

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
JANUARY 17, 2016  
6:30 P.M.  
AGENDA**

Call to Order:

Pledge of Allegiance:

Introduction:

Approval of Agenda:

Election of Officers:

Call to the Public: *(Please Note: The Board will not begin any new business after 10:00 p.m.)*

1. 17-01 ... A request by Tim Chouinard, 1185 Sunrise Park, for two side yard variances to construct a second story to an existing home.
2. As ordered by the Circuit Court of Livingston County, the variance request for the property located at 5555 E. Grand River and requested by Matt Ikle for a variance to construct a detached accessory structure in the front yard.

Administrative Business:

1. Approval of minutes for the December 13, 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



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

**After staff review it has been determined that the applicant would require a rear yard variance. Due to publishing requirements, the meeting will have to be republished for the February 13, 2017 ZBA meeting.**

**SUPERVISOR**

Bill Rogers

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**TRUSTEES**

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

**MANAGER**

Michael C. Archinal



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

# MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Amy Ruthig, Zoning Official  
**DATE:** January 10, 2017  
**RE:** ZBA 17-02

---

**File Number:** ZBA#17-02  
**Site Address:** 5555 Grand River Ave. Howell 48843  
**Parcel Number:** 4711-10-301-035  
**Parcel Size:** .329 acre  
**Applicant:** Matt Ikle, 5555 Grand River Ave. Howell 48843  
**Property Owner:** Same as applicant  
**Information Submitted:** Application, site plan, conceptual drawings  
**Request:** Dimensional Variance  
**Zoning and Existing Use:** MDR (Medium Density Residential)

**Other:**

Public hearing was published in the Livingston County Press and Argus on Sunday December 25, 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.

**This case is being brought before the Zoning Board of Appeals pursuant to a Court order to allow for new information to be provided to the Zoning Board of Appeals members and for the case to be reviewed with the full record including the additional information.**

**Background**

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

**March 2016:** Mr. Ikle's variance was heard before the March 15<sup>th</sup>, 2016 Zoning Board of Appeals meeting. The case was tabled until the April 19<sup>th</sup>, 2016 ZBA meeting. (packet and minutes are attachment #1)

**April 2016:** Mr. Ikle's variance was heard at the April 19<sup>th</sup>, 2016 ZBA meeting in which the variance was denied. (minutes and new information presented at the April meeting are attachment #2)

**SUPERVISOR**

Bill Rogers

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**TRUSTEES**

Jean W. Ledford  
H. James Mortensen  
Terry Croft  
Diana Lowe

**MANAGER**

Michael C. Archinal

**May 2016:** Mr. Ikle submitted a letter requesting minute corrections from the April 19<sup>th</sup>, 2016 ZBA meeting. No action was taken. (request and minutes are attachment #3)

**June 2016:** Mr. Ikle filed an appeal of the Zoning Board of Appeals decision with the Livingston County Circuit Court.

**October 2016:** During preparation of the Appellee brief Township staff recalled an email correspondence between Mr. Ikle's builder and Township staff. This correspondence showed that Township staff informed the builder when the original plans for the new construction were submitted in the Fall of 2015 that the proposed garage did not comply with the Zoning Ordinance. The proposed garage would need to be removed from the site plan. The Township filed a motion to supplement the record with the emails. (attachment #4)

**November 2016:** Mr. Ikle's case was heard before the Circuit Court. The Judge agreed to expand the record. The Judge also felt that the Zoning Board of Appeals should have the benefit of all the information. The Judge remanded the case back before the ZBA to allow the new information to be submitted to the Zoning Board of Appeals members.

**December 2016:** Myers and Myers, LLC. submitted new information on behalf of Mr. Ikle. (attachment #5)

**January 2017:** Staff prepared the information above and also added documentation from the Livingston County Road Commission. This information was requested by a few of the Zoning Board of Appeals members. (attachment #6) Also, a letter from a resident was received. (attachment #7)



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

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

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

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

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

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

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

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

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

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

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

**Administrative Business:**

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

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

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

**PROPERTY LOCATION:** 5555 Grand River Ave.

**PETITIONER:** Matt Ikle

**ZONING:** MDR (Medium Density Residential)

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

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

**CODE REFERENCE:** Sec. 11.04.01 (c)

**STAFF COMMENTS:** See staff report



**GENOA CHARTER TOWNSHIP VARIANCE APPLICATION**

2911 DORR ROAD | BRIGHTON, MICHIGAN 48116

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

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

- PAID Variance Application Fee  
\$125.00 for Residential | \$300.00 for Commercial/Industrial
- Copy of paperwork to Assessing Department

**ARTICLE 23** of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals (see attached).

Applicant/Owner: Matt Ikle

Property Address: 5555 E. GRAND RIVER Phone: 248/207-9654

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

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because the following peculiar or unusual conditions are present which justify variance:

1. Variance requested: 5ft set back

2. Intended property modifications: 24x36 Garage

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

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

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

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

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

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



## MEMORANDUM

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

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

---

### STAFF REPORT

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

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

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

**Other:**

Public hearing was published in the Livingston County Press and Argus on Sunday February 28, 2016 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

**Background**

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

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

**SUPERVISOR**

Gary T. McCrie

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**MANAGER**

Michael C. Archinal

**TRUSTEES**

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

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



## Variance Requests

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

### **Sec. 11.04.01 (C) Restrictions in front yard**

## Standards for Approval

The following are the standards of approval that are listed in the Zoning Ordinance for Dimensional Variances:

**23.05.03 Criteria Applicable to Dimensional Variances.** No variance in the provisions or requirements of this Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

(a) Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

(b) Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

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

(d) Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

## Summary of Findings

Please note that in order for a variance to be approved it has to meet all of the standards in 25.05.03.

The following are findings based upon the presented materials.

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

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

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

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

**Staff Findings of Fact**

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

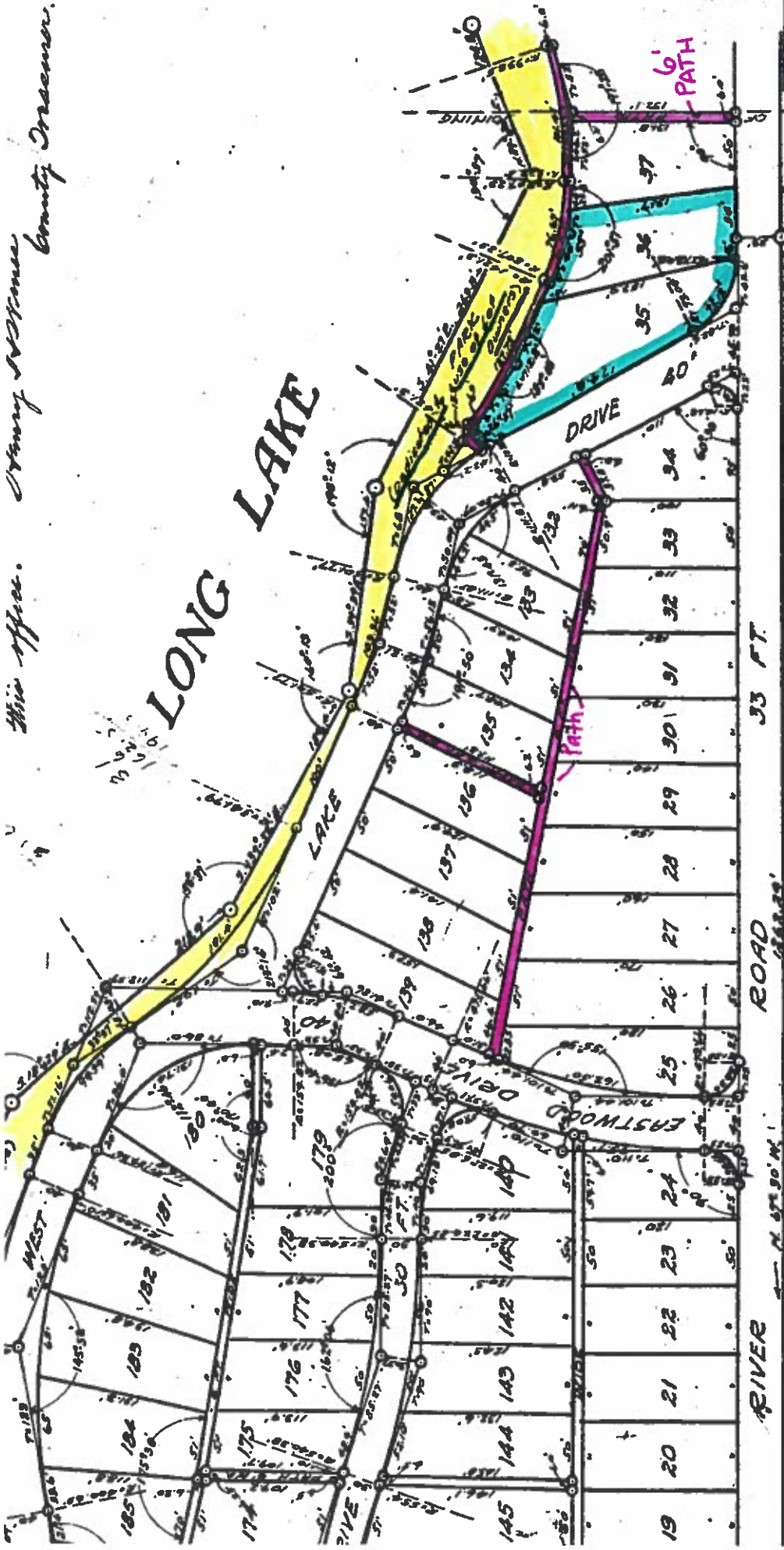
**Recommended Conditions**

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

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



This office. Army Station  
County Recorder.



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

 PARK

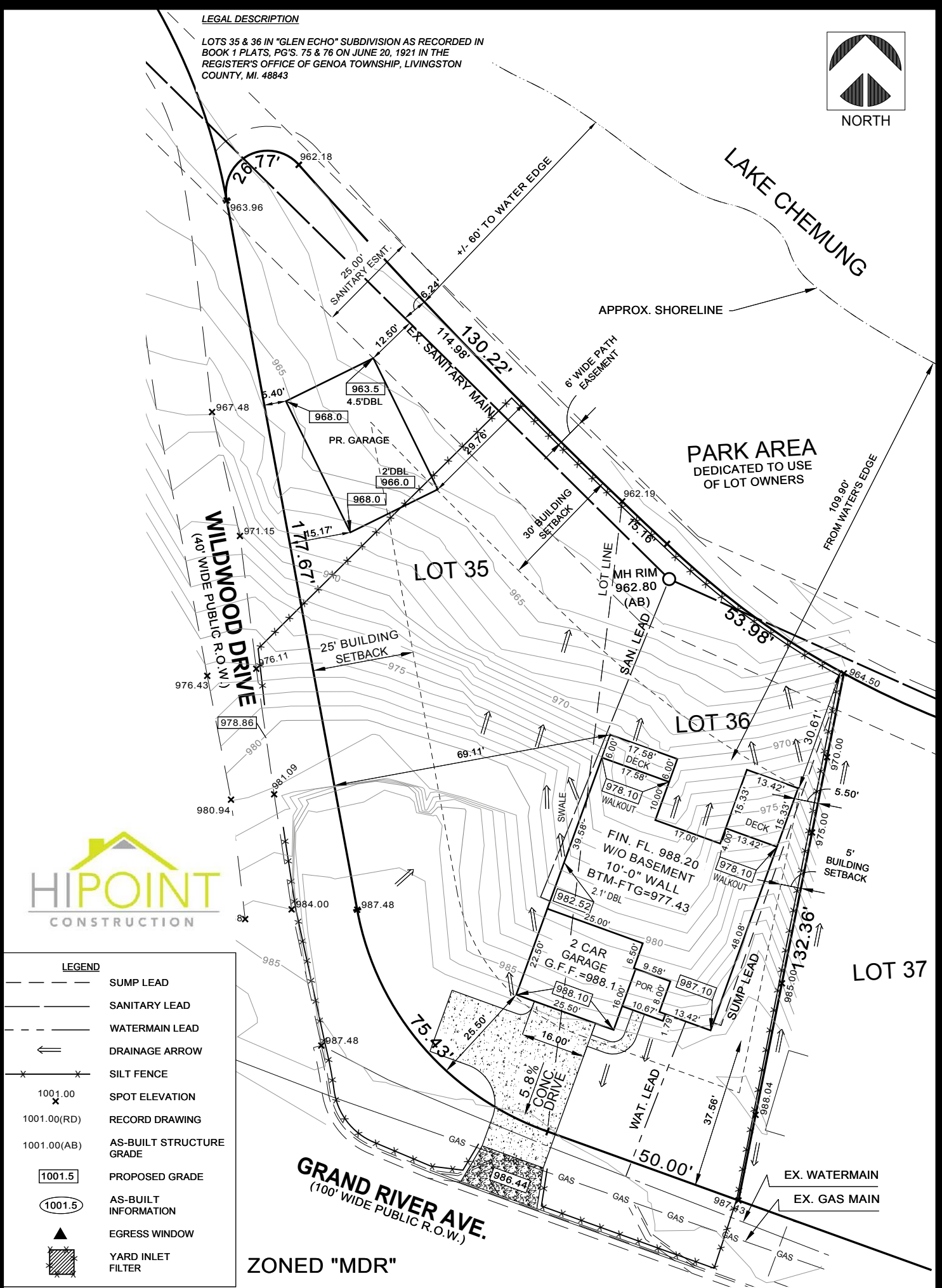
 PATH

 - 5555 E. GRAND RIVER



**LEGAL DESCRIPTION**

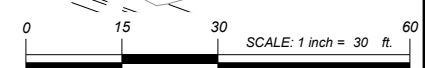
LOTS 35 & 36 IN "GLEN ECHO" SUBDIVISION AS RECORDED IN BOOK 1 PLATS, PG'S. 75 & 76 ON JUNE 20, 1921 IN THE REGISTER'S OFFICE OF GENOA TOWNSHIP, LIVINGSTON COUNTY, MI. 48843



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

**ZONED "MDR"**

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



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

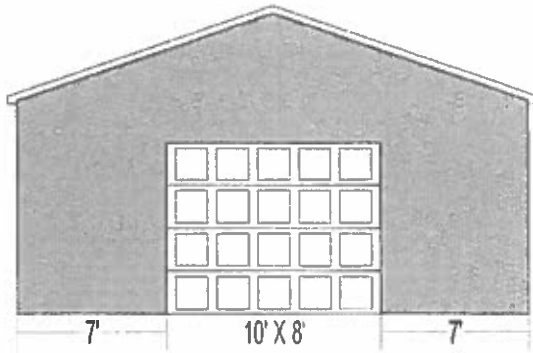
**LOT 35 & 36  
 PROPOSED SHED LAYOUTS**

5555 GRAND RIVER AVE.  
 "GLEN ECHO" SUBDIVISION  
 TAX I.D. #4711-10-301-035

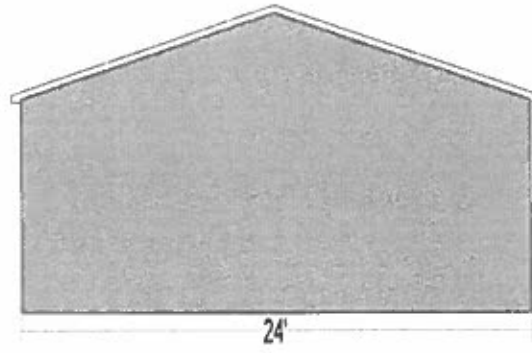
SECTION 10, TOWN 2 NORTH,  
 RANGE 5 EAST  
 GENOA TOWNSHIP  
 LIVINGSTON COUNTY, MICHIGAN

Date: 2-22-16  
 Project No.: 151007

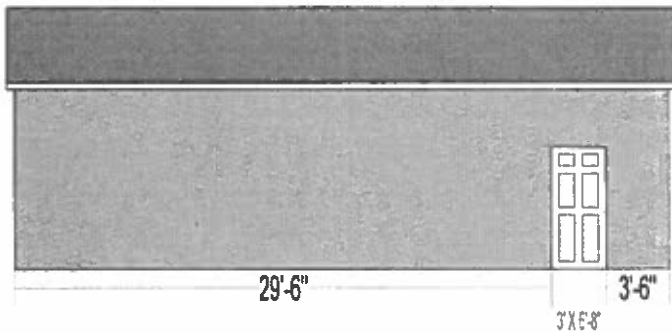
\*\*\* Here are the wall configurations for your design.  
Illustration May Not Depict All Options Selected



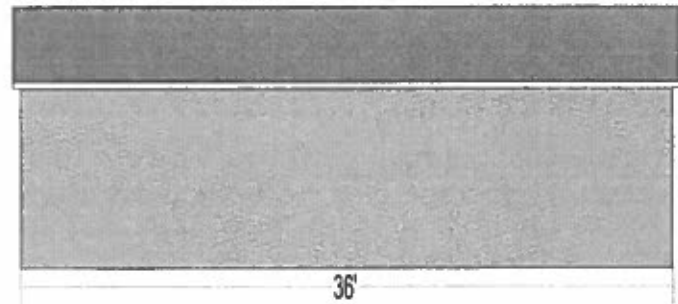
Gable Front View  
(1) -



Gable Back View



Eave Front View  
(1) -



Eave Back View

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

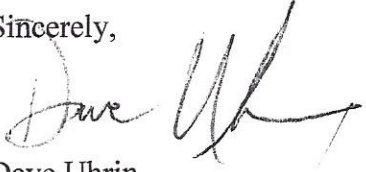
NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.  
Confirm the door requirements with your local zoning official before construction.

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

To Whom It May Concern:

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

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Uhrin". The signature is fluid and cursive, with a prominent "D" and "U".

Dave Uhrin  
5516 Wildwood  
Howell, Michigan 48843

To Whom It May Concern:

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

Sincerely,

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

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

To Whom It May Concern:

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

Sincerely,

Richard and Loretta Corrunker  
5530 Wildwood  
Howell, Michigan 48843

*Loretta Corrunker*  
*Richard Corrunker*



Genoa Charter Township  
Zoning Board of Appeals

Dear Board Members

In regards to agenda item 16-10 on the agenda of the March 15<sup>th</sup>, 2016 board meeting we would like you to know that we strongly oppose the granting of the requested variance. The proposed structure would have a devastating effect on the value of the 3 parcels immediately to the west of Mr. Ikle's property. We have under land contract lots 34, 33 and lot 32, which contains a dwelling currently being remodeled. Lot 33 contains a 2 car garage that was used by the previous owners in association with the dwelling on lot 32, lot 34 is vacant but we are currently considering building a structure on the parcel. The site lines from the considered structure would be severely impacted by the construction of the proposed garage. The slope of lot 34 affords the opportunity to construct something with a walkout, which nearly every house in the neighborhood has, walkouts add significant value on a house in the close proximity to any body of water. We would anticipate the proposed garage would obstruct most of the water view from the lower level and a significant portion from an upper level, leaving a homeowner on lot 34 to look at a majority shingles from level one and garage siding from a lower level.

In review of the submitted site plan Mr. Ikle has significant open space shown on the site plan to build his structure within the setback limits and not have to encroach the limits of which the property is currently zoned. He recently removed some very large trees that may have justified the encroachment but now they are gone. There are current technologize in the construction industry that afford opportunities to construct almost anything anywhere.

In our review of staff findings, our opinion is that the variance is indeed self-created in that the proposed structure would be one of very few if any in the neighborhood. While there are sheds and some small structures abound there is nothing of the magnitude of what Mr. Ikle's is proposing and certainly not anything that impacts a neighboring property like this does. With all due respect to staff, we do not see where or how the sanitary sewer easement creates any sort of need for a variance. If anything, it would create an obstacle for any future repair or replacement of said sewer in that it is in close proximity to the easement (it appears to be touching the easement line). This would put the sewer authority at the mercy of Mr. Ikle if for some reason access could not come from the west and Wildwood Dr.

We thank you for your time and consideration and pray the you deny this variance with the hopes that Mr. Ikle will use the options at his disposal that conforms to the Township's requirements if he needs a structure like the one proposed.

Sincerely,

  
Craig S Fons

  
Albert Nowka

4K Chemung Investments LLC

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

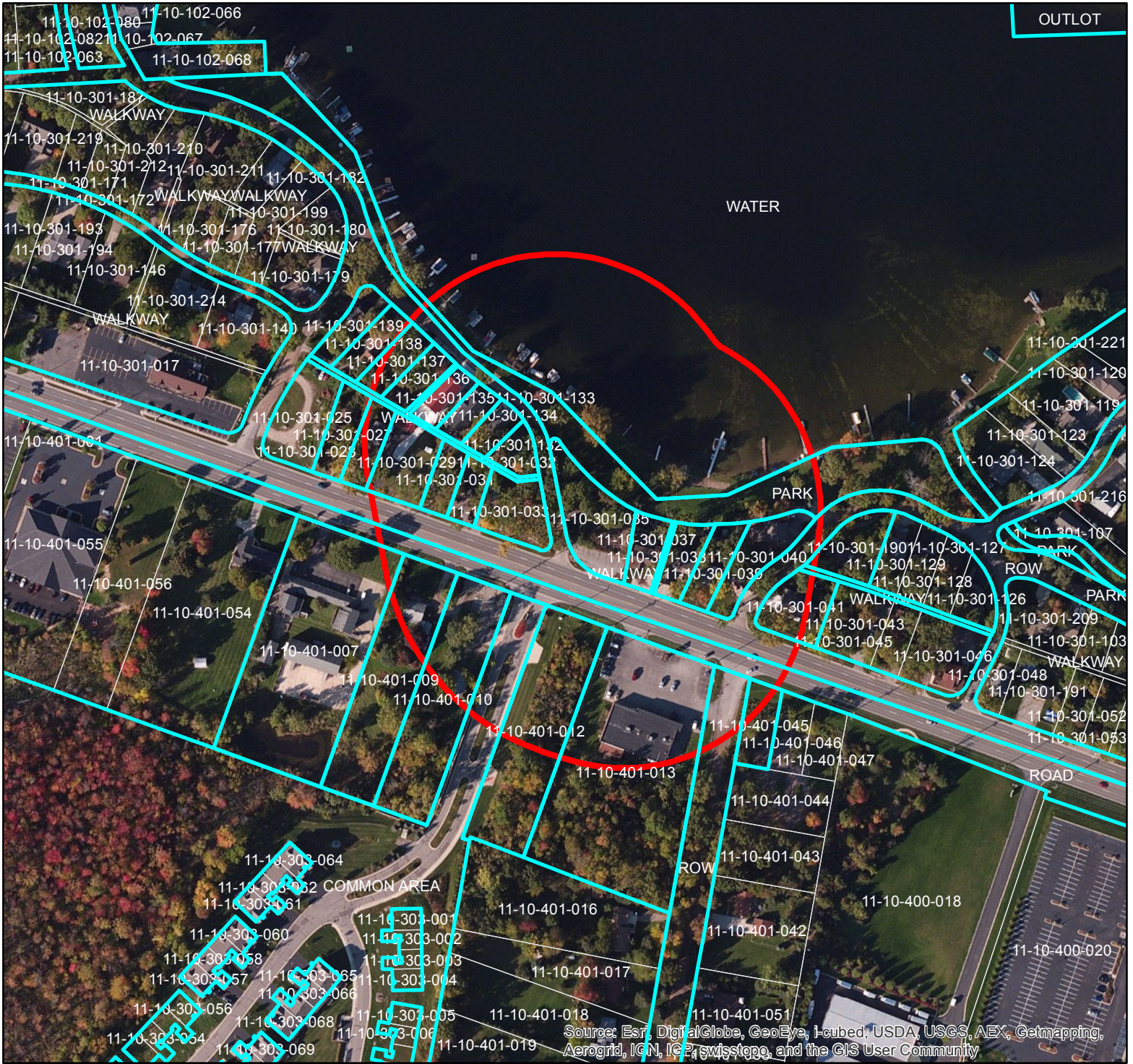
The Equalizer. Copyright (c) 1999 - 2009.  
Licensed To: Township of Genoa, County of Livingston, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: C		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 0 Floor Area: 0 Total Base Cost: 0 Total Base New : 0 Total Depr Cost: 0 Estimated T.C.V: 0			CntyMult X 1.490 E.C.F. X 1.011		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Size of Closets		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Rate		Size Cost		Size Cost		
2015	0	Ex	X	Ord		Min	Other Additions/Adjustments			Rate		Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0,		Depr.Cost = 0		
Condition for Age: Good		Lg	X	Ord		Small	Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0,			Rate		Depr.Cost = 0		E.C.F.		
Room List		Doors:		Solid	X	H.C.	ECF (4301 W. LK CHEMUNG NON LK FRONT)			1.011 =>		TCV of Bldg: 1 =		0		
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric			No./Qual. of Fixtures			Rate		Size Cost		Size Cost		
		Kitchen:		0 Amps Service			Ex. X Ord. Min			Rate		Size Cost		Size Cost		
		Other:		No. of Elec. Outlets			Many X Ave. Few			Rate		Size Cost		Size Cost		
		Other:		(13) Plumbing			No. of Elec. Outlets			Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small	Average Fixture(s)			Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.	1 3 Fixture Bath			Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small	2 Fixture Bath			Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.	Softener, Auto			Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small	Softener, Manual			Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.	Solar Water Heat			Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small	No Plumbing			Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.	Extra Toilet			Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small	Extra Sink			Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.	Separate Shower			Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small	Ceramic Tile Floor			Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.	Ceramic Tile Wains			Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small	Ceramic Tub Alcove			Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.	Vent Fan			Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small	(14) Water/Sewer			Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.	Public Water			Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small	Public Sewer			Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.	Water Well			Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small	1000 Gal Septic			Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.	2000 Gal Septic			Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small	Lump Sum Items:			Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		
		Lg		X	Ord	Small				Rate		Size Cost		Size Cost		
		Doors:		Solid	X	H.C.				Rate		Size Cost		Size Cost		



# 300 ft Buffer for Noticing



Case #16-10

Applicant: Matt Ikle

Parcel ID: 4711-10-301-035

Meeting Date: March 15, 2016



February 22, 2016



04-19-16 ZBA Approved Minutes

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
April 19, 2016, 6:30 PM**

**MINUTES**

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

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

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

**Approval of the Agenda:**

**Moved** by Ledford, seconded by Poissant, to approve the agenda as presented. **The motion carried unanimously.**

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

- 1. 16-05...A request by Michael A. Quin, 1731 Fisk Road, for a side yard setback variance to build a detached garage.**

Chairman Dhaenens stated that the applicant has requested to have this item tabled until the May 17, 2016 ZBA meeting.

**Moved** by McCreary, seconded by Figurski, to table Agenda Item #1, Case #16-05 at the request of the applicant. **The motion carried unanimously.**

- 2. 16-10...A request by Matt Ikle, 5555 E. Grand River, for a variance to construct a detached accessory structure in the front yard.**

Mr. Ikle stated that his builder has submitted a letter addressing the concerns of the Board at their last meeting. Also, the Livingston County Road Commission issued him a permit for the driveway. He submitted a picture showing a similar garage in a similar location on a lot in his neighborhood. He stated the practical difficulty is the topography of the lot. It does not permit the garage to be placed at any other location on the site, which he has confirmed with his engineer.

Board Member Figurski stated she visited the site today and could not determine the proposed location of the building or the driveway. Mr. Ikle stated it has been staked by his engineer and the Road Commission. Ms. Figurski feels it is too close to the road.

Chairman Dhaenens stated that the engineer noted that the garage could be placed at another location on the site; however, it would require more excavation and be more expensive.

Mr. Ikle stated that he meets the criteria for granting a variance per the Township Staff's report, and he has letters of support from his neighbors.

Board Member McCreary stated that the applicant is requesting to put a building on the waterfront side of the property that could block the neighbors' views of the lake.

Mr. Ikle stated the building materials for the garage will match the existing home. It is not a pole barn. He also disagrees that it will block the neighbors' views of the lake.

The call to the public was made at 7:07 p.m.

Mr. Craig Fons of 4K Chemung Investments, LLC stated he and his partner own the adjoining lot, which are directly behind the proposed building. It would be between his property and the lake. He submitted suggestions for other locations where the building could be placed on the site. Approving this variance will adversely affect his property value and there is no hardship. The applicant has other options.

The call to the public was closed at 7:12 p.m.

All Board Members feel there are other options for the building to be placed within the building envelope. They do not agree with granting this variance.

Chairman Dhaenens stated that the Board had asked Mr. Ikle to return to them with other options. Mr. Ikle stated he met with his engineer and confirmed that due to the topography of the lot, this is the only location where it can be placed. He reiterated that the Livingston County Road Commission approved the location of the driveway.

**Moved** by McCreary, seconded by Figurski, to deny Request #16-10 from Matt Ikle for 5555 Grand River to construct a detached accessory structure in the front yard as it is believed it will inhibit public safety and welfare, will negatively impact the surrounding properties, it does not meet all four of the standards of approval for granting a variance, and the hardship is self-created. **The motion carried unanimously.**

**3. 16-11...A request by Daniel Trospen, 4105 Highcrest, for a waterfront variance and front yard variance to construct an attached garage and second story addition to an existing home.**

Ms. Laura Trospen stated they are interested in purchasing this property and if they do, they would like to construct an attached garage as well as add a second story over the existing footprint. She noted they have not yet received the survey and have only submitted a mortgage survey.

Board Member McCreary asked staff what would need to be done if the survey is different than what was submitted. Ms. Ruthig stated the applicant would need to come back for a different variance.

The call to the public was made at 7:39 p.m.

## Amy Ruthig

---

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

**Importance:** High

Hi Amy,

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

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

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

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

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

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

Hi Point Construction  
11120 Linden Rd.  
Fenton, MI 48430

To Whom It May Concern:

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

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

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

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

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

Regards,

Jeremy Huntoon

Hi Point Construction  
810-701-9749









**APPLICATION AND PERMIT**

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

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

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

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

APPLICANT	CONTRACTOR
NAME: <b>MATT IKLE</b>	NAME
MAILING ADDRESS: <b>5555 E. GRAND RIVER HOWELL, MI 48843</b>	MAILING ADDRESS:
TELEPHONE NO.: <b>(248) 207-9654</b>	TELEPHONE NO.:

 Applicant's Signature Title _____ Date: <b>X 4/6/16</b>	Contractor's Signature Title _____ Date: _____
---	---

FINANCIAL REQUIREMENTS	ATTACHMENTS REQUIRED
Application Fee <b>\$50.00</b>	Plans and Specs.
Permit Fee	Bond
Est. Inspect. Fee	Proof of Insurance
Bond	Yes _____ No _____
Deposit	P.I. \$ _____ P.D. \$ _____
Other	Other _____
To Be Billed	
Receipt Number <b>822493</b>	
Date <b>3/29/2016</b>	

**APPLICATION**

Applicant and/or Contractor request a Permit for the purpose indicated in the attached plans and specifications at the following location:

CITY	/or TOWNSHIP	Genoa	SECTION	11
NAME OF ROAD	<b>WILDWOOD</b>	(	<b>GLEN ECHO</b>	) Lot # <b>35/36</b>
for a period beginning	<b>4/6/2016</b>	and ending	<b>10/3/2016</b>	

and agrees to the terms of the permit.

**PERMIT TO CONSTRUCT A RESIDENTIAL DRIVEWAY APPROACH PER L.C.R.C. SPECIFICATIONS. GRADE AND SLOPE AS SHOWN IN THE ATTACHED SKETCH. PERMIT HOLDER ACKNOWLEDGES SUPPLEMENTAL NOTICE.**

**A CULVERT IS NOT REQUIRED TO BE PLACED IN THE PUBLIC ROAD RIGHT-OF-WAY. THE CLEAR VISION AREA SHALL BE ESTABLISHED AND MAINTAINED IN PERPETUITY BY THE PROPERTY OWNER(S). CONSTRUCT THE DRIVEWAY AS FAR NORTH AS POSSIBLE TO MAXIMIZE SIGHT DISTANCE. CROSSROAD REFERENCE: CENTERLINE OF DRIVEWAY MUST BE A MINIMUM OF 185 FEET NORTH OF THE CENTERLINE OF GRAND RIVER AVENUE.**

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


**PERMIT**

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

**RECOMMENDED FOR ISSUANCE:**

**JOHN SHIELTON, ENG. TECH** Investigator  
06-Apr-16 Date Title

**BOARD OF COUNTY ROAD COMMISSIONERS  
LIVINGSTON COUNTY, MICHIGAN**

By   
By  
By



Genoa Charter Township  
Zoning Board of Appeals

Dear Board Members

In regards to agenda item 16-10 of the March 15<sup>th</sup> 2016 board meeting, we submitted for that meeting, a letter objecting to the request by Mr. Matt Ikle to construct a detached accessory structure at 5555 E. Grand River. Understanding that the issue is now on the April 19<sup>th</sup> meeting, we would like the board to know that our position has not changed and that Mr. Inkle's construction of the proposed building would severely devalue our parcels directly west of 5555 E. Grand River which are lots 33 and 34 of the Glen Echo subdivision.

We have reviewed the undated letter from Mr. Jeremy Huntoon of Hi Point Construction pertaining to the reasons for the chosen location. Among other things we strongly disagree with point number 3 in his letter, stating "site lines will not be affected by the structure of the garage" this simply is not the case and it certainly will affect the view from lots 33 and 34 at potential walkout and first floor levels, having a devastating effect on the value of lot 33/34 and any structure built on it.

Mr.'s Ikle and Huntoon seem to be missing the obvious solution that the structure needs to be built into the side of the hill within the property boundaries much like a walkout basement. The severe slope to which they note actually helps them, and affords the opportunity to locate a structure where it works for grading and access for Mrs. Ikle. It would allow for the garage door to look straight at the lake and lengthen the driveway entering onto Wildwood.

We have taken the liberty to sketch, on Mr. Ikle survey, an idea of where they could locate the structure that would place it inside the building envelope and give it a little buffer out to Wildwood. This structure could be built just like the basement under his home currently under construction. The concrete walls would extend far enough up so as to allow any water coming from the south to flow around the structure and on to the lake. A shingled roof could then be placed on top of the concrete walls with gutters to control roof water. I don't know if Mr. Ikle got an estimate to do it that way, but he may be surprised on how cost effective it could be and what a good solid structure he would end up with. Cost is not a hardship from what I understand, furthermore, we believe it is fundamentally wrong to devalue one property to make something more cost effective for someone else.

Mr. Ikle submitted some photo's showing some outbuildings in what I assume is our neighborhood. They do not indicate where the structures are in relation to the owner's main residence and if these structures impede anyone, beside the owner's, view of the lake. These structures appear to be many many years old, and I might guess, they were constructed before most current zoning laws were adopted. They should show you folks the importance of your duties as an appeals board and exactly why we enact rules that we can all follow and be good neighbors.

We noticed that Kensington Valley Excavating were doing work for the Iklés, they are a top notch company and we feel they could be an asset to Mr. Ikle and his builder to find a solution to the challenges on the property. We are asking no more than to be able to enjoy the same view of Lake Chemung that the Iklés strived for in the placement of their home. Mr. Nowka has offered in the past and Mr. Fons would be more than happy to help the Iklés with anything we may have the experience and expertise in. We would very much like to continue being good neighbors.

Sincerely,

Craig Fons

Albert Nowka

4K Chemung Investments LLC.



Genoa Charter Township  
Zoning Board of Appeals

Dear Board Members

In regards to agenda item 16-10 on the agenda of the March 15<sup>th</sup>, 2016 board meeting we would like you to know that we strongly oppose the granting of the requested variance. The proposed structure would have a devastating effect on the value of the 3 parcels immediately to the west of Mr. Ikle's property. We have under land contract lots 34, 33 and lot 32, which contains a dwelling currently being remodeled. Lot 33 contains a 2 car garage that was used by the previous owners in association with the dwelling on lot 32, lot 34 is vacant but we are currently considering building a structure on the parcel. The site lines from the considered structure would be severely impacted by the construction of the proposed garage. The slope of lot 34 affords the opportunity to construct something with a walkout, which nearly every house in the neighborhood has, walkouts add significant value on a house in the close proximity to any body of water. We would anticipate the proposed garage would obstruct most of the water view from the lower level and a significant portion from an upper level, leaving a homeowner on lot 34 to look at a majority shingles from level one and garage siding from a lower level.

In review of the submitted site plan Mr. Ikle has significant open space shown on the site plan to build his structure within the setback limits and not have to encroach the limits of which the property is currently zoned. He recently removed some very large trees that may have justified the encroachment but now they are gone. There are current technologize in the construction industry that afford opportunities to construct almost anything anywhere.

In our review of staff findings, our opinion is that the variance is indeed self-created in that the proposed structure would be one of very few if any in the neighborhood. While there are sheds and some small structures abound there is nothing of the magnitude of what Mr. Ikle's is proposing and certainly not anything that impacts a neighboring property like this does. With all due respect to staff, we do not see where or how the sanitary sewer easement creates any sort of need for a variance. If anything, it would create an obstacle for any future repair or replacement of said sewer in that it is in close proximity to the easement (it appears to be touching the easement line). This would put the sewer authority at the mercy of Mr. Ikle if for some reason access could not come from the west and Wildwood Dr.

We thank you for your time and consideration and pray the you deny this variance with the hopes that Mr. Ikle will use the options at his disposal that conforms to the Township's requirements if he needs a structure like the one proposed.

Sincerely,

  
Craig S Fons

  
Albert Nowka

4K Chemung Investments LLC

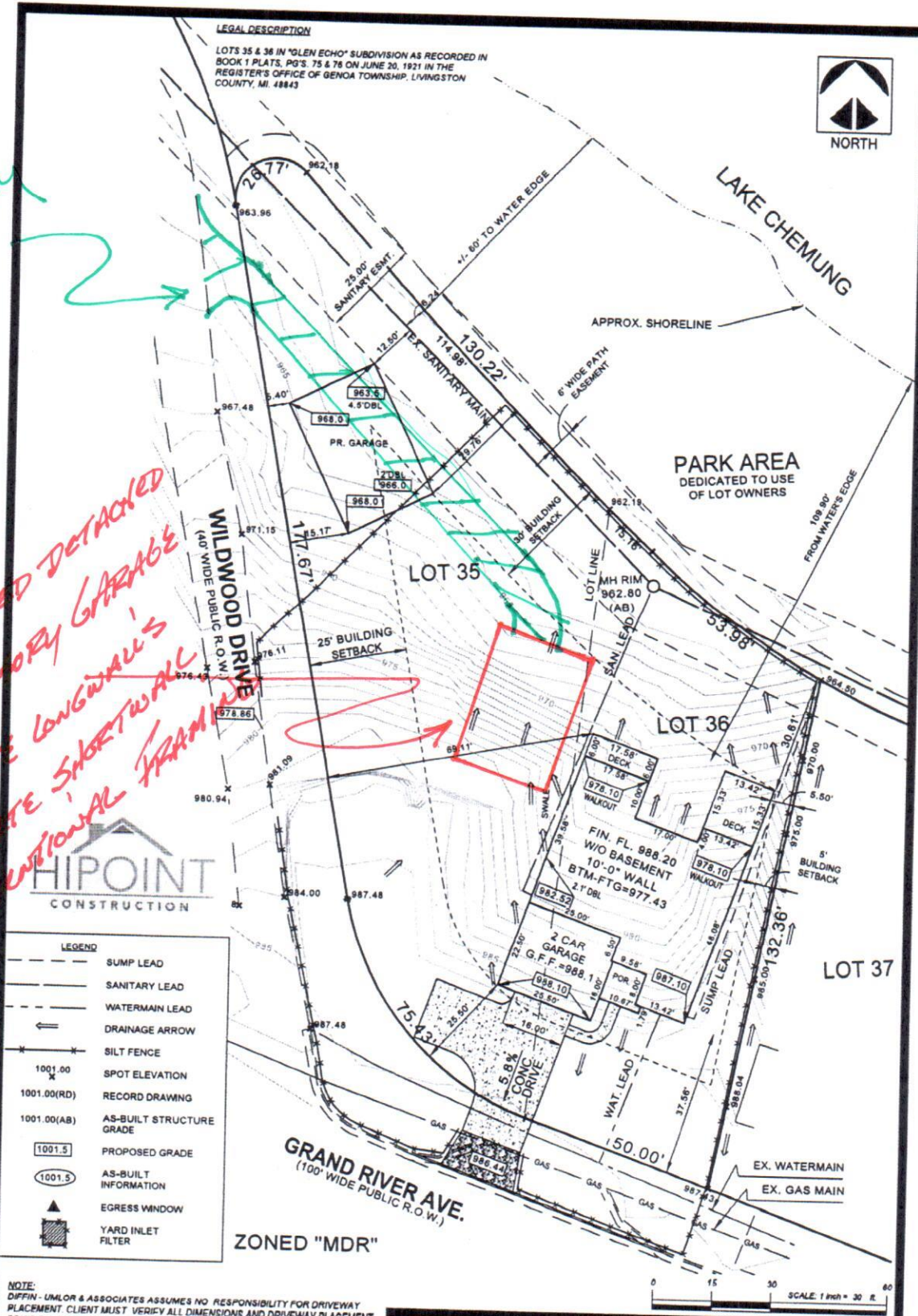


**LEGAL DESCRIPTION**  
 LOTS 35 & 36 IN "GLEN ECHO" SUBDIVISION AS RECORDED IN  
 BOOK 1 PLATS, PG'S. 75 & 76 ON JUNE 23, 1921 IN THE  
 REGISTER'S OFFICE OF GENOA TOWNSHIP, LIVINGSTON  
 COUNTY, MI. 48843



*DRIVEWAY*

*Proposed detached  
 Accessory Garage  
 2) Concrete longwall's  
 1) Concrete shortwall  
 1) Conventional framing*



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

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

**Diffin-Umlor & ASSOCIATES**  
 Civil Engineering • Surveying • Landscaping • Construction Services  
 53115 GRAND RIVER AVE, NEW HUDSON, MI 48165  
 PH: (248) 437-7803, FAX: (866) 690-4307

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



**LEGAL DESCRIPTION**

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



*RETAINING WALL FOR GRADE ADJUSTING*

*PROPOSED DETACHED GARAGE*

*CONCRETE CONWALL*  
*CONCRETE SHED WALL*



**LEGEND**

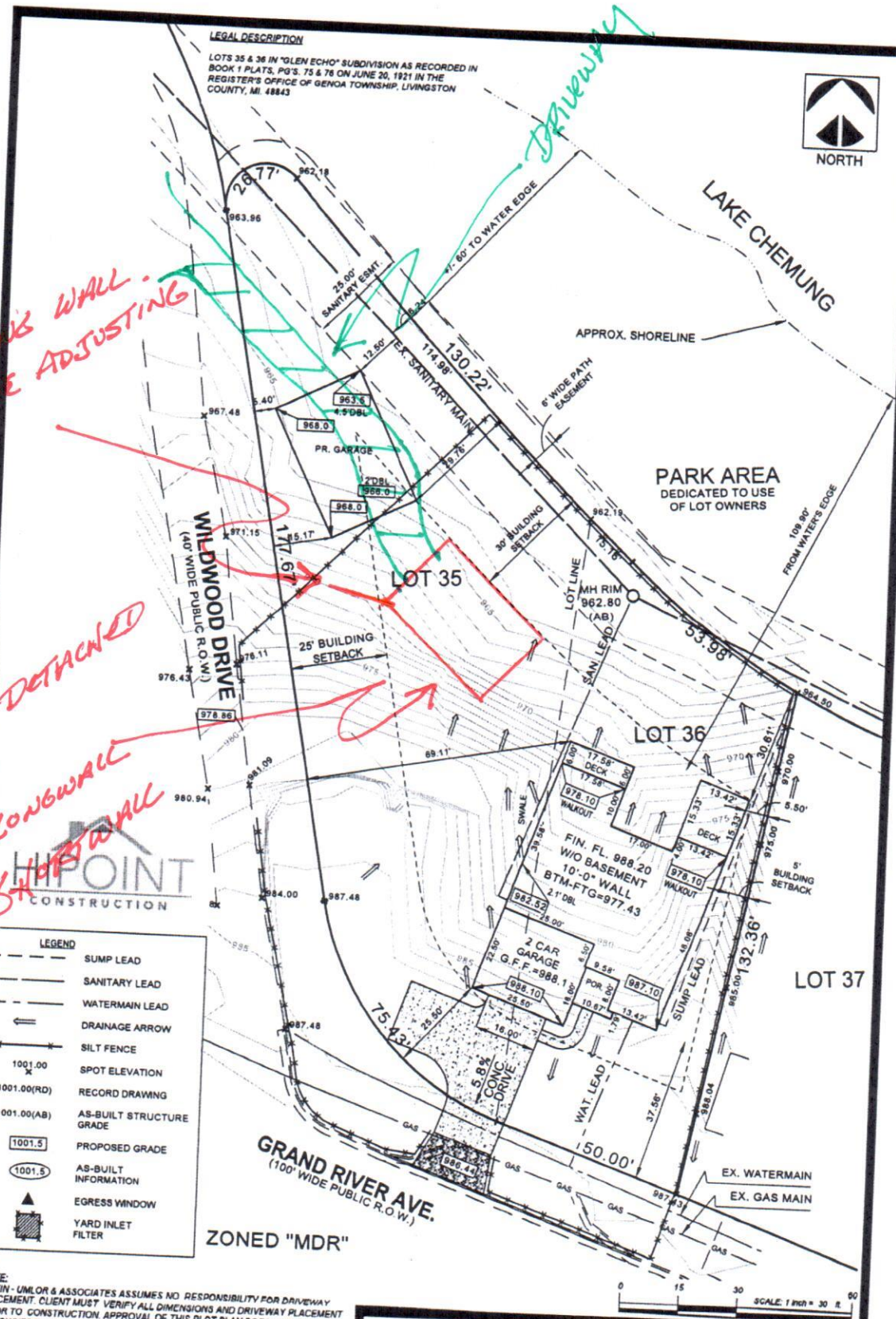
	SUMP LEAD
	SANITARY LEAD
	WATERMAIN LEAD
	DRAINAGE ARROW
	SILT FENCE
1001.00	SPOT ELEVATION
1001.00(RD)	RECORD DRAWING
1001.00(AB)	AS-BUILT STRUCTURE GRADE
1001.5	PROPOSED GRADE
1001.5	AS-BUILT INFORMATION
	EGRESS WINDOW
	YARD INLET FILTER

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

**DU Diffin-Umlor & ASSOCIATES**  
Civil Engineering • Surveying • Landscaping • Construction Services  
53115 GRAND RIVER AVE, NEW HUDSON, MI 48165  
PH: (248) 437-7803, FAX: (866) 690-4307

ZONED "MDR"

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





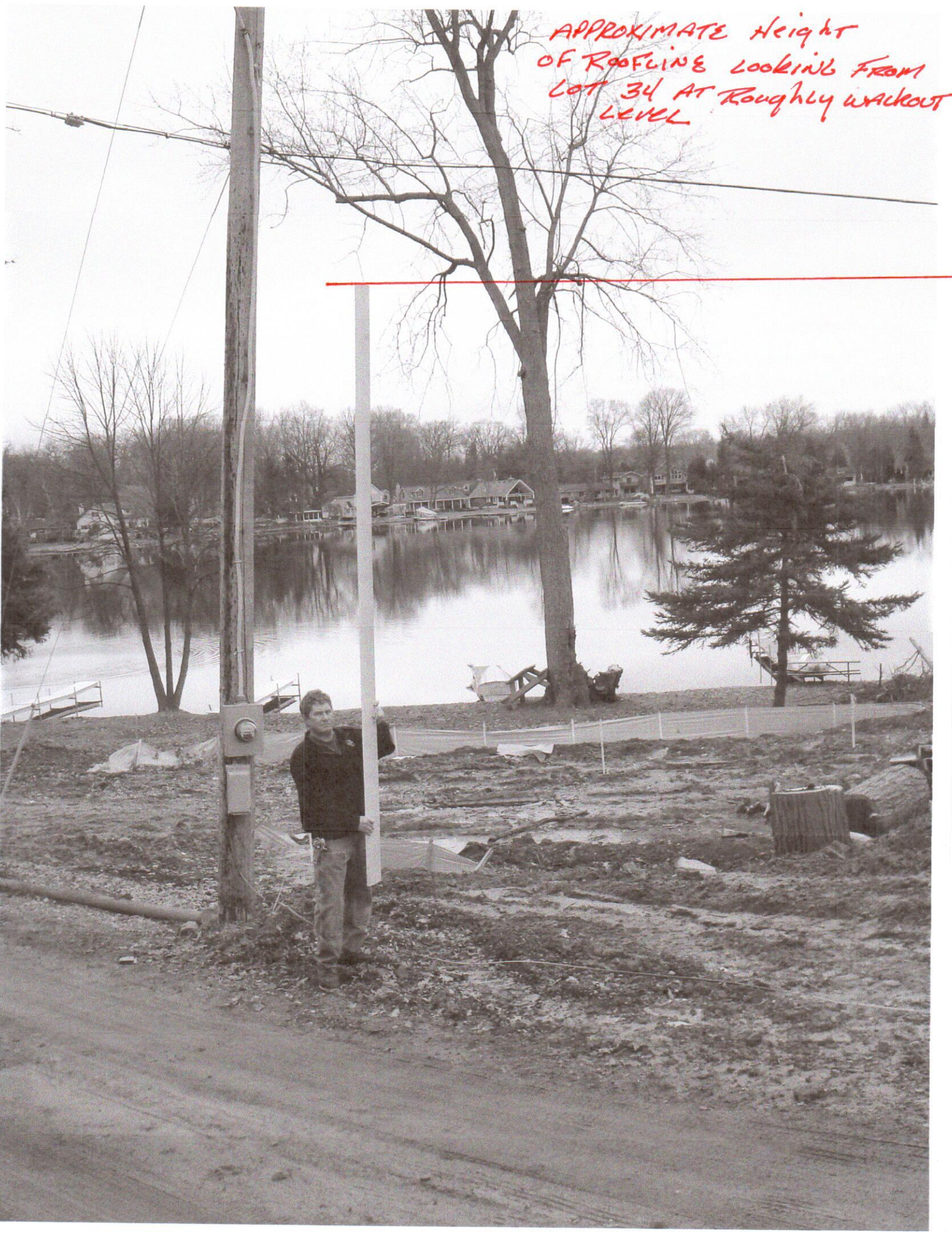
APPROXIMATE HEIGHT  
OF ROOFLINE, LOOKING  
FROM LOT 3# AT  
ROUGHLY 1<sup>ST</sup> FLOOR LEVEL

next meeting  
4-19-16





APPROXIMATE Height  
OF ROOFLINE Looking FROM  
LOT 34 AT Roughly WACKOUT  
LEVEL





LOOKING EAST FROM LOT 92  
NO STRUCTURES ON LAKSIDE  
OF THE SIZE PROPOSED





Looking West From Lot 32  
NO STRUCTURES ON LAKESIDE  
OF THE SIZE PROPOSED





**16-17...A request by Daniel Prosper, 4105 Highcrest, for front, rear, and waterfront variances to construct a garage and a second story addition onto an existing home.**

Ms. Laura Trosper stated they have received the survey and due to its results, they are requesting different variances than what was approved last month.

Board Member Figurski asked if the lot coverage is within the requirement. Ms. Ruthig stated is it below the maximum allowed.

The call to the public was made at 7:56 pm with no response.

**Moved** by Ledford, seconded by McCreary, to approve Case #16-17 from Daniel Trosper, 4105 Highcrest, for a 35-foot front-yard setback variance from the required 35 feet to 0 feet, a 9-foot rear-yard setback variance from the required 40 feet to 31 feet, and a 17-foot waterfront variance from the required 48 feet to 31 feet to construct a second story addition with an attached garage, based on the following findings of fact:

- Strict compliance with the setback would prevent the applicant from erecting a garage and second story addition.
- The need for the variance is due to the location of the existing home on the lot.
- The granting of this variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the air of residents of the Township.
- The granting of this variance will not interfere with or discourage the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

Granting of this variance is conditioned upon:

- The addition will be guttered with downspouts and water runoff directed toward the lake.

**The motion carried unanimously.**

**Administrative Business:**

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

Ms. Ruthig stated that Mr. Ikle would like to have a sentence removed from the minutes of the meeting when his case was discussed. All members agree that the sentence should remain because that is what was said in the meeting.

**Moved** by Figurski, seconded by McCreary, to approve the April 19, 2016 Zoning Board of Appeals Meeting minutes as presented. **The motion carried unanimously.**

## **Amy Ruthig**

---

**From:** Matt Ikle <eliteins@comcast.net>  
**Sent:** Wednesday, May 04, 2016 4:01 PM  
**To:** Amy Ruthig  
**Subject:** Ikle ZBA revised minutes request  
**Attachments:** IKLE ZBA 4 19 16 minutes.pdf

**Importance:** High

Genoa Township ZBA Committee Members and Amy Ruthig, Zoning Official:

Please consider this email a formal request to correct the ZBA meeting minutes of April 19<sup>th</sup>, 2016.

3<sup>rd</sup> paragraph states "Chairman Dhaenens stated that the engineer noted that the garage could be placed at another location on the site; however, it would require more excavation and be more expensive."

This is not a correct statement of the facts. At no time did my Engineer, Builder or myself state there are other location options.

I formally request the 3<sup>rd</sup> paragraph in its entirety be removed from the minutes.

Please email the revised minutes after the meeting.

Sincerely,

**Matt W. Ikle**  
**5555 E Grand River**  
**248/207-9654 cell**

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
April 19, 2016, 6:30 PM**

**MINUTES**

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

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

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

**Approval of the Agenda:**

**Moved** by Ledford, seconded by Poissant, to approve the agenda as presented. **The motion carried unanimously.**

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

- 1. 16-05...A request by Michael A. Quin, 1731 Fisk Road, for a side yard setback variance to build a detached garage.**

Chairman Dhaenens stated that the applicant has requested to have this item tabled until the May 17, 2016 ZBA meeting.

**Moved** by McCreary, seconded by Figurski, to table Agenda Item #1, Case #16-05 at the request of the applicant. **The motion carried unanimously.**

- 2. 16-10...A request by Matt Ikle, 5555 E. Grand River, for a variance to construct a detached accessory structure in the front yard.**

Mr. Ikle stated that his builder has submitted a letter addressing the concerns of the Board at their last meeting. Also, the Livingston County Road Commission issued him a permit for the driveway. He submitted a picture showing a similar garage in a similar location on a lot in his neighborhood. He stated the practical difficulty is the topography of the lot. It does not permit the garage to be placed at any other location on the site, which he has confirmed with his engineer.

Board Member Figurski stated she visited the site today and could not determine the proposed location of the building or the driveway. Mr. Ikle stated it has been staked by his engineer and the Road Commission. Ms. Figurski feels it is too close to the road.

Chairman Dhaenens stated that the engineer noted that the garage could be placed at another location on the site; however, it would require more excavation and be more expensive.

Delete —

**Amy Ruthig**

---

**From:** Amy Ruthig  
**Sent:** Wednesday, October 26, 2016 3:32 PM  
**To:** Amy Ruthig  
**Subject:** FW: 5555 Grand River

Amy Ruthig  
Zoning Official



Genoa Charter Township  
2911 Dorr Road, Brighton, Michigan 48116  
**Office: 810-227-5225 Ext. 114 Direct: 810-224-5824**  
E-mail: [amy@genoa.org](mailto:amy@genoa.org), Url: [www.genoa.org](http://www.genoa.org)

---

**From:** Amy Ruthig  
**Sent:** Friday, November 13, 2015 9:38 AM  
**To:** Hi Point Construction  
**Subject:** Re: 5555 Grand River

Thank you for the revisions they look good. I am out of office today I will get them reviewed and back with you Monday morning. Have a great weekend.

Sent from my iPhone

On Nov 13, 2015, at 9:06 AM, Hi Point Construction <[jeremy@hipointconstruction.net](mailto:jeremy@hipointconstruction.net)> wrote:

I just sent you the revised plot plan. Let me know if you need anything else.

Thank you,  
Jeremy Huntoon  
810-701-9749  
[jeremy@hipointconstruction.net](mailto:jeremy@hipointconstruction.net)

On Nov 12, 2015, at 4:19 PM, Amy Ruthig <[amy@genoa.org](mailto:amy@genoa.org)> wrote:

Good Afternoon,

Per our conversation earlier today, I am in need of the following information:



Rear setback from the property line, not the next door neighbors as depicted on the site plan;

Setback from waterfront

Also, on the plan it shows for a future pole barn, however due to the parcel being a corner lot it has two front yards and accessory structures are not allowed in the front yard for a MDR (Medium Density Residential) zoning.

If you should have any questions, please feel free to contact me.

Thank You,  
Amy Ruthig  
Zoning Official



**GENOA**  
Township

Genoa Charter Township

2911 Dorr Road, Brighton, Michigan 48116

**Office: 810-227-5225 Ext. 114 Direct: 810-224-5824**

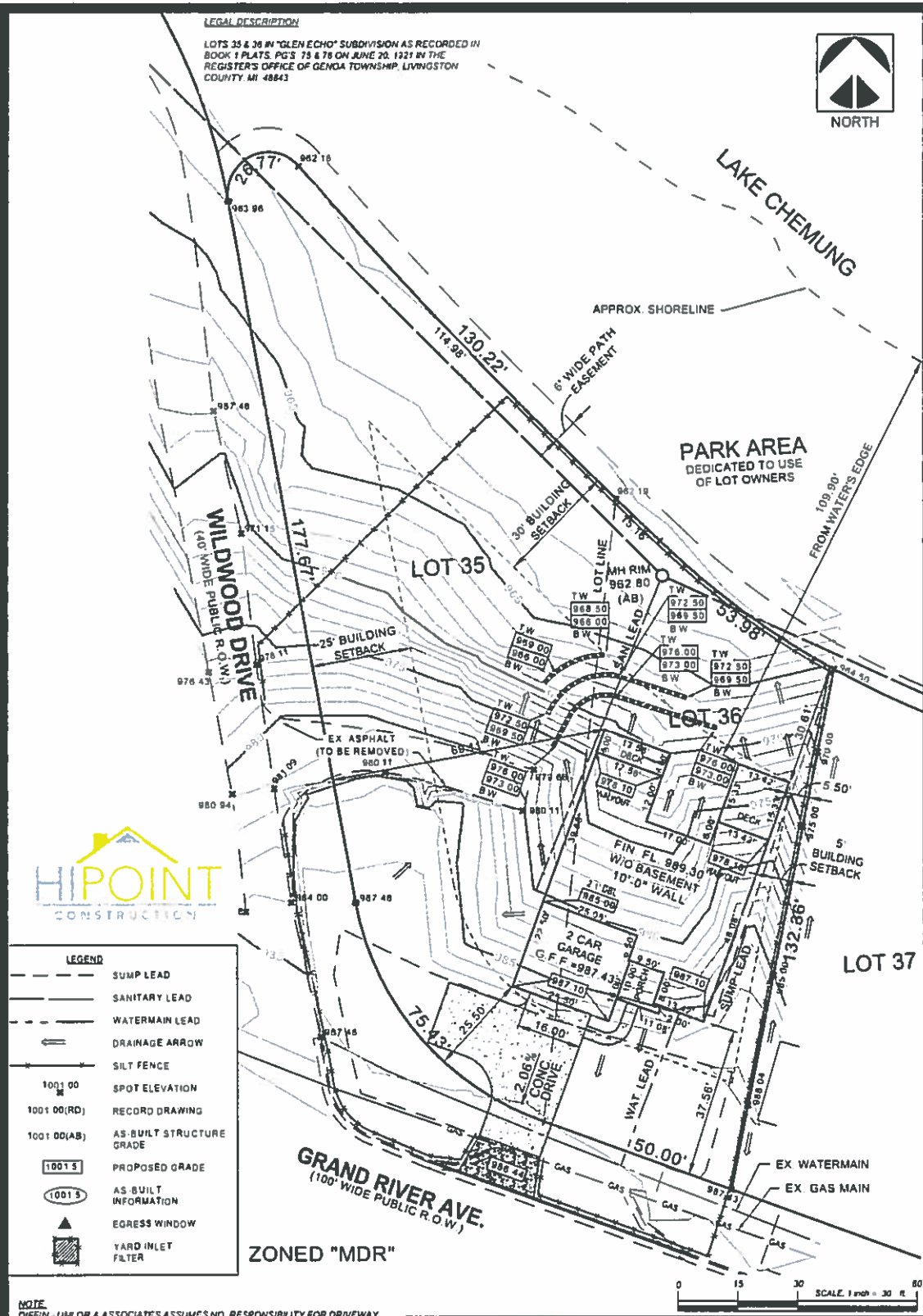
E-mail: [amy@genoa.org](mailto:amy@genoa.org). Url: [www.genoa.org](http://www.genoa.org)

**LEGAL DESCRIPTION**

LOTS 35 & 36 IN "GLEN ECHO" SUBDIVISION AS RECORDED IN BOOK 1 PLATS, PG'S 75 & 76 ON JUNE 20, 1921 IN THE REGISTER'S OFFICE OF GENOA TOWNSHIP, LIVINGSTON COUNTY, MI 48643



NORTH



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

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



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



**LOT 35 & 36 PLOT PLAN**

5555 GRAND RIVER AVE.  
 "GLEN ECHO" SUBDIVISION  
 TAX I.D. #4711-10-301-035

SECTION 10, TOWN 2 NORTH,  
 RANGE 5 EAST  
 GENOA TOWNSHIP  
 LIVINGSTON COUNTY, MICHIGAN

Date: 11-02-2015  
 Project No.: 151007

GENOA TOWNSHIP

DEC 29 2016

RECEIVED

**MYERS & MYERS, PLLC**  
ATTORNEYS AT LAW

Kelly A. Myers  
Roger L. Myers \*  
\*Also Admitted to Practice in California

915 N. Michigan Avenue  
Suite 200  
Howell, Michigan 48843  
(517) 540-1700  
Fax: (517) 540-1701

Matthew M. Hagerty  
Rebecca J. S. Cassell  
Robert F. Marvin  
Alexander R. Reuter

December 29, 2016

Via Hand Delivery

Genoa Township Zoning Board of Appeals  
2911 Dorr Road  
Brighton, MI 48116  
Attention: Amy Ruthig, Zoning Official

RE: Ikle, Matt  
5555 E. Grand River

Dear Amy:

Enclosed please find supporting documentation for consideration by the Zoning Board of Appeals at its meeting scheduled for January 17, 2017 with regard to the above-referenced property.

If you have any questions, please do not hesitate to contact our office.

Very Truly Yours,

MYERS & MYERS, PLLC



Connie Spring, Legal Assistant  
Direct Dial: 517-376-3459

/cs  
Enclosures



Where A Fresh Approach Is Key!

December 13, 2016

Matthew and Angellina Ikle  
5555 E. Grand River  
Howell, Michigan, 48843

Dear Mr. and Mrs. Ikle,

Realty Concierge Group (RCG) is happy to provide this Broker Opinion of Value (BOV), regarding your concern of adding a 24x36 accessory building on Lot 35 at 5555 E Grand River, Howell, Michigan, 48843.

After assessing the proposed location on the lower level northwest corner near the lake, I would agree that it is the best location based on accessibility, driveway location, and functional use of the remaining open space available. It is very unfortunate to have the sewer easement and the topography assuming so much of your lot.

Reviewing the possibility of a new build on Lot 34, it looks like from the Glen Echo Plot Plan that it would not be able to be a walkout site with the lot only having frontage on Grand River and not on the lakeside of Wildwood Drive. Looking at the current elevations on your Lot 35 and the neighbors Lot 34, I agree that there would be no sight restrictions for Lot 34 to the lake, being so high up over the proposed height of 14 foot at the peak of your accessory building. I would suggest highly conducting a line of sight confirmation with your Civil Engineer. Your main concern of the surrounding neighbor's property being affected after the accessory building being completed, I don't see any adverse effects of market values as long it is not a pole barn or shed type structure.

With your explanation stating it will match the current home exterior (which is very upscale), it will enhance the community and surrounding properties. Driving around on Wildwood Drive and Glen Echo, I did see other accessory buildings that would be comparable to the size of your proposed building.

The inquiry of how much market value can be added to your home is approximately 50% of the value of the accessory building, approximately \$9,000.

Thank you for contacting me and if there is anything in the future I can assist with, please let me know.

Enjoy your new home!

Sincerely,

Joel Schmidt  
Broker, Realty Concierge Group (RCG)

-AN-  
**RCG**  
— **LISTING** —

[www.RealtyConciergeGroup.com](http://www.RealtyConciergeGroup.com)  
Where A Fresh Approach is Key!  
Office – 800-417-0117  
[Admin@ProRCC.com](mailto:Admin@ProRCC.com)



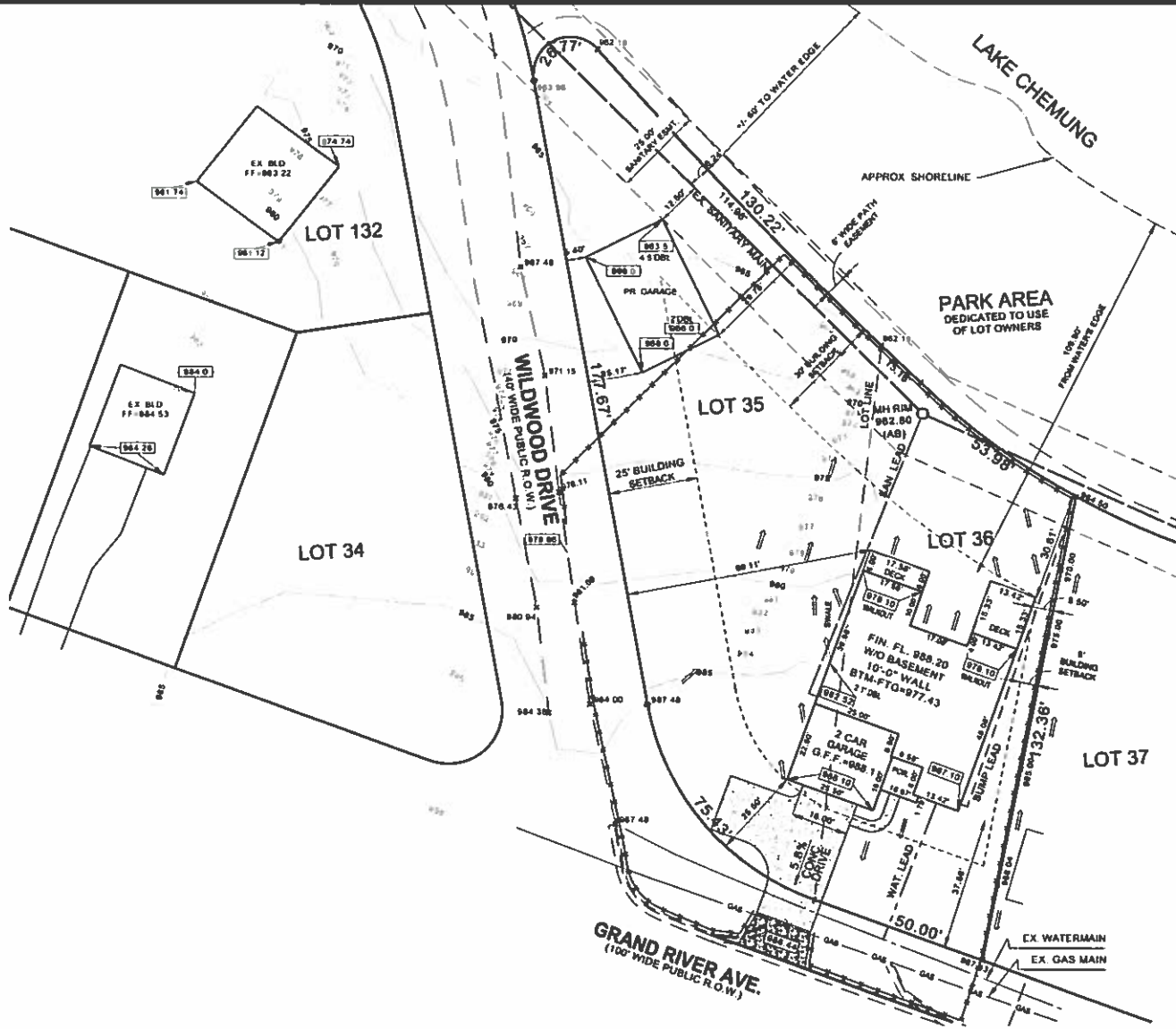
12/14/16  
Ikle Residence- Detached Garage  
5555 East Grand River Ave.  
Howell, MI

To Whom It May Concern:

This letter is to confirm that we were requested to remove the detached garage from the plot plan for the approval of the building permit. This was requested since the homeowner had to present the detached garage plan and location to the ZBA at the monthly meeting. We were requested to remove the detached garage from the plot plan in order to have the permit approved for the house in a timely matter. The required variance for the detached garage from the ZBA board would have delayed the approval until the following monthly meeting. Please let me know if you have any further questions at all.

Regards,

Jeremy Huntoon  
Owner



**LOT 35 & 38 TOPO**  
 5555 GRAND RIVER AVE.  
 "GLEN ECHO" SUBDIVISION  
 TAX I.D. #4711-10-301-035  
 SECTION 10 TOWN 2 NORTH  
 RANGE 5 EAST  
 GENOA TOWNSHIP  
 LIVINGSTON COUNTY MICHIGAN

Date: 12-28-16  
 Project No.: 151007  
 Sheet No.: 1 of 1

**LEGEND**

---	SUMP LEAD
---	SANITARY LEAD
---	WATERMAIN LEAD
←	DRAINAGE ARROW
— —	SET FENCE
○	SPOT ELEVATION
○	1001.00(RD) RECORD DRAWING
○	1001.00(AB) AS BUILT STRUCTURE GRADE
□	1001.5 PROPOSED GRADE
○	1001.5 AS BUILT INT. FINISH
▲	EGRESS WINDOW
■	YARD INLET FILTER



**Difin-Umlor & ASSOCIATES**  
 Civil Engineering • Surveying • Landscaping • Construction Services

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

**CLIENT**



## APPLICATION AND PERMIT

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

CRA 100 Rev 7/99

Permit Number

1605-004

Issuance Date

06-Apr-16

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

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

APPLICANT		CONTRACTOR	
NAME: MATT IKLE		NAME	
MAILING ADDRESS: 5555 E. GRAND RIVER HOWELL, MI 48843		MAILING ADDRESS:	
TELEPHONE NO.: (248) 207-9654		TELEPHONE NO.:	
		Contractor's Signature	
Title	Date: X 4/6/16	Title	Date:
FINANCIAL REQUIREMENTS		ATTACHMENTS REQUIRED	
Application Fee	\$50.00	Plans and Specs.	
Permit Fee		Bond	
Est. Inspect. Fee		Proof of Insurance	
Bond		Yes	No
Deposit		P.I. \$	P.D. \$
Other		Other	
To Be Billed			
Receipt Number	822493		
Date	3/29/2016		

## APPLICATION

Applicant and/or Contractor request a Permit for the purpose indicated in the attached plans and specifications at the following location:

CITY	/or TOWNSHIP	Genoa	SECTION	11
NAME OF ROAD	WILDWOOD	(	GLEN ECHO	) Lot # 35/36
for a period beginning	4/6/2016	and ending	10/3/2016	

and agrees to the terms of the permit.

PERMIT TO CONSTRUCT A RESIDENTIAL DRIVEWAY APPROACH PER L.C.R.C. SPECIFICATIONS. GRADE AND SLOPE AS SHOWN IN THE ATTACHED SKETCH. PERMIT HOLDER ACKNOWLEDGES SUPPLEMENTAL NOTICE.

A CULVERT IS NOT REQUIRED TO BE PLACED IN THE PUBLIC ROAD RIGHT-OF-WAY. THE CLEAR VISION AREA SHALL BE ESTABLISHED AND MAINTAINED IN PERPETUITY BY THE PROPERTY OWNER(S). CONSTRUCT THE DRIVEWAY AS FAR NORTH AS POSSIBLE TO MAXIMIZE SIGHT DISTANCE. CROSSROAD REFERENCE: CENTERLINE OF DRIVEWAY MUST BE A MINIMUM OF 185 FEET NORTH OF THE CENTERLINE OF GRAND RIVER AVENUE.

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

## PERMIT

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

## RECOMMENDED FOR ISSUANCE:

JOHN SHIELTON, ENG. TECH Investigator  
06-Apr-16 Date Title

BOARD OF COUNTY ROAD COMMISSIONERS  
LIVINGSTON COUNTY, MICHIGAN

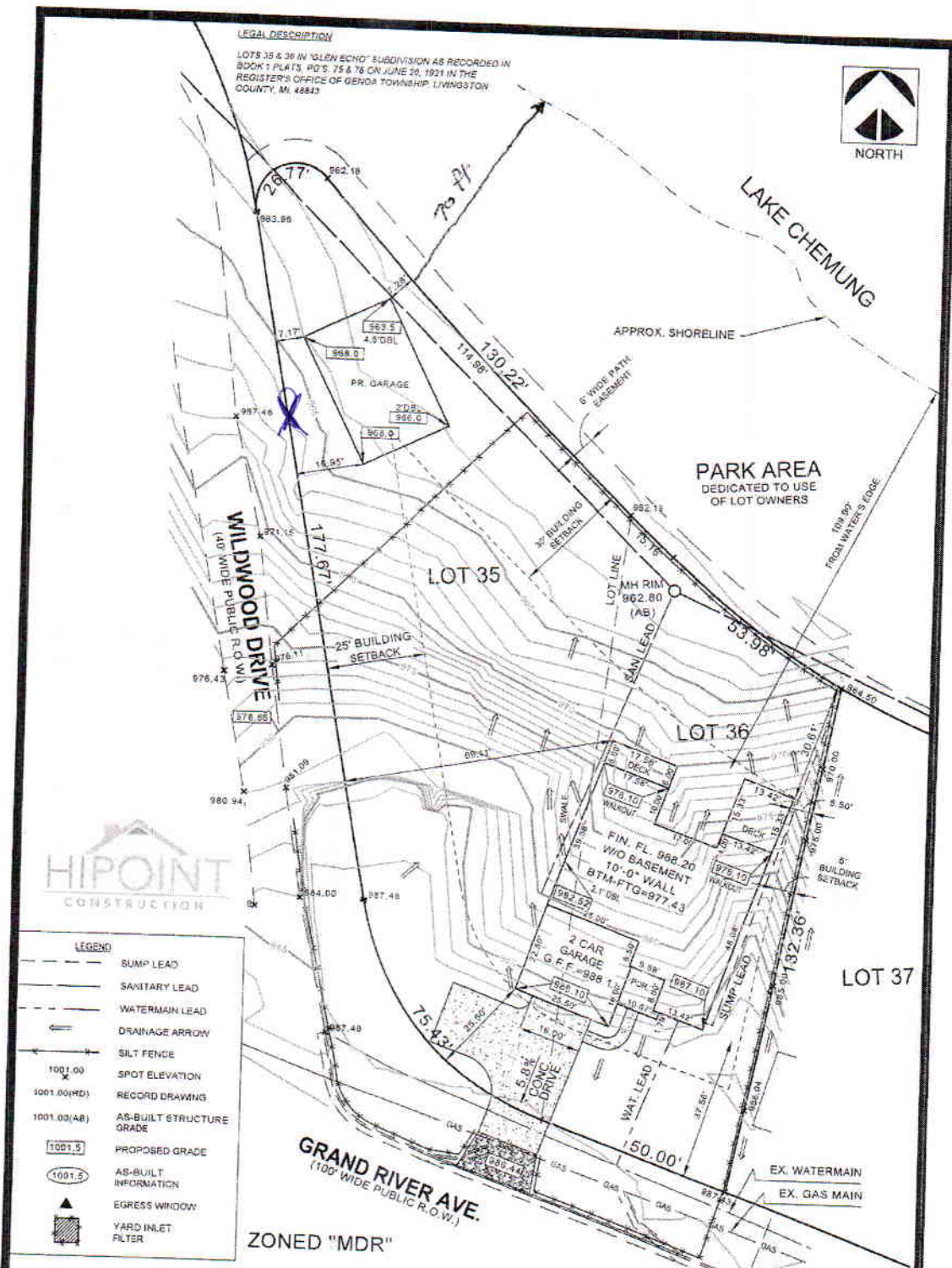
By

By

By



**LEGAL DESCRIPTION**  
 LOTS 35 & 36 IN "GLEN ECHO" SUBDIVISION AS RECORDED IN BOOK 1 PLATS, PGS 154 TO ON JUNE 20, 1921 IN THE REGISTER'S OFFICE OF GENOA TOWNSHIP LIVINGSTON COUNTY, MI. 48843



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

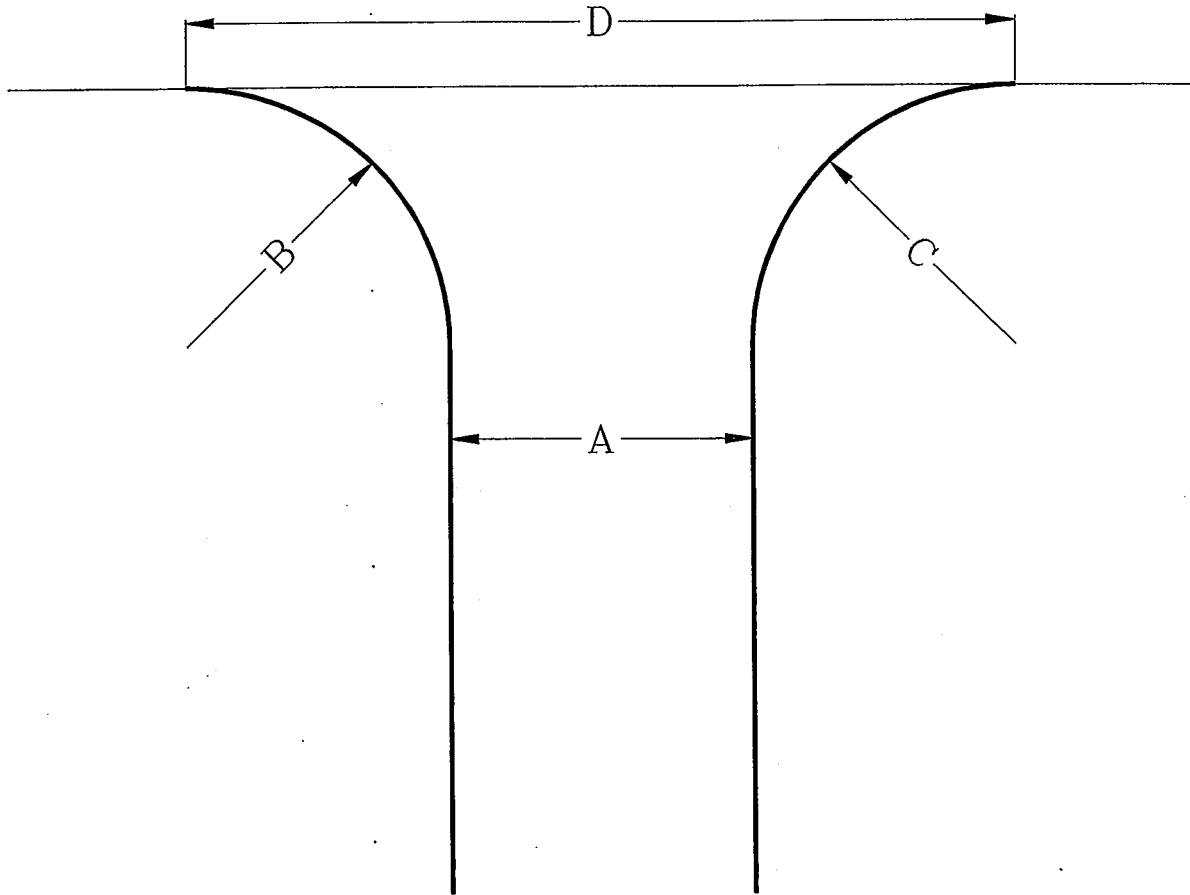
**NOTE:**  
 DIFFIN-UMLOR & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR DRIVEWAY PLACEMENT. CLIENT MUST VERIFY ALL DIMENSIONS AND DRIVEWAY PLACEMENT PRIOR TO CONSTRUCTION. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. BEFORE BEGINNING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

**DU Diffin-Umlor & ASSOCIATES**  
 Civil Engineering • Surveying • Landscaping • Construction Services  
 53115 GRAND RIVER AVE, NEW HUDSON, MI 48165  
 PH: (248) 437-7803, FAX: (866) 690-4307

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



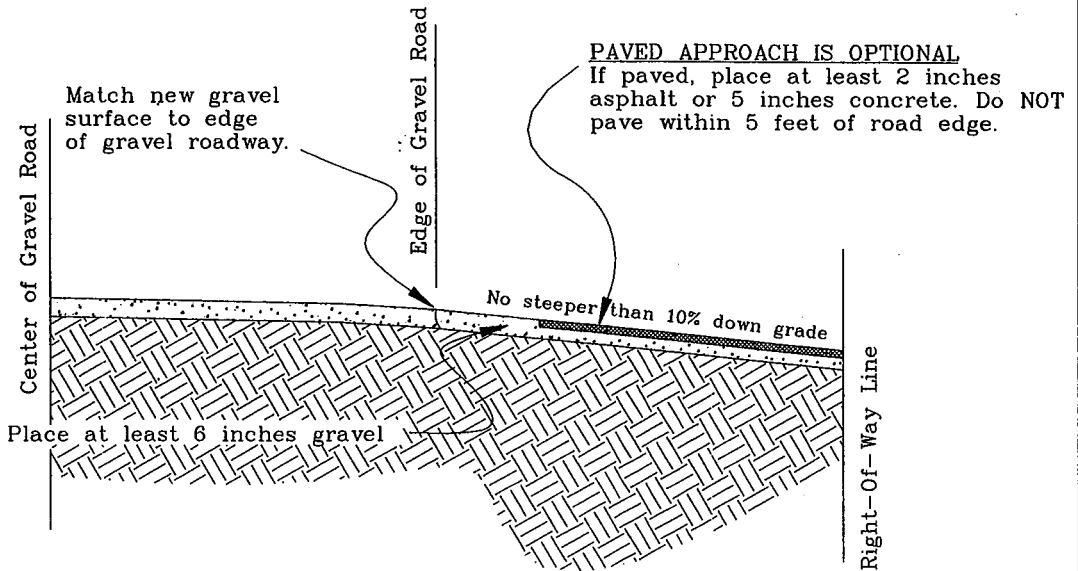
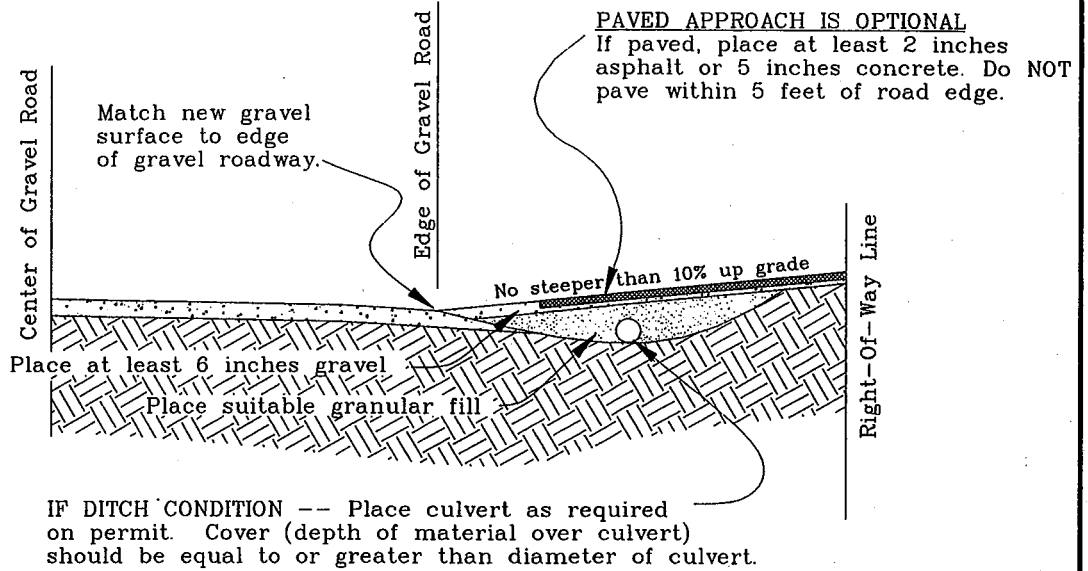
# Residential Driveway Approach on Uncurbed County Road



	Design Feature	Standard	Range
A	Driveway Width	12'	10' to 30'
B	Entering Radius	10'	5' to 15'
C	Exiting Radius	10'	5' to 15'
D	Total Opening (A+B+C)	32'	20' to 60'

The Standard shall be used unless engineering judgement determines that another dimension within the range is more suitable for a particular site or special condition and is approved by Livingston County Road Commission.

# Cross-Section of Residential Driveway Approach on Gravel County Road





## Supplemental Notice to Permit Holders

In the interest of highway safety, Michigan Law (1925 P.A. 368, as amended MCLA 247.171) prohibits the placement of any object, except authorized mailbox mountings, within the highway right-of-way without a permit from the road authority.

In many instances, property owners or contractors place fences, rocks/boulders, trees/shrubs, unyielding mailboxes, earthwork or other objects within the road right-of-way as a measure of improving landscape. However, these fixed objects often become hazards to errant motorists, vision obstructions, or interference to public utilities.

Any structural or ornamental object, whether permanent or temporary, placed within the county road right-of-way without a permit from the Livingston County Road Commission (LCRC) shall be subject to removal by LCRC forces. Further, any costs incurred by the LCRC may be recovered from the property owner by statute.

We ask your cooperation in keeping the highway right-of-way free of all objects other than standard mailboxes and mailbox supports. Acceptable mailbox standards are provided below:

- Mailbox is of light steel, aluminum or plastic construction that meets U. S. Postal Service requirements.
- No more than two mailboxes per support structure.
- Mailbox post is not set in concrete or filled with any material.
- Mailbox post is a single wood or metal post.
- Wood post does not exceed 4-inch x 4-inch square or 4 ½ -inch diameter round.
- Metal post does not exceed weight of 3 lbs./ft.
- Mailbox is adequately attached to the post to prevent separation if impacted by a motor vehicle.

Thank you for your cooperation. If you have any questions, please contact us.

Livingston County Road Commission  
3535 Grand Oaks Drive  
Howell, Michigan 48843  
(517) 546-4250



**Sight Distance**

Sight distance is the distance along a roadway that an object of specified height is continuously visible to a driver. The following sight distance values, according to the posted or absolute regulatory speed limit, are required for residential driveway approaches.

Required Sight Distance (feet)		
<u>Speed Limit (mph)</u>	<u>Standard</u>	<u>Minimum Allowable</u>
30 or below	350	260
35	400	300
40	450	335
45	500	375
50	550	410
55	600	450

If a driveway approach is intended to serve only one single-family dwelling, then the values listed as standard represent the minimum requirements for sight distance where existing roadway and site characteristics allow. Where conditions do not allow for the standard, the driveway shall be located in the best location, maximizing sight distance as close to the standard as possible. **A permit will not be issued where the minimum allowable sight distance, based on speed conditions, cannot be achieved.**

If a driveway approach is intended to serve more than one single-family dwelling, then the values listed as standard represent the minimum requirements for sight distance. **A permit will not be issued where the standard sight distance, based on speed conditions, cannot be achieved.**

In some instances, the Livingston County Road Commission may reduce the sight distance requirements where conditions limit vehicle speeds in the vicinity of the proposed approach.

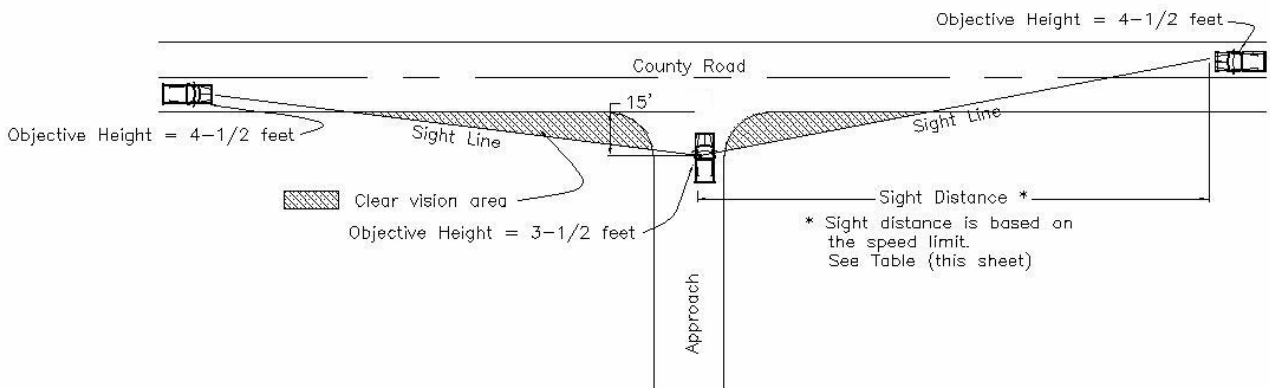
On gravel roads that do not have a posted speed limit, residential driveway approaches shall meet the 45-mph requirements for sight distance.

On roadways serving through traffic that have a 25-mph prima facie limit posted, residential driveway approaches shall meet the value listed as standard for sight distance.

Sight distance shall be measured on the edge of the roadway at the center of the approach, using an eye height of 3.5 feet above the road edge and sighting a target 4.25 feet high along the center of each lane on the road. A portion of the target being sighted shall be continuously in view for the required sight distance values. Further, the approach should be located to provide as much of the target in view as possible. The approach should also be located to maximize the view of oncoming traffic for a motorist on the existing county road preparing to turn left at the driveway.

The same sight distance required at the edge of the road shall be continuously provided, along the center of the approach, to a point 15 feet off the edge of the road. The Road Commission may reduce this requirement to a point not less than 10 feet off the edge of the road, depending on site-specific conditions.

A clear vision area, as shown in Figure 1, shall be provided prior to construction and use of any residential driveway approach entering onto a roadway under the jurisdiction of the Livingston County Road Commission. To provide for adequate vision, all obstructions must be removed within the clear vision area. The property owner shall maintain the clear vision area in perpetuity.





Genoa Charter Township  
Zoning Board of Appeals

Dear Board Members

I recently received a notice of Genoa Township Zoning Board of Appeals meeting scheduled for January 17<sup>th</sup> 2017. This is an ongoing appeal from a Mr. Matt Ikle to construct a pole barn outside the setback limits established by Genoa Township as written in the Township zoning guidelines. At the March 15<sup>th</sup> meeting and again on the 19<sup>th</sup> of April 2016, I attended and spoke out against the granting of a variance. I have enclosed the previous two letters of explanation that I submitted for each meeting which I believe makes my position very clear. Nothing has changed regarding my position as stated in those letters, and Mr. Ikle's constructing of the proposed polebarn, no doubt would have a devastating effect on my property.

Mr. Ikle submits with his new request a letter Dated December 13<sup>th</sup> from Mr. Joel Schmidt. With all due respect to Mr. Schmidt, I would disagree that it is the best location for the building. The most accessible spot for the proposed structure would be in the building envelope immediately west of the Ikle's new home, there is a very large paved driveway in that area and with a minimal amount of grading, could fit the building in nicely. He refers to a driveway location but I cannot tell where that driveway is located as it does not show up on the submitted schematic. I'm baffled by his statement regarding functional use of remaining space because no matter where this building is located it still takes up an area roughly 24'x 36'. I'm also not sure how unfortunate having the sewer easement abutting his property, it is entirely outside the setback limits and unless granted a variance no one would be able to build anything in that area. Mr. Schmidt contends my site is not walkout capable? That is simply untrue and for sure, it is prime property for a walkout.

As long as Mr. Schmidt brings the sewer easement up, the sewer has been there at least 10 years, long before Mr. Ikle purchased the property. Also, something the board should consider, is that any future repair/replacement of that sewer line, and a significant amount of the line upstream, would need to be accessed from Wildwood Dr. Mr. Ikle's barn, if placed as he has requested, would create a pinch point of access and make it very difficult to get the needed equipment and materials into the work area, especially if a repair needed to happen east of the proposed polebarn. I have been in the heavy construction business for almost 40 years and have done many repairs and replacement work projects, many for the Genoa Township. I know firsthand the associated cost's when obstacles come into play, the right equipment is needed always, and this barn could become another costly example if indeed it becomes an obstacle in any future repair or replacement project. Also, it is possible the owner at the time of that sewer installation, signed over a construction easement adjoining the permanent sewer easement and that would be exactly where the Ikle's want to place their pole barn.

Please note that along with this letter I have submitted some of the information as previous submitted. There are pictures that show the site lines from my lot and a reference to the proposed pole barn's height. There are two drawings I sketched up for the Ikle's, showing a couple different locations inside the setback limits that this building could be built and even offering my expertise in construction with no response at all. Mr. Ikle seems intent on bullying is way to what suits his needs, and his wallet. He doesn't care about the impact on the neighboring properties and how it would devalue my lot in particular. He seems to be able to find people to offer opinions that suit his needs whether true, partly true or downright false. This variance request does not meet the Township requirements to be granted,

economics is not a hardship, Mr. Ikle said himself in one of the two meetings, that building a garage into the side of the hill would cost too much, and he does not have that sort of money in his budget. While that may be true and unfortunate for him, his constructing that barn in that location would no doubt devalue my lot and cost me too much, I would certainly not have that loss in my budget. I continue to be steadfast in the opinion that granting Mr. Ikle's variance and him being allowed to build his barn in front of my lot is not fair, under any circumstance.

Respectfully submitted.

Craig Fons  
4K Chemung Investments LLC  
Owner lot's 33,34 and 132 Glen Echo Subdivision0



THE RED LINE INDICATES  
THE APPROXIMATE HEIGHT OF  
THE BARN ROOFLINE LOOK FROM  
THE APPROXIMATE LOWER  
LEVEL ELEVATION OF A  
WALKOUT ON LOT # 34





APPROXIMATE HEIGHT  
OF ROOFLINE, LOOKING  
FROM LOT 3# AT  
ROUGHLY 1<sup>ST</sup> FOOT LEVEL

next meeting  
4-19-16





Genoa Charter Township  
Zoning Board of Appeals

Dear Board Members

In regards to agenda item 16-10 of the March 15<sup>th</sup> 2016 board meeting, we submitted for that meeting, a letter objecting to the request by Mr. Matt Ikle to construct a detached accessory structure at 5555 E. Grand River. Understanding that the issue is now on the April 19<sup>th</sup> meeting, we would like the board to know that our position has not changed and that Mr. Inkle's construction of the proposed building would severely devalue our parcels directly west of 5555 E. Grand River which are lots 33 and 34 of the Glen Echo subdivision.

We have reviewed the undated letter from Mr. Jeremy Huntoon of Hi Point Construction pertaining to the reasons for the chosen location. Among other things we strongly disagree with point number 3 in his letter, stating "site lines will not be affected by the structure of the garage" this simply is not the case and it certainly will affect the view from lots 33 and 34 at potential walkout and first floor levels, having a devastating effect on the value of lot 33/34 and any structure built on it.

Mr.'s Ikle and Huntoon seem to be missing the obvious solution that the structure needs to be built into the side of the hill within the property boundaries much like a walkout basement. The severe slope to which they note actually helps them, and affords the opportunity to locate a structure where it works for grading and access for Mrs. Ikle. It would allow for the garage door to look straight at the lake and lengthen the driveway entering onto Wildwood.

We have taken the liberty to sketch, on Mr. Ikle survey, an idea of where they could locate the structure that would place it inside the building envelope and give it a little buffer out to Wildwood. This structure could be built just like the basement under his home currently under construction. The concrete walls would extend far enough up so as to allow any water coming from the south to flow around the structure and on to the lake. A shingled roof could then be placed on top of the concrete walls with gutters to control roof water. I don't know if Mr. Ikle got an estimate to do it that way, but he may be surprised on how cost effective it could be and what a good solid structure he would end up with. Cost is not a hardship from what I understand, furthermore, we believe it is fundamentally wrong to devalue one property to make something more cost effective for someone else.

Mr. Ikle submitted some photo's showing some outbuildings in what I assume is our neighborhood. They do not indicate where the structures are in relation to the owner's main residence and if these structures impede anyone, beside the owner's, view of the lake. These structures appear to be many many years old, and I might guess, they were constructed before most current zoning laws were adopted. They should show you folks the importance of your duties as an appeals board and exactly why we enact rules that we can all follow and be good neighbors.

We noticed that Kensington Valley Excavating were doing work for the Ikles, they are a top notch company and we feel they could be an asset to Mr. Ikle and his builder to find a solution to the challenges on the property. We are asking no more than to be able to enjoy the same view of Lake Chemung that the Ikles strived for in the placement of their home. Mr. Nowka has offered in the past and Mr. Fons would be more than happy to help the Ikles with anything we may have the experience and expertise in. We would very much like to continue being good neighbors.

Sincerely,

Craig Fons      Albert Nowka      4K Chemung Investments LLC.



Genoa Charter Township  
Zoning Board of Appeals

Dear Board Members

In regards to agenda item 16-10 on the agenda of the March 15<sup>th</sup>, 2016 board meeting we would like you to know that we strongly oppose the granting of the requested variance. The proposed structure would have a devastating effect on the value of the 3 parcels immediately to the west of Mr. Ikle's property. We have under land contract lots 34, 33 and lot 32, which contains a dwelling currently being remodeled. Lot 33 contains a 2 car garage that was used by the previous owners in association with the dwelling on lot 32, lot 34 is vacant but we are currently considering building a structure on the parcel. The site lines from the considered structure would be severely impacted by the construction of the proposed garage. The slope of lot 34 affords the opportunity to construct something with a walkout, which nearly every house in the neighborhood has, walkouts add significant value on a house in the close proximity to any body of water. We would anticipate the proposed garage would obstruct most of the water view from the lower level and a significant portion from an upper level, leaving a homeowner on lot 34 to look at a majority shingles from level one and garage siding from a lower level.

In review of the submitted site plan Mr. Ikle has significant open space shown on the site plan to build his structure within the setback limits and not have to encroach the limits of which the property is currently zoned. He recently removed some very large trees that may have justified the encroachment but now they are gone. There are current technologize in the construction industry that afford opportunities to construct almost anything anywhere.

In our review of staff findings, our opinion is that the variance is indeed self-created in that the proposed structure would be one of very few if any in the neighborhood. While there are sheds and some small structures abound there is nothing of the magnitude of what Mr. Ikle's is proposing and certainly not anything that impacts a neighboring property like this does. With all due respect to staff, we do not see where or how the sanitary sewer easement creates any sort of need for a variance. If anything, it would create an obstacle for any future repair or replacement of said sewer in that it is in close proximity to the easement (it appears to be touching the easement line). This would put the sewer authority at the mercy of Mr. Ikle if for some reason access could not come from the west and Wildwood Dr.

We thank you for your time and consideration and pray the you deny this variance with the hopes that Mr. Ikle will use the options at his disposal that conforms to the Township's requirements if he needs a structure like the one proposed.

Sincerely,

  
Craig S Fons

  
Albert Nowka

4K Chemung Investments LLC



**LEGAL DESCRIPTION**

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



*RETAINING WALL FOR GRADE ADJUSTING*

*PROPOSED DETACHED GARAGE*

*CONCRETE CONCRETE WALL*



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

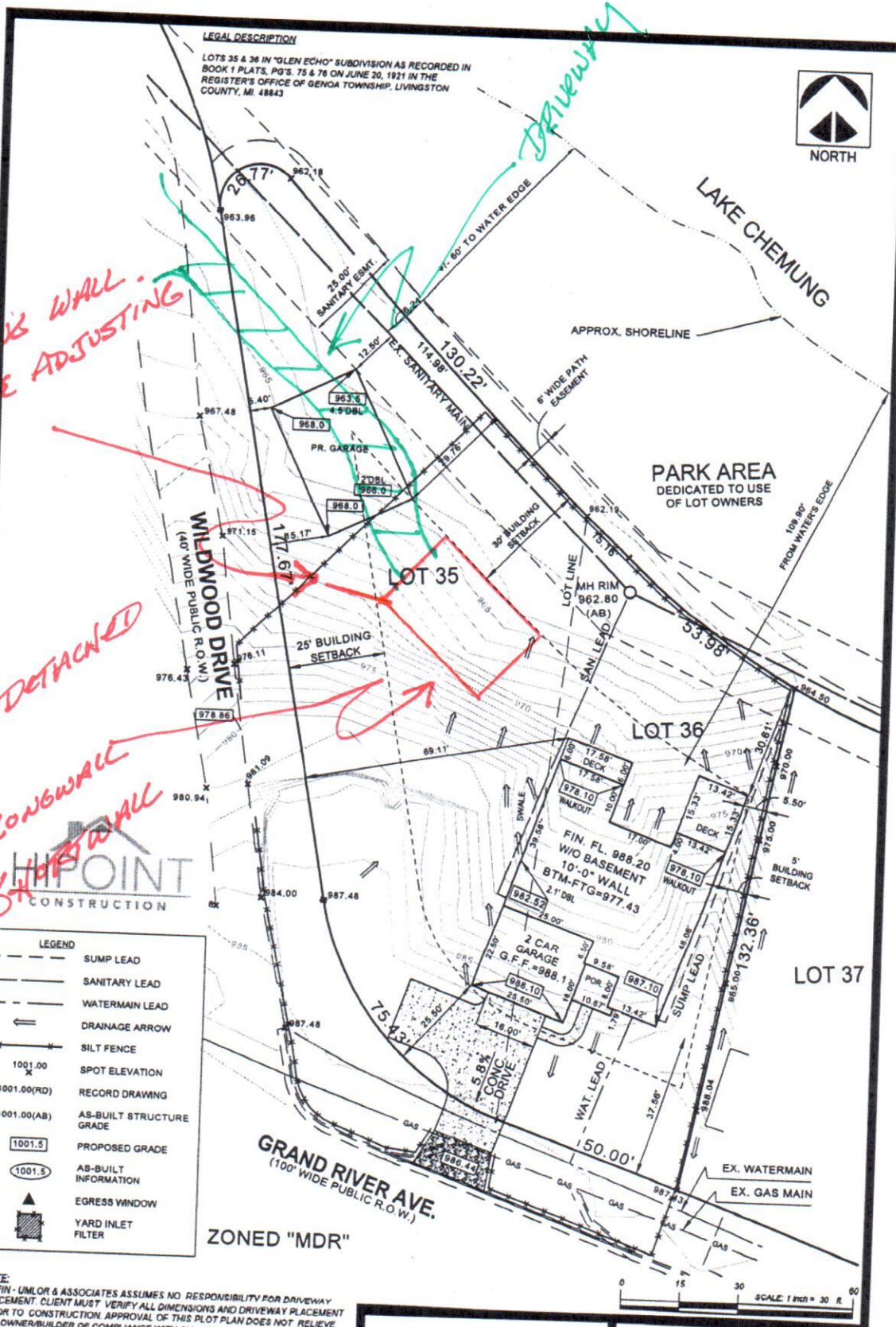
**NOTE:**  
DIFFIN-UMLOR & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR DRIVEWAY PLACEMENT. CLIENT MUST VERIFY ALL DIMENSIONS AND DRIVEWAY PLACEMENT PRIOR TO CONSTRUCTION. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. BEFORE BEGINNING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

**DU Diffin-Umlor & ASSOCIATES**  
Civil Engineering • Surveying • Landscaping • Construction Services  
53115 GRAND RIVER AVE, NEW HUDSON, MI 48165  
PH: (248) 437-7803, FAX: (866) 690-4307

ZONED "MDR"

SCALE: 1 inch = 30 ft

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



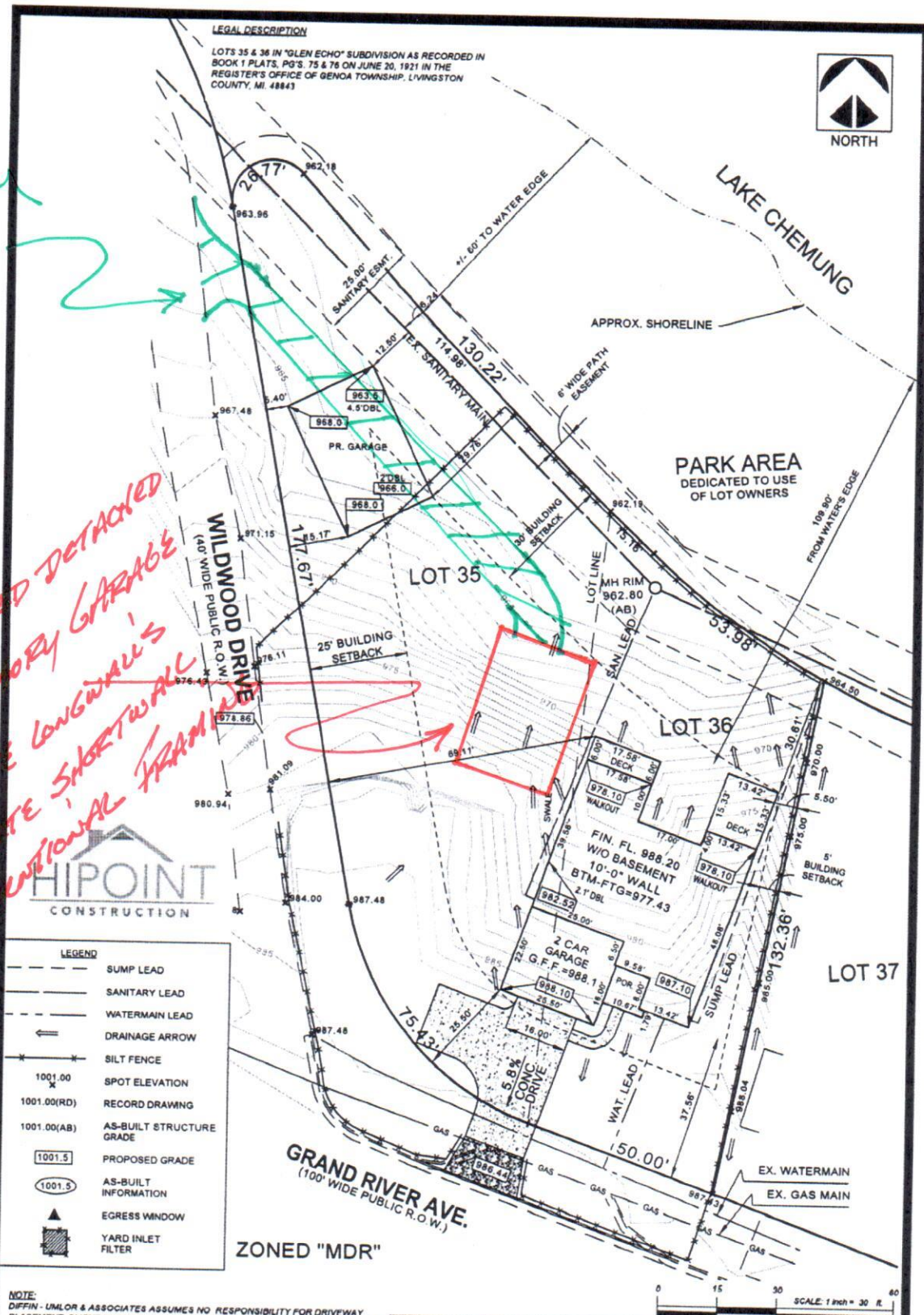


**LEGAL DESCRIPTION**  
 LOTS 35 & 36 IN "GLEN ECHO" SUBDIVISION AS RECORDED IN  
 BOOK 1 PLATS, PG'S. 75 & 76 ON JUNE 20, 1921 IN THE  
 REGISTER'S OFFICE OF GENOA TOWNSHIP, LIVINGSTON  
 COUNTY, MI. 48843



*DRIVEWAY*

*Proposed Detached  
 Accessory Garage  
 2) Concrete Longwall  
 1) Concrete Shortwall  
 1) Conventional Framing*



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

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

**DU Diffin-Umlor & ASSOCIATES**  
 Civil Engineering • Surveying • Landscaping • Construction Services  
 53115 GRAND RIVER AVE, NEW HUDSON, MI 48165  
 PH: (248) 437-7803, FAX: (866) 690-4307

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

ZONED "MDR"

SCALE: 1 inch = 30 ft.

To: Genoa Township ZBA  
Matt Ikle Variance Request  
ZBA Meeting January 17, 2017

I have been working with Craig Fons the owner of 5536 Wildwood Drive and Lots 33 & 34 of Glen Echo Sub/Plat for the sale of his property.

The proposed variance for Matt Ikle of 5555 Grand River, Howell for the construction of a detached accessory structure in the front yard does not comply to the Township variance requirements as there is "No Hardship" to homeowner. After reviewing all the documents it appears there is plenty of room to build the structure within lot # 35 without a variance.

If the ZBA approves the variance it would cause a hardship to Mr. Fons as he has vacant lots that would allow the construction of a home on Lots 33 & 34 and the structure as proposed by Mr. Ikle would obstruct the view of the Lake to Mr. Fons property therefore, reducing the value of Mr. Fons property.

As a Realtor I am all for Private Property rights and granting variances in hardship situations would be the prudent reason for such variances.

On behalf of my client Craig Fons I would ask the ZBA to deny Matt Ikle's request and suggest that the structure be built in the lots building envelope and set back requirements. (See attached drawings of where the proposed structure meets the current Township requirements).

Sincerely,



Kevin M Gerkin  
Associate Broker  
RE/MAX Platinum  
[kevingerkin@gmail.com](mailto:kevingerkin@gmail.com)  
(810) 227-4545



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



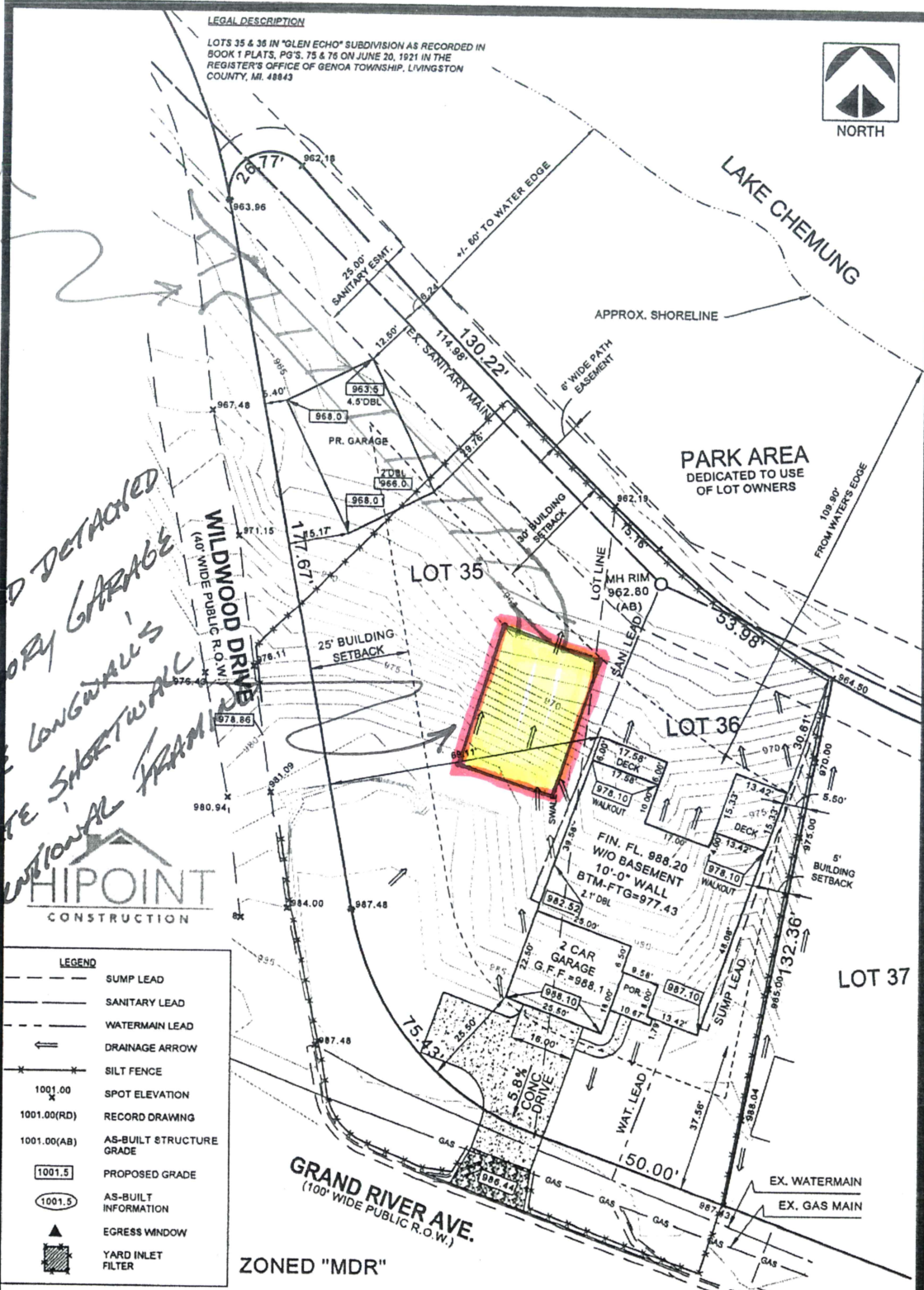
*DRIVEWAY*

*Proposed Detached Accessory Garage*

*Concrete Longwall's*

*Concrete Shortwall*

*Conventional Fram*



**LEGEND**

- SUMP LEAD
- SANITARY LEAD
- WATERMAIN LEAD
- DRAINAGE ARROW
- SILT FENCE
- SPOT ELEVATION
- RECORD DRAWING
- AS-BUILT STRUCTURE GRADE
- PROPOSED GRADE
- AS-BUILT INFORMATION
- EGRESS WINDOW
- YARD INLET FILTER

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

**DU Diffin-Umlor & ASSOCIATES**  
 Civil Engineering • Surveying • Landscaping • Construction Services

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

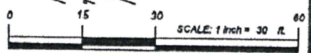
**LOT 35 & 36**  
**PROPOSED SHED LAYOUTS**

5555 GRAND RIVER AVE.  
 "GLEN ECHO" SUBDIVISION  
 TAX I.D. #4711-10-301-035

SECTION 10, TOWN 2 NORTH,  
 RANGE 5 EAST  
 GENOA TOWNSHIP  
 LIVINGSTON COUNTY, MICHIGAN

Date: 2-22-16  
 Project No.: 151007

ZONED "MDR"





**LEGAL DESCRIPTION**

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



*RETAINING WALL FOR GRADE ADJUSTING*

*PROPOSED DETACHED GARAGE  
CONCRETE CONWALL  
CONCRETE SHED WALL*

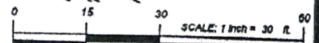
**SHED POINT CONSTRUCTION**

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

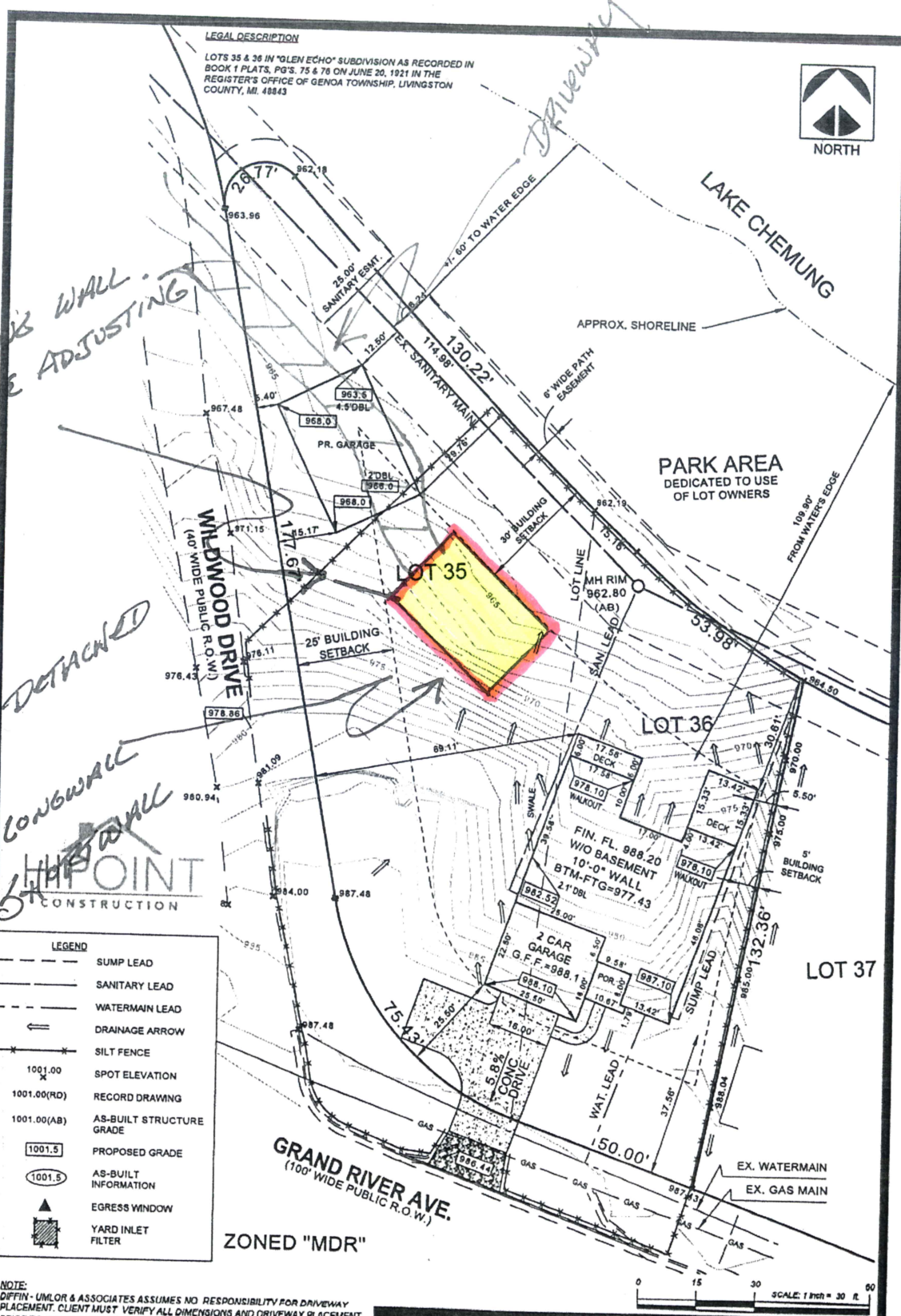
**NOTE:**  
DIFFIN-UMLOR & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR DRIVEWAY PLACEMENT. CLIENT MUST VERIFY ALL DIMENSIONS AND DRIVEWAY PLACEMENT PRIOR TO CONSTRUCTION. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. BEFORE BEGINNING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

**DU Diffin-Umlor & ASSOCIATES**  
Civil Engineering • Surveying • Landscaping • Construction Services  
53115 GRAND RIVER AVE, NEW HUDSON, MI 48165  
PH: (248) 437-7803, FAX: (866) 690-4307

ZONED "MDR"



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



**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
December 13, 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, Amy Ruthig, Zoning Administrator; Kelly VanMarter, Community Development Director/Assistant Township Manager; and Joe Seward, Township Attorney.

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

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

**Approval of the Agenda:**

**Moved** by Ledford, seconded by Figurski, 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. **16-36...A request by Ray Johnson, 4821 Pinehurst Court, for a rear yard variance to construct an addition to an existing home.**

Mr. Johnson was not present. Mr. Chris Ouellette of 11648 Maxfield Lane, Hartland, was present to represent the applicant. He stated that Mr. Johnson would like to remove the existing porch and put in a kitchen. The variance is needed due to the location of the existing home on the lot. The extension will not extend further toward the rear of the lot than the current home.

Board Member McCreary is concerned that the access road to the home is only 16-feet wide and questioned who maintains it, as it relates to construction traffic for this work.

The call to the public was made at 6:53 pm with no response.

**Moved** by McCreary, seconded by Ledford to approval Case #16-36, 4821 Pinehurst Court, for a rear yard setback of 25' 7" for a variance of 24' 5" from the required 50 feet to add an addition to the home, based on the following finding of facts:

- The current location of the home is already 26 feet from the rear set back.
- The rear setback is consistent with neighboring properties on the east side of Pinehurst Road that are directly south of this property.
- The extraordinary circumstances are the preexisting location of the home and the narrowness of the lot.
- Granting this variance will be consistent with neighboring properties.
- The need for the variance is not self-created.

- Granting this variance will not impair adequate light and air to adjacent properties and will not unreasonably increase the congestion on public streets.
- The proposed variance will have little or no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood or value.

This variance is conditioned upon:

- Drainage from the home must be maintained on the lot.
- Structure must be guttered with downspouts.

**The motion carried unanimously.**

2. Request to enter into closed session to discuss pending litigation pursuant to MCL 15.268 § 8 (e).

**Moved** by McCreary, seconded by Figurski, to enter into a closed session at 6:57 pm to discuss pending litigation. **The motion carried unanimously with a roll-call vote.**

The Board reconvened the regular meeting at 8:01 pm.

**Administrative Business:**

1. Approval of minutes for the November 15, 2016 Zoning Board of Appeals Meeting

**Moved** by Figurski, seconded by Tengel, to approve the November 15, 2016 Zoning Board of Appeals Meeting minutes with the deletion of the last two sentences in the "Zoning Official Report" item. **The motion carried unanimously.**

2. Correspondence – Ms. Ruthig distributed an informational newsletter from Michigan Planner magazine.
3. Township Board Representative Report - Board Member Ledford gave a review of the Township Board Meetings of November 21, 2016 and December 5, 2016
4. Planning Commission Representative Report – Board Member Figurski gave a review of the Planning Commission meeting of November 14, 2016.
5. Zoning Official Report  
Ms. Ruth stated that Mr. Ikle will be resubmitting his request and it will be on the January meeting agenda. One other item will be on the agenda as well.
6. Member Discussion  
There were no member discussion items.
7. Adjournment

**Moved** by Figurski, seconded by McCreary, to adjourn the meeting at 8:21 pm. **The motion carried unanimously.**



Respectfully submitted:

Patty Thomas, Recording Secretary

UNAPPROVED