

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
OCTOBER 17, 2017
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Introduction:

Approval of Agenda:

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

1. 17-22 ... A request by Andrew Luzod, 4798 Narrow Trail, for a two side yard variances to construct a new single family home.
2. 17-26... A request by Max Collins, 566 Hilltop Drive, for a variance to construct a new detached accessory structure in the front yard.
3. 17-27... A request by Jeremy Bowman, 3680 Robinson Lane, for a variance to construct a detached accessory structure in the front yard.

Administrative Business:

1. Approval of minutes for the September 19, 2017 Zoning Board of Appeals meeting.
2. Correspondence
3. Township Board Representative Report
4. Planning Commission Representative Report
5. Zoning Official Report
6. Member Discussion
7. Adjournment



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION

2911 DORR ROAD | BRIGHTON, MICHIGAN 48116

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

Case # 17-22

Meeting Date: Sept. 19

PAID Variance Application Fee

\$125.00 for Residential | \$300.00 for Commercial/Industrial

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

Applicant/Owner: ANDREW LUZOD

Property Address: 4798 Narrow Trail Phone: 313-595-9499

Present Zoning: LDR Tax Code: 4711-26-301-001

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: Minimum yard setback - all other setbacks are in compliance.

2. Intended property modifications: Requesting 10' sideyard on N/S of site

a. Unusual topography/shape of land (explain): long, narrow lot - new house will be in same approx. location as existing cabin.

b. Other (explain): _____

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

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

Date: 8-24-17 Signature: [Signature]

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

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

After the decision is made regarding your Variance approval a land use permit will be required.



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: July 10, 2017
RE: ZBA 17-22

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

STAFF REPORT

File Number: ZBA#17-22
Site Address: 4798 Narrow Trail Brighton 48116
Parcel Number: 4711-26-301-001
Parcel Size: .953 Acre
Applicant: Andrew Luzod, 6578 Forest Beach Drive Brighton 48116
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a two side yard variances to construct a single family home.

Zoning and Existing Use: LDR (Low Density Residential), the property is vacant.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday September 3, 2017 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:

- Assessing records indicate the existing home was constructed in 1952.
- See Record Card.
- The property is serviced by well and septic.

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

The applicant is proposing to demolish the existing home and construct a new single family home. In order to construct the proposed home, the applicant is requesting to obtain two side yard variances.

Variance Requests

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

Table 3.04.01 (LDR District):

Side Yard Setback:	30	Side Yard Setback:	30
Proposed Side Yard Setback:	10	Proposed Side Yard Setback:	15
Proposed Variance Amount:	20	Proposed Variance Amount:	15

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

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

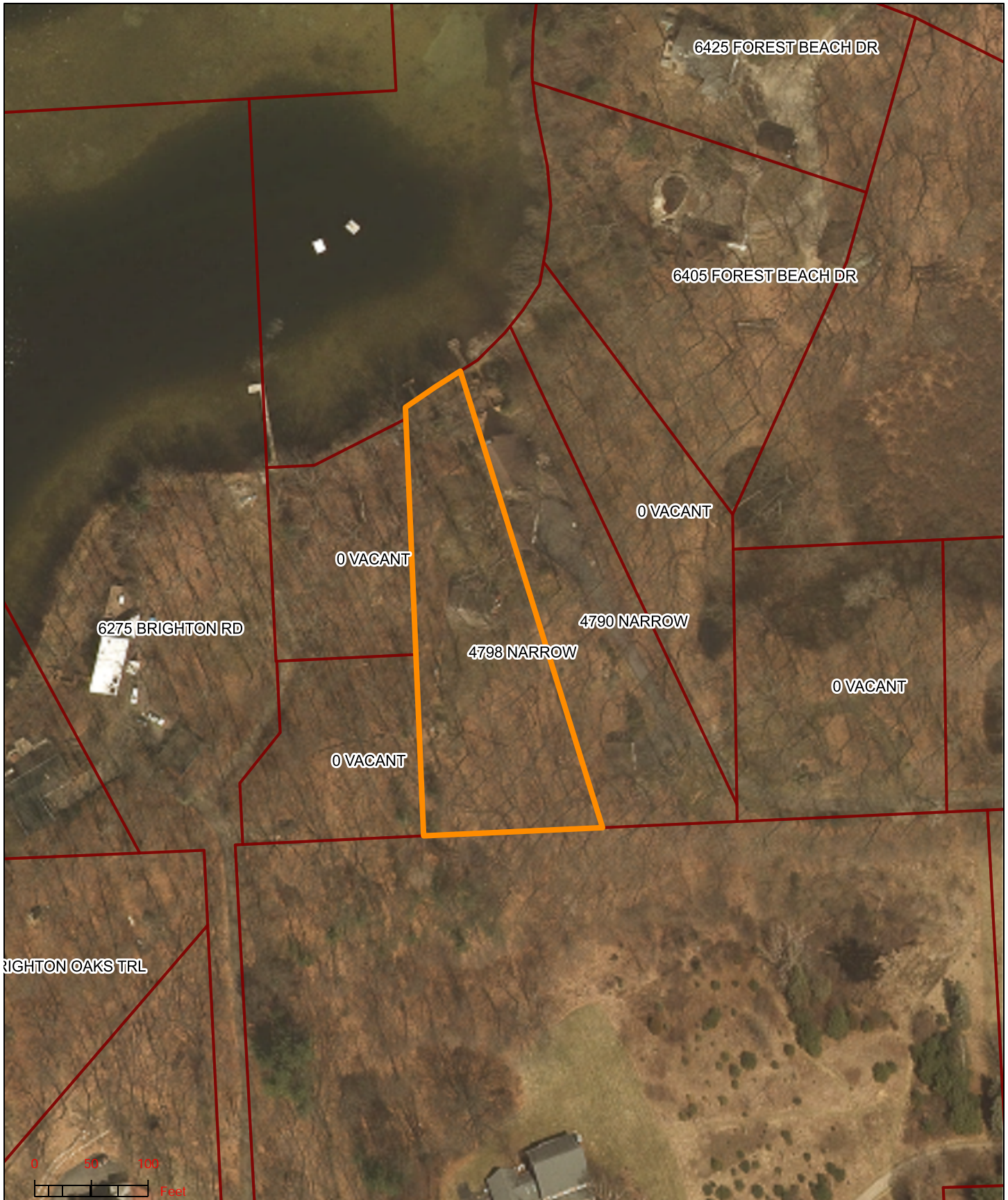
- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the side yard setbacks for the LDR zoning would prevent the applicant from constructing the proposed building at the northern end of the lot. The building envelope is wide enough at the southern end of the lot to accommodate the home. Compliance with ordinance does not prevent use of the property. There are homes in the vicinity that are located closer to the lake with similar side yard setbacks therefore you could argue granting the variance provides substantial justice.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the long pie shaped lot. The need for the variance is due to the narrowness of the lot at the northern end. The need for the variance is self-created. Granting the variance would allow the home to be positioned similarly from the lake as other waterfront homes on the lake.
- (c) Public Safety and Welfare** – The granting of the variances would not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa. The proposed structure would be of sufficient distance from adjacent structures to not create any fire or other safety hazards.
- (d) Impact on Surrounding Neighborhood** – The proposed variances would have a limited impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

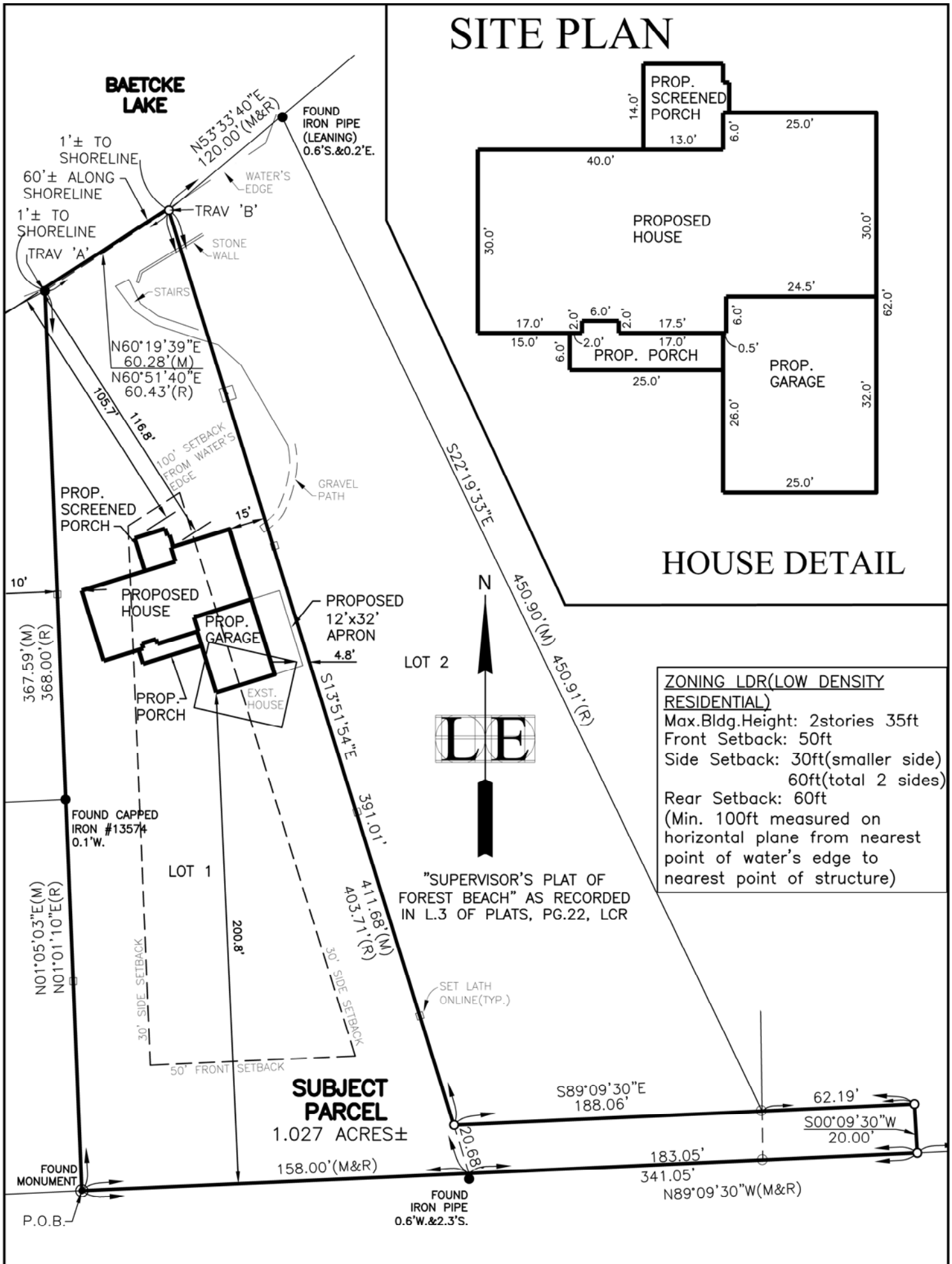
If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval.

1. The home will guttered with downspouts with water draining toward the lake.

GENOA TOWNSHIP



SITE PLAN



HOUSE DETAIL

ZONING LDR(LOW DENSITY RESIDENTIAL)
 Max.Bldg.Height: 2stories 35ft
 Front Setback: 50ft
 Side Setback: 30ft(smaller side)
 60ft(total 2 sides)
 Rear Setback: 60ft
 (Min. 100ft measured on horizontal plane from nearest point of water's edge to nearest point of structure)

LEGEND	SECTION CORNER	SET IRON ROD	FOUND MONUMENT
FENCE	FOUND IRON ROD/PIPE	SOIL BORING	

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/10,000 AND THAT SAID SURVEY FULLY COMPLIES WITH THE REQUIREMENTS OF PUBLIC ACT 132-10.

LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING
 3300 S. OLD U.S., BRIGHTON, MI 48114
 INTERNET: WWW.LIVINGSTONENG.COM PHONE: (810) 225-7100 FAX: (810) 225-7699

CLIENT ANDREW LUZOD	0' 50' 100'	DATE 08-24-17
DESCRIPTION PART OF WEST 1/2 SEC. 26, T2N-R5E, GENOA TWP., LIVINGSTON COUNTY, MICHIGAN		REV. 09-13-17
	SCALE 1"=50'	JOB No. 17121
	SHEET No.1 of 2	DRAWN R.PARAMO
		CHECK

LEGAL DESCRIPTION SUBJECT PARCEL (Per Life Estate Deed as recorded in Instrument #2008R-002277, Livingston County Records)

Lot 1, Supervisor's Plat of Forest Beach, Sec 26, T2N, R5E, as recorded in Livingston County Records.
Tax identification number: 4711-26-301-001

LEGAL DESCRIPTION (Per Offer to Purchase Real Estate-Tax Parcel Number 4711-26-301-001)
Lot 1 of "SUPERVISOR'S PLAT OF FOEST BEACH", Section 26, T2N, R5E, Genoa Township, Livingston County, Michigan,

AND

The South 20 feet of Lot 2 of "SUPERVISOR'S PLAT OF FOREST BEACH", as recorded in Liber 3 of Plats, Page 22, Livingston County Records, and Part of Lot E split from Lots 28, 29, & 30 of "FOREST BEACH SUBDIVISION", Being a part of the W 1/2 Section 26, R2N,-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: BEGINNING at the Terminus of Narrow Trail, a 20 foot wide private easement for ingress and egress, as recorded in Liber 1187, pages 582-585, said point being 62.19 feet East of the South point of Lot 3 of said 'SUPERVISOR'S PLAT OF FOREST BEACH'; thence S 00 degrees 09'30"W, 20.00 feet to the south line of Lot E; thence along the South line of Lot E and Lot 2, N 89 degrees 09'30"W, 182.81 feet to the West line of said Lot 2; thence along the West line of Lot 2, N 13 degrees 51'53" W, 20.68 feet thence S 89 degrees 09'30" E, 188.06 feet, to the POINT OF BEGINNING.

LEGAL DESCRIPTION SUBJECT PARCEL (As Surveyed)

Lot 1 and part of Lots 2 and 28 of "Supervisor's Plat of Forest Beach" as recorded in Liber 3 of Plats, on Page 22, Livingston County Records and part of Lot "E" as described in Liber 1164, Page 346, being part of the West 1/2 of Section 26, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: BEGINNING at the Southwest corner of said Lot 1; thence along the West line of said Lot 1, N 01°05'03" E, 367.59 feet (previously recorded as N 01°01'10" E, 368.00 feet) to Traverse Point 'A'; thence continuing along the West line of said Lot 1, N 01°05'03" E, 1 foot, more or less, to a point on the water's edge of Baetcke Lake; thence Northeasterly along the water's edge of said Baetcke Lake, 60 feet, more or less, to a point; thence along the East line of said Lot 1, S 13°51'54" E, 1 foot, more or less, to Traverse Point 'B', being the endpoint of an intermediate traverse line, beginning at aforementioned Traverse Point 'A' and having the following course: 1) N 60°19'39" E, 60.28 feet (previously recorded as N 60°51'40" E, 60.43 feet); thence continuing along the East line of said Lot 1, S 13°51'54" E, 391.01 feet; thence S 89°09'30" E, 188.06 feet; thence S 00°09'30" W, 20.00 feet; thence along the South line of said Lots "E", 28, 2 and 1, N 89°09'30" W, 341.05 feet to the Point of Beginning, containing 1.027 acres, more or less, and subject to any easements or restrictions of record.



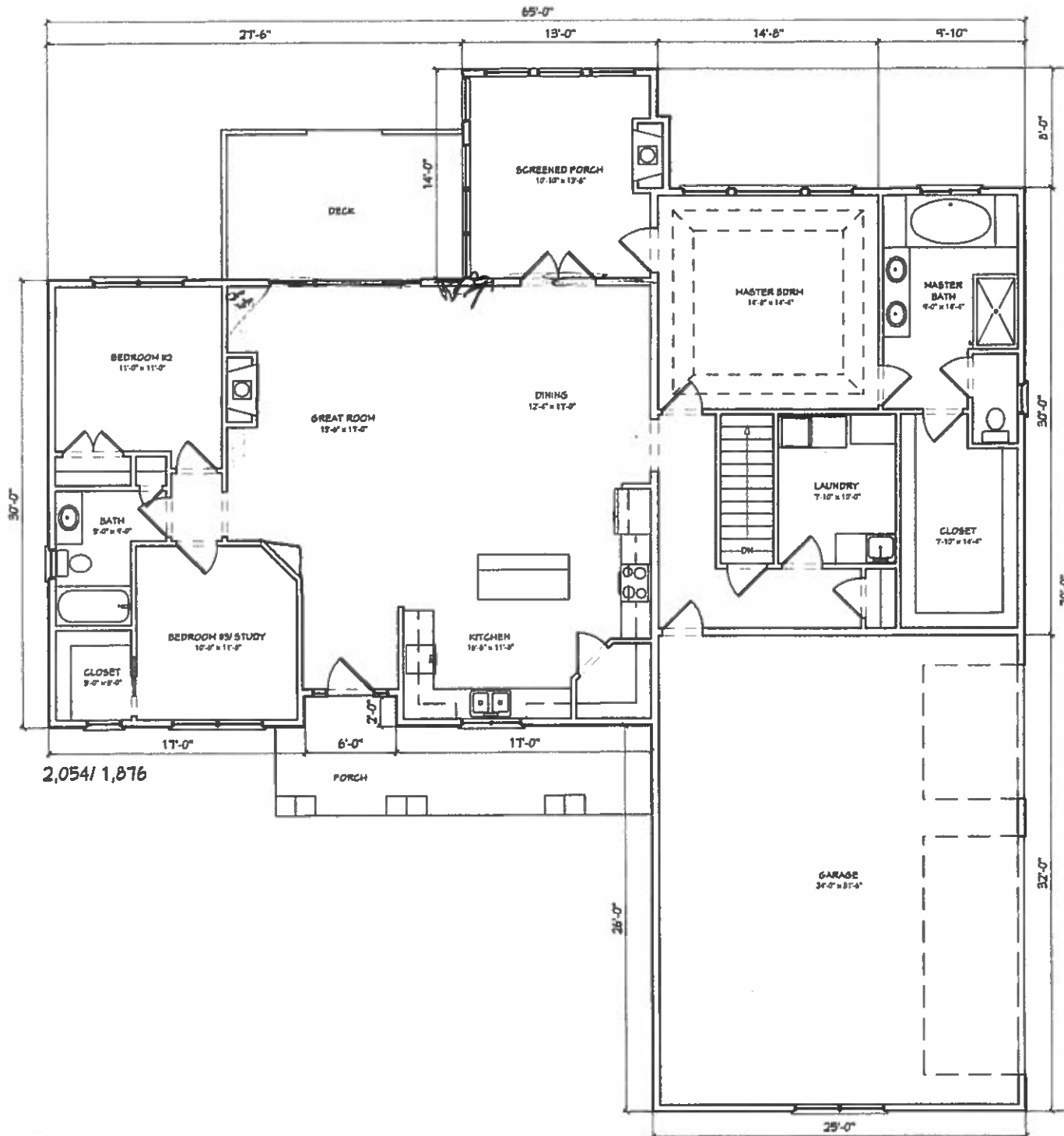
PHONE: 810-225-7100

LIVINGSTON ENGINEERING

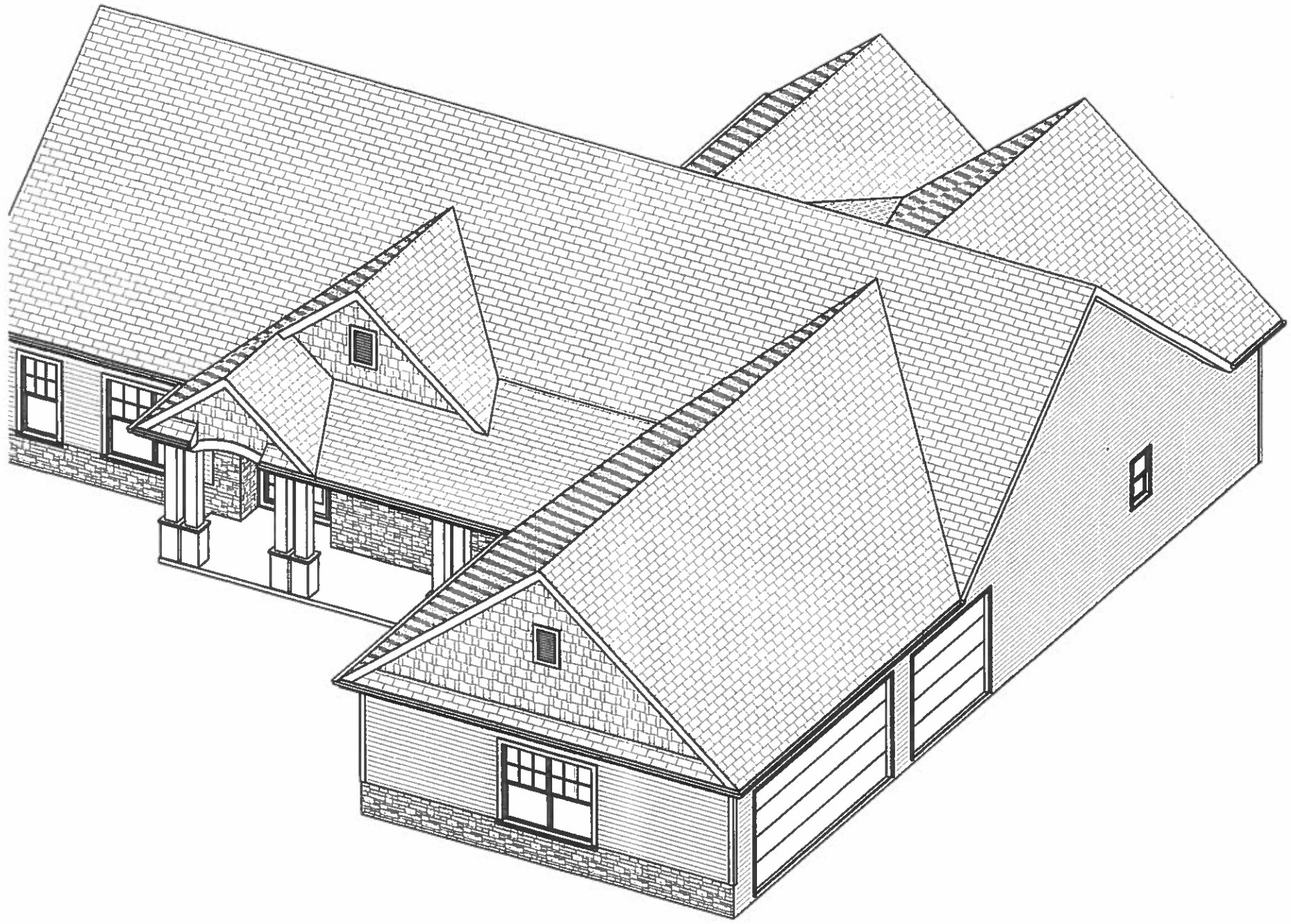
3300 S. OLD U.S. 23, BRIGHTON, MICHIGAN 48114

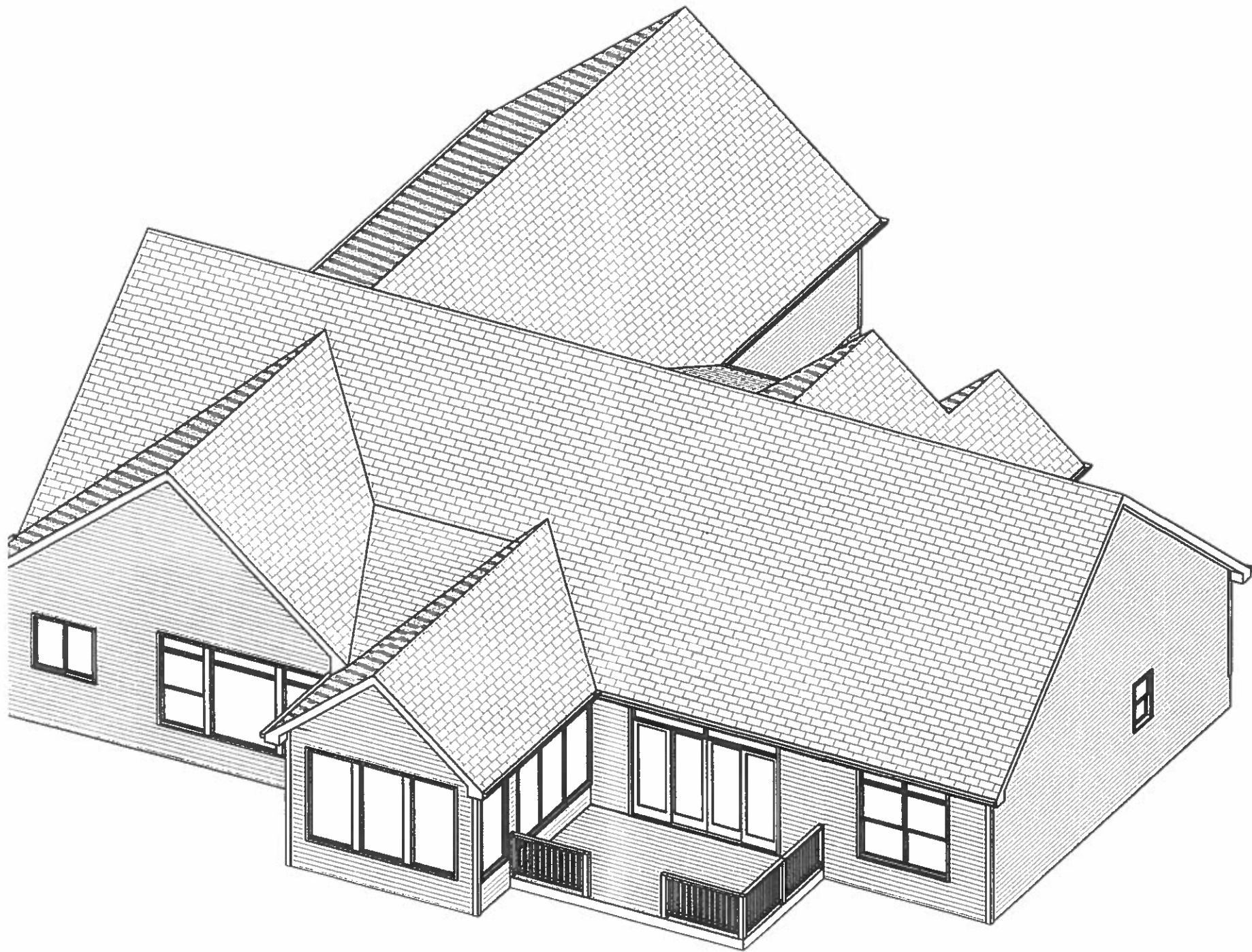
www.livingstoneng.com

FAX: 810-225-7699



2,054/1,876









To Genoa Township

8-19-2017


We do not object to granting the variance of our joining property located between 6275 Brighton Rd and 4798 Narrow Trail, per site plan dated 8-18-2017. If you have any questions , please feel free to contact us. Thank you.

Charlie Izant— 313-673-0044—seaeyes@comcast.net

Lisa Izant——313-673-7101---toothdiver@comcast.net

6275 Brighton Rd, Brighton, MI, 48116

 8-19-17
Lisa Izant 8-19-17

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
STANAWAY RONALD	LUZOD ANDREW & MARLENE	103,900	02/20/2017	WD	ARMS-LENGTH	2017R-006349	BUYER	100.0		
STANAWAY, RAYMOND	STANAWAY RONALD	0	11/06/2015	OTH	LIFE ESTATE	2008R-002277	BUYER	0.0		
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LDR	Building Permit(s)	Date	Number	Status		
4798 NARROW TRL		School: BRIGHTON		GRADING/SITE WORK		10/08/2015	A15-169	NO START		
Owner's Name/Address		P.R.E. 0%		MAP #:						
LUZOD ANDREW & MARLENE 6578 FOREST BEACH DR BRIGHTON MI 48116		2018 Est TCV Tentative		Land Value Estimates for Land Table 00026.FOREST BEACH						
Tax Description		X	Improved	Vacant	* Factors *					
SEC. 26 T2N, R5E, SUPERVISOR'S PLAT OF FOREST BEACH LOT 1		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Comments/Influences		Dirt Road		LAKE FRONT 60.00 385.00 1.0000 1.0000 1500 100 90,000						
		Gravel Road		STANDARD ACREAGE 0.423 Acres 60,000 100 25,380						
		Paved Road		60 Actual Front Feet, 0.95 Total Acres Total Est. Land Value = 115,380						
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		X REFUSE		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2018	Tentative	Tentative	Tentative		Tentative
					2017	63,000	21,700	84,700		56,578C
					2016	63,000	27,800	90,800		56,074C
					2015	63,000	26,200	89,200		55,907C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 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		Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							104 30 88	WGEP (1 Story) WCP (1 Story) Treated Wood		
Building Style: D		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: D Effec. Age: 56 Floor Area: 999 Total Base Cost: 57,066 Total Base New : 86,169 Total Depr Cost: 35,852 Estimated T.C.V: 46,608			CntyMult X 1.510 E.C.F. X 1.300			Bsmnt Garage:	
Yr Built 1952	Remodeled 0	Size of Closets		No./Qual. of Fixtures			0 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Total Depreciated Cost = 35,852 TCV of Bldg: 1 = 46,608			Roof:	
Condition: Good		Doors: Lg X Ord Small		Ex. X Ord Min			No. of Elec. Outlets			Other Additions/Adjustments			Rate				
Room List		(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Well, 200 Feet 1000 Gal Septic			4400.00 2720.00				
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchens: Other: Other:		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplace: Exterior 1 Story			Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Separately Depreciated Items:			7.89 Depr.Cost = 35,017			88 694	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 999 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			(15) Built-Ins & Fireplaces			3050.00			1 3,050	
X	Wood/Shingle Aluminum/Vinyl Brick			Basement Finish			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony			40.08			104 4,168	
	Insulation			Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:			WGPC (1 Story), Standard County Multiplier = 1.51 =>			40.08			104 4,168	
(2) Windows										Phy/Ab.Phy/Func/Econ/Comb.%Good= 10/100/100/100/10.0, WCP (1 Story), Standard County Multiplier = 1.51 =>			45.46			30 1,364	
X	Many Avg. Few	X	Large Avg. Small							Phy/Ab.Phy/Func/Econ/Comb.%Good= 10/100/100/100/10.0, Total Depreciated Cost = 1.300 => TCV of Bldg: 1 =			206 206			206	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																
(3) Roof																	
X	Gable Hip Flat		Gambrel Mansard Shed														
X	Asphalt Shingle																
Chimney: Brick																	

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



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 17-26 Meeting Date: October 17, 2017

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

Applicant/Owner: Max Collins

Property Address: 566 Hilltop Drive Phone: 517-404-1192

Present Zoning: LRR Tax Code: 11-03-301-024

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

Each application for Variance is considered individually by the ZBA. The ZBA is board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed applicant, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested: To place a new garage in the front yard. I will be removing the existing garage already in the front yard.

2. Intended property modifications: The new garage will be setback further from the road than the existing garage is now.

The following is per Article 23.05.03:

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

Under each please indicate how the proposed project meets each criteria.

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.

All of the surrounding homes in the neighborhood that have garages have them in the front yard as well. This is due to the proximity to the lake and the location of our houses on the property.

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.

The existing house on this property is already set all the way back in the back yard and there is no other location to place a garage. I am also removing the existing garage already in the front yard.

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.

The new garage will be a side entry garage in contrast to the garage I am removing which is a road side entry. The existing garage was also only ten feet from the road, the new garage will be eighteen feet from the road. The new garage will actually significantly reduce any hazard to traffic or pedestrians passing by.

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.

No Impacts

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

After the decision is made regarding your Variance approval a land use permit will be required with additional site plan and construction plans.

Date: 9-19-2017 Signature: 



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: October 10, 2017
RE: ZBA 17-26

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

STAFF REPORT

File Number: ZBA#17-26
Site Address: 566 Hilltop Drive Howell 48843
Parcel Number: 4711-03-301-024
Parcel Size: .364 acre
Applicant: Max Collins, 566 Hilltop Drive 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: LRR (Lakeshore Resort Residential), the property is occupied by a single family home and a detached accessory structure.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday October 1, 2017 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.
- Per assessing data, there is no year built data.

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

The proposed project is to demolish the existing detached accessory structure and construct a new detached accessory structure. 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.

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

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

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

Practical Difficulty/Substantial Justice – Compliance with the strict letter of the ordinance would prevent the applicant from constructing a detached accessory structure. 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 existing single family home at the rear of the lot. The need for the variance was not self-created by the applicant. There are some detached accessory structures in the front yards within the surrounding neighborhood. 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.

Recommended Conditions

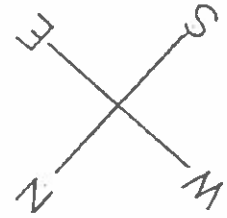
If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval.

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

GENOA TOWNSHIP



13.47% LOT COVERAGE



20'

170'

FENCE

DRIVEWAY

18'

PROPOSED GARAGE

FENCE

60'

26'

34'

OLD GARAGE

20'

22'

FENCE

SIDEWALK

DECK

HOUSE

27'

48'

FENCE

SEWER/GAS

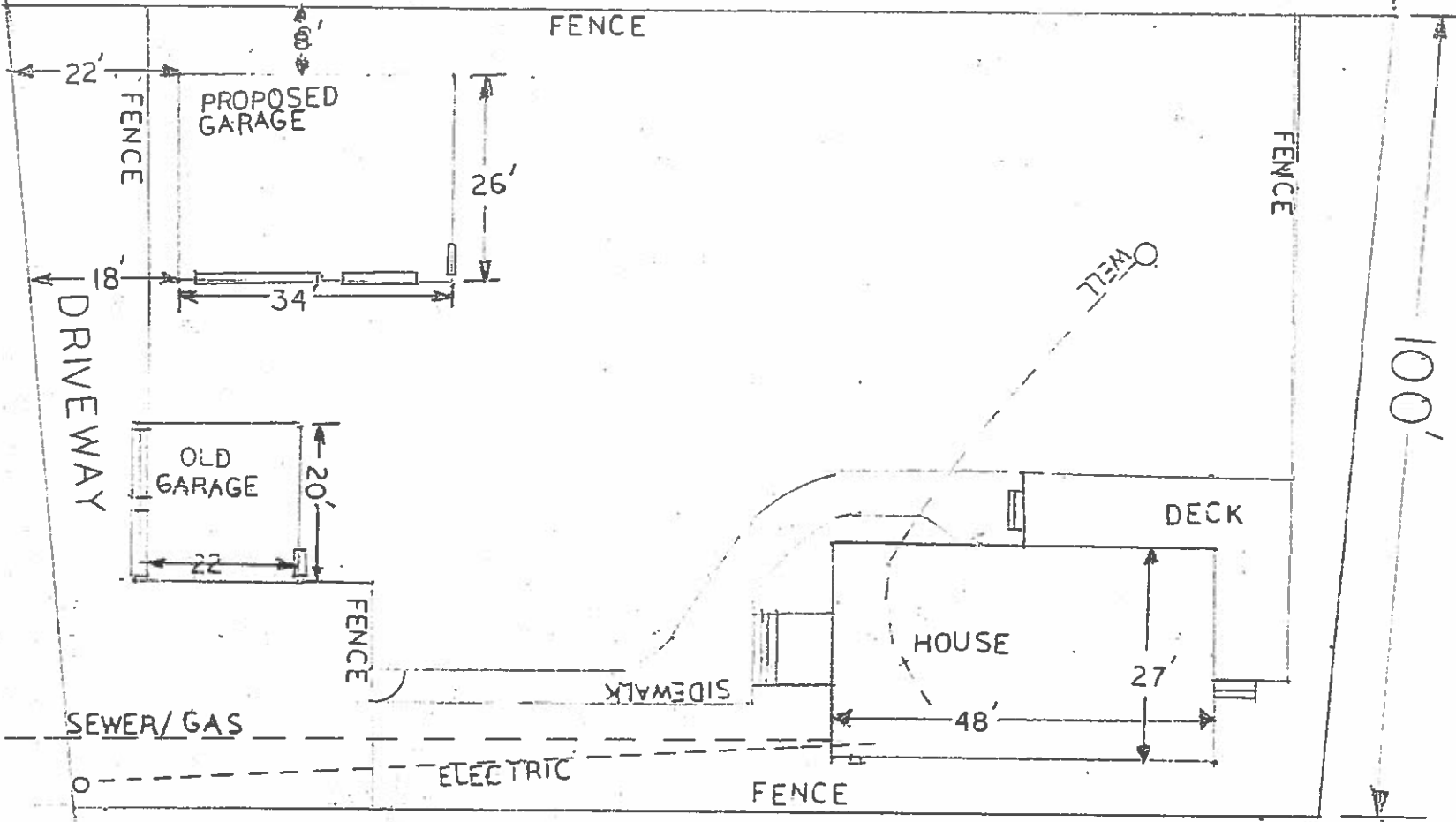
ELECTRIC

HILLTOP DRIVE

100'

153' 6"

WELL

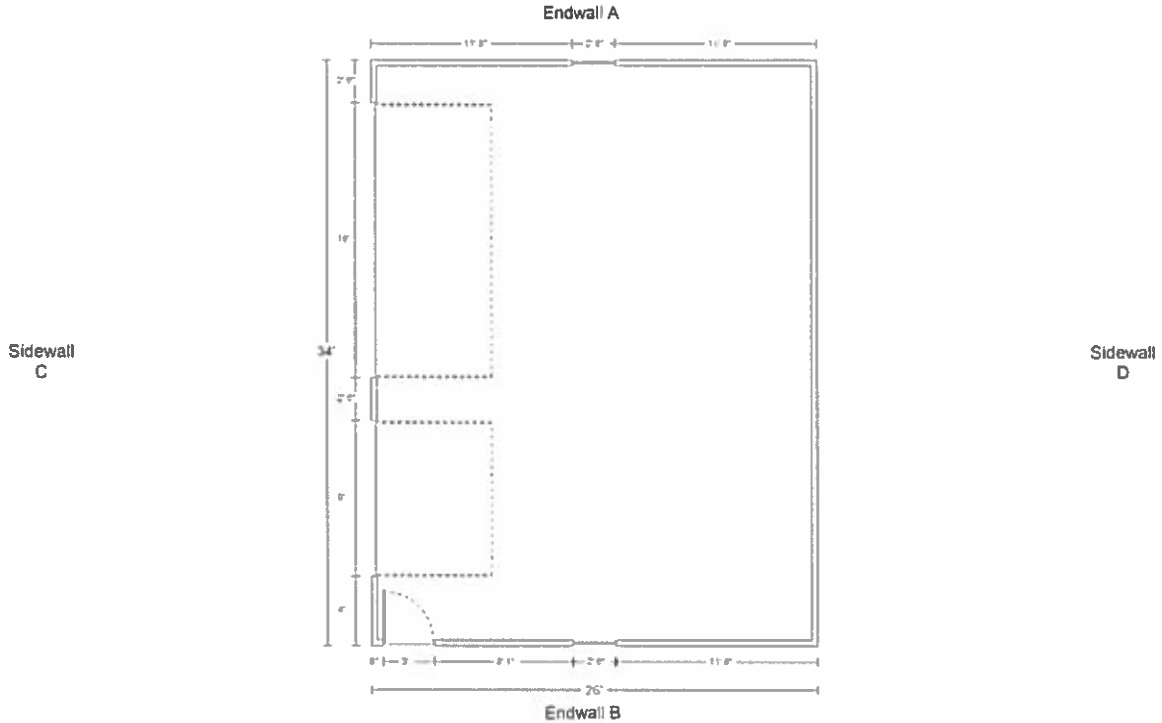




WIXOM, 10400 ASSEMBLY PARK DR, WIXOM, MI, 248-344-1140

Garage Floor Plan

**Illustration may not depict all selections.



Design Name: Garage Design
Design ID: 332054626281
Estimate ID: 82325

Estimated Total Price: \$16482.06*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included. Price does not reflect mail-in rebates.

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.





WIXOM, 10400 ASSEMBLY PARK DR, WIXOM, MI, 248-344-1140

Wall Configurations

*Illustration may not depict all options selected.

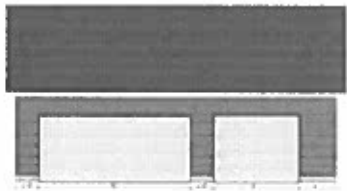


ENDWALL B

- (1) - JELD-WEN® Good Series Vinyl Single Hung Window with Nailing Flange
- (1) - Mastercraft® Primed Steel 6-Panel Prehung Exterior Door with 6-9/16" Frame



SIDEWALL D



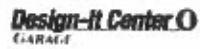
SIDEWALL C

- (1) - Ideal Door® 16 ft. x 7 ft. 5-Star White Raised Pnl. Insul. EZ-SET® Garage Door
- (1) - Ideal Door® 9 ft. x 7 ft. 5-Star White Raised Pnl. Insul. EZ-SET® Garage Door



ENDWALL A

- (2) - JELD-WEN® Good Series Vinyl Single Hung Window with Nailing Flange



Design Name: Garage Design

Design ID: 332054828281

Estimate ID: 82325



WIXOM, 10400 ASSEMBLY PARK DR, WIXOM, MI, 248-344-1140

Design Summary

Here is a summary of all your customized selections.

Building Info:

- Truss Type: Gable Room in attic
- Pitch: 8/12 Pitch
- Framing Size: 2" x 6"
- Width: 26'
- Length: 34'
- Height: 9'
- Gable Overhang: 1'
- Eave Overhang: 1'
- Block Option: 1 Row
- Block Type: 8" Standard Concrete Construction Block
- Room Size: 6'6" x 12'

Roof Info:

- Garage Roof Sheathing: 4' x 8' OSB
- Roofing Material Type: Exposed Fastener Steel Panel
- Garage Roofing: Cut to Length Pro-Rib Steel Panel
- Roofing Color: Ocean Blue
- Roof Underlayment: #15 Felt Roof Underlayment ASTM D226 3' x 144' (432 sq ft.)
- Ice and Water Barrier: Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3...
- Garage Fascia: 6" x 12' Aluminum Rustic Fascia
- Fascia Color: White
- Garage Soffit: 12" x 12' Aluminum Vented Soffit
- Soffit Color: White

Additional Options:

- Wall Finish: 1/2" Lightweight Drywall
- Truss Fastener: FastenMaster® TimberLOK® 5/16" x 6" Hex Drive Black Hex Head Wood Screw - 50 ...
- Ceiling Finish: 1/2" Lightweight Drywall
- Finish Area: Attic and Lower area
- Wall Insulation: Guardian R-19 Kraft-Faced Fiberglass Insulation 6.5" x 15" x 39.17' - 49 sq ft
- Ceiling Insulation: Guardian R-19 Kraft-Faced Fiberglass Insulation 6.5" x 23" x 39.17' - 75.1 sq ft
- Insulation Area: Attic and Lower area
- Stairs: Unfinished Pine Tread
- Floor: LP® TopNotch® 350 Series 3/4x4x8 Tongue-and-Groove OSB Sturd-I-Floor

Wall Info:

- Siding Material Types: Vinyl
- Siding: TimberCrest® Premium Double 4-1/2" Dutchlap Vinyl Siding
- Siding Color: Slate Blue
- House Wrap: Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap
- Gable Vents: None
- Walls Sheathing: 4' x 8' OSB

Openings:

- JELD-WEN® Good Series Vinyl Single Hung Window with Nailing Flange: 3
- Mastercraft® Primed Steel 6-Panel Prehung Exterior Door with 6-9/16" Frame: 1
- Ideal Door® 16 ft. x 7 ft. 5-Star White Raised Pnl. Insul. EZ-SET® Garage Door: 1
- Ideal Door® 9 ft. x 7 ft. 5-Star White Raised Pnl. Insul. EZ-SET® Garage Door: 1

What's Next

Finalized your Garage design? Great! Now it's time to set up shipping!



If you have already set up your shipping/delivery options, please disregard this section.

Set Up Shipping

- 1 If you completed the order online, check your email for a confirmation receipt and follow the directions included in it.
- 2 Take this printout to the Menards store location you selected (shown above).
- 3 Find a team member from the Building Materials department and show them your receipt and this print-out.
- 4 Set up a time and location for delivery.

Design-It Center
GARAGE

Design Name: Garage Design

Design ID: 332054628281

Estimate ID: 82325



WIXOM, 10400 ASSEMBLY PARK DR, WIXOM, MI, 248-344-1140

Design Material List

Please take this to your Building Materials Department at your local Menards store and ask about how you can get your materials.

SKU	Description	Quantity	Usage
1004547	26-0-0 Gable RIA 8.0/12	16	Truss
1004547	26-0-0 End Gable RIA 8.0/12	2	End Truss
1021004	2 x 2 x 8' Furring Strip (Actual Size 1-1/2" x 1-1/2" x 8')	13	Stair Spindle
1021046	2 x 6 x 92-5/8" Stud or Better Construction/Framing Lumber (Actual Size 1-1/2" x 5-1/2" x 92-5/8")	38	Attic Wall Stud
1021046	2 x 6 x 92-5/8" Stud or Better Construction/Framing Lumber (Actual Size 1-1/2" x 5-1/2" x 92-5/8")	1	Fascia Framing
1021143	2 x 4 x 16' Construction/Framing Lumber (Actual Size 1-1/2" x 3-1/2" x 16')	3	Gable Overhang Framing
1021143	2 x 4 x 16' Construction/Framing Lumber (Actual Size 1-1/2" x 3-1/2" x 16')	2	Lateral Brace
1021334	2 x 6 x 104-5/8" Pre-Cut Stud Construction/Framing Lumber (Actual Size 1-1/2" x 5-1/2" x 104-5/8")	134	Wall Stud
1021758	2" x 6" x 8' Lumber	3	Windows Gable Header
1021758	2" x 6" x 8' Lumber	1	Entry Door Gable Header
1021758	2 x 6 x 8' Construction/Framing Lumber (Actual Size 1-1/2" x 5-1/2" x 8')	1	Lateral Brace
1021774	2 x 6 x 12' Construction/Framing Lumber (Actual Size 1-1/2" x 5-1/2" x 12')	4	Attic Top Plate
1021774	2 x 6 x 12' Construction/Framing Lumber (Actual Size 1-1/2" x 5-1/2" x 12')	2	Attic Bottom Plate
1021774	2 x 6 x 12' Construction/Framing Lumber (Actual Size 1-1/2" x 5-1/2" x 12')	20	Top Plate
1021774	2 x 6 x 12' Construction/Framing Lumber (Actual Size 1-1/2" x 5-1/2" x 12')	11	Fascia Framing
1022155	2 x 12 x 10' #2 & Better Construction/Framing Lumber (Actual Size 1-1/2" x 11-1/4" x 10')	3	Overhead Door Eave Header
1022171	2 x 12 x 14' #2 & Better Construction/Framing Lumber (Actual Size 1-1/2" x 11-1/4" x 14')	3	Stringer
1031230	1 x 8 x 12' Standard Pine Board (Actual Size 3/4" x 7-1/4" x 12')	5	Riser Board
1061349	1 3/4" x 9 1/2" x 18' LVL 1.9E	3	Overhead Door Eave Header
1111040	2 x 6 x 12' Ground Contact AC2® Green Pressure Treated Lumber (Actual Size 1-1/2" x 5-1/2" x 12')	1	Bottom Plate
1111066	2 x 6 x 16' Ground Contact AC2® Green Pressure Treated Lumber (Actual Size 1-1/2" x 5-1/2" x 16')	5	Bottom Plate
1242809	1/2" x 4' x 8' OSB	38	Roof Sheathing
1242809	1/2" x 4' x 8' OSB	39	Wall Sheathing
1242882	LP® TopNotch® 350 Series 3/4 x 4 x 8 Tongue-and-Groove OSB Sturd-I-Floor (Actual Size 688" x 47-1/2" x 95-7/8")	13	Floor Sheathing
1311248	1/2 x 4 x 12 Lightweight Drywall (Actual Size 0.485"x48"x144")	19	Interior Wall Panel
1311248	1/2 x 4 x 12 Lightweight Drywall (Actual Size 0.485"x48"x144")	19	Interior Ceiling Panel
1311248	1/2 x 4 x 12 Lightweight Drywall (Actual Size 0.485"x48"x144")	21	Attic Liner Panel
1461020	2-3/8" x 10' Steel Starter Strip	10	Vinyl Starter
1462922	TimberCrest® Premium Double 4-1/2" Dutchlap Slate Blue Vinyl Siding	135	Siding
1463196	ABTCO® TimberCrest™ 10' Slate Blue Outside Corner	4	Outside Corner
1463219	ABTCO® 3/4" Slate Blue Vinyl J-Channel	20	J-Trim

Design-It Center O
GARAGE

Design Name: Garage Design

Design ID: 332054626281

Estimate ID: 82326



WIXOM, 10400 ASSEMBLY PARK DR, WIXOM, MI, 248-344-1140

SKU	Description	Quantity	Usage
1463251	ABTCCO® 10' Slate Blue Undersill Trim	8	Undersill
1511792	#15 Felt Roof Underlayment ASTM D226 3' x 144' (432 sq. ft.)	4	Roof Felt
1511827	Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66 7" (200 sq. ft.)	3	Ice & Water Barrier
1558373	Pro-Rib Steel Panel	12 73	Steel Roofing
1558595	Pro-Rib Vented Closure - 4 Panels	6	Outside Closure
1558616	Pro-Rib® Inside Closure - 4 pack	6	Inside Closure
1564040	12' Residential Rake Trim	6	Steel Rake Trim
1564095	10' Roof Edge	8	Steel Roof Edge
1571398	12' Aluminum Style D Roof Edging	12	Roof Edge
1571403	Sell Even White 12' Aluminum F-Channel	12	Soffit J-Trim
1571470	Sell Even White 12" X 12' Aluminum Vented Soffit	12	Soffit
1571567	Sell Even White 6" x 12' Aluminum Rustic Fascia	12	Fascia
1571664	Grip Fast® 1-1/4" White Aluminum Trim Nail - 1 lb. Box	1	Soffit Fasteners
1612996	Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap	2	House Wrap
1613222	Intertape Polymer Group 1.88 inches wide x 54.6 yards long Red Sheathing Tape	1	House Wrap Tape
1616102	Guardian R-19 Kraft-Faced Fiberglass Insulation 6 5" x 15" x 39.17' - 49 sq ft	18	Wall Insulation
1616103	Guardian R-19 Kraft-Faced Fiberglass Insulation 6 5" x 23" x 39.17' - 75.1 sq ft	14	Attic Insulation
1616103	Guardian R-19 Kraft-Faced Fiberglass Insulation 6 5" x 23" x 39.17' - 75.1 sq ft	12	Ceiling Insulation
1794360	8" x 8" x 16" Standard Concrete Block	72	Concrete Block
2218723	Kwikset® Tylo Satin Chrome Entry Knob and Single Cylinder Deadbolt Combo Pack	1	Service Door Lock
2271303	USP Structural Connectors 1/2" Steel Plywood Clips - 25 ct.	7	Roof Sheathing Clips
2271741	USP Structural Connectors 2" x 6-8" Triple Zinc Slant Nail Joist Hanger	36	Rafter Bridging Hanger
2293672	Grip Fast® 1-1/2" Vinyl Siding Nail - 2 lb. Box	2	Siding Fasteners
2295347	Grip Fast® 2-1/2" 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box	9	Sheathing Fasteners
2296223	Grip Fast® #8 x 1-5/8" Square Drive Coarse Thread Drywall Screw - 5 lb. Box	4	Attic Drywall Screws
2296223	Grip Fast® #8 x 1-5/8" Square Drive Coarse Thread Drywall Screw - 5 lb. Box	8	Drywall Screws
2300042	FastenMaster® TimberLOK® 5/16" x 6" Hex Drive Black Hex Head Wood Screw - 50 Count	1	Truss Fastener
2301709	Pro-Grip #10 x 2-1/2" Wood Grip Hex Drive Ocean Blue Pole Barn Screw - 20 lb	1	Steel Trim Fasteners
2301709	Pro-Grip #10 x 2-1/2" Wood Grip Hex Drive Ocean Blue Pole Barn Screw - 20 lb	1	Roof Steel Fastener
2312194	Duo-Fast 5010C - 5/16" x 20-Gauge 1/2" Crown Galvanized Staple	1	House Wrap Staples
2312194	Duo-Fast 5010C - 5/16" x 20-Gauge 1/2" Crown Galvanized Staple	1	Insulation Staples

	Design Name: Garage Design	Design ID: 332054626281	Estimate ID: 82325



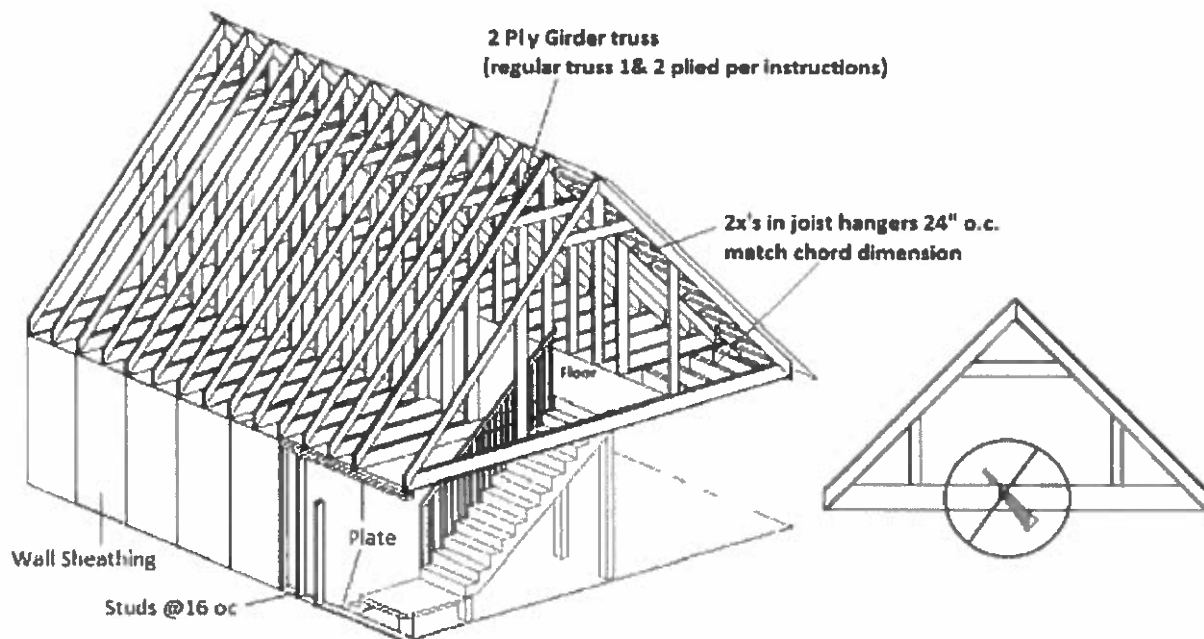
WIXOM, 10400 ASSEMBLY PARK DR, WIXOM, MI, 248-344-1140

SKU	Description	Quantity	Usage
4040504	JELD-WEN® Good Series 30"W x 36"H Vinyl Single Hung Window - White/White	3	Window
4140347	Mastercraft® Embossed 36" W x 80" H Primed Steel 6-Panel Prehung Exterior Door with 6-9/16" Frame - Left Inswing	1	Service Door
4171257	Mastercraft® 1-1/2" x 1-11/16" x 8 ft Pine Handrail WM231	1	Stair Handrail
4171259	Mastercraft® 1-1/2" x 1-11/16" x 14 ft Pine Handrail WM231	1	Wall Connection Handrail
4171635	Royal Mouldings 7/16" x 2" x 9' White PVC Garage Door Stop	4	Door Stop Vertical
4171635	Royal Mouldings 7/16" x 2" x 9' White PVC Garage Door Stop	1	Door Stop Horizontal
4171664	Royal Mouldings 7/16" x 2" x 16' White PVC Garage Door Stop	1	Door Stop Horizontal
4179378	Royal Mouldings 11/16" x 5-13/16" x 7' White PVC Jamb Trim	4	Jamb Trim Vertical
4179381	Royal Mouldings 11/16" x 5-13/16" x 10' White PVC Jamb Trim	3	Jamb Trim Horizontal
4179721	Royal Mouldings 1-1/4" x 2" x 8' White PVC Brickmould	4	Brick Moulding Vertical
4179734	Royal Mouldings 1-1/4" x 2" x 10' White PVC Brickmould	3	Brick Moulding Horizontal
4251075	Ideal Door® Keyed Lockset Kit for Residential Overhead Garage Door	2	Overhead Door Lock
4254674	Ideal Door® 5-Star 9 ft. x 7 ft. White Premium Insulated Garage Door	1	Overhead Door
4254690	Ideal Door® 5-Star 16 ft. x 7 ft. White Premium Insulated Garage Door	1	Overhead Door
5634342	White Lightning™ Window & Door Silicone Rubber Clear Sealant - 9 oz	2	Opening Caulk

	Design Name: Garage Design	Design ID: 332054626281	Estimate ID: 82325

MENARDS

WIXOM, 10400 ASSEMBLY PARK DR. WIXOM, MI, 248-344-1140

**Helpful Hints for Room In Attic Garage Construction**

- Trusses can not be cut, modified, or drilled into.
- Increased loading for the floor is in the attic room area only.
- Trusses included in this estimate do not include overhangs.
Material to hand frame the overhang is included in the estimate.
Framing details for proper installation of overhangs is available.
Additional truss designs are also available, including trusses with eave overhangs, additional room sizes and more. See a building materials team member for more information about truss design and overhang framing details.
- For Stair Construction:
 1. Stairs in this estimate are located on the end of the building
 2. Regular truss 1 is located next to regular truss 2 at approx. 48" from the building end allowing for the stair opening
 3. Regular truss 1 and regular truss 2 must be plied together using 10d nails.
Nailing pattern as follow: 2 rows staggered 9" on center on the top and bottom chords,
1 row 9" on center on webs.
 4. The roof area and floor area between the end truss and truss 1&2 are hand framed using lumber that matches the truss top and bottom chords.
- Changing the end trusses to regular trusses may make it easier to install attic windows or to add insulation to your garage in the future. Switching to end trusses will require additional plate and stud materials.

Design-It Center
GARAGE

Design Name: Garage Design

Design ID: 332054626281

Estimate ID: 82325

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0523898	GA1E	COMMON	2	1	

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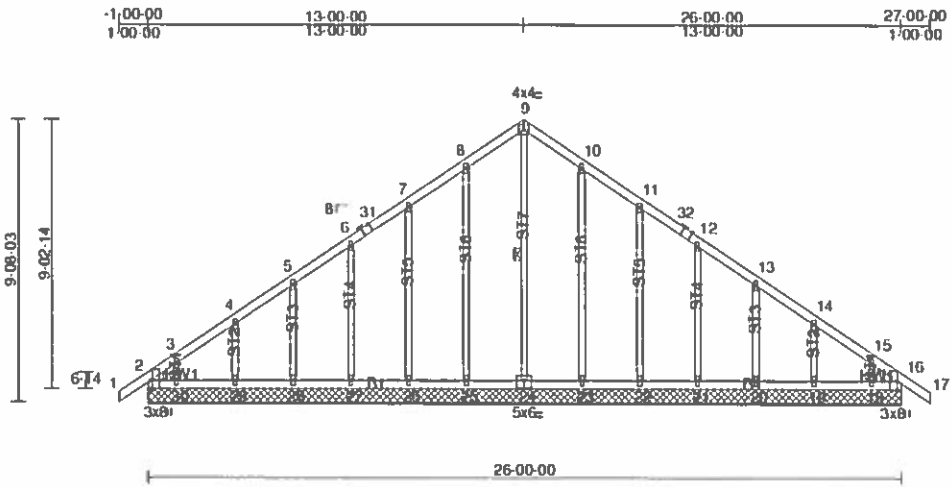


Plate Offsets (X, Y) [2 3'-08, Edge], [16 3'-08, Edge], [24 3'-00, 3 00]

Loading	(psf)	Spacing	2'-00-00	CS	DEFL	in (loc)	I/dell	L/d	PLATES	GRIP	
TGCL (roof)	54.0	Plate Grip DOL	1.15	TC	0.12	Vert(LL)	n/a	n/a	999	MT20	197/144
Snow (Ps/Pg)	48.5/70.0	Lumber DOL	1.15	BC	0.07	Vert(CT)	n/a	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.50	Horz(CT)	0.01	16	n/a		
BCLL	0.0'	Code	IRC2015/TPI2014	Matrix-R							
BCDL	10.0										
										Weight 116 lb FT = 15%	

LUMBER
 TOP CHORD 2x4 SPF No 2
 BOT CHORD 2x4 SPF No 2
 OTHERS 2x3 SPF Stud *Except* ST7, ST6 2x3 SPF No 2
 WEDGE Left 2x4 SPF Stud
 Right 2x4 SPF Stud

BRACING
 TOP CHORD Structural wood sheathing directly applied or 6'-0-0 oc purlins
 BOT CHORD Rigid ceiling directly applied or 10'-0-0 oc bracing
 WEBS 1 Row at midpt

MITek recommends that Stabilizers and required cross bracing be installed during truss erection in accordance with Stabilizer Installation guide

REACTIONS All bearings 26'-00-00.
 (b) Max Horiz 2=-181/LC 12)
 Max Uplift All uplift 100 (lb) or less at joint(s) 2, 16, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30
 Max Grav All reactions 250 (lb) or less at joint(s) 18, 24, 30 except
 2=-270(LC 2), 16=-270(LC 2), 19=-302(LC 33), 20=-280(LC 2), 21=-286(LC 33), 22=-378(LC 22), 23=-396(LC 22), 25=-396(LC 21), 26=-378(LC 21), 27=-286(LC 32), 28=-280(LC 2), 29=-302(LC 2)

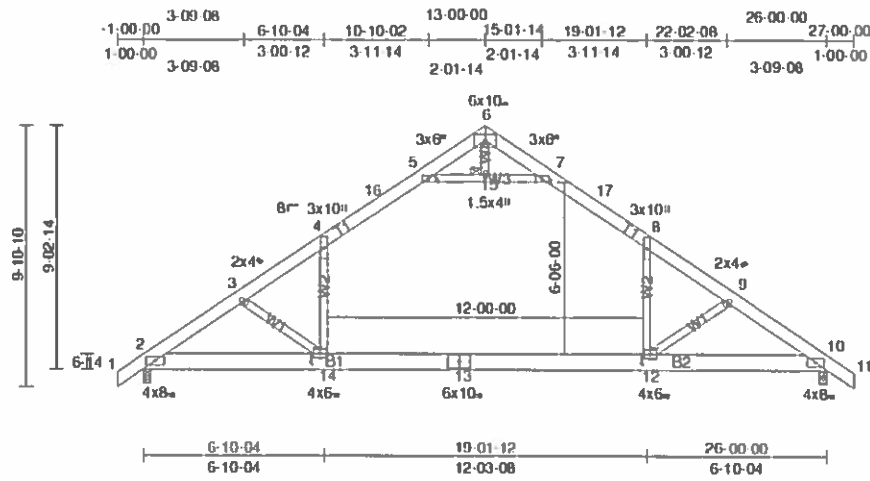
FORCES (lb) - Max Comp/Max Ten - All forces 250 (lb) or less except when shown
WEBS 8-25=-356/62, 7-26=-336/74, 4-29=-255/74, 10-23=-356/58, 11-22=-336/75, 14-18=-255/74

- NOTES**
- Unbalanced roof live loads have been considered for this design
 - Wind ASCE 7-10, Vult=115mph (3-second gust) Vasd=91mph, TGCL=4 psf, BCCL=6 psf, h=25ft, Cat II, Exp B, enclosed, MWFRS (envelope) exterior zone and C-C Exterior(2) zone, cantilever left and right exposed, end vertical left and right exposed, C-C for members and forces & MWFRS for reactions shown, Lumber DOL=1.60 plate grip DOL=1.60
 - Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1
 - TGCL ASCE 7-10 Pr=54.0 psf (roof live load), Lumber DOL=1.15, Plate DOL=1.15, Pg=70.0 psf (ground snow), Ps=48.5 psf (roof snow), Lumber DOL=1.15, Plate DOL=1.15, Category II, Exp B, Fully Exp, C=1.1
 - Roof design snow load has been reduced to account for slope
 - Unbalanced snow loads have been considered for this design
 - This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 48.5 psf on overhangs non concurrent with other live loads
 - All plates are 1/4" x 4" MT20 unless otherwise indicated
 - Gable requires continuous bottom chord bracing
 - Gable studs spaced at 2'-0" oc
 - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads
 - * This truss has been designed for a live load of 20.0 psf on the bottom chord in all areas where a rectangle 3'-6" tall by 2'-0" wide will fit between the bottom chord and any other members
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100lb uplift at joint(s) 2, 18, 25, 26, 27, 28, 29, 30, 23, 22, 21, 20, 18
 - This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0512848	GA16	ATTIC	1	1	

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Loading	(psf)	Spacing	2-00-00	CSI	DEFL	in (loc)	l/def	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DCL	1.15	TC	0.77	Var(L)	-0.48	12-14	>843	240
Snow (P _s /P _g)	27.7/40.0	Lumber DOL	1.15	BC	0.49	Var(GT)	-0.70	12-14	>443	180
TCDL	7.0	Rep Stress Incr	YES	WB	0.53	Horz(CT)	0.03	10	n/a	n/a
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix: R		Attic	-0.25	12-14	>592	380
BCDL	10.0									

Weight 168 lb FT = 15%

LUMBER

TOP CHORD 2x6 SPF 2100F 1 8E
 BOT CHORD 2x6 SP 2400F 2 0E
 WEBS 2x4 SPF Stud

BRACING

TOP CHORD
 BOT CHORD
 JOINTS

Structural wood sheathing directly applied or 4-7-7 oc purlins
 Rigid ceiling directly applied or 10-0-0 oc bracing
 1 Brace at J/s 15

REACTIONS (lb/size) 2=1336/3-08, (min 1-08) 10=1336/3-08, (min 1-08)
 Max Horiz 2=185(LC 12)
 Max Grav 2=1598(LC 29), 10=1598(LC 30)

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

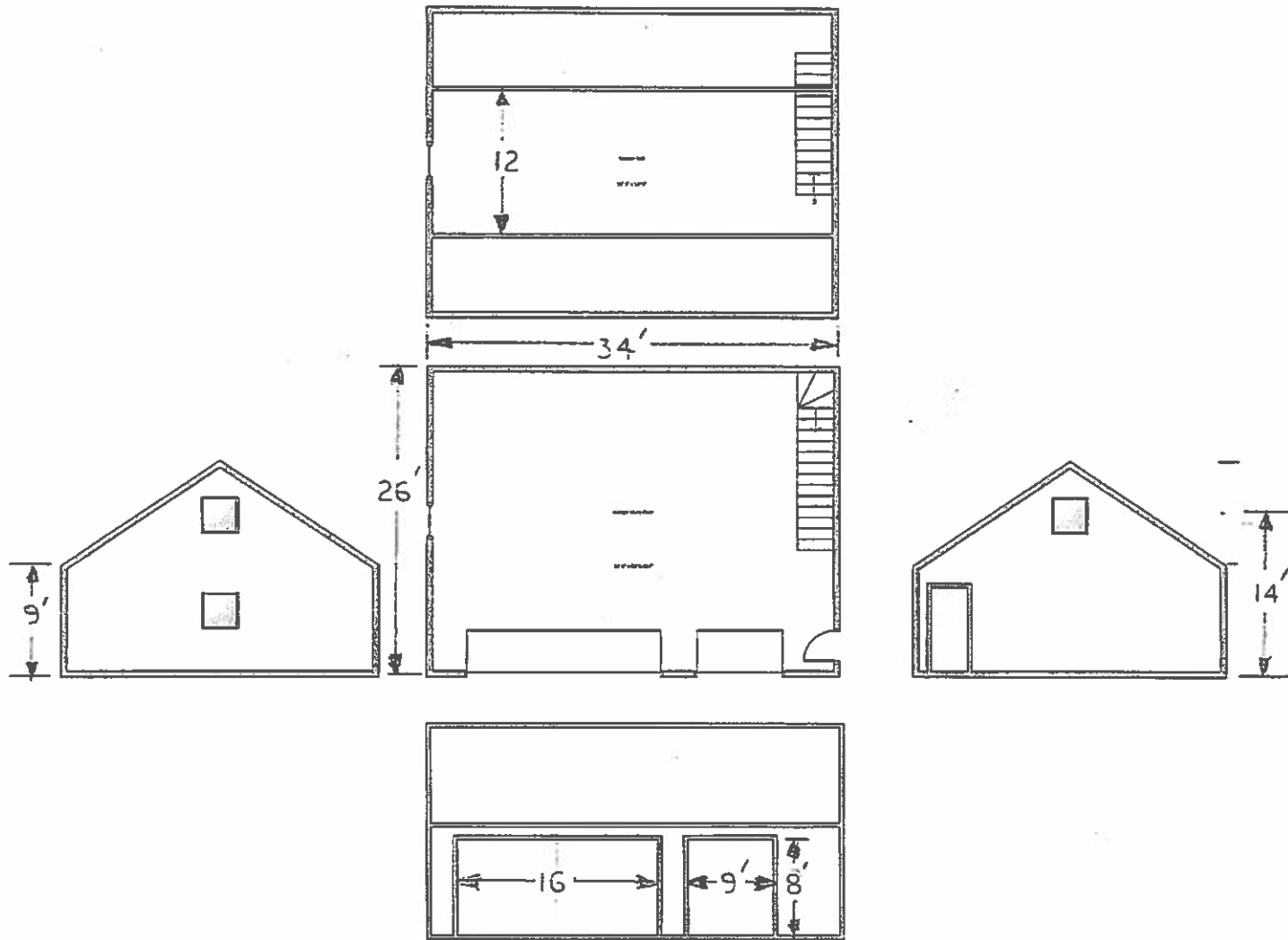
FORCES

(lb) - Max Comp/Max Ten - All forces 250 (lb) or less except when shown
 TOP CHORD 2-3=-260/0, 3-4=-227/0, 4-16=-1573/48, 5-16=-1447/89, 5-8=0/881, 6-7=0/881, 7-17=-1447/89, 8-17=-1573/48,
 8-9=-227/0, 9-10=-260/0
 BOT CHORD 2-14=0/2231, 13-14=0/1640, 12-13=0/1640, 10-12=0/2133
 WEBS 5-15=-2428/33, 7-15=-2428/33, 4-14=0/1065, 8-12=0/1065, 3-14=-731/88, 9-12=-733/89

NOTES

- Unbalanced roof live loads have been considered for this design
- Wind ASCE 7-10, Vult=110mph (3 second gust) Vasc=87mph, TCCL=4.2psf, BCCL=6.0psf, h=25ft, Cat II, Exp B, enclosed, MWFRS (envelope) exterior(2) zone and C-C Exterior(2) zone, cantilever left and right exposed, and vertical left and right exposed, C-C for members and forces & MWFRS for reactions shown, Lumber DOL=1.60 plate grip DOL=1.80
- TCLL ASCE 7-10, Pr=30.0 psf (roof live load), Lumber DOL=1.15, Plate DOL=1.15, Pg=40.0 psf (ground snow), Ps=27.7 psf (roof snow), Lumber DOL=1.15, Plate DOL=1.15, Category II, Exp B, Fully Exp, Ct=1.1
- Roof design snow load has been reduced to account for slope
- Unbalanced snow loads have been considered for this design
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members
- Ceiling dead load (5.0 psf) on member(s) 4-5, 7-8, 5-15, 7-15, Wall dead load (5.0psf) on member(s) 4-14, 8-12
- Bottom chord live load (40.0 psf) and additional bottom chord dead load (0.0 psf) applied only to room 12-14
- This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1
- Attic room checked for L/360 deflection

LOAD CASE(S) Standard



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHWEBS, MICHAEL & KIM	COLLINS MAX II & KATHLEEN	212,000	04/19/2007	WD	INVALID SALE		BUYER	100.0				
GODDARD, RYAN	SCHWEBS, MICHAEL & KIM	180,000	11/10/1998	WD	ARMS-LENGTH	24790929	BUYER	100.0				
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)	Date	Number	Status				
566 HILLTOP		School: HOWELL		P.R.E. 100% 04/20/2007								
Owner's Name/Address		MAP #: V17-26		2018 Est TCV Tentative								
COLLINS MAX II & KATHLEEN 566 HILLTOP HOWELL MI 48843		X	Improved	Vacant	Land Value Estimates for Land Table 00004.LAKE CHEMUNG							
Tax Description		Public Improvements		* Factors *				Value				
SEC. 3 T2N, R5E, BLACK OAKS LOTS 22 AND 23		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		C NON LF	50.00	162.00	1.0000	1.0000	800	100		40,000
		Paved Road		E EXCESS NON LF	48.00	162.00	1.0000	1.0000	500	100		24,000
		Storm Sewer		98 Actual Front Feet, 0.36 Total Acres				Total Est. Land Value =		64,000		
		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										
		REFUSE		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	When	What	2018	Tentative	Tentative	Tentative		Tentative		
					2017	32,000	27,800	59,800		45,128C		
					2016	32,000	26,500	58,500		44,726C		
					2015	26,500	25,300	51,800		44,593C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 60 384	Type CCP (1 Story) Treated Wood		Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																
Building Style: D		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			Central Air Wood Furnace			Class: D Effec. Age: 58 Floor Area: 1698 Total Base Cost: 87,833 Total Base New : 132,628 Total Depr Cost: 59,683 Estimated T.C.V: 57,892			CntyMult X 1.510 E.C.F. X 0.970			Bsmnt Garage:					
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Lg			X	Ord		Small					
Condition: Good		Doors:			Solid	X	H.C.	(12) Electric 0 Amps Service			Rate			Bsmnt-Adj		Heat-Adj		Size	Cost		
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service			Stories Exterior 1.5 Story Siding 1 Story Siding Other Additions/Adjustments			Foundation Mich Bsmnt. Crawl Space Rate			Bsmnt-Adj -4.05 -8.11 Rate		Heat-Adj 3.87 2.59		Size	Cost
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Plumbing 3 Fixture Bath Water/Sewer Public Sewer Well, 200 Feet Porches CCP (1 Story), Standard Deck/Balcony Treated Wood, Standard Garages Class:D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = ECF (4300 LK CHEMUNG NON WATERFRONT) 0.970 => TCV of Bldg: 1 =			Rate			Bsmnt-Adj		Heat-Adj		Size	Cost
(1) Exterior		(6) Ceilings		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Rate			Bsmnt-Adj		Heat-Adj		Size	Cost			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Basement: 1092 S.F. Crawl: 60 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Rate			Bsmnt-Adj		Heat-Adj		Size	Cost			
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Rate			Bsmnt-Adj		Heat-Adj		Size	Cost			
Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate			Bsmnt-Adj		Heat-Adj		Size	Cost					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate			Bsmnt-Adj		Heat-Adj		Size	Cost						
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate			Bsmnt-Adj		Heat-Adj		Size	Cost						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate			Bsmnt-Adj		Heat-Adj		Size	Cost					
X	Asphalt Shingle	Chimney: Brick		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate			Bsmnt-Adj		Heat-Adj		Size	Cost						

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



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION

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

Case # 17-27

Meeting Date: October 17, 2017

PAID Variance Application Fee

\$125.00 for Residential | \$300.00 for Commercial/Industrial

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

Applicant/Owner: Jeremy Bowman

Property Address: 3680 Robinson Lane Phone: 248-309-2317

Present Zoning: Residential CE Tax Code: 4711-32-400-032

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: Request for variance for front (west) property line setback, from current to 30' Foot

2. Intended property modifications: Intent for 30 by 40' Out building

a. Unusual topography/shape of land (explain): Preserve Septic & Septic would interfere with building structure

b. Other (explain): _____

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

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

Date: 9-25-17 Signature: Jeremy Bowman

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

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

After the decision is made regarding your Variance approval a land use permit will be required.



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: October 10, 2017
RE: ZBA 17-27

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

STAFF REPORT

File Number: ZBA#17-27
Site Address: 3680 Robinson Lane Howell 48843
Parcel Number: 4711-32-400-032
Parcel Size: 2 Acres
Applicant: Jeremy Bowman, 3680 Robinson Lane 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: CE (Country Estates), the property is occupied by a single family home.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday October 1, 2017 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.
- Per assessing data, the single family home was built in 2016.
- In 2016 a land use permit was issued for a new single family home.
- In 2017 a land use permit was issued for construction of a deck.

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

The proposed project is to construct a detached accessory structure located in the front yard. Township staff determined the west line as the front lot line based on the shape of the lot and the location of the road easement. The applicant is requesting a variance to construct the structure in the front yard. There is a private road easement including a cul-de-sac easement located on the property. Please see attached survey. The Township would only require the cul-de-sac to be installed if any additional lots were created on the road and that would require a rezoning per section 15.05.04 of the Zoning Ordinance.

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

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

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

Practical Difficulty/Substantial Justice – Compliance with the strict letter of the ordinance would prevent the applicant from constructing a detached accessory structure. Detached accessory structures are typical in this rural area of the Township and granting the variance would provide substantial justice.

Extraordinary Circumstances – The exceptional or extraordinary condition of the property is the location of the existing single family home, well, propane, septic system and reserve septic field on the lot. Because the home is newly constructed by the applicant, the need for the variance is 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.

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.
2. Site plan showing the cul-de-sac should be submitted for land use permit approval.

MORTGAGE REPORT

32-400-030

Split
into

032
+
033

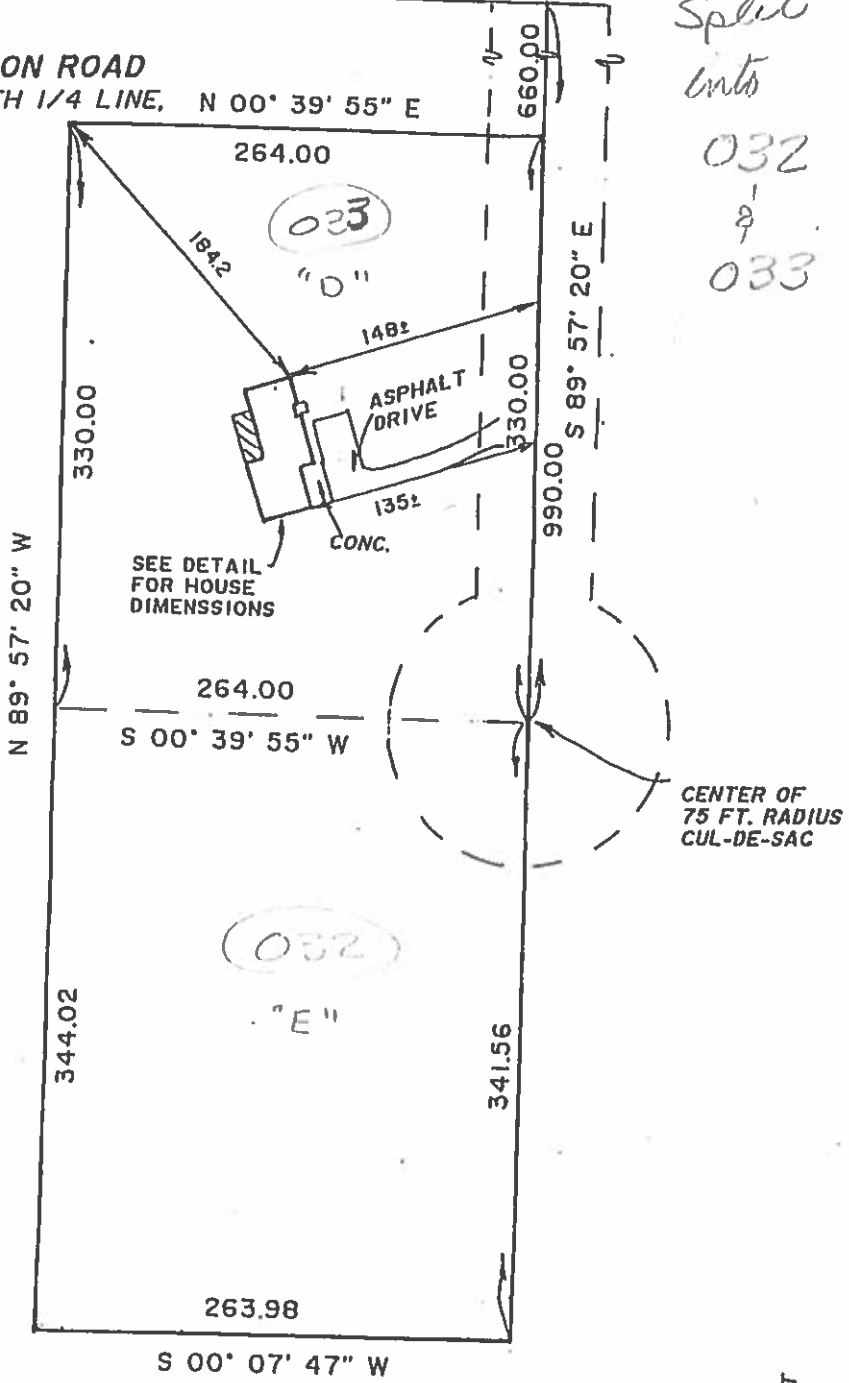
N 00° 39' 55" E 2254.65

S 1/4 COR
SEC. 32
T2N-R5E

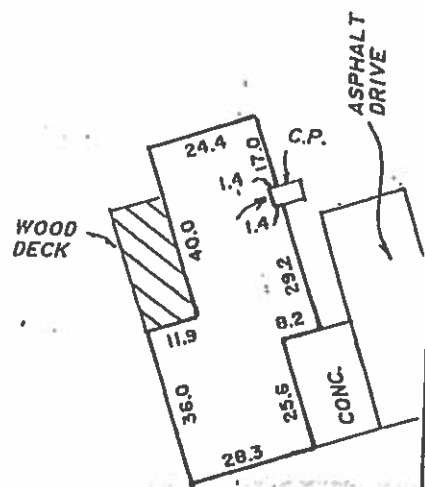
RICHARDSON ROAD
& NORTH-SOUTH 1/4 LINE,
SECTION 32



HOUSE DETAIL
Scale: 1" = 100'



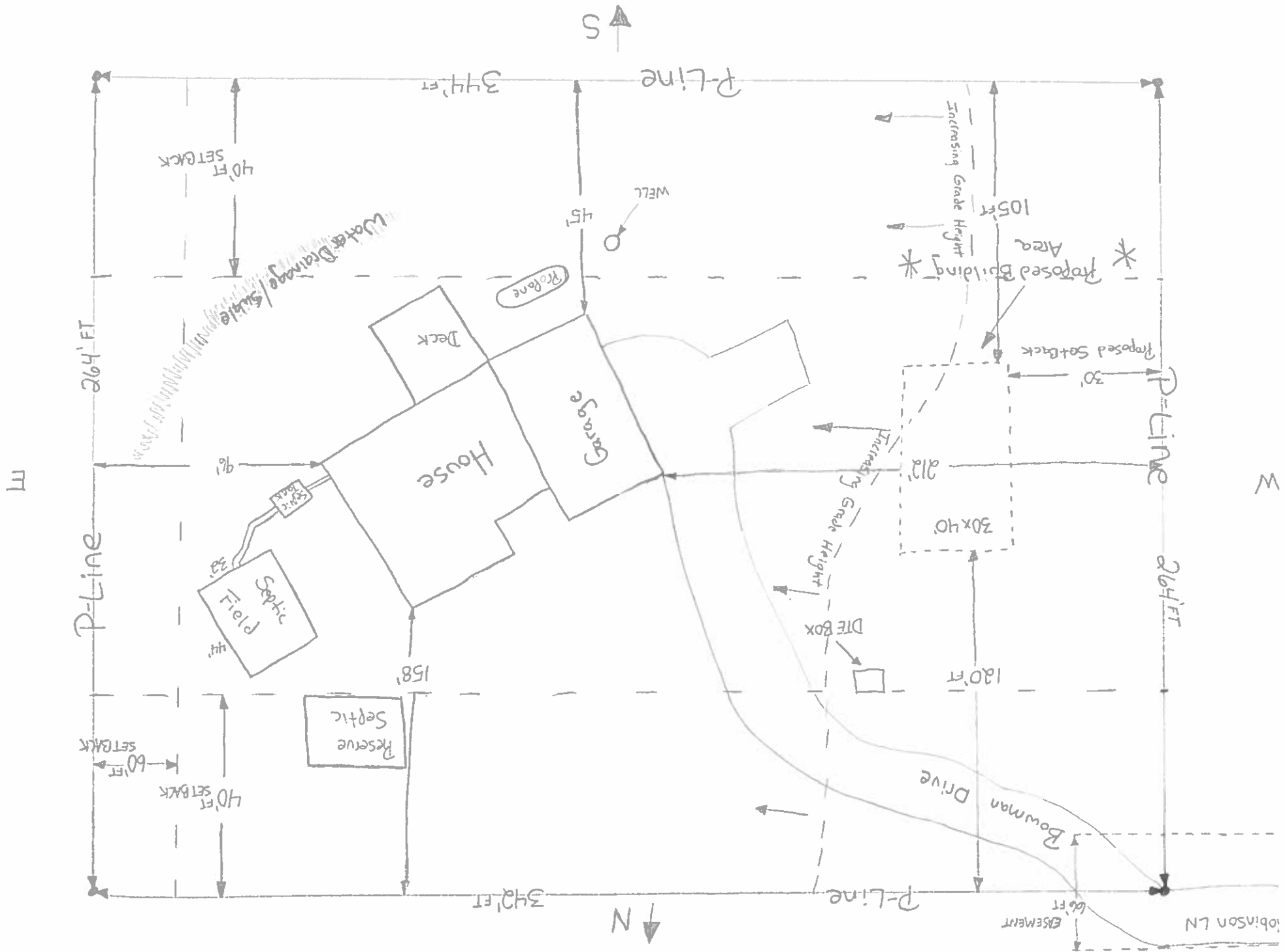
HOUSE NO. 3656
ONE STORY
WOOD FRAME
VINYL ALUMINUM EXTERIOR
PARTIAL BASEMENT
ASPHALT/CONCRETE DRIVE

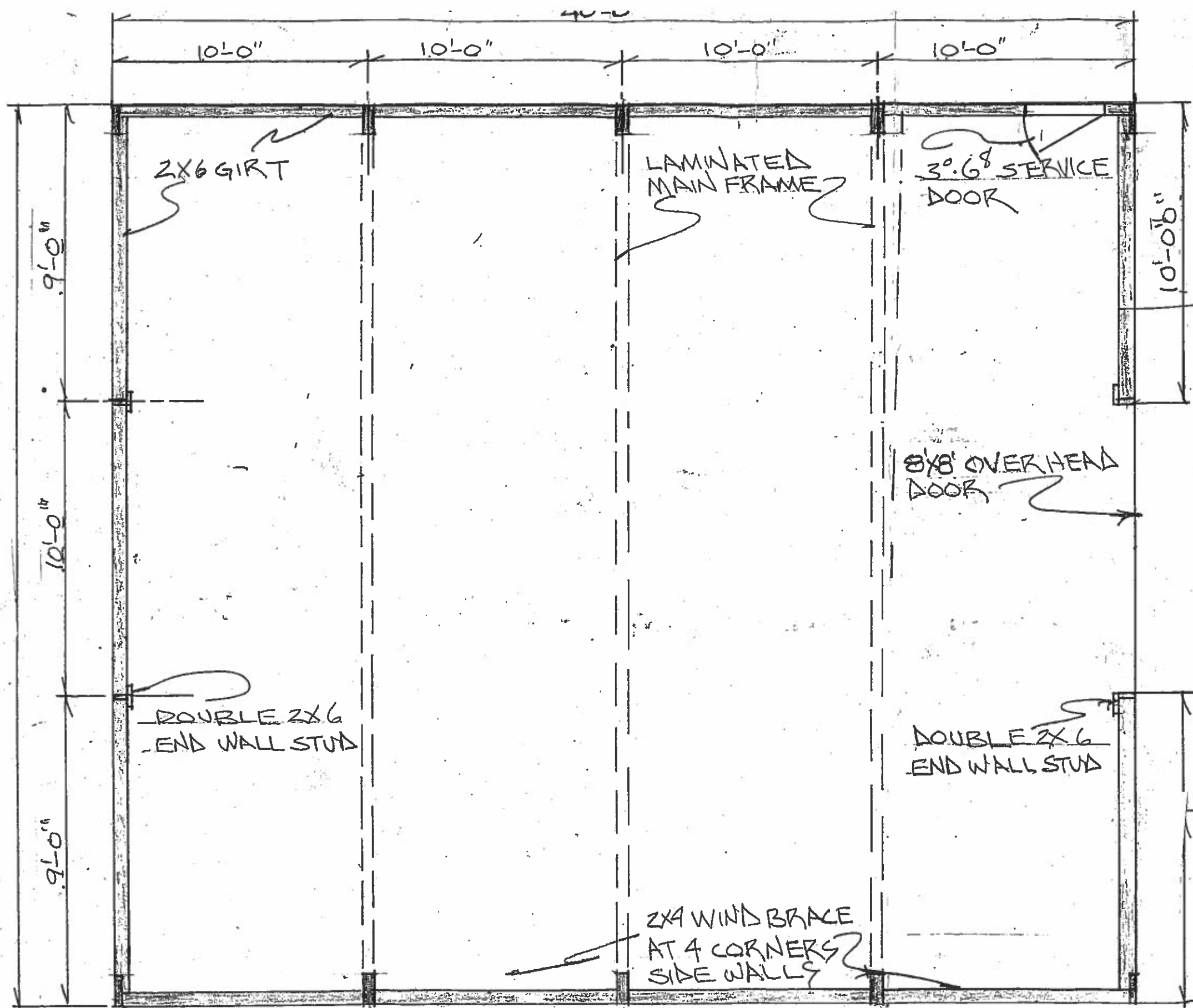


GENOA TOWNSHIP



Jeremy Bowman
3680 Robinson Lane



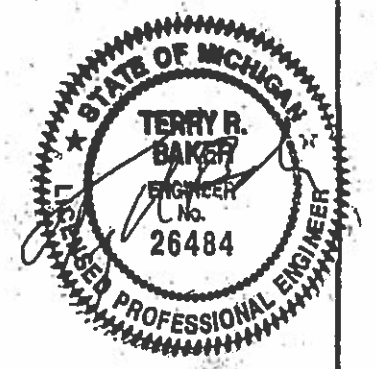


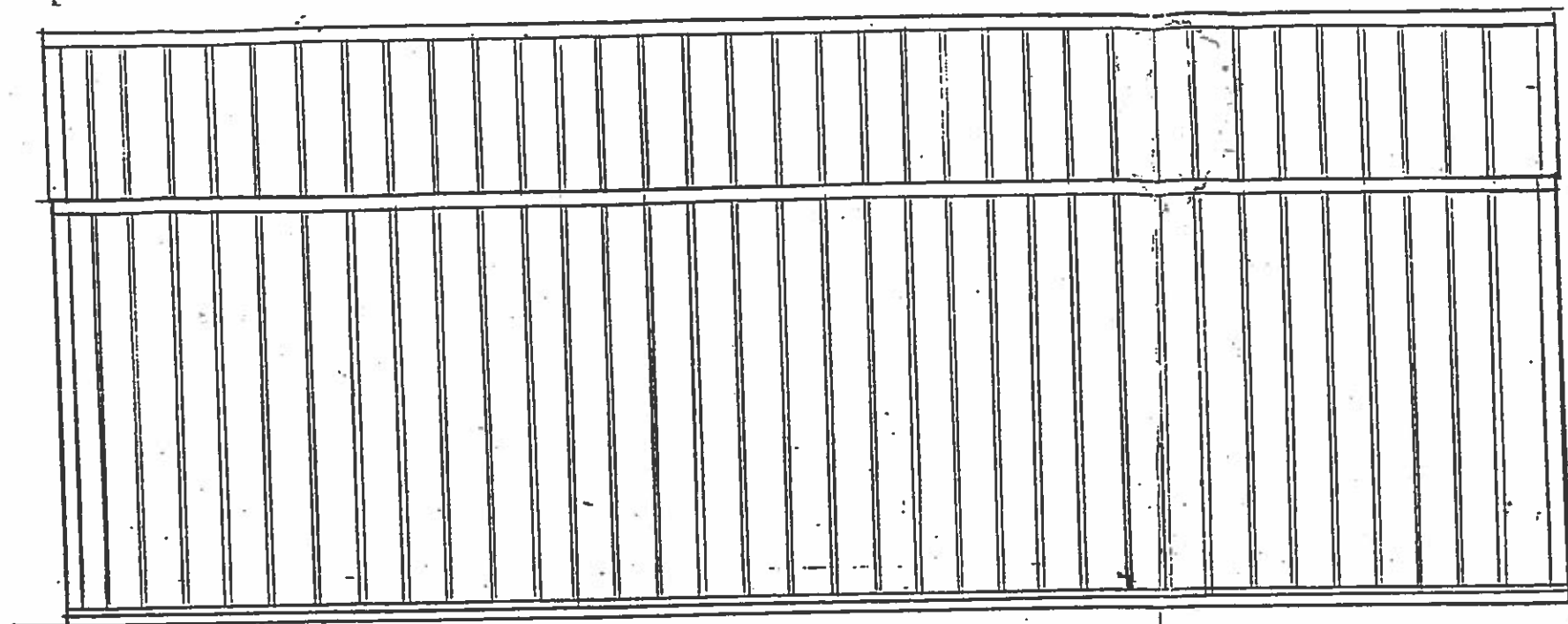
PLAN

COPY

COPY

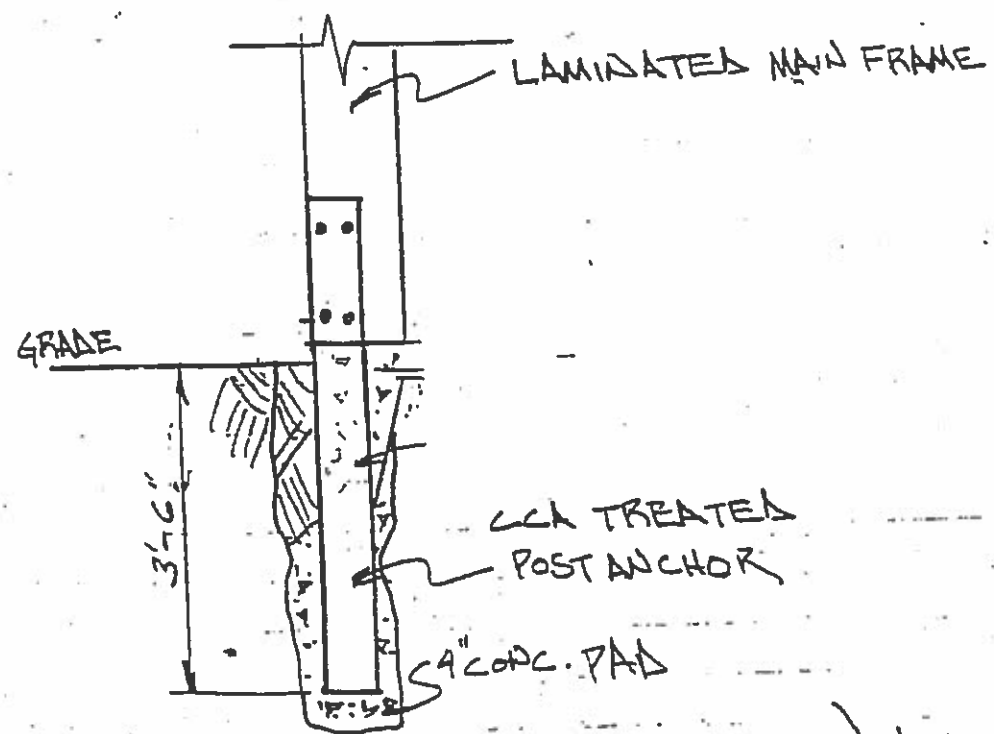
BROWN
HOWELL, MI. BUILDING
30 X 40 BOX BEAM



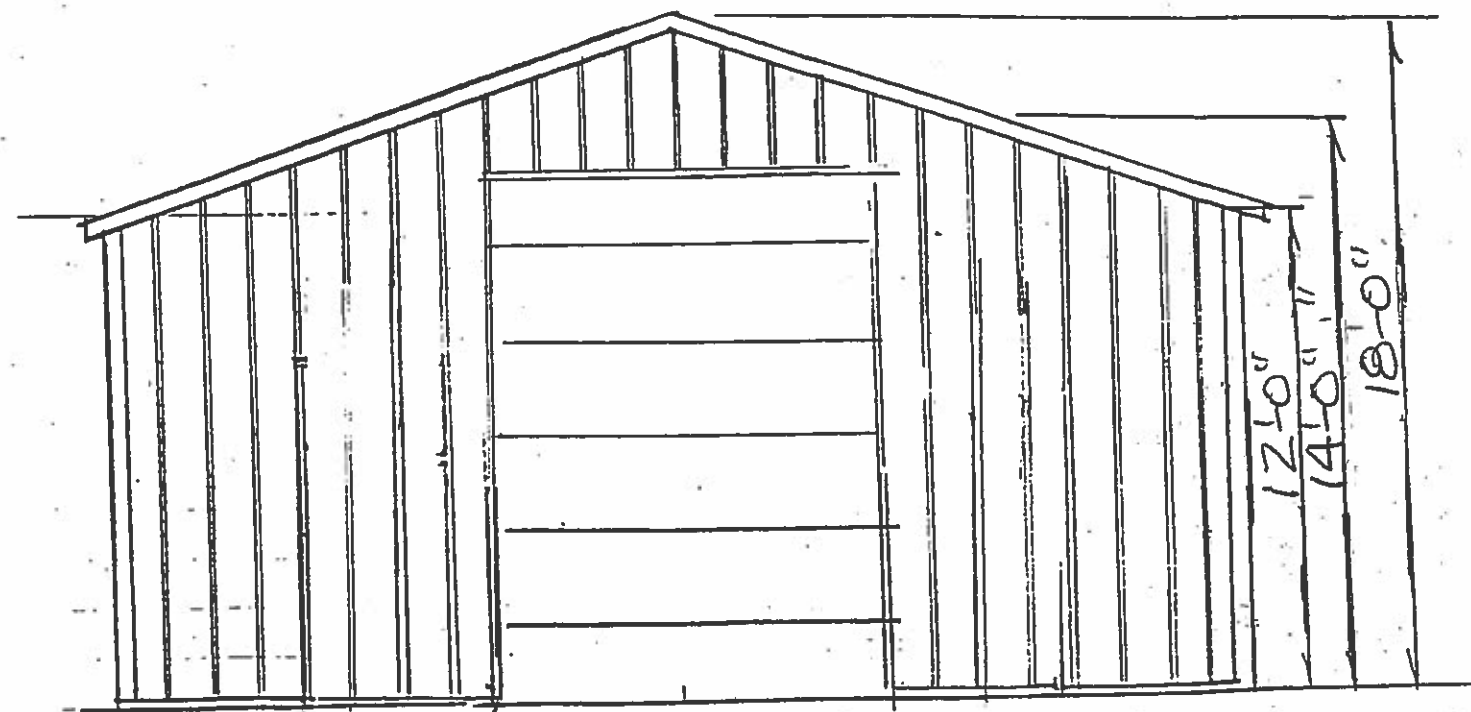


SIDE ELEVATION
SCALE 1/4"=1'

COPY

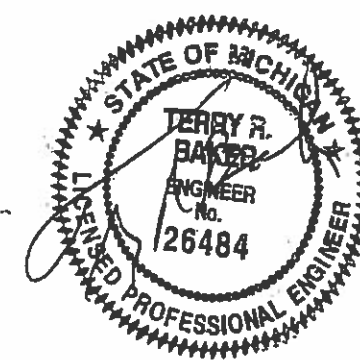


SECTION AT GRADE
SCALE 1/2"=1'



END ELEVATION

COPY

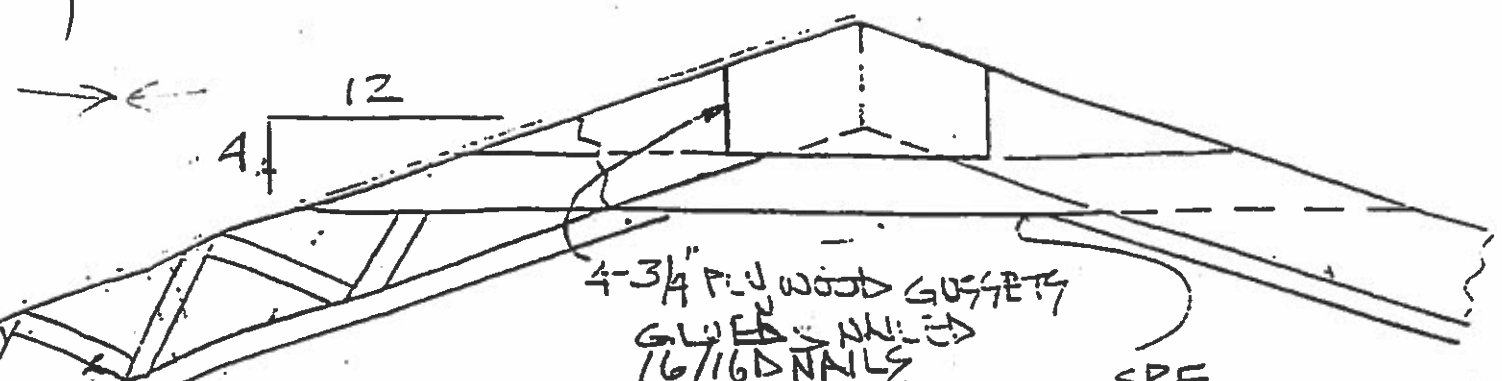


BROWN
HOWELL, MI

LOADING
35 LB GRADE SNOW
90 MPH WIND
MRC 2010

COPY

COPY



2X6 #2 OR BTR.
PINE OR SPRUCE
PURLIN
24" O.C.

2X4 BLOCKING 24" O.C.
GLUED & NAILED

2-2X12 HEM-FIR OR EQN. SYP
GLUED & NAILED
2X6 BOTTOM CHORD

SPF
COLLAR TIE
GLUED & NAILED

NOTE:
MINIMUM 16 NAILS (16D)
PER SIDE ON FACE OF GUSSET

2X8 KNEE BRACE
3-1/2" BOLTS AT
EYE CONNECTIONS

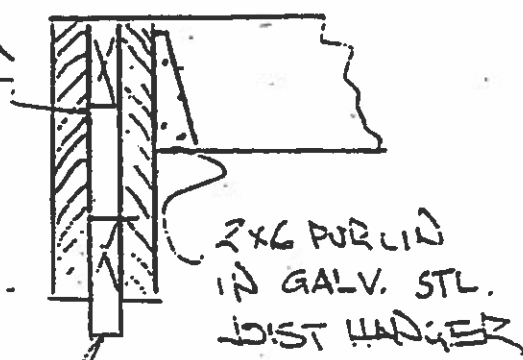
NOTE: GLUE ON ALL STRUCTURAL
JOINTS SHALL BE OF
WEATHER PROOF TYPE.

NOTE: FRAMES TO BE DIAG.
BRACED AT ENDS OF STRUCTURE

2-2X10 HEM FIR OR EQUIV-SYP

MAX. SPACING OF FRAMES 12'-0" O.C.

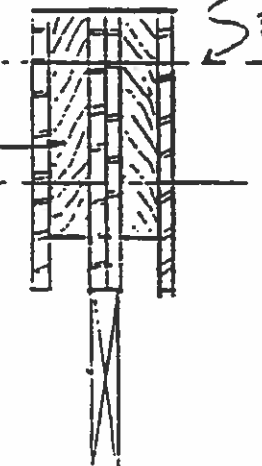
2-2X12 HEM FIR
LAMINATED TO
2X4 DIAGONALS



SECTION A-A
SCALE 1/2" = 1'

4-1/2" X 1/2"
BOLTS AT
EACH JOINT

2-2X12 LAMINATED
TO 4-3/4 PLYWOOD
GUSSETS



SECTION B-B
SCALE 1/2" = 1'

4-3/4"
PLYWOOD
GUSSETS
16" X 32"

2X6 GIRT
30" O.C.

29 GA GALV.
STEEL
LINING

FIN. GRADE

12'-0"
3'-6" MIN.

5-8" POLE BARN SPIKES
5 GRANULAR FILL

5-2X6
PRESS. TREATED
FOUND. ANCHOR

12" Ø PRE 30" WIDE 12' HIGH BOX BEAM

October 11, 2017

Amy Ruthig
Zoning Official
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Re: September 29, 2017
Genoa Township Zoning Board of Appeals October 17th Meeting
Jerry Bowman 3680 Robinson Lane

Dear Ms. Ruthig:

My comment regarding the proposed 30' x 40' detached accessory structure in the front yard pertains to the site plan drawing and the omission of an easement which would be required for your review procedure.


3680 Robinson Lane, Parcel 11-32-400-032 is subject to a 75 foot radius cul-de-sac easement which is noted on the Surveyor's Certificates and Warranty Deeds for all the parcels on Robinson Lane.

To extinguish an easement, involves complex legal principles: Merger of Title; Agreement or Release; End of Purpose or Necessity; and Abandonment.

If there is clear evidence that the 75 foot radius cul-de-sac easement has no purpose and should be terminated than it must be approved by all those affected by it. Mr. Bowman's Affidavit of Property Description Change which was entered by the Assessor on August 25, 2015, would not terminate an easement.

My comments pertain to the high standards reflected in the Genoa Township Zoning Ordinances Article 15 and Article 18.

Sincerely,


Joseph Yaros
5679 Richardson Road

Jeremy Bowman 3680 Robinson Lane

Robinson LN

P-Line

N

Boyman Drive

DTE Box

30x40'

W

P-Line

* Proposed Building *
Area

Garage

WELL

Probe

House

Deck

Reserve Septic

Septic Field

P-Line

S

53'

12'

14'

158'

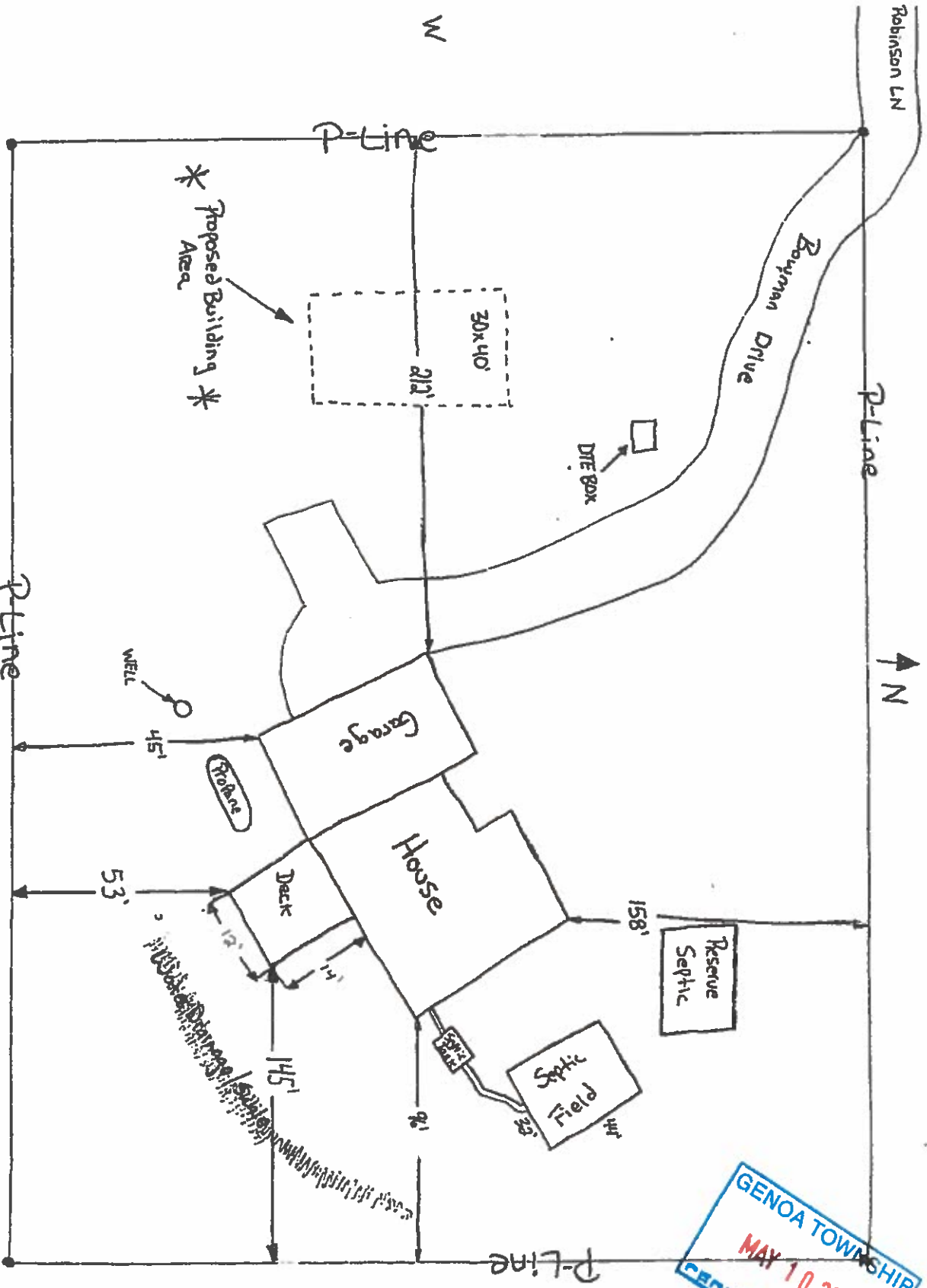
145'

90'

P-Line

E

GENOA TOWNSHIP
MAY 10 2017
PERMIT APPROVED



AFFIDAVIT OF PROPERTY DESCRIPTION CHANGE

THIS IS TO CERTIFY THAT AN ERROR WAS MADE IN THE DESCRIPTION ON THE TAX ROLLS FOR THE 2015, AND PRIOR YEARS FOR THE PROPERTY LISTED UNDER THE FOLLOWING TAX CODE NUMBER:

11-32-400-032

SEC 32 T2N R5E COMM AT S 1/4 COR TH N00*39'55"E 2254.65 FT TH S89*57'20"E 990 FT TO POB TH S89*57'20"E 341.56 FT TH S00*07'47"W 263.98 FT TH N89*57'20"W 344.02 FT TH N00*39'55"E 264 FT TO POB CORR LEGAL
8/15
CONT. 2 AC M/L

YOU ARE REQUESTED TO CORRECT THE TAX ROLLS FOR THE ABOVE YEARS TO REFLECT THE CHANGES MADE TO CORRECT THE ASSESSMENT DESCRIPTION.

SIGNED:



GENOA TOWNSHIP ASSESSOR

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 25th DAY OF August, 2015

Laura Lee Mrbczka, NOTARY PUBLIC, LIVINGSTON COUNTY,
Laura Lee Mrbczka STATE OF MICHIGAN.

MY COMMISSION EXPIRES: August 15th, 2019



DTE Energy

EXHIBIT "B"

LEGEND

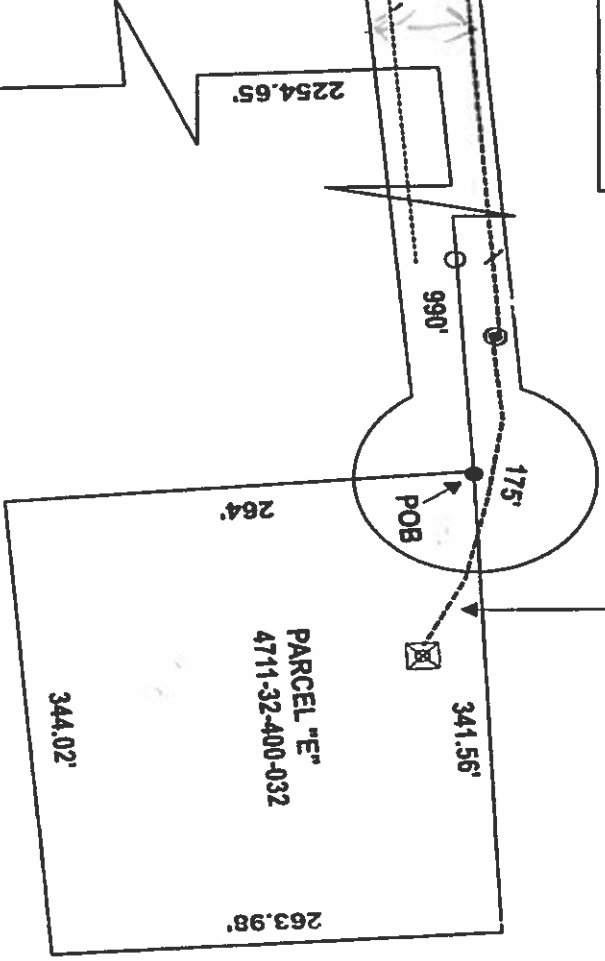
- SET NEW POLE
- CABLE POLE (EXIST)
- ⊕ POSITION OF SWEEP UP CABLE POLE
- ⋯ BLENDED PRIMARY CABLE (ALL VOLTAGES)
- ⋯ BLENDED SECONDARY CABLE
- ⊖ SINGLE DUCT OCCUPIED
- ⊖ DOUBLE DUCT 1 - OCCUPIED
- ⊖ SINGLE DUCT 10 BLENDED DUCT FOR FUTURE USE
- ⊖ NO-ADJUTED TRANSFORMER
- ⊖ DIRECTION OF TRANSFORMER ROOM OPENING
- ⊖ GUARD POST
- ⊖ REGULAR SWITCH CABINET
- ⊖ SPECIAL CONNECTION CABINET
- ⊖ P.S.C
- ⊖ S.C.C

CENTERLINE OF 2 FOOT WIDE EASEMENT
 NOTE: THE EASEMENT CENTERLINE MAY VARY FIELD CONSTRUCTION PROBLEMS ARISE THEREFORE FOR THE AS-INSTALLED EASEMENT CENTERLINE CALL MISS DING 1-800-482-7771 OR 811

LEGEND

- EXISTING DECO POLE
- PROPOSED POLE
- FOREIGN POLE
- ⊕ EXISTING ANCHOR
- ⊕ PROPOSED ANCHOR
- ☐ TREE
- ⋯ 120240 V LINE
- ⋯ 4.8 KV LINE
- ⋯ 13.2 KV LINE
- ⋯ 40 KV LINE

**S 1/4 CORNER
SECTION 32
T2N-R5E**



Work Order #	45343673	Work Order Description	CSB/GENOA/3680/ROBINSON/L N-LUG TRANS-CHILD	GIS-SSA	45343710	SNY	45343712	RSD	PH	PIC							
Service Center	HML	Order #1	CHILS9845	CO#		CO#		CUG	CUL	CUS							
Vendor City	Genoa Township, Livingston County	Worksite City	Genoa Township	Worksite Type		Worksite County				SCALE							
Zone	T2N	Range	R5E	Section	32	Or	S	Planner Name	Autrey Jr, Nathaniel	DATE Recd. and 1st Date	637077	Version	1	Print Date	5/23/2016	Scale	

MORTGAGE REPORT

32-400-030

Split
into

032

&

033

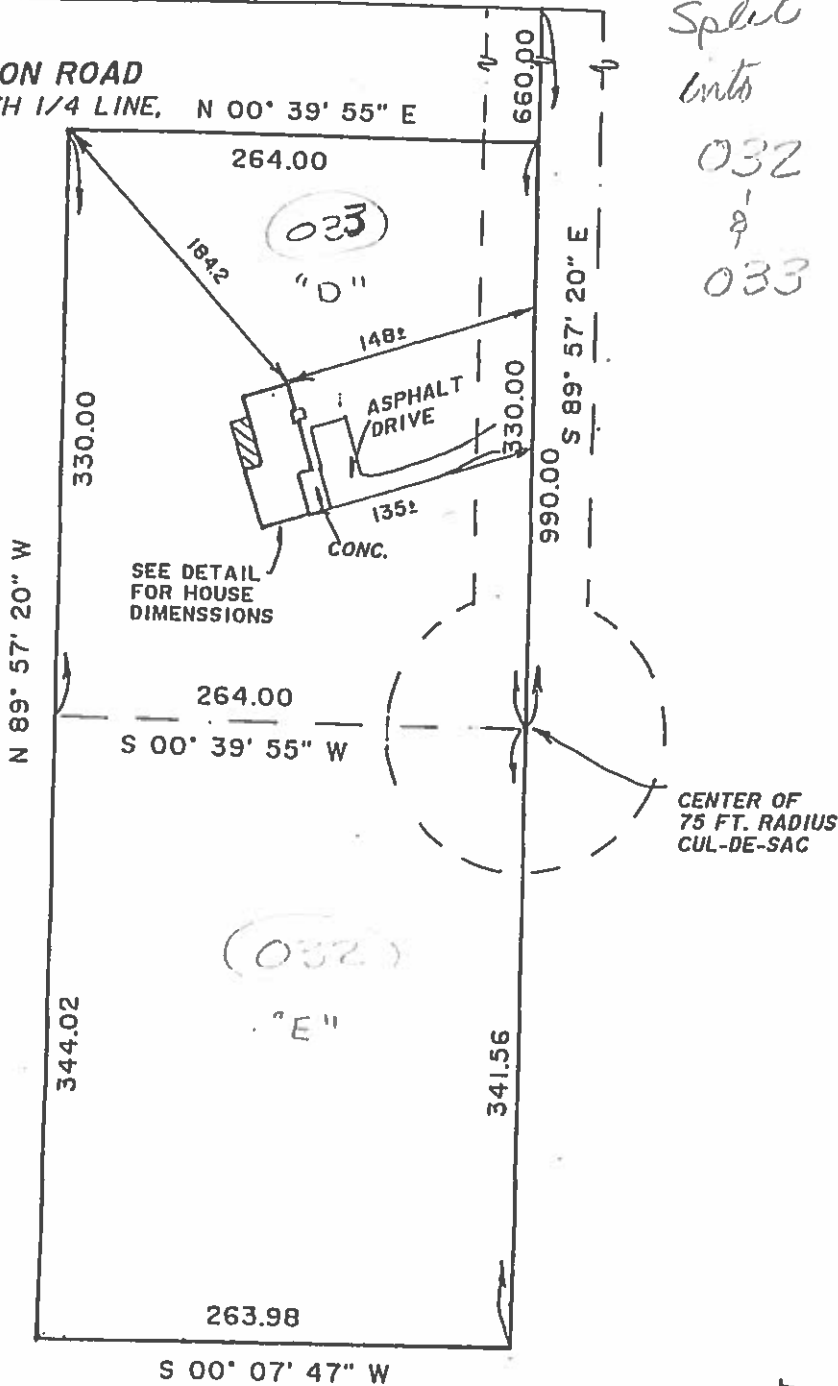
N 00° 39' 55" E 2254.65

S 1/4 COR
SEC. 32
T2N-R5E

RICHARDSON ROAD
& NORTH-SOUTH 1/4 LINE,
SECTION 32

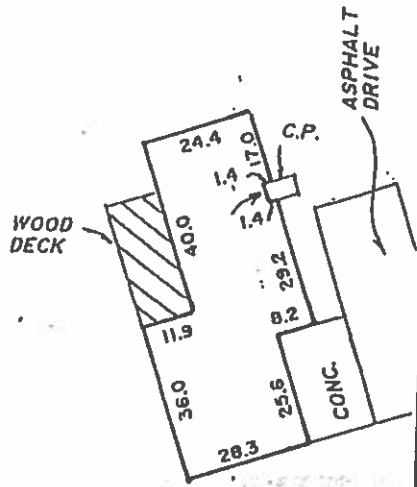


HOUSE DETAIL
Scale: 1" = 100'



CENTER OF
75 FT. RADIUS
CUL-DE-SAC

HOUSE NO. 3656
ONE STORY
WOOD FRAME
VINYL ~~ALUMINUM~~ EXTERIOR
PARTIAL BASEMENT
ASPHALT/CONCRETE DRIVE



Land in the Township of Genoa, Livingston County, Michigan, to wit:

Parcel E:

Being a part of the North ½ of the Northwest ¼ of the Southeast ¼ of Section 32, Town 2 North, Range 5 East, Michigan, more particularly described as: Commencing at the South ¼ corner of Section 32, Town 2 North, Range 5 East, Michigan; thence along the centerline of Richardson road and the North and South ¼ line North 00 degrees 39 minutes 55 seconds East 2254.65 feet; thence along the centerline of a 66 foot wide non-exclusive private road easement South 89 degrees 57 minutes 220 seconds East 990.00 feet to the radius point of a 75 foot radius cul-de-sac said point also being the point of beginning of the land to be described; thence South 89 degrees 57 minutes 20 seconds East 341.56 feet; thence along an occupied fence line as previously surveyed South 00 degrees 07 minutes 47 seconds West 283.98 feet; thence along an occupied fence line as previously surveyed North 89 degrees 57 minutes 20 seconds West 344.02 feet; thence North 00 degrees 39 minutes 55 seconds East 264.00 feet, to the point of beginning. Subject to the use of the non-exclusive easement described below. Further subject to easements and right of ways of record.

The grantor and/or assigns hereby reserve the right to further grant to future adjacent property owners, assigns and/or heirs the right to utilize and/or convey a non-exclusive easement; as described as:

Subject to an including the use of a 66 foot wide non-exclusive private road easement described as: being a part of the North ½ of the Northwest ¼ of the Southeast ¼ of the Section 32, Town 2 North, Range 5 East, Michigan more particularly described as follows: Commencing at the South ¼ corner of Section 32, Town 2 North, Range 5 East, Michigan; thence along the centerline of Richardson road and the North and South ¼ line of said Section 32, North 00 degrees 39 minutes 55 seconds East 2254.65 feet to the point of beginning of the easement centerline to be described; thence along the centerline of a 66 foot wide non-exclusive private road easement for the use together with adjacent property owners for ingress and egress and also for use for the installation and maintenance of public utilities, South 89 degrees 57 minutes 20 seconds East 990.00 feet to the radius point of a 75 foot radius cul-de-sac for use together with adjacent property owners for turn-around purposes and the terminus point of said 66 foot wide non-exclusive private road easement.

Commonly known as: Robinson
Tax identification no: 4711-32-400-032

The above and referenced property address or commonly known as; and the tax identification number listed are provided solely for informational and reference purposes only. They are without warranty as to accuracy or completeness and are not insured.

(010247.FFD/010247/3)

032

32-400

NORTH 1/4 CORNER SECTION 32
T2N, R5E, GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN



EAST 1/4 CORNER SECTION 32
T2N, R5E, GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

MONUMENTED CENTER OF SECTION 32
T2N, R5E, GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

EAST-WEST 1/4 LINE SECTION 32 GENOA TOWNSHIP
AS PREVIOUSLY SURVEYED AND MONUMENTED

NORTH-SOUTH 1/4 LINE SECTION 32 GENOA TWP.
AS PREVIOUSLY SURVEYED AND MONUMENTED
AND **Richardson Road** (66 FEET WIDE)

N 00°23'31" E
2667.86'

405.37'

N 00°40'10" E 2680.00'

2254.65'

SOUTH 1/4 CORNER SECTION 32
T2N, R5E, GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

MONUMENTED CENTER OF SECTION 32
T2N, R5E, GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

N 89°52'49" E
537.39' (TO C)

S 00°39'55" W 408.91' (TO C)

1327.78'
790.39'

1336.41'

408.15'
S 00°07'47" W

PARCEL A
5.01 AC±
034

PARCEL B
7.43 AC±
035

75.00 FOOT RADIUS
CUL-DE-SAC

537.40' (TO C)

N 89°57'20" W

527.62'
1331.59'

784.17'

66.00 FOOT WIDE PRIVATE
ROAD EASEMENT

33.00'

- LEGEND**
- = SET IRON PIPE WITH CAP
PS # 35999
 - = FOUND IRON

SURVEYOR'S CERTIFICATE

Parcel A - 5.01 Acres

BEGINNING at the monumented Center of Section 32, T2N, R5E, Genoa Township, Livingston County, Michigan; thence N89°52'49"E 537.39 feet along the East-West 1/4 line of said section as monumented; thence S00°39'55"W 406.91 feet; thence N89°57'20"W 537.40 feet; thence N00°40'10"E 405.37 feet along the North-South 1/4 line of said section as monumented and the centerline of Richardson Road to the Place of Beginning. Being a part of the Southeast 1/4 of Section 32, T2N, R5E, Genoa Township, Livingston County, Michigan, containing 5.02 acres of land, more or less, being subject to the rights of the public over the westerly 33.00 feet thereof, as occupied by Richardson Road, also being subject to and together with a 66.00 foot wide easement for ingress and egress as described below, also being subject to easements and restrictions of record, if any.

Parcel B - 7.43 Acres

Commencing at the monumented Center of Section 32, T2N, R5E, Genoa Township, Livingston County, Michigan; thence N89°52'49"E 537.39 feet along the East-West 1/4 line of said section as monumented for a PLACE OF BEGINNING; thence continuing N89°52'49"E 790.39 feet along said 1/4 line; thence S00°07'47"W 409.15 feet; thence N89°57'20"W 794.19 feet; thence N00°39'55"E 406.91 feet to the Place of Beginning. Being a part of the Southeast 1/4 of Section 32, T2N, R5E, Genoa Township, Livingston County, Michigan, containing 7.43 acres of land, more or less, being subject to and together with a 66.00 foot wide easement for ingress and egress as described below, also being subject to easements and restrictions of record, if any.

66.00 foot wide ingress and egress easement

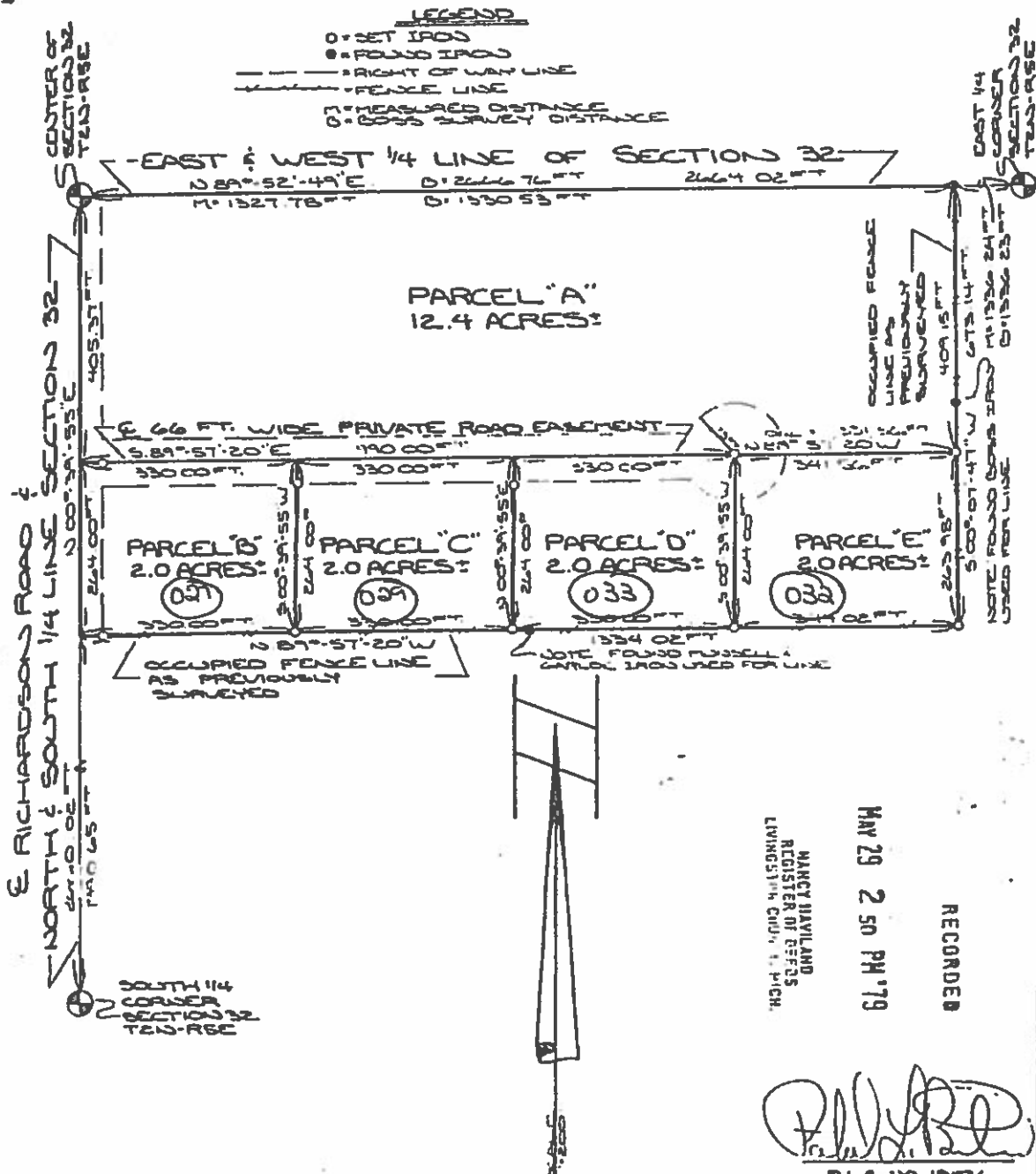
A 66.00 foot wide easement for ingress and egress having a centerline described as follows:

Commencing at the monumented Center of Section 32, T2N, R5E, Genoa Township, Livingston County, Michigan; thence S00°40'10"W 405.37 feet along the North-South 1/4 line of said section as monumented and the centerline of Richardson Road for a PLACE OF BEGINNING; thence S89°57'20"E 990.02 feet to the center of a 75.00 foot radius cul-de-sac and the Place of Ending. Being a part of the Southeast 1/4 of Section 32, T2N, R5E, Genoa Township, Livingston County, Michigan

035

CERTIFICATE OF SURVEY

PLATTING 1979



MAY 29 2 50 PM '79

RECORDED

NANCY HAVLAND
REGISTER OF DEEDS
LIVINGSTON COUNTY, MICH.

[Signature]

R.L.S. NO. 19826

PATRICK L. BENTON
REGISTERED LAND SURVEYOR
2745 E. GRAND RIVER
HOWELL, MICHIGAN
48843

1-517-346-1867

CLIENT: **MARJORIE GREER**

SURVEY, STAKE, DRAWING AND DESCRIPTION OF LAND BEING A PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 5 EAST, GUYON TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.

PN	DR	CK	P.B.	DATE	JOB NO
1/4	1/2	1/2	28	03-27-79	18-5-2675

DESCRIPTION OF PARCEL "A"

Being a part of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 32, Town 2 North-Range 5 East, Genoa Township, Livingston County, Michigan. More particularly described as follows:

Commencing at the South 1/4 Corner of Section 32, Town 2 North-Range 5 East, Genoa Township, Livingston County, Michigan; thence along the centerline of Richardson Road and the North and South 1/4 line of said Section 32, N.00°39'55"E 2254.65 feet to the Point of Beginning of the land to be described; thence continuing along said line, N.00°39'55"E 405.37 feet to the center of said Section 32, thence along the East and West 1/4 line of said Section 32, N.89°52'49"E 1327.78 feet; thence along an occupied fence line as previously surveyed, S.00°07'47"W 409.15 feet; thence S.89°57'20"W 341.56 feet to a radius point of a 75 foot Radius Cul-De-Sac; thence along the centerline of a 66 foot wide Private Road Easement, N.89°57'20"W 990.00 feet to the Point of Beginning.

Containing 12.4 acres of land, more or less, and subject to the rights of the public along Richardson Road, and subject to a 66 foot wide Private Road Easement as described hereinafter in this document, and also subject to any other easements or restrictions of record.

DESCRIPTION OF PARCEL "B"

Being a part of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 32, Town 2 North-Range 5 East, Genoa Township, Livingston County, Michigan. More particularly described as follows:

Commencing at the South 1/4 Corner of Section 32, Town 2 North-Range 5 East, Genoa Township, Livingston County, Michigan; thence along the centerline of Richardson Road, and the North and South 1/4 line of said Section 32, N.00°39'55"E 1990.65 feet to the Point of Beginning of the land to be described; thence continuing along said line, N.00°39'55"E 264.00 feet; thence along the centerline of a 66 foot wide Private Road Easement, S.89°57'20"E 330.00 feet; thence S.00°39'55"W 264.00 feet; thence along an occupied fence line as previously surveyed, S.89°57'20"W 30.00 feet to the Point of Beginning.

Containing 2.0 acres of land, more or less, and subject to the rights of the public along Richardson Road, and subject to a 66 foot wide Private Road Easement as described hereinafter in this document, and also subject to any other easements or restrictions of record.

DESCRIPTION OF PARCEL "C"

Being a part of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 32, Town 2 North-Range 5 East, Genoa Township, Livingston County, Michigan. More particularly described as follows:

Commencing at the South 1/4 Corner of Section 32, Town 2 North-Range 5 East, Genoa Township, Livingston County, Michigan, thence along the centerline of Richardson Road, and the North and South 1/4 line of said Section 32, N.00°39'55"E 2254.65 feet; thence along the centerline of a 66 foot wide Private Road Easement, S.89°57'20"E 330.00 feet to the Point of Beginning of the land to be described; thence continuing along said line, S.89°57'20"E 330.00 feet; thence S.00°39'55"W 264.00 feet; thence along an occupied fence line as previously surveyed, N.89°57'20"W 330.00 feet; thence N.00°39'55"E 264.00 feet to the Point of Beginning.



(CONTINUED)

PATRICK L. BENTON REGISTERED LAND SURVEYOR 2745 E. GRAND RIVER HOWELL, MICHIGAN 48843 1-317-346-1867	CLIENT: MARJORIE GREER	SURVEY, STATE DRAWING AND DESCRIPTION OF LAND BEING A PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWN 2 NORTH - RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.				
	<table border="1"> <thead> <tr> <th>PREPARED BY</th> <th>DATE</th> <th>JOB NO</th> </tr> </thead> <tbody> <tr> <td>P.L.B.</td> <td>03-27-79</td> <td>78-5-2675</td> </tr> </tbody> </table>		PREPARED BY	DATE	JOB NO	P.L.B.
PREPARED BY	DATE	JOB NO				
P.L.B.	03-27-79	78-5-2675				

R.L.S. NO. 19826

LIBER 928 PAGE 025

(PARCEL "C" CONTINUED)

Containing 2.0 acres of land, more or less, and subject to the rights of the public along Richardson Road, and subject to a 66 foot wide Private Road Easement, as described hereinafter in this document, and also subject to any other easements or restrictions of record.

DESCRIPTION OF PARCEL "D"

Being a part of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 32, Town 2 North-Range 5 East, Genoa Township, Livingston County, Michigan. More particularly described as follows:

Commencing at the South 1/4 Corner of Section 32, Town 2 North-Range 5 East, Genoa Township, Livingston County, Michigan; thence along the centerline of Richardson Road and the North and South 1/4 line of said Section 32, N.00°39'55"E 2254.65 feet; thence along the centerline of a 66 foot wide Private Road Easement, S.89°57'20"E 660.00 feet to the Point of Beginning of the land to be described; thence continuing along said line, S.89°57'20"E 330.00 feet to the Radius Point of a 75 foot Radius Cul-De-Sac; thence S.00°39'55"W 264.00 feet; thence along an occupied fence line, as previously survey, N.89°57'20"W 330.00 feet; thence N.00°39'55"E 264.00 feet to the Point of Beginning.

Containing 2.0 acres of land, more or less, and subject to the rights of the public along Richardson Road, and subject to a 66 foot wide Private Road Easement, as described hereinafter in this document, and also subject to any other easements or restrictions of record.

DESCRIPTION OF PARCEL "E"

Being a part of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 32, Town 2 North-Range 5 East, Genoa Township, Livingston County, Michigan. More particularly described as follows:

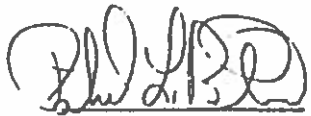
Commencing at the South 1/4 Corner of Section 32, Town 2 North-Range 5 East, Genoa Township, Livingston County, Michigan; thence along the centerline of Richardson Road, and the North and South 1/4 line, N.00°39'55"E 2254.65 feet; thence along the centerline of a 66 foot wide Private Road Easement, S.89°57'20"E 990.00 feet to the Radius Point of a 75 foot Radius Cul-De-Sac, said point also being the Point of Beginning of the land to be described; thence S.89°57'20"E 341.50 feet; thence along an occupied fence line, as previously survey, S.00°07'47"W 263.48 feet; thence along an occupied fence line as previously surveyed, N.89°57'20"W 344.00 feet; thence N.00°39'55"E 264.00 feet to the Point of Beginning.

Containing 2.0 acres of land, more or less, and subject to the rights of the public along Richardson Road, and subject to a 66 foot wide Private Road Easement, as described hereinafter in this document, and also subject to any other easements or restrictions of record.

CENTERLINE DESCRIPTION OF A 66 FOOT WIDE PRIVATE ROAD EASEMENT

Being a part of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 32, Town 2 North-Range 5 East, Genoa Township, Livingston County, Michigan. More particularly described as follows:

(CONTINUED)


R.L.S. NO 19826

PATRICK L. BENTON REGISTERED LAND SURVEYOR 2743 E. GRAND RIVER HOWELL, MICHIGAN 48843 1-317-346-1567	CLIENT: MARJORIE GREER													
	SURVEY STAKE DRAWING AND DESCRIPTIONS OF LAND BEING A PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWN 2 NORTH - RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.													
<table border="1"> <thead> <tr> <th>PW</th> <th>DL</th> <th>CL</th> <th>PB</th> <th>DATE</th> <th>JOB NO</th> </tr> </thead> <tbody> <tr> <td>✓</td> <td>✓</td> <td>✓</td> <td>2</td> <td>03-27-79</td> <td>184-2675</td> </tr> </tbody> </table>	PW	DL	CL	PB	DATE	JOB NO	✓	✓	✓	2	03-27-79	184-2675		
PW	DL	CL	PB	DATE	JOB NO									
✓	✓	✓	2	03-27-79	184-2675									

(CENTERLINE DESCRIPTION OF A 66 FOOT WIDE PRIVATE ROAD EASEMENT CONTINUED)

Commencing at the South 1/4 Corner of Section 32, Town 2 North-Range 5 East, Genoa Township, Livingston County, Michigan; thence along the centerline of Richardson Road, and the North and South 1/4 line of said Section 32, N.00°39'55"E 2254.65 feet to the Point of Beginning of the Easement centerline to be described; thence along the centerline of a 66 foot wide Private Road Easement for use together with adjacent property owners for ingress and egress, and also for use for the installation and maintenance of Public Utilities, S.89°57'20"E 990.00 feet to the Radius Point of a 75 foot Radius Cul-De-Sac for use together with adjacent property owners for turn-around purposes and the terminus point of said 66 foot wide Private Road Easement.

I HEREBY CERTIFY that I have surveyed and mapped the land above platted and or described on March 28, 1979, that the ratio of closure on the unadjusted field observations of such survey was 1/5000, and that all of the requirements of P.A. 132, 1970 as amended by P.A. 290, 1972, have been complied with.

MAY 29 2 50 PM '79
 NANCY HAYLAND
 REGISTER OF DEEDS
 LIVINGSTON COUNTY, MICH.

RECORDED



R.L.S. NO. 19826

PATRICK L. BENTON REGISTERED LAND SURVEYOR 2745 E. GRAND RIVER HOWELL, MICHIGAN 48843 1-317-546-1867	CLIENT: MARJORIE GREER					
	SURVEY, STAKE, DRAWINGS AND DESCRIPTIONS OF LAND BEING A PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 2 NORTH - RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN					
	FW	DR	CK	P.B.	DATE	JOB NO.
	U	S	R	P	28	03-27-79 18-3-2675

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES ALAN	BOWMAN JEREMY	34,000	08/14/2015	WD	ARMS-LENGTH	2015R-027749	BUYER	100.0
ROBINSON, JOSHUA P.	JONES	68,500	11/13/2000	WD	ARMS-LENGTH	28750676	BUYER	100.0
ROBINSON, DEAN A. & MARILY		21,600	06/09/1995	TA	VACANT LAND		BUYER	100.0

Property Address	Class: 401 RESIDENTIAL-IM	Zoning: CE	Building Permit(s)	Date	Number	Status
3680 ROBINSON LANE	School: PINCKNEY		WOOD DECK	05/10/2017	P17-075	NO START
	P.R.E. 100% 08/29/2016		HOME	04/05/2016	P16-033	NO START
Owner's Name/Address	MAP #: V17-27		AMENDED	04/05/2016	A16-033	NO START

Owner's Name/Address	2018 Est TCV Tentative	Land Value Estimates for Land Table 123.PINCKNEY M & B
BOWMAN JEREMY 3680 ROBINSON LANE HOWELL MI 48843		

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 32 T2N R5E COMM AT S 1/4 COR TH N00*39'55"E 2254.65 FT TH S89*57'20"E 990 FT TO POB TH S89*57'20"E 341.56 FT TH S00*07'47"W 263.98 FT TH N89*57'20"W 344.02 FT TH N00*39'55"E 264 FT TO POB CORR LEGAL 8/15 CONT. 2 AC M/L	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	TABLE A			2.000 Acres		27,500	100		55,000
					2.00 Total Acres				Total Est. Land Value =	55,000

Comments/Influences	Topography of Site
	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	Tentative	Tentative	Tentative			Tentative
2017	27,500	130,900	158,400			158,400S
2016	27,500	0	27,500		27,500W	27,500S
2015	27,500	0	27,500			27,500S

*** 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 1 Direct-Vented Gas	Area 168 168	Type WCP (1 Story) Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 690 % Good: 0 Storage Area: 390 No Conc. Floor: 0					
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			Central Air Wood Furnace			Class: C Effec. Age: 1 Floor Area: 2044 Total Base Cost: 149,806 Total Base New : 226,206 Total Depr Cost: 223,925 Estimated T.C.V: 261,992			CntyMult X 1.510 E.C.F. X 1.170			Bsmnt Garage:			
Yr Built 2016	Remodeled 0	Ex	X Ord	Min	Size of Closets			Lg X Ord Small			Doors: Solid X H.C.								
Condition: Good		(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost						
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings			No./Qual. of Fixtures			2 Story Siding 1+ Story Siding 1 Story Siding 1 Story Siding 1 Story Siding			Basement Basement Basement Basement Basement			644 67,028 196 13,444 112 7,317 182 11,890 98 6,402 168 10,975			
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation		(7) Excavation			(13) Plumbing			Other Additions/Adjustments Walk out Basement Door(s)			Rate 775.00			Size Cost 1 775			
(2) Windows		Many Avg. Few X Avg. X Avg. Large Small		Basement: 1400 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1500 Gal Septic 1000 Gal Septic			1 4,975 1 3,085			
(3) Roof		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(14) Water/Sewer			(15) Built-Ins & Fireplaces			Fireplace: Direct-Vented Gas			1 1,200			
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(9) Basement Finish			(16) Porches			WCP (1 Story), Standard			168 3,889				
(3) Roof		X Asphalt Shingle		Recreation SF Living SF 1 Walkout Doors No Floor SF			(14) Water/Sewer			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			690 12,165			
Chimney:		X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			(16) Deck/Balcony			Composite, Standard			168 1,290				
Chimney:		X Gable Hip Flat		Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Base Cost Common Wall: 1/2 Wall Storage area over garage Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Separately Depreciated Items:			17.63 -650.00 3.95 Depr.Cost = 222,016			1 1,948	
Chimney:		X Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:			County Multiplier = 1.51 =>			7.68			Cost New = 1,948				
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																			

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

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
September 19, 2017 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, Jean Ledford, Barb Figurski, Marianne McCreary, Dean Tengel and Amy Ruthig, Zoning Official.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

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

Call to the Public: The call to the public was made at 6:32 pm with no response.

1. 17-22 ... A request by Andrew Luzod, 4798 Narrow Trail, for a side-yard variance to construct a new single-family home.

Chairman Dhaenens stated the petitioner has requested this item be tabled until the next ZBA meeting.

Moved by Figurski, seconded by Tengel, to table Case #17-22 until the next Zoning Board of Appeals Meeting. **The motion carried unanimously.**

2. 17-23 ... A request by Lori D. Cook, 4358 Skusa Drive, for a front and waterfront-yard variance to construct a new single-family home.

Mr. Todd Hallett of TK Design and Associates was present to represent the applicant. They are requesting a front-yard setback variance of eight feet. He showed the site plan and colored renderings of the proposed home. The practical difficulty is the topography and the triangular shape of the lot. He does not believe it will impair an adequate supply of light and air to adjacent properties or increase the congestion on public streets or increase the danger of fire or endanger the public safety of the neighbors. It will have limited impact on the surrounding neighborhood.

He does not believe they need the waterfront-yard setback variance. Ms. Ruthig stated that the variance is required due to the encroachment of 3.2 feet into the waterfront setback requirement.

There was a discussion regarding moving the home closer to the road to avoid needing the waterfront variance. It will also move the home further away from the neighbor. Board Member Figurski asked for the size of the home. Mr. Hallett stated it is approximately 2,450 square feet.

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

Mr. Ted Thuis of 4350 Skuza stated he lives to the east of this property. He received a variance when he built his home. He is close to the lot line; however, he is not sure of the setback. His home sits closer to the road than what is being proposed by Ms. Cook. He is not opposed to granting this variance. If the home is moved further toward the street, he hopes that it will not be closer to the road than his home. Mr. Hallett said it will only be moved a few feet forward.

Mr. Allen Wieszck of 4374 Skuza stated he is in support of the project.

The call to the public was closed at 6:52 pm.

Board Member Tengel stated that the location of the home on the original proposal is more consistent with the surrounding neighbors. He would prefer to grant the waterfront variance over moving the home further forward than the neighbors'. Board Member Ledford agrees.

Board Member Figurski would like the Board to consider how close the neighbor's home is to the lot line and if Ms. Cook moves the home further toward the front, it would move it further away from that home.

Moved by Ledford, seconded by Figurski, to approve Case #17-23 for 4358 Skuza Drive by Lori D. Cook for an 11.2 foot front-yard variance setback, from the required 35 feet, for a 23.8 foot front-yard setback, to construct a new home with an attached garage, based on the following findings of fact:

- Strict compliance with the front yard setback would prevent the applicant from constructing the proposed home with an attached garage.
- Approval would offer substantial justice to the applicant.
- The exceptional or extraordinary condition is the topography and shallow lot depth of the property. The variance would make the property consistent with the majority of other properties in the vicinity.
- The need for the variance is not self-created.
- The granting of this variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the residents of Genoa Township.

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

This approval is conditioned upon the following:

1. The addition shall be guttered with downspouts directing runoff to the lake.
2. Lots #10, 11, & 12 shall be combined under one tax code prior to the issuance of a land use permit.
3. Dust control measures must be taken during the demolition of the existing home.

The motion carried unanimously.

3. 17-24 ... A request by Carol and Brian Morgan, 1054 Sunrise Park, for a rear-yard variance to construct an attached garage and a variance to construct a deck in the front yard.

Ms. Morgan was present. She is requesting to build a garage attached by a breezeway and a deck in the front yard. They currently have a porch at the back of the home and would like to add a deck and stairs to the front. They do not have access off of Sunrise Park Drive. They use the alleyway behind their home, so the deck would be in what would be considered the back of their property.

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

Chairman Dhaenens stated two letters of support were received from neighbors. Ms. Lyn Hewitt of 837 Sunrise Park believes the addition will greatly improve the aesthetics of the property and provide storage. Mr. John Hull is ok with the request and is in support of the completion of the Morgan's projects.

Board Member McCreary stated the original intent of all of these properties was cottages and there will be a lot of lot coverage. She is concerned with the safety of people accessing their homes along the alleyway and the site distance. She is not in favor of granting this variance.

Board Member Tengel feels this proposal is consistent with the neighborhood and the alleyway is not heavily traveled.

Moved by Tengel, seconded by Ledford, to approve case #17-24 from Carol and Brian Morgan of 1054 Sunrise Park for a 28'9" rear-yard setback variance to construct an attached garage and a variance to construct a deck in the front yard, based on the following findings of fact:

- Strict compliance with the rear-yard setback and deck requirements would prevent the applicant from constructing an attached garage capable of housing a vehicle and the proposed deck and would prevent them from having a deck with a lake view
- Construction of the garage and deck would give the applicant substantial justice and is consistent with the surrounding properties.
- The exceptional or extraordinary condition of the property is the small size of the lot, the non-conforming location of the existing home and the rear accessed lot with lake view front yard.

- The need for the variance is not self-created.
- The granting of these variances will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variances would have little or no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.
- Zoning Ordinance Section 11.04.2 does not reference decks located in the front yard.

This approval is conditioned upon the following:

1. Drainage from the proposed structure must be maintained on the lot.
2. The structure must be guttered with downspouts.

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

4. 17-25...A request by Tim Chouinard, 1254 Sunrise Park, for front and rear-yard variances and a wetland buffer variance to construct a new single-family home.

Mr. Chouinard was present. The need for the variances is due to the irregular shape of the lot. The building envelope is very small. Without the variances, the lot would be unbuildable. The livable portion of the proposed home is 1,834 square feet. They are within the lot coverage limits. The garage will be under the home.

Board Member Figurski is concerned with it being so close to the wetlands. Mr. Chouinard stated the existing deck is in the wetland area, and he will be removing this.

Board Member Ledford stated the applicant must meet four requirements when requesting a natural setback (wetland) variance. She reviewed these requirements and Mr. Chouinard stated he will meet and/or comply with all of them.

Board Member McCreary questioned if the DEQ must approve this. Ms. Ruthig stated that the applicant is not building into the wetland so the DEQ will not have any requirements.

The call to the public was made at 7:38 pm.

Chairman Dhaenens stated a letter of support was received from Lyn Hewitt of 837 Sunrise Park.

Board Member Tengel does not believe that this project will have a negative impact on the people in the surrounding community. It will also improve the aesthetics of the property.

Board Member Figurski feels that the home is cramped on the lot. The coverage is 35 percent. She wants to ensure that the requirements for working near a wetland will be met.

Board Member Ledford agrees. There are too many restrictions on this property. The person who purchased the property should have known what its limits are. She is bothered by the wetland setback variance.

Chairman Dhaenens stated that this will be an improvement to this property. The existing home is not consistent with the neighborhood. Mr. Chouinard has brought a lot of projects to the Township and has always done what was asked or required.

Board Member McCreary agrees that anything that will be built will be better than what is there currently; however, she needs to be sure that there are no intrusions into the wetlands during the construction and their integrity is maintained after the home is built.

Mr. Chouinard believes that the improvements he will be making to the property will let less water go toward or into the wetland than what does currently.

Moved by Tengel, seconded by McCreary, to approve Case #17-25 for 1254 Sunrise Park by Tim Chouinard for a front-yard variance of 7 feet, a rear-yard variance of 5.5 feet, and a required natural setback variance of 20 feet to construct a new, single-family home, based on the following findings of fact:

- Strict compliance with the ordinance would prevent the applicant from constructing a new home.
- Granting these variances would offer substantial justice.
- The exceptional or extraordinary conditions of the property are the small shallow lot size, location of the wetlands, and location of the existing detached accessory structure which will remain.
- The need for these variances is not self-created.
- Granting these variances would make the property consistent with the surrounding area.
- The granting of these variances would not have an impact on adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variances would not have an impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. The applicant has demonstrated that the wetland setback is not necessary to preserve the ecological and aesthetic value of the wetland.
2. The applicant should provide information on construction methods and what efforts will be made to protect and preserve the wetland.
3. The natural drainage pattern to the wetland will not be affected due to the location of the current home and detached accessory on the lot. However the proposed location of the new home would be located closer to the wetlands.
4. The variance could increase the potential for erosion during and after construction. The applicant has discussed efforts to address any erosion, which should include the

utilization of silt fencing and obtaining any necessary permits from the Livingston County Drain Commissioner. The home will have downspouts draining toward the lake and the applicant should consider using rain gardens or bioswales to slow the rate of downspout runoff to the wetlands.

5. There is no feasible or prudent alternative that exists due to the location of the wetlands on the property. If the 25-foot natural buffer is observed, the lot would be unbuildable. The variance is the minimum necessary to allow the project to proceed.
6. Drainage from the structure must be piped toward the lake.
7. The structure must be guttered with downspouts and piped toward the lake.
8. No other additional structures or impervious surfaces will be allowed due to lot coverage.
9. The applicant must obtain all necessary approvals from the Livingston County Drain Commissioner.
10. Silt fencing must be utilized and soil/disturbed area impacts will be minimized along the wetland.

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

Administrative Business:

1.

- Approval of the minutes for the July 18, 2017 Zoning Board of Appeals Meeting

It was noted that the dimensions of the proposed accessory structure were incorrect in the motions for Case #17-14.

Moved by Figurski, seconded by Ledford, to approve the July 18, 2017 Zoning Board of Appeals Meeting with the changes noted. **The motion carried unanimously.**

- Approval of the minutes for the August 15, 2017 Zoning Board of Appeals Meeting

It was noted that some typographical errors need to be changed.

Moved by Figurski, seconded by Tengel, to approve the July 18, 2017 Zoning Board of Appeals Meeting with the changes noted. **The motion carried unanimously.**

2. Correspondence – Ms. Ruthig had no correspondence.

3. Township Board Representative Report - Board Member Ledford gave a review of the Township Board meetings held on September 5th and 18, 2017.

4. Planning Commission Representative Report – Board Member Figurski gave a review of the Planning Commission meeting held on September 11, 2017.

5. Zoning Official Report – Ms. Ruthig stated there will be a ZBA meeting in October.

6. Member Discussion – There were no items to discuss.

7. Adjournment

Moved by Ledford, seconded by Figurski, to adjourn the meeting at 8:14 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary

UNAPPROVED