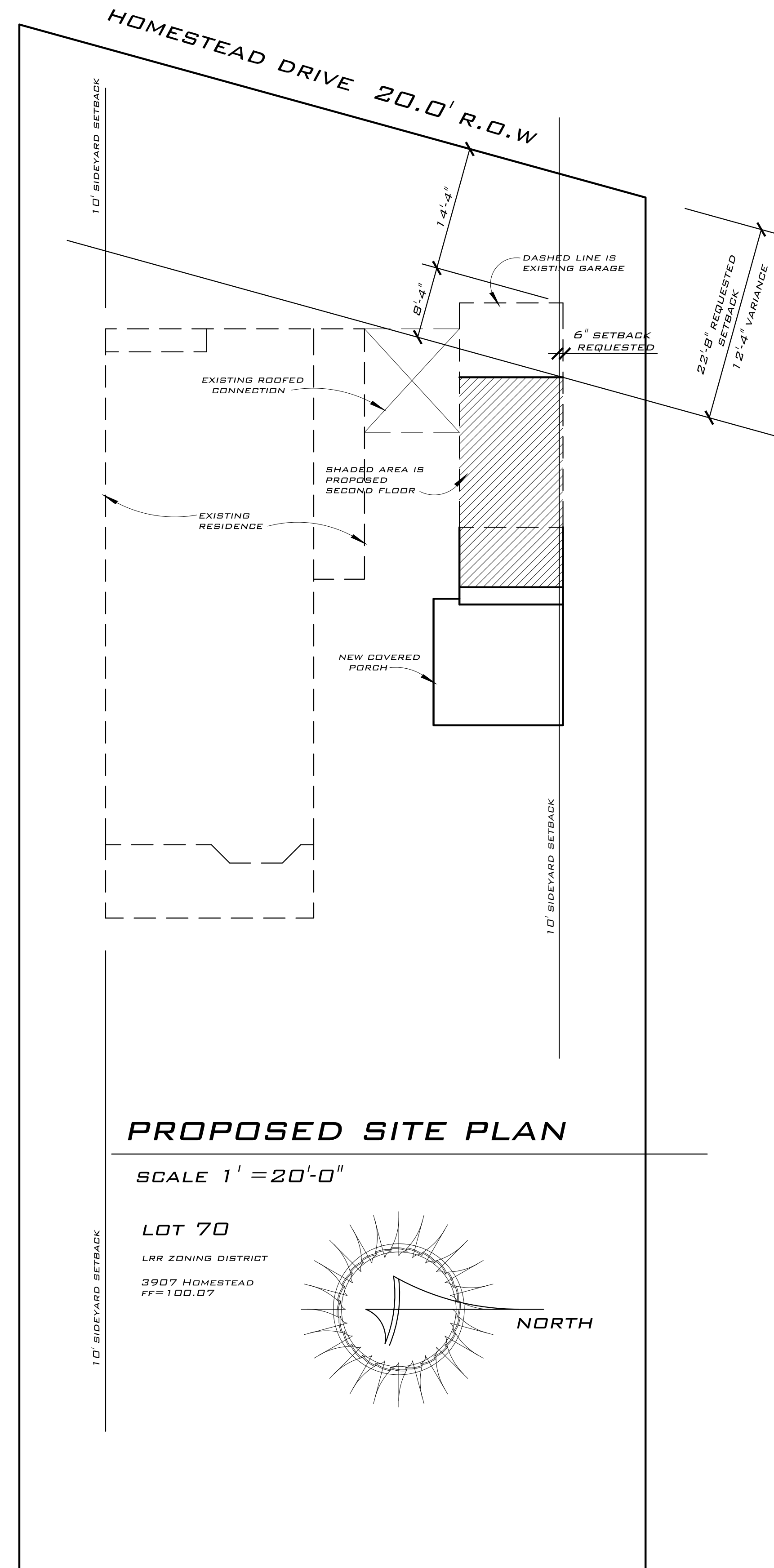
conformities are not large, we hope that this fact will play a role in your decision and emphasize the care that has been taken here in creating a design solution that preserves the open space between homes, does not impede views, and does not encroach on the rearyard setback.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Dennis Jensen". The signature is written in a cursive style with a large, sweeping initial "D" and a long, horizontal flourish extending to the right.

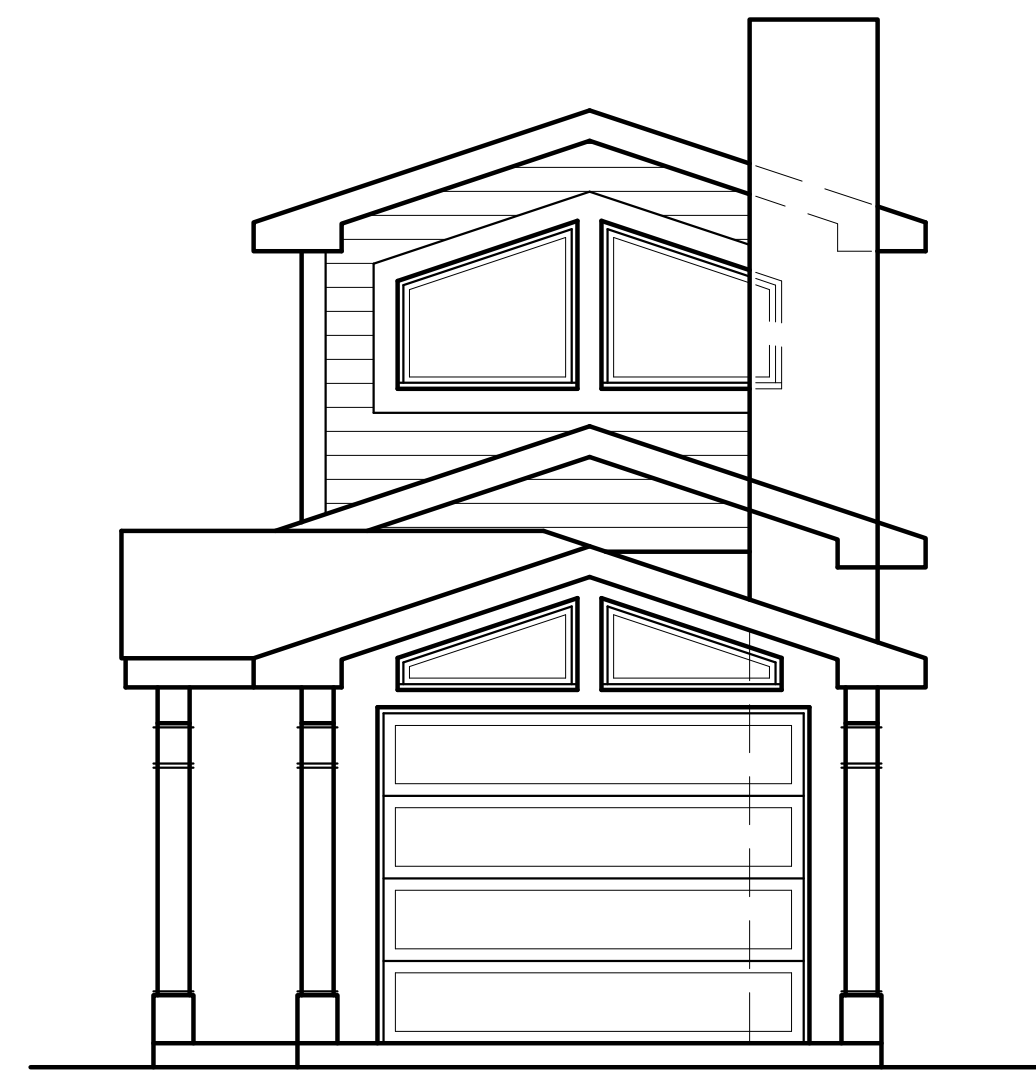
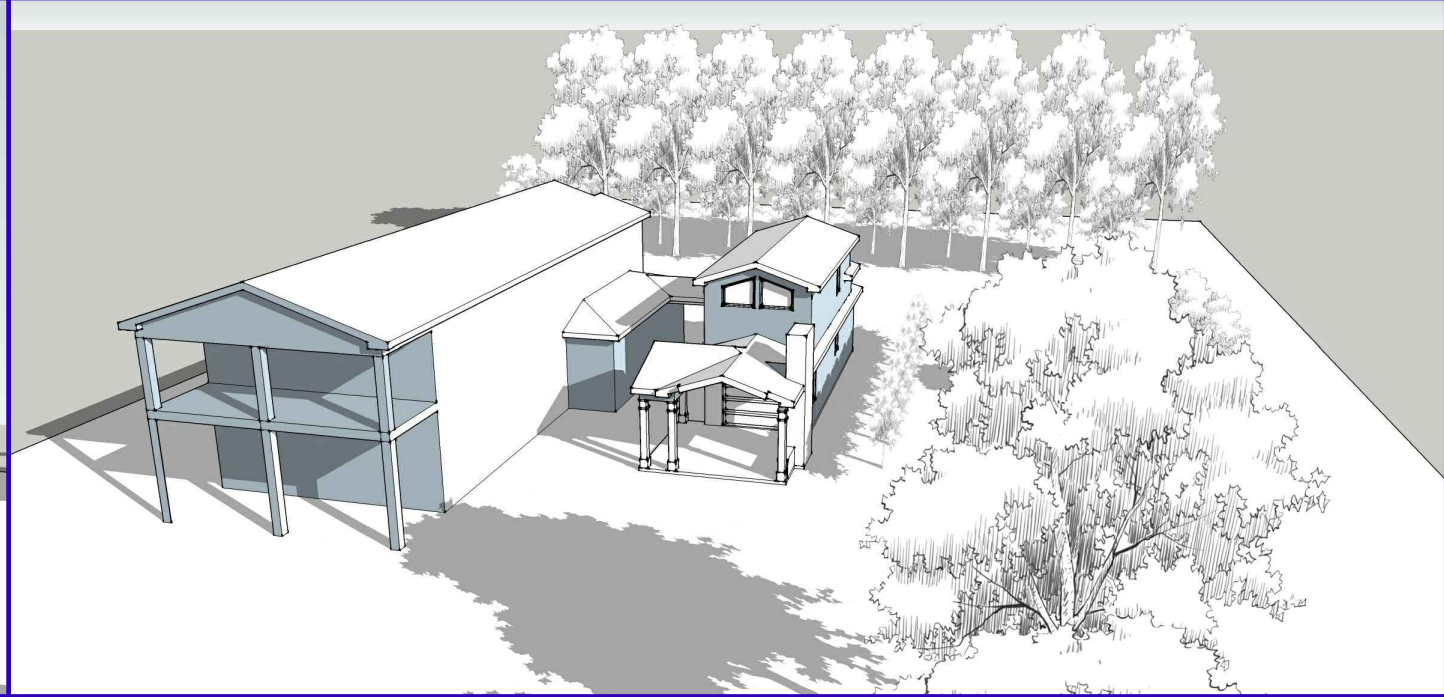
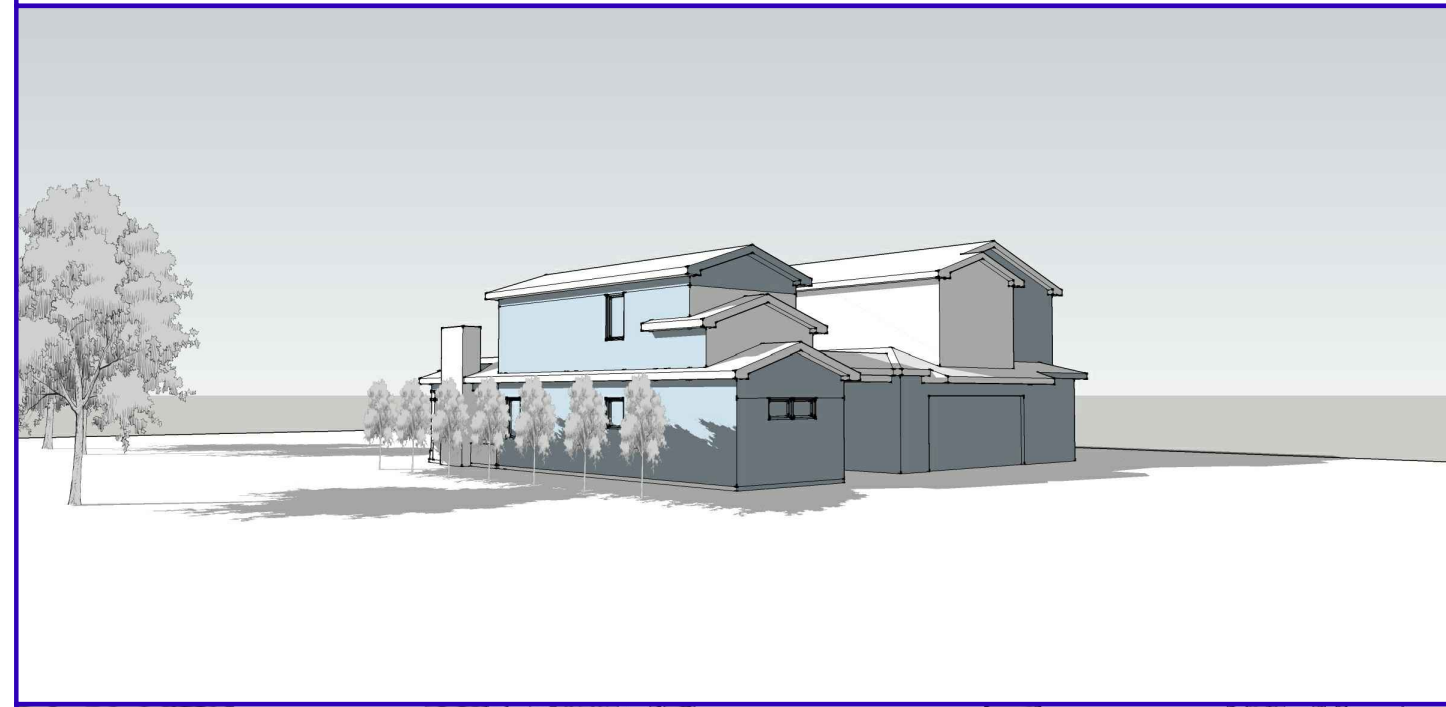
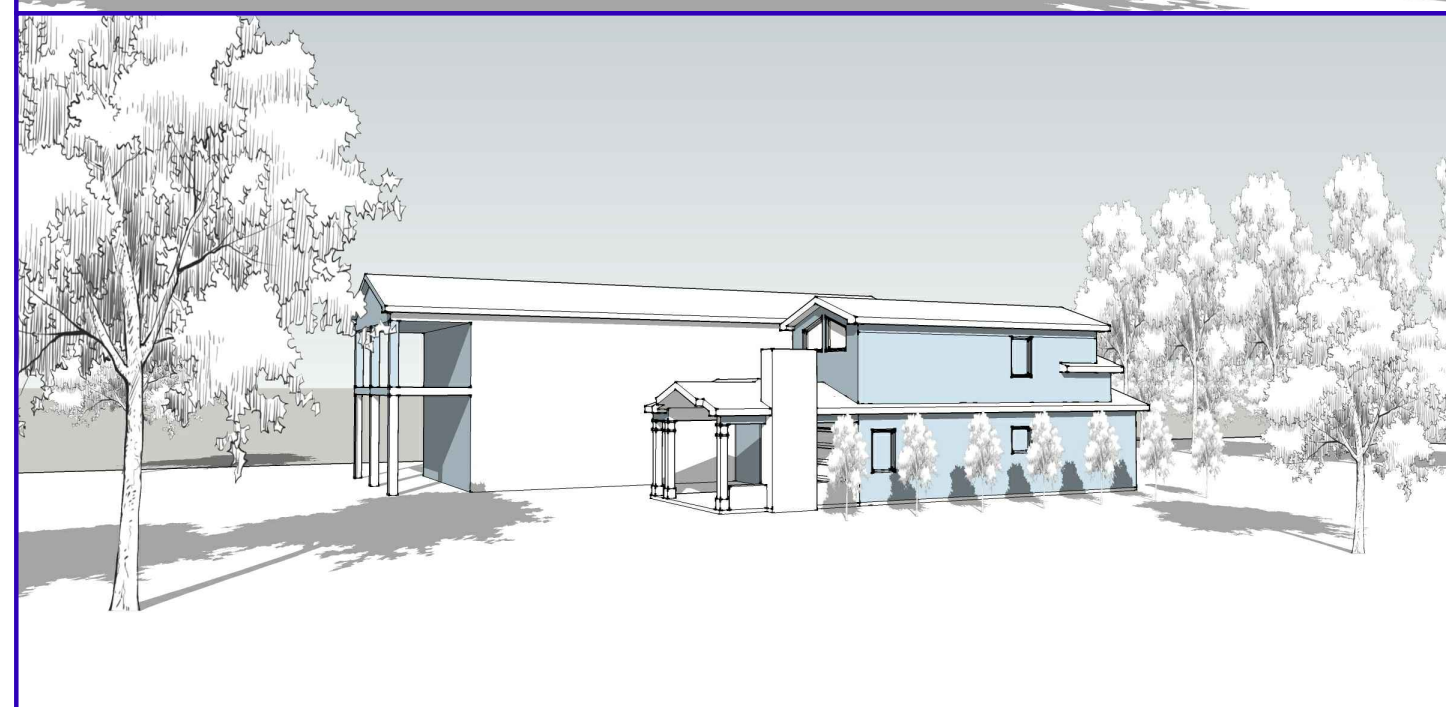
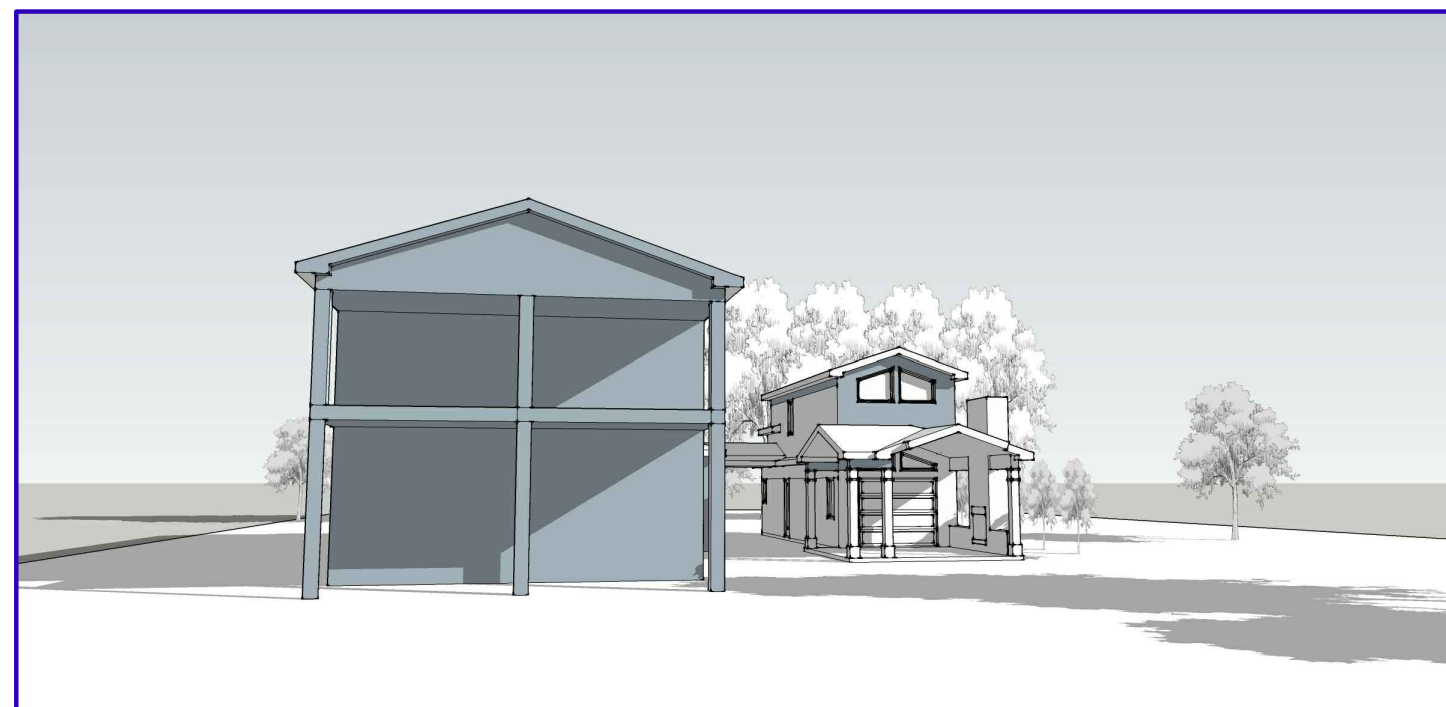




DAVIS  
RESIDENCE

Arcadian  
 Residential Design  
 DENNIS DINSER  
 7091 Augustine Ct.  
 Fenton, MI 48430  
 517-540-9960

DRAWN DD  
 CHECKED  
 DATE  
 SHEET NUMBER  
 1 of 2  
 PROJECT NUMBER  
 160000



**REAR ELEVATION**  
SCALE 1/8" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE 1/8" = 1'-0"

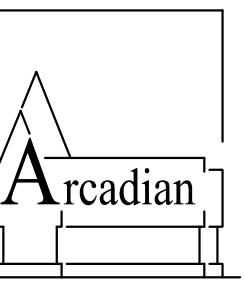


**RIGHT SIDE ELEVATION**  
SCALE 1/8" = 1'-0"



**FRONT ELEVATION**  
SCALE 1/8" = 1'-0"

DAVIS  
RESIDENCE



Residential Design  
DENNIS DINSER

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

DRAWN DD

CHECKED

DATE

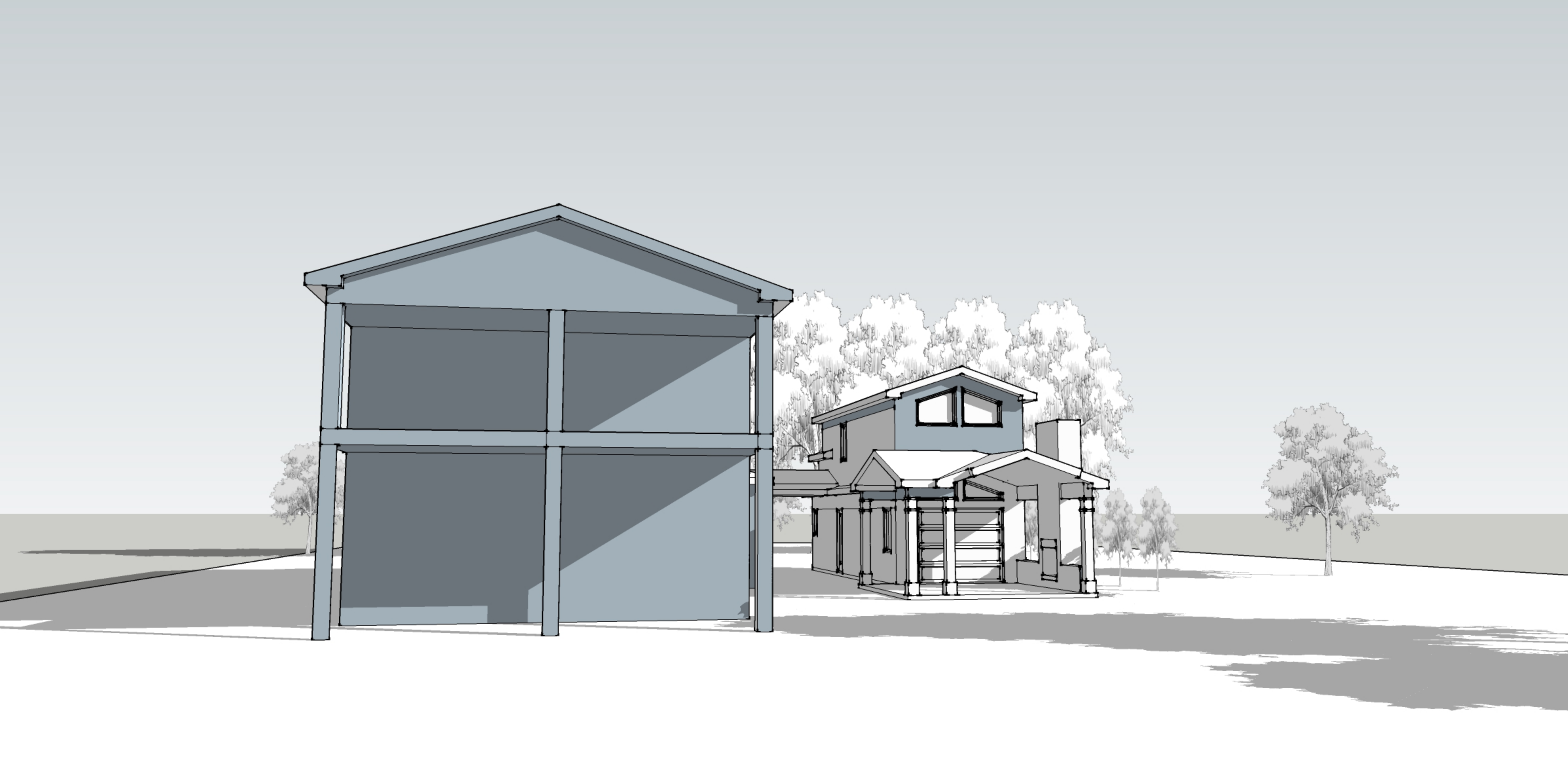
SHEET NUMBER

2 of 2

PROJECT NUMBER

160000

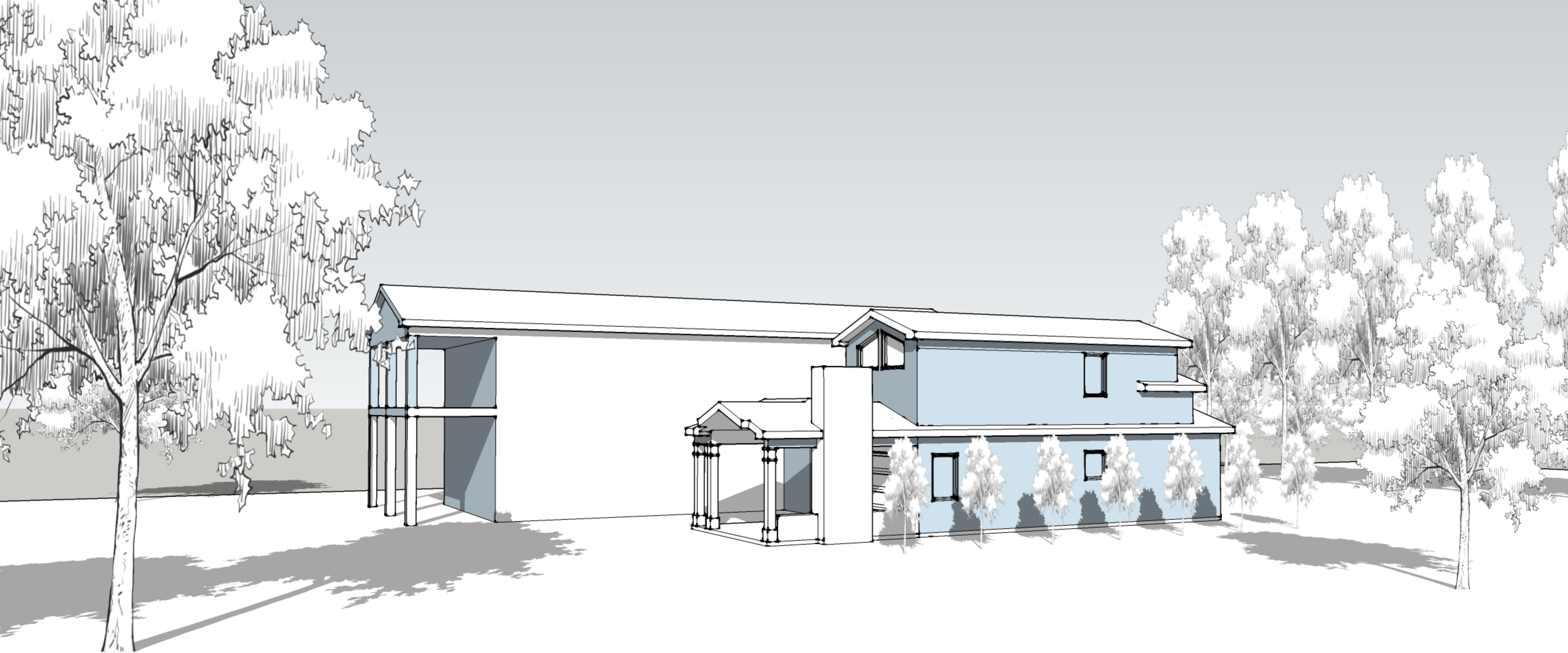


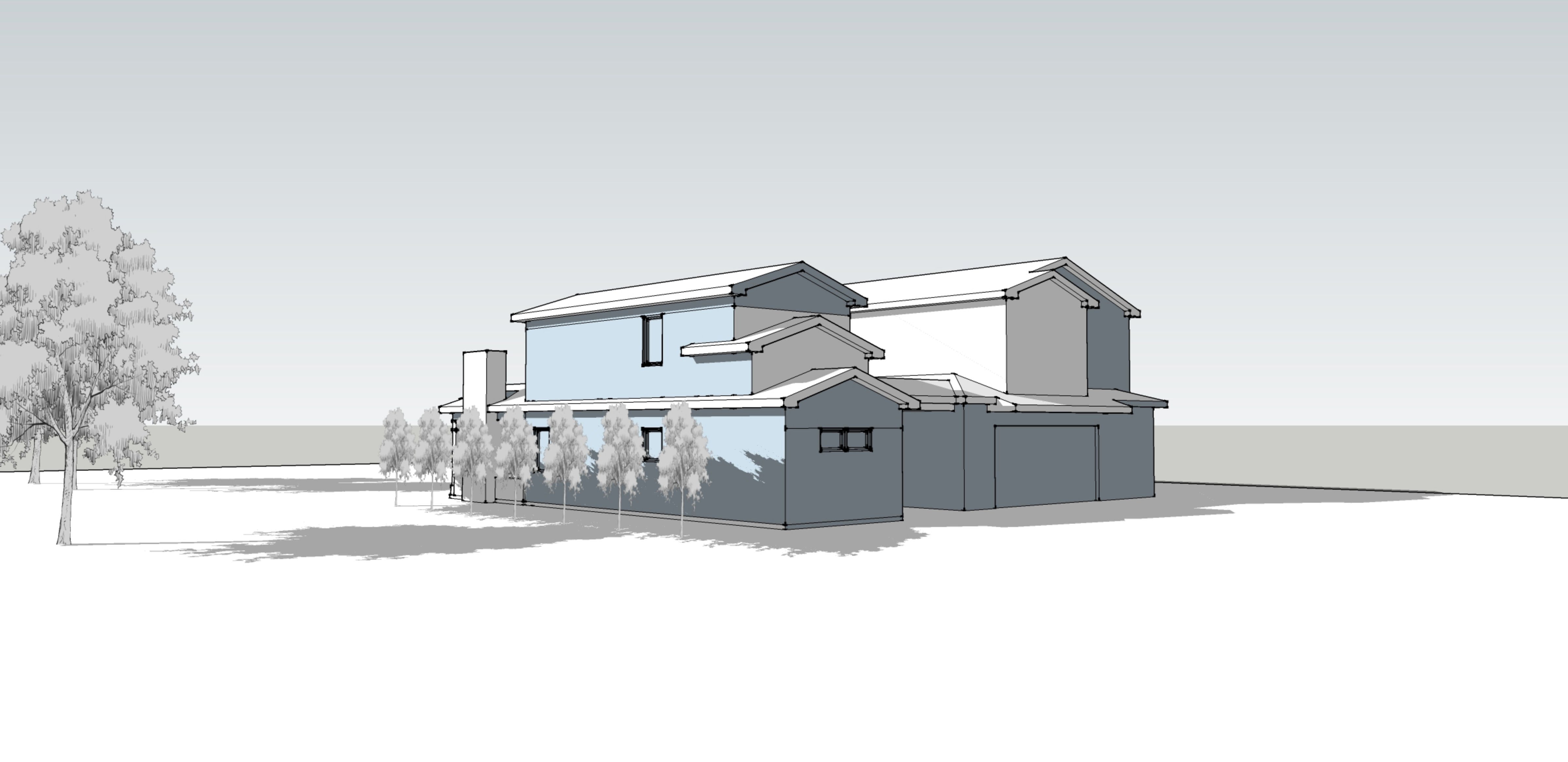




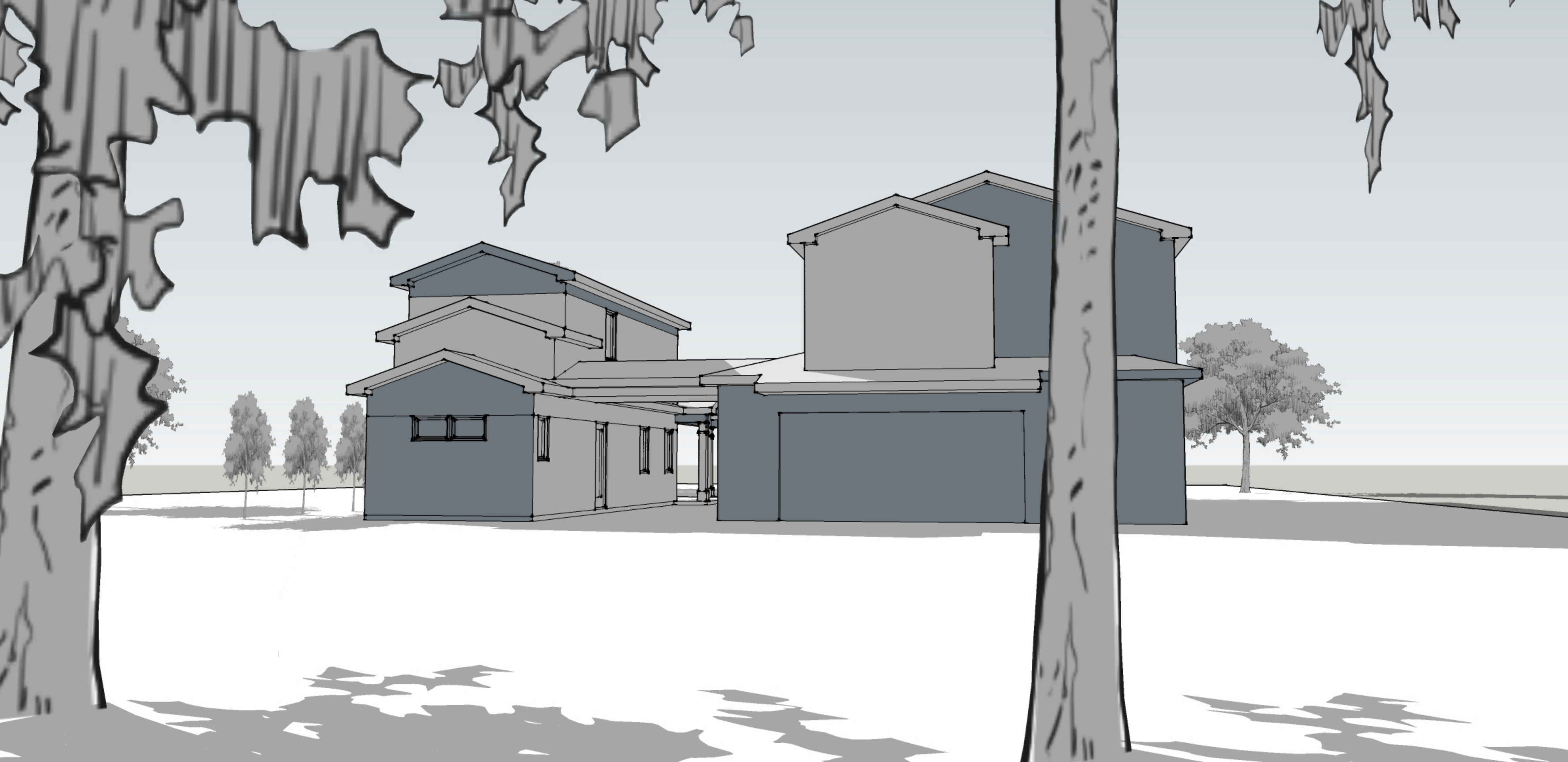




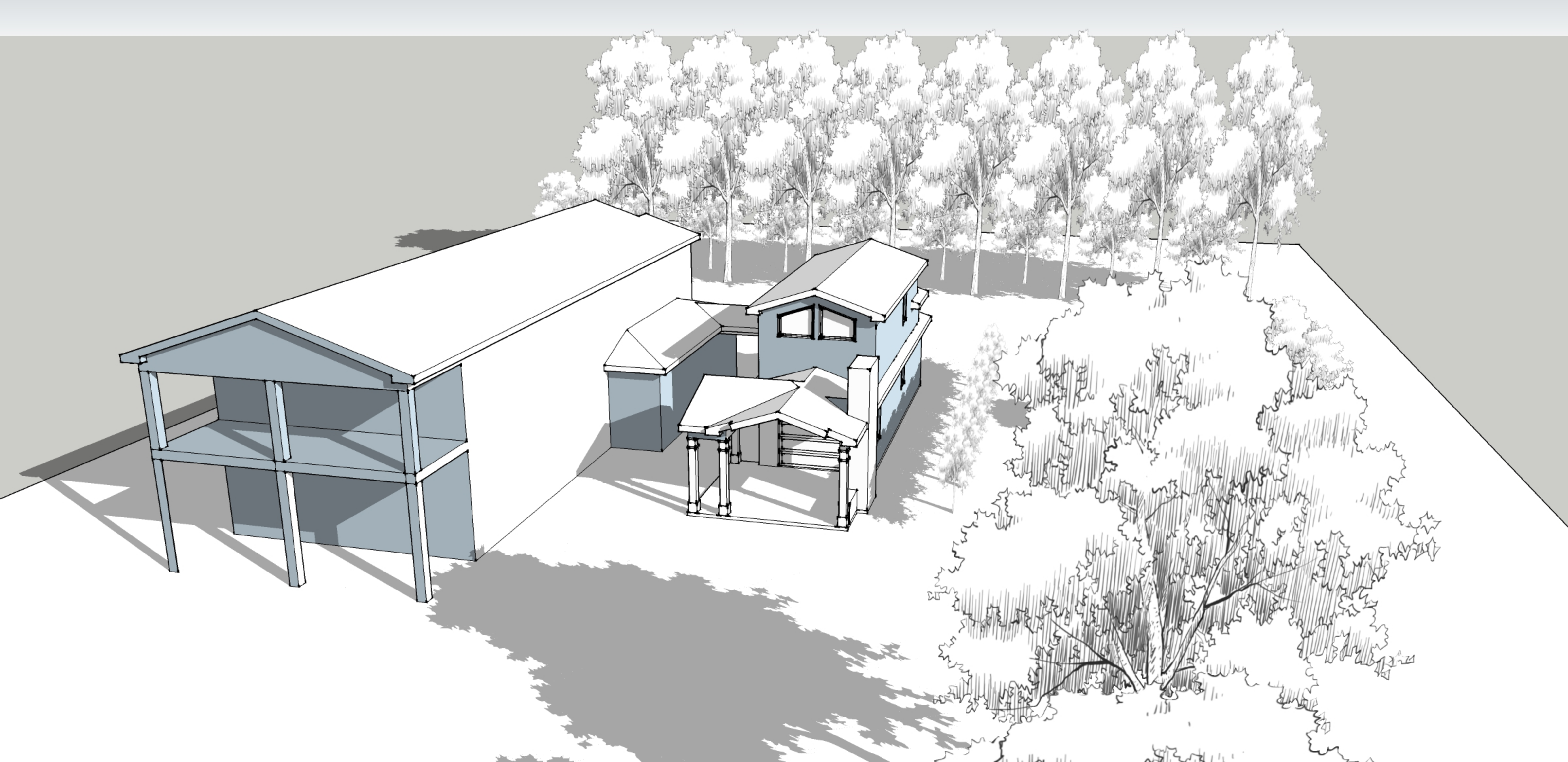










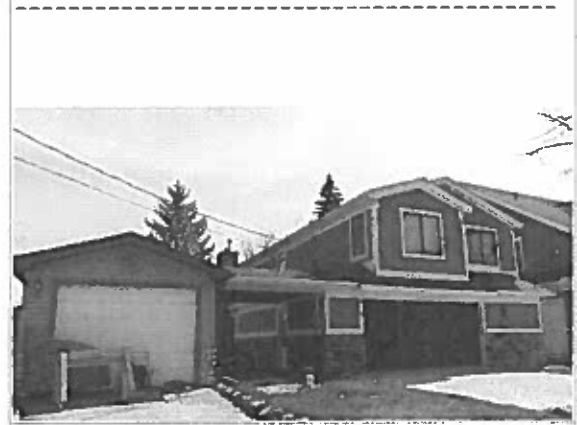


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIS DONALD	DAVIS DONALD & JULIA	0	02/17/2016	QC	ADDING SPOUSE	2016R-004709	BUYER	0.0
FRANTZ, RONALD	DAVIS DONALD	320,000	07/08/2010	WD	ARMS-LENGTH	2010R-021436	BUYER	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning: LRR	Building Permit(s)	Date	Number	Status
3907 HOMESTEAD	School: BRIGHTON		ADDITION	10/31/2014	P14-194	NO START
	P.R.E. 100% 07/08/2010					
Owner's Name/Address	MAP #: V16-24					
	2017 Est TCV Tentative					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 00029.OLD HOMESTEAD							
DAVIS DONALD & JULIA 3907 HOMESTEAD HOWELL MI 48843			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			LAKE FRONT	70.00	170.00	1.0000	1.0000	2700	100	189,000
			70 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 189,000							

**Tax Description**  
 SEC. 21 T2N, R5E, OLD HOMESTEAD NO. 1 THE NORTH 10 FT OF LOT 69, LOT 70 AND ALSO THE SOUTH HALF OF LOT 71 SPLIT ON 01/10/2007 FROM 4711-21-401-025, 4711-21-401-017, 4711-21-401-016;  
**Comments/Influences**  
 Split/Comb. on 01/10/2007 completed 01/10/2007 DUFFY ;  
 Parent Parcel(s): 4711-21-401-025, 4711-21-401-017, 4711-21-401-016;  
 Child Parcel(s): 4711-21-401-026, 4711-21-401-027;



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

Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
LAKE FRONT	70.00	170.00	1.0000	1.0000	2700	100	189,000		
70 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 189,000									
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level			2017	Tentative	Tentative	Tentative			Tentative
Rolling			2016	94,500	127,600	222,100			189,900C
Low			2015	91,000	102,000	193,000			170,688C
High			2014	84,000	84,000	168,000			168,000S
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

\*\*\* 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 88 288	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 696 % 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 X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 29 Floor Area: 2031 Total Base Cost: 124,839 Total Base New : 189,755 Total Depr Cost: 141,663 Estimated T.C.V: 269,160		CntryMult X 1.520 E.C.F. X 0.000		Bsmnt Garage: Carport Area: Roof:		
Building Style: CD		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Total Base Cost: 124,839		CntryMult X 1.520		Bsmnt Garage:		
Yr Built 1989	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			1 Story Siding Basement 89.10 0.00 3.73 768 71,293			Total Base New : 189,755		E.C.F. X 0.000		Carport Area:		
Condition for Age: Good		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			1 Story Siding Overhang 32.28 0.00 1.87 495 16,904			Total Depr Cost: 141,663		Estimated T.C.V: 269,160		Roof:		
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing 3 Fixture Bath 1975.00 1 1,975 2 Fixture Bath 1325.00 1 1,325 Extra Sink 395.00 1 395 Separate Shower 670.00 1 670			Total Base Cost: 124,839		Total Base New : 189,755		Total Depr Cost: 141,663		
Basement	1st Floor	(6) Ceilings		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet			(14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 200 Feet 4675.00 1 4,675			Total Base Cost: 124,839		Total Base New : 189,755		Total Depr Cost: 141,663		
2nd Floor	3 Bedrooms	(7) Excavation Basement: 768 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet			(14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 200 Feet 4675.00 1 4,675			Total Base Cost: 124,839		Total Base New : 189,755		Total Depr Cost: 141,663		
(1) Exterior		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet			(14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 200 Feet 4675.00 1 4,675			Total Base Cost: 124,839		Total Base New : 189,755		Total Depr Cost: 141,663		
X	Wood/Shingle Aluminum/Vinyl Brick	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet			(14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 200 Feet 4675.00 1 4,675			Total Base Cost: 124,839		Total Base New : 189,755		Total Depr Cost: 141,663		
(2) Windows		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet			(14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 200 Feet 4675.00 1 4,675			Total Base Cost: 124,839		Total Base New : 189,755		Total Depr Cost: 141,663		
Many Avg. Few	X Large Avg. Small	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet			(14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 200 Feet 4675.00 1 4,675			Total Base Cost: 124,839		Total Base New : 189,755		Total Depr Cost: 141,663		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet			(14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 200 Feet 4675.00 1 4,675			Total Base Cost: 124,839		Total Base New : 189,755		Total Depr Cost: 141,663		
Double Glass Patio Doors Storms & Screens		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet			(14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 200 Feet 4675.00 1 4,675			Total Base Cost: 124,839		Total Base New : 189,755		Total Depr Cost: 141,663		
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet			(14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 200 Feet 4675.00 1 4,675			Total Base Cost: 124,839		Total Base New : 189,755		Total Depr Cost: 141,663		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet			(14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 200 Feet 4675.00 1 4,675			Total Base Cost: 124,839		Total Base New : 189,755		Total Depr Cost: 141,663		
X Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet			(14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 200 Feet 4675.00 1 4,675			Total Base Cost: 124,839		Total Base New : 189,755		Total Depr Cost: 141,663		
Chimney: Brick		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet			(14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 200 Feet 4675.00 1 4,675			Total Base Cost: 124,839		Total Base New : 189,755		Total Depr Cost: 141,663		

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





**GENOA CHARTER TOWNSHIP VARIANCE APPLICATION**

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

Case # 16-25 Meeting Date: 7-19-16

PAID Variance Application Fee  
\$125.00 for Residential | \$300.00 for Commercial/Industrial

**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: Ronald Abner

Property Address: 2805 Acorn Ln Phone: 248-467-1994

Present Zoning: DR Tax Code: 11-18-400-009

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 setback of 10 feet on East side

2. Intended property modifications: Detached garage

a. Unusual topography/shape of land (explain): topography of land (steep hill) and placement of house prevent other placement.

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

**The following is required.** Failure to meet this requirement may result in postponement or denial of this petition.

**Property must be staked showing all proposed improvements seven (7) days before the meeting and remain in place until after the meeting.**

Date: 6/21/16 Signature: Ronald Abner

**Application must be completely filled out before submittal to Township and all submittal requirements must accompany application.**

**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 a land use permit will be required.**



## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Amy Ruthig, Zoning Official  
**DATE:** July 8, 2016  
**RE:** ZBA 16-25

---

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

### STAFF REPORT

**File Number:** ZBA#16-25  
**Site Address:** 2805 Acorn Lane  
**Parcel Number:** 4711-18-400-009  
**Parcel Size:** 2.67  
**Applicant:** Ronald Abner  
**Property Owner:** Same as applicant  
**Information Submitted:** Application, site plan, conceptual drawings  
**Request:** Dimensional Variance  
**Project Description:** Applicant is requesting a side yard variance in order to construct a detached accessory structure.  
**Zoning and Existing Use:** RR (Rural Residential), Single Family Dwelling located on property.  
**Other:** Public hearing was published in the Livingston County Press and Argus on Sunday July 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 2003.
- In 2003 a permit was issued to construct a new home.
- In 2008 a permit was issued to construct a deck.
- 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 a detached accessory structure in the rear yard. In order to do this the applicant would be required to obtain a side yard variance due to the topography of the property.

**Variance Requests**

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

**Table 3.04.01 (RR District):**

DETACHED ACCESSORY STRUCTURE	Front	One Side	Other Side	Rear	Size	Height
Setbacks of Zoning	-	30	30	60	1200	14
Setbacks Requested	-	10			528	
Variance Amount		20				

***Summary of Findings of Fact After reviewing the application and materials provided, I offer the following possible finding of facts for your consideration:***

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

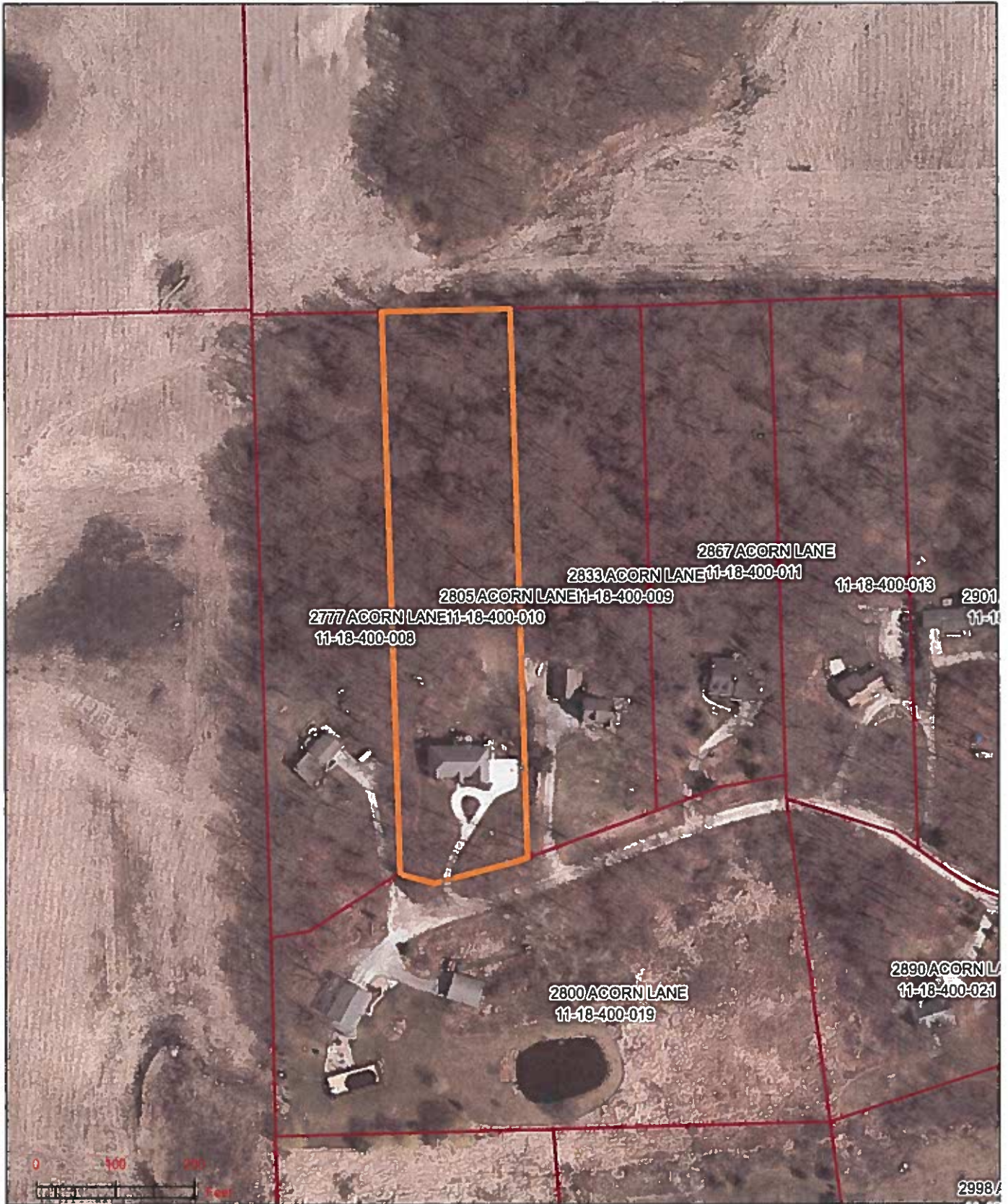
- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the side yard setback would prevent the applicant from constructing a detached accessory structure. Granting the variance would provide substantial justice because there are multiple detached accessory structures in the vicinity.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the topography in the rear of the lot. The need for the variance is not self-created.
- (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.

**Recommended Conditions**

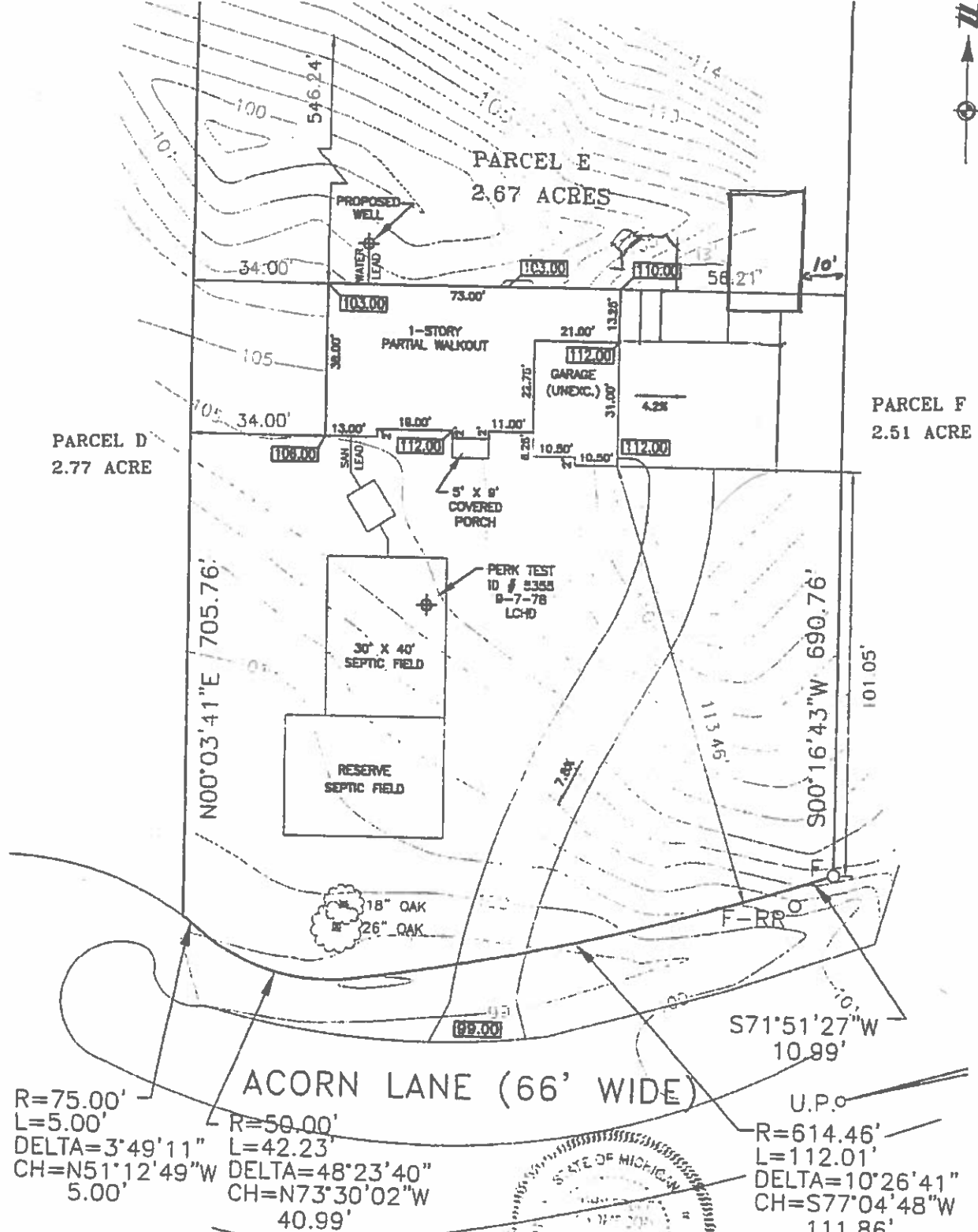
If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval.

1. N/A

# GENOA TOWNSHIP







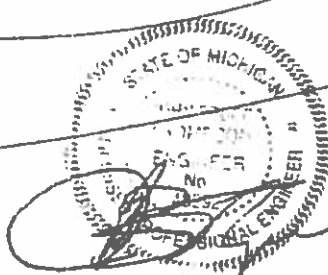
$R=75.00'$   
 $L=5.00'$   
 $\Delta=3^{\circ}49'11''$   
 $CH=N51^{\circ}12'49''W$   
 $5.00'$

$R=50.00'$   
 $L=42.23'$   
 $\Delta=48^{\circ}23'40''$   
 $CH=N73^{\circ}30'02''W$   
 $40.99'$

$S71^{\circ}51'27''W$   
 $10.99'$

U.P.O.

$R=614.46'$   
 $L=112.01'$   
 $\Delta=10^{\circ}26'41''$   
 $CH=S77^{\circ}04'48''W$   
 $111.86'$



APPROVED

EMPLOYER'S SIGNATURE

DATE

CLIENT  
**MR. & MRS. ABNER**

**PLOT PLAN**  
**2.67 ACRE PARCEL "E"**  
**OF LAND**

IN THE SOUTHEAST 1/4 OF  
 SECTION 18 TOWN 2 NORTH, RANGE 5 EAST  
 GENOA TOWNSHIP  
 LIVINGSTON COUNTY

SCALE:  
 1 INCH = 30 FEET

**ATWELL-HICKS, INC.**  
 Civil Engineering • Surveying  
 Planning • Environmental Services

Ann Arbor, MI 734 964 4000    Brighton, MI 810 225 6000    Washington Twp., MI 586 786 9800    Nilesville, IL 630 377 0800

**AH**

DATE	04-19-03	
JOB:	300502	300502SU01
DR.	JBT	JBT
BOOK	--	--
SHEET	02	OF 02
FILE NO	---	

EAST PROPERTY LINE

10'

16.21'

24'

18

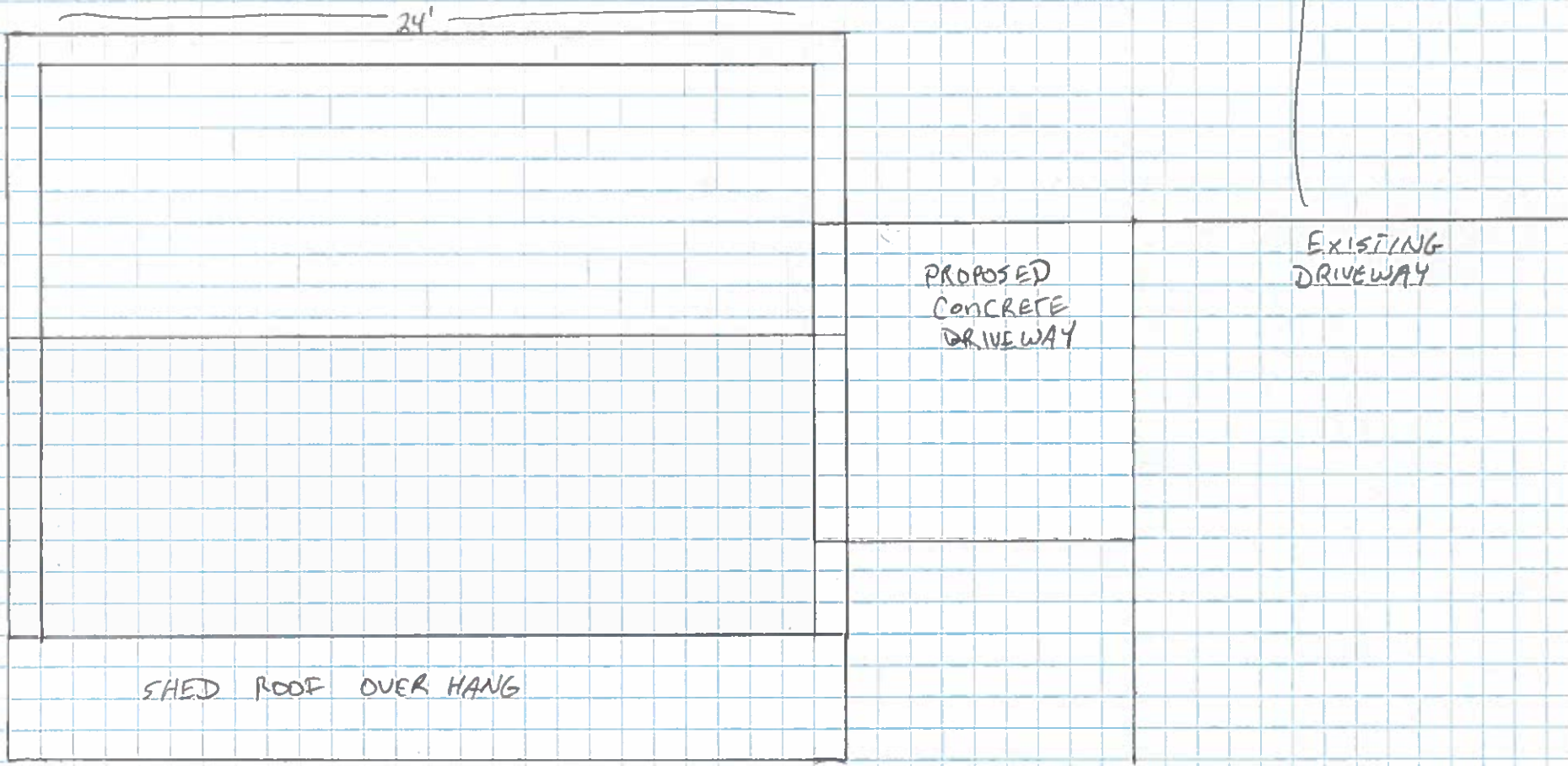
PROPOSED  
CONCRETE  
DRIVEWAY

EXISTING  
DRIVEWAY

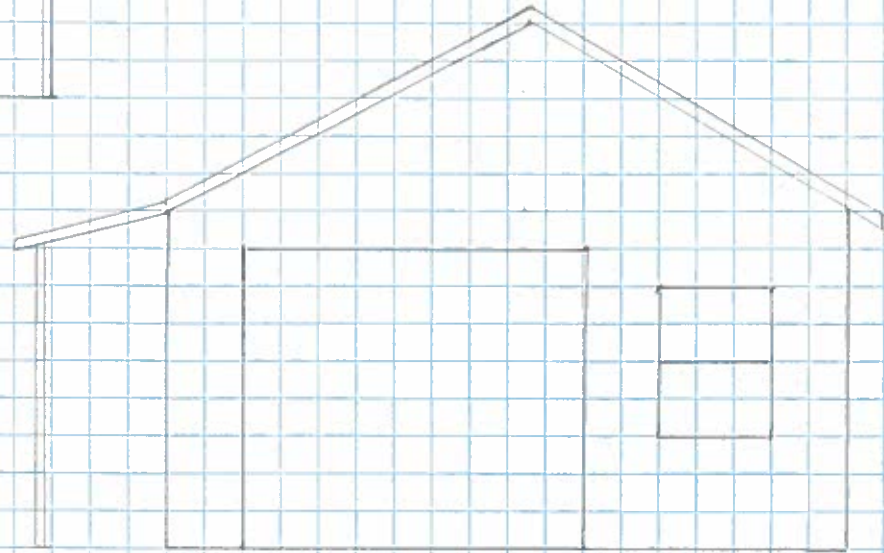
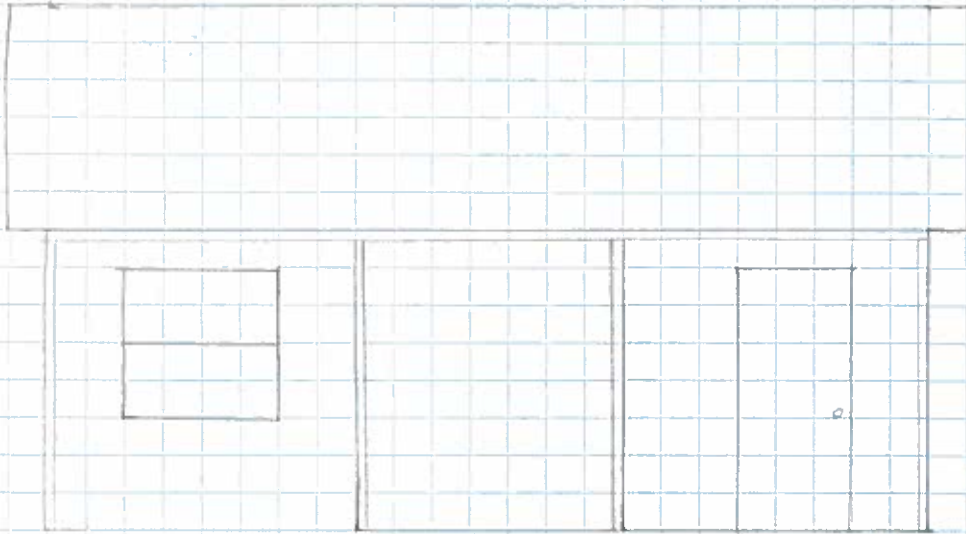
4

SHED ROOF OVER HANG

N ↑







Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EALOVEGA, CHARLES & VERON	ABNER, RONALD T. & JENNIF	65,500	03/14/2003	WD	VACANT LAND	3864-0903	BUYER	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning: RR	Building Permit(s)	Date	Number	Status
2805 ACORN LANE	School: HOWELL		WOOD DECK	08/18/2008	08-108	NO START
	P.R.E. 100% 12/26/2004		HOME	04/29/2003	03-175	100%
Owner's Name/Address	MAP #: V16-25					
	2017 Est TCV Tentative					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 124.HOWELL M& B							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 18 T2N R5E COMM N 1335.24 FT & S 89*32'04"E 165 FT FROM S 1/4 COR OF SEC, TH S 89*32'04"E 165.28 FT, TH S 690.76 FT TH S 71* 51'27"W 10.99 FT, TH ON AN ARC RIGHT, LONG CHORD BEARING S 77*04' 48"W 111.86 FT, LONG CHORD BEARING N 73*30'02"W 40.99 FT, TH ALONG AN ARC LEFT LONG CHORD BEARING N 51*12'49"W 5 FT TH N 705.76 FT TO POB, 2.672AC, PARCEL E				LAND TABLE A		2.67	Total Acres	24,345	100	Total Est. Land Value =	65,000
Comments/Influences											

Comments/Influences

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
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X REFUSE							
Who	When	What	2017	Tentative	Tentative	Tentative	Tentative
			2016	32,500	111,800	144,300	124,966C
			2015	32,500	104,300	136,800	124,593C
			2014	32,500	97,600	130,100	122,631C

\*\*\* 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 1 Direct-Vented Ga		Area	Type	Year Built:
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			Class: C Effec. Age: 8 Floor Area: 2205 Total Base Cost: 165,437 Total Base New : 251,464 Total Depr Cost: 231,347 Estimated T.C.V: 228,108			45 380 94	CCP (1 Story) Treated Wood Treated Wood	Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 631 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
Building Style: C		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			CntryMult		Bsmnt Garage:			
Yr Built	Remodeled	Ex	X Ord	Min	(12) Electric			1 Story Siding Basement 59.69 0.00 1.92 2189 134,864			X 1.520		Roof:		
2003	0	Size of Closets		0 Amps Service			1 Story Siding Overhang 34.74 0.00 0.00 16 556			E.C.F.		Carport Area:			
Condition for Age: Good		Lg	X Ord	Small	No./Qual. of Fixtures			Other Additions/Adjustments Rate Size Cost			X 0.000		Roof:		
Room List		(5) Floors		Ex. X Ord. Min			Walk out Basement Door(s) 775.00 1 775			X 0.000		Roof:			
Basement	1st Floor	Kitchen:		No. of Elec. Outlets			3 Fixture Bath 2400.00 1 2,400			X 0.000		Roof:			
2nd Floor	3 Bedrooms	Other:		Many X Ave. Few			2 Fixture Bath 1600.00 1 1,600			X 0.000		Roof:			
(1) Exterior		Other:		(7) Excavation			1 Extra Sink 480.00 1 480			X 0.000		Roof:			
X Wood/Shingle Aluminum/Vinyl Brick		Basement: 2189 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Separate Shower 775.00 1 775			X 0.000		Roof:			
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			14) Water/Sewer 4975.00 1 4,975			X 0.000		Roof:			
Many	X Large	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			15) Built-Ins & Fireplaces 3085.00 1 3,085			X 0.000		Roof:			
Avg.	X Avg.	Public Water Public Sewer		Public Water Public Sewer			Fireplace: Direct-Vented Gas 1200.00 1 1,200			X 0.000		Roof:			
Few	Small	1000 Gal Septic		1000 Gal Septic			16) Porches 40.85 45 1,838			X 0.000		Roof:			
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		1000 Gal Septic		Lump Sum Items:			16) Deck/Balcony 6.47 380 2,459			X 0.000		Roof:			
(3) Roof		1000 Gal Septic		Lump Sum Items:			Treated Wood,Standard 8.46 94 795			X 0.000		Roof:			
X Gable Hip Flat	Gambrel Mansard Shed	1000 Gal Septic		Lump Sum Items:			17) Garages 40.85 45 1,838			X 0.000		Roof:			
X Asphalt Shingle		1000 Gal Septic		Lump Sum Items:			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 18.32 631 11,560 Common Wall: 1.5 Wall -1925.00 1 -1,925 Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 231,347 ECF (47070 HOWELL M & B) 0.986 => TCV of Bldg: 1 = 228,108			X 0.000		Roof:			
Chimney: Brick		1000 Gal Septic		Lump Sum Items:						X 0.000		Roof:			

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



**GENOA CHARTER TOWNSHIP VARIANCE APPLICATION**

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

Case # 16-26 Meeting Date: 7/19/2016

PAID Variance Application Fee  
\$125.00 for Residential | \$300.00 for Commercial/Industrial

**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: Kyle Johnson (Pet Supplies Plus)  
Property Address: 2649 E. Grand River Phone: 517 552-2493  
Present Zoning: GCD Tax Code: 11-06-201-063

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: That we may put a monument sign in front of our store closer to our property line than 10 ft
2. Intended property modifications:
  - a. Unusual topography/shape of land (explain): \* Please see attached explanation \*
  - b. Other (explain): The ROW changes to 75 ft. in front of our property & our sign would be in our parking lot in accordance with that.

**The following is required.** Failure to meet this requirement may result in postponement or denial of this petition.

Property must be staked showing all proposed improvements seven (7) days before the meeting and remain in place until after the meeting.

Date: 6-23-16 Signature: Kyle Johnson

**Application must be completely filled out before submittal to Township and all submittal requirements must accompany application.**

**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 a land use permit will be required.**



## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Amy Ruthig, Zoning Official  
**DATE:** July 8, 2016

**RE:** ZBA 16-26

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

---

### STAFF REPORT

**File Number:** ZBA#16-26  
**Site Address:** 2649 E. Grand River  
**Parcel Number:** 4711-06-201-063  
**Parcel Size:** 1.272  
**Applicant:** Kyle Johnson, Pet Supplies Plus  
**Property Owner:** Meadowview/East Grand River LLC, 19436 Stefani Ave. Cerritos, CA 90703

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

**Request:** Dimensional Variance

**Project Description:** Applicant is requesting a variance from the road right-of-way setback to install a sign.

**Zoning and Existing Use:** GCD (General Commercial District) Commercial building currently exists on the property.

**Other:**

Public hearing was published in the Livingston County Press and Argus on Sunday July 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 building on the parcel was constructed in 2002.
- In 2002, a permit was issued to construct the building.
- See Real Estate Summary and Record Card.

**SUPERVISOR**

Gary T. McCririe

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**MANAGER**

Michael C. Archinal

**TRUSTEES**

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

The proposed project is to install a monument sign located on the right-of way line.

**Variance Requests**

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

**Table 16.06.03 (Sign Setbacks):**

Sign Setbacks	Monument sign
Setback from R.O.W	10
Setbacks Requested	0
Variance Amount	10

***Summary of Findings of Fact- After reviewing the application and materials provided, I offer the following possible findings for consideration:***

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.

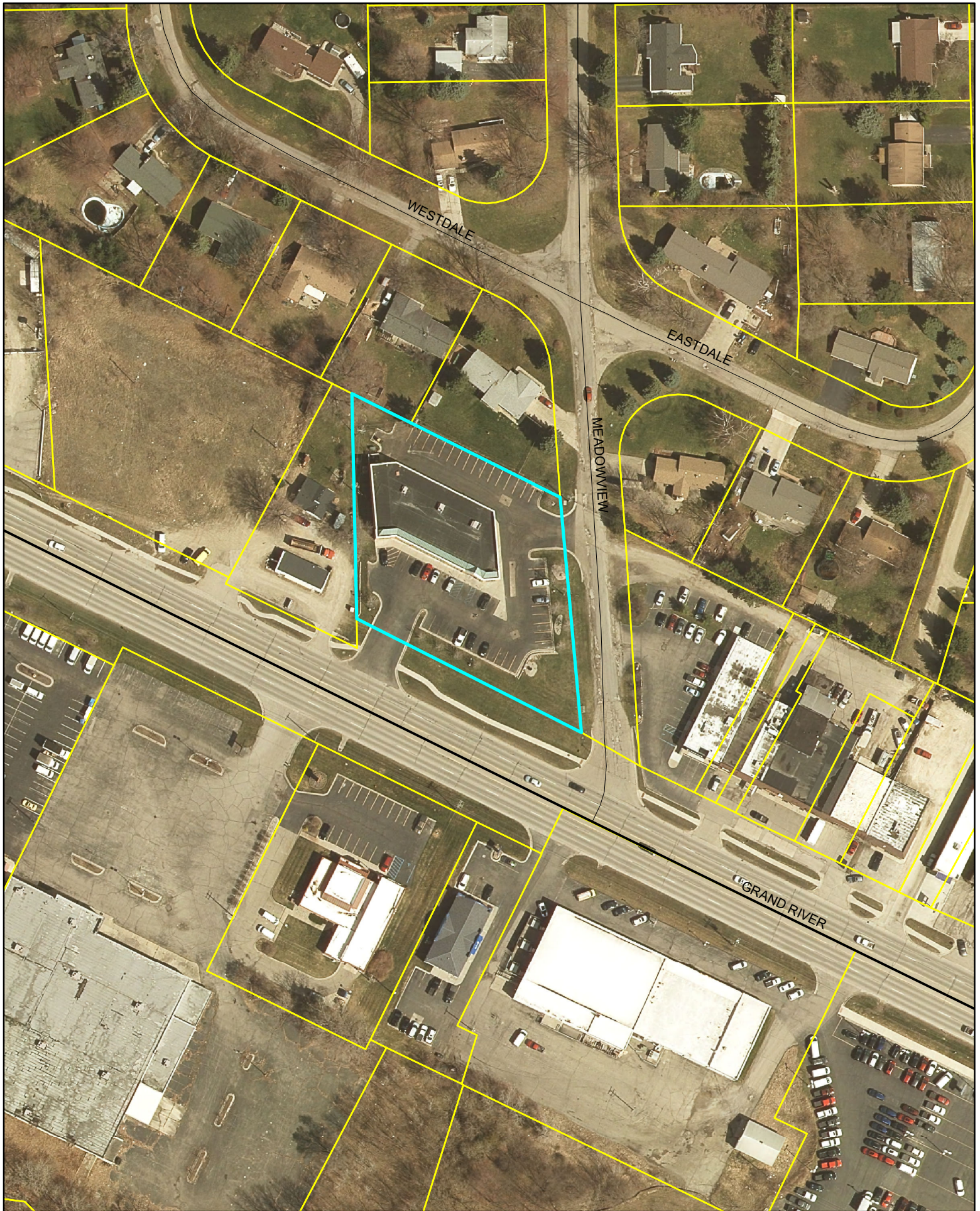
- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the R.O.W. setback would prevent the applicant from installing a monument sign on the property. The R.O.W. is larger in this location than on adjacent parcels. Granting this variance would do substantial justice to the applicant.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the location of the R.O.W. The property is a corner lot with two front yards. In addition, there is a retention basin located in the southeast corner of the lot preventing sign placement in that area. The variance would make the property consistent with the majority of other properties in the vicinity and was not self-created by applicant.
- (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 sign will improve visibility for drivers to locate the building while on Grand River Ave.
- (d) Impact on Surrounding Neighborhood** – The proposed variances would have no impact on 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 requests staff recommends the following conditions be placed on the approval.

1. The applicant will ensure that the sign does not block visibility for motorists on Meadowview Drive.
2. Approval by MDOT shall be obtained if necessary.





Orthophotos Flown Spring 2015  
Parcel lines are a representation only;  
Not intended for survey purposes.





**PET SUPPLIES  
PLUS**

2649 E. Grand River Ave. • Howell, MI 48843 • Telephone (517) 552-2493 • Fax (517) 552-2494

---

## Genoa Charter Township Variance Application

Variance requested

Pet Supplies Plus  
2649 E Grand River  
June 23, 2016

The Pet Supplies property line is 29 ft. from the side walk in our front yard. Based on the property line, our proposed monument sign would be further from the road and sidewalk than any other sign, within sight distance, on our side of the road. When you add the additional required 10 ft. from the property line, it moves the sign into our parking lot. The only place I could potentially put the sign, besides in our parking lot, is an area where the land drops into a valley. The land would have to be excavated and built up, and I do not believe we would be allowed to do that, due to a run off drain in the bottom of this basin.

I am requesting that Pet Supplies Plus be allowed to put our monument sign 30 ft. from the side walk. That is completely on our property and a long way from the sidewalk. However, the sign would not be placed the mandatory 10 ft. from our property line. If there was any other solution I could come up with, I would.

If you have ever been to our store, you know how it sneaks up on you. Not having a monument sign really hurts our business and bothers our customers. Every week multiple customers say they drove right past our store and had to turn around. With PetSmart opening soon, I know not having a sign in front of our store puts us at a competitive disadvantage.

Amy Ruthig has been very helpful the past few months trying to come up with a solution. I appreciate her taking the time to print maps for me, and even come to our store to help me with a solution. Despite the effort, I need a variance for any solution.

Thank you for your time and consideration.

Kyle Johnson  
Owner/Manager  
810.599.1426

## Amy Ruthig

---

**From:** PSP135 <psp135@sbcglobal.net>  
**Sent:** Monday, July 11, 2016 9:12 AM  
**To:** Amy Ruthig

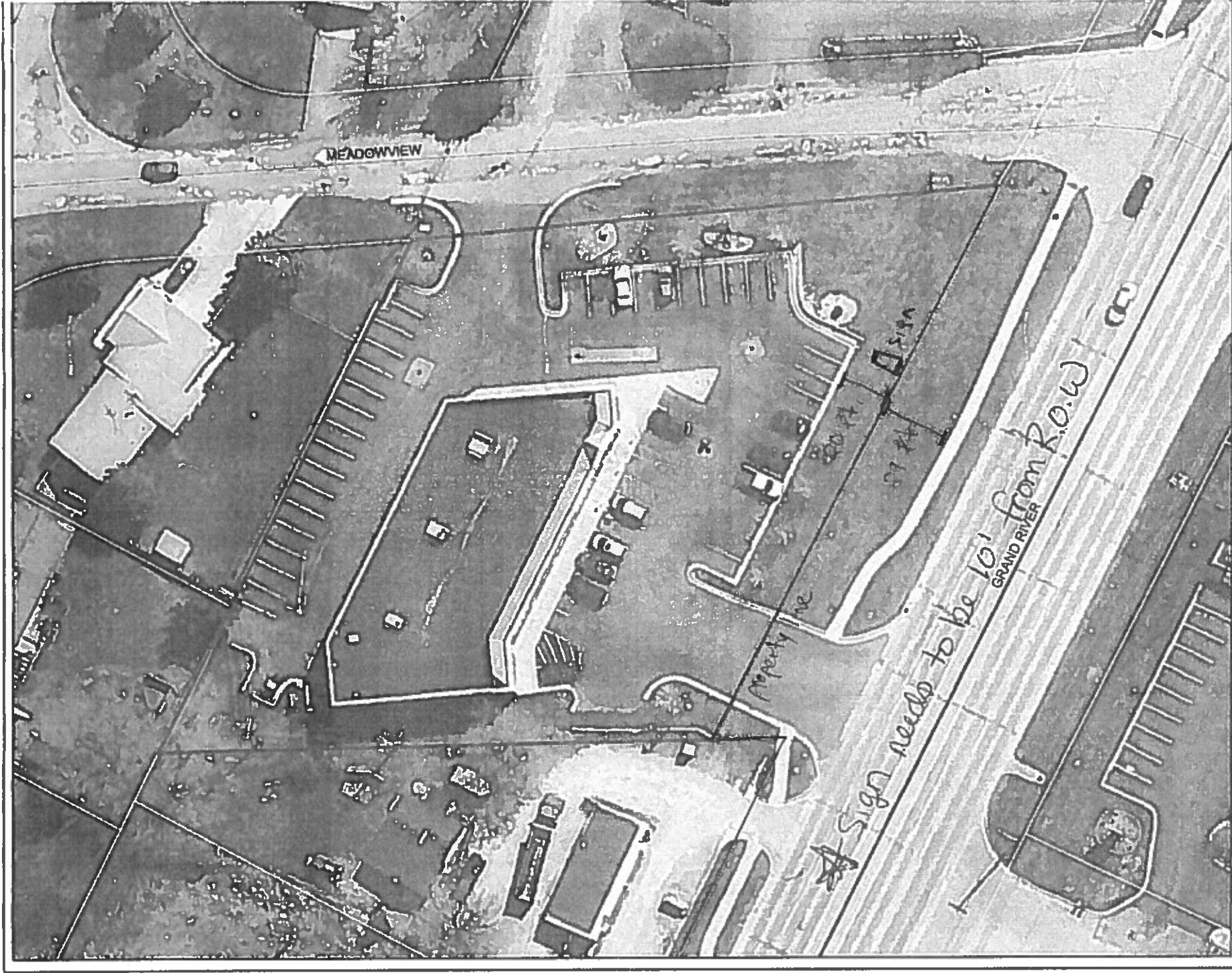
I know we need a monument sign in front of our store. We always have customers frustrated that they drive right past us. With PetSmart coming in a month or two, the sign becomes even more important to help us stay relative and competitive. I am glad the Township Zoning Board of Appeals is considering our variance. Thank you for working with my son in-law Kyle.

If you have any questions for me, don't hesitate to call

Brian Slater  
810.220.4799  
313.300.1261

### **Pet Supplies Plus**

2649 E. Grand River  
Howell, MI  
P: (517)552-2493  
F: (517)552-2494



Orthophotos Flown Spring 2015  
Parcel lines are a representation on



SIGN TYPE MONUMENT SIGN  
 QUANTITY 1  
 ARTWORK  
 PRODUCTION READY  
 PRESENTATION ONLY

FACE  
 SINGLE  
 DOUBLE

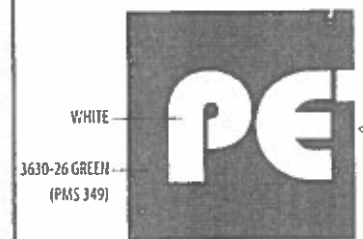
LIGHTING  
 LIGHTED  
 NON-LIGHTED  
 TYPE: INTERNALLY

FACE TYPE  
 FLAT  
 PAN  
 DETAILS:

FACE MATERIAL  
 LEXAN  
 ALUM.  
 FLEX  
 DETAILS:

RETAINERS  
 DETAILS:

TYPICAL COLOR DETAIL



SIGNAGE = 48 SqFt

INTERNALLY LIGHTED CABINET

ALUM. SHROUD & REVEAL

NOTE: 10' SETBACK FROM R.O.W.

<p>CUSTOMER PET SUPPLIES PLUS          LOCATION HOWELL, MI          ADDRESS 2649 E Grand River Ave          SALESPERSON DAVE BRINK</p>	<p>DRAWING # 004768          SCALE 3/8" = 1'-0"          FILENAME PSP-HowMI-16-MON</p>	<p>DRAWN BY GARY ALUMBAUGH          DATE 6-3-16          REVISION# 0</p>	<p>ADDITIONAL NOTES          N/A</p>	<p>Client Review Status          Harmon Sign requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.  <input type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted <input type="checkbox"/> Revise &amp; Resubmit          Name: _____          Title: _____ Date: _____</p>	<p>Declaration          Copyright © 2016 Harmon Sign          The client certifies that the design is the property of Harmon Sign. The design is a trademark of Harmon Sign and is not to be used by anyone without the express written consent of Harmon Sign. The design is not to be used for any other purpose without the express written consent of Harmon Sign. The design is not to be used for any other purpose without the express written consent of Harmon Sign.</p>
--	--	--	--	--	---

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAND RIVER-MEADOWVIEW AS	MEADOWVIEW/EAST GRAND RIV	1,575,000	11/15/2006	WD	ARMS-LENGTH	2006R-029521	BUYER	100.0
TJB ASSOC.	GRAND RIVER-MEADOWVIEW AS	220,000	10/16/2000	WD	ARMS-LENGTH	28610288	BUYER	100.0

Property Address	Class: 201 COMMERCIAL- I	Zoning: GCD	Building Permit(s)	Date	Number	Status
2649 E GRAND RIVER	School: HOWELL		COMMERCIAL BLDG	04/04/2002	02-144	NO START
Owner's Name/Address	P.R.E. 0%					
	MAP #: V16-26					
	2017 Est TCV Tentative					

MEADOWVIEW/EAST GRAND RIVER LLC 19436 STEFANI AVE CERRITOS CA 90703	X Improved		Vacant	Land Value Estimates for Land Table GRIVE.GRAND RIVER FRONTAGE								
	Public Improvements			* Factors *								
	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road			GRDRIVER 1200	243.00	228.00	1.0000	1.0677	1200	100		311,344
	Paved Road			243 Actual Front Feet, 1.27 Total Acres								
	Storm Sewer			Total Est. Land Value = 311,344								
	Sidewalk			Land Improvement Cost Estimates								
	Water			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	Sewer			D/W/P: 4in Ren. Conc.	4.21	1.52	1841	64	7,540			
	Electric			Commercial/Industrial Local Cost Land Improvements								
	Gas			Description	Rate	CountyMult.	Size	%Good	%Arch.	Mult	Cash Value	
	Curb			PAVING AVE	2.00	1.00	19627.0	61	100		23,945	
	Street Lights			Total Estimated Land Improvements True Cash Value = 31,485								
	Standard Utilities											
	Underground Utils.											

Tax Description  
SEC. 6 T2N, R5E, "EARL LAKE HEIGHTS NO. 1" OUTLOT A

Comments/Influences



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	2017			Tentative
			2016			371,800S
			2015			371,754C
			2014			365,900S

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

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



Desc. of Bldg/Section: PET SUPPLIES PLUS Calculator Occupancy: Store, Discount				<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Percent Adj: +0							
Class: D Floor Area: 8,778 Gross Bldg Area: 8,778 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table>			High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 47.10  (10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 47.10	
High	Above Ave.	Ave.	X	Low							
Depr. Table : 1.5% Effective Age : 12 Physical %Good: 83 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Package Heating & Cooling 100 Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 8778 Ave. Perimeter: 404 Has Elevators:			1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 12 Height per Story Multiplier: 0.920 Ave. Floor Area: 8,778 Perimeter: 404 Perim. Multiplier: 0.947 Refined Square Foot Cost for Upper Floors: 41.04						
2002 Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			County Multiplier: 1.52, Final Square Foot Cost for Upper Floors = 62.374  Total Floor Area: 8,778 Base Cost New of Upper Floors = 547,517  Reproduction/Replacement Cost = 547,517 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0 Total Depreciated Cost = 454,439						
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:			ECF (2014 MAIN COMMERCIAL) 0.900 => TCV of Bldg: 1 = 408,995 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 46.59						
Comments:		* Sprinkler Info * Area: Type: Average									
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:					
(2) Foundation:		(8) Plumbing:		Outlets:							
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None					
(3) Frame:		Total Fixtures		Urinals							
		3-Piece Baths		Wash Bowls							
		2-Piece Baths		Water Heaters							
		Shower Stalls		Wash Fountains							
		Toilets		Water Softeners							
(4) Floor Structure:				Flex Conduit		Incandescent					
				Rigid Conduit		Fluorescent					
				Armored Cable		Mercury					
				Non-Metalic		Sodium Vapor					
				Bus Duct		Transformer					
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:					
						Thickness					
						Bsmnt Insul.					
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:							
		Gas									
		Oil		Coal Stoker							
				Hand Fired Boiler							

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



Case # 116-27

Meeting Date: July 19, 2016

PAID Variance Application Fee  
\$125.00 for Residential | \$300.00 for Commercial/Industrial

**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: TIM C HOWARD

Property Address: 1253 SUNRISE PARK ST Phone: 517-546-6587

Present Zoning: LRR Tax Code: 4711-09-201-002

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: FROST YARD SIDEYARD REAR

2. Intended property modifications: REMOVE EXISTING HOME BUILD NEW *Full Time Home*

a. Unusual topography/shape of land (explain): THE ~~SHAPE~~ AND SIZE OF LOT

AS WELL AS THE LACK OF HOMES ON NEIGHBORING LOTS TO SET

b. Other BUILDING ENVELOPE (explain):

**The following is required.** Failure to meet this requirement may result in postponement or denial of this petition.

Property must be staked showing **all** proposed improvements seven (7) days before the meeting and remain in place until after the meeting.

Date: 6-24-16 Signature: [Signature]

**Application must be completely filled out before submittal to Township and all submittal requirements must accompany application.**

**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 a land use permit will be required.**



## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Amy Ruthig, Zoning Official  
**DATE:** July 8, 2016  
**RE:** ZBA 16-27

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

---

### STAFF REPORT

**File Number:** ZBA#16-27  
**Site Address:** 1253 Sunrise Park Drive  
**Parcel Number:** 4711-09-201-002  
**Parcel Size:** .136  
**Applicant:** Tim Chouinard, Chouinard Building  
**Property Owner:** Glen and Sally Hope, 9137 Meadowdale Brighton, MI 48116

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

**Request:** Dimensional Variances

**Project Description:** Applicant is requesting a side, rear, front and waterfront variance in order to construct an addition to 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 July 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 1955.
- In 2012, a permit was pulled to construct a deck.
- 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 to an existing single family home. The builder has stated that a majority of the existing home will be demolished however not the entire structure. In order to construct the addition, the applicant would be required to obtain a side, front, rear and waterfront variance. In constructing the addition the applicant would be increasing the front yard and north side while decreasing the waterfront and south side property line setbacks. The existing shed will be removed.

**Variance Requests**

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

**Table 3.04.01 (LRR District):**

SINGLE FAMILY STRUCTURE	Front	One Side	Other Side	Rear	Waterfront	Height
Setbacks of Zoning	35	5	10	40	128.3	25
Setbacks Requested	24	5	9.9	30	83.5	25
Variance Amount	11	-	.3	10	44.8	-

**Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:**

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with front, rear and waterfront setbacks would prevent the applicant from constructing the addition to the existing single family home. The applicant could reduce the size of the proposed addition to lessen the waterfront variance being requested. The variances requested may not be the least restrictive necessary to provide substantial justice.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the small lot size and the large waterfront setback of the adjacent home. The variance would make the property consistent with other waterfront properties in the vicinity. The need for the variance is not self-created.
- (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. The neighbor adjacent to the north has the potential to be impacted by a diminished view of the lake due to the depth of the proposed home.

**Recommended Conditions**

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

1. Drainage from the home must be maintained on the lot.
2. Structure must be guttered with downspouts.
3. The existing shed is to be removed.





Orthophotos Flown Spring 2015  
Parcel lines are a representation only;  
Not intended for survey purposes.



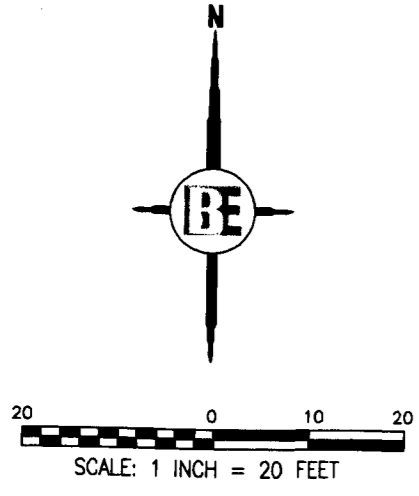
# BOUNDARY/TOPOGRAPHICAL SURVEY

### GENERAL SURVEY NOTES:

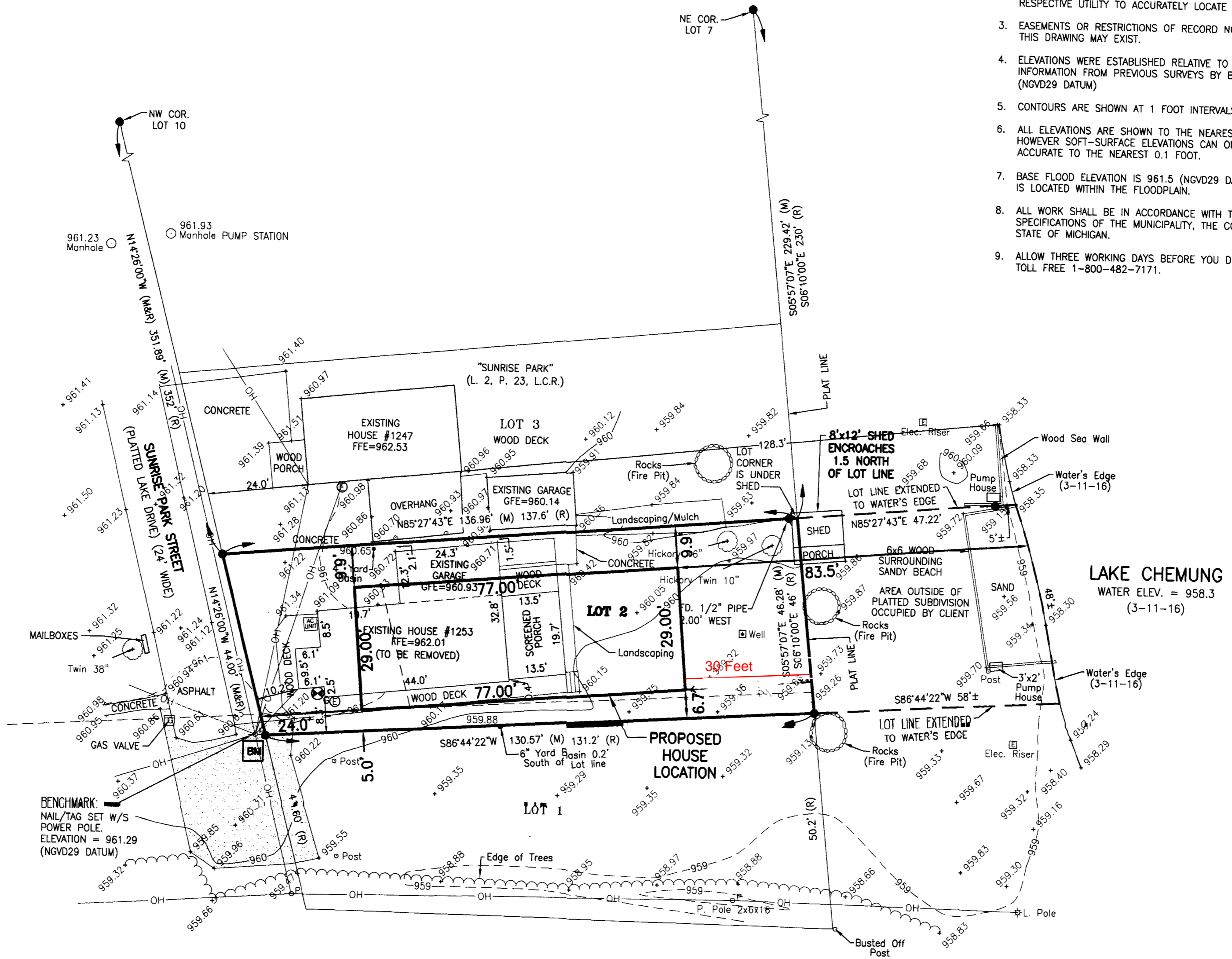
1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "SUNRISE PARK", AS RECORDED IN LIBER 2 OF PLATS, PAGE 22, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
4. ELEVATIONS WERE ESTABLISHED RELATIVE TO BENCHMARK INFORMATION FROM PREVIOUS SURVEYS BY BOSS ENGINEERING. (NGVD29 DATUM)
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.
7. BASE FLOOD ELEVATION IS 961.5 (NGVD29 DATUM). ENTIRE LOT IS LOCATED WITHIN THE FLOODPLAIN.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
9. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.



**BOSS Engineering**  
 Engineers Surveyors Planners Landscape Architects  
 3121 E. GRAND RIVER AVE.  
 HOWELL, MI. 48843  
 800.246.6735 FAX 517.548.1670



- ### LEGEND
- 900 --- EXISTING CONTOUR
  - \* 922.00 EXISTING SPOT ELEVATION
  - ⊙ POWER POLE
  - ⊞ ELECTRICAL RISER
  - ⊕ ELECTRICAL METER
  - ⊞ AIR CONDITIONING UNIT
  - ⊛ LIGHT POLE
  - ⊞ WELL
  - MANHOLE
  - ⊙ GAS METER
  - ⊞ GAS VALVE
  - DECIDUOUS TREE
  - CAPPED 1/2" STEEL ROD SET
  - STEEL ROD/PIPE FOUND
  - ⊙ MONUMENT FOUND
  - OH— OVERHEAD WIRES
  - L. LIBER
  - P. PAGE
  - L.C.R. LIVINGSTON COUNTY RECORDS
  - (R&M) RECORD AND MEASURED



**LOT 2 OF "SUNRISE PARK"**  
**CHOUINARD CUSTOM HOMES**  
 PREPARED FOR  
 422 E. GRAND RIVER  
 HOWELL, MI 48843  
 517-404-6527

**BOUNDARY/TOPOGRAPHICAL SURVEY**

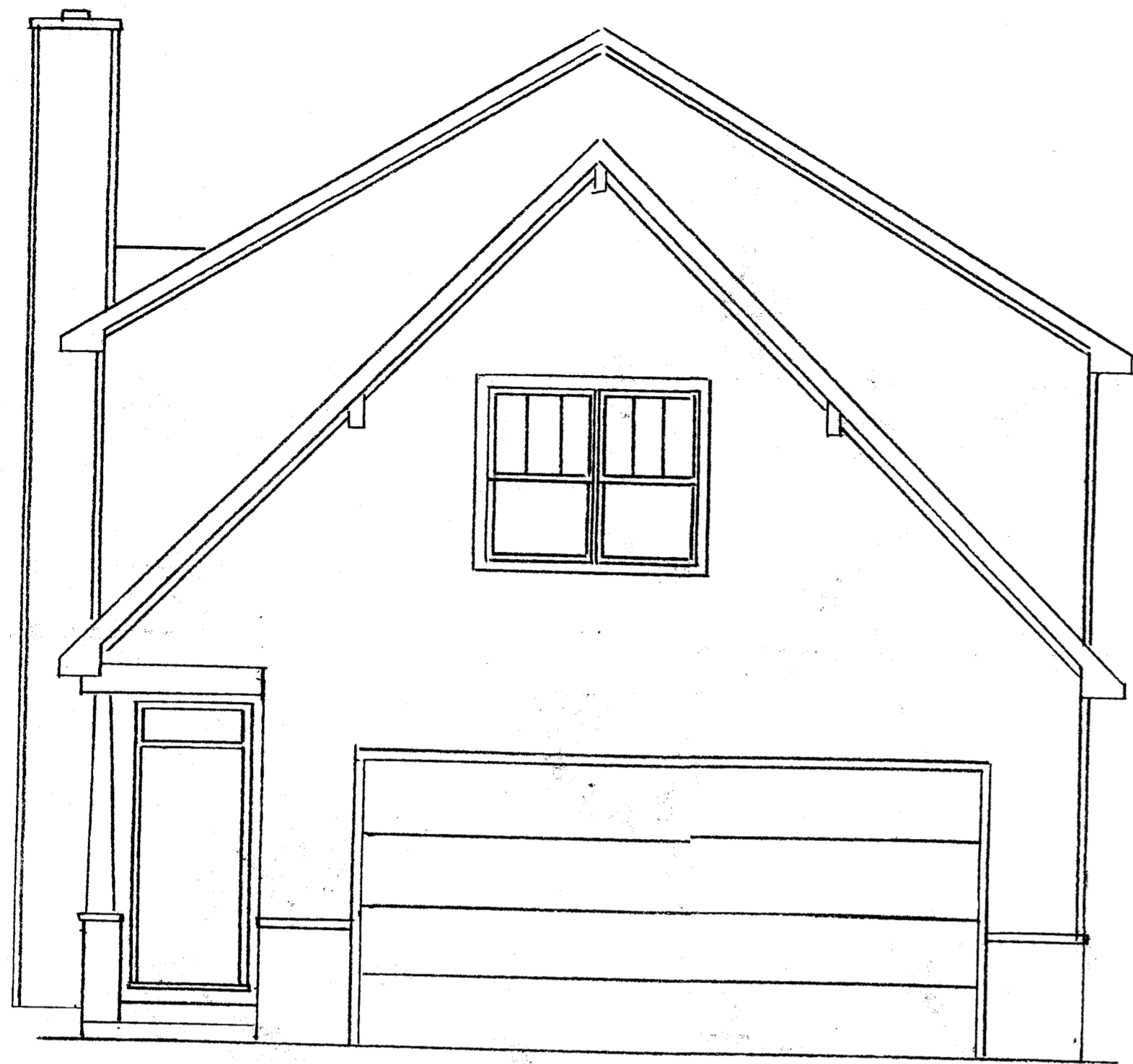
**DESCRIPTION OF PROPERTY:**  
 Lot 2 of "Sunrise Park, a subdivision of part of the Northeast 1/4 of Section 9 and a part of the Southeast 1/4 of Section 4, T2N-R5E, Genoa Township, Livingston County, Michigan, as recorded in Liber 2 of Plats, Page 23, Livingston County Records.

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.



NO.	BY	REVISION	PER	DATE

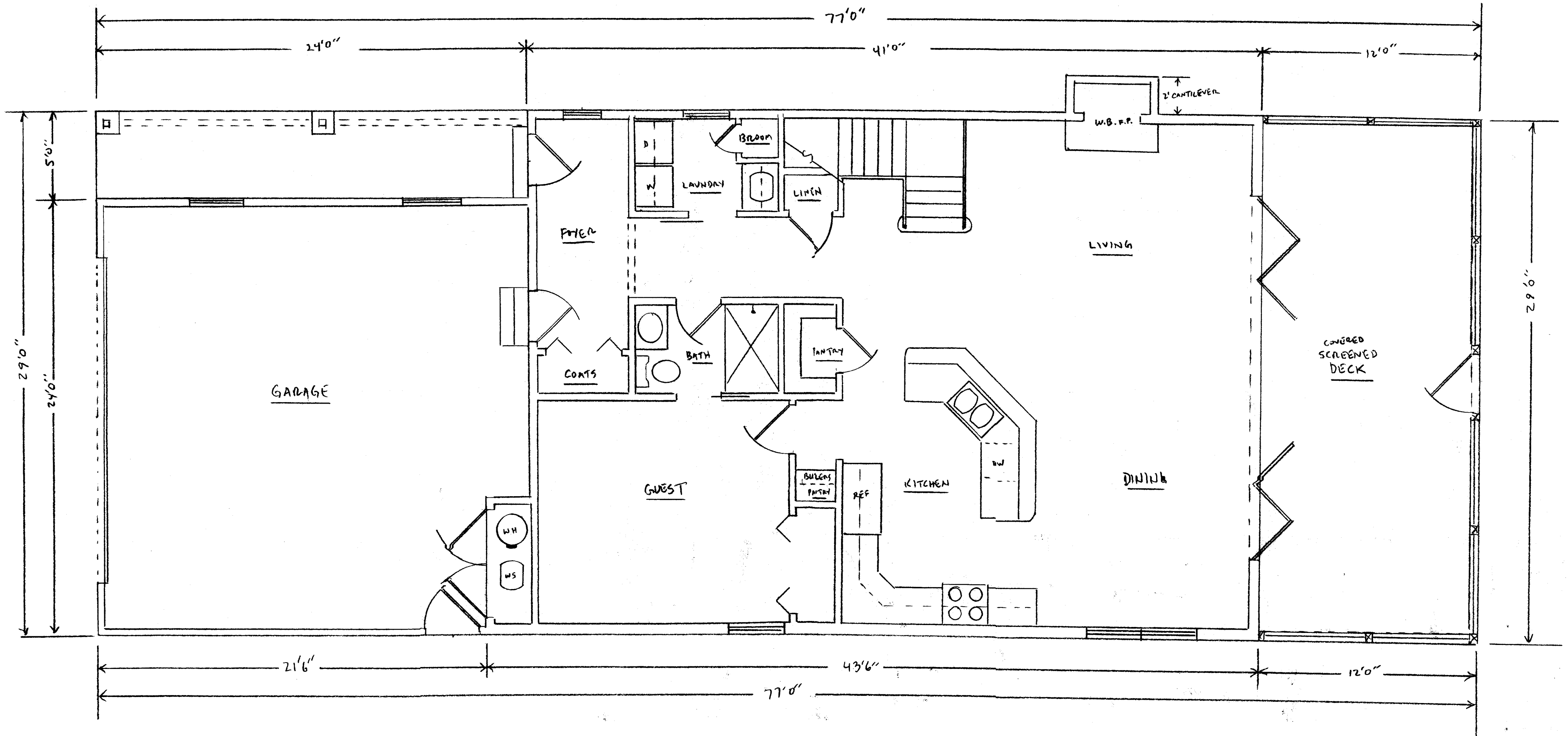
DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: AEB  
 CHECKED BY: \_\_\_\_\_  
 SCALE: 1" = 20'  
 JOB NO. 16-065  
 DATE 3-16-16  
 SHEET NO. **1 OF 1**



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

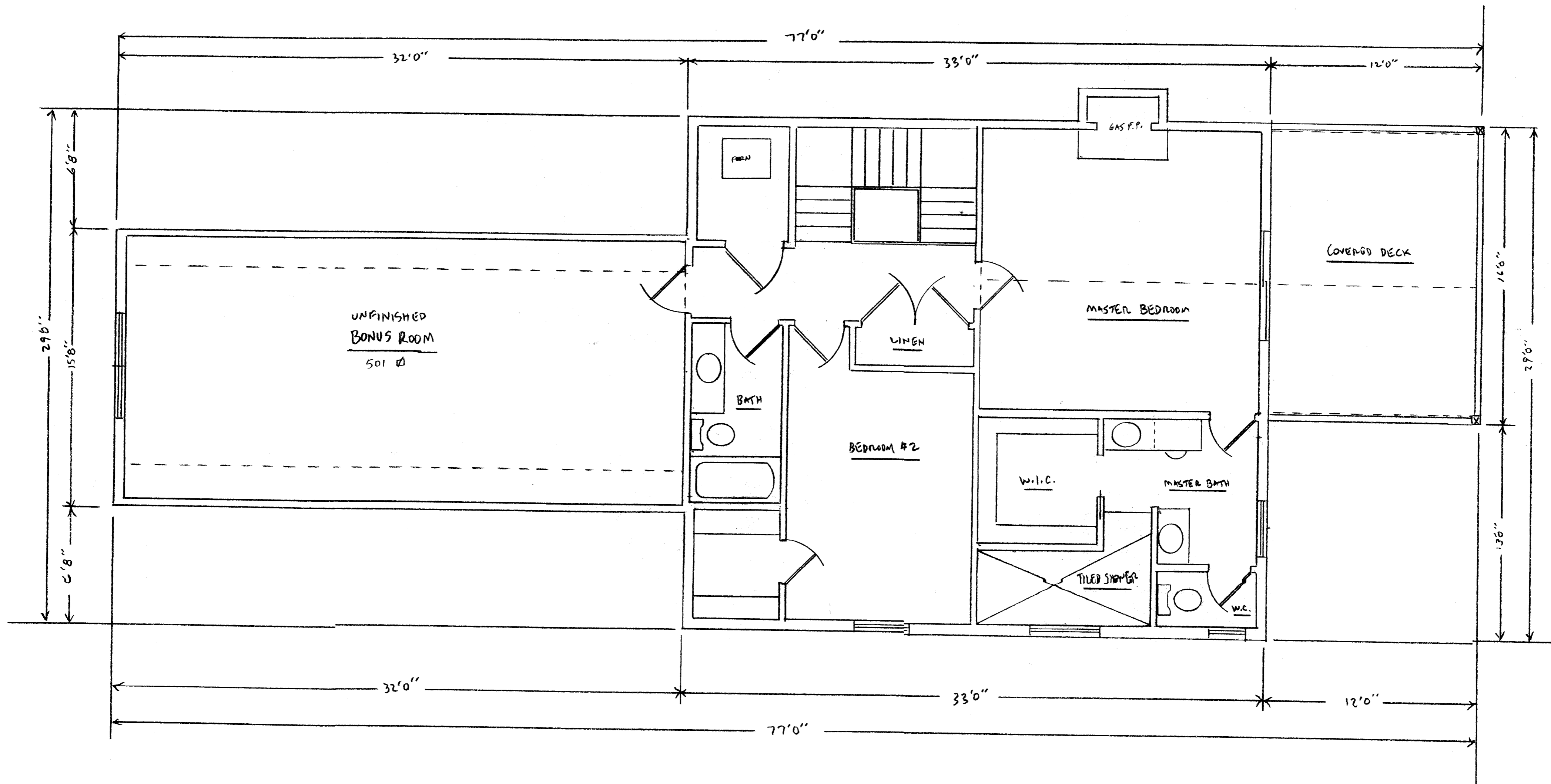


REAR (LAKE) ELEVATION  
SCALE = 1/4" = 1'0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'0" 1207 ⌀



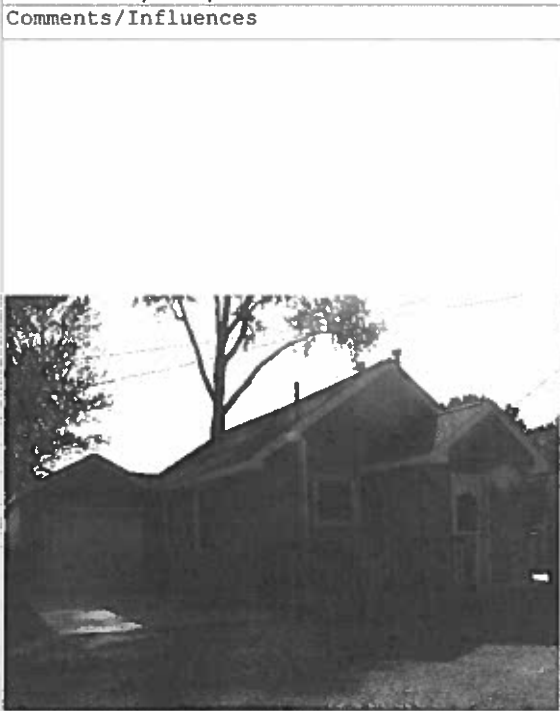
SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'0" 957 sq ft



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
IAFANO, JOHN & TAMMY	HOPE GLEN & SALLY	104,000	07/28/2011	WD	ARMS-LENGTH	2011R-023522	BUYER	100.0
		80,000	11/17/1993	WD	ARMS-LENGTH	17650956	BUYER	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning: LRR	Building Permit(s)	Date	Number	Status
1253 SUNRISE PARK	School: HOWELL		WOOD DECK	05/01/2012	P12-040	NO START
Owner's Name/Address	P.R.E. 0%					
HOPE GLEN & SALLY 9137 MEADOWDALE BRIGHTON MI 48116	MAP #: V16-27					
2017 Est TCV Tentative						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 00006.SUNRISE PARK							
			Description	Frontage	Depth	Front	Depth	Rate	Adj. Reason	Value
SEC. 9 T2N, R5E, SUNRISE PARK LOT 2			A LAKE FRONT	44.00	135.00	1.0000	1.0000	2300	100	101,200
Comments/Influences			44 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 101,200							



Public Improvements			* Factors *						
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
						Tentative			
2017	Tentative	Tentative	Tentative			Tentative			
2016	50,600	60,000	110,600			73,140C			
2015	50,600	57,600	108,200			72,922C			
2014	50,600	50,000	100,600			71,774C			

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	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	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: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0	260	WSEP (1 Story)	
	Mobile Home				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
	Town Home														
	Duplex														
	A-Frame														
Building Style: D		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			CntyMult		Bsmnt Garage:		Roof:	
Yr Built Remodeled 1955 2012		Ex X Ord Min		(12) Electric			1 Story Siding Crawl Space 48.65 -8.46 2.59 924 39,529			X 1.520		X 1.520			
Condition for Age: Good		Lg X Ord Small		0 Amps Service			1 Story Siding Crawl Space 48.65 -8.46 2.59 60 2,567			E.C.F.		X 0.000			
Room List		Doors Solid X H.C.		No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Size Cost			
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Ex. X Ord. Min			(14) Water/Sewer			912.00		1 912			
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Public Sewer			4400.00		1 4,400			
X Wood/Shingle Aluminum/Vinyl Brick		Basement: 0 S.F. Crawl: 984 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			(17) Garages								
Insulation		(8) Basement		Average Fixture(s)			Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)								
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Base Cost 24.66					288 7,102			
X Many Avg. X Large Avg. Small		Recreation SF Living SF Walkout Doors No Floor SF		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			Common Wall: 1 Wall -1175.00					1 -1,175			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 54,316								
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Separately Depreciated Items:								
X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Porches			21.46		260 5,580			
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		1			WSEP (1 Story), Standard County Multiplier = 1.52 =>			Cost New = 8,481					
Chimney: Brick				Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 8,057			5.80		476 2,761			
							Treated Wood, Standard County Multiplier = 1.52 =>			6.74		169 1,139			
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 1,645								
							Total Depreciated Cost = 68,004								
							ECF (4302 SUNRISE PARK LAKEFRONT) 1.800 => TCV of Bldg: 1 = 122,408								

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

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
June 21, 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, 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 Figurski, seconded by McCreary, to approve the agenda as presented. **The motion carried unanimously.**

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

- 1. 16-18...A request by Michael Berean, Parcel ID 4711-12-100-008, vacant parcel on Euler Road, for a use variance to allow for horses in a Rural Residential zoning district, a variance from the required natural features setback from an MDEQ-regulated wetland, and a height variance for a fence located in the front yard.**

Mr. Michael Berean was present. He stated that most of his property is wetlands, which leaves very little room for development. They would like to build a five-foot fence in order to keep their horse on their property, which has been boarded for several years. He noted that since there is a large wetland, the property could not be split into two-acre parcels, which is consistent with the currently Rural Residential zoning. He feels this is his hardship. They need to go into the required setback of the wetland in order to use as much of the upland as possible.

Chairman Dhaenens noted that the applicant, and other property owners in the area, has petitioned the Planning Commission for a rezoning to Country Estates; however, that may not be approved. The keeping of horses is not allowed in the Rural Residential zoning district.

The call to the public was made at 7:00 pm with no response.

Board Member Ledford suggested approving the variances contingent upon the rezoning of the property to Country Estates. Ms. Ruthig suggested that the Board not deny the use variance and have the applicant withdraw it because if it is denied, then the applicant would have to wait 12 months to reapply.

Mr. Berean requested to withdraw his request for the use variance to allow for horses in a Rural Residential zoning district.

**Moved** by Poissant, seconded by Ledford, to approve Case #16-18 by Michael Berean, Parcel ID 4711-12-100-008 for a height variance of two feet from the required five feet and a wetland setback variance of 15 feet from the required 25 feet due to the following findings of facts:

- The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion on public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of Genoa Township.
- The proposed variance would have a limited impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the applicant receiving approval for his request to rezone the property from Rural Residential to Country Estates. **The motion carried (Ledford – yes; Dhaenens – yes; Poissant – yes; Figurski – no; McCreary – no).**

**2. 16-19...A request by Stephen Gucciardo, 4133 Highcrest, for a front yard variance to build a second-story addition and an attached garage.**

Mr. Stephen Gucciardo was present. He is requesting a 29-foot front yard setback variance to construct a garage and a second story on his home. He noted that one of the homes adjacent to his property is closer to the road than what he is proposing.

Board Member McCreary would like to see a mortgage survey to confirm that the property lines that are being proposed are correct.

Mr. Gucciardo requested to have his request tabled until he can obtain a mortgage survey.

The call to the public was made at 7:23 pm with no response.

**Moved** by McCreary, seconded by Poissant, to delay Case #16-19 for 4133 Highcrest at the petitioner's request until the next regularly-scheduled ZBA meeting of July 19, 2016. **The motion carried unanimously.**

**3. 16-20...A request by Jeff Jacobs, 4391 Skusa, for a rear yard setback variance to build an addition to an existing home.**

Mr. Jeff Jacobs was present. He would like to build an addition in order to move his mechanical equipment from his Michigan basement as well as add a bedroom. He feels the location of the existing home on the lot is his hardship. The home is fifty feet from the front yard property line and only 30 feet is required.

The call to the public was made at 7:30 pm with no response.

**Moved** by Ledford, seconded by Poissant, to approve Case #16-20 for 4391 Skusa from Jeff Jacobs of 4487 Filbert for a six-foot rear yard setback variance from the required 40 feet to 34 feet to construct an addition to an existing single-family home due to the following findings of fact:



- Strict compliance with the rear yard setback would prevent the applicant from constructing an addition in the rear of the existing single-family home.
- The exceptional or extraordinary condition of the property is the location of the existing home, small lot, with the well and sewer located in the front yard. The need for the variance is 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 on public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the residents of the Township of Genoa.
- The proposed variance will not interfere with or discourage the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

- The structure must be guttered with downspouts.
- Drainage must be maintained on the lot.

**16-21...A request by Richard Ruggles, 806 Sunrise Park, for side and rear yard variances to build a detached garage.**

Mr. Ruggles stated he is requesting a 4.75-foot rear yard setback variance and a two-foot side yard setback variance. He noted the lot is extremely long and narrow. His request is consistent with other homes in the neighborhood.

Board Member McCreary is concerned with the narrow alleyway, the traffic, and the angle at which the applicant would be pulling out of the garage and driveway. Mr. Ruggles stated most of the traffic is on Sunrise Park. There are only four homes that are north of him who would be passing his house.

The call to the public was made at 7:43 pm. Chairman Dhaenens read a letter from Lyn Hewitt of 837 Sunrise Park Street who is in support of this request.

The call to the public was closed at 7:44 pm.

**Moved** by Ledford, seconded by Poissant, to approve Case #16-21 at 806 Sunrise Park by Richard Ruggles for a 4.75-foot rear yard setback variance from the required 10 feet to 5.25 feet and a two-foot side-yard setback variance from the required five feet to three feet to construct a 14 x 20 attached accessory structure due to the following findings of fact:

- Strict compliance with the rear and side yard setbacks would prevent the applicant from constructing a detached accessory structure.
- The exceptional or extraordinary condition of the property is the small size of the lot. The need for the variance is not self-created.
- The granting of these variances will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion on public

streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township.

- Granting the requested variances will not interfere with or discourage the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

- The structure must be guttered with downspouts.
- Drainage from the structure must be maintained on the lot.
- The existing shed will be removed.

**The motion carried (Ledford – yes; Dhaenens – yes; Poissant – yes; Figurski – yes; McCreary – no).**

**Administrative Business:**

1. Approval of minutes for the May 17, 2016 Zoning Board of Appeals Meeting

It was noted that for Case #16-12 the motion should say "**26**-foot front yard variance from the required **35** feet to....."

**Moved** by Ledford, seconded by Figurski, to approve the May 17, 2016 Zoning Board of Appeals Meeting minutes as amended. **The motion carried unanimously.**

2. Correspondence - There were no correspondence this evening.
3. Township Board Representative Report - Board Member Ledford gave a review of the Township Board Meetings of June 6<sup>th</sup> and June 20, 2016.
4. Planning Commission Representative Report – Board Member Figurski was not present at the June 13, 2016 Planning Commission meeting. Ms. Ruthig gave the review.
5. Zoning Official Report

Ms. Ruthig distributed a revised staff report that she is going to begin using. There will be four items on next month's ZBA meeting agenda. She will not be at the July meeting so Ms. VanMarter will represent staff.

6. Member Discussion

Board Member McCreary suggested having a map noting what properties have received what variances so it can be referenced when new applications are submitted. Ms. Ruthig stated she can start doing this going forward.

7. Adjournment

**Moved** by Figurski, seconded by McCreary, to adjourn the meeting at 8:12 pm. **The motion carried unanimously.**

06-21-16 ZBA Unapproved Minutes

Respectfully submitted:

Patty Thomas, Recording Secretary