

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
SEPTEMBER 20, 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. 16-29 ... A request by Tammy Parisian and Beverly Donald, Property ID 4711-29-200-030, Lot 30 Vacant Dickson Drive, for 2 front yards, side yard and lot coverage variances in order to construct a new home.
2. 16-30 ... A request by John Fallone, 3815 E. Coon Lake Road, for a height variance to allow a 6 foot fence in the side and rear yard.
3. 16-31 ... A request by Dennis Danville, 822 Sunrise Park, for a variance to allow a covered or enclosed deck within principle building required side yard setbacks.
4. 16-32 ... A request by Brian Lahaie, 2862 Stanwood Place, for rear and side yard variance in order to build an attached garage addition to an existing home.
5. 16-33 ... A request by Scott Bederka, 3783 Highcrest, for a waterfront variance to construct a covered deck for a new construction home.
6. 16-34 ... A request by John Spencer, 3011 Old Carriage Trail, for a front yard variance to construct an addition to an existing home.

Administrative Business:

1. Approval of minutes for the August 16, 2016 Zoning Board of Appeals meeting.
2. Correspondence
3. Township Board Representative Report
4. Planning Commission Representative Report
5. Zoning Official Report
6. Member Discussion
7. Adjournment



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION

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

Case # 16-29 Meeting Date: 9-20-16

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: Tammy Parisian / Beverly Donald

Property Address: ~~5307 DICKSON ST~~ Phone: _____

Present Zoning: Residential Tax Code: KIRKS LANDING LONG LAKE LOT 30
4711-10-102-031

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: 1) Front setback -35', requesting 5'. 2) side setback -10', requesting 7'. Rear setback - 40', requesting 29.7'

2. Intended property modifications: _____

- a. Unusual topography/shape of land (explain): 1918 Plot Map states "occupied area" is Hill Top Drive, which does not exist. This cuts off building Area.
- 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: 8-17-16 Signature: Tammy Parisian

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: September 12, 2016

RE: ZBA 16- 29

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

STAFF REPORT

File Number: ZBA#16-29
Site Address: Vacant, Dickson Street
Parcel Number: 4711-10-102-031
Parcel Size: .073
Applicant: Beverly Donald and Tammy Parisian
Property Owner: Beverly Donald, 1541 Westwood Howell, MI 48843
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variances
Project Description: Applicant is requesting a front, side and rear yard variances and lot coverage variances to construct a new single family home.
Zoning and Existing Use: LRR (Lakeshore Resort Residential) Vacant property.
Other: Public hearing was published in the Livingston County Press and Argus on Sunday September 4, 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:

- Parcel is vacant.
- 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 new single family home with a deck on a vacant lot. In order to construct the new home, the applicant is requesting side and 2 front yard variances and lot coverage variance. The applicant has stated that the “Occupied Area” demonstrated on the attached site plan is a platted road which does not exist. All of the adjacent lot owners have occupied this area. However, it is not part of their taxable lot. If this area were included in their lot they would have a larger building envelope. Single family structures in the area do occupy that area as demonstrated on the attached aerial.

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 HOME	Front South	One Side	Other Side	*Front North	Water front	Height	Lot Coverage Building	Lot Coverage Impervious
Setbacks of Zoning	35	5	10	35	-	25	35%	50%
Setbacks Request	5	5	7	17.5	-	25	51.2%	51.2%
Variance Amount	30	-	3	17.5	-	-	16.2%	1.2%

***The variance for the North frontage includes the deck.**

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 the front, side and rear yard setbacks and lot coverage limits would prevent the applicant from constructing a new single family home. Granting of the variances would offer substantial justice to the applicant.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is due to the narrowness and size of the lot. The steep grade on the north portion of the lot and the unimproved platted road which is occupied by adjacent lot owners because the road does not exist. The need for the variances 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 little or 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. Drainage from the home must be maintained on the lot.
2. Structure must be guttered with downspouts.
3. No other impervious surfaces will be allowed on the property. Driveway will have to be gravel.



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

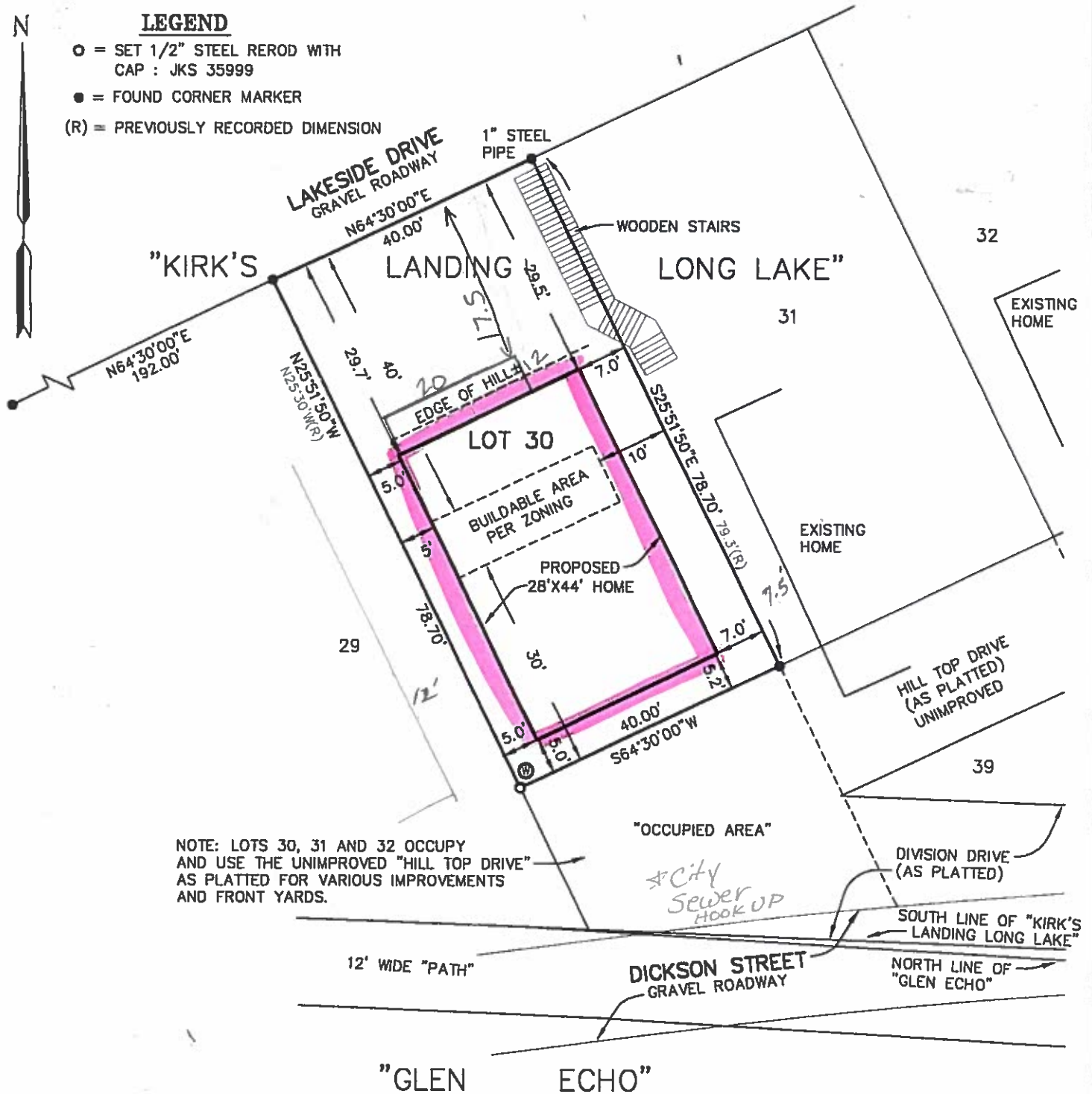
SITE PLAN

LOT 30 OF "KIRK'S LANDING LONG LAKE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS ON PAGE 41 IN THE OFFICE OF THE REGISTER OF DEEDS FOR LIVINGSTON COUNTY, MICHIGAN.



LEGEND

- = SET 1/2" STEEL REROD WITH CAP : JKS 35999
- = FOUND CORNER MARKER
- (R) = PREVIOUSLY RECORDED DIMENSION



NOTE: LOTS 30, 31 AND 32 OCCUPY AND USE THE UNIMPROVED "HILL TOP DRIVE" AS PLATTED FOR VARIOUS IMPROVEMENTS AND FRONT YARDS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREIN PLATTED AND/OR DESCRIBED ON 07/20/2016, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/5,000 OR BETTER. NOTE: BEARINGS ARE BASED ON THE RECORDED PLAT.

CLIENT: **PARISIAN**

SCALE: 1" = 20'

SECTION: 10 TOWN: 2 NORTH RANGE: 5 EAST

GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

JACK K. SMITH
PROFESSIONAL SURVEYOR No. 35999



DATE: 08-16-2016	CREW: JKS/NM
BOOK NO. 216 PG 40	COMP: JKS
	DRAWN: JKS
SHEET 1 OF 1	REV:

GARLOCK-SMITH
PROFESSIONAL SURVEYORS
516 EAST GRAND RIVER
HOWELL, MICHIGAN 48843
(517) 546 - 3340
FAX: (517) 546 - 2941

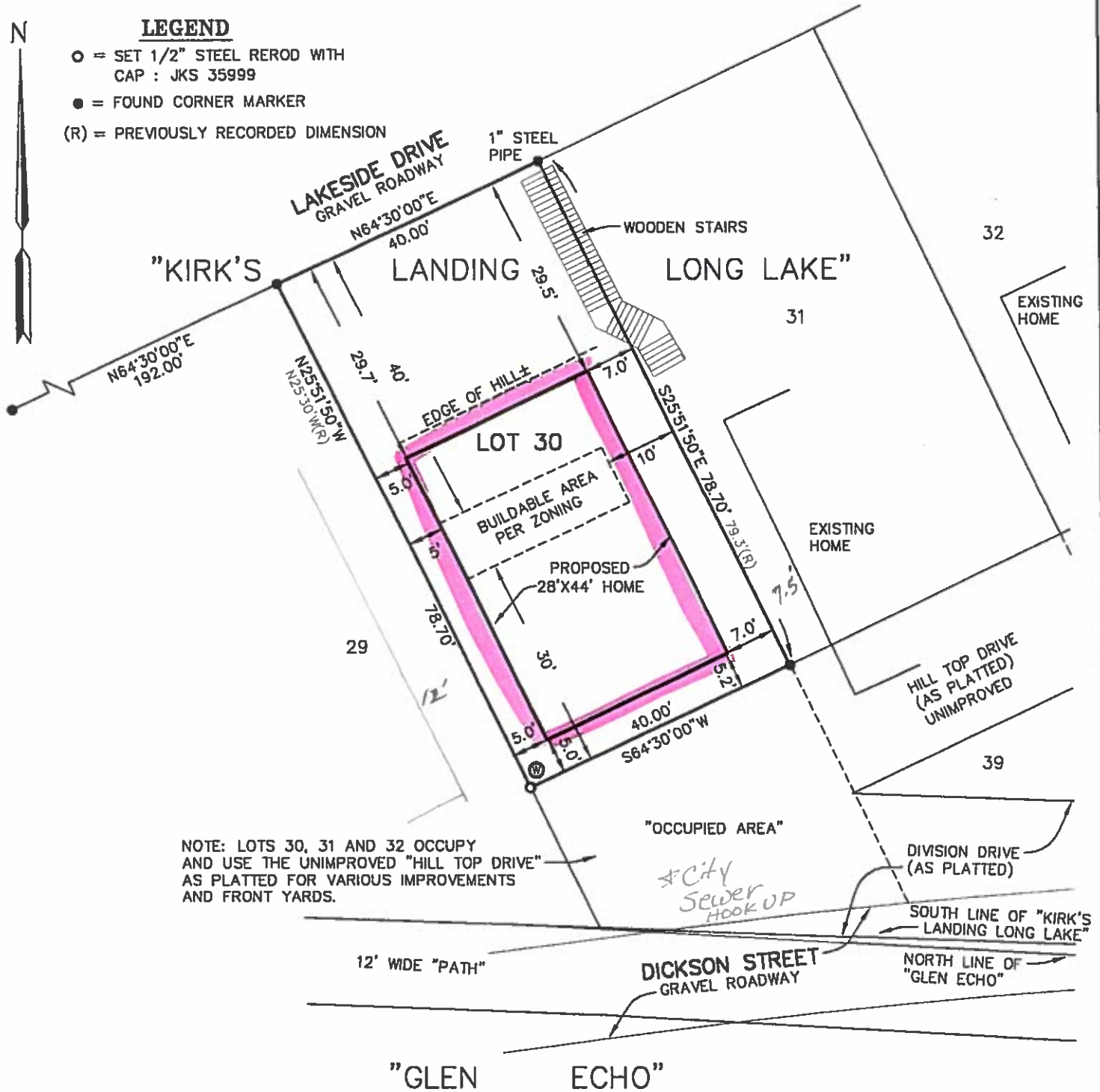
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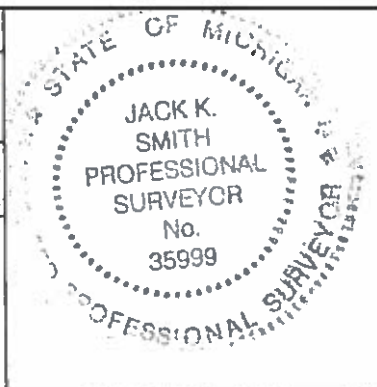
NOTE: LOTS 30, 31 AND 32 OCCUPY AND USE THE UNIMPROVED "HILL TOP DRIVE" AS PLATTED FOR VARIOUS IMPROVEMENTS AND FRONT YARDS.

City Sewer Hook Up

SURVEYOR'S CERTIFICATE

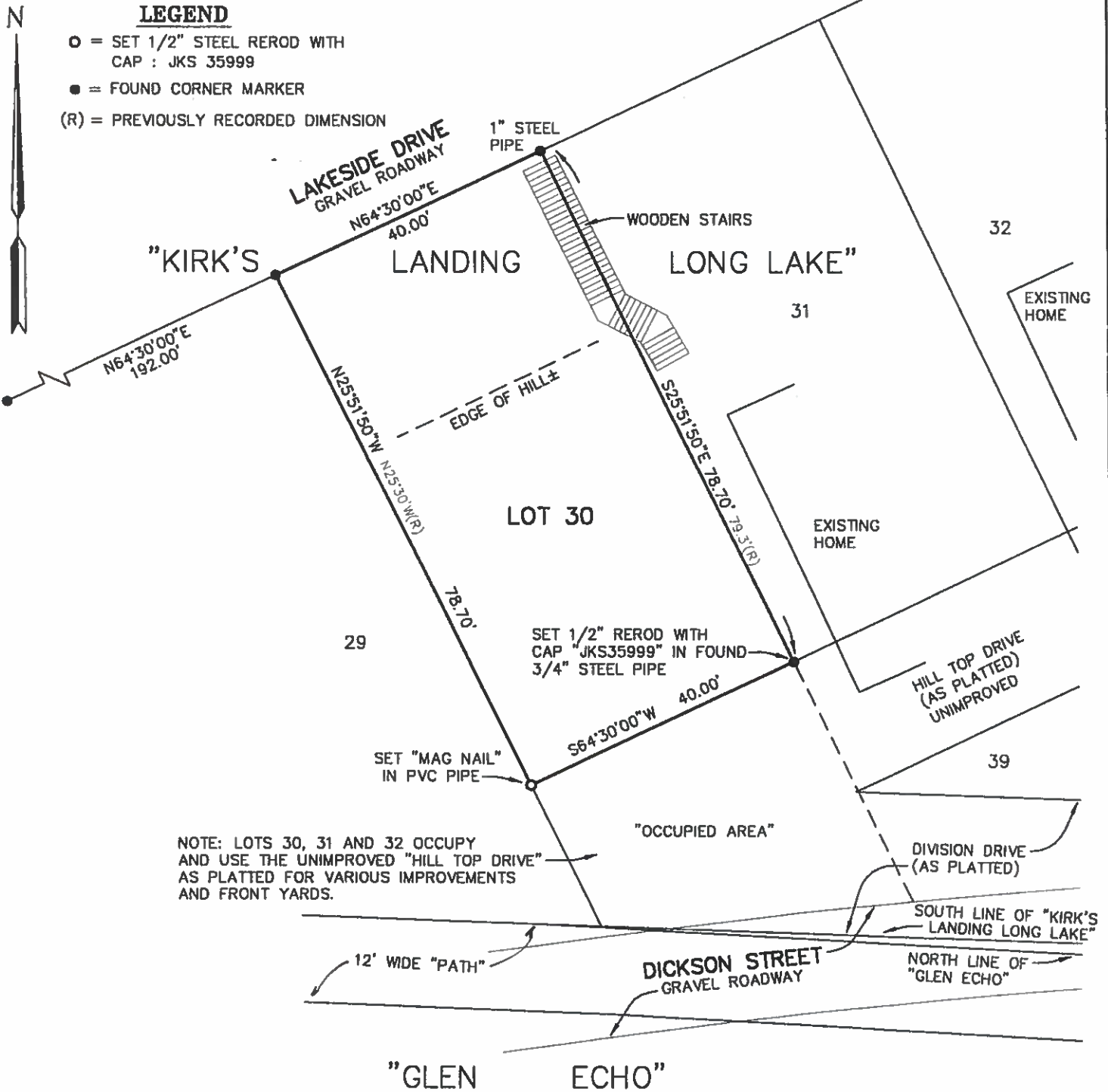
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREIN PLATTED AND/OR DESCRIBED ON 07/20/2016, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/5,000 OR BETTER. NOTE: BEARINGS ARE BASED ON THE RECORDED PLAT.

CLIENT: PARISIAN		SCALE: 1" = 20'
SECTION: 10 TOWN: 2 NORTH RANGE: 5 EAST		JACK K. SMITH PROFESSIONAL SURVEYOR No. 35999
GENOA TOWNSHIP LIVINGSTON COUNTY, MICHIGAN		
DATE: 08-16-2016	CREW: JKS/NM	GARLOCK-SMITH PROFESSIONAL SURVEYORS 516 EAST GRAND RIVER HOWELL, MICHIGAN 48843 (517) 546 - 3340 FAX: (517) 546 - 2941
BOOK NO. 216 PG 40	COMP: JKS	
	DRAWN: JKS	
SHEET 1 OF 1	REV:	



CERTIFICATE OF SURVEY

LOT 30 OF "KIRK'S LANDING LONG LAKE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS ON PAGE 41 IN THE OFFICE OF THE REGISTER OF DEEDS FOR LIVINGSTON COUNTY, MICHIGAN.



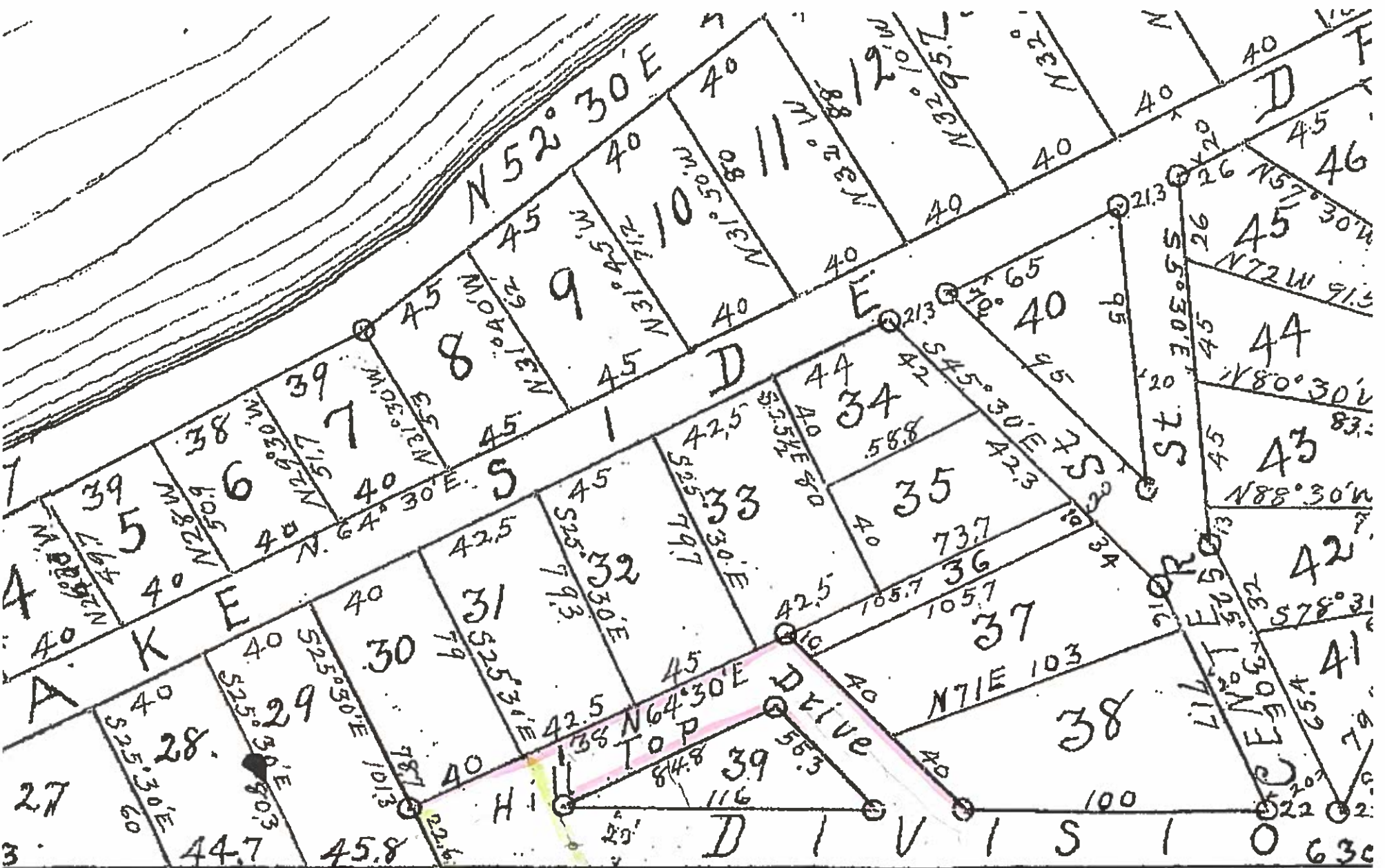
NOTE: LOTS 30, 31 AND 32 OCCUPY AND USE THE UNIMPROVED "HILL TOP DRIVE" AS PLATTED FOR VARIOUS IMPROVEMENTS AND FRONT YARDS.

SURVEYOR'S CERTIFICATE

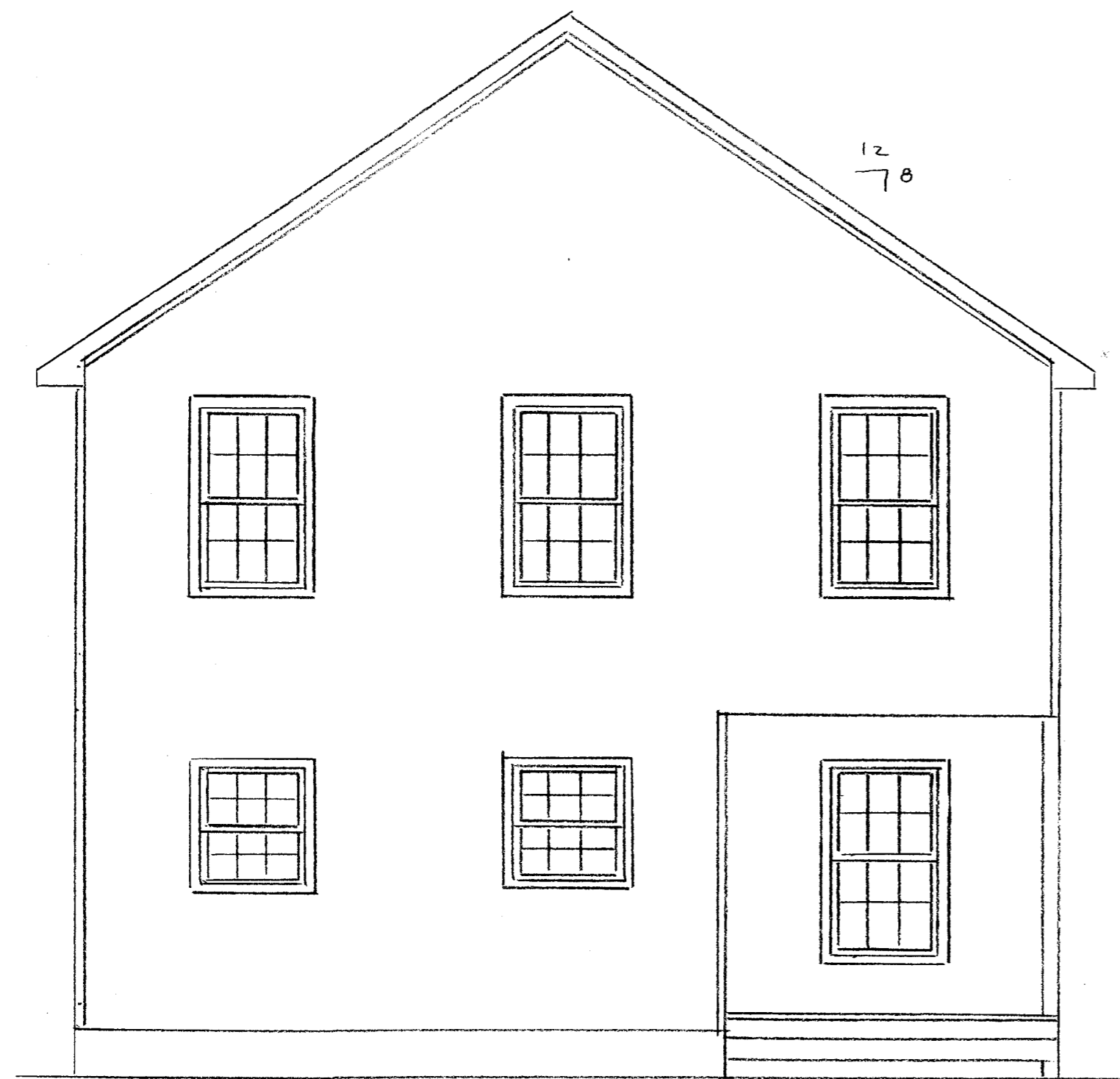
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREIN PLATTED AND/OR DESCRIBED ON 07/20/2016, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/5,000 OR BETTER. NOTE: BEARINGS ARE BASED ON THE RECORDED PLAT.

CLIENT: PARISIAN		SCALE: 1" = 20'
SECTION: 10 TOWN: 2 NORTH RANGE: 5 EAST		JACK K. SMITH PROFESSIONAL SURVEYOR No. 35999
GENOA TOWNSHIP LIVINGSTON COUNTY, MICHIGAN		
DATE: 07-21-2016	CREW: JKS/NM	GARLOCK-SMITH PROFESSIONAL SURVEYORS 516 EAST GRAND RIVER HOWELL, MICHIGAN 48843 (517) 546 - 3340 FAX: (517) 546 - 2941
BOOK NO. 216 PG 40	COMP: JKS	
	DRAWN: JKS	
SHEET 1 OF 1	REV:	

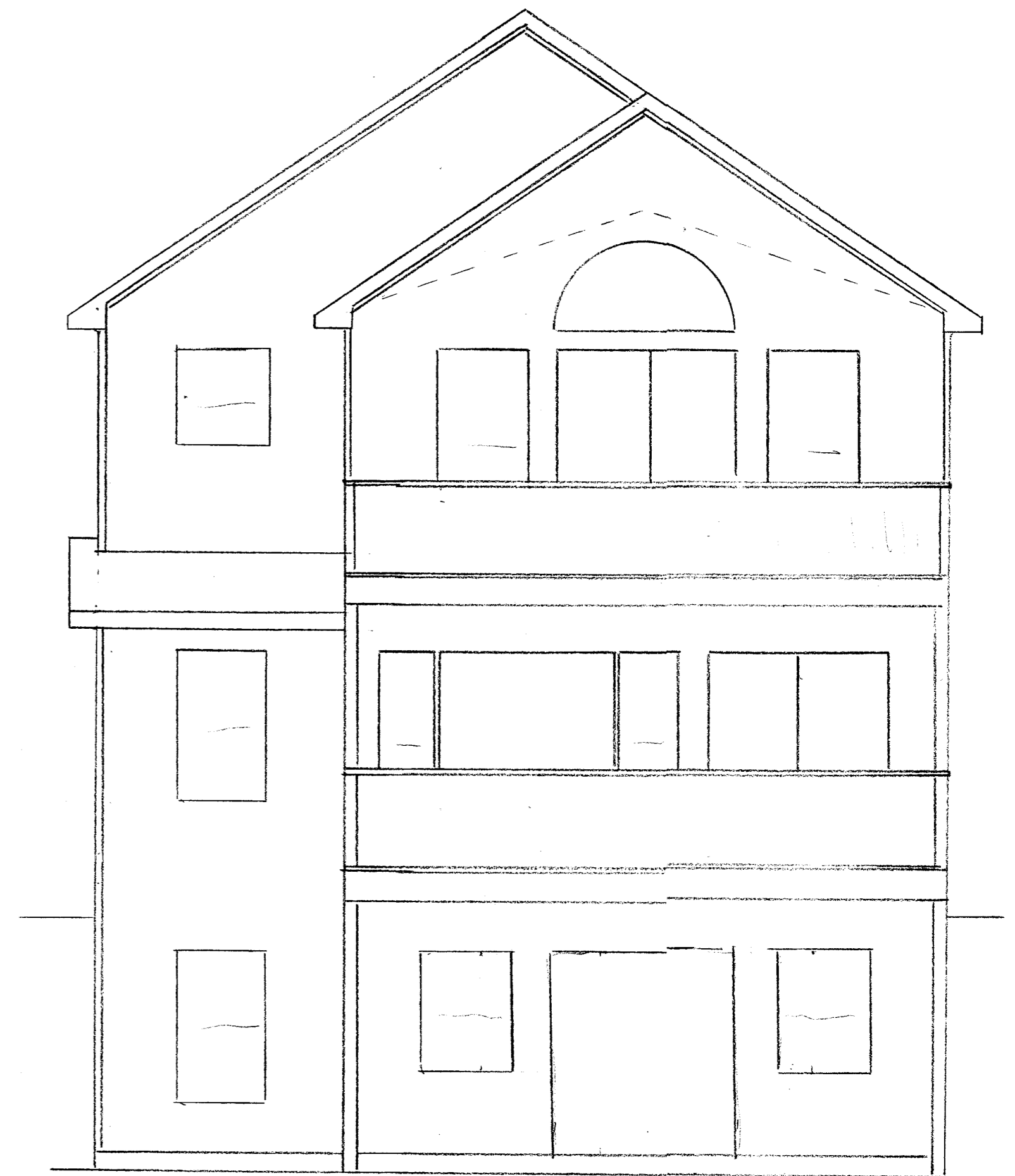




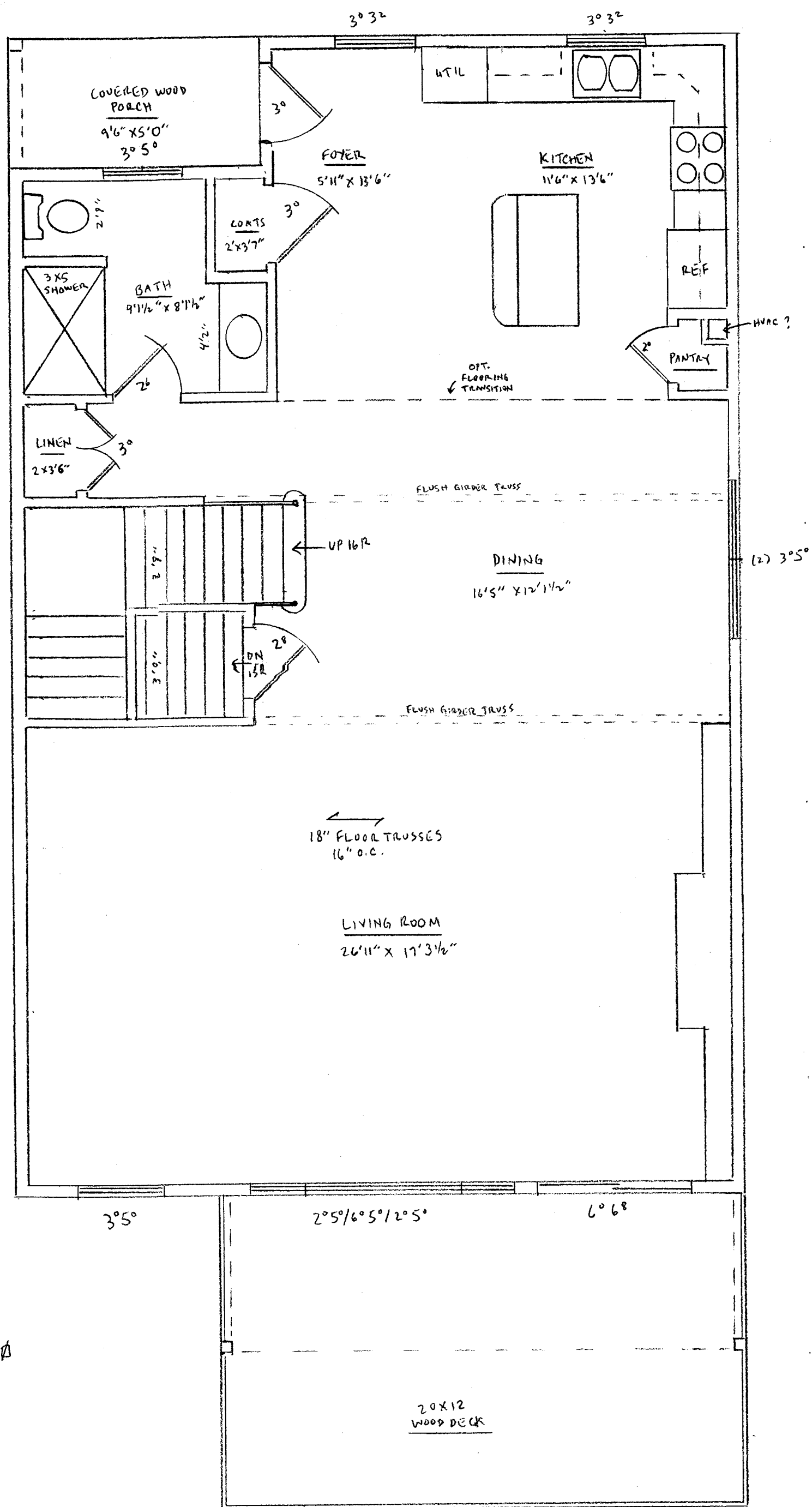
N 89° 30' W 1012.3 ON 1/4 Line.



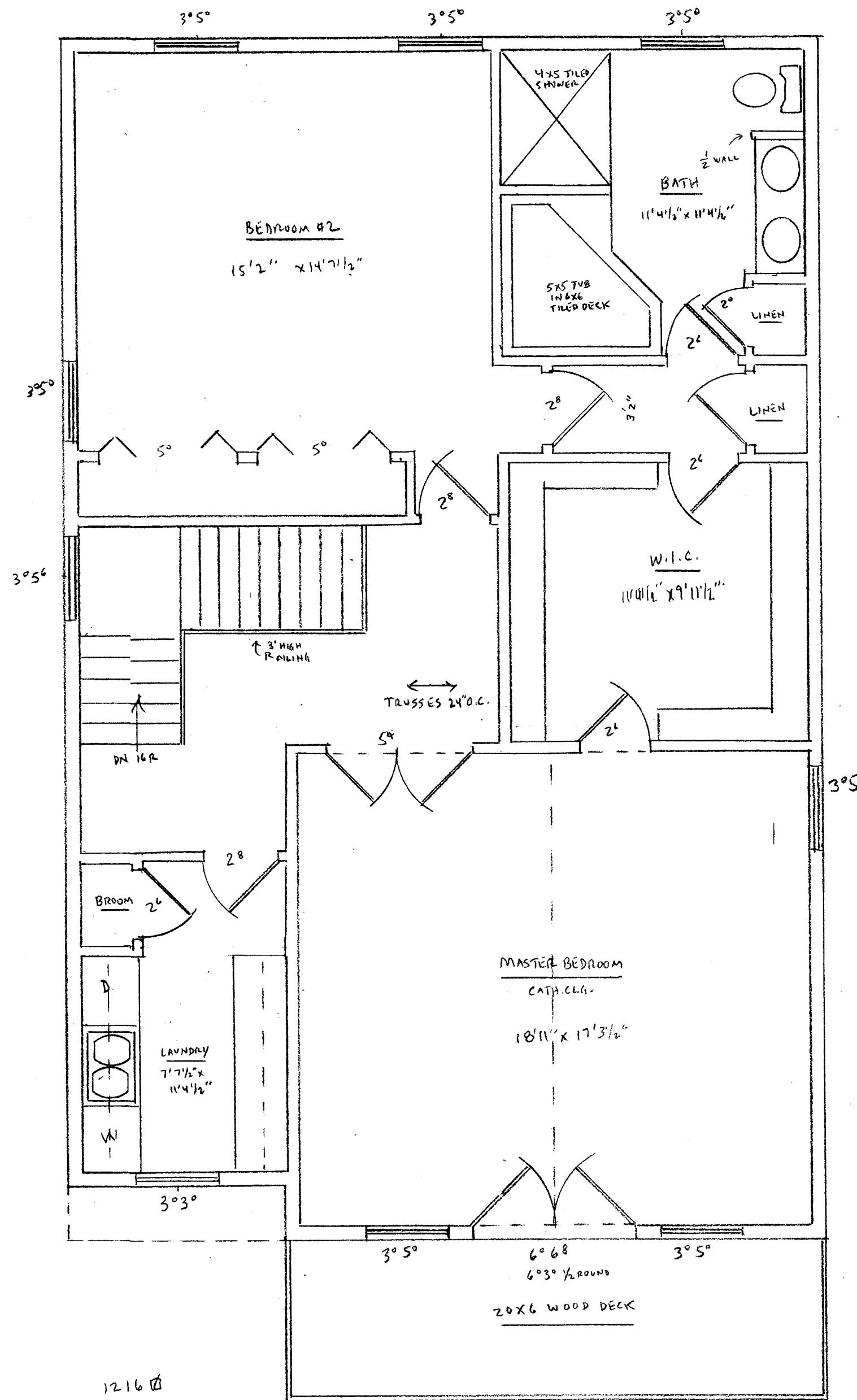
FRONT ELEVATION
SCALE: 1/4" = 1'0"



REAR ELEVATION
SCALE: 1/4" = 1'0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'0"



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

1185
+ 1216
2401 TOTAL

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DONALD KENNETH C & BEVERL	DONALD BEVERLY J	0	07/30/2010	IV	INVALID SALE		BUYER	0.0
GENESEE MERCHANTS BAND &	DONALD KENNETH C & BEVERL	0	11/17/1970	WD	ARMS-LENGTH	559/303	BUYER	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning: LRR	Building Permit(s)	Date	Number	Status
DICKSON ST	School: HOWELL					
Owner's Name/Address	P.R.E. 0%					
DONALD BEVERLY J 5307 DICKSON ST HOWELL MI 48843	MAP #: V16-29					

Tax Description	2017 Est TCV Tentative		Land Value Estimates for Land Table 00005.WEST LAKE CHEMUNG							
	Improved	X Vacant	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC. 10 T2N, R5E, KIRK'S LANDING LONG LAKE LOT 30			NON LAKE FRONT	40.00	79.00	1.0000	1.0000	800	100	32,000
Comments/Influences			40 Actual Front Feet, 0.07 Total Acres Total Est. Land Value = 32,000							

Comments/Influences	Public Improvements		* Factors *							
	Improved	X Vacant	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			Topography of Site							
			Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
	Who	When	What	2017	Tentative	Tentative	Tentative		Tentative	
				2016	16,000	0	16,000		13,044C	
				2015	16,000	0	16,000		13,005C	
				2014	22,000	0	22,000		12,801C	

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*** 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 # 16-30 Meeting Date: 8/16/16

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: John Fallone

Property Address: 3815 East Coon Lake Road Phone: 248-939-6604

Present Zoning: RR Tax Code: 4711-29-200-030

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: _____

2. Intended property modifications: _____

a. Unusual topography/shape of land (explain): Requesting to leave my fence six feet high. Greatly reducing noise from Coon Lake Road

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: 8/16/16 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: September 12, 2016
RE: ZBA 16-30

STAFF REPORT

File Number: ZBA#16-30
Site Address: 3815 E. Coon Lake Road Howell 48843
Parcel Number: 4711-29-200-030
Parcel Size: 2 Acres
Applicant: John Fallone, 3815 E. Coon Lake Road Howell, MI 48843
Property Owner: Same as applicant

Information Submitted: Application and site plan

Request: Dimensional Variance

Project Description: Applicant is requesting a height variance to allow a 6 foot fence to remain on his property.

Zoning and Existing Use: RR (Rural Residential)

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday September 4, 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:

- A land use permit was approved in 2005 for the construction of the home.
- See Real Estate Summary and Record Card.
- The fence was constructed in May 2016 without Township Approval.

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

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

The applicant is seeking a height variance to allow a 6 foot fence to remain on the property. The height allowed would be 4 feet. The fence was installed without obtaining a land use permit.

Variance Requests

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

Section 11.04.04 (c) (1):	Required height:	4'
	Proposed height:	6'
	Proposed Variance Amount:	2'

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.

Practical Difficulty/Substantial Justice –Strict compliance with the Zoning Ordinance in regards to fence height would prevent the applicant from keeping the 6 foot fence that was erecting on the property. It does not unreasonably prevent use of the property. A 6 foot fence is not a property right possessed by other properties in the zoning district or vicinity. The variance will not make the property more consistent with the vicinity.

Extraordinary Circumstances – The property shape and orientation of the home is unique to this lot. The side lot line on which the fence was constructed is also the rear lot line of the property to the south. The need for the variance is self-created.

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.

Impact on Surrounding Neighborhood – The proposed variance would have no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood

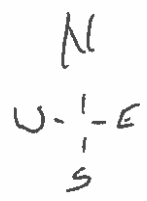
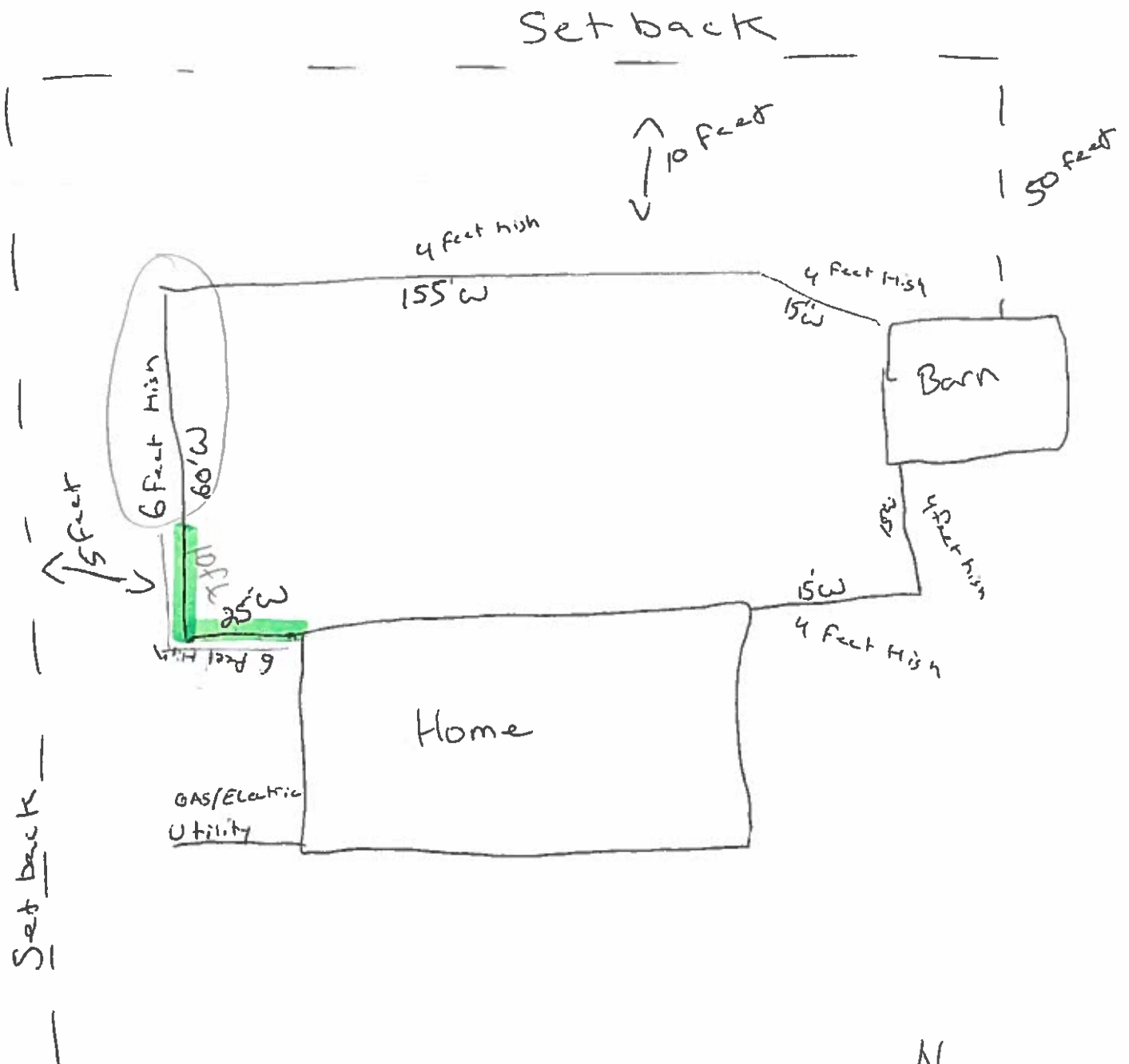
Recommended Conditions

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

1. N/A



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



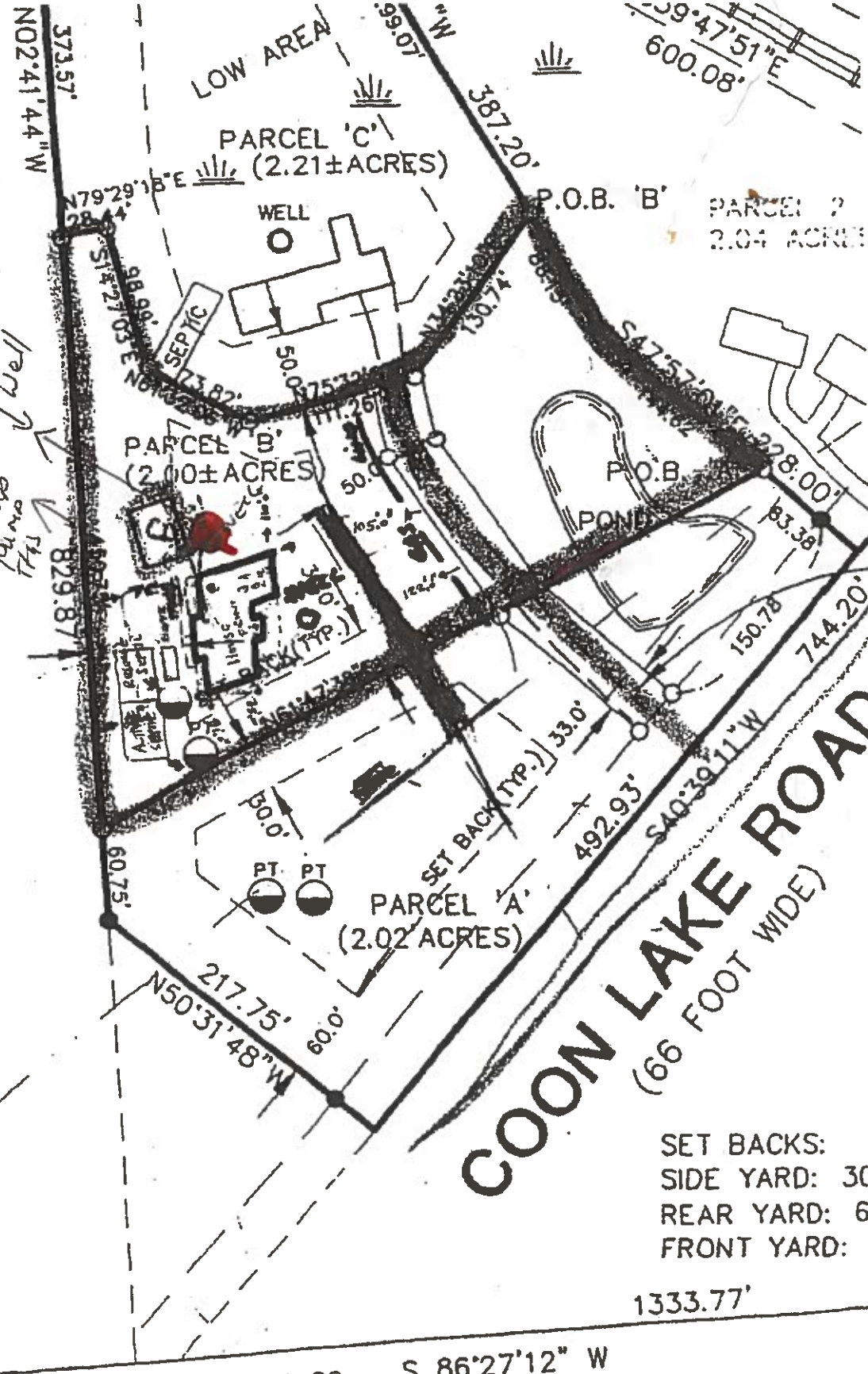


GENOA TOWNSHIP



NEW COMMON RECORDS MAP

Gravel
Sump
Pump
Well



33.77'

EAST-WEST 1/4 LINE SECTION 29 S 86°27'12" W

at all points marked thus "●"
all points marked thus "○"
closure on the unadjusted field observations of this survey was 1/5,000.

T:
RON SIPES

DESCRIPTION: CERTIFIED PARCEL DIVISIONS
SECTION 29, GENOA TOWNSHIP

11/10/10
JAMES G. GIBSON
11/10/10

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIBSON JR GEORGE & JENIFE	FALLONE JOHN	300,000	03/01/2016	WD	ARMS-LENGTH	2016R-007471	BUYER	100.0
GIBSON JR GEORGE V	GIBSON JR GEORGE & JENIFE	0	11/29/2010	QC	INVALID SALE	2010R-032583	BUYER	0.0
KOVACS CORNEL & ELENA	GIBSON JR GEORGE V	258,000	08/20/2010	WD	ARMS-LENGTH	2010R-023275	BUYER	100.0
SIPES RONALD J	KOVACS CORNEL & ELENA	77,500	03/31/2005	TA	VACANT LAND		BUYER	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning: RR	Building Permit(s)	Date	Number	Status
3815 E COON LAKE RD	School: HOWELL		HOME	05/04/2005	05-126	NO START
	P.R.E. 100% 03/11/2016					

Owner's Name/Address	MAP #: V16-30
FALLONE JOHN 3815 E COON LAKE RD HOWELL MI 48843	

2017 Est TCV Tentative		Land Value Estimates for Land Table 124.HOWELL M& B	
X	Improved	Vacant	
	Public Improvements		* Factors *
			Description Frontage Depth Front Depth Rate Adj. Reason Value
			LAND TABLE A 2.00 Acres 27,500 100
			2.00 Total Acres Total Est. Land Value = 55,000

Tax Description
 SEC. 29 T2N, R5E COMM AT E 1/4 COR TH N03*07'47"W 1333.78 FT TH S86*33'09"W 1323.63 FT TH S02*41'44"E 132.85 FT TH S59*30'45"E 155.31 FT TH S59*47'51"E 200.55 FT TH S28*38'47"E 299.07 FT TO POB TH S28*38'47"E 88.13 FT TH S47*57'01"E 144.62 FT TH S61*47'38"W 488.14 FT TH N02*41'44"W 395.55 FT TH N79*29'18"E 28.44 FT TH S14*27'03"E 98.99 FT TH S61*32'06"E 73.82 FT TH N75*32'57"E 111.26 FT TH N34*23'10"E 130.74 FT TO POB CONT. 2 AC M/L SPLIT FR 025 5/04 CORR LEGAL 2/16



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	Tentative	Tentative	Tentative			Tentative
			2016	27,500	125,400	152,900			131,489C
			2015	27,500	117,100	144,600			131,096C
			2014	27,500	109,800	137,300			129,032C

*** 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 35 252	Type CCP (1 Story) Treated Wood	Year Built: 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: 460 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
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 Heat Pump No Heating/Cooling			X	Forced Heat & Cool									
Building Style: C		Trim & Decoration Ex X Ord Min			Central Air Wood Furnace							Class: C +5 Effec. Age: 7 Floor Area: 2627 Total Base Cost: 180,371 Total Base New : 274,164 Total Depr Cost: 254,972 Estimated T.C.V: 251,403						
Yr Built Remodeled 2005 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													
Room List Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few													
(1) Exterior		(6) Ceilings			(13) Plumbing													
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1346 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 2 Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic													
X	Many Avg. Few X Large Avg. Small	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:													
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	
Chimney: Brick																		

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

Building Type	Utility Building			
Year Built				
Class/Construction	D, Frame			
Quality/Exterior	Low Cost			
Base Rate/SF	6.15			
# of Walls, Perimeter	4 Wall, 140			
Perimeter Mult.	X 1.084 = 6.67			
Height	10			
Story Height Mult.	X 1.000 = 6.67			
Heating System	No Heating/Cooling			
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.52 = 10.13			
Final Rate/SF	\$10.13			
Length/Width/Area	40 x 30 = 1200			
Cost New	\$ 12,160			
Phy./Func./Econ. %Good	59/100/100 59.0			
Depreciated Cost	\$ 7,174			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost				
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 1.00			
% Good	59			
Est. True Cash Value	\$ 7,174			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 7174 / All Cards: 7174				

*** 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 # 16-31

Meeting Date: 9-20-2016

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: Dennis Danville

Property Address: 822 Sunrise Park Phone: 734-558-4722

Present Zoning: LRP Tax Code: 4711-09-201-119

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: In modifying existing deck area for structure to hold screened area, North side of property (house & deck) is 4.5' - 6' from property line

2. Intended property modifications: _____

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

b. Other (explain): Structure to screen in area on existing deck on SE side (30 feet from ~~to~~ existing variance)

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: 8/26/16 Signature: Dennis R Danville

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: September 12, 2016

RE: ZBA 16- 31

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

STAFF REPORT

File Number: ZBA#16-31

Site Address: 822 Sunrise Park Drive

Parcel Number: 4711-09-201-119

Parcel Size: .148

Applicant: Dennis Danville

Property Owner: Carlos Danville, 5442 Greenway Trenton, MI 48183

Information Submitted: Application, site plan, drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a variance to allow a covered and enclosed deck within the principle building required side yard 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 September 4, 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 there is no construction date of house.
- A land use permit was issued in 2011 for a deck.
- See Real Estate Summary and Record Card.
- The applicant did not obtain Township approvals or permits for the subject project.

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 seeking a variance to allow a covered and enclosed deck within the principle building required side yard setback. The Township office received a complaint that the structure was constructed too close to the property line. Township staff met the applicant on-site and he was instructed to stop construction and apply for a permit. Construction continued and then a permit was applied for however it was denied due to location of the structure.

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	Water front	Height
Setbacks of Zoning	35	5	10	40	-	14
Setbacks Requested	38	6.5	5	45	-	9
Variance Amount	-	-	5	-	-	-

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 the side yard setback would not allow that applicant to let the enclosed and covered deck to remain. However, it does not unreasonably prevent the use of the property. Granting the variance would not provide substantial justice.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the location of the existing home and narrowness of the lot. The need for the variance is self-created.
- (c) Public Safety and Welfare** – The granting of this variance could 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 may have an impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood because the deck is so close to the neighbor.

Recommended Conditions

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

N/A



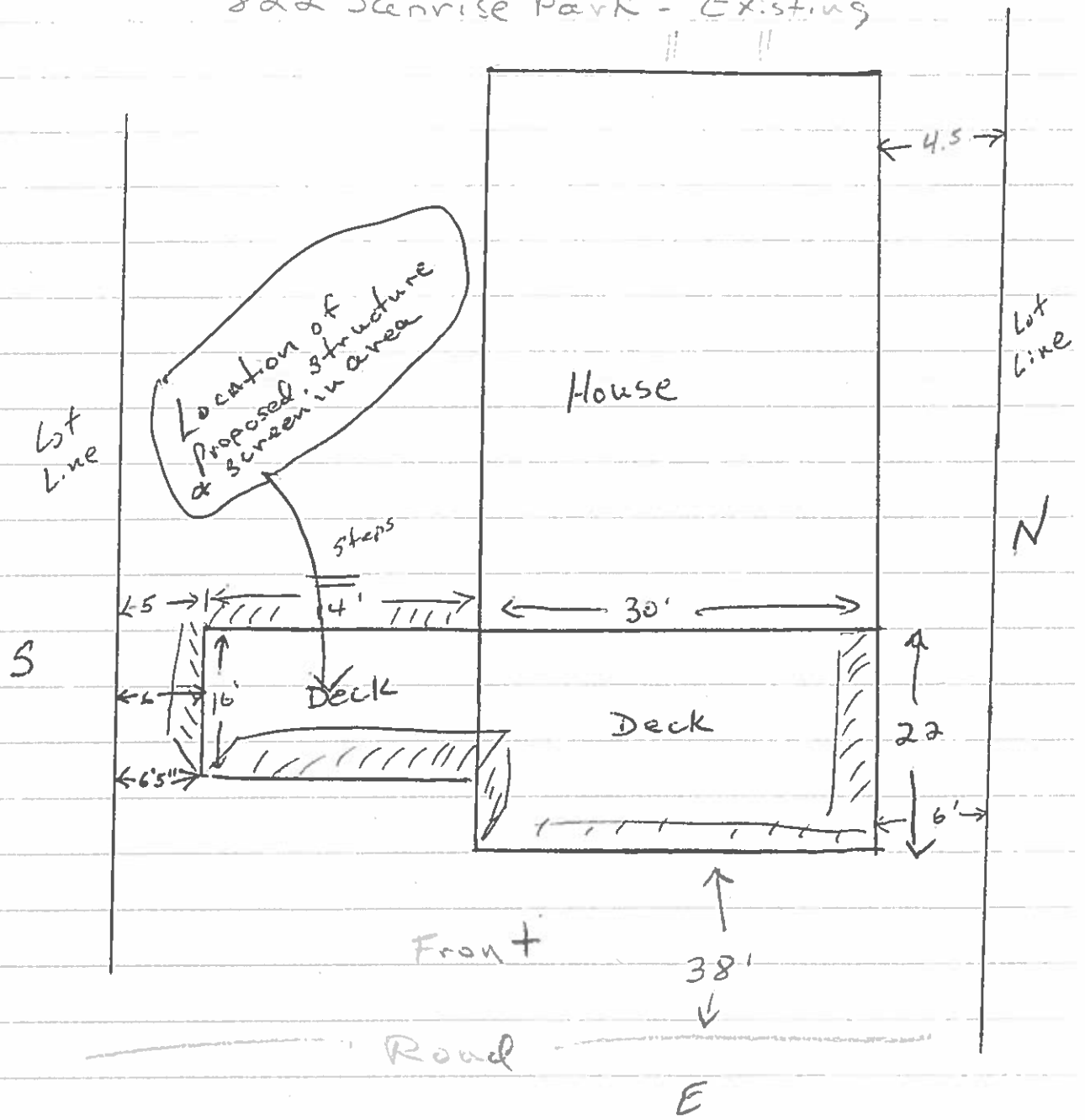
Orthophotos Flown Spring 2015
Parcel lines are a representation only;
Not intended for survey purposes.

W

Alley

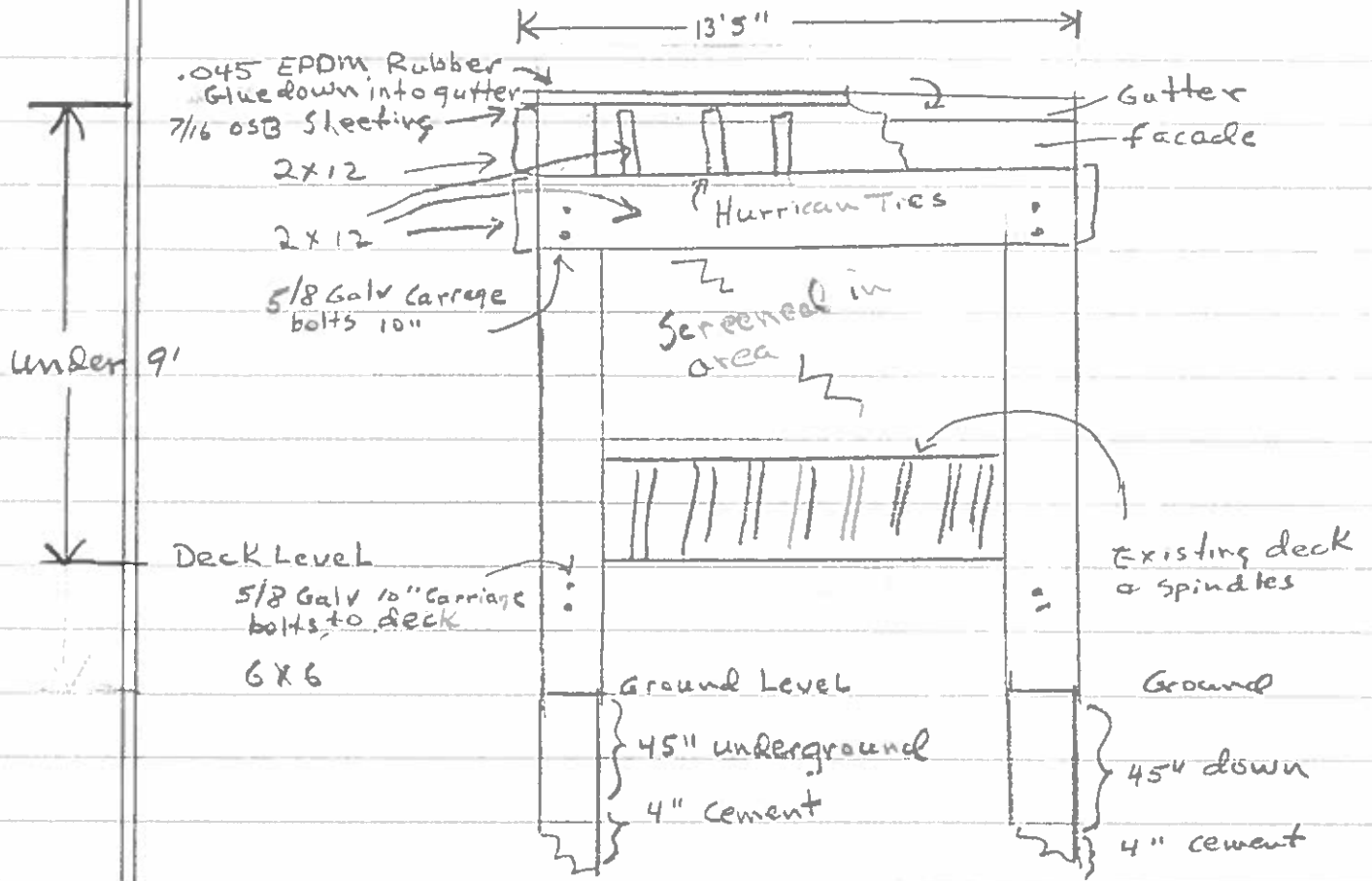
Utilities
Well

822 Sunrise Park - Existing

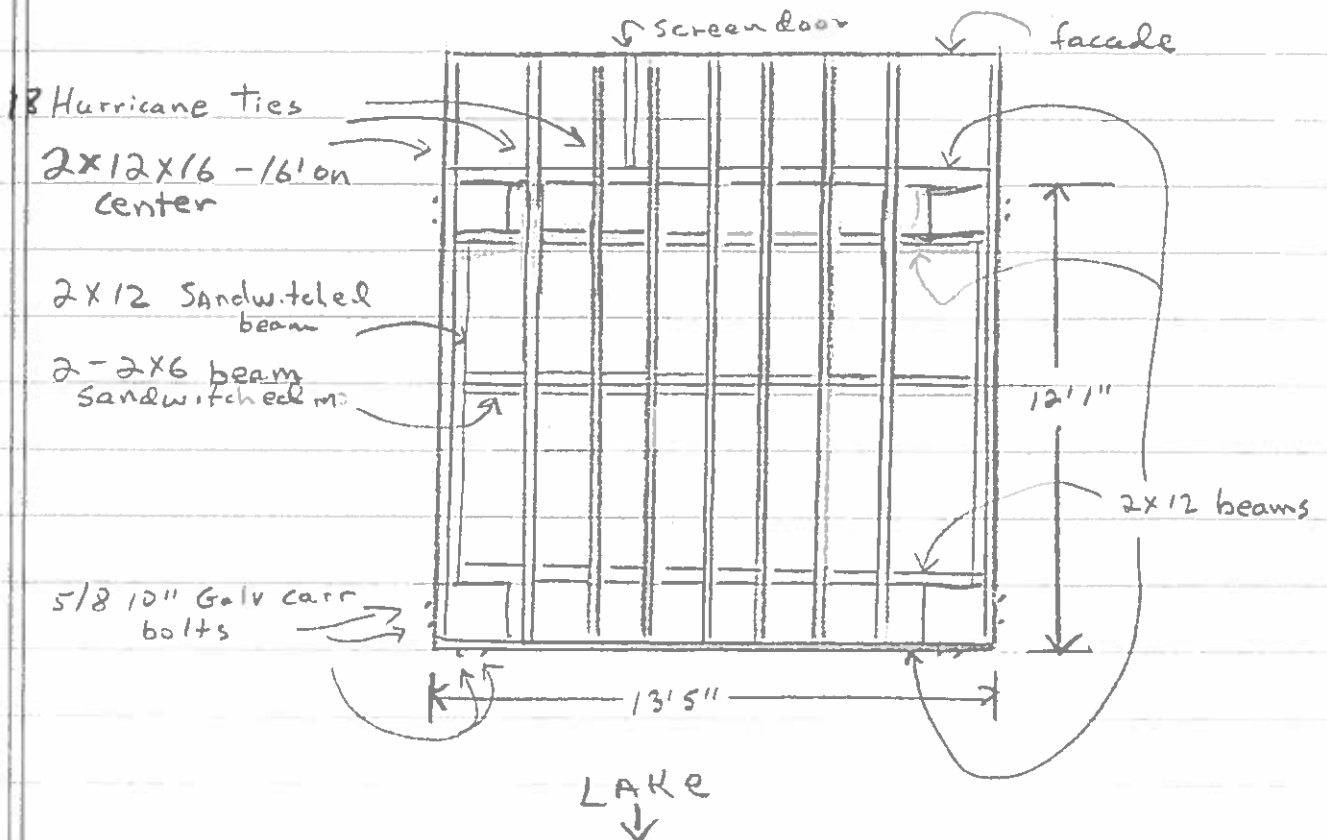


No change to footprint Proposed

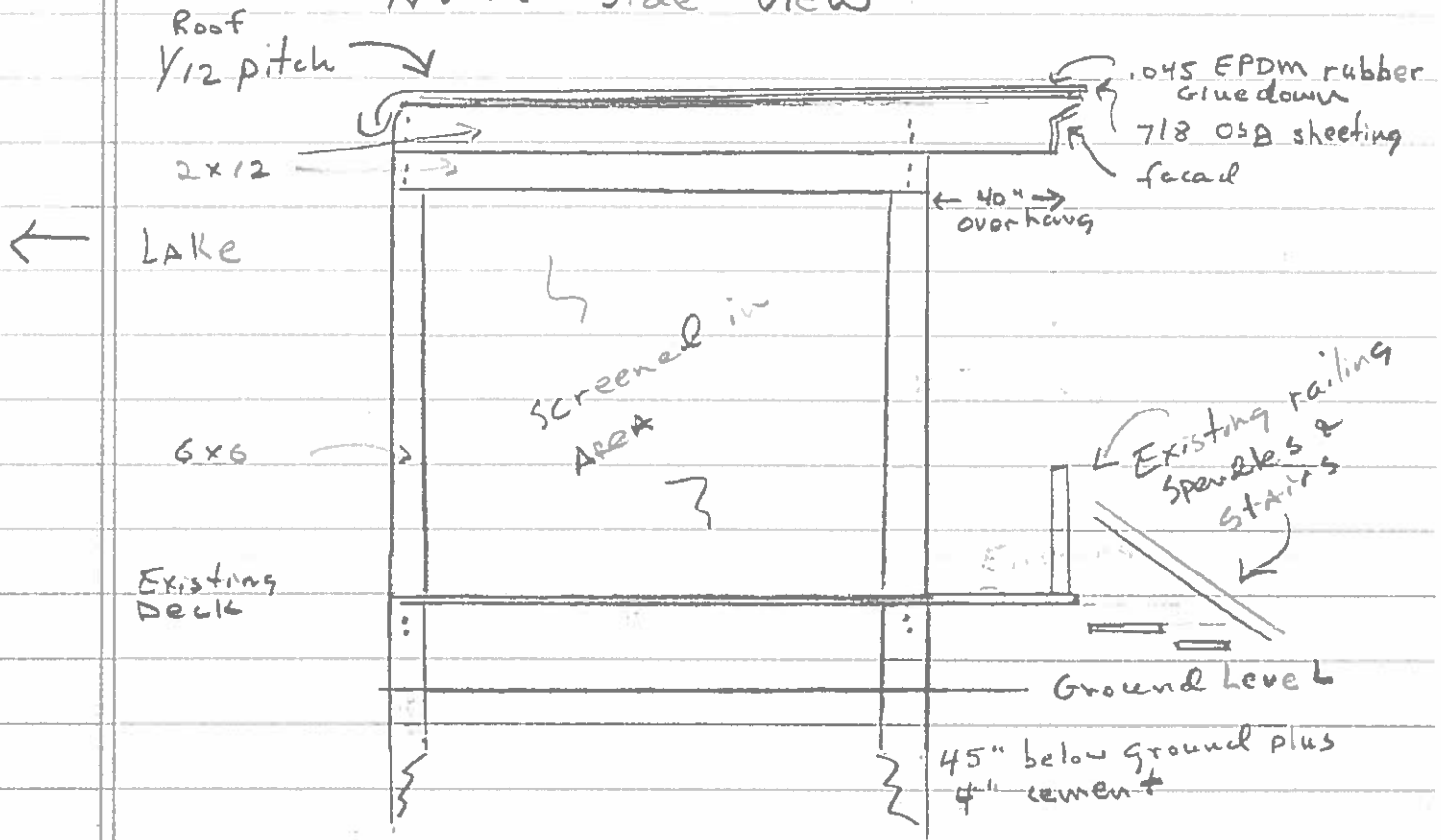
822 Sunrise Park
 Front View - Facing Lake (East)



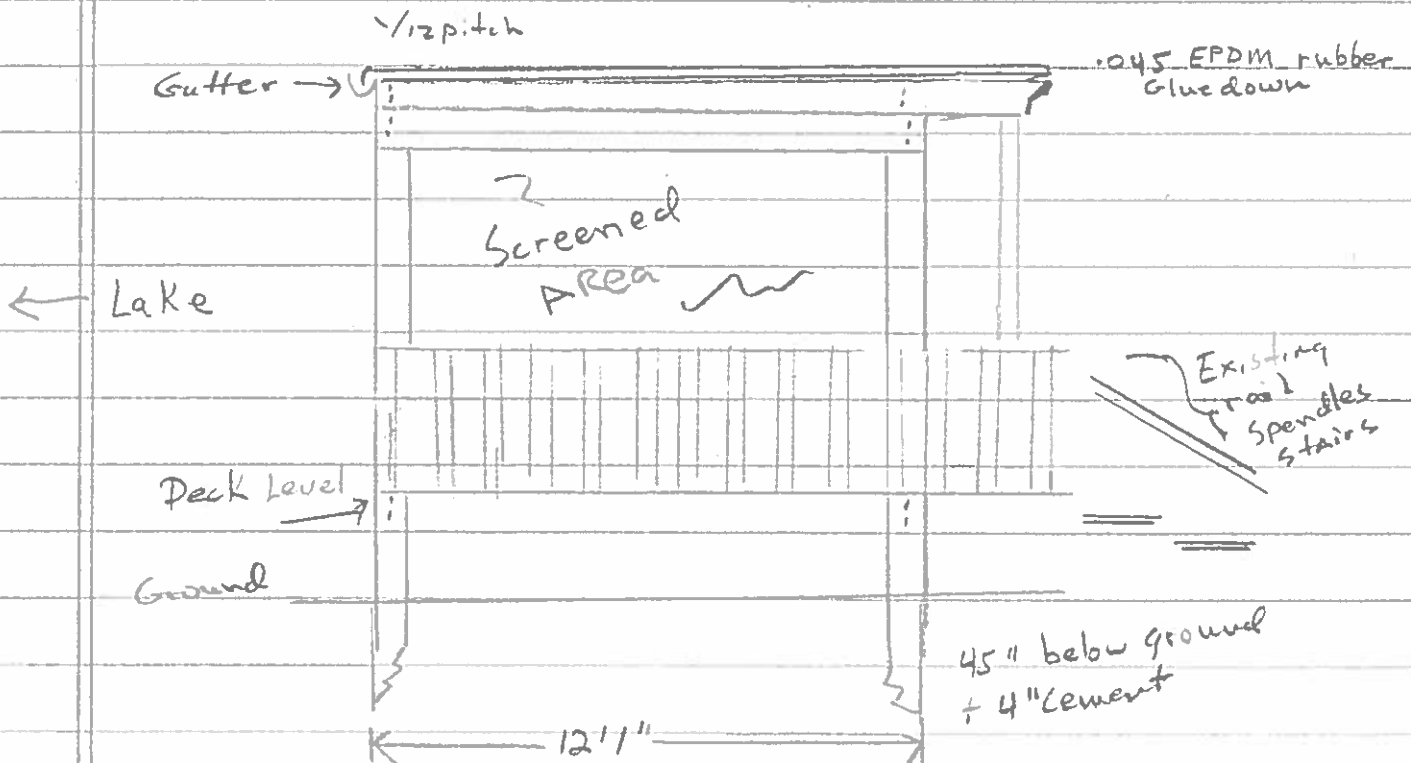
Top View w/o Roofing



North Side View

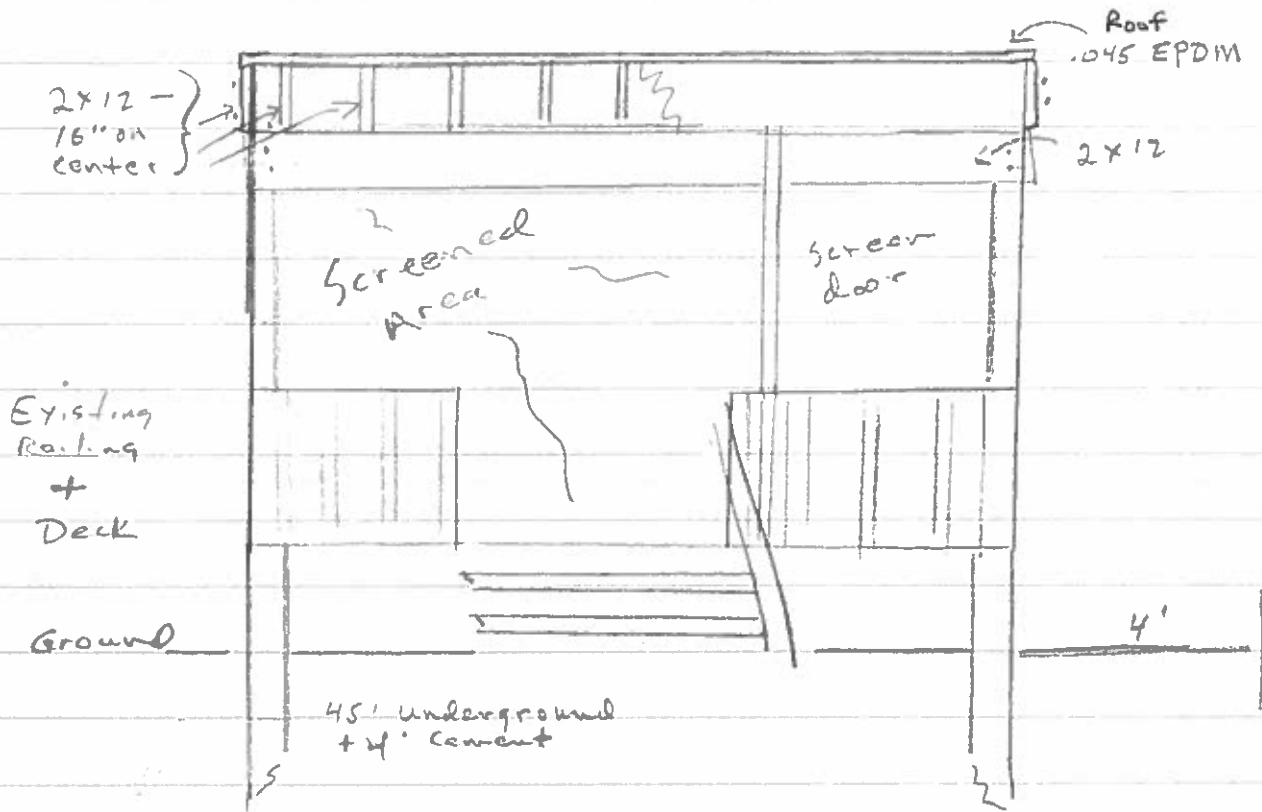


South Side View



822 Sunrise Park

West View



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 401 RESIDENTIAL-I	Zoning: LRR	Building Permit(s)	Date	Number	Status
822 SUNRISE PARK	School: HOWELL		WOOD DECK	07/01/2011	P11-080	NO START
Owner's Name/Address	P.R.E. 0%					
	MAP #: V16-31					
	2017 Est TCV Tentative					

Owner's Name/Address	2017 Est TCV Tentative
DANVILLE, CARLOS 5442 GREENWAY TRENTON MI 48183	

Tax Description	Public Improvements	Land Value Estimates for Land Table 00006.SUNRISE PARK																												
SEC. 9 T2N, R5E, SUNRISE PARK LOT 107	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>B LAKEVIEW FRT</td> <td>55.00</td> <td>117.00</td> <td>1.0000</td> <td>1.0000</td> <td>1500</td> <td>100</td> <td></td> <td>82,500</td> </tr> <tr> <td colspan="8">55 Actual Front Feet, 0.15 Total Acres</td> <td>Total Est. Land Value =</td> <td>82,500</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B LAKEVIEW FRT	55.00	117.00	1.0000	1.0000	1500	100		82,500	55 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value =	82,500
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
B LAKEVIEW FRT	55.00	117.00	1.0000	1.0000	1500	100		82,500																						
55 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value =	82,500																					



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	2017	Tentative	Tentative	Tentative			Tentative
Who: LM	When: 10/24/2011	What: INSPECTED	2016	41,300	20,000	61,300	36,907C
			2015	35,800	20,200	56,000	36,797C
			2014	35,800	13,900	49,700	36,218C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built:	Car Capacity:
X	Wood Frame	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			Class: D Effec. Age: 51 Floor Area: 696 Total Base Cost: 41,431 Total Base New : 62,975 Total Depr Cost: 33,276 Estimated T.C.V: 40,996			290	Treated Wood					
Building Style: D		Plaster Wood T&G			Central Air Wood Furnace			Foundation									
Yr Built Remodeled 0 0		Trim & Decoration Ex X Ord Min		(12) Electric 0 Amps Service			Rate Bsmnt-Adj Heat-Adj										
Condition for Age: Good		Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior										
Room List		Doors Solid X H.C.		No. of Elec. Outlets Many X Ave. Few			Foundation										
Basement 1st Floor 2nd Floor -16 Bedrooms		(5) Floors Kitchen: Other: Other:		(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			Rate Bsmnt-Adj Heat-Adj										
(1) Exterior		(6) Ceilings		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate Bsmnt-Adj Heat-Adj										
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 661 S.F. Slab: 35 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate Bsmnt-Adj Heat-Adj										
Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate Bsmnt-Adj Heat-Adj										
(2) Windows		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate Bsmnt-Adj Heat-Adj										
X	Many Avg. X Large Avg. Small	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate Bsmnt-Adj Heat-Adj										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate Bsmnt-Adj Heat-Adj										
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate Bsmnt-Adj Heat-Adj										
X	Gable Hip Flat	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate Bsmnt-Adj Heat-Adj										
Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate Bsmnt-Adj Heat-Adj										
Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate Bsmnt-Adj Heat-Adj										
Chimney: Brick		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate Bsmnt-Adj Heat-Adj										

*** 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 # 16-32

Meeting Date: 9-20-16

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: BRIAN KALE LATAIC

Property Address: 2862 STANWOOD PLACE Phone: 248-467-6081

Present Zoning: SR Tax Code: 4711-13-401-02

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: 28' x 32' ATTACHED GARAGE ADDITION TO EXISTING HOME. designed TO MATCH EXISTING HOME.

2. Intended property modifications: ATTACHED ADDITION TO EXISTING GARAGE

a. Unusual topography/shape of land (explain): ODD SHAPED LOT DOES NOT ALLOW FOR SET BACK'S HOUSE WAS BUILT FAR ON LOT TOWARDS BACK

b. Other (explain): PROPOSED ADDITION STILL ALLOWS FOR ENSET ON BACK SIDE. AND SIDE OF GARAGE ADDITION

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: 8-24-2016 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: September 12, 2016

RE: ZBA 16- 32

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

STAFF REPORT

File Number: ZBA#16-32
Site Address: 2862 Stanwood Place
Parcel Number: 4711-13-401-012
Parcel Size: .488
Applicant: Brian Lahaie, 2862 Stanwood Place Brighton, MI 48114
Property Owner: Same as applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variances

Project Description: Applicant is requesting a side and rear yard variance to construct an addition to an existing home.

Zoning and Existing Use: SR (Suburban Residential) Single Family Dwelling located on property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday September 4, 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 1974.
- A land use permit was issued in 2010 for a swimming pool.
- 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. In order to construct the addition, the applicant would be required to obtain side and rear yard variances. The property is currently non-conforming in regards to impervious lot coverage however since the proposed structure is going on top of the concrete driveway, the applicant will not be increasing the non-conforming lot coverage therefore a variance is not necessary.

Variance Requests

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

Table 3.04.01 (SR District):

SINGLE FAMILY STRUCTURE	Front	One Side	Other Side	Rear	Water front	Height
Setbacks of Zoning	40	20	20	50	-	35
Setbacks Requested	112	14	-	42	-	-
Variance Amount	-	6	-	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 the side and rear yard setbacks would not prevent the applicant from constructing an addition to the existing single family home. The variance would not provide substantial justice.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the location of the existing home in the rear of the lot. The need for the variances is 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 slight impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

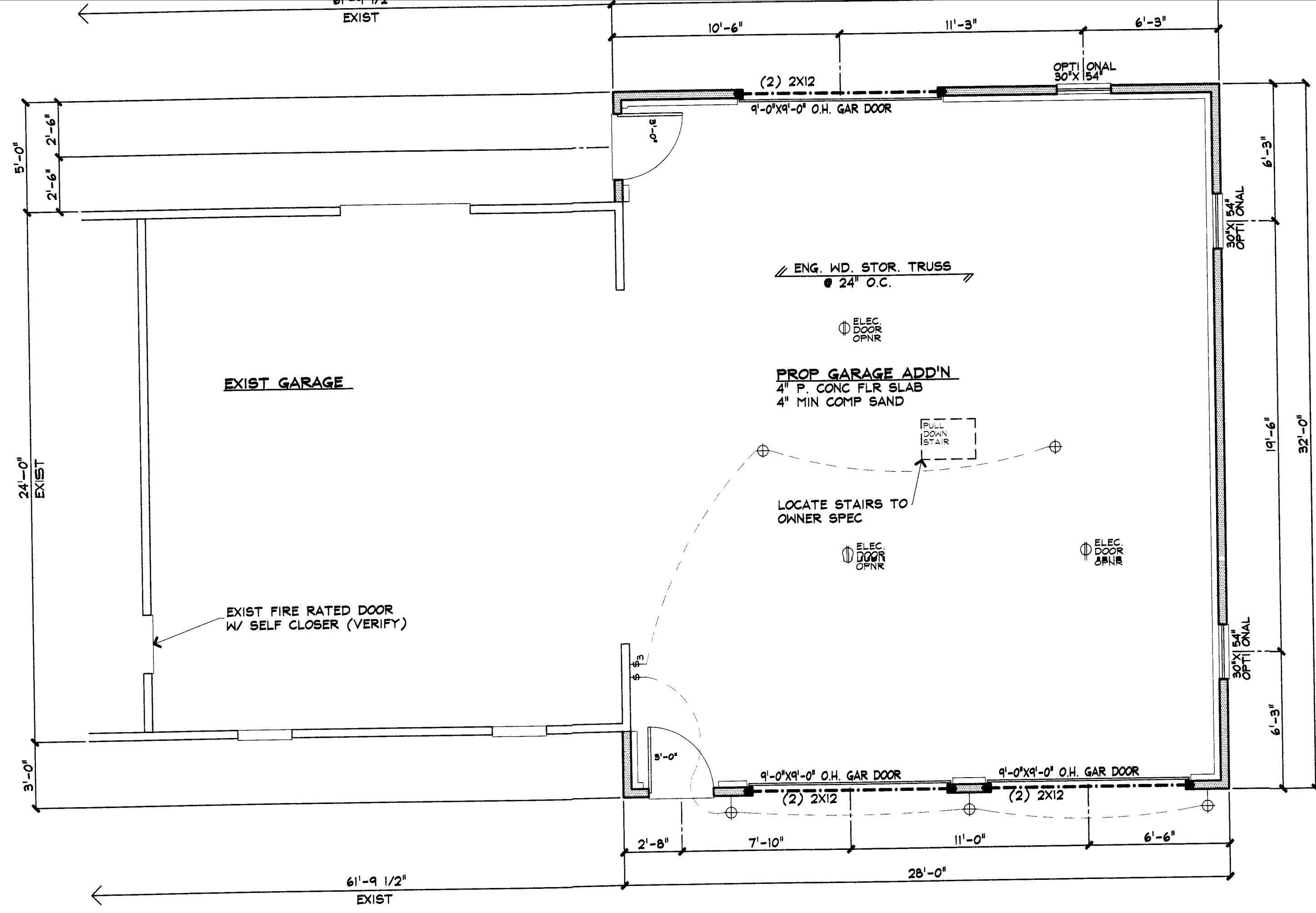
Recommended Conditions

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

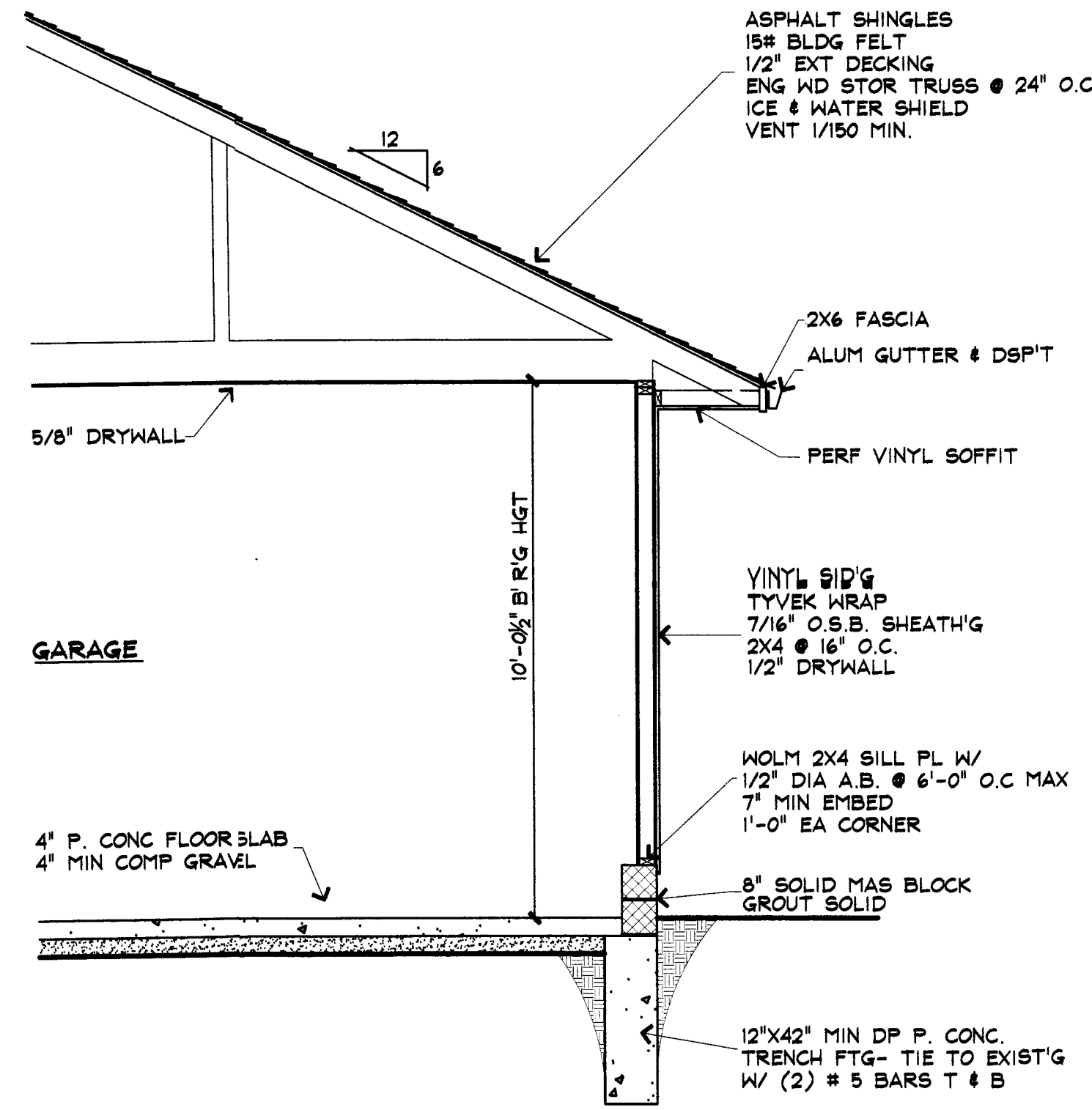
1. Drainage from the home must be maintained on the lot.
2. Structure must be guttered with downspouts.
3. No other impervious surfaces will be allowed on the property.



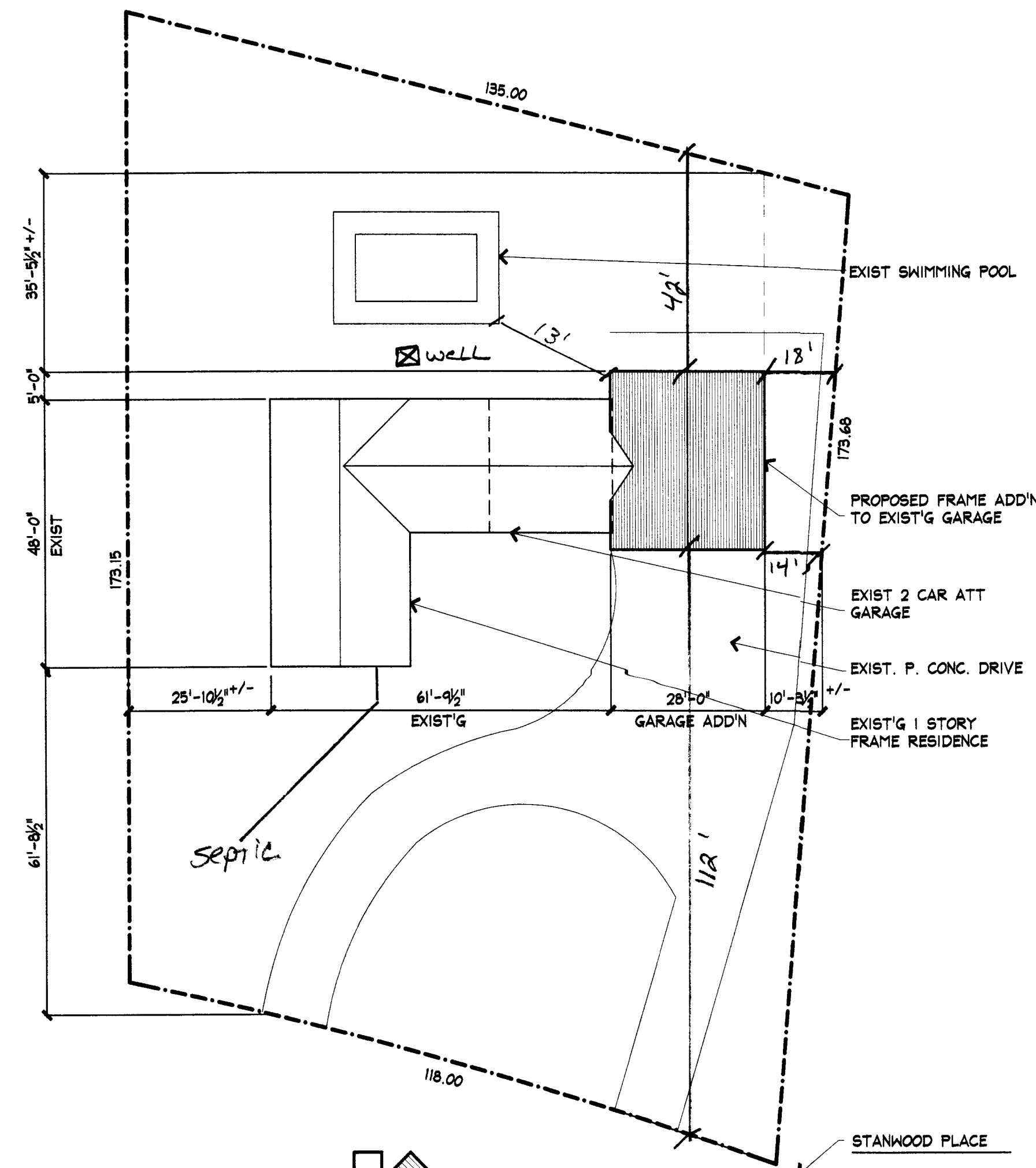
Orthophotos Flown Spring 2015
Parcel lines are a representation only;
Not intended for survey purposes.



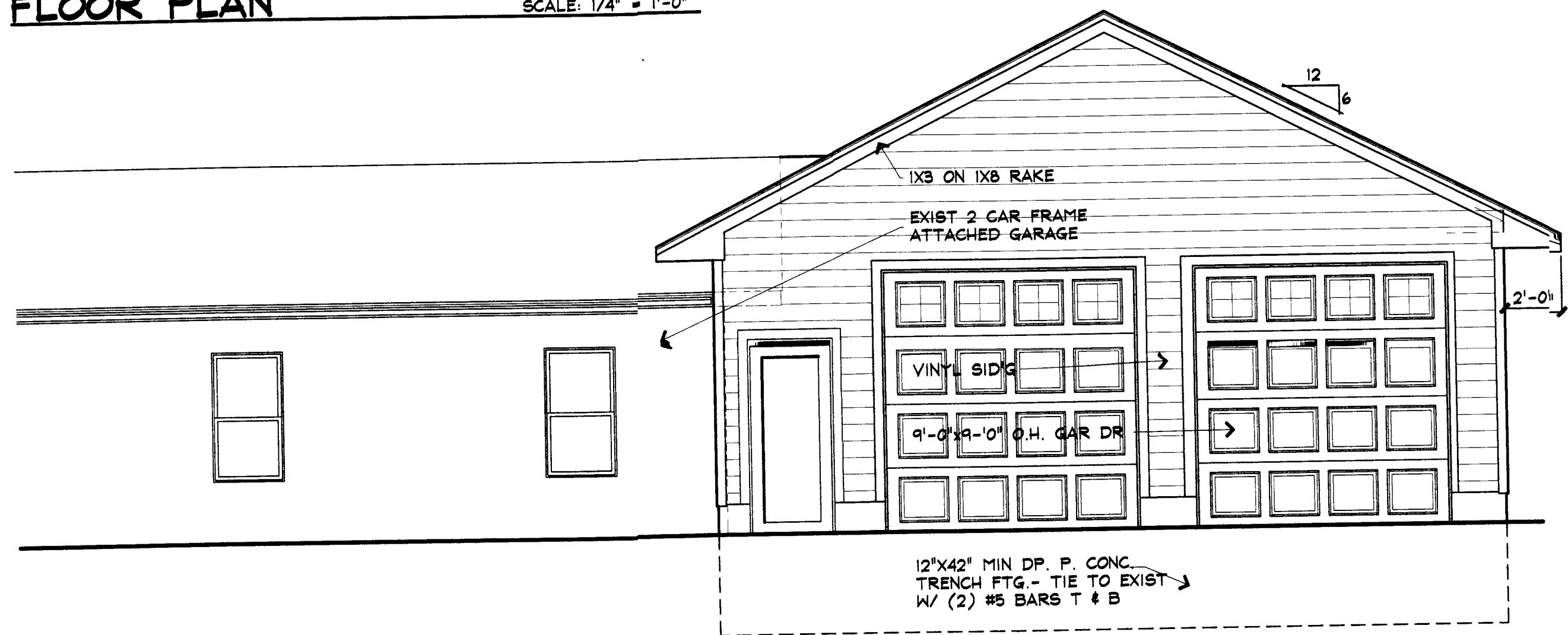
FLOOR PLAN SCALE: 1/4" = 1'-0"



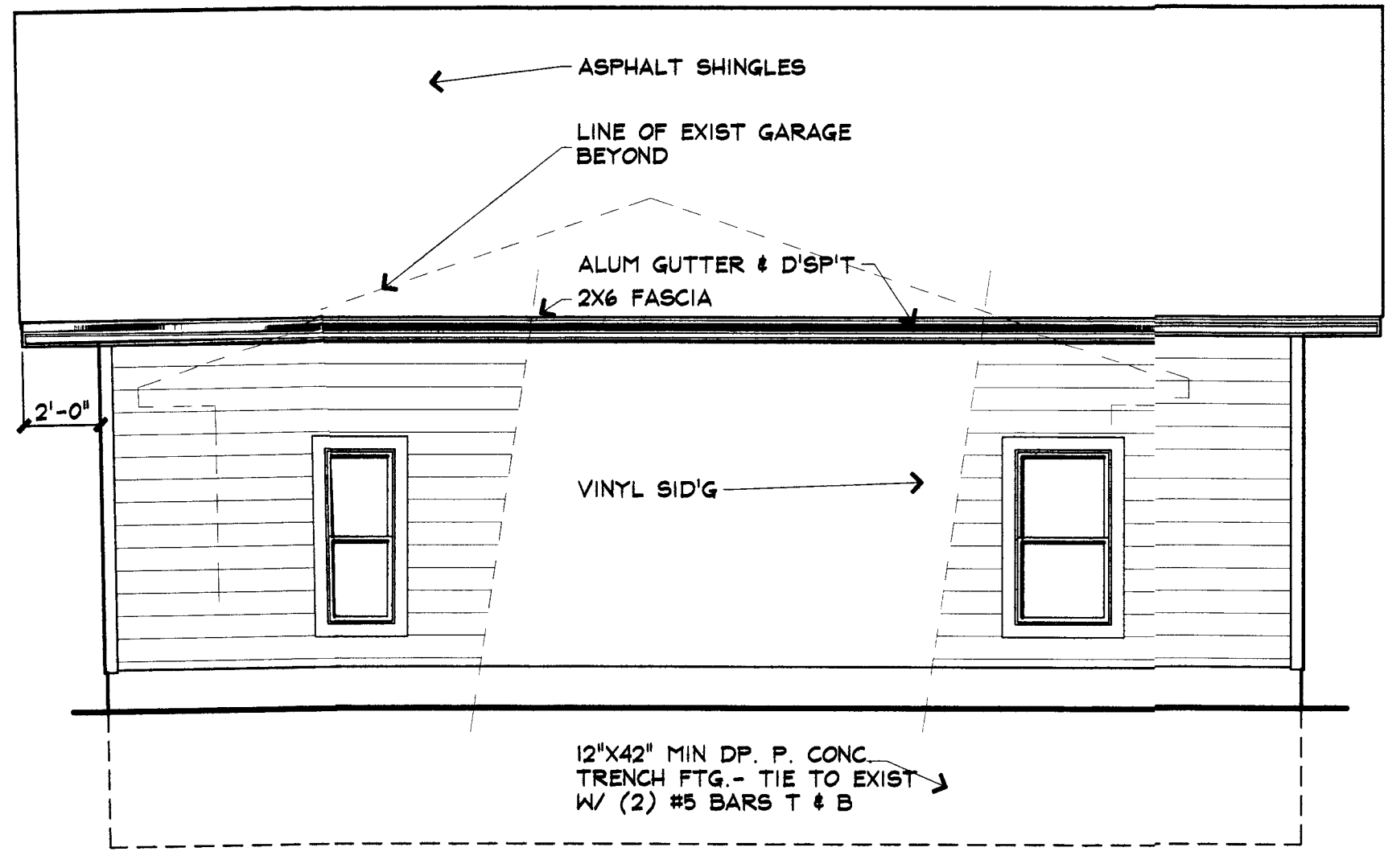
SECTION SCALE: 3/8" = 1'-0"



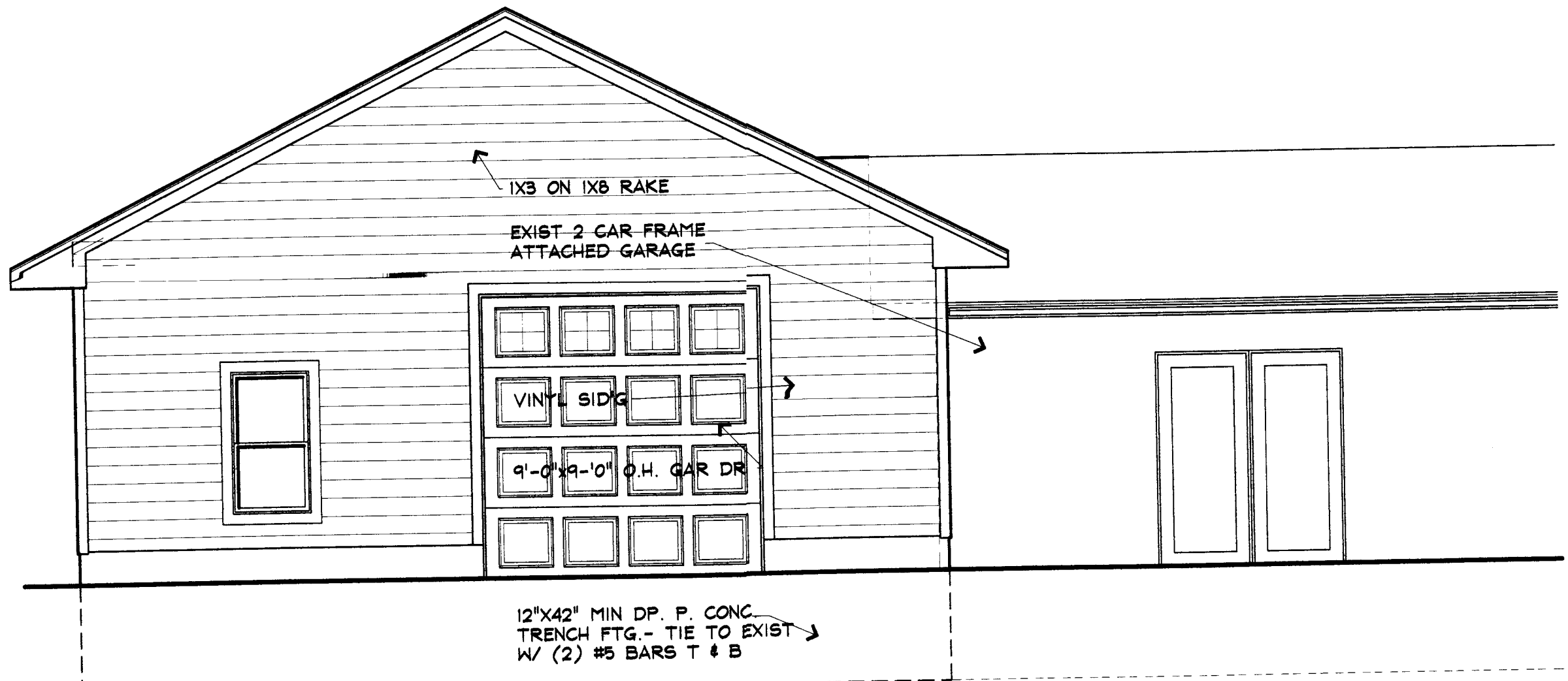
PLOT PLAN SCALE: 1" = 20'-0"



EAST ELEVATION SCALE: 1/4" = 1'-0"



NORTH LEVATION SCALE: 1/4" = 1'-0"



WEST ELEVATION SCALE: 1/4" = 1'-0"

GENERAL NOTES

ALL IMPROVEMENTS PER CITY CODE

ASSUMED SOIL BEARING CAPACITY IS 3000 PSF. THE TYPE OF SOIL SUPPORTING FOUNDATIONS SHALL BE IN ACCORDANCE WITH TABLE R404.1 (1) (2) (3) (4) AS APPLICABLE FOR CONCRETE & MASONRY FOUNDATIONS

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3000 PSI AT 28 DAYS. PROVIDE CONCRETE COMPRESSIVE STRENGTH & AIR ENTRAINING FOR VARIOUS LOCATIONS & WEATHERING POTENTIAL AS PER TABLE 402.2

CONCRETE WORK & SPECIFICATIONS SHALL CONFORM TO THE LATEST SPECIFICATIONS OF C.R.S.I. & A.S.I.

ALL REINFORCING BARS, DWELLS, & TIES SHALL CONFORM TO A.S.T.M. A615 GRADE 60

ALL STEEL TO CONFORM TO THE LATEST A.S.T.M. SERIAL DESIGNATION A56 & TO A.I.S.C. SUPPLEMENTARY PROVISIONS GOVERNING THE USE OF A56 STEEL

MASONRY BLOCK SHALL BE OF TYPE N1 - MORTAR SHALL BE OF TYPE S

PROVIDE A MINIMUM OF (2) COURSES OF SOLID MASONRY AT ALL BEARING CONDITIONS. PROVIDE SOLID MASONRY OR GROUT FILLED UNITS AT ALL BELOW GRADE CONDITIONS

STEEL LINTELS SUPPORTING BRICK OR STONE VENEER OVER DOOR & WINDOW OPENINGS SHALL COMPLY WITH TABLE 705.7.3

ALL FRAMING LUMBER TO BE #1 F1R #2 OR BETTER

PROVIDE DOUBLE JOISTS ON BOTH SIDES OF LADDERS BELOW ALL BEARING WALLS

PROVIDE (2) 2x12 WITH 1/2" PLYWOOD BETWEEN OVER ALL OPENINGS, U.N.O.

INSTALL DRAFTSTOPPING & FIREBLOCKING IN COMPLIANCE WITH SECTIONS R502.12 & R502.5

HOLES OR NOTCHES BORED OR CUT IN TO FRAMING MEMBERS SHALL BE IN COMPLIANCE WITH SECTIONS R502.8, R502.2, & R502.7

LAMINATED VENEER BEAMS (LVL) SHALL HAVE A MINIMUM F_b OF 2800 PSF

PROVIDE A MINIMUM OF (4) 2x4 BELOW ALL LVL & GIRDER TRUSS ENDS, UNLESS OTHERWISE SPECIFIED BY ENGINEERED TRUSS MANUFACTURER SPECIFICATIONS

ROOF ASSEMBLIES WHICH ARE SUBJECT TO WIND UPLIFT PRESSURES OF 20 PSF OR GREATER SHALL HAVE ROOF RAFTERS OF TRUSSES ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF PRODUCING THE RESISTANCE REQUIRED IN TABLE R601.1. PROVIDE MECHANICAL FASTENERS FROM ROOF TRUSSES TO SUPPORTING WALLS IN COMPLIANCE WITH SECTION R502.10.5

TRUSS MANUFACTURER TO PROVIDE ADDITIONAL STRUCTURAL DATA AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE TRUSS LAYOUT, INCLUDING ANY ADDITIONAL LVL SIZES & LOCATIONS NECESSARY TO CARRY ROOF & FLOOR LOADS.

FLOOR TRUSSES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATION, INCLUDING ANY ADDITIONAL BLOCKING, BRIDGING OR RIM JOISTS

FLASHING SHALL BE INSTALLED AT THE BOTTOM & SIDES OF ALL WINDOWS NOT CONSIDERED SELF FLASHING, & AT THE TOP OF ALL EXTERIOR DOORS

CONTRACTOR TO PROVIDE FOR DEWATERING, FORMING, & SHORING AS NECESSARY, & LOCATE SLEEVES, OPENINGS, & EMBEDDED ITEMS REQUIRED BY OTHER TRADES PRIOR TO POURING CONCRETE

ALL MATERIALS, SUPPLIES, & EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS & CODE

PROVIDE TEMPORARY BRACING & SHORING AS REQUIRED TO INSURE THE STABILITY OF THE NEW STRUCTURE UNTIL THE PERMANENT FRAMING IS IN PLACE

NOTES:
CONTRACTOR TO FIELD VERIFY ALL NEW AND EXISTING DIMENSIONS AND CONDITIONS AND ADJUST AS REQUIRED

ISSUED 10-16-15

DRAWN R.O. CHECKED R.O.

TITLE FLOOR PLAN SECTION PLOT PLAN ELEVATIONS

PROJECT PROPOSED GARAGE ADDITION LAHAI RESIDENCE 2862 STANWOOD GENOVA TOWNSHIP, MICHIGAN

ROBOELKERS RESIDENTIAL DESIGN 313.562.5414

CUSTOM HOMES . ADDITIONS . RENOVATIONS

JOB NO. 15091

SHEET NO. 1 OF 1

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHELP, STEVEN & TANYA	LAHAIE BRIAN	214,000	12/30/2005	TA	ARMS-LENGTH	5015/0629	BUYER	100.0
CIUPAK, JOHN & BESSIE	SHELP	162,000	08/24/1998	WD	ARMS-LENGTH	2427-0695	BUYER	100.0
NORTON	CIUPAK	158,000	08/06/1997	WD	ARMS-LENGTH	2213-0980	BUYER	100.0
HORTON, FREDERICK		0	11/30/1994	IV	QUIT CLAIM	1887-0559	BUYER	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning: SR	Building Permit(s)	Date	Number	Status
2862 STANWOOD PLACE	School: BRIGHTON		ABOVE GROUND POOL	07/28/2010	10-089	NO START
	P.R.E. 100% 01/05/2006					
Owner's Name/Address	MAP #: V16-32					
	2017 Est TCV Tentative					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 00013.COLLINGWOOD, SCOTTSWOOD							
LAHAIE BRIAN 2862 STANWOOD PLACE BRIGHTON MI 48114			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	Dirt Road		'A' FRONTAGE	123.00	173.00	1.0000	1.0000	675 100		83,025
	Gravel Road		123 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =							83,025
	Paved Road		Land Improvement Cost Estimates							
	Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	Sidewalk		D/W/P: 4in Concrete	3.61	1.00	586	45	952		
	Water		Pool: Fiberglass	38.43	1.00	450	45	7,781		
	Sewer		Hot tub	5975.00	1.00	1	45	2,689		
	Electric		Shed: Wood Frame	11.40	1.00	100	45	513		
	Gas		Total Estimated Land Improvements True Cash Value =							11,935
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									

Tax Description
SEC. 13 T2N, R5E, "BIRKWOOD HILLS" LOT 12
Comments/Influences
2005 WINTER TAX BILL RETURNED WITH A FORWARDING ADDRESS OF 10054 BATTALION BLVD., GRAYLING, MI 49738-9022. RESENT TAX BILL TO FORWARDING ADDRESS WITH A CHANGE OF ADDRESS FORM.



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			2017	Tentative	Tentative	Tentative			Tentative
Who	When	What	2016	41,500	64,000	105,500			93,594C
			2015	40,000	62,300	102,300			93,315C
			2014	40,800	57,300	98,100			91,846C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 800	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
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: 35 Floor Area: 1527 Total Base Cost: 126,680 Total Base New : 192,554 Total Depr Cost: 127,237 Estimated T.C.V: 118,330			CntyMult X 1.520 E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: C		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Rate Bsmnt-Adj Heat-Adj		Size Cost					
Yr Built Remodeled 1974 0		Ex X Ord Min		(12) Electric			1 Story Siding/Bric Basement 66.53 0.00 0.00			66.53 0.00 0.00		1512 100,593					
Condition for Age: Good		Lg X Ord Small		0 Amps Service			1 Story Siding Overhang 36.44 0.00 0.00			36.44 0.00 0.00		15 547					
Room List		Size of Closets		No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Size Cost					
Basement 1st Floor 2nd Floor 3 Bedrooms		Lg X Ord Small		No. of Elec. Outlets			(13) Plumbing			Rate		Size Cost					
(1) Exterior		Doors Solid X H.C.		Average Fixture(s)			3 Fixture Bath 2400.00 1 2,400			2400.00		1 2,400					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		2 3 Fixture Bath 4975.00 1 4,975			(14) Water/Sewer			4975.00		1 4,975					
Insulation		Kitchen: Other: Other:		2 2 Fixture Bath 3085.00 1 3,085			(17) Garages			3085.00		1 3,085					
(2) Windows		(7) Excavation		Softener, Auto			Class:C Exterior: Brick Foundation: 42 Inch (Unfinished)			22.60		552 12,475					
X	Many Avg. X Large Avg. Small	Basement: 1512 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Solar Water Heat			Base Cost			-2275.00		1 -2,275					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		No Plumbing			Common Wall: 1 Wall			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost = 120,339					
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet			Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,			Separately Depreciated Items:							
X	Gable Hip Flat	(9) Basement Finish		Extra Sink			Treated Wood, Standard 6.10 800 4,880			County Multiplier = 1.52 =>		Cost New = 7,418					
Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF		Separate Shower			Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,			Total Depreciated Cost = 127,237							
X	Asphalt Shingle	(10) Floor Support		Ceramic Tile Floor			ECF (4003 BIRKWOOD HILLS) 0.930 => TCV of Bldg: 1 = 118,330										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Wains													
		No Floor SF		Ceramic Tub Alcove													
				Vent Fan													
				(14) Water/Sewer													
				Public Water													
				Public Sewer													
				1 Water Well													
				1 1000 Gal Septic													
				2000 Gal Septic													
				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 # 16-33

Meeting Date: Sept 20, 16
~~Oct 18, 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: SCOTT BEDERKA

Property Address: 3783 HIGHCREST Phone: 586-212-0910

Present Zoning: LRR Tax Code: 4711-22-302-017

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 4' TO
ALLOW FOR COVERED DECK 10' x 16'

2. Intended property modifications: _____

a. Unusual topography/shape of land (explain): TO BUILD DECK OFF ENTRY
LEVEL WILL BE IN SYLLINE DUE TO STEEP HILL

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: 8-25-16 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: September 12, 2016

RE: ZBA 16-33

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

STAFF REPORT

File Number: ZBA# 16-33

Site Address: 3783 Highcrest

Parcel Number: 4711-22-302-017

Parcel Size: ~0.189

Applicant: Scott Bederka

Property Owner: Same as applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a waterfront yard variance to construct a new home with attached garage and covered deck

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

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday September 4th, 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.
- A ZBA variance was approved to construct a new home on May 17th, 2016 for a front yard variance. (see attached minutes)
- 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 new home with an attached garage and covered deck. In order to do this the applicant was required to obtain a front yard variance to construct the new home which was approved at the May 17th, 2016 ZBA meeting. The builder applied for the land use permit and it was discovered that the covered deck at the rear of the property was not included on the site plan for the first variance request. The home is currently under demolition.



Variance Requests

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

Table 3.04.01 (LRR District):

Required Waterfront Yard Setback:	65.6
Proposed Front Yard Setback:	61.4
Proposed Variance Amount:	4.2

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 the waterfront setback would prevent the applicant from constructing a covered deck. An unroofed deck would still be allowed. Granting the requested variance would do substantial justice to the applicant as well as to the other property owners in the district.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the placement of the seawall. The variance would make the property consistent with a few of other properties in the vicinity.
- (c) Public Safety and Welfare** – The granting of this 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.

Condition was placed on first ZBA approval for gutters and downspouts.

- The granting of these variances will have little impact on the appropriate development, continued use or value of adjacent properties in the surrounding neighborhood.

Approval of these variances is conditioned upon:

- The applicant shall obtain all of the necessary approvals from the Livingston County Drain Commission.
- There shall be a survey done showing the lot line on the south side of the property.
- Silt fencing shall be utilized during construction.
- The applicant must preserve the drainage pattern of the existing drain
- The applicant must enhance the remaining setback area with native wetland friendly vegetation.

The motion carried unanimously.

2. 16-12...A request by Tim Chouinard, 4009 Highcrest, for two side yard and a front yard variance to construct an addition onto an existing home.

Mr. Chouinard stated there was a variance granted on this home three years ago; however, that contractor did not complete the work. They have changed the plans and are requesting the three variances for an addition and a second story.

The call to the public was made at 7:12 pm with no response.

Moved by Ledford, seconded by Figurski, to approve Case #16-12 for 4009 Highcrest from Tim Chouinard, applicant, and Janet Exline, owner, for a 26-foot front yard variance from the required 35 feet to 9 feet, one 2.75-foot side yard setback variance from the required 5 feet to 2.25 feet, and a second side-yard setback variance of 6.32 feet from the required 10 feet to 3.68 feet to add an addition toward the water and add a second story on a portion of an existing single-family home due to the following findings of fact:

- The location of the existing home, which is non conforming, and the narrowness of the lot.
- 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 these variances will not interfere with or discourage the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

Approval of these variances is conditioned upon:

- The addition shall be guttered with downspouts directing runoff to the lake.

The motion carried unanimously.

3. 16-13...A request by Scott Bederka, 3783 Highcrest, for a front yard variance to construct a new home and garage

Mr. Scott Tarkleson, the builder, was present. Mr. Tarkleson stated they would like to remove the existing non-conforming home and erect a new one with a garage.

Board Member McCreary is concerned with how close the garage is to the road. Mr. Tarkleson stated it is 18 feet and most trucks are 17 feet long.

The call to the public was made at 7:24 pm with no response.

Moved by Figurski, seconded by Ledford, to approve Case #16-13 from Scott Bederka of 3783 Highcrest for a front yard setback variance of 27 feet from the required 35 feet to 8 feet to construct a new home with an attached garage due to the following findings of fact:

- Strict application of the front-yard setback requirements would prevent the applicant from constructing a new home with an attached garage.
- The need for this variance is due to the topography of the lot.
- The proposed home and garage is consistent with other homes in the vicinity.
- Granting of the requested variance will not impair an adequate supply of light and air to adjacent properties
- Granting this variance will have little impact on the surrounding properties.

Approval of this variance is conditioned upon the addition being guttered with downspouts directing runoff to the lake.

The motion carried unanimously

16-14...A request by Brad Rondeau, 2800 Acorn Lane, for a front yard variance to construct an addition onto an existing home.

Mr. Rondeau was present. He stated the variance is needed because there is a 250-year-old tree on the west side of his property that cannot be removed as a condition of a variance granted by the Township. To the south of the property there is a rock retaining wall and the ground is very soft.

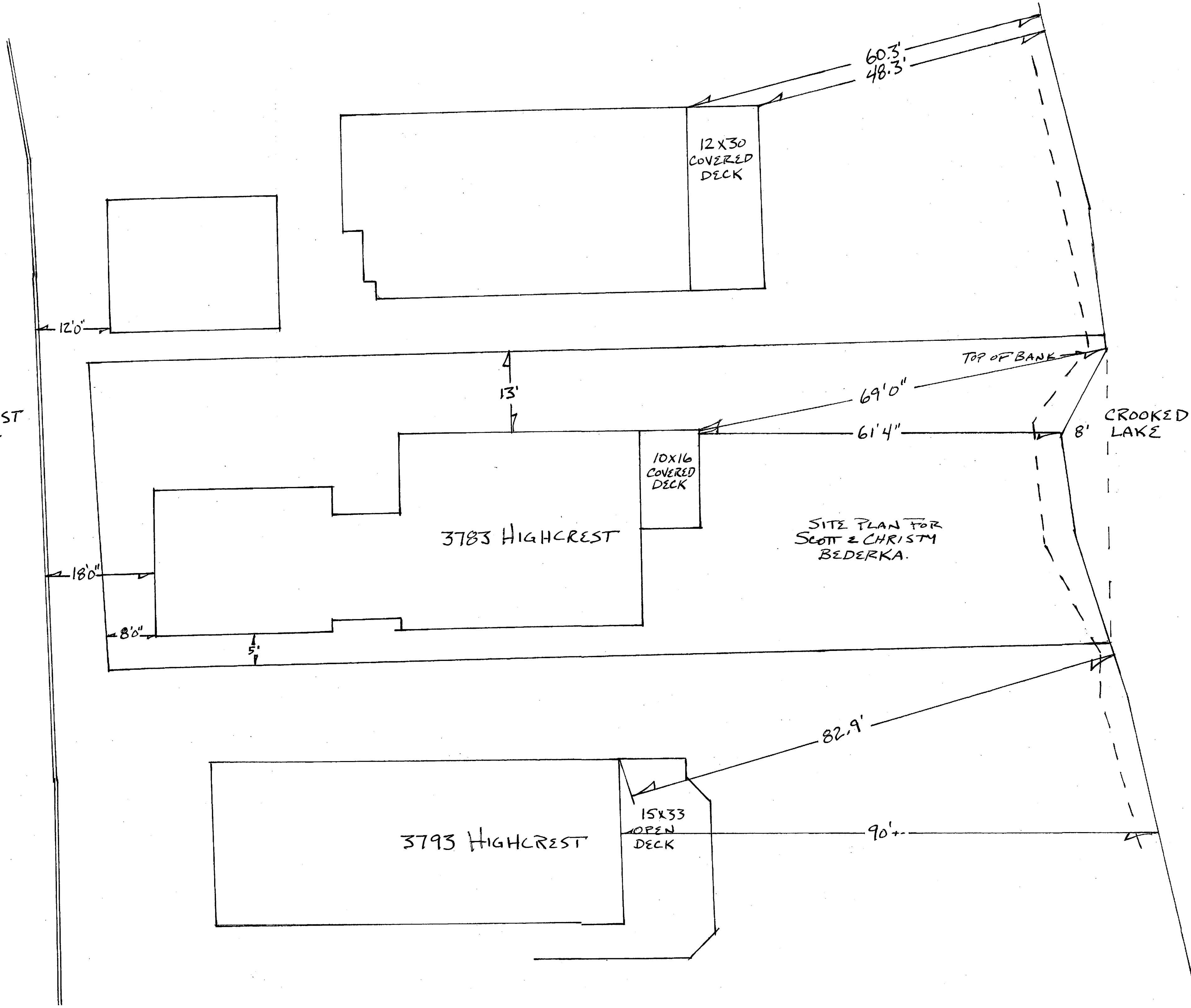
The call to the public was made at 7:36 pm with no response.

Moved by Poissant, seconded by McCreary, to approve Case #16-14 from Brad Rondeau of 2800 Acorn Lane for a front-yard variance of 32 feet from the required 50 feet to 18 feet due to the following findings of fact:

- Strict application of the front yard setback would prevent the applicant from constructing an addition to a non-conforming residence.
- The non-conforming home was approved by the Township on March 12, 1998.
- Granting the 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 inhabitants of Genoa Township.
- Granting the requested variance will have little impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

The motion carried unanimously.

HIGHCREST DRIVE

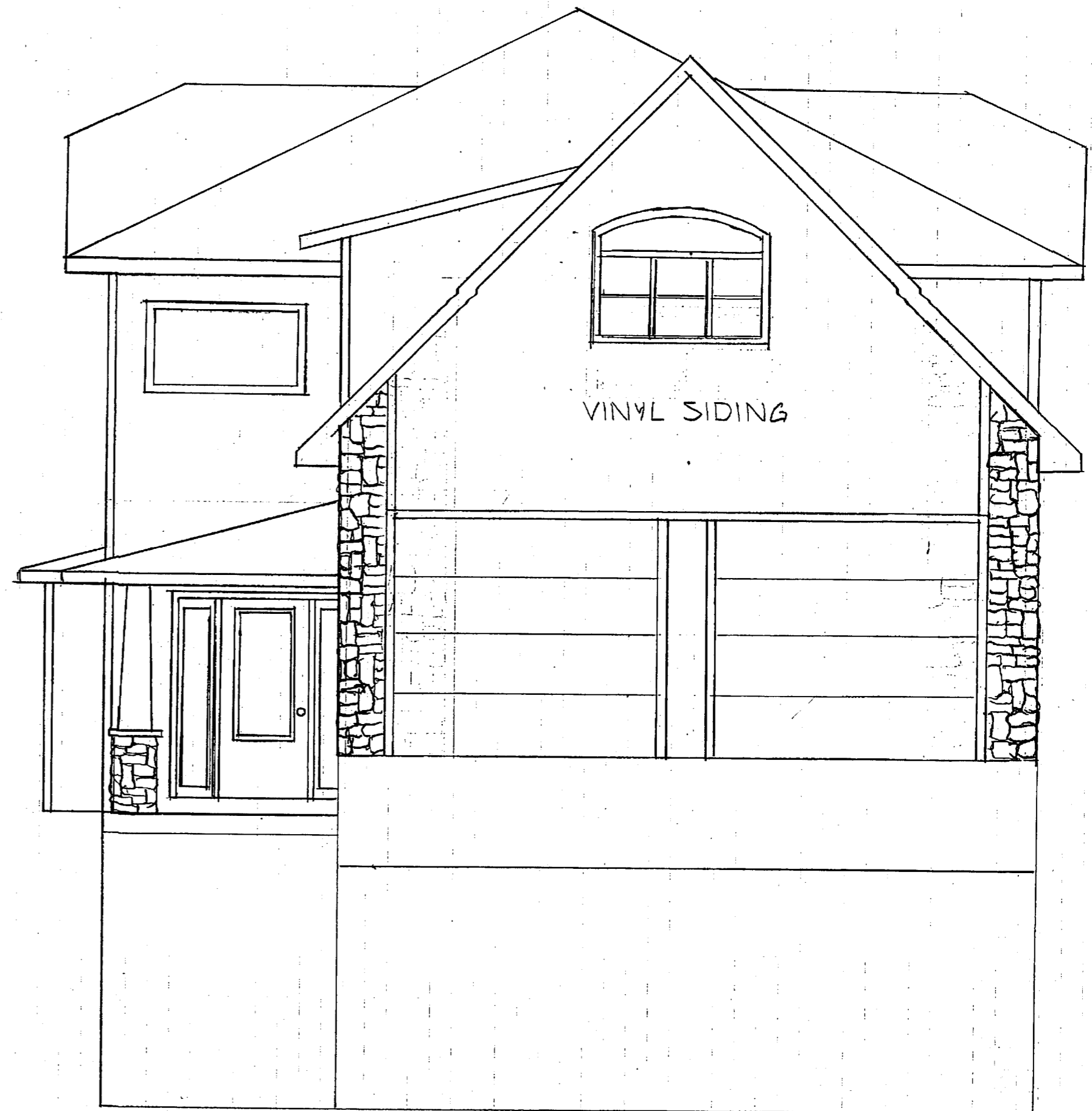


SLOTT AND CHRISTY BEDERKA
3783 HIGHCREST DR.
BRIGHTON, MICH.

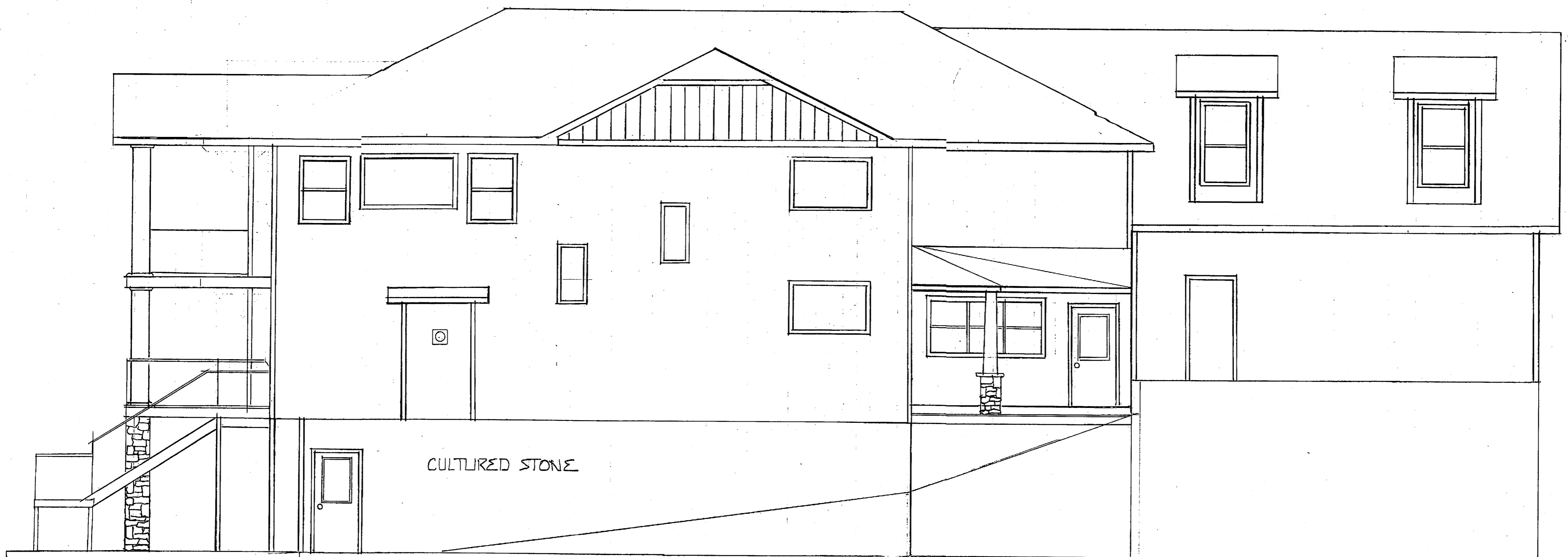
HEIGHT 21'



EAST ELEVATION

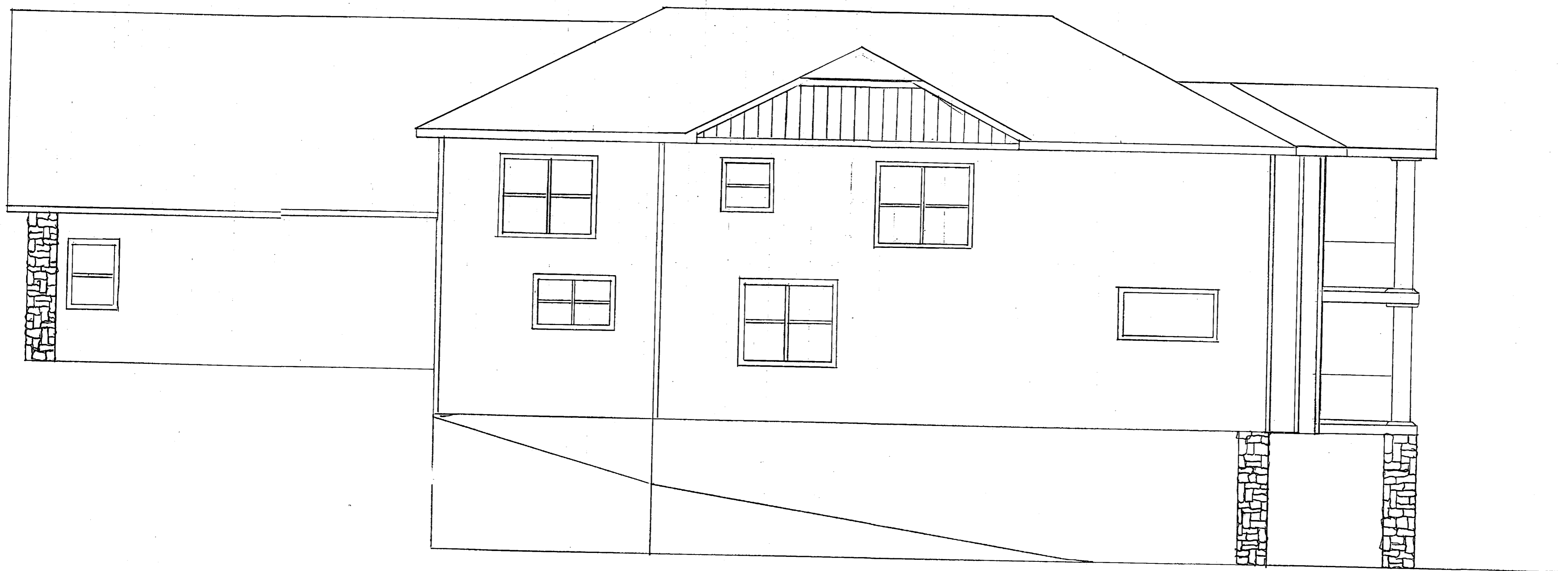


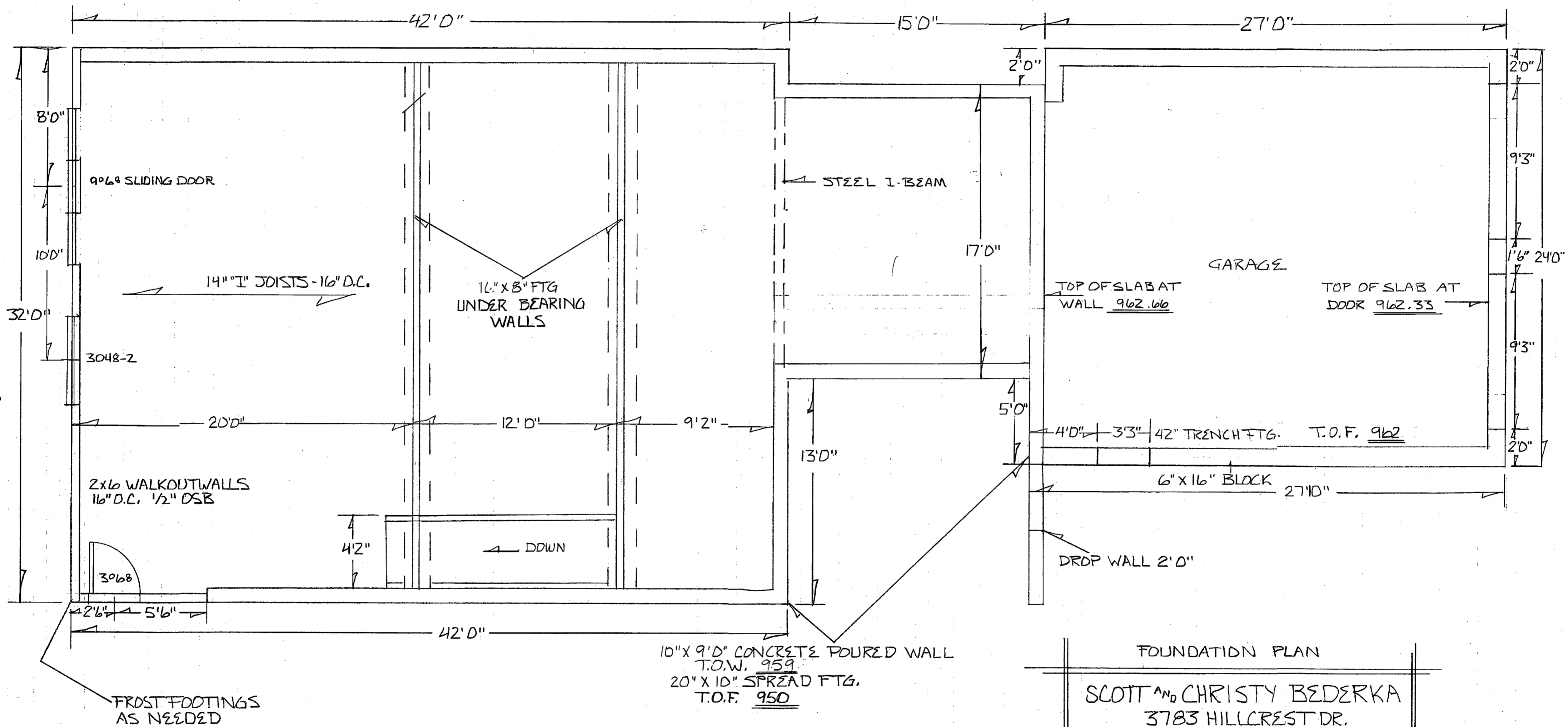
WEST ELEVATION



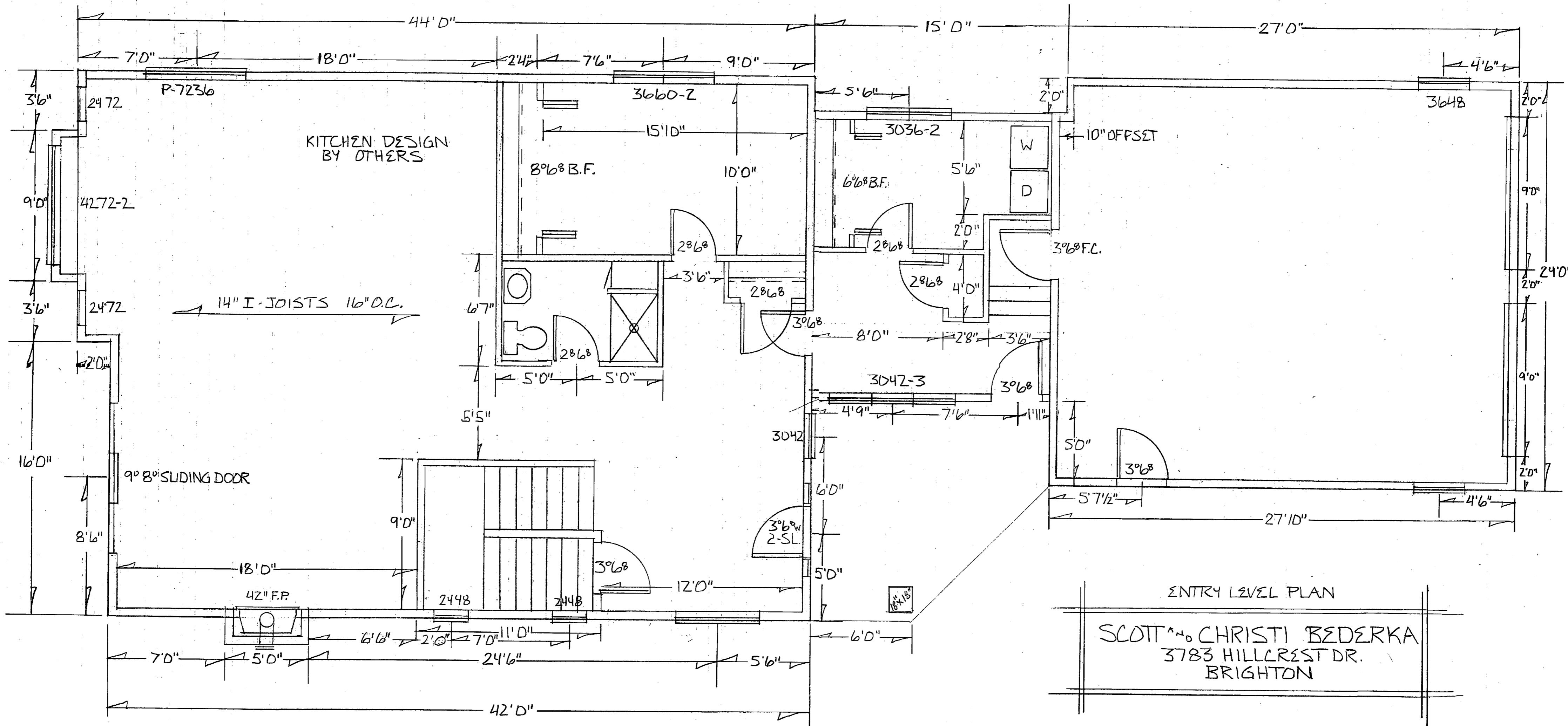
CULTURED STONE

50 SCALE



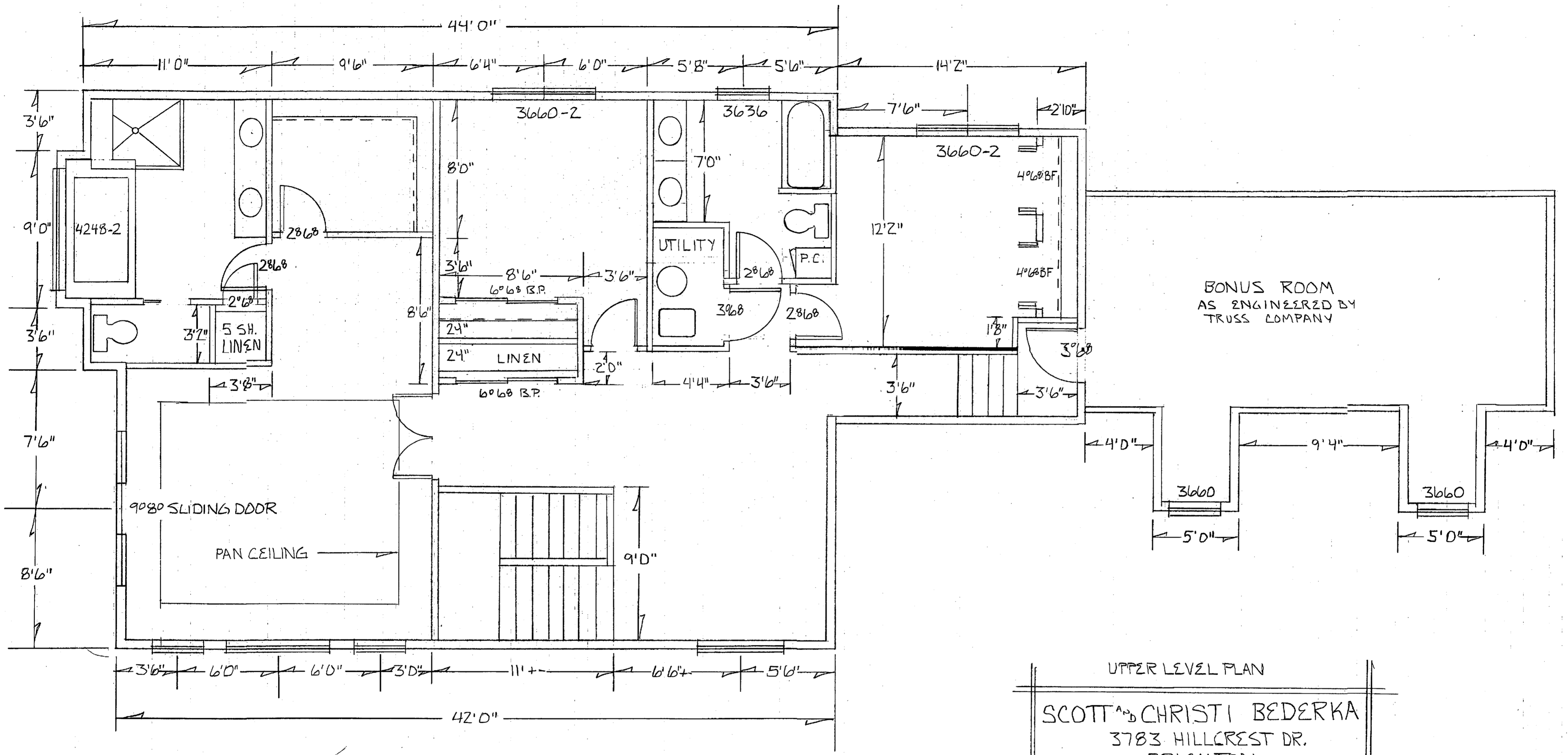


FOUNDATION PLAN
 SCOTT AND CHRISTY BEDERKA
 3783 HILLCREST DR.
 BRIGHTON



ENTRY LEVEL PLAN

SCOTT & CHRISTI BEDERKA
 3783 HILLCREST DR.
 BRIGHTON



UPPER LEVEL PLAN
 SCOTT & CHRISTI BEDERKA
 3783 HILLCREST DR.
 BRIGHTON

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LPAK, DOLORES	BEDERKA SCOTT	323,000	06/27/2014	WD	ARMS-LENGTH	2014R-018844	BUYER	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning: LRR	Building Permit(s)	Date	Number	Status
3783 HIGHCREST	School: BRIGHTON		ADDITION	07/06/1999	99-453	NO START
Owner's Name/Address	P.R.E. 0%					
	MAP #: V16-13					

2017 Est TCV Tentative	X	Improved	Vacant	Land Value Estimates for Land Table 00083.TRI LAKES LAKE FRONT								
				* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				LAKE FRONT	50.00	165.00	1.0000	1.0856	2300	100		124,846
				50 Actual Front Feet, 0.19 Total Acres								
				Total Est. Land Value = 124,846								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 3.5 Concrete	2.98	1.00	336	49	491			
				Total Estimated Land Improvements True Cash Value = 491								

Tax Description
 SEC 22 T2N R5E CROOKED LAKE HIGHLANDS SUB
 LOT 12 AND ALSO THE 10 FT LYING
 IMMEDIATELY WEST AND CONTINUOUS THERETO
 BEING THE EAST 10 FT OF LOT 13. CORR
 LEGAL 6/14

Comments/Influences



- Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.
- Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain
- X REFUSE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	Tentative	Tentative	Tentative			Tentative
2016	62,400	70,000	132,400			132,295C
2015	62,400	69,500	131,900			131,900S
2014	59,700	40,900	100,600			72,723C

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

Who When What
 LM 07/31/2014 REVIEWED R

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 336	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	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		Central Air Wood Furnace																																																																																																																																																																													
Yr Built 1940	Remodeled 1979	Ex	X	Ord		Min																																																																																																																																																																											
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*** 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 # 16-34 Meeting Date: Sept. 20, 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: JOHN SPENCER - SPENCER & SONS CONSTRUCTION

Property Address: 3011 OLD CARRIAGE TR BRIGHTON, MI Phone: 517-404-9996

Present Zoning: SR Tax Code: 4711-22-203-002

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: 4-30' SET BACK FROM FRONT PROPERTY LINE... SAME AS EXISTING HOUSE.

2. Intended property modifications: WORKSHOP ATTACHED TO EXISTING GARAGE.

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

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: 8/29/16 Signature: [Handwritten 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: September 12, 2016
RE: ZBA 16-34

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

STAFF REPORT

File Number: ZBA#16-34
Site Address: 3011 Old Carriage Trail
Parcel Number: 4711-22-203-002
Parcel Size: .667
Applicant: John Spencer, Spencer and Sons Construction
Property Owner: Brighton, MI 48116
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variances
Project Description: Applicant is requesting a front yard variance to construct an addition to existing single family home.
Zoning and Existing Use: SR (Suburban Residential) Single Family Dwelling located on property.
Other: Public hearing was published in the Livingston County Press and Argus on Sunday September 4, 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 1988.
- 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. In order to construct the addition, the applicant would be required to obtain front yard variance.

Variance Requests

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

Table 3.04.01 (SR District):

SINGLE FAMILY STRUCTURE	Front	One Side (South)	Other Side (North)	Rear	Water front	Height
Setbacks of Zoning	40	20	20	40	-	35
Setbacks Requested	30	39	-	80	-	-
Variance Amount	10	-	-	-	-	-

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 the front yard setback would prevent the applicant from constructing the addition to the existing single family home.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the curve of the road and the location of the existing home. The home is considered a corner lot and there is a drainage easement located on the property. 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 little or 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. Drainage from the home must be maintained on the lot.
2. Structure must be guttered with downspouts.
3. Approval must be obtained from Livingston County Drain Commissioners Office if applicable.



CROOKED LAKE

OLD CARRIAGE



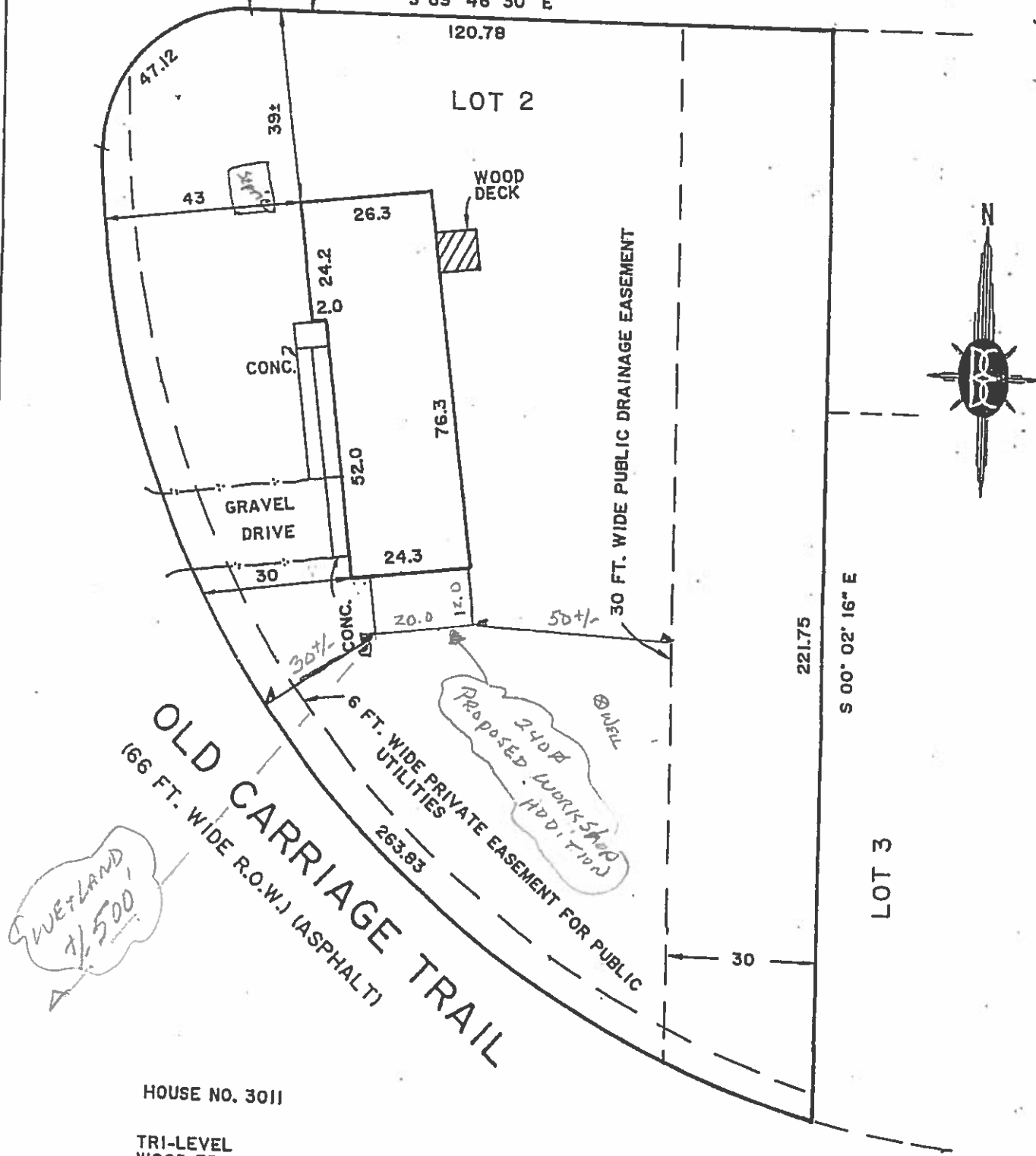
Orthophotos Flown Spring 2015
Parcel lines are a representation only;
Not intended for survey purposes.

CROOKED LAKE ROAD

(ASPHALT)

SOUTH R.O.W. LINE

S 89° 46' 30" E



OLD CARRIAGE TRAIL
(66 FT. WIDE R.O.W.) (ASPHALT)

*SWEETLAND
1/500*

HOUSE NO. 3011

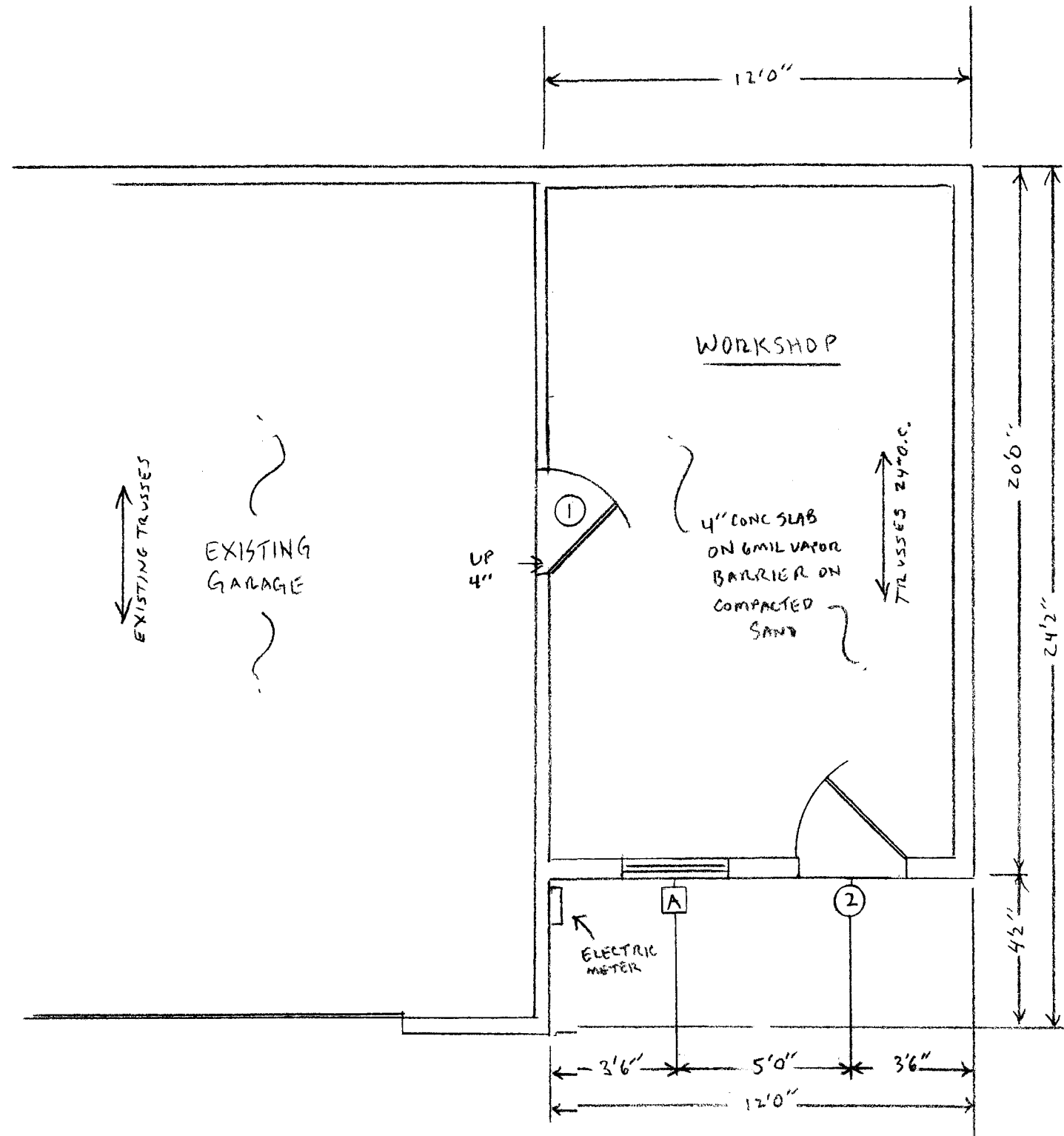
- TRI-LEVEL
- WOOD FRAME
- WOOD EXTERIOR
- WALKOUT BASEMENT
- GRAVEL DRIVE



BOSS ENGINEERING COMPANY
CIVIL ENGINEERS & LAND SURVEYORS

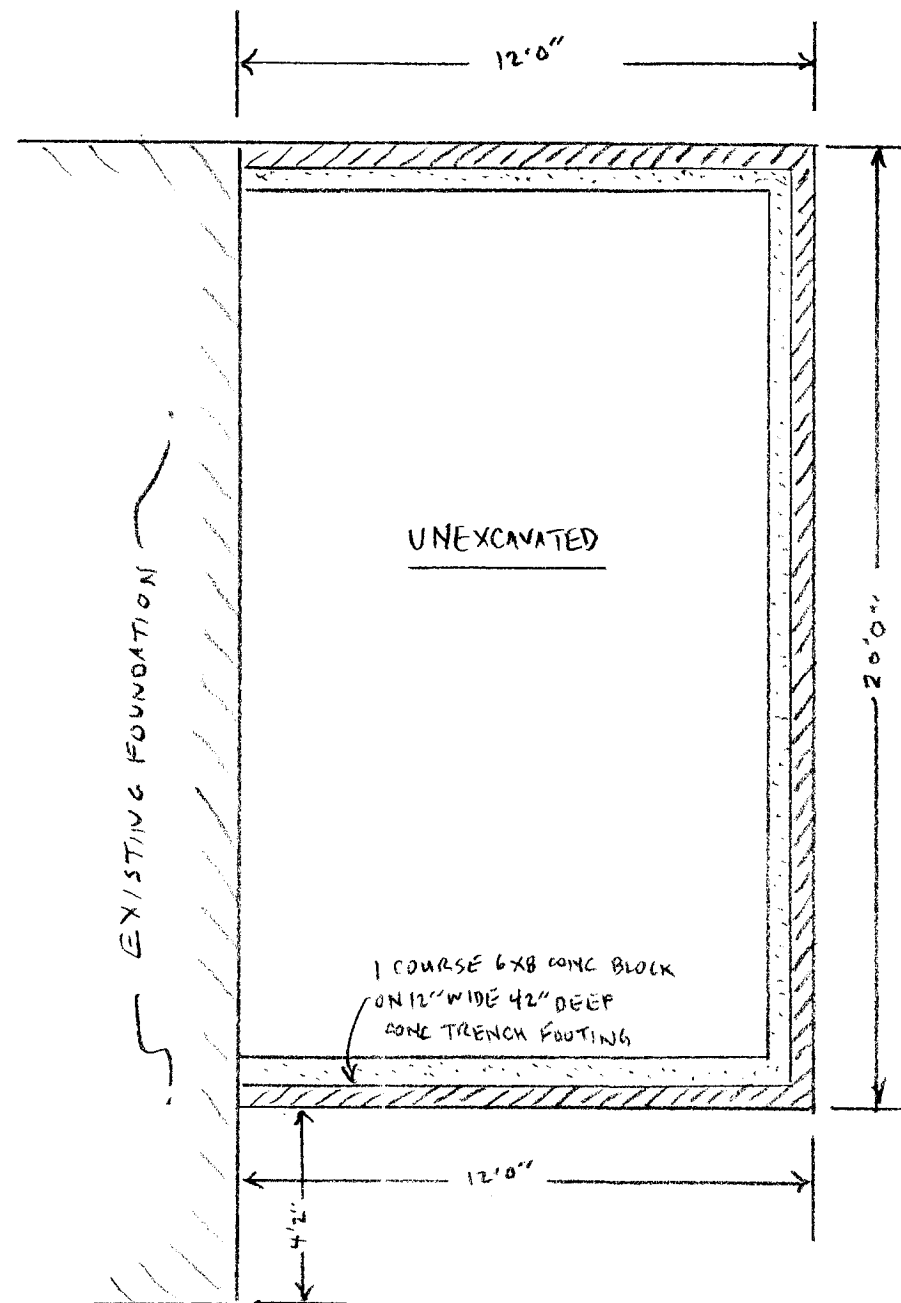
Scale: 1" = 30'

Job No.: M- 23781

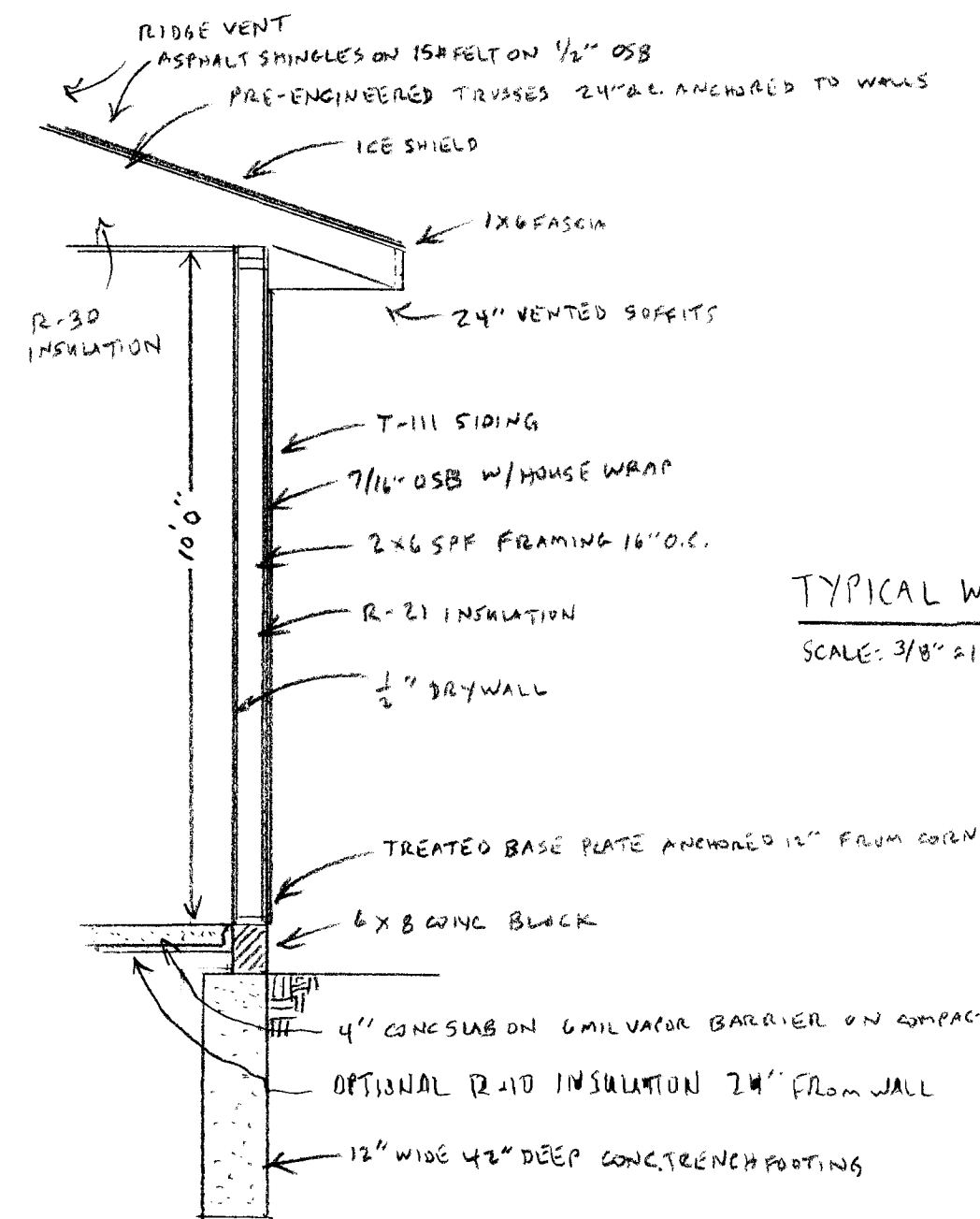


FLOOR PLAN
SCALE: 1/4" = 1'0"

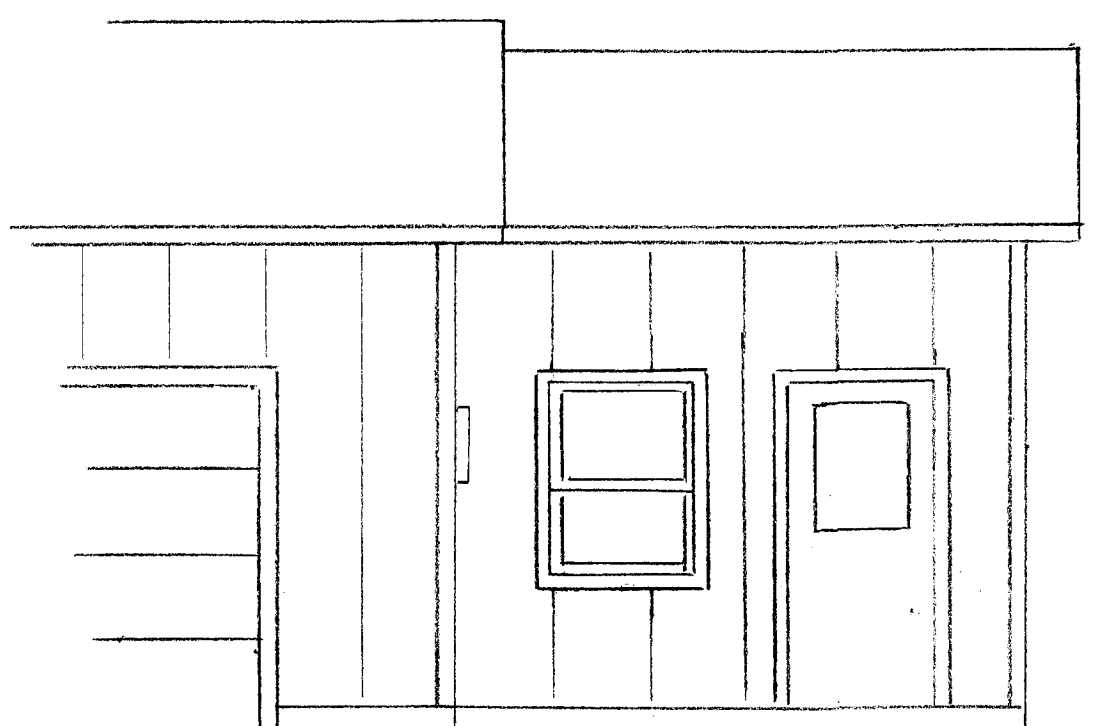
KEY	SIZE	QTY	DESC.
A	3'0" x 4'0"	1	SINGLE HUNG WINDOW
①	3'6" x 8'	1	FIRE-RATED DOOR
②	3'6" x 8'	1	1/2 GUSS EXT DOOR



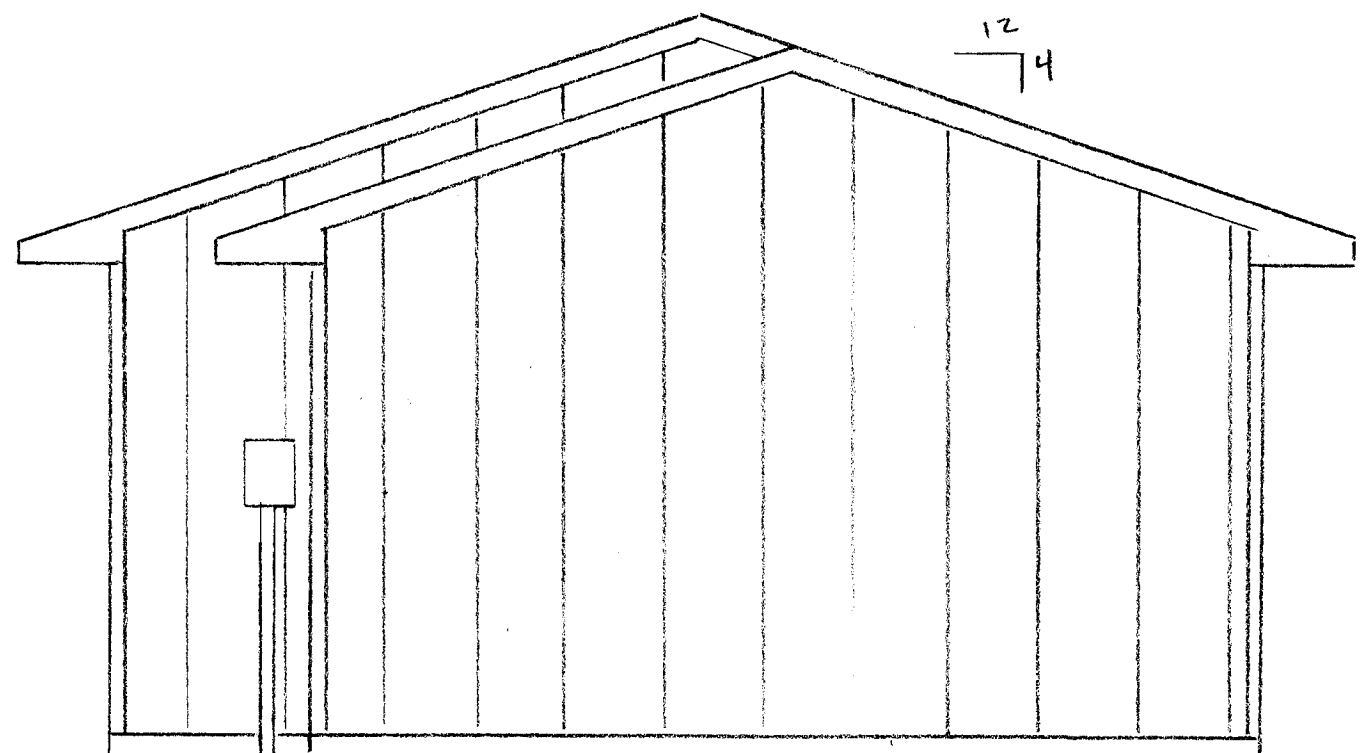
FOUNDATION PLAN
SCALE: 1/4" = 1'0"



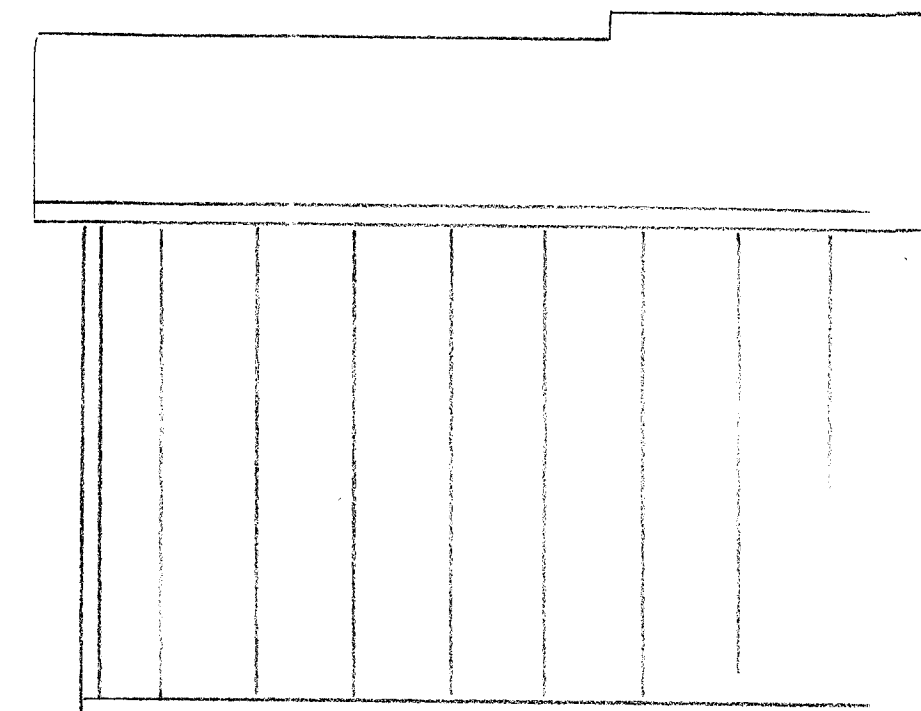
TYPICAL WALL
SCALE: 3/8" = 1'0"



FRONT ELEVATION
SCALE: 1/4" = 1'0"



RIGHT ELEVATION
SCALE: 1/4" = 1'0"



REAR ELEVATION
SCALE: 1/4" = 1'0"

Amy Ruthig

From: Cheryl Colloton <ccolloton@levelonebank.com>
Sent: Thursday, September 08, 2016 4:04 PM
To: Amy Ruthig
Subject: variance request for Sept meeting

Hi Amy,

John Spencer submitted the zoning variance request for work I hope we will be able to do at my property, 3011 Old Carriage Trail. My husband and I discussed the project with our two nearest neighbors, and neither seemed to have concerns. (One of the two is Kathryn Poppy, who used to work at the Township. She said you're very good at what you do.)


The project is on the agenda for the Zoning Board of Appeals meeting on September 20. Is there anything that we should do in advance of the meeting that will help us be prepared to address the Board's likely concerns?

Many thanks,

Cheryl Colloton

Please consider the environment before printing this email.

CONFIDENTIALITY NOTICE: This e-mail and any attachments are intended for the sole use of the addressee listed. It may contain confidential, proprietary and/or legally privileged information. If you are not the intended recipient please notify the sender by return e-mail or call our corporate Information Technology Division at (248)-737-0300 and delete the e-mail. Unauthorized use, dissemination, distribution or copying of this e-mail or attachments, in whole or in part, is strictly prohibited and may be unlawful. When addressed to our clients any opinions or advice contained in this e-mail are subject to the terms and conditions included in specific engagement letters or contracts. Please note that e-mails are susceptible to change and we shall not be responsible or liable for the proper and complete transmission of the information contained in this e-mail, any delay in its receipt or damage to your systems. We do not guarantee that the integrity of this e-mail has been maintained or that this e-mail is free of viruses, interception or interference. Please ensure that any sensitive data or information is encrypted. Level One Bank uses ZixCorp's E-mail Encryption Service. Need to send me sensitive information via email? [Click here](#)

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
TOMPSON, MARK & CHERYL	TOMPSON CHERYL	0	05/30/2007	QC	INVALID SALE	2008R-016228	BUYER	0.0		
DVORAK, HENRY & PATRICIA		149,865	09/17/1996	WD	ARMS-LENGTH	2095-0683	BUYER	100.0		
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: SR	Building Permit(s)	Date	Number	Status		
3011 OLD CARRIAGE TRAIL		School: BRIGHTON								
Owner's Name/Address		P.R.E. 100% 09/24/1996								
COLLTON CHERYL 3011 OLD CARRIAGE TRAIL BRIGHTON MI 48116		MAP #: V16-34								
Tax Description		2017 Est TCV Tentative		Land Value Estimates for Land Table 00065.HERITAGE FARMS						
SEC 22 T2N R5E HERITAGE FARMS OF CROOKED LAKE SUB LOT 2		X	Improved	Vacant	* Factors *					
Comments/Influences		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		Dirt Road		<Site Value A> STANDARD 55000 100 55,000						
		Gravel Road		120 Actual Front Feet, 0.67 Total Acres Total Est. Land Value = 55,000						
		X	Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		X	REFUSE	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan		Who	When	What	2017	Tentative	Tentative	Tentative		Tentative
		CG	07/18/2016	REVIEWED R	2016	27,500	61,000	88,500		70,195C
					2015	25,000	54,200	79,200		69,986C
					2014	25,000	49,500	74,500		68,884C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80 192	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: C		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 23 Floor Area: 1843 Total Base Cost: 120,794 Total Base New : 183,607 Total Depr Cost: 141,377 Estimated T.C.V: 127,240			CntyMult X 1.520 E.C.F. X 0.900			Bsmnt Garage: Carport Area: Roof:				
Yr Built 1988	Remodeled 0	Size of Closets		0 Amps Service			No./Qual. of Fixtures			Stories Exterior Bi-Level Siding 1 Story Siding 1 Story Siding			Foundation Rate Bi-Lev. 80% 89.34 Crawl Space 69.35 Overhang 37.31			Bsmnt-Adj Heat-Adj 0.00 0.00 -9.86 0.00 0.00 0.00			Size Cost 624 55,748 672 39,977 48 1,791	
Condition for Age: Good		Lg X Ord Small		(13) Plumbing			Other Additions/Adjustments			Rate			Rate			Size Cost				
Room List		(5) Floors		Average Fixture(s)			(14) Water/Sewer			1600.00			1 1,600							
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Fixture Bath Well, 200 Feet 1000 Gal Septic			4975.00 3085.00			1 4,975 1 3,085							
(1) Exterior		(7) Excavation		(16) Porches			(16) Deck/Balcony			31.12			80 2,490							
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0		(17) Garages			WCP (1 Story), Standard			7.13			192 1,369							
(2) Windows		(8) Basement		(14) Water/Sewer			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			19.20			576 11,059							
	Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer			Base Cost			-1300.00			1 -1,300							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Common Wall: 1 Wall			Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, ECF (4030 HERITAGE FARMS)			0.900 => TCV of Bldg: 1 =			141,377				
	X Avg. Large X Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			1 1000 Gal Septic 2000 Gal Septic													
(3) Roof		(10) Floor Support		Lump Sum Items:																
X	Gable Hip Flat		Joists: Unsupported Len: Cntr.Sup:	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																
X	Asphalt Shingle	Gambrel Mansard Shed																		
Chimney: Brick																				

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

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

MINUTES

Call to Order: Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:32 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, Dean Tengal, and Amy Ruthig, Zoning Administrator.

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

Mr. Gucciardo was present. He has had the front of the property line staked, but did not have a survey drawn up. He feels his hardship is the distance of his lot line from the road.

The call to the public was made at 6:40 pm with no response.

Moved by Ledford, seconded by McCreary, to approve Case #16-19 at 4133 Highcrest by Stephen Gucciardo for a 29' 6" variance from the required 35 feet to 5' 6" to construct a second story addition and an attached garage due to the following findings of fact:

- The need for the variance is not self-created.
- Constructing the garage would make the property consistent with other homes in the area.
- The need for this variance is due to the location of the existing single-family home and the narrowness of the lot.
- Granting of the requested variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the residents of the Township.
- Granting the requested 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:

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

- The existing shed is to be removed.

The motion carried unanimously.

2. 16-23... A request by Jeffrey and Mary Christina Beyers, 5373 Wildwood Drive, a variance to install a fence in the required waterfront.

Mr. and Mrs. Beyers were present. Mr. Beyers stated they have a small, 15-pound dog and want to put up a fence to allow the dog to be in the yard without a leash. They are proposing to put it 30-35 feet from the water's edge. It will be 18 inches from the existing stone wall. It will be three-feet high and made of black aluminum. He noted that the fence will not be as close to the water as decks are in the area.

Board Member McCreary questioned if the Beyers considered an electric fence. Mr. Beyers stated they have tried that, but the dog is terrified of it. Also, there are other dogs in the area that wander and this would deter them from coming into their yard. If he put the fence where it is allowed by ordinance, it would be very close to his house.

Mrs. Beyers stated that both of her neighbors are in support of this. She reiterated that it will not be as close to the water as decks in the area.

The call to the public was made at 7:04 pm.

Mr. Eric Moore of 5377 Wildwood, who lives next to the Beyers, stated they have made many improvements to the home and property since purchasing it a year ago. He is in support of the fence in the proposed location.

The call to the public was closed at 7:05 pm.

Moved by McCreary, seconded by Figurski, to deny Case #16-23 at 5373 Wildwood Drive by Jeffrey and Mary Christina Beyers to install a fence in the required waterfront setback based on the fact that the need for the variance is self-created and there is no hardship. **The motion carried (Ledford – yes; Dhaenens – no; Figurski – yes; McCreary – yes; Tengel – yes)**

3. 16-27...A request by Tim Chouinard, 1253 Sunrise Park, for front, side, rear, and waterfront variances to construct an addition to an existing home.

Mr. Chouinard was present. He has relocated the home forward to match the existing home and moved it further from the waterfront so his variance requests have changed. He also narrowed the home by 6 inches.

The call to the public was made at 7:24 pm with no response.

Moved by Ledford, seconded by Figurski, to approve Case #16-27 at 1253 Sunrise Park by Tim Chouinard, builder, and Glen and Sally Hope, owners, for an 18.9' front yard variance from the required 35 feet to 16.1 feet; a 5 foot side variance from the required 10 feet to 5 feet; a 2 foot rear yard variance from the required 40 feet to 38 feet; a 37.1 foot variance from the required 128.3 feet to 91.2 feet; and a 1% lot coverage variance from the maximum 35% to 36% to demolish part of and add an addition to a single-family home based on the following findings of fact:

- The extraordinary circumstances are the small lot size and the large waterfront setback of the adjacent home.
- The need for the variances is not self-created.
- Granting these variances will make this home consistent with other waterfront properties in the vicinity.
- The granting of these variances will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the residents of the Township of Genoa.
- 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.

This approval is conditioned on the following:

- Drainage from the home must be maintained on the lot.
- The structure must be guttered with downspouts.
- The existing shed is to be removed.
- Due to the lot coverage, no other structure or building is allowed.

Administrative Business:

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

Board Member McCreary asked that a statement regarding the underground storage tank be added to the discussion regarding Case #16-22.

Moved by Figurski, seconded by Ledford, to approve the July 19, 2016 Zoning Board of Appeals Meeting minutes with the following statement added under the discussion of Case #16-22 – "Board Member McCreary questioned if the underground storage tank is going to be removed. Mr. McCotter stated there is no tank underground; it is simply a lid on a drain. "

The motion carried with Board Member Tengal abstaining.

2. Correspondence - There was no correspondence this evening.
3. Township Board Representative Report - Board Member Ledford gave a review of the Township Board Meetings of August 1st and August 15, 2016.

4. Planning Commission Representative Report – Board Member Figurski gave a review of the Planning Commission meeting of August 8, 2016
5. Zoning Official Report – Ms. Ruthig stated she is working with the property owner who was required to tear down a pole barn addition. He is working with his neighbor to purchase land in order to comply with the ordinance requirements for the barn.
6. Member Discussion

Chairman Dhaenens welcomed Dean Tengel to the ZBA, who will be replacing Board Member Poissant. Dean has served on the Planning Commission and ZBA in the past.

Board Member McCreary advised that a bill has been passed by the governor regarding site condominiums and undeveloped parcels. These lots must be developed within 10 years or the association can take back the land.

Chairman Dhaenens questioned the procedure for variance requests that have expired before the work has been done. Ms. Ruthig stated an extension can be approved administratively. She will advise the Board when such extensions are given.

7. Adjournment

Moved by Ledford, seconded by McCreary, to adjourn the meeting at 7:58 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary