

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
OCTOBER 18, 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. 16-32 ... 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.
2. 16-28 ... A request by Jon and Pamela Okopski, 100 Chilson Road, for a use variance to allow chickens and ducks in the Suburban Residential (SR) zoning district.
3. 16-35 ... A request by Joe Valenti, 3535 Beattie Road, for a size variance and a variance to allow a detached accessory structure in the front yard.

Administrative Business:

1. Approval of minutes for the September 20, 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 # 16-32

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.



Applicant had no changes to request.

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.

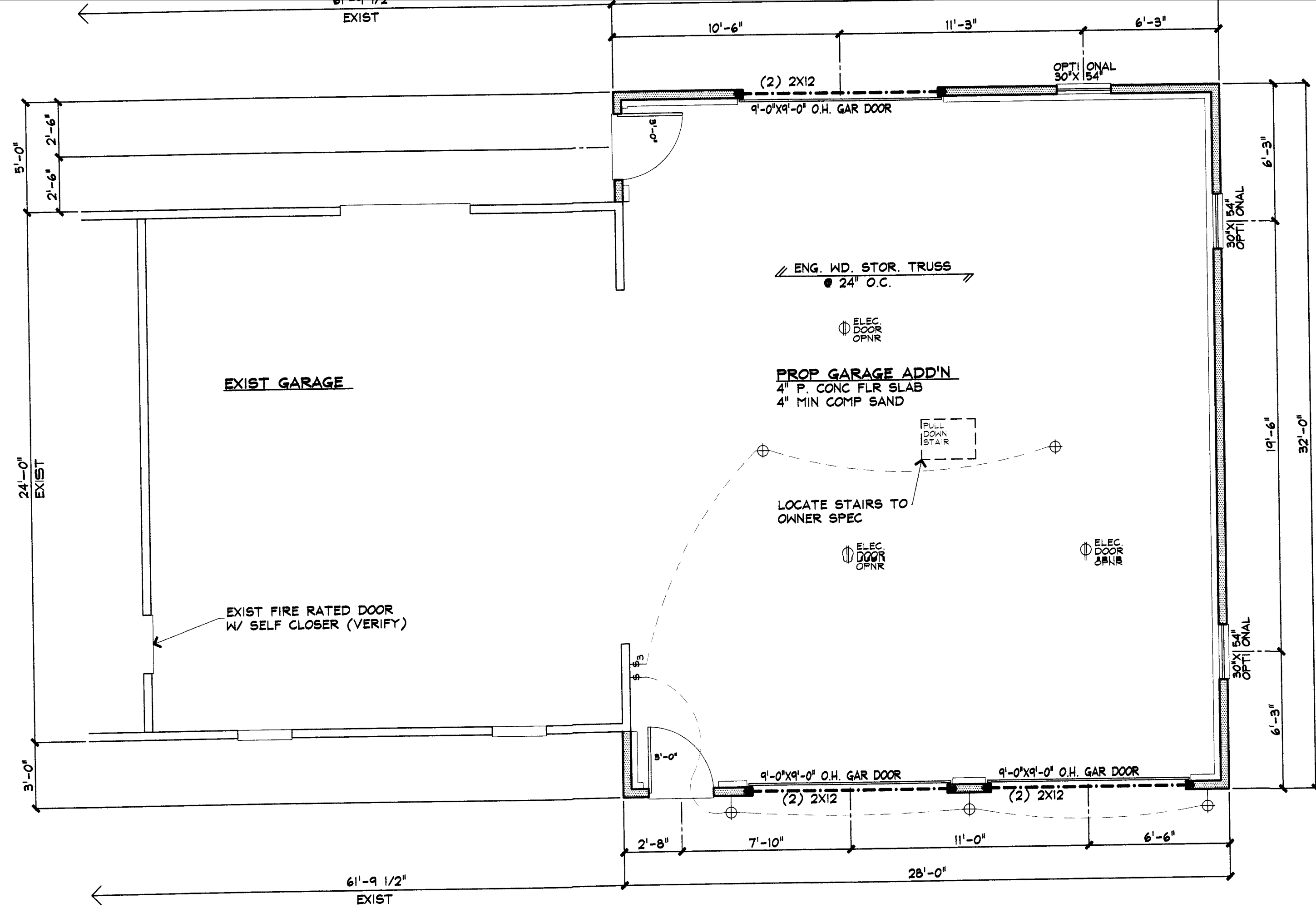
Recommended Conditions

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

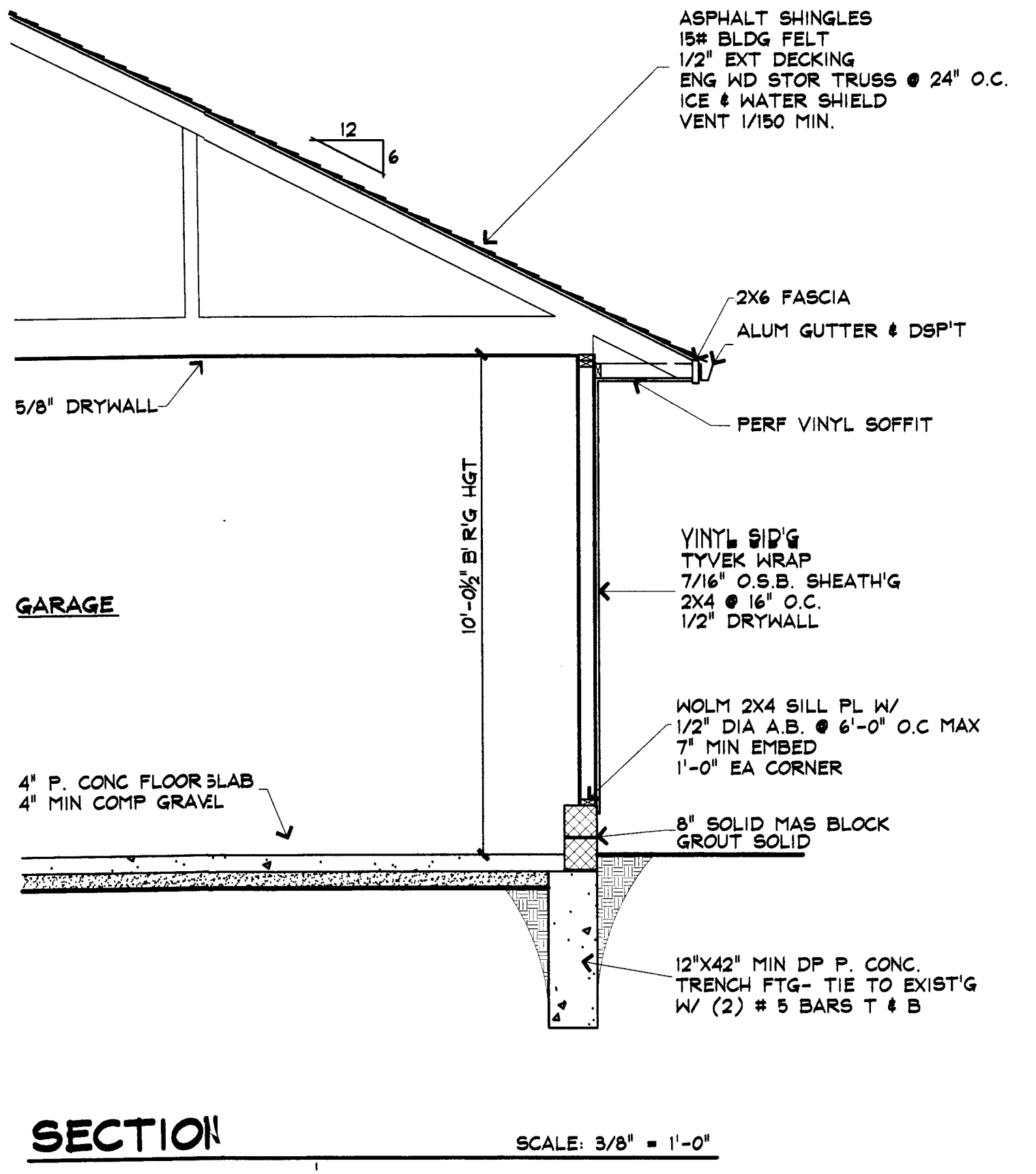
1. Drainage from the home must be maintained on the lot.
2. Structure must be guttered with downspouts.
3. No other impervious surfaces will be allowed on the property.



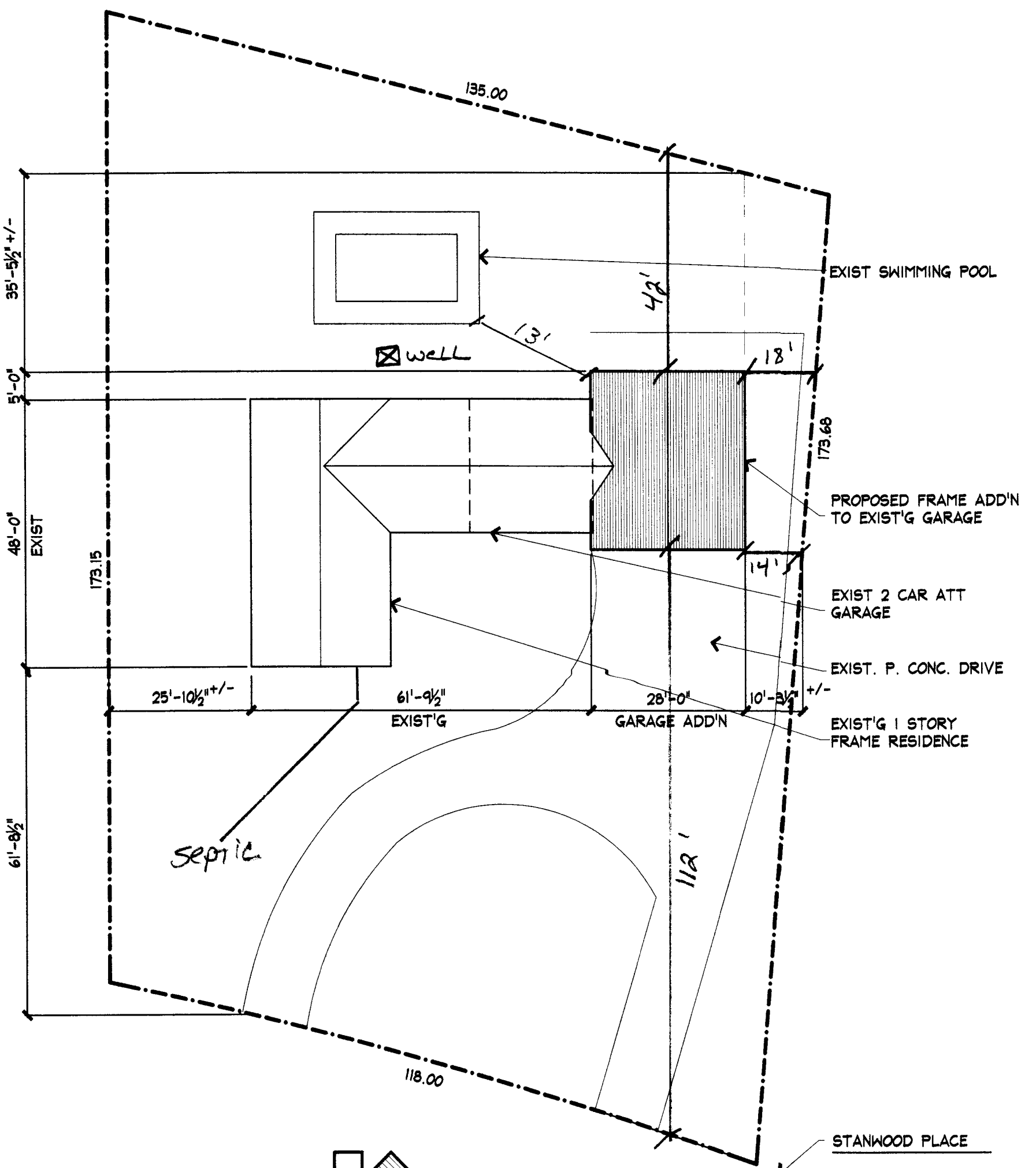
Orthophotos Flown Spring 2015
Parcel lines are a representation only;
Not intended for survey purposes.



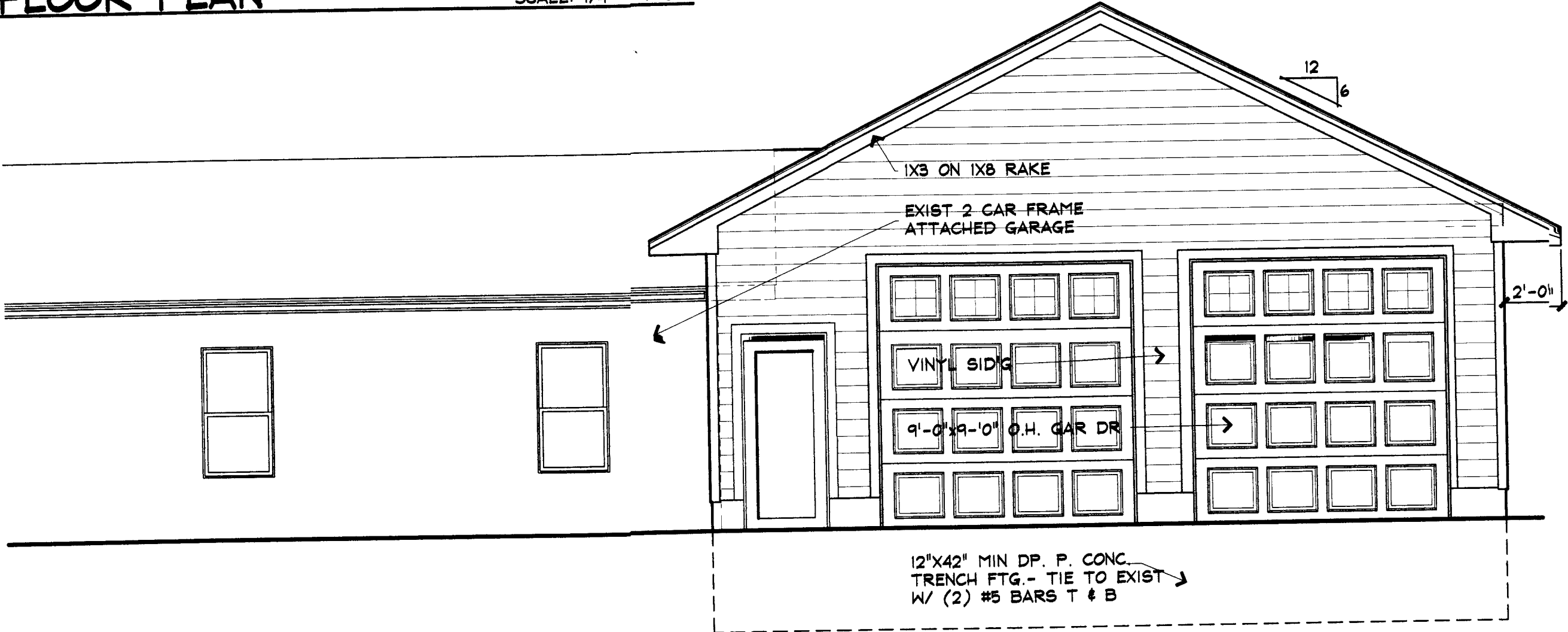
FLOOR PLAN SCALE: 1/4" = 1'-0"



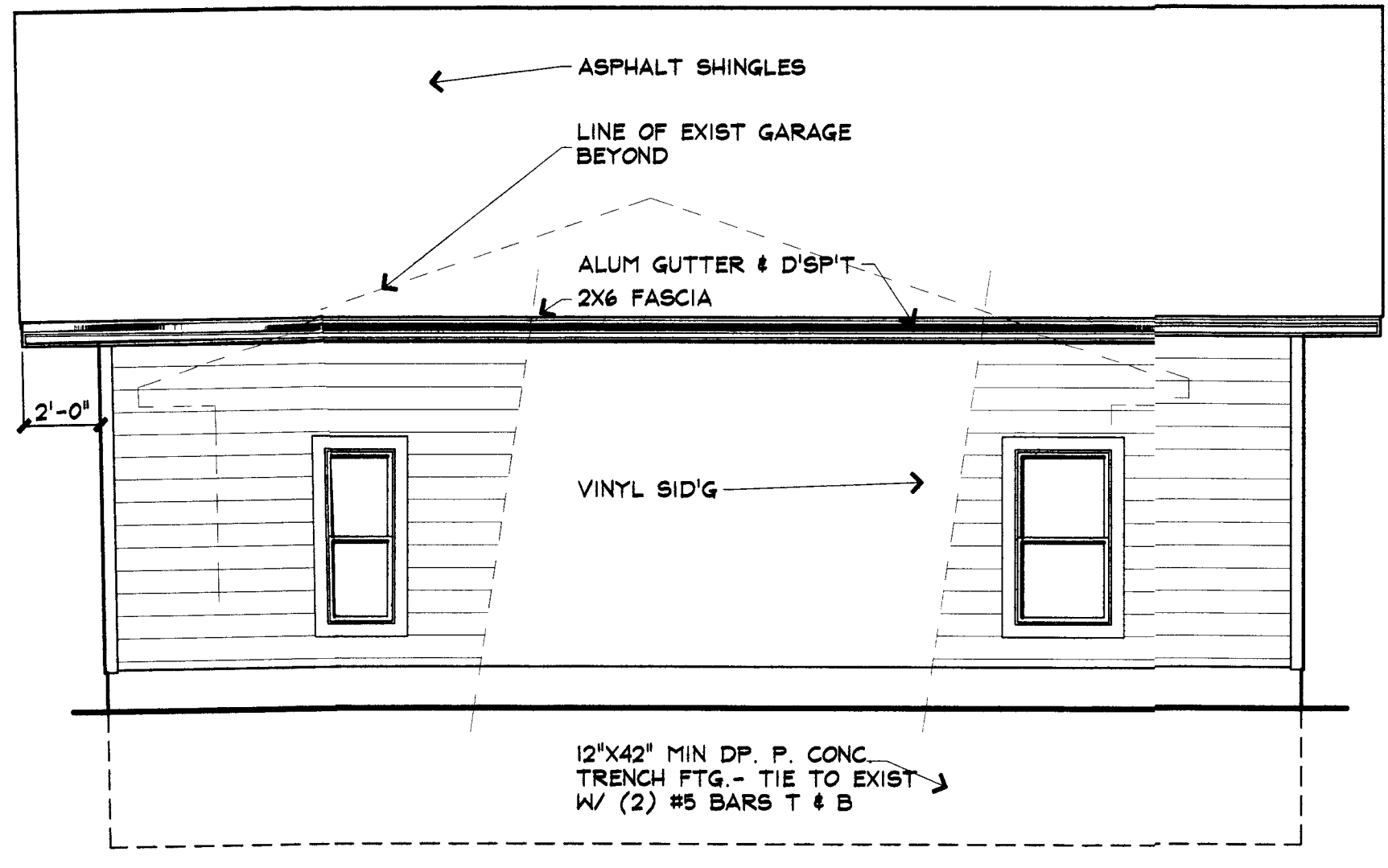
SECTION SCALE: 3/8" = 1'-0"



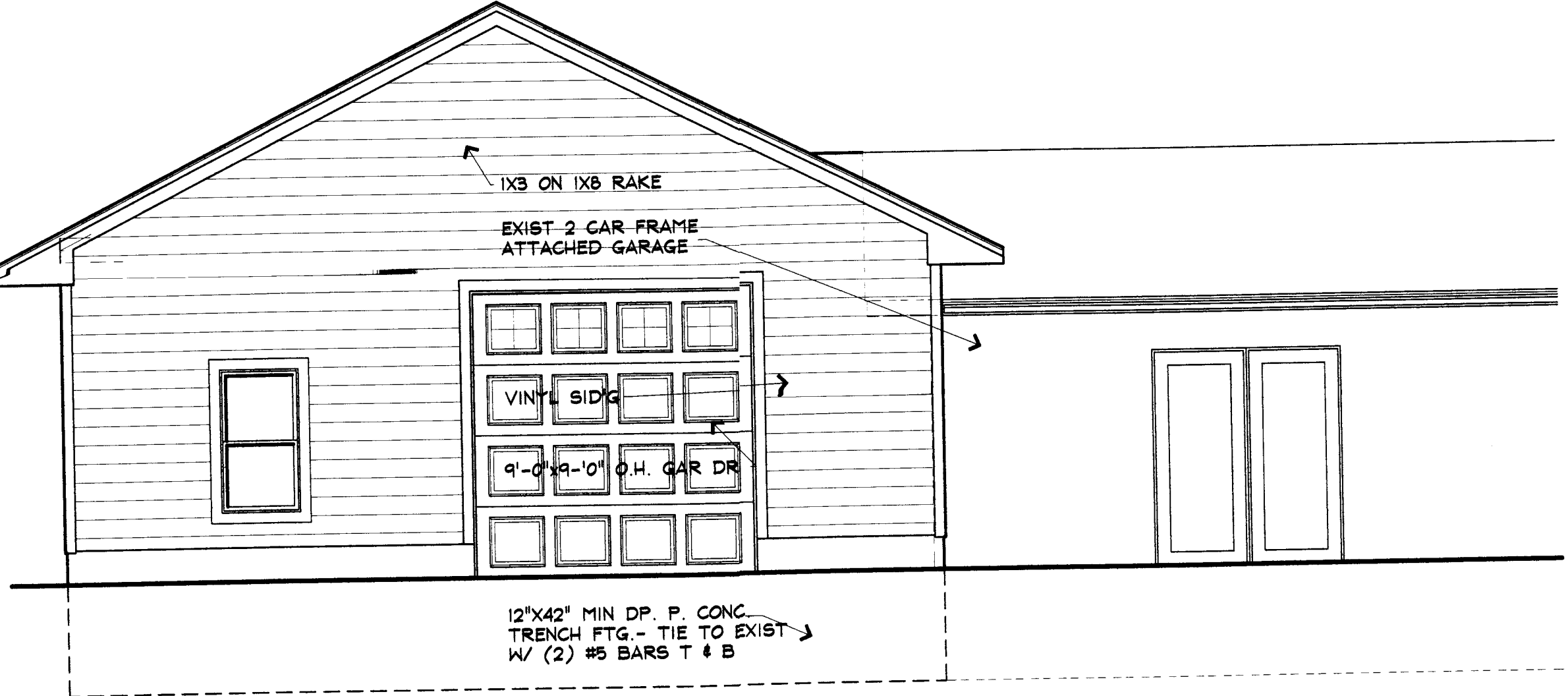
PLOT PLAN SCALE: 1" = 20'-0"



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



NORTH ELEVATION 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 PSI

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 R501.1. 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

ROBELKERS 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
Owner's Name/Address	P.R.E. 100% 01/05/2006					
LAHAIE BRIAN 2862 STANWOOD PLACE BRIGHTON MI 48114	MAP #: V16-32					
	2017 Est TCV Tentative					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 00013.COLLINGWOOD, SCOTTSWOOD							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC. 13 T2N, R5E, "BIRKWOOD HILLS" LOT 12			'A' FRONTAGE	123.00	173.00	1.0000	1.0000	675	100	83,025
Comments/Influences			123 Actual Front Feet, 0.49 Total Acres Total Est. Land Value = 83,025							
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.			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 4in Concrete	3.61	1.00	586	45	952		
			Pool: Fiberglass	38.43	1.00	450	45	7,781		
			Hot tub	5975.00	1.00	1	45	2,689		
			Shed: Wood Frame	11.40	1.00	100	45	513		
			Total Estimated Land Improvements True Cash Value =							11,935
			Public Improvements							
			Dirt Road							
			Gravel Road							
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								



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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level			2017	Tentative	Tentative	Tentative			Tentative
Rolling			2016	41,500	64,000	105,500			93,594C
Low			2015	40,000	62,300	102,300			93,315C
High			2014	40,800	57,300	98,100			91,846C
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
X REFUSE									

*** 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	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
	Building Style: C	Trim & Decoration Ex X Ord Min			Central Air Wood Furnace											
	Yr Built 1974	Remodeled 0	Size of Closets Lg X Ord Small			(12) Electric 0 Amps Service										
	Condition for Age: Good	Doors	Solid X	H.C.		No./Qual. of Fixtures Ex. X Ord. Min										
	Room List	(5) Floors Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings			(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	(1) Exterior	(7) Excavation Basement: 1512 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic											
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(15) Fireplaces Class:C Exterior: Brick Foundation: 42 Inch (Unfinished) Base Cost 22.60 552 12,475 Common Wall: 1 Wall -2275.00 1 -2,275 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 120,339 Separately Depreciated Items: (16) Deck/Balcony Treated Wood,Standard 6.10 800 4,880 County Multiplier = 1.52 => Cost New = 7,418 Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 6,898 Total Depreciated Cost = 127,237 ECF (4003 BIRKWOOD HILLS) 0.930 => TCV of Bldg: 1 = 118,330											
	Insulation	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(16) Deck/Balcony Treated Wood,Standard 6.10 800 4,880 County Multiplier = 1.52 => Cost New = 7,418 Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 6,898 Total Depreciated Cost = 127,237 ECF (4003 BIRKWOOD HILLS) 0.930 => TCV of Bldg: 1 = 118,330											
	(2) Windows	Many Avg. X Few	Large Avg. X Small		(17) Garages Class:C Exterior: Brick Foundation: 42 Inch (Unfinished) Base Cost 22.60 552 12,475 Common Wall: 1 Wall -2275.00 1 -2,275 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 120,339 Separately Depreciated Items: (16) Deck/Balcony Treated Wood,Standard 6.10 800 4,880 County Multiplier = 1.52 => Cost New = 7,418 Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 6,898 Total Depreciated Cost = 127,237 ECF (4003 BIRKWOOD HILLS) 0.930 => TCV of Bldg: 1 = 118,330											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(17) Garages Class:C Exterior: Brick Foundation: 42 Inch (Unfinished) Base Cost 22.60 552 12,475 Common Wall: 1 Wall -2275.00 1 -2,275 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 120,339 Separately Depreciated Items: (16) Deck/Balcony Treated Wood,Standard 6.10 800 4,880 County Multiplier = 1.52 => Cost New = 7,418 Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 6,898 Total Depreciated Cost = 127,237 ECF (4003 BIRKWOOD HILLS) 0.930 => TCV of Bldg: 1 = 118,330											
	(3) Roof	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(17) Garages Class:C Exterior: Brick Foundation: 42 Inch (Unfinished) Base Cost 22.60 552 12,475 Common Wall: 1 Wall -2275.00 1 -2,275 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 120,339 Separately Depreciated Items: (16) Deck/Balcony Treated Wood,Standard 6.10 800 4,880 County Multiplier = 1.52 => Cost New = 7,418 Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 6,898 Total Depreciated Cost = 127,237 ECF (4003 BIRKWOOD HILLS) 0.930 => TCV of Bldg: 1 = 118,330											
X	Gable Hip Flat	Gambrel Mansard Shed			(17) Garages Class:C Exterior: Brick Foundation: 42 Inch (Unfinished) Base Cost 22.60 552 12,475 Common Wall: 1 Wall -2275.00 1 -2,275 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 120,339 Separately Depreciated Items: (16) Deck/Balcony Treated Wood,Standard 6.10 800 4,880 County Multiplier = 1.52 => Cost New = 7,418 Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 6,898 Total Depreciated Cost = 127,237 ECF (4003 BIRKWOOD HILLS) 0.930 => TCV of Bldg: 1 = 118,330											
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(17) Garages Class:C Exterior: Brick Foundation: 42 Inch (Unfinished) Base Cost 22.60 552 12,475 Common Wall: 1 Wall -2275.00 1 -2,275 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 120,339 Separately Depreciated Items: (16) Deck/Balcony Treated Wood,Standard 6.10 800 4,880 County Multiplier = 1.52 => Cost New = 7,418 Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 6,898 Total Depreciated Cost = 127,237 ECF (4003 BIRKWOOD HILLS) 0.930 => TCV of Bldg: 1 = 118,330											
	Chimney: Brick	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(17) Garages Class:C Exterior: Brick Foundation: 42 Inch (Unfinished) Base Cost 22.60 552 12,475 Common Wall: 1 Wall -2275.00 1 -2,275 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 120,339 Separately Depreciated Items: (16) Deck/Balcony Treated Wood,Standard 6.10 800 4,880 County Multiplier = 1.52 => Cost New = 7,418 Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 6,898 Total Depreciated Cost = 127,237 ECF (4003 BIRKWOOD HILLS) 0.930 => TCV of Bldg: 1 = 118,330											

*** 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 # 16-28

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: Jon and Pamela Okopski

Property Address: 100 Chilson Road, Howell, MI 48843 Phone: (734)564-8206

Present Zoning: Suburban Residential Tax Code: 4711-06-100-020

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: See attached

2. Intended property modifications: None

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: 8-16-16 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.

Attachment to Genoa Township Variance Application

Variance Request

I am requesting a variance to allow me to keep five (5) chickens and three (3) ducks on my property.

I have owned this property since August 2011. These particular chickens and ducks have been with my family and me the entire time I have lived on the property. They are, at this point, a part of my family.

I have not had any complaints about these animals from my immediate neighbors. I am aware, however, that new arrivals to the neighborhood have filed disingenuous complaints with the Michigan Department of Agriculture and Rural Development ("MDARD") alleging that excessive noise and odor was coming from my property. Based upon this complaint, an MDARD representative inspected my property on July 8, 2016. The representative that inspected my property complimented me on the way that I was maintaining my property and specifically stated that she did not find any merit to the allegation that there was excessive noise or odor coming from my property. She indicated to me that she would be closing her file.

I am not a breeder of chickens and ducks and I have no intention of bringing more chickens and ducks on my property. These animals are domesticated and I simply wish to be allowed to keep them until they die naturally.

To the extent that having these few chickens and ducks on my property is a nonconforming use, I am requesting a variance pursuant to Article 24, which would allow me to maintain this nonconforming use strictly for the chickens, and ducks which currently live on my property. I am not requesting the right to bring additional chickens or ducks or replace the chickens or ducks when they die of natural causes.



Jon Okopski



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: September 29, 2016

RE: ZBA 16-28

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

STAFF REPORT

File Number: ZBA#16-28

Site Address: 100 Chilson Road

Parcel Number: 4711-06-100-020

Parcel Size: .610

Applicant: Jon and Pamela Okopski, 100 Chilson Road, Howell 48843

Property Owner: Same as applicant

Information Submitted: Application and site plan

Request: Use variance

Project Description: Applicant is requesting a use variance to allow chickens and ducks in Suburban Residential (SR) zoning.

Zoning and Existing Use: SR (Suburban Residential), single family home.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday October 2, 2016 and a 300 foot mailing was sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

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

- See Real Estate Summary and Record Card.

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 requesting a use variance to allow them to keep their poultry within the SR zoning which currently prohibits chickens.

Variance Requests

3.03.02 (g) (2) Use Variance: to allow chickens and ducks in a SR zoning.

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 23.05.04.

(a) The applicant has not demonstrated that the site cannot be reasonably used for any of the uses allowed within the SR zoning.

(b) There are no unique circumstances peculiar to the property and or other properties in the SR zoning district. The applicant has not proven that there are certain features or conditions of the land that are not applicable throughout the zone. In addition, the keeping of chickens and ducks is not necessary to earn a reasonable return.

(c) The Michigan Right to Farm Act passed in 1981, provided exemptions from local zoning for Agricultural uses including keeping of animals. In 2014, the MDARD made a determination that local government ordinances would prevail in primarily residential areas (Category 4 sites). This change in how Right to Farm is applied caused the Okopski's property to become non-conforming therefore the need for the variance was not self-created.

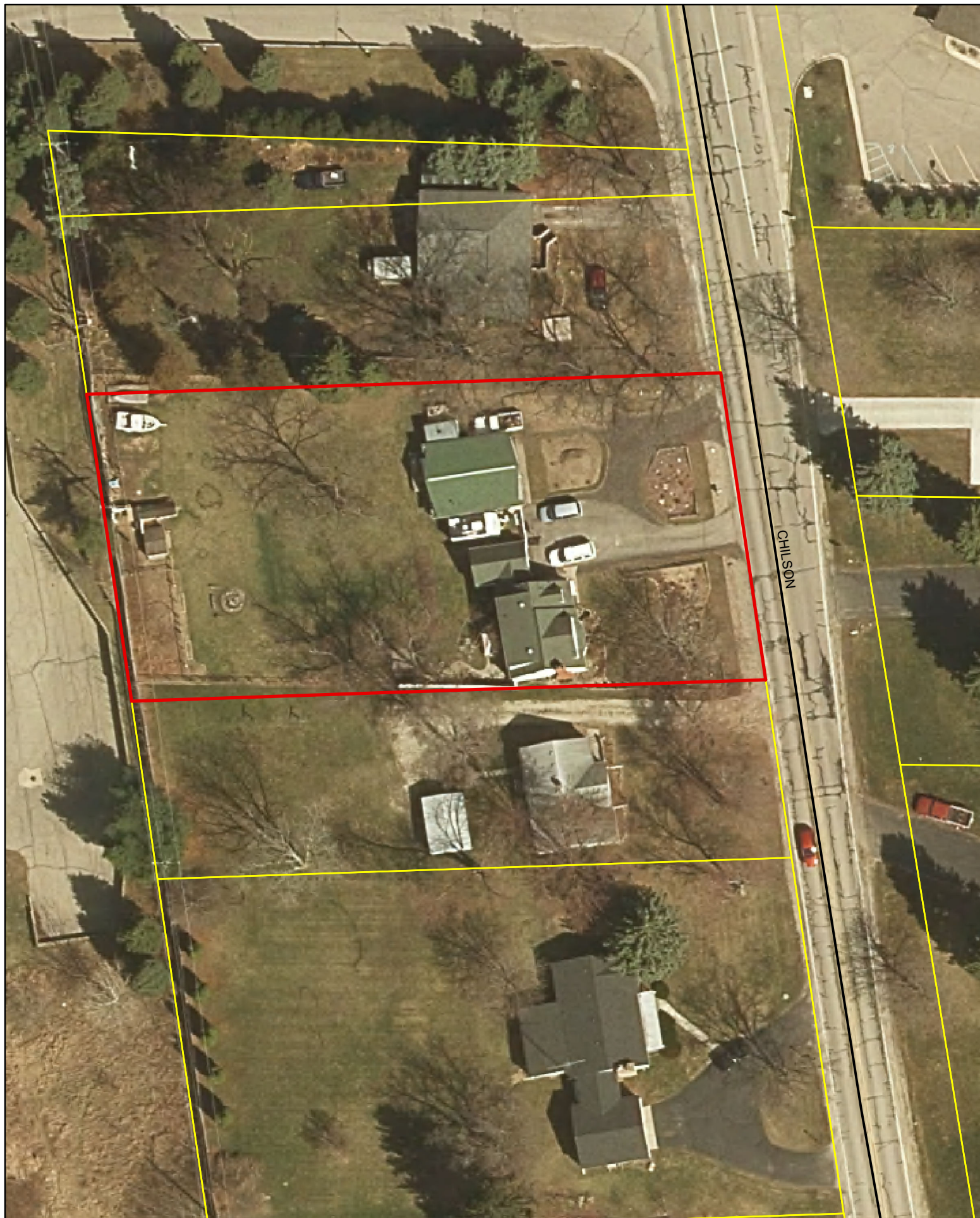
(d) The capacity and operations of public roads, utilities, other facilities and services will not be significantly compromised.

(e) This property is located in an area predominantly made up of small residential lots and commercial properties. The use variance would alter the character of the neighborhood. The keeping of chicken and ducks in the SR district has potential to pose a detriment to adjacent properties.

Recommended Conditions

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

1. If approved, Board could consider that the applicant cannot add any new animals when the current animals pass.

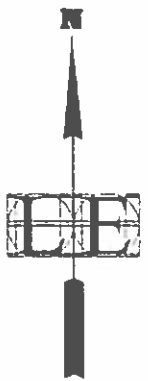


Orthophotos Flown Spring 2015
Parcel lines are a representation only;
Not intended for survey purposes.

NW COR.
SEC. 6
T2N-R5E

EAST 843.9' (R)

S60°06'45"E
1412.1' (R)



FOUND
2" PIPE

FOUND
2" PIPE

84.00' (R&M)

84.00' (R&M)

507.88' (R)

TAX ID.#
11-06-100-021

FOUND
PLB
IRON

N05°53'15"W (R&M)
113.89' (M) 114.00' (R)

S89°30'E
233.00' (R&M)

20.3'

FOUND
4 1/2" ROD

LATH ON
LINE (TYP)

FENCE

25.1'

117.9'

49.8'

TAX ID.#
11-06-100-020

STORAGE

33.00'

92'

GARAGE

50.0'

FOUND
BOSS
IRON

N05°53'15"W (R&M)
113.89' (M) 114.00' (R)

LATH ON
LINE
(TYP)

FENCE

127.6'

36.6'

HOUSE

114.00' (R&M)

N89°30'00"W
233.00' (R&M)

35.1'

CHILSON ROAD
(66' WIDE R.O.W. - PUBLIC)
N05°53'15"W 114.00' (R&M)

TAX ID.#
11-06-100-019

2.7'

3.3'

7.4'

FOUND
4 1/2" ROD

LEGAL DESCRIPTION AS RECORDED IN DOCUMENT 2010R-026889
A part of the Northwest fractional 1/4 of Section 6, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: Commencing at the Northwest corner of said Section 6; thence East 843.9 feet; thence South 60 degrees 6 minutes 45 seconds East 1412.1 feet; thence South 5 degrees 53 minutes 15 Seconds East 507.88 feet for a point of beginning; thence North 89 degrees 30 minutes West 233 feet; thence South degrees 15 seconds East 114 feet; thence South 89 degrees 30 minutes East 233 feet; thence North 5 degrees 53 minutes 15 seconds West 114 feet to the point of beginning.

October 5, 2016

Amy Ruthig
Genoa TWP. Zoning Administrator and Zoning Board Members
2911 Dorr Road
Brighton, MI 48116

RE: Appeal at 100 S. Chilson Road

Dear Ms. Ruthig and Honorable Zoning Board Members,

I would like to offer some comments on the appeal regarding the keeping of chickens at 100 S. Chilson Road. I hope you will read and consider these comments at your board meeting.

My name is Jim Rowell. I work for Livingston County and my office is in the East complex adjacent to Mr. and Mrs. Okopski's home. Since January of 2010, I have been the first person to arrive each morning and I also park in the same place within 60 feet of the Okopski's back fence where these birds are kept. Until a few weeks ago, I didn't even know these birds were there. I have never heard them or seen them roam free in more than 6 years of tenure at the county. I heard about this recently from one of the residents.

Although I am not a neighbor living here on this street, our staff of more than 20 employees and myself are in this parking lot numerous times throughout each work day. I have asked the staff and none of us were aware of the existence of these animals.

As a former ordinance officer myself, I appreciate and respect the value and purpose of the ordinances. However I can also tell you from my experience that more than half the time, ordinance complaints are not motivated by the violation of the ordinance itself. Many times it is more personal in nature.

For the last few years, I have watched the Okopski's take a vacant home which was somewhat neglected and turn it into one of the nicer homes on this short section of residences. They're nice people with nice kids and appear to have great relationships with most of the neighbors. Clearly they have done more to improve their property in the last few years than most homes in this stretch of road. They have added paver brick walks, landscaping and keep the property nice.

The benchmark of a good variance board is to consider all aspects of any issue before them. I hope that this board will consider the request of the Okopski's and the wishes of the majority of the neighborhood and consider a fair reasonable and resolution to this issue. Thank you for taking the time to read this letter.

Jim Rowell
5240 Mountain Road
Brighton MI 48116

Amy Ruthig

From: John Dunlap <jdunlap1000@gmail.com>
Sent: Saturday, October 08, 2016 9:57 PM
To: Amy Ruthig
Subject: October 18th meeting

To Whom it May Concern:

This is in regards to a proposed variance that is on the agenda for October 18th Genoa Township Zoning Board of Appeals meeting. I received a notice regarding my neighbors Jon & Pamela Okopski for a use variance to allow chickens & ducks in our neighborhood. My wife & I will not be in town to attend the meeting & would like you to inform the board that we have never had an issue with any chickens or ducks. We have never once been bothered by any noises from them, smelled them or found them disturbing in any way shape or form for the YEARS that they have raised the animals. Please allow the chickens & ducks to stay, they are well taken care of & are beloved pets to our neighbors. We enjoy watching the ducks waddle around their backyard & it would be very sad to see them taken away from their family.

Thank you,
John & Stacy Dunlap
140 Chilson Road
517-404-0349

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAYEBI REAL ESTATE I, LLC	OKAPSKI JON	55,000	08/03/2011	TA	ARMS-LENGTH	2011R-023396	BUYER	100.0
US BANK NATIONAL ASSOC.	TAYEBI REAL ESTATE I, LLC	20,580	10/01/2010	QC	FORECLOSURE	2010R-026889	BUYER	100.0
VANDERCOOK, JUNE	US BANK NATIONAL ASSOC.	86,700	02/03/2010	SD	FORECLOSURE	2009R-032210	BUYER	0.0

Property Address	Class: 401 RESIDENTIAL-IM	Zoning: SR	Building Permit(s)	Date	Number	Status				
100 CHILSON RD	School: HOWELL									
	P.R.E. 100% 08/03/2011									
Owner's Name/Address	MAP #: V16-28									
OKOPSKI JON 100 CHILSON RD HOWELL MI 48843	2017 Est TCV Tentative									
	X Improved	Vacant	Land Value Estimates for Land Table 124.HOWELL M& B							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			LAND TABLE A			0.610 Acres	50,000	100	30,500	
						0.61 Total Acres		Total Est. Land Value =	30,500	
Tax Description	Dirt Road									
SEC. 6 T2N, R5E, COM. AT NW COR. SEC. 6	Gravel Road									
THENCE E 843.9 FT., S 60* 6' 45" E 1412.1	Paved Road									
FT., S 5* 53' 15" E 507.88 FT. FOR BEG.,	Storm Sewer									
N 89* 30' W 233 FT., S 5* 53' 15" E 114	Sidewalk									
FT., S 89* 30' E 233 FT., N 5* 53' 15" W	Water									
114 FT. TO BEG.	Sewer									
Comments/Influences	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									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	LM	10/28/2011	DATA ENTER	2017	Tentative	Tentative	Tentative			Tentative
				2016	15,300	36,700	52,000			45,037C
				2015	15,300	33,900	49,200	0D		0
				2014	15,300	31,500	46,800	0D		0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 36	Type Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																			
Building Style: CD		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost											
Yr Built 1960	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Total Base Cost: 103,911			X 1.520											
Condition for Age: Good		Size of Closets		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Rate											
Room List		(5) Floors		Kitchen:			(9) Basement Finish			Basement Recreation Finish			11.25			210 2,363								
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			(13) Plumbing			(14) Water/Sewer			2 Fixture Bath			1325.00			2 2,650					
(1) Exterior				Ex. X Ord. Min			Average Fixture(s)			Well, 200 Feet			4675.00			1 4,675								
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			2 2 Fixture Bath			1000 Gal Septic			2895.00			1 2,895								
	Insulation	(7) Excavation		Many X Ave. Few			Softener, Auto			(15) Built-Ins & Fireplaces			Fireplace: Exterior 2 Story			4150.00			1 4,150					
(2) Windows		Basement: 842 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Softener, Manual			(16) Breezeways			Frame Wall, Finished			27.25			36 981					
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			28.10			240 6,744		
(3) Roof				(9) Basement Finish			Ceramic Tub Alcove Vent Fan			Class:CD Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost			19.43			720 13,990					
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			County Multiplier = 1.52 =>			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost =			61,506					
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0,			Total Depreciated Cost =			75,966								
Chimney: Brick										ECF (47070 HOWELL M & B)			0.986 => TCV of Bldg: 1 =			74,902								

*** 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 # 16-35

Meeting Date: 10-18-16

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: Joe Valenti

Property Address: 3535 Beattie Rd. Phone: (248)996-3389

Present Zoning: CE Tax Code: 4711-19-400-012

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: Detached Garage in Front Yard and size variance

2. Intended property modifications: _____

a. Unusual topography/shape of land (explain): Slope of property - Placement of existing home - corner lot - location of septic field - DTE Wires.

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: 9-23-16 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: October 12, 2016

RE: ZBA 16-35

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

STAFF REPORT

File Number: ZBA#16-35
Site Address: 3535 Beattie Road Howell 48843
Parcel Number: 4711-19-400-012
Parcel Size: 2.16 Acres
Applicant: Joe Valenti, 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 size variance and a variance to place a detached accessory structure in the front yard.
Zoning and Existing Use: CE (Country Estates)
Other: Public hearing was published in the Livingston County Press and Argus on Sunday October 2, 2016 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

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

- See Real Estate Summary and Record Card.

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 size variance and a variance to allow a detached accessory structure in the front yard. On the property currently there is an unenclosed carport with a single family home.

Variance Requests

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

<u>Section 11.04.01 (h) (1):</u>	Required Size:	1200 sq.ft. (combined total)
	Proposed Size:	New 864, Existing 578= 1442 total
	Proposed Variance Amount:	242 sq. ft.

Section 11.04.01 (c): requesting a variance to construct detached accessory in the front yard.

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 size and location would prevent the applicant from constructing a detached accessory structure. It does not unreasonably prevent use of the property. Granting the variance would give substantial justice.

Extraordinary Circumstances – The existing home and carport was designed and built by a prominent local architect. The home has unique contemporary architecture making application of traditional zoning challenging. Granting of the variance would make it consistent within the vicinity (see attached aerial).

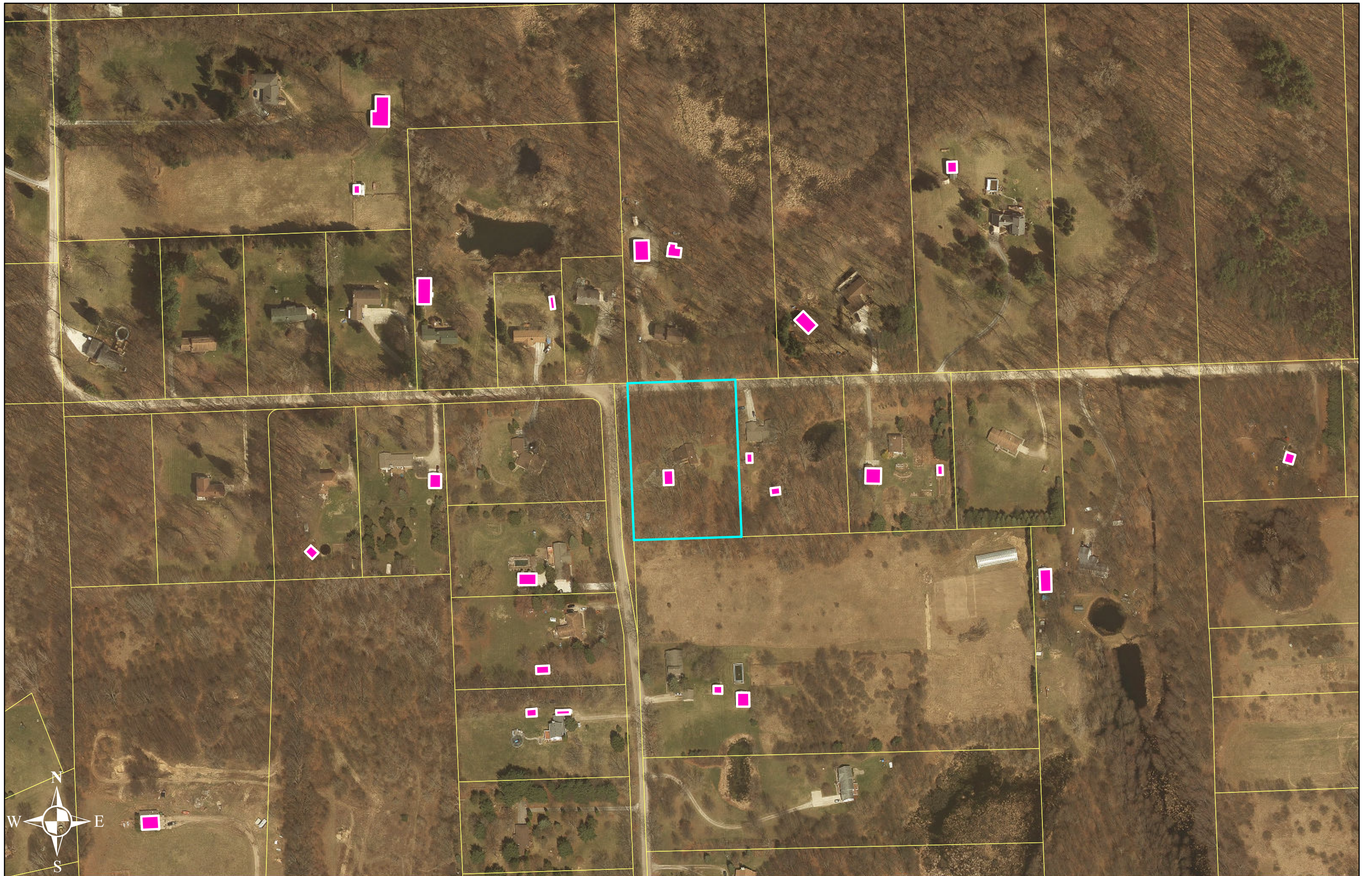
Public Safety and Welfare – The granting of these variances will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of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

Impact on Surrounding Neighborhood – The proposed variances would not have an 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. Structure will be guttered with downspouts and drainage will be maintained on the lot.
2. No additional outbuildings will be allowed.



Parcel lines are approximate. Not intended for survey purposes.

1 inch = 200 feet



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

PARDEE RD



WOODED AREA



TREE LINE

SEPTIC TANK & FIELD

EXISTING HOME

WATER WELL

EXISTING WALKWAY

EXISTING GARPORT

GRAVEL DRIVEWAY

PROPOSED GARAGE
2 CAR

TREE LINE



WOODED AREA

LAND SLOPES DOWN

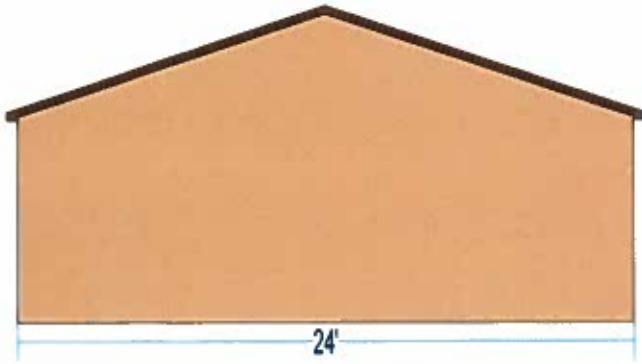
WOODED AREA

OVERHEAD OTE WIRES

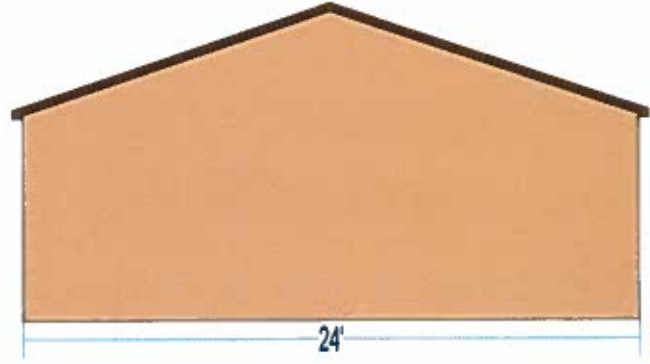


*** Here are the wall configurations for your design.

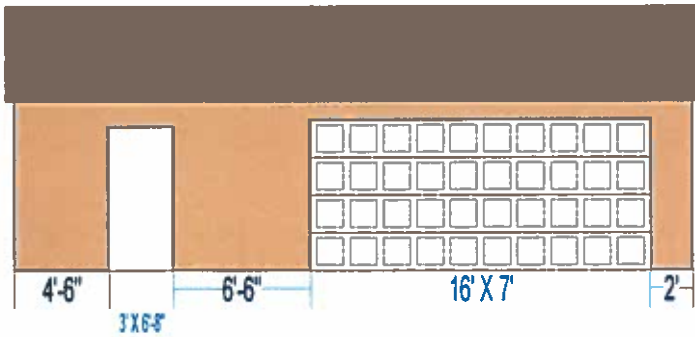
Illustration May Not Depict All Options Selected



Gable Front View



Gable Back View



Eave Front View

- (1) - PREHUNGSTE SERVICEDOO CP1 FLUSH STEEL DOOR PH 36X80 LH SB
- (1) - GARAGE DOOR 16X7WHITE INSUL RAISEDPNL EZSETTORSN M4SV



Eave Back View

Building Size: 24 feet wide X 32 feet long X 8 feet high

Approximate Peak Height: 12 feet 4 inches (148 inches)

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

Confirm the door requirements with your local zoning official before construction.

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

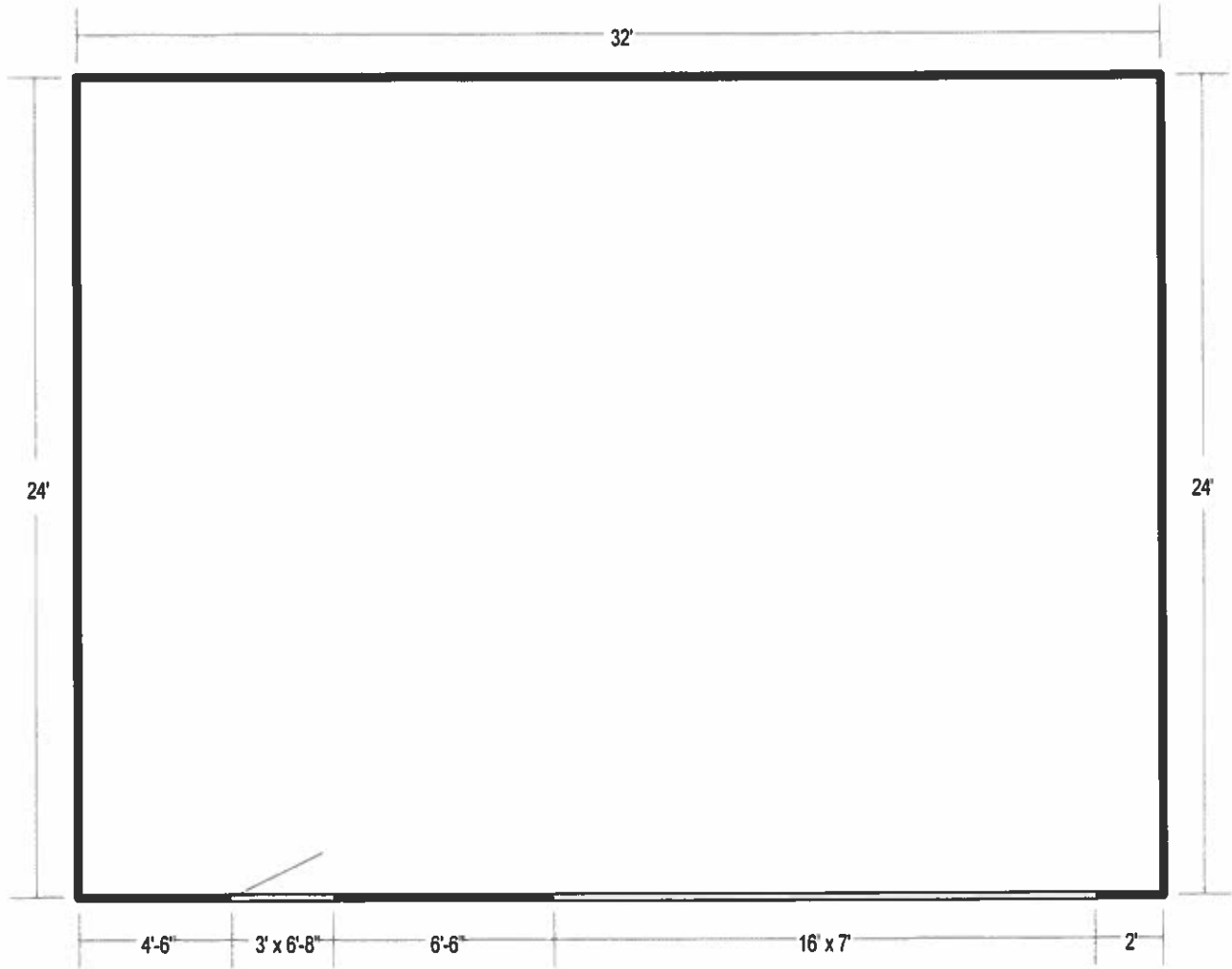
Estimate Id: 33514



Page 3 of 3
9/23/2016

*** Garage Floor Plan.

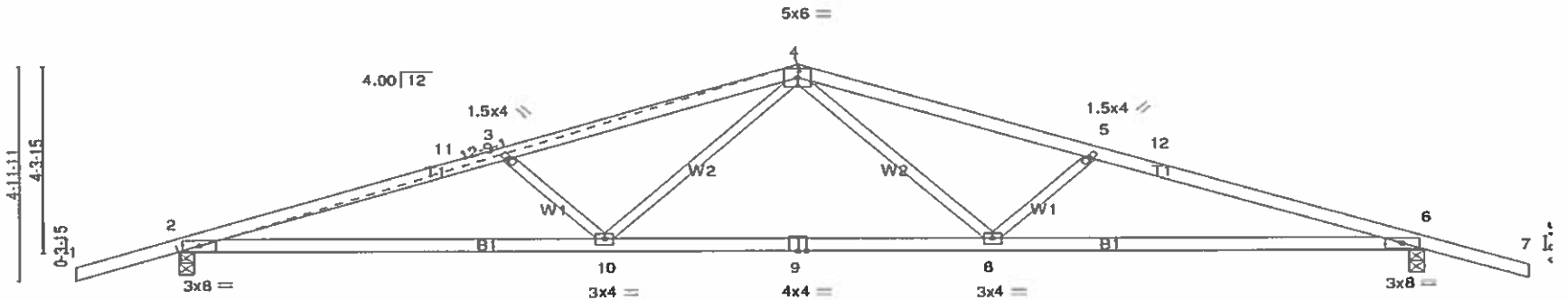
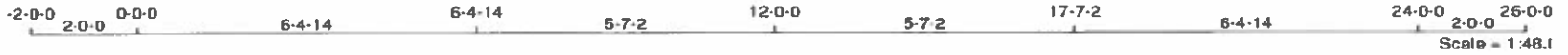
Illustration May Not Depict All Options Selected



Building Size: 24 feet wide X 32 feet long X 8 feet high

Midwest Manufacturing, Eau Claire, WI

7:52:08 May 1 2014 MiTek Industries, Inc. Wed Dec 31 14:11:33 2014 Page 1
ID:wLq4tCSqiddmOCMKdSI1_CyrZ6B-w50PiK1S02AZaBGF29DFmJmp74FHOOJbOY051uy3QSt



LOADING (psf)	SPACING-	CSI.	DEFL.	PLATES	GRIP
TCLL (roof) 42.0	2-0-0	TC 0.81	in (loc) l/dell L/d	MT20	197/144
Snow (Ps/Pg) 41.8/60.0	Plates Increase 1.15	BC 0.99	Vert(LL) -0.26 8-10 >999 240		
TCDL 10.0	Lumber Increase 1.15	WB 0.61	Vert(TL) -0.47 8-10 >609 180		
BCLL 0.0	Rep Stress Incr YES	(Matrix)	Horz(TL) 0.13 6 n/a n/a		
BCDL 10.0	Code IRC2012/TPI2007			Weight: 74 lb	FT = 0

LUMBER-
 TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 WEBS 2x3 SPF Stud

BRACING-
 TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer installation guide.

REACTIONS. (lb/size) 6=1681/0-3-8 (min. 0-2-10), 2=1681/0-3-8 (min. 0-2-10)
 Max Horz 2=-82(LC 15)
 Max Uplift 6=-301(LC 11), 2=-301(LC 10)
 Max Grav 6=1693(LC 2), 2=1693(LC 2)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-11=-3428/634, 3-11=-3240/649, 3-4=-2969/570, 4-5=-2969/570,
 5-12=-3240/649, 6-12=-3428/634
 BOT CHORD 2-10=-507/3144, 9-10=-288/2160, 8-9=-288/2160, 6-8=-507/3144
 WEBS 3-10=-789/229, 4-10=-96/1006, 4-8=-97/1006, 5-8=-789/229

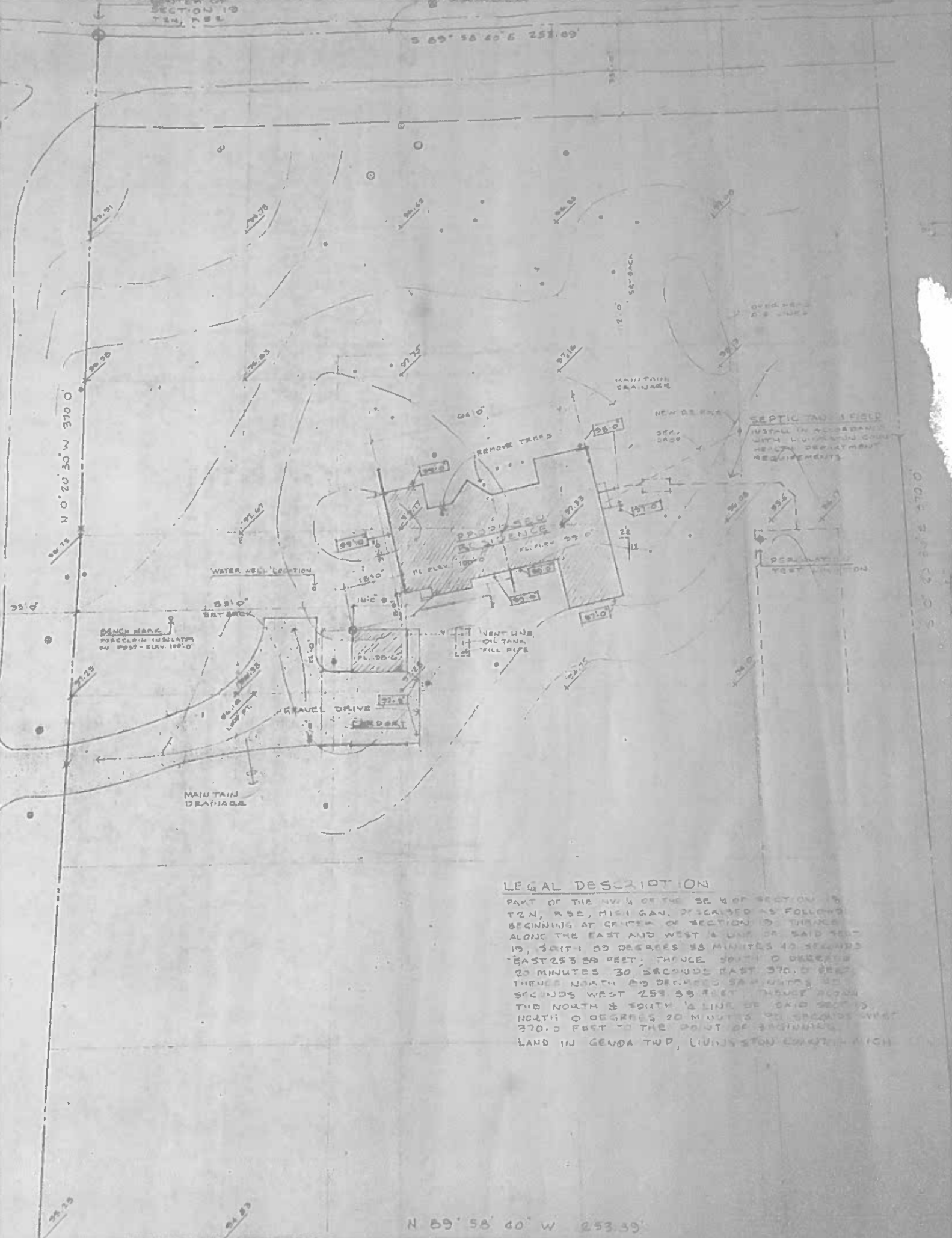
JOINT STRESS INDEX
 2 = 0.79, 3 = 0.51, 4 = 0.78, 5 = 0.51, 6 = 0.79, 8 = 0.95, 9 = 0.87 and 10 = 0.95

- NOTES-**
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-10; Vult=115mph (3-second gust) V(IRC2012)=91mph; TCCL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; and vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - 3) TCLL: ASCE 7-10; Pr=42.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=60.0 psf (ground snow); Ps=41.6 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II, Exp C, Fully Exp.; Ct=1.1
 - 4) Roof design snow load has been reduced to account for slope.
- Continued on page 2



SECTION 19
T2N, R5E

S 69° 58' 40" E 253.89'



LEGAL DESCRIPTION

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19,
 T2N, R5E, MICH CAN. DESCRIBED AS FOLLOWS:
 BEGINNING AT CENTER OF SECTION 19; THENCE
 ALONG THE EAST AND WEST 1/2 LINE OF SAID SECTION
 19, SOUTH 69 DEGREES 58 MINUTES 40 SECONDS
 EAST 253.89 FEET; THENCE SOUTH 0 DEGREES
 20 MINUTES 30 SECONDS EAST 370.0 FEET;
 THENCE NORTH 69 DEGREES 58 MINUTES 40
 SECONDS WEST 253.89 FEET; THENCE ALONG
 THE NORTH & SOUTH 1/2 LINE OF SAID SECTION 19,
 NORTH 0 DEGREES 20 MINUTES 30 SECONDS WEST
 370.0 FEET TO THE POINT OF BEGINNING.
 LAND IN GENOA TWP, LIVINGSTON COUNTY, MICH.

N 69° 58' 40" W 253.89'

Amy Ruthig

From: Ted Gerutta <tgerutta@comcast.net>
Sent: Tuesday, October 04, 2016 5:17 PM
To: Amy Ruthig
Subject: Genoa Township Zoning Board of Appeals - 3535 Beattie Road Variance Request

Hello Ms. Ruthig,

I am writing you in response to the variance request notification you sent me for 3535 Beattie Road.

First, thank you for contacting me and allowing me the opportunity to review and comment on the variance request. I'm glad the local home owners have an opportunity to participate in the decision process.

I was able to stop into the office and review the file for this request. Given the lack of any enclosed parking space and the limit storage space the request seems reasonable and appropriate. The proposed location for the new structure also seem appropriate and I feel it will add value to the property. I have no objection to the proposed structure and I'm happy to support granting the requested variance.

If I can be of any other assistance please do not hesitate to contact me.

Thank you,
Ted Gerutta
2540 Pardee

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
LINDHOUT, WILLIAM & BETTY	LINDHOUT, WM. P. & BETTY	0	03/06/2003	TA	PTA		BUYER	0.0						
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: CE		Building Permit(s)		Date	Number	Status				
3535 BEATTIE RD		School: HOWELL												
Owner's Name/Address		P.R.E. 100% / /												
LINDHOUT, WM. P. & BETTY C. TRUST 3535 BEATTIE RD HOWELL MI 48843		MAP #: V16-35												
Tax Description		2017 Est TCV Tentative												
SEC 19 T2N R5E PART OF THE NW 1/4 OF THE SE 1/4 OF SEC 19, BEG AT THE CEN OF SAID SEC, TH S 89*58'40"E 253.89 FT, TH S 0*20' 30"E 370 FT, TH N 89*58'40"W 253.89 FT, TH N 0*20'30"W 370 FT TO THE POB, 2.16AC M/L, C.L.S. 1539, PARCEL 3		X Improved		Vacant		Land Value Estimates for Land Table 124.HOWELL M& B								
Comments/Influences		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value						
		Dirt Road		LAND TABLE A		2.160 Acres 26,944 100		58,200						
		Gravel Road		2.16 Total Acres		Total Est. Land Value =		58,200						
		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												
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
								2017	Tentative	Tentative	Tentative			Tentative
								2016	29,100	84,600	113,700			99,703C
								2015	29,100	79,100	108,200			99,405C
								2014	29,100	74,200	103,300			97,840C

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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 Gas	Area 96 96	Type WSEP (1 Story) Pine	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 192 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																			
Building Style: BC		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: BC Effec. Age: 26 Floor Area: 2120 Total Base Cost: 155,630 Total Base New : 236,557 Total Depr Cost: 175,052 Estimated T.C.V: 172,601			CntyMult X 1.520 E.C.F. X 0.986		Bsmnt Garage: Carport Area: 352 Roof: Aluminum									
Yr Built 1979	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost			
Condition for Age: Good		Lg	X	Ord		Min	Ex. X Ord. Min			Rate			Rate		Rate		Rate		Rate		Rate			
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments			Rate			Rate		Rate		Rate		Rate		
Basement 1st Floor 2nd Floor -16 Bedrooms		(6) Ceilings		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Many X Ave. Few			(13) Plumbing			3 Fixture Bath			Well, 200 Feet			1000 Gal Septic			(16) Porches		
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 2120 S.F. Height to Joists: 0.0			Basement			(14) Water/Sewer			WSEP (1 Story), Standard			Pine, Standard			Aluminum			Garages		
X Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			(9) Basement Finish			Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost			40.08			7.53			8.50			35.30		
Insulation		(9) Basement		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(10) Floor Support			Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/74.0, ECF (47070 HOWELL M & B)			3525.00			5700.00			3550.00			40.08		
(2) Windows		(10) Floor Support		Lump Sum Items:			Joists: Unsupported Len: Cntr.Sup:			0.986 => TCV of Bldg: 1 =			3525.00			5700.00			3550.00			40.08		
Many Avg. Few X Avg. Large X Avg. Small		(11) Heating/Cooling																						
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(12) Electric																						
(3) Roof		(13) Plumbing																						
X Gable Hip Flat		(14) Water/Sewer																						
Gambrel Mansard Shed		(15) Fireplaces																						
X Asphalt Shingle		(16) Porches/Decks																						
Chimney: Brick		(17) Garage																						

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

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
September 20, 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 McCreary, to approve the agenda as presented. **The motion carried unanimously.**

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

1. **16-29...A request by Tammy Parisian and Beverly Donald, Property ID 4711-10-102-031 Lot 30, Vacant Dickson Drive, for 2 front yard, 1 side yard, and lot coverage variances in order to construct a new home.**

Ms. Parisian was present. She stated that after the survey was done, they learned the lot line was back further than originally thought due to an unimproved, platted road that was never put in.

Board Member Figurski does not want to allow a lot coverage variance of 51 percent. Board Member McCreary also has concerns with the lot coverage variance.

Board Member Tengal feels that with the abandoned road and the fact that the deck is being included in the lot coverage, the home would be under the lot coverage requirement.

The call to the public was made at 6:50 pm. Chairman Dhaenens noted that a letter was received from Thomas Mitchell at 5315 Dickson advising that he is against the 3-foot side-yard variance.

Chairman Dhaenens stated this is a unique lot because of the hill and the abandoned road. He noted that the neighbors have built homes into the roadway area.

Moved by Tengal, seconded by Ledford, to approve the front (south) yard setback variance of 30 feet, the side yard setback variance of 3 feet, the front (north) yard setback variance of 17.5 feet, and the lot coverage variance of 1.2 percent based on the following findings of fact:

- The need for the variance is not self-created.

- Strict compliance with the front, side, and rear yard setbacks and lot coverage limit would prevent the applicant from constructing a new single-family home.
- Granting of the variances would offer substantial justice to the applicant.
- 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 is abandoned.
- The variances are not self-created.
- Granting of the requested 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 of Genoa.
- Granting the requested variances would have little or no impact on 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.
- No other impervious surfaces will be allowed on the property. The driveway will have to be gravel.

The motion carried (Ledford – yes; Dhaenens – yes; Figurski – no; McCreary – yes; Tengel – yes)

2. 16-30... A request by John Fallone, 3815 E. Coon Lake Road, for a height variance to allow a six-foot fence in the side and rear yard.

John and Amber Fallone were present. They would like to keep the fence that is currently there. They thought the fence company pulled the permit, but they did not. Having this fence will reduce the noise from Coon Lake and will allow for the safety of their pets and their family's children when they visit.

Chairman Dhaenens questioned the applicant as to why they did not put up a four-foot fence, per the ordinance. Mr. Fallone stated he would still be able to hear the road with a four-foot fence. They also would like privacy from their neighbors.

All Board Members agree there is not a practical difficulty with the land and that the need for the variance is self-created.

The call to the public was made at 7:16 pm.

The applicant submitted a petition signed by his three neighbors asking for the fence to remain.

The call to the public was closed at 7:17 pm.

Moved by Tengel, seconded by McCreary, to deny the request to allow a six-foot fence in the side and rear yards based on the following findings of fact:

- There is no practical difficulty.
- The need for the variance is self-created.
- The variance will not make the property more consistent with the vicinity.
- The granting of this variance will not impair an adequate supply of 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 of Genoa.
- The proposed variance would have no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

The motion carried unanimously.

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.

Mr. Dennis Danville was present. He stated the deck is existing, and he is not increasing the footprint. He would like to screen in a section of the deck. The screen will not block the views for the neighbors. His home was built in the 1940's and it does not meet today's requirements. He is asking for a five-foot variance on one side to allow a covered and enclosed deck.

The call to the public was made at 7:32 pm.

Ms. Lyn Hewitt of 837 Sunrise Park stated she is in support of the enclosure as long as it stays within the footprint of the existing deck.

Chairman Dhaenens noted that letters have been received from four neighbors who are in support of this variance; two of whom live on either side of Mr. Danville.

The call to the public was closed at 7:35 pm.

Moved by McCreary, seconded by Ledford, to approve Case #16-31 for 822 Sunrise Park by Dennis Danville for a five-foot side-yard setback variance to allow a covered and enclosed deck within the principle building required side-yard setback based on the following findings of fact:

- Strict compliance with the setback does not unreasonably prevent the use of the property.
- Granting the variance would not provide substantial justice.
- Granting of this variance will not be restricting views of the surrounding homes.
- The extraordinary circumstances are the location of the existing home and the narrowness of the lot as it exists.
- Granting this variance could 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 compromise the comfort, morals or welfare of the inhabitants of the Township.

- Granting the variance may have an impact on the continued use or value of adjacent properties.
- Granting the variance will not have a negative impact on surrounding properties.

The motion carried unanimously.

4. **16-32...A request by Brian Lahaie, 2862 Stanwood Place, for rear and side yard variances in order to build an attached garage addition to an existing home.**

Mr. Lahaie was present. He is asking for two variances to build a 28x32 garage addition. He noted that his lot is oddly shaped. The new addition is three feet higher than the existing garage and home. He will use the same materials that are currently on the home. He has spoken to his neighbors and they are in support of these variances.

Board Member Tengal does not see a practical difficulty. He feels the addition can be shifted or made smaller and then there would not be a need for a variance.

After a brief discussion, Mr. Lahaie asked to have his request postponed until the next meeting to review the plans and possibly change the location and/or size of the addition.

The call to the public was made at 7:55 pm with no response.

Moved by Tengal, seconded by Ledford, to postpone Case #16-32 from Brian Lahaie until the next regularly-scheduled ZBA meeting of October 18, 2016 per the petitioner's request. **The motion carried unanimously.**

16-33...A request by Scott Bederka, 3783 Highcrest, for a waterfront variance to construct a covered deck for a new construction home.

Mr. Scott Tarkleson, the builder, and Mr. Scott Bederka, the homeowner, were present. Mr. Tarkleson stated that the measurement for the setback has to be from the closest part of the lake and he made an error when calculating the need for a variance, which is why they did not make this request when they were before the Board in May. They would like to build a covered deck.

The call to the public was made at 8:01 pm with no response.

Moved by Ledford, seconded by McCreary, to approve Case #16-33 from Scott Tarkleson, builder, and Scott Bederka, owner, at 3783 Highcrest for a 4.2 foot

waterfront variance from the required 65.6 feet to 61.4 feet to allow construction of a 10x16 deck based upon the following findings of fact:

- A variance was approved on May 17, 2016; however, the covered 10x16 deck was not included on the site plan.
- Strict compliance with the waterfront setback would prevent the applicant from constructing a covered deck.
- Granting the requested variance would do substantial justice to the applicant as well as to the other property owners in the district.
- The extraordinary condition of the property is the placement of the seawall.
- Granting the requested variance would make the property consistent with a few other properties in the vicinity.
- Granting the requested 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 the Township of Genoa.
- The proposed variance would have a limited impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

The motion carried unanimously.

16-34...A request by John Spencer, 3011 Old Carriage Trail, for a front yard variance to construct an addition to an existing home.

Mr. John Spencer of Spencer & Sons Construction, and Mark and Cheryl Colloton, the homeowners, were present.

Mr. Spencer feels the practical difficulty is how the road curves as well as the location of the home on the lot. They could erect a free-standing building; however, they do not feel that is consistent with the neighborhood.

Board Member McCreary asked if more asphalt will be added to the property. Mr. Spencer stated no. They will be removing the existing asphalt on the side of the garage and putting the extension there.

The call to the public was made at 8:12 pm.

The applicant submitted a letter of support from Kathryn Schreyer-Poppy of 3049 Old Carriage Trail.

Mr. Don Arbic of 3065 Old Carriage Trail would prefer to have the addition on the end of the garage instead of a separate building.

The call to the public was closed at 8:13 pm.

Moved by McCreary, seconded by Ledford, to approve Case #16-34 at 3011 Old Carriage Trail from John Spencer for a front yard variance of 10 feet from the required 40 feet to 30 feet to construct a 20x12 addition/workshop based on the following findings of fact:

- The extraordinary circumstances are the lot layout, the curve on the front and the placement of the home on the irregularly-shaped lot.
- The need for the variance is not self-created.
- The granting of this variance will not impair light or air to adjacent properties.
- The granting of this variance will not endanger the safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The granting of this variance will not increase traffic congestion.
- There will be limited impact on the surrounding neighborhood.

Granting this variance is conditioned upon the following:

- Drainage from the home must be maintained on the lot.
- The structure must be guttered with downspouts.
- Approval must be obtained from the Livingston County Drain Commission if necessary.

Administrative Business:

1. Approval of minutes for the August 16, 2016 Zoning Board of Appeals Meeting

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

2. Correspondence – Ms. Ruthig stated that Board Members should have received an email regarding the planning conference. She asked to be advised if anyone would like to attend.
3. Township Board Representative Report - Board Member Ledford gave a review of the Township Board Meetings of September 6th and 19, 2016.
4. Planning Commission Representative Report – Board Member Figurski gave a review of the Planning Commission meeting of September 12, 2016.
5. Zoning Official Report – Ms. Ruthig stated she is receiving a lot of questions regarding the height limit for detached structures. The limit is currently 14 feet; however, staff is suggesting changing it to 18 feet when the ordinance is updated.
6. Member Discussion

No members had any items to discuss.

7. Adjournment

Moved by Ledford, seconded by Figurski, to adjourn the meeting at 8:41 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary