

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
February 20, 2018
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.)*

Old Business:

1. 17-29... A request by Brian and Carol Morgan, 1054 Sunrise Park, for a front yard variance to construct a roof over a deck.

New Business:

1. 18-01 ... A request by Robert Lay, 1824 S. Hughes, for a front yard and side yard setback variance to build a second story addition to an existing single family home.
2. 18-02 ... A request by Alice and Allen Beckner, 3679 Conrad Road, for a front yard setback variance to construct a new single family home.
3. 18-03 ... A request by Marc Kremers, 1230 Sunrise Park, for a front yard setback variance to construct a new single family home.

Administrative Business:

1. Approval of minutes for the January 16, 2018 Zoning Board of Appeals meeting.
2. Correspondence
3. Township Board Representative Report
4. Planning Commission Representative Report
5. Zoning Official Report
6. Member Discussion
7. Adjournment



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

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Kelly VanMarter
DATE: February 19, 2018
RE: ZBA 17-29 - 1054 Sunrise Park Drive

The applicant did not provide new information therefore the following project case file was copied and pasted from the January packet. I've attached the minutes from the January meeting as well as a letter of support from a neighbor to the beginning of the file. Please let me know if you have any questions.

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 granting of these variances will not adversely affect values of the surrounding homes.

The following conditions shall be complied with for the approval of the variances.

1. Strict adherence to drainage, silt fence maintenance, and grading will be attended to throughout the building process. Engineer plans provided by Livingston Engineering will be strictly adhered to and every effort to maintain the elevations as noted on this plan will be followed. See Plan dated 12/05/17, Job #17121. Every effort will be made by the builder and owner to control any soil erosion and / or draining on the site.
2. The slopes on the west side will need to be managed by retaining walls to prohibit runoff. These walls shall be installed prior to or within the seasonal year of the finalizing of a Certificate of Occupancy.
3. The applicant will comply with Fire Marshall Rick Boisvert's letter of review to Kelly VanMarter and recommendations as submitted as part of this file to be completed with the Certificate of Occupancy.
4. The home will be guttered with downspouts and water remaining on the site will drain toward the lake.
5. The applicant shall submit a letter of Brighton Area Fire Authority approval prior to receiving a Certificate of Occupancy.

The motion carried unanimously.

2. 17-29... A request by Brian and Carol Morgan, 1054 Sunrise Park, for a front yard variance to construct a roof over a deck.

Mr. Morgan was present. He stated that they had a previous various approval for a deck and garage. During the process of designing the deck, they realized that the roof of the house hangs over five feet and the deck is eight feet wide. They would like to extend the roof over the entire width of the deck.

Board Member Ledford questioned why this request was not made previously. Mr. Morgan stated that they did not notice the difference until they were working on the details of the plan. The roof will not serve any purpose; however, they believe it will look better, more finished, and will give them more shelter from the rain. He noted that the roof extension is shown on their original submitted on one view, but it not on the other.

Ms. VanMarter stated that if that issue was not published or discussed at the meeting, then the fact that it was on the plans is irrelevant.

The Board Members agree that there is no practical difficulty. Board Member McCreary agrees that a deck with a railing is needed to allow for a secondary source of exit for safety; however, the extension of the roof is not needed for this reason.

Mr. Morgan asked to have his request tabled so he can review his request.

The Call to the Public was made at 7:09 pm with no response.

Chairman Dhaenens stated that two letters of support were received. Michael and Marion Suciu of 1071 Sunrise Park are in support of the Morgan's request. John Hill of 1065 Sunrise Park, who lives across the street from the Morgans has no issues with the Morgan's request.

Moved by Ledford, seconded by McCreary, to table, per the petitioners' request, this matter until the February 20, 2018 ZBA Meeting in order for him to provide a definition of a practical difficulty. **The motion carried (Dhaenens - yes; Ledford - yes; McCreary - yes; Tengel - no).**

3. 17-30 ... A request by Stephen and Stacia Siddall, 5011 Grover Drive, for a front yard variance to construct a covered porch.

Mr. and Mrs. Siddall were present. Mr. Siddall stated they would like to change the existing porch into an entryway and mudroom and then change the existing 4 foot x 8 foot steps into a covered porch. They are requesting a 31-foot variance from Crest Drive. He noted that this portion of Crest Drive has not been an active road for over 40 years. There was a variance granted to the neighbor to the east in 2003 to construct their home.

There was a discussion regarding the issue of Crest Road being shown on the mortgage survey. Mr. Siddall stated that he is in the process of requesting to have the road vacated and become part of his property.

The Call to the Public was made at 7:20 pm.

Mr. Robert Zebco of 5020 Grover stated that he has lived there for 40 years and there has never been a road running parallel to those homes.

The Call to the Public was closed at 7:21 pm.

Moved by Ledford, seconded by McCreary, to approve Case #17-30 for 5011 Grover by Stephen and Stacia Siddall for a 31-foot front-yard setback from the required 35-foot setback for a 4-foot setback to construct a covered front porch based on the following findings of fact:

- Strict compliance with the front yard setback would prevent the applicant from constructing a covered front porch to the existing single-family home as proposed; however, it does not unreasonably prevent the use of the property.

From: [Amy Ruthig](#)
To: [Kelly VanMarter](#); [Kathleen Murphy](#)
Subject: Fwd: Morgan Variance
Date: Sunday, February 18, 2018 8:18:08 PM

Sent from my iPhone

Begin forwarded message:

From: Michael Suciu <uicusm@yahoo.com>
Date: February 18, 2018 at 7:25:25 PM EST
To: Amy Ruthig <amy@genoa.org>
Subject: Morgan Variance

Hi Amy

My wife Marion and myself are very much in favor of extending the existing roof which is covering the existing porch to be extended over the newley approved deck.

As Always

Michael&Marion Suciu
1071 Sunrise Park Dr
Howell,Mi
48843



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

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: December 5, 2017
RE: ZBA 17-29

File Number: ZBA#17-29

Site Address: 1054 Sunrise Park Drive

Parcel Number: 4711-09-201-150

Parcel Size: 0.196

Applicant: Carol and Brian Morgan, 1054 Sunrise Park Drive, Howell 48843

Property Owner: Same as applicant

Information Submitted: Application, site plan, building plans

Request: Dimensional Variance

Project Description: Applicant is requesting a front yard variance to construct a roof over previously variance granted deck in the front yard.

Zoning and Existing Use: LRR (Lake Resort Residential), Single Family Residential

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday November 26, 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:

- Per assessing records the date of the home being built is 1945.
- In 2005, an addition was constructed by the previous owner.
- September 2017, variances were approved for an attached garage and deck in the front. (See Attached Minutes)
- See Real Estate Summary and Record Card.

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

Summary

The applicant is requesting a front yard variance to construct a roof over a deck in the front yard that was previously granted a variance. The applicant accesses their home off of the alley in the rear of house. This property is located in a platted subdivision and the alley that they use for access is not platted making Sunrise Park Drive the front yard.

Variance Requests

The following are the various sections of the zoning ordinance that variances are being requested from:

Table 3.04.01: LRR District

Required Front Yard Setback: 35' Proposed Front Yard Setback: 26'3" Proposed Variance Amount: 8'9"

Per 11.04.02 Decks

- (a) Attached or unattached uncovered decks and porches without a roof, walls or other form of enclosure shall be permitted to extend a maximum of twenty five (25) feet from the rear building line of the principal building, provided they shall be at least four (4) feet from any side lot line and ten (10) feet from any rear lot line. **Covered or enclosed decks and porches with a roof or walls shall be considered to be part of the principal building for purposes of determining setbacks.** One pergola or gazebo as regulated in (d) is permitted.

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

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

- (a) Practical Difficulty/Substantial Justice** – Strict compliance with the front yard setback would prevent the applicant from extending the existing covered deck but does not unreasonably prevent the use of the property. Other homes in the surrounding area do not appear to have a portion of the deck covered in the front yard therefore granting the variance would not provide substantial justice and is not necessary for the preservation and enjoyment of a substantial property right.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the small size of the lot and the non-conforming location of the existing home. The variance would not make the property consistent with other properties in the vicinity. The need for the variance is self-created.

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

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

Recommended Conditions

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

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

- 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.

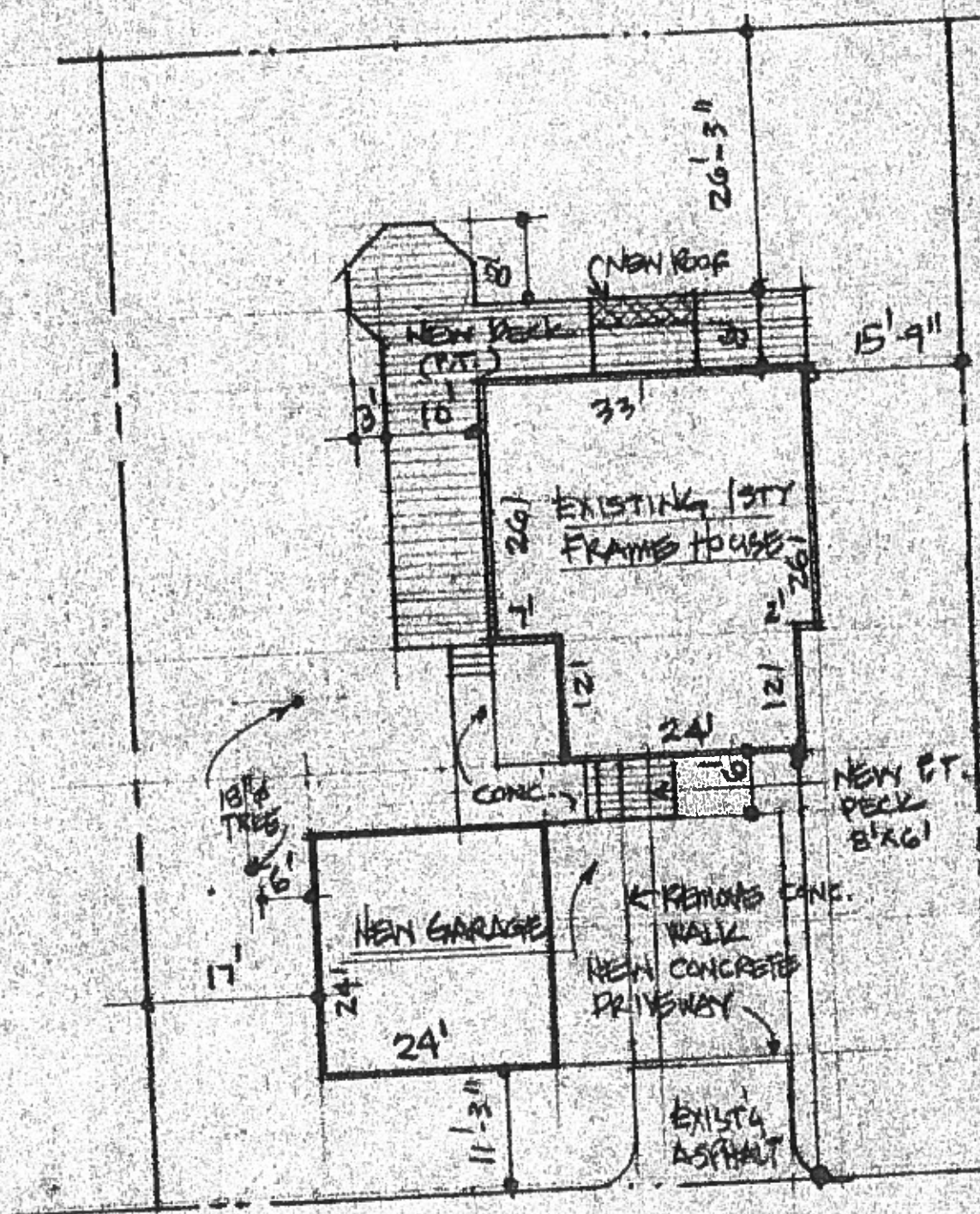
Board Member Tengel does not believe that this project will have a negative impact on the people in the surrounding community. It will also improve the aesthetics of the property.

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.

GENOA TOWNSHIP

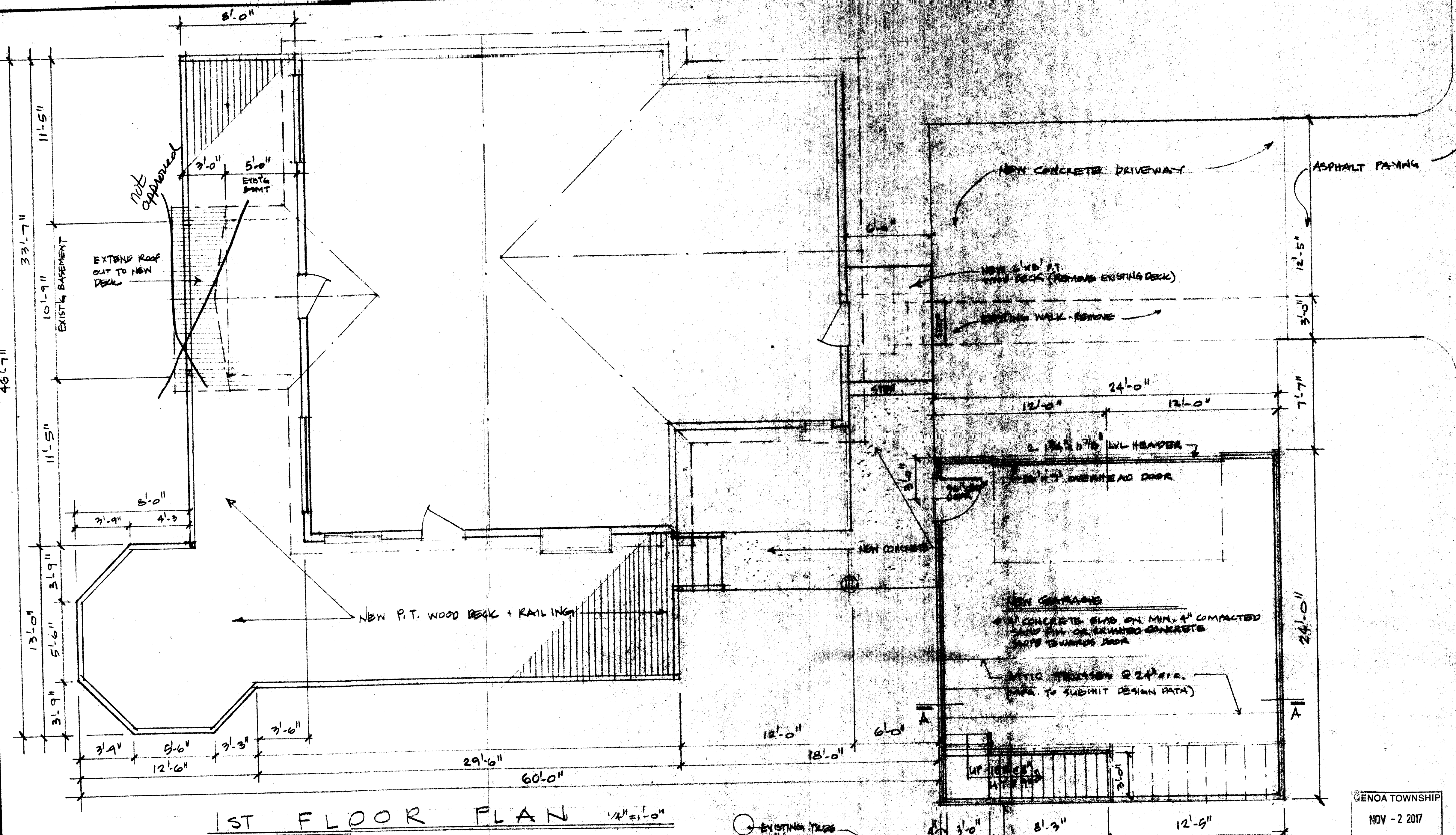


← SUNRISE PARK →

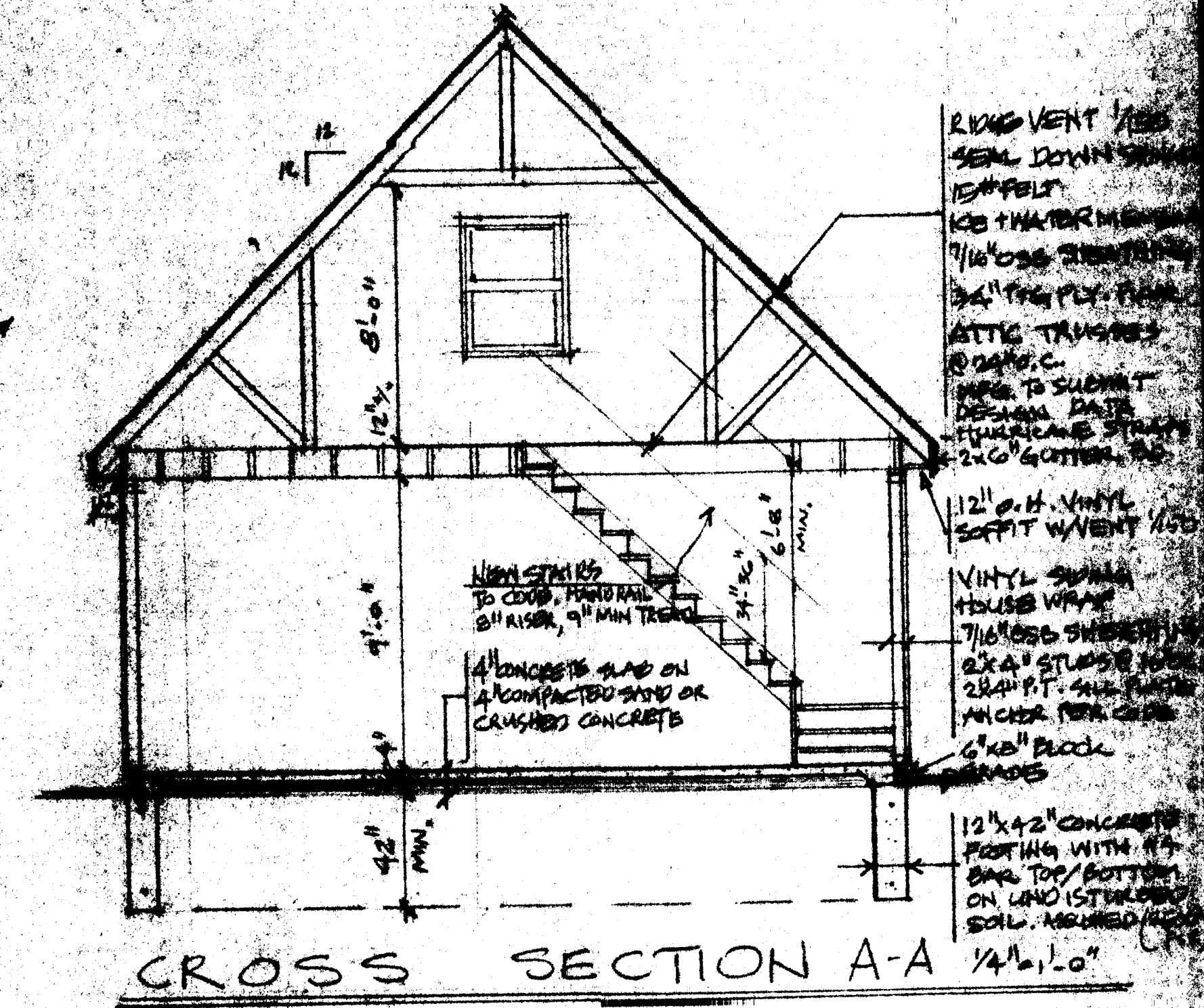


← EXISTING PAVED ALLEY →

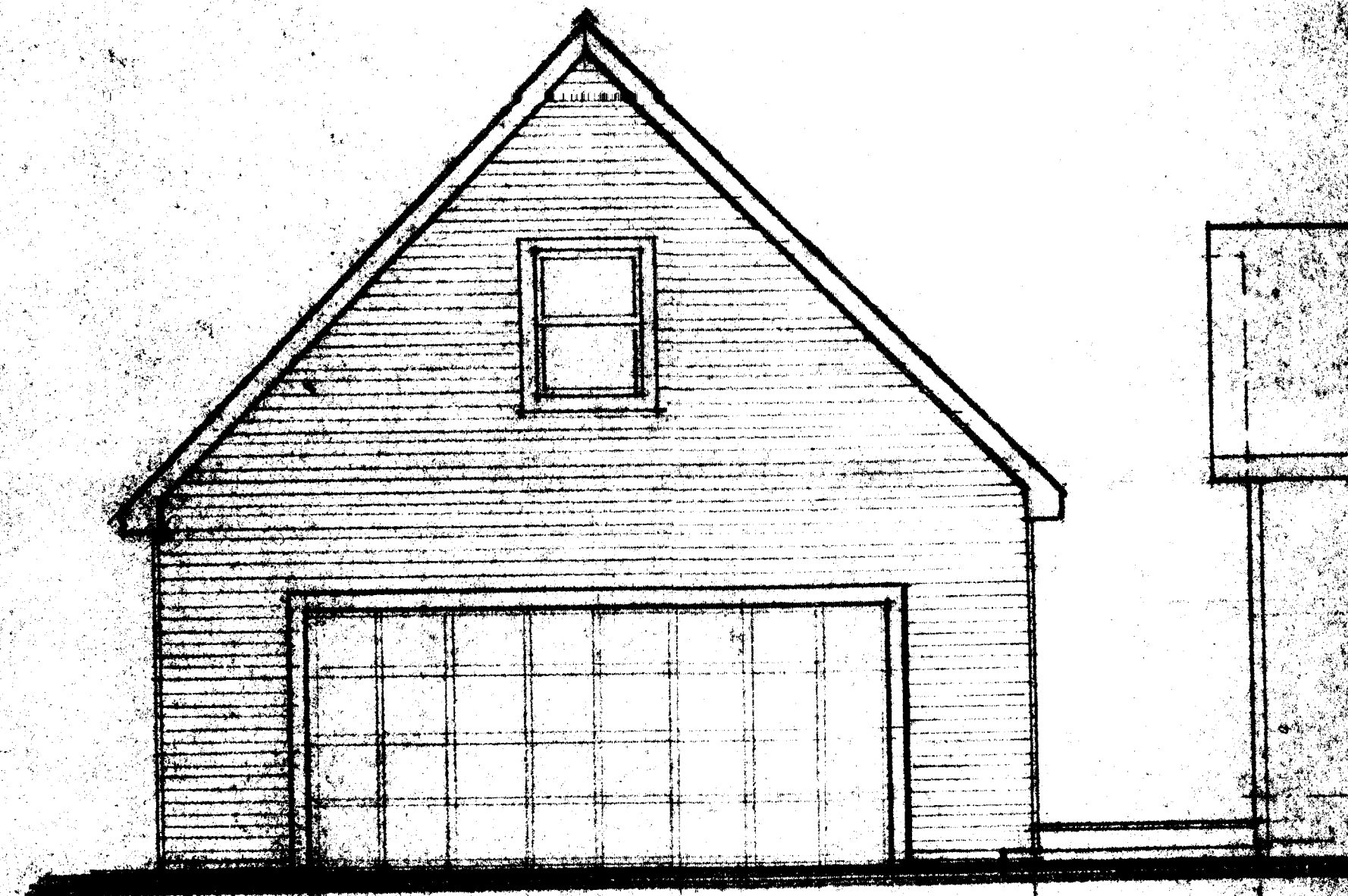
SITE PLAN 1" = 20'



1ST FLOOR PLAN 1/4"=1'-0"



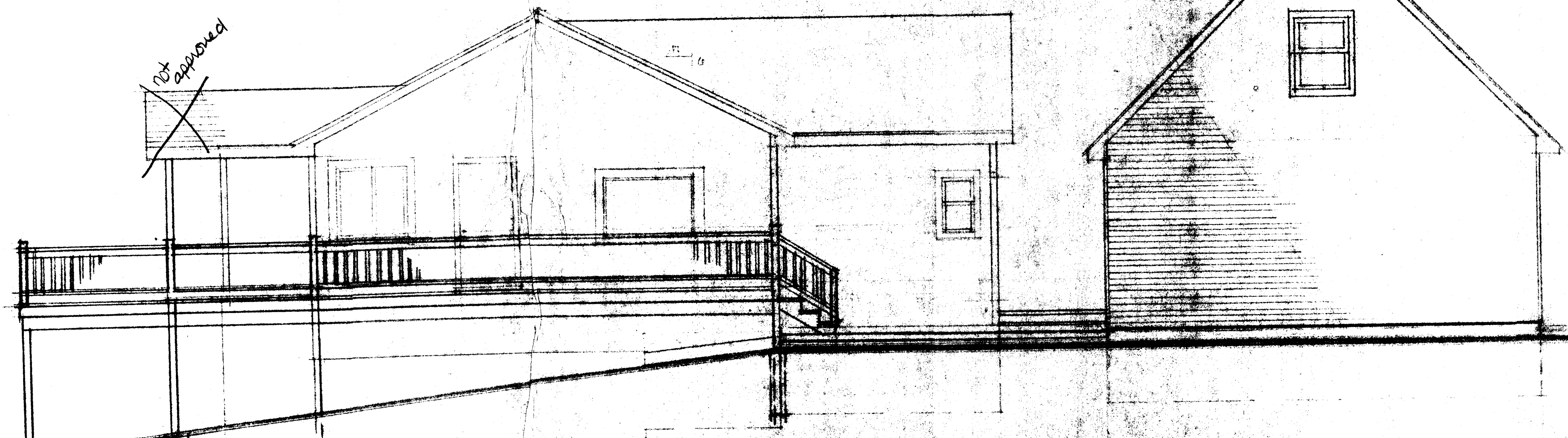
CROSS SECTION A-A 1/4"=1'-0"



SOUTH ELEVATION 1/4"=1'-0"

GENOA TOWNSHIP
NOV - 2 2017
PERMIT APPROVED

See Conditions
Roof ext over deck
not approved



NORTH SIDE ELEVATION 1/4"=1'-0"

BRIAN + CAROL MORGAN (734) 660-9891		GENOA TWP	
1054 SUNRISE PARK			
SCALE: NOTED	APPROVED BY:	DRAWN BY: D. CHASE	
DATE: 10-31-17		REVISION:	
PARK BUILDERS		(313) 220-7759	
4413 KENSINGTON		MILFORD	
		DRAWING NUMBER: 17096	

1

From: [Michael Suciu](#)
To: [Amy Ruthig](#)
Subject: 1054 Sunrise Park
Date: Saturday, December 02, 2017 6:23:42 AM

Hi Amy

This is Michael Suciu and my lovely wife Marion and I are both in favor of granting this variance to Brian and Carol Morgan for their covered roof over their deck. We live at 1071 Sunrise Park.

As Always

Michael Suciu

Amy Ruthig

From: jrhull1@aol.com
Sent: Sunday, November 26, 2017 4:16 PM
To: Amy Ruthig
Subject: 1054 Sunrise Park

Hi Amy,

I live across the street from the Morgans. I have no issue for their request for a roof over their deck.

Sincerely,

John Hull
1065 Sunrise Park
Howell, MI 48843
734 564-3030

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FEDERAL NATIONAL MORTGAGE	MORGAN BRIAN & CAROL	65,250	09/30/2009	TA	FORECLOSURE	2009R-028035	BUYER	100.0			
IID, JEFFREY A. & ELIZABET	FEDERAL NATIONAL MORTGAGE	197,969	03/17/2009	IV	FORECLOSURE	2008R-027751	BUYER	0.0			
WESLEY, DONALD J.	IID, JEFFREY A. & ELIZABET	132,000	08/15/2003	WD	ARMS-LENGTH	4122-0452	BUYER	100.0			
THIREY TRUST	WESLEY, DONALD J.	40,000	08/15/2003	WD	L.C.P.O.	4122-0451	BUYER	0.0			
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR		Building Permit(s)		Date	Number	Status	
1054 SUNRISE PARK		School: HOWELL		ADDITION		05/19/2005		05-157	NO START		
Owner's Name/Address		P.R.E. 100% 09/30/2009		MAP #: V17-24		2018 Est TCV Tentative					
MORGAN BRIAN & CAROL 1054 SUNRISE PARK HOWELL MI 48843		X Improved		Vacant		Land Value Estimates for Land Table 00006.SUNRISE PARK					
Tax Description		Public Improvements		* Factors *							
SEC. 9 T2N, R5E, SUNRISE PARK S 1/2 OF LOT 138 AND ALL OF LOT 139		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		C NON LF	75.00	114.00	1.0000	1.0000	950	100	71,250
		Storm Sewer		75 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		71,250	
		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	33,800	52,800	86,600		71,460C	
					2016	33,800	52,200	86,000		70,823C	
					2015	33,800	52,400	86,200		70,612C	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	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:	
			(4) Interior		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							50 9	CCP (1 Story) WPP				
X	Wood Frame		Drywall Paneled				Plaster Wood T&G										
Building Style: D		Trim & Decoration			Ex	X	Ord	Min									
Yr Built 1945	Remodeled 2005	Size of Closets			Lg	X	Ord	Small									
Condition: Good		Doors: Solid X H.C.															
Room List		(5) Floors			Kitchen: Other: Other:			(12) Electric 0 Amps Service									
	Basement 1st Floor 2nd Floor 4 Bedrooms				No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior 1 Story Siding 1 Story Siding			Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
(1) Exterior											Wood Bsmnt.	47.42	-3.14	2.59	825	38,668	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (9) Basement Finish Basement Living Finish									
			(7) Excavation								Crawl Space	47.42	-8.18	2.59	288	12,047	
(2) Windows			Basement: 875 S.F. Crawl: 288 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(9) Basement Finish Basement Living Finish									
X	Many Avg. Few	X	Large Avg. Small		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower			Rate									
					Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate									
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Rate									
X	Gable Hip Flat		Gambrel Mansard Shed		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Rate									
X	Asphalt Shingle				Lump Sum Items:			Rate									
Chimney: Brick								Rate									

*** 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 # 18-01 Meeting Date: Feb 20, 2018

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

Applicant/Owner: Robert Lay

Property Address: 1824 S. Hughes Phone: 989-701-0477

Present Zoning: Residential Tax Code: 11-11-305-003

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: Property line set-backs. Variance for second story addition. Addition will cover and match existing

structure. Front: current 32ft requesting 3ft variance. SW side current 4ft requesting 6ft variance (total 10 ft.)

2. Intended property modifications: _____

Remove first story roof to add on second story over existing footprint. Update siding and windows. Improve and enlarge existing driveway.

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.

The addition would provide adequate living space for the family. The addition will also increase the values of surrounding homes. Similar homes on S. Hughes have added second stories due to the inability to increase footprint.

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.

Home is not of adequate size for family. Multiple properties on S. Hughes have added second stories. Neighbor on NW side is existing two story structure

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.

No - home on SW side of project is left away.
No existing structure on NW side of property. Property is owned by the township.

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 - home will only increase the property value of existing homes in surrounding area.

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: 1-4-18

Signature: 



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

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Kelly VanMarter, Assistant Manager/Community Development Director
DATE: February 14, 2018
RE: ZBA 18-01

File Number: ZBA#18-01 **Site Address:** 1824 S. Hughes Road

Parcel Number: 4711-11-305-003 **Parcel Size:** 0.171

Applicant: Robert & Michelle Lay, 1824 Hughes Road, Howell 48843

Property Owner: Same as applicant

Information Submitted: Application, site plan, building plans

Request: Dimensional Variance – front yard & side yard (south)

Zoning and Existing Use: LRR (Lake Resort Residential), Single Family Residential

Project Description: Applicant is proposing to construct a second story addition over a portion of their existing home including replacement of siding and windows on the entire home. The project involves the removal of an existing covered deck and the enlargement of the existing driveway.

Publication and Notice: Public hearing was published in the Livingston County Press and Argus on Sunday, February 4, 2018 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

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

- Per assessing records the date of the home being built is 1955.
- The current owner purchased the home in 2017.
- See Real Estate Summary and Record Card.

Staff Summary: The applicant is requesting a front yard and a side yard variance to construct a second story addition over a portion of the existing home. The variances requested are only applicable to the portion of the home that is subject to the height increase. The project also involves the removal of an existing non-conforming covered deck in the waterfront yard. The planned expansion of the driveway does not exceed lot coverage requirements.

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

Publication Discrepancy Note: At the time of publication, staff was unclear as to the project limitations and to avoid delay we noticed the project as requiring 4 variances. Since that time, the applicant has met with staff and provided a new drawing to clarify that the addition is only over a portion of the home and that the existing non-conforming covered deck will be removed. The waterfront and north side yard variance included in the notice and publication has therefore been deemed not necessary.

Variance Requests: The following is the section of the zoning ordinance that variances are being requested from:

Table 3.04.01 LRR District	Front Setback	South Side Setback	North Side Setback	Waterfront Setback	Building Height	Lot Coverage
Requirement	35'	5'	10	78'	25'	Max 50%/35%
Request	32'	3'	NA	78'		47%/24%
Variance Amount	3'	2'	NA	NA	NA	NA

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

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

- (a) Practical Difficulty/Substantial Justice** – Strict compliance with the front and side yard setbacks would prevent the applicant from constructing a second story addition on the existing home. There are many 2-story homes in the vicinity therefore granting of a requested variance would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the small size of the lot and the non-conforming location of the existing home. The variance would make the property consistent with other properties in the vicinity. The need for the variance is not self-created and variance requested is the least amount necessary.
- (c) Public Safety and Welfare** – The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

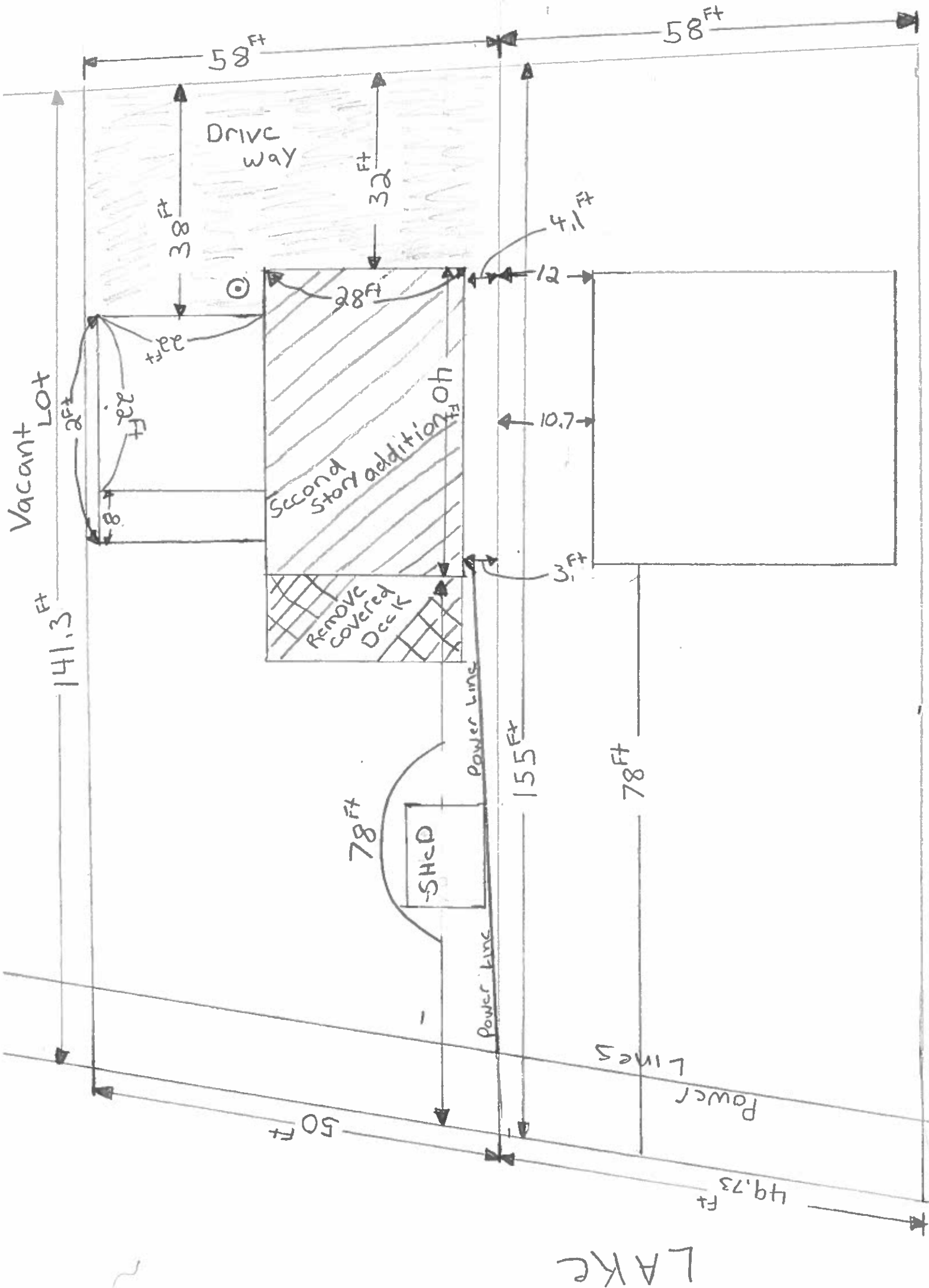
(d) Impact on Surrounding Neighborhood – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

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

1. The final architectural design shall not exceed the 25' height requirement.
2. The applicant should be aware they are approaching the maximum lot coverage requirements which will impact the ability for additional improvements on the property.
3. The structure must be guttered with downspouts and drainage must be maintained on the lot.

⊙ WELL

Hughes Road



130 MPH Class A Shingles

30# Felt Paper

Ice & Water Shield

1/2 OSB

Ridge Vent

6/12

Engineered Trusses

* See attached for spec

Metal Drip Edge

2ft Overhang

1x6 Facia/Alum

WRAP

Alum Soffit

2x6 Wall Stud 16" OC

R19 Batt Insulation

5/8 Drywall

18" Floor Truss 16" OC

* See attached

Double Top Plate

Sill Sealer

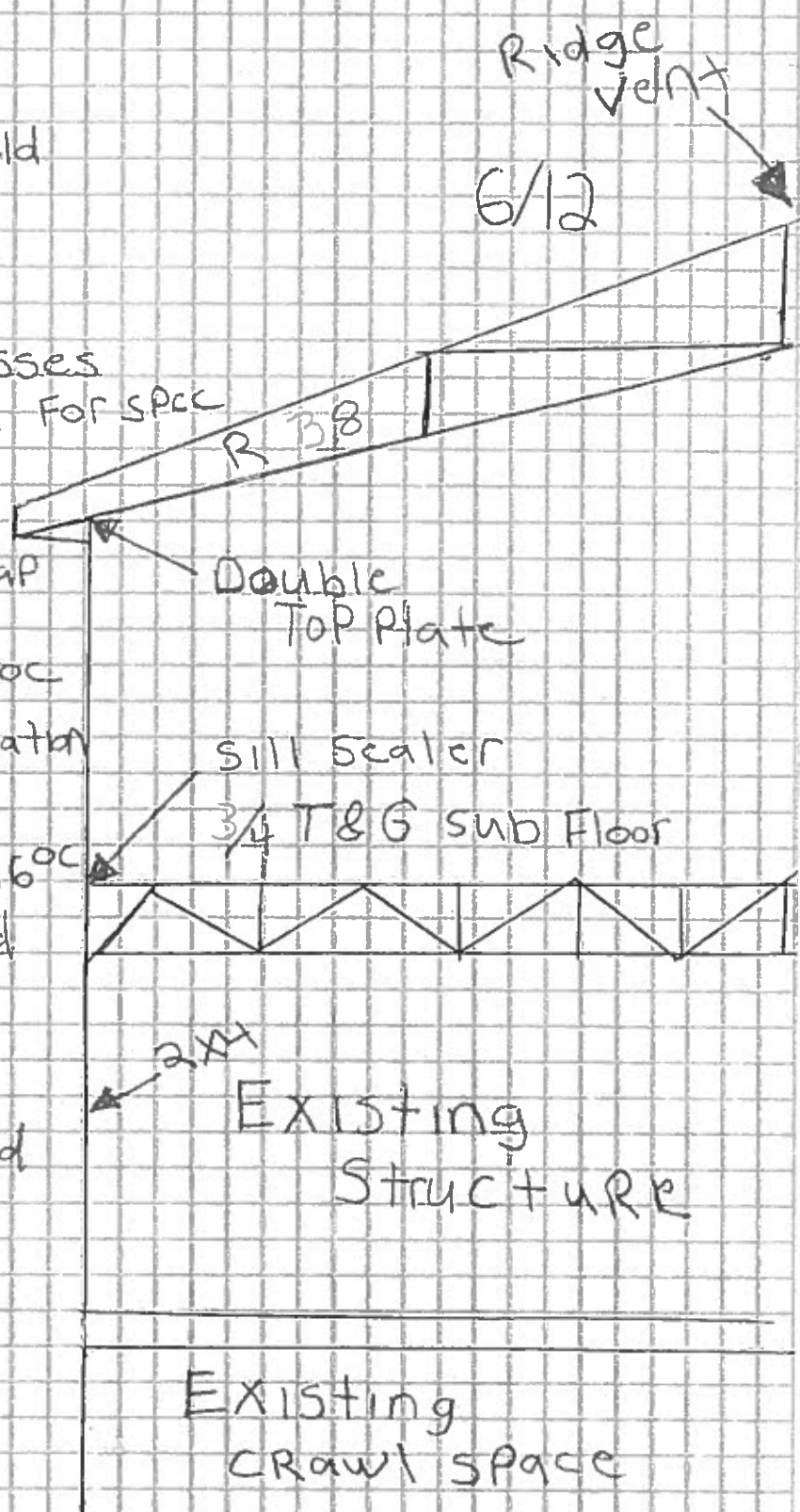
3/4 T&G sub Floor

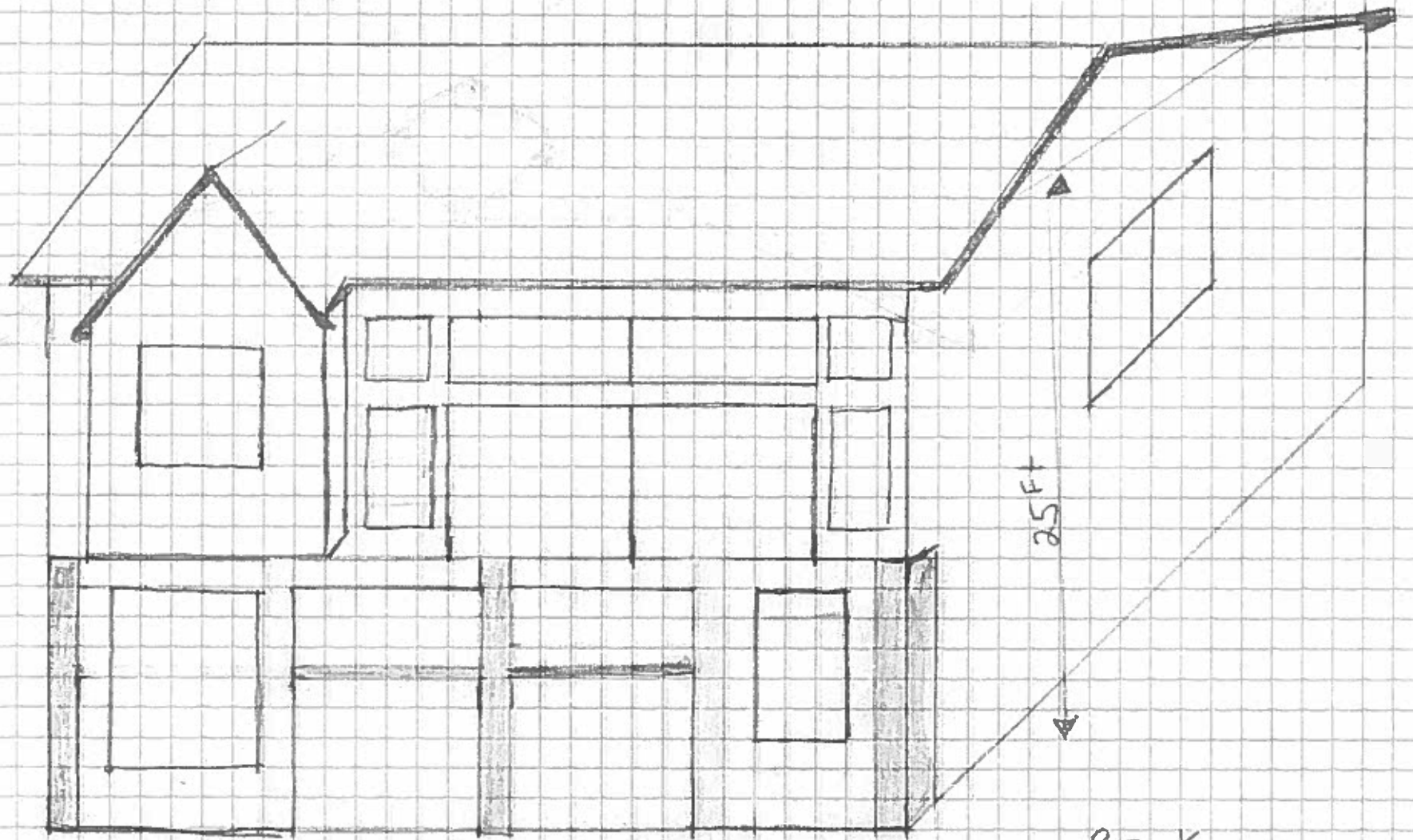
* Windows

See attached

EXISTING STRUCTURE

EXISTING CRAWL SPACE





25 Ft

Back
not to
scale



Front +
Not to
scale

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/14/2018 11:18 AM

Parcel:	4711-11-305-003	Current Class:	401.401 RESIDENTIAL-IMPROVED
Owner's Name:	LAY ROBERT & MICHELLE	Previous Class:	401.401 RESIDENTIAL-IMPROVED
Property Address:	1824 S HUGHES RD BRIGHTON, MI 48114	Gov. Unit:	4711 GENOA CHARTER TOWNSHIP
		MAP #	V18-01
		School:	47070 HOWELL
		Neighborhood:	4309 4309 LK CHEMUNG LAKEFRONT
Liber/Page:	2017R-034406	Created:	//
Split:	//	Active:	Active
Public Impr.:	None		
Topography:	REFUSE		
Mailing Address:		Description:	
LAY ROBERT & MICHELLE		SEC. 11 T2N, R5E, LONG LAKE SHORES LOT 3	
1824 S HUGHES RD			
BRIGHTON MI 48114			

Most Recent Sale Information

Sold on 11/07/2017 for 215,000 by BOLOVER THEMITREOS & ANGELINE.

Terms of Sale: ARMS-LENGTH

Liber/Page: 2017R-034406

Most Recent Permit Information

None Found

Physical Property Characteristics

2018 S.E.V.:	Tentative	2018 Taxable:	Tentative	Lot Dimensions:	
2017 S.E.V.:	100,900	2017 Taxable:	94,542	Acreage:	0.17
Zoning:	LRR	Land Value:	136,600	Frontage:	52.0
PRE:	100.000	Land Impr. Value:	238	Average Depth:	143.3

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: D
Style: D
Exterior: Wood Siding
% Good (Physical): 52
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,450
Ground Area: 1,450
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: 80,452

Image/Sketch



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOLOVER THEMITREOS & ANGEL	LAY ROBERT & MICHELLE	215,000	11/07/2017	WD	ARMS-LENGTH	2017R-034406	BUYER	100.0
SLADE, STEVEN P. & CATHY M	BOLOVER THEMITREOS & ANGEL	220,000	04/28/2005	WD	ARMS-LENGTH	4799/0457	BUYER	100.0
SMITH, DAVID J. & PATRICIA	SLADE, STEVEN P. & CATHY M	200,000	02/28/2003	WD	ARMS-LENGTH	3818-0622	BUYER	100.0
LE DOUX, DONALD & DONNA	Smith, David J. & Patricia	170,000	12/11/1998	WD	ARMS-LENGTH	2158-0511	BUYER	100.0

Property Address	Class: 401 RESIDENTIAL-IM	Zoning: LRR	Building Permit(s)	Date	Number	Status
1824 S HUGHES RD	School: HOWELL					
	P.R.E. 100% 11/13/2017					
Owner's Name/Address	MAP #: V18-01					
LAY ROBERT & MICHELLE 1824 S HUGHES RD BRIGHTON MI 48114	2018 Est TCV Tentative					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 00004.LAKE CHEMUNG								
SEC. 11 T2N, R5E, LONG LAKE SHORES LOT 3			* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
7/25/05 2005 REVISED (JULY BOR) SUMMER TAX BILL RETURNED FROM P O WITH "FORWARDING ORDER EXPIRED" REMAILED TO 1824 S. HUGHES, BRIGHTON MI 48114.			B LAKE FRONT	50.00	149.00	1.0000	1.0000	2700	100		135,000
			C NON LF	2.00	0.00	1.0000	1.0000	800	100		1,600
			52 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 136,600								

Land Improvement Cost Estimates	Description	Rate	County	Mult.	Size	%Good	Cash Value
	D/W/P: Brick on Sand	7.93	1.00	60	50		238
	Total Estimated Land Improvements True Cash Value =						238

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2018	Tentative	Tentative	Tentative			Tentative
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
REFUSE							

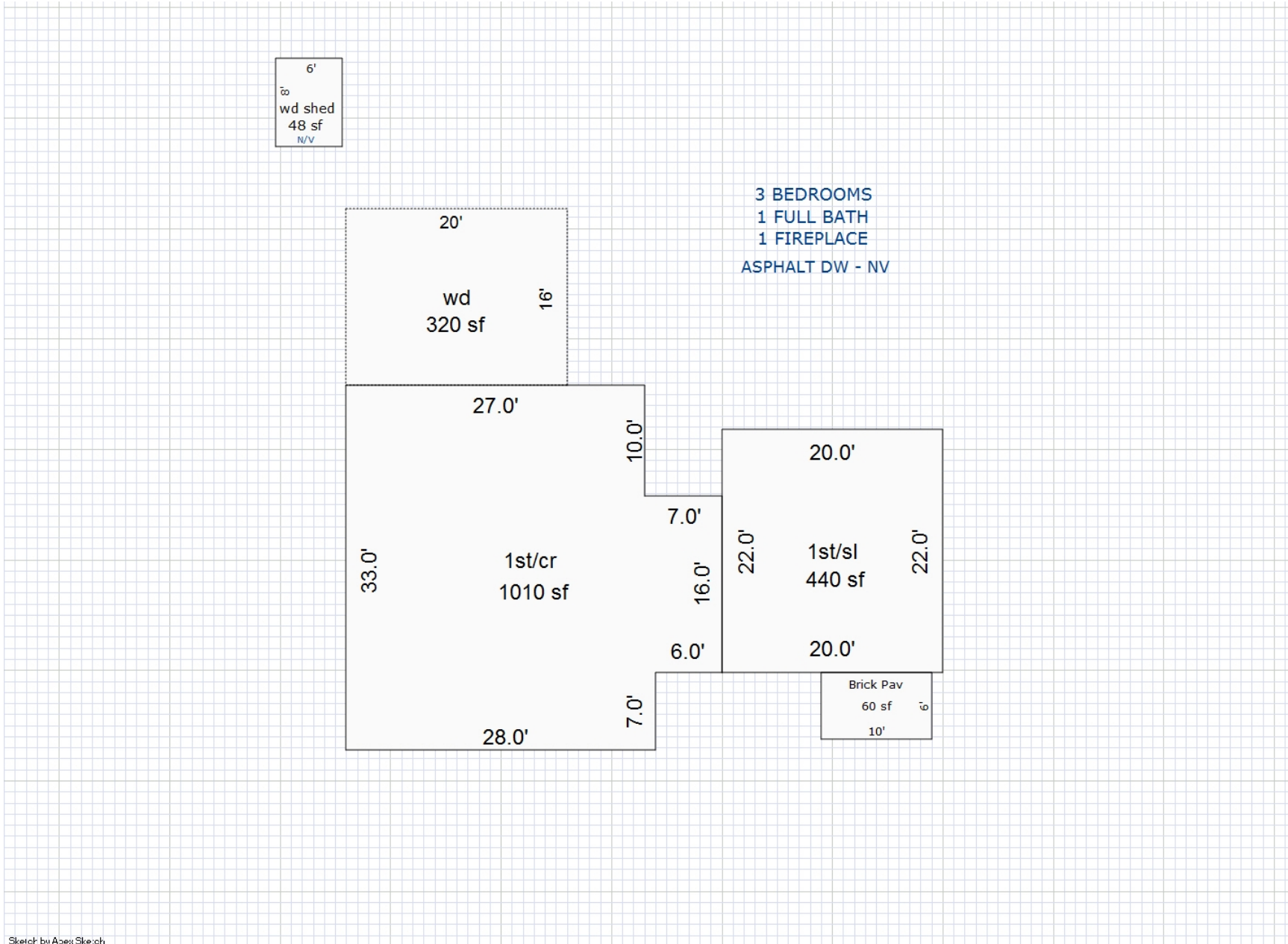


Who	When	What	2018	2017	2016	2015
X	11/13/2017	REVIEWED R		58,300	44,000	44,600
				58,300	44,000	44,600
				58,300	44,000	44,600
				58,300	44,000	44,600

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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 320	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G		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		Central Air Wood Furnace		(12) Electric 0 Amps Service		Class: D Effec. Age: 48 Floor Area: 1450 Total Base Cost: 66,103 Total Base New : 99,816 Total Depr Cost: 51,904 Estimated T.C.V: 80,452		CntyMult X 1.510 E.C.F. X 1.550	Bsmnt Garage: Carport Area: Roof:	
Building Style: D		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors: Solid X H.C.				
Yr Built 1955	Remodeled 0																
Condition: Good																	
Room List		(5) Floors		Kitchen: Other: Other:			(6) Ceilings			No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost				
	Basement 1st Floor 2nd Floor 3 Bedrooms									Ex. X Ord. Min			1 Story Siding Crawl Space 45.09 -7.61 0.66 1010 38,521				
(1) Exterior										No. of Elec. Outlets			1 Story Siding Slab 45.09 -8.62 0.66 440 16,337				
X	Wood/Shingle Aluminum/Vinyl Brick									Many X Ave. Few			Other Additions/Adjustments Rate Size Cost				
	Insulation												(14) Water/Sewer Public Sewer 912.00 1 912 Well, 200 Feet 4400.00 1 4,400				
(2) Windows													(15) Built-Ins & Fireplaces Fireplace: Exterior 1 Story 3050.00 1 3,050 Fireplace: Wood Stove 950.00 1 950				
X	Many Avg. Few X Large Avg. Small												(16) Deck/Balcony Treated Wood,Standard 6.04 320 1,933				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens												Phy/Ab.Phy/Func/Econ/Comb.%Good= 52/100/100/100/52.0, Depr.Cost = 51,904 ECF (4309 LK CHEMUNG LAKEFRONT) 1.550 => TCV of Bldg: 1 = 80,452				
(3) Roof																	
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support													
X	Asphalt Shingle																
Chimney: Brick																	

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



Sketch by Apex Sketch

*** 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 # 18-02 Meeting Date: Feb 20, 2018

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

Applicant/Owner: Alice/Allen Beckner

Property Address: 3679 Conrad Rd. Phone: 248-202-4793

Present Zoning: LRR Tax Code: 4711-22-400-009

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: This variance is requested for the access road in front of the new house. The current structure is 27' from the road. The guidelines call for 35'. We are requesting the variance be set at 15'.

2. Intended property modifications: To build a 1500 sq ft ranch home with a walk out basement. The house will be placed between the utility pole (lines) and the access road.

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.

This has no effect on any other property's. All other set backs will be met

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 utility pole (lines) prevent the new house to be moved further away from the access rd.

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.

NO

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 - 22-0004-0000-00

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: 1/22/2018 Signature: *Alan Beckman*



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

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Kelly VanMarter, Assistant Manager/Community Development Director
DATE: February 14, 2018
RE: ZBA 18-02

File Number: ZBA#18-02 **Site Address:** 3679 Conrad Road

Parcel Number: 4711-22-400-009 **Parcel Size:** 0.487

Applicant: Alice & Allen Beckner, 3679 Conrad Road, Brighton 48116

Property Owner: Same as applicant

Information Submitted: Application, site plan, building plans

Request: Dimensional Variance – front yard

Zoning and Existing Use: LRR (Lake Resort Residential), Single Family Residential

Project Description: The applicant is proposing to remove the current home and construct a new 1,500 square foot ranch style home. The existing barn on the property is proposed to remain. The project also involves utilization of an existing 15' easement for the proposed driveway.

Publication and Notice: Public hearing was published in the Livingston County Press and Argus on Sunday, February 4, 2018 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

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

- Per assessing records the existing home was built is 1950.
- The detached garage was built in 2003 (permit #03-334).
- There was a correction to the legal description in 2017.
- There is a 5' wide utility easement for sanitary sewer along the north property line. This easement contains the sanitary sewer service for both 3672 & 3679 Conrad Road.
- There are existing utility poles and power lines between the existing home and garage.
- In this area, Conrad Road is a private road with a 15' access easement.
- See Real Estate Summary and Record Card.

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

Staff Summary: The applicant is requesting a front yard variance to remove the existing home and construct a new home and driveway. The existing garage is proposed to remain. The property is constrained by the location of the existing 15’ road easement and the utility poles/overhead lines. The project does not exceed lot coverage requirements. It should be noted that the Zoning Ordinance does not allow an accessory structure without a principle structure so the new home must be constructed in order for the existing garage to remain. Staff has suggestions conditions to address this issue at the end of this report.

Variance Requests: The following is the section of the zoning ordinance that variances are being requested from:

Table 3.04.01 LRR District	Front Setback	South Side Setback	North Side Setback	Waterfront Setback	Building Height
Requirement	35’	10’	5’	Approx. 68’	25’
Request	15’	30’	25’	85’	
Variance Amount	20’	NA	NA	NA	NA

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

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

- (a) Practical Difficulty/Substantial Justice** – Strict compliance with the front yard setback while maintaining a 10 foot separation from the utility poles and overhead lines provides a building envelope depth of only 15 feet and would prevent the applicant from constructing the proposed new home. The other homes in the vicinity do not meet the front yard setback from Conrad Road therefore granting of the requested variance would do substantial justice to the applicant and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the vicinity of the subject parcel.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the location of the private road easement and overhead lines/utility poles. The variance would make the property consistent with other properties in the vicinity. The need for the variance is not self-created. The applicant should provide additional information to confirm that the variance requested is the least amount necessary.
- (c) Public Safety and Welfare** – The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or

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

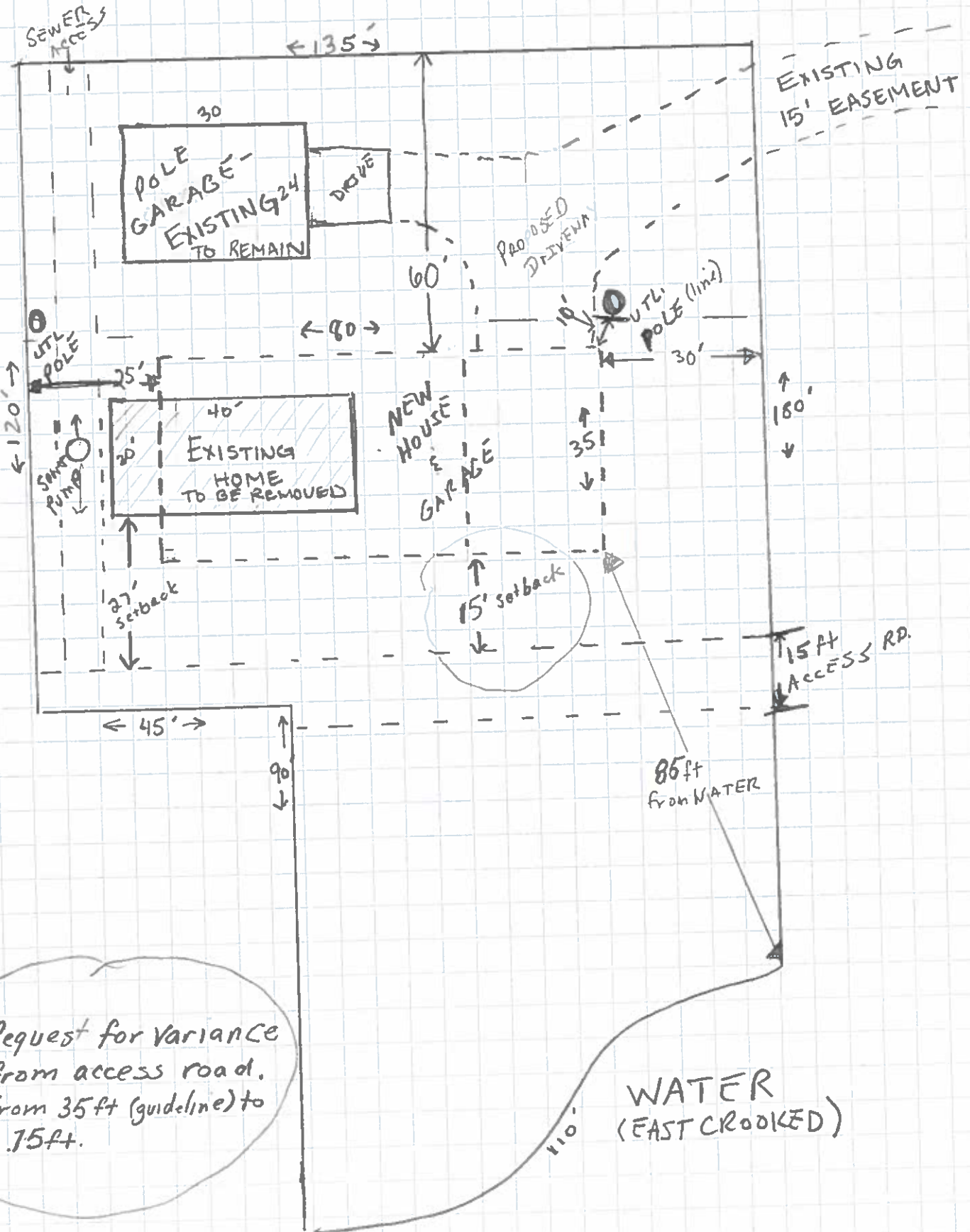
(d) Impact on Surrounding Neighborhood – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

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

1. The applicant shall be required to completely remove the detached accessory structure under the following conditions:
 - a. If construction on the new principle residence is not commenced within 90 days of removal of the existing home; and/or
 - b. If the applicant fails to obtain final occupancy certification from the Livingston County Building Department within 1 year of Land Use permit issuance.
 - c. Township staff shall have discretion to approve extensions to the above deadlines under proven special or extenuating circumstances but in no case shall that extension exceed 6 months for Item (a) or 12 months for Item (b).
2. The final architectural design shall not exceed the 25' height requirement.
3. The structure must be guttered with downspouts and drainage must be maintained on the lot.

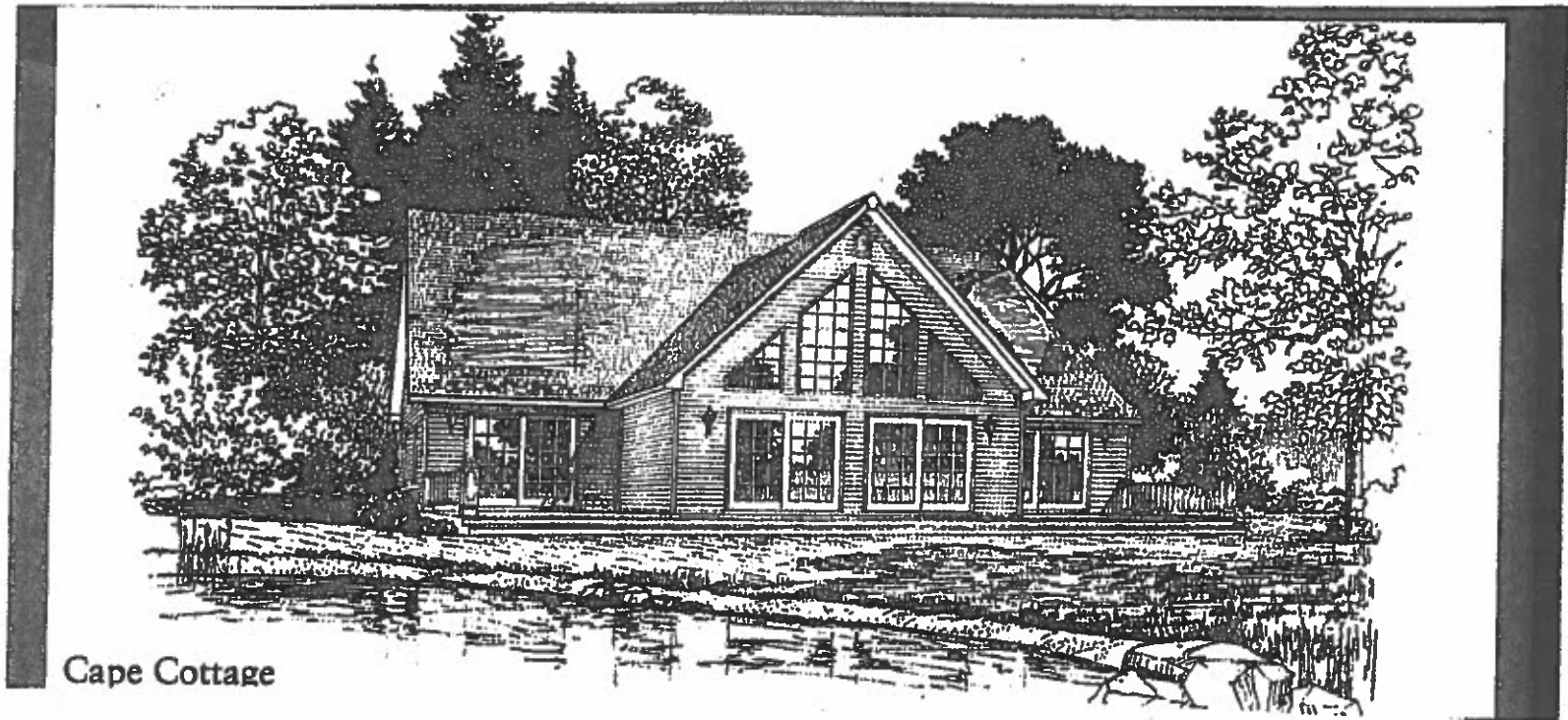
Alice/Allen Beckner

3679 Conrad, Brighton 48116



Request for Variance from access road. From 35 ft (guideline) to 15 ft.

3679 Conrad Rd -



Cape Cottage

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/14/2018 12:48 PM

Parcel: 4711-22-400-009
Owner's Name: BECKNER ALLEN D & ALICE M
Property Address: 3679 CONRAD RD
BRIGHTON, MI 48116
Liber/Page: 2009R-001540
Split: / /
Public Impr.: None
Topography: REFUSE

Current Class: 401.401 RESIDENTIAL-IMPROVED
Previous Class: 401.401 RESIDENTIAL-IMPROVED
Gov. Unit: 4711 GENOA CHARTER TOWNSHIP
MAP # V18-02
School: 47010 BRIGHTON
Neighborhood: 4306 4306 TRI LAKES LAKE FRONT

Mailing Address:

BECKNER ALLEN D & ALICE M
3679 CONRAD RD
BRIGHTON MI 48116

Description:

SEC. 22 T2N, R5E, COM. W 495 FT. FROM CEN. OF SE 1/4 OF SEC., S. 189.4 FT. FOR POB TH S88*11'03"W 122.1 FT., TH S04* 48' E 44 FT., TH DUE W 87.5 FT., TH S13*22'12"E 33.72 FT., TH S72*14'33"E 60.67 FT TH S15*14'01"W 41.69 FT TH N88*24'38"E 154.66 FT TH N01*25'43"W 135 FT TO BEG. CORR 10/17

Most Recent Sale Information

Sold on 03/30/2005 for 0 by BECKNER, ALICE M..

Terms of Sale: INVALID SALE

Liber/Page: 2009R-001540

Most Recent Permit Information

Permit 03-334 on 06/24/2003 for \$5,500 category GARAGE.

Physical Property Characteristics

2018 S.E.V.: Tentative	2018 Taxable: Tentative	Lot Dimensions:
2017 S.E.V.: 95,100	2017 Taxable: 55,992	Acres: 0.49
Zoning: LRR	Land Value: 189,200	Frontage: 99.0
PRE: 100.000	Land Impr. Value: 0	Average Depth: 214.4

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: D
Style: D
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 540
Ground Area: 540
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: 67,135

Image/Sketch



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECKNER, ALICE M.	BECKNER ALLEN D & ALICE M	0	03/30/2005	QC	INVALID SALE	2009R-001540	BUYER	0.0
BECKNER, ALICE M.		0	07/01/2004	WD	ARMS-LENGTH		BUYER	0.0

Property Address	Class: 401 RESIDENTIAL-IM	Zoning: LRR	Building Permit(s)	Date	Number	Status
3679 CONRAD RD	School: BRIGHTON		GARAGE	06/24/2003	03-334	100%
Owner's Name/Address	P.R.E. 100% 01/18/2018					
BECKNER ALLEN D & ALICE M 3679 CONRAD RD BRIGHTON MI 48116	MAP #: V18-02					
2018 Est TCV Tentative						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 00083.TRI LAKES LAKE FRONT							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC. 22 T2N, R5E, COM. W 495 FT. FROM CEN. OF SE 1/4 OF SEC., S. 189.4 FT. FOR POB TH S88*11'03"W 122.1 FT., TH S04* 48' E 44 FT., TH DUE W 87.5 FT., TH S13*22'12"E 33.72 FT., TH S72*14'33"E 60.67 FT TH S15*14'01"W 41.69 FT TH N88*24'38"E 154.66 FT TH N01*25'43"W 135 FT TO BEG. CORR 10/17				A LAKE FRONT	50.00	209.00	1.0000	1.0000	3000	100	150,000
				C EX E CR LK/RD	49.00	220.00	1.0000	1.0000	800	100	39,200
				99 Actual Front Feet, 0.49 Total Acres Total Est. Land Value = 189,200							

Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road	2018	Tentative	Tentative	Tentative			Tentative
Gravel Road	2017	61,500	33,600	95,100			55,992C
Paved Road	2016	49,000	32,800	81,800			55,493C
Storm Sewer	2015	37,800	32,600	70,400			55,328C
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							

Topography of Site	Who	When	What
Level			
Rolling			
Low			
High			
Landscaped			
Swamp			
Wooded			
Pond			
Waterfront			
Ravine			
Wetland			
Flood Plain			
X REFUSE			

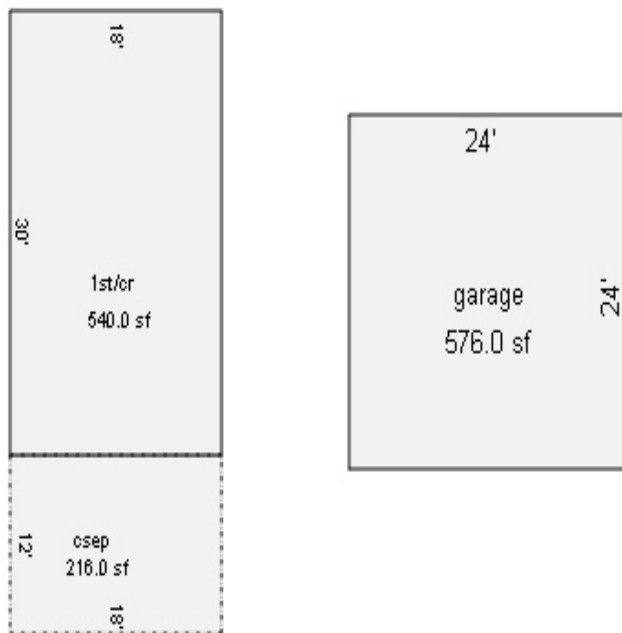


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

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

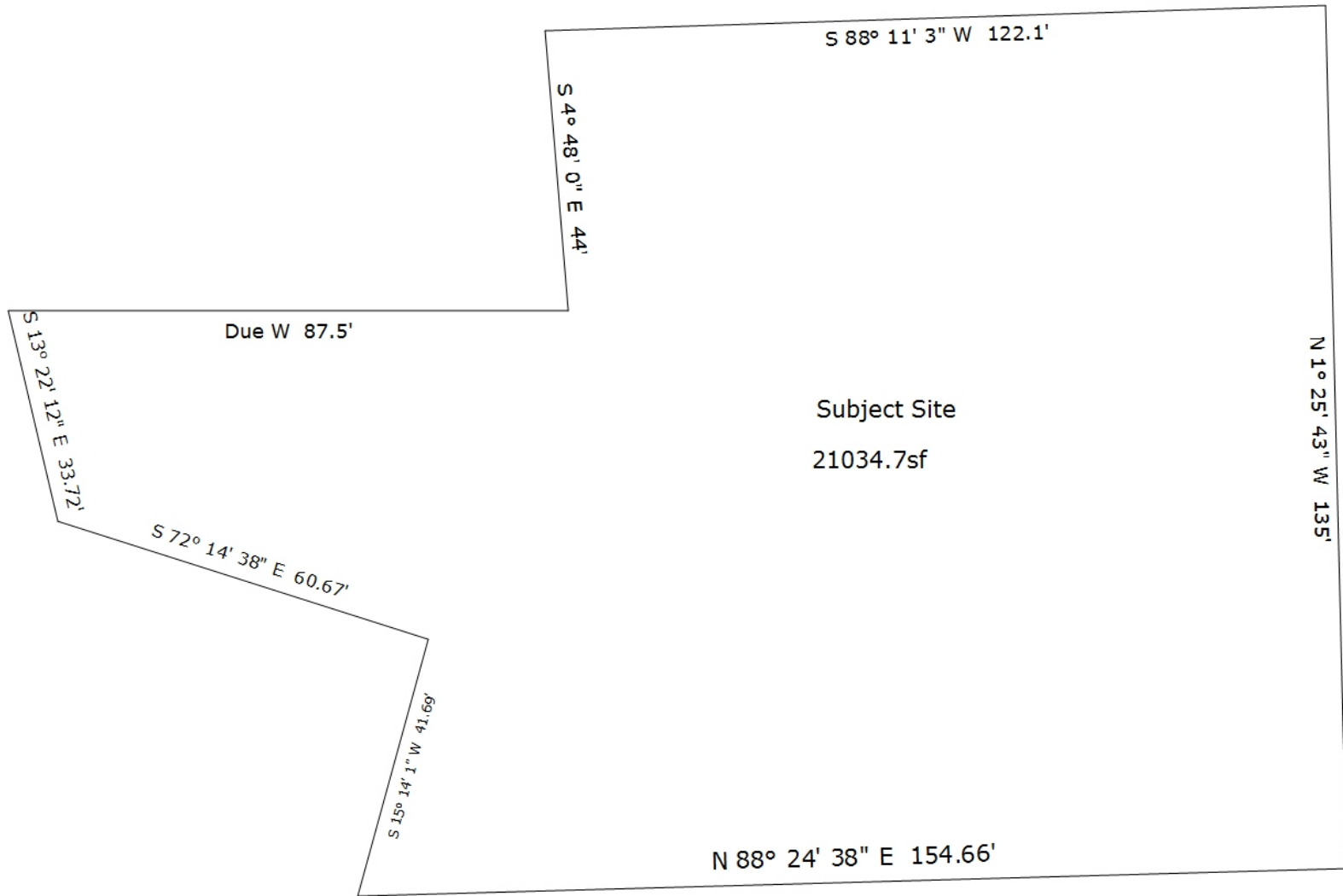
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		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 216	Type CSEP (1 Story)	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: 576 % Good: 89 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled				Plaster Wood T&G										
Building Style: D		Trim & Decoration															
Yr Built 1950	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Class: D Effec. Age: 55 Floor Area: 540 Total Base Cost: 48,178 Total Base New : 72,748 Total Depr Cost: 39,491 Estimated T.C.V: 67,135							
Condition: Good		Lg	X	Ord		Small	Doors: Solid X H.C.			CntyMult X 1.510 E.C.F. X 1.700					Bsmnt Garage: Carport Area: Roof:		
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1 Story Siding Crawl Space 57.07 -9.96 0.66 Other Additions/Adjustments Rate (14) Water/Sewer Well, 200 Feet 4400.00 1 4,400 1000 Gal Septic 2720.00 1 2,720 (16) Porches CSEP (1 Story), Standard 23.59 216 5,095 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 25,829 (17) Garages Class:D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 17.65 576 10,166 County Multiplier = 1.51 => Cost New = 15,351 Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 13,663 Total Depreciated Cost = 39,491 ECF (4306 TRI LAKES LAKE FRONT) 1.700 => TCV of Bldg: 1 = 67,135							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 540 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
(2) Windows		Many Avg. Few	X	Large Avg. Small	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle	Gable Hip Flat		Gambrel Mansard Shed													
Chimney: Brick																	

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



Sketch by Apex Medina™

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



Sketch by Apex Sketch

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

13/2

EASEMENT GRANT 035548 DEC 1993

For and in consideration of ONE and 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged,

BAILEY W. ODELL, ALICE M. BECKNER and THOMAS J. ODELL, as joint tenants with full rights of survivorship and not as tenants in common, whose address is 3679 Conrad, Brighton, Michigan 48116, hereinafter referred to as Grantors hereby grant and convey to the Township of Genoa, a general law township, whose offices are located at 2980 Dorr Road, Brighton, Michigan 48116, herein after referred to as Grantee, a permanent easement to install and maintain a municipal sanitary sewer service line servicing the improved real estate located West of Grantors' property.

The easement premises are legally described and depicted on the attached Rider A.

The Grantors' property, the servient tenement, is located in Genoa Township, Livingston County, Michigan and is described as follows:

A part of the Southwest 1/4 of the Southeast 1/4 of Section 22, T2N, R5E, Genoa Township, Livingston County, Michigan, further described as: Beginning at a point W 495 feet and S 189.4 feet from the NE corner of the said SW 1/4 of the SE 1/4, running thence W 122.1 feet, thence S 4*48' E 44 feet thence W 87.5 feet more or less, to the water's edge of Crooked Lake, thence along the waters edge in a Southeasterly direction to a point due W 183.2 feet and S 75 feet from the point of beginning, thence E 183.2 feet, thence N 75.0 feet to the point of beginning. Tax Parcel 11-22-400-009.

The benefited property is located in Genoa Township, Livingston County, Michigan, and is described as follows:

A part of the SW 1/4 of the SE 1/4 of Section 22, T2N, R5E, Michigan; described as follows: commencing at the center of the SE 1/4 of said Section 22; thence W 495 feet; thence S 189.4 feet; thence W 122.1 feet for a place of beginning of the land to be described; thence S 4*48' E 44 feet; thence W 87.5 feet; thence N 4*48' W 44 feet; thence E 87.5 feet to the place of beginning. Tax Parcel No. 11-22-400-008.

Any construction, maintenance, replacement, or any other activities incident to this Easement Grant shall be performed by the Township, its agents, employees, or assigns, so as not to unreasonably interfere with the use of the easement area by the Grantors. Grantors shall not construct any new buildings or improvements on the easement premises or otherwise use the property in such a way as would interfere with the easement rights of the Grantee.

RECORDED
DEC 19
1993
10 37 AM '93
AND
REGISTERED
LIVINGSTON COUNTY, MI

Upon completion of the construction, maintenance, replacement, repairs, or any other activities by the Grantee within the scope of this easement, Grantee will restore the easement property to a same condition reasonably similar to its condition prior to such construction, maintenance, replacement, repairs, or other such activity. Grantee shall have the right at all times to go upon and use the easement for all purposes set forth in this Easement Grant.

Grantors release Grantee from any and all damages and claims, alleged or real, suffered by Grantors by reason of this diminution to the value of the property arising out of this Easement Grant. Grantee agrees to indemnify, defend, and save and hold Grantors harmless from losses or damages for personal injury and property arising out of claims made by third persons caused by the activities contemplated by this Easement Grant, of the Grantee and/or its contractors or agents.

This Easement Grant shall be binding upon an inure to the benefit of the parties herein, their respective heirs, representatives, successors, or assigns. Whenever used herein, the plural nouns or pronouns shall include the singular.

WITNESSES:

V. Kanea Carignan
V. Kanea Carignan
Judith Smith
JUDITH SMITH

Bailey W. Odell
BAILEY W. ODELL
Alice M. Beckner
ALICE M. BECKNER
Thomas J. Odell
THOMAS J. ODELL

STATE OF MICHIGAN }
 }ss
COUNTY OF LIVINGSTON }

On this 12th day of ^{DECEMBER} ~~November~~, 1995, before me, a Notary Public, in and for said County, State of Michigan, personally appeared Bailey W. Odell, Alice M. Beckner and Thomas J. Odell, joint tenants, who being by me duly sworn, and which executed the within instrument, acknowledged that they executed the same as their free act and deed.

Judith G. Smith
JUDITH G. SMITH
Notary Public
Livingston County, Michigan
My commission expires: 1-22-97

Drafted By & Return To:

Richard A. Heikkinen
THE HEIKKINEN LAW FIRM, P.C.
110 North Michigan Avenue
Howell, MI 48843

STATE OF KANSAS
COUNTY OF JOHNSON

Signed before me this 27th day of November, 1995
by Thomas J Odell.

JEFFREY A. COMPTON
Notary Public - State of Kansas
My Appl. Expires 6/30/97

Thomas J. Odell
notary public
my appt expires: 5/31/99

LIREN 1990 PAGE 0791

Genoa Township
Northeast Tri-Lakes
Sanitary Sewer Improvements
Contract Number 144.024-S-1
Tax Parcel I.D. No. 11-22-400-009
Easement No. 19

PROPERTY OWNER:

O'Dell, Bailey W.
3679 Conrad
Brighton, MI 48116

LEGAL DESCRIPTION OF PROPERTY (Per Tax Roll, L.C.R.)

Part of the Southeast 1/4 of Section 22, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: Commencing at a point 495 feet West and 189.4 feet South from the Center of the Southeast 1/4 of said Section 22 for a Point of Beginning; thence West 122.1 feet, thence S 04°48' E 44 feet; thence West 87.5 feet; thence S 04°48' E 31.25 feet; thence East 183.2 feet; thence North 75 feet to the Point of Beginning.

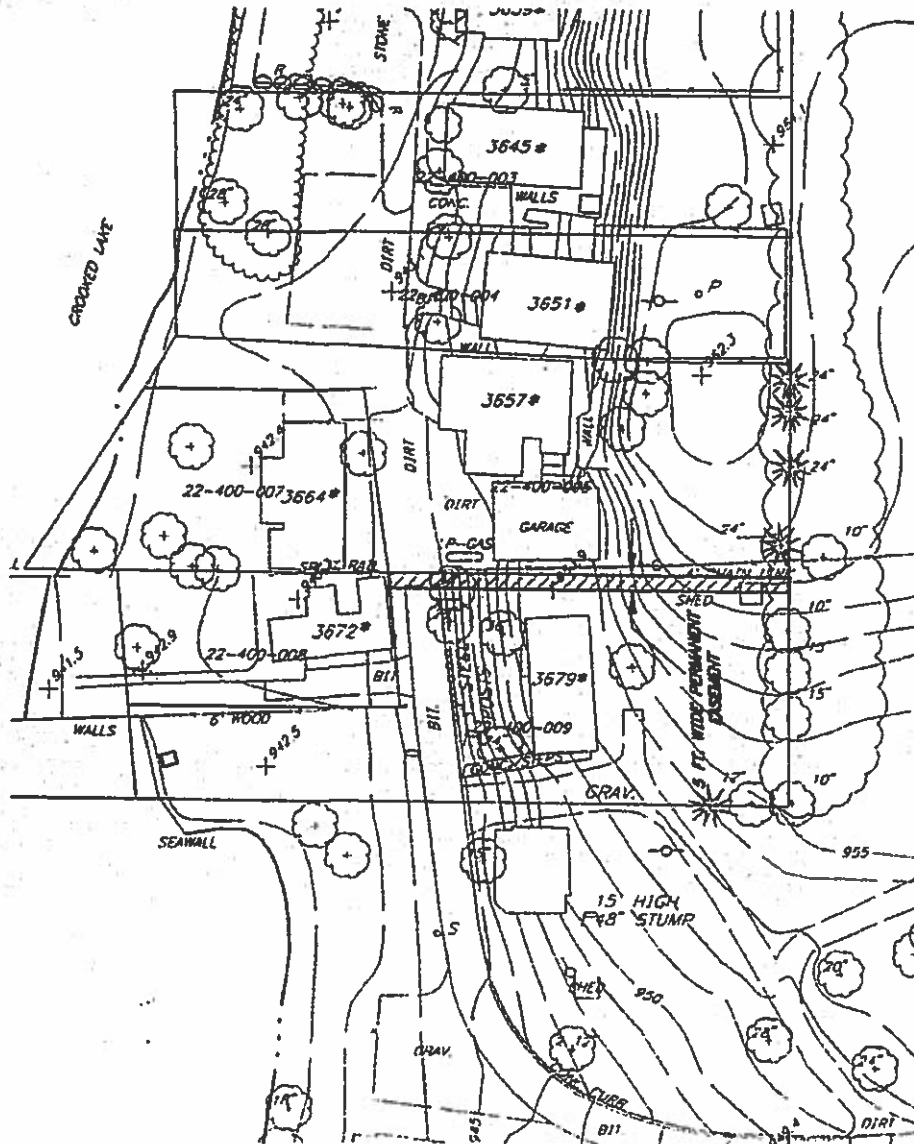
PERMANENT EASEMENT FOR PUBLIC UTILITIES


A permanent easement for public utilities described as a five(5) foot strip of land running Southerly of and parallel to the most Northerly line of the parcel described below. Said easement running between the East and West property lines of said parcel. Said parcel described as follows:

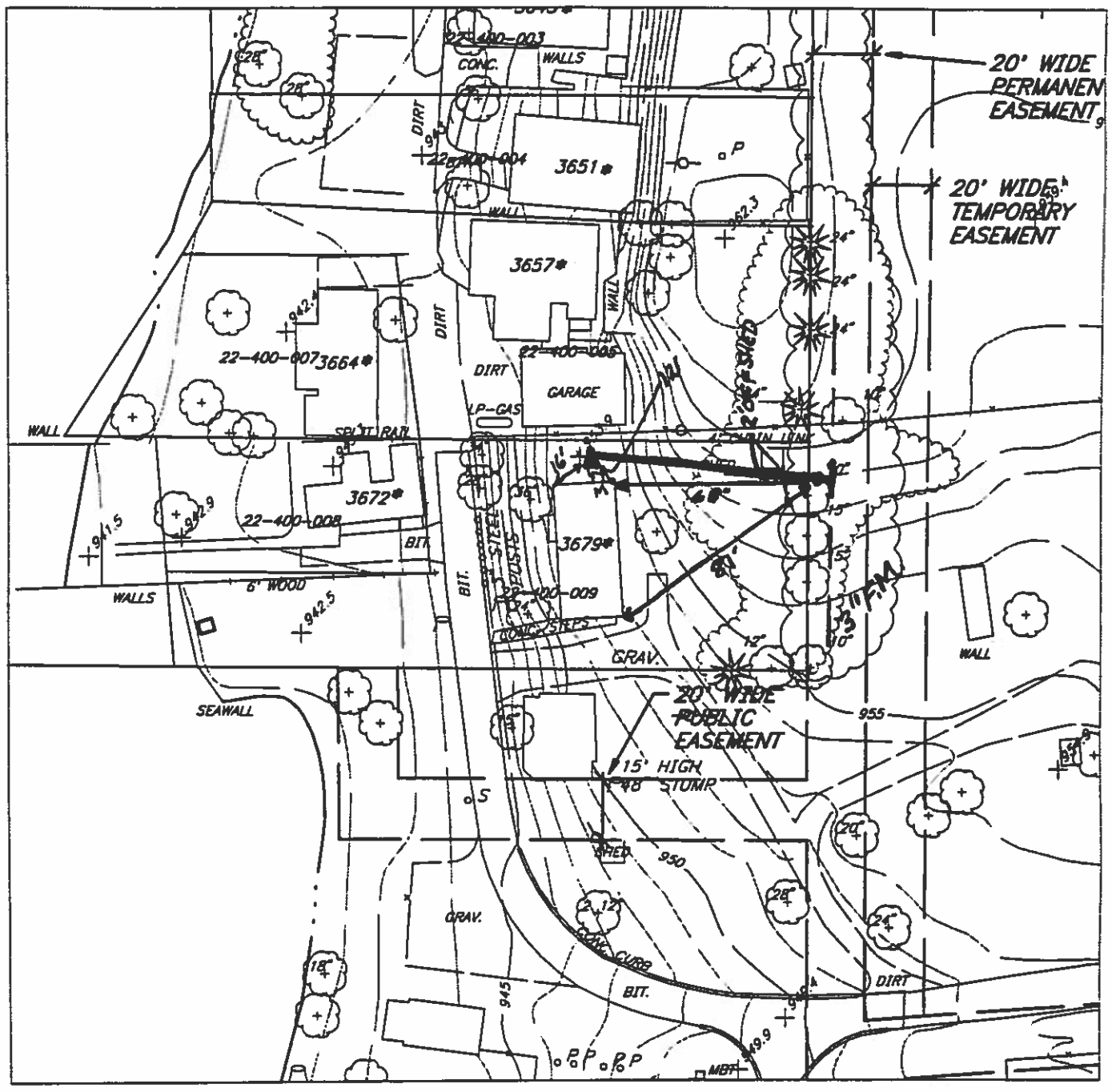
Part of the Southeast 1/4 of Section 22, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: Commencing at a point 495 feet West and 189.4 feet South from the Center of the Southeast 1/4 of said Section 22 for a Point of Beginning; thence West 122.1 feet, thence S 04°48' E 44 feet; thence West 87.5 feet; thence S 04°48' E 31.25 feet; thence East 183.2 feet; thence North 75 feet to the Point of Beginning.

Prepared by:
McNamee, Porter and Seeley Inc.
3131 S. State Street
Ann Arbor MI 48108
November 8, 1995

Easement No. 19
Sheet 1 of 2



McNAMEE PORTER & SEELEY INC.	 <small>ENGINEERING EXCELLENCE SINCE 1960</small>	GENOA TOWNSHIP, LIVINGSTON COUNTY NORTHEAST TRI-LAKES	CONTRACT 144.024.S-1
		SANITARY SEWER IMPROVEMENTS EASEMENT No.19	
SCALE: 1" = 40' DESIGNED LLO	DATE: 11-08-95 CHECKED PML	CASE PART 01275101441024S117ES0119	OF 2



CONSTRUCTION PLAN SHEET NO.: 8 PROPERTY TAX NO.: 11-22-400-009
 COMMENTS: 83LF OF SERVICE ON 11-6-95, C.S. 3' TO S.E. CORNER OF SHED.

MPS\0144\0243... GRMPLOC.DWG 07-26-95 GJS 1

11-21-95
DATE INSTALLED
JVR
INSPECTOR

GENOA TOWNSHIP
N.E. TRILAKE SANITARY SEWER IMPROVEMENTS
CONTRACT 144.024.S-1
GRINDER PUMP LOCATION SHEET

HOME OWNERS NAME:
O'DELL
ADDRESS:
3679 CONRAD
SCALE 1" = 50'



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

Case # 18-03 Meeting Date: 2/20/18

PAID Variance Application Fee ck # 1248
\$125.00 for Residential | \$300.00 for Commercial/Industrial

Applicant/Owner: Marc Kremers Email: Marc Yavpe@yahoo.com
Property Address: 1230 Sunrise Park Phone: 517-404-8766
Present Zoning: LRR Tax Code: 11-09-201-171

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: proposed new home with front 2nd story deck
to project within 35' Front setback.
new setback from front line to Front Porch Eave is 23'
2. Intended property modifications: proposed removal of existing structure
& construction of new home

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.

The proposed new structure would be set back further than existing and square with the adjacent homes. The front of the projected 2nd story deck would line up closely with adjacent homes.

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/deck is currently setback 9' (deck) & 24' (house) from the front property line. Moving the new structure 35' back from front property line would greatly reduce visibility due to ~~the~~ adjacent homes.

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 projected structure will be better for public safety. The new house would be set back further than existing allowing for better visibility.

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.

The projected construction would ~~be~~ improve the value and look of the adjacent properties.

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: 1-20-2018 Signature: [Signature]



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

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Kelly VanMarter, Assistant Manager/Community Development Director
DATE: February 14, 2018
RE: ZBA 18-03

File Number: ZBA#18-03 **Site Address:** 1230 Sunrise Park

Parcel Number: 4711-09-201-171 **Parcel Size:** 0.134

Applicant: Marc Kremers, 933 Westbury Blvd., Howell 48843

Property Owner: Same as applicant

Information Submitted: Application, site plan, building plans

Request: Dimensional Variance – front yard

Zoning and Existing Use: LRR (Lake Resort Residential), Single Family Residential

Project Description: The applicant has recently demolished the former home and shed on the property and is now proposing to construct a new 2-story home with a deck. The project also involves a new concrete driveway.

Publication and Notice: Public hearing was published in the Livingston County Press and Argus on Sunday, February 4, 2018 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:

- The current owner purchased the property in 2017.
- A land use waiver to demolish the existing home was issued in November 2017.
- See Real Estate Summary and Record Card.

Staff Summary: The applicant is requesting to construct a new home and driveway. The former home and shed were recently removed from the site. Construction of the new home as proposed requires a front yard setback variance. The front setback dimension includes the 2 foot soffit overhang because it outside of the allowed 3 foot projection into the required front yard. The project does not exceed lot coverage requirements.

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

Variance Requests: The following is the section of the zoning ordinance that variances are being requested from:

Table 3.04.01 LRR District	Front Setback	South Side Setback	North Side Setback	Rear Yard Setback	Building Height
Requirement	35'	5'	10'	40'	25'
Request	23'	5'	10'	40.2'	25'
Variance Amount	12'	NA	NA	NA	NA

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

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

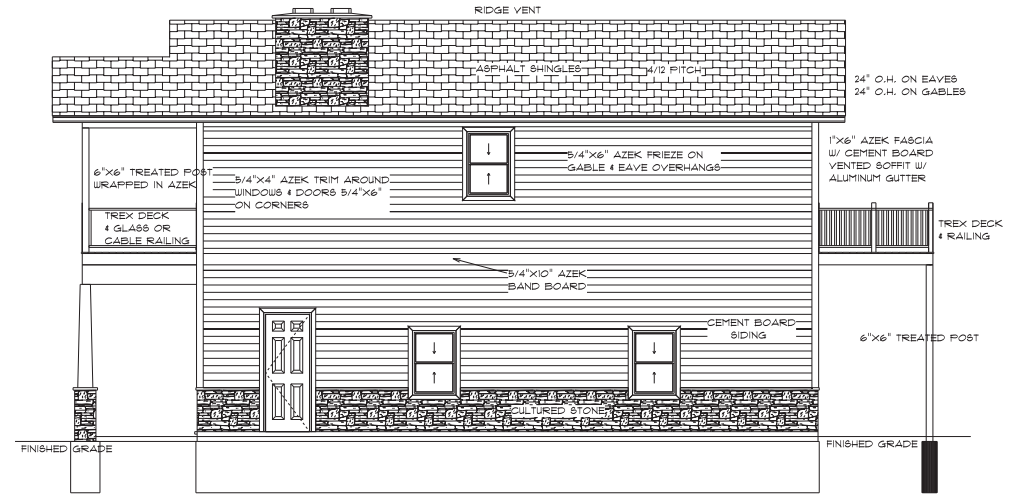
- (a) Practical Difficulty/Substantial Justice** – Strict compliance with the front yard setback would prevent the applicant from constructing the proposed new home. The other homes in the vicinity do not meet the front yard setback therefore granting of the requested variance would do substantial justice to the applicant and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the vicinity of the subject parcel.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the small lot size. The variance would make the property consistent with other properties in the vicinity. The need for the variance is not self-created. The applicant should provide additional information to confirm that the variance requested is the least amount necessary.
- (c) Public Safety and Welfare** – The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

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

1. The final architectural design shall not exceed the 25' height requirement.
2. The structure must be guttered with downspouts and drainage must be maintained on the lot.



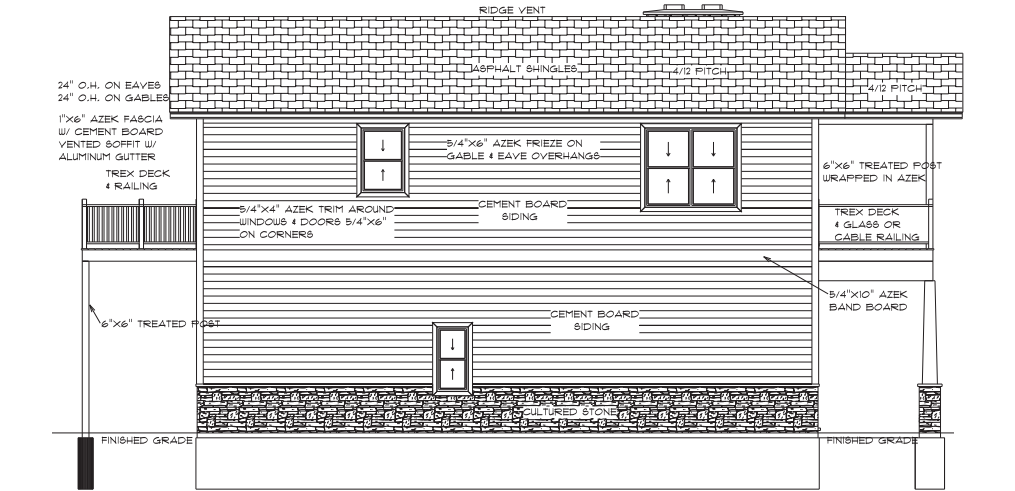
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



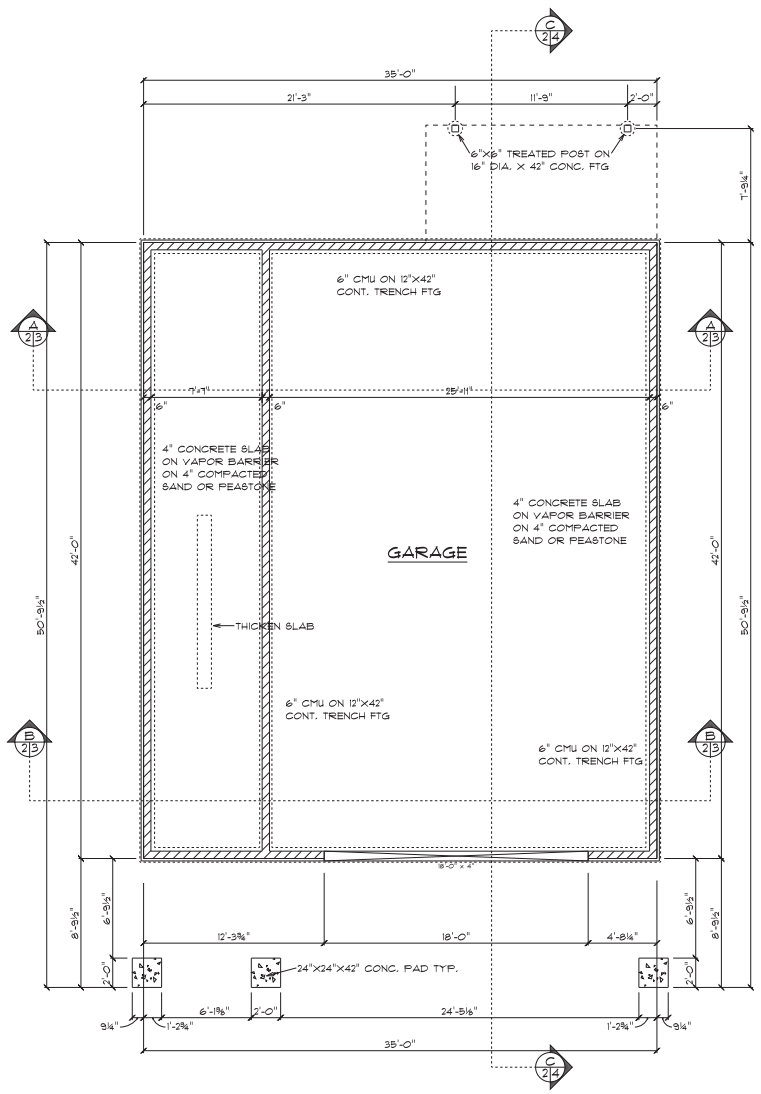
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



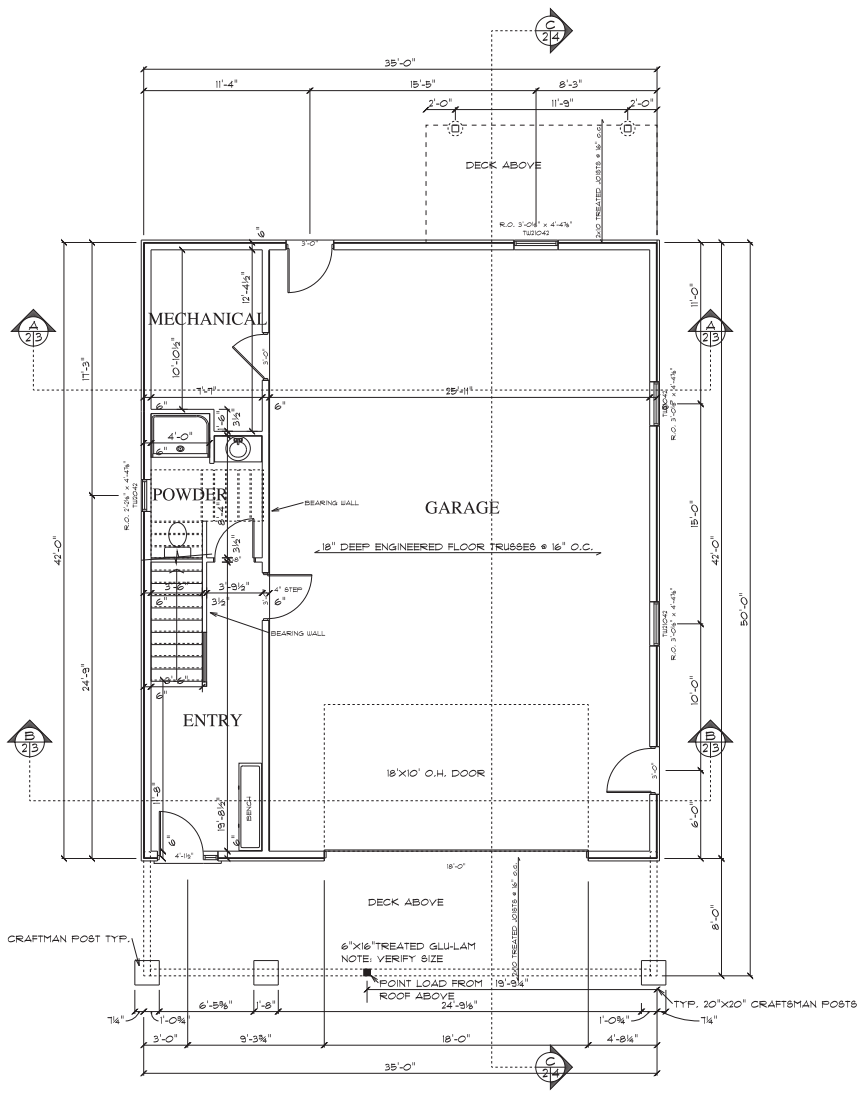
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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

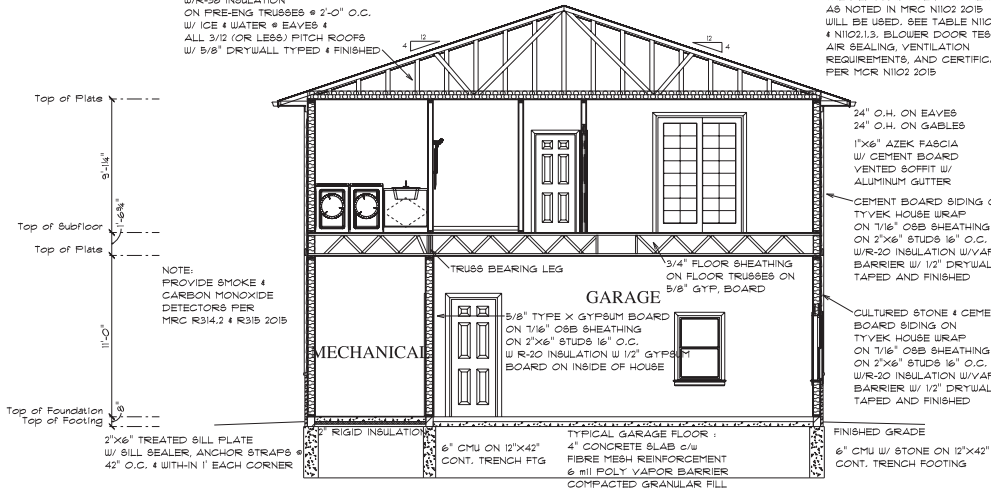


MAIN FLOOR
SCALE: 1/4" = 1'-0"

TYP:
 240 LB ASPHALT SHINGLES
 ON 1/2" MIN. FELT
 ON 1/2" ROOF SHEATHING
 W/R-30 INSULATION
 ON PRE-ENG TRUSSES @ 2'-0" O.C.
 W/ ICE & WATER @ EAVES &
 ALL 3/2 (OR LESS) PITCH ROOFS
 W/ 5/8" DRYWALL TYPED & FINISHED

NOTE:
 ALL EXTERIOR WALLS, INCLUDING
 WALLS BETWEEN HOUSE & GARAGE
 SHALL BE BRACED WALL LINES W/
 CONTINUOUS STRUCTURAL SHEATHING,
 1/16" OSB, PER R602.10.4.2 OF THE
 2015 MRC

NOTE:
 THE PERSCRIPTIVE PATH METHOD
 AS NOTED IN MRC N102.2015
 WILL BE USED. SEE TABLE N102.1.1
 & N102.1.3, BLOWER DOOR TEST,
 AIR SEALING, VENTILATION
 REQUIREMENTS, AND CERTIFICATES
 PER MCR N102.2015

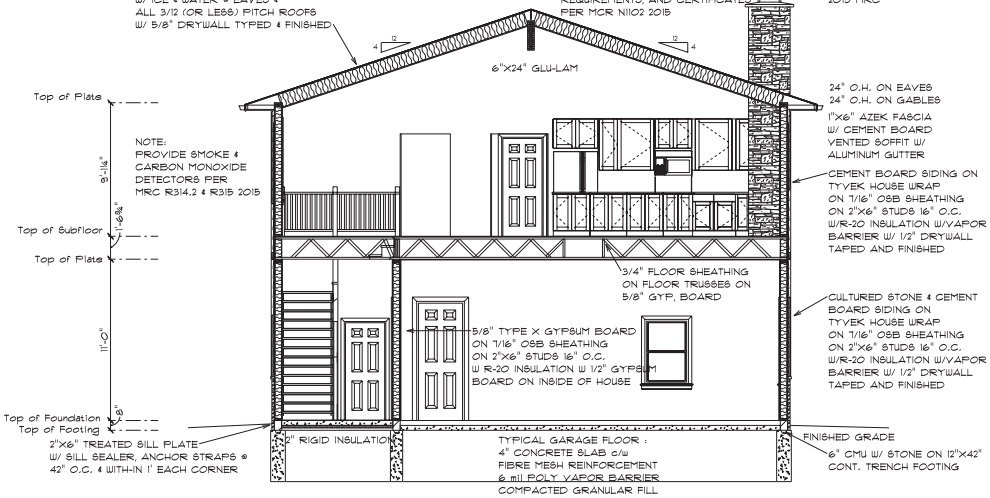


CROSS SECTION A-A
 SCALE: 1/4" = 1'-0"

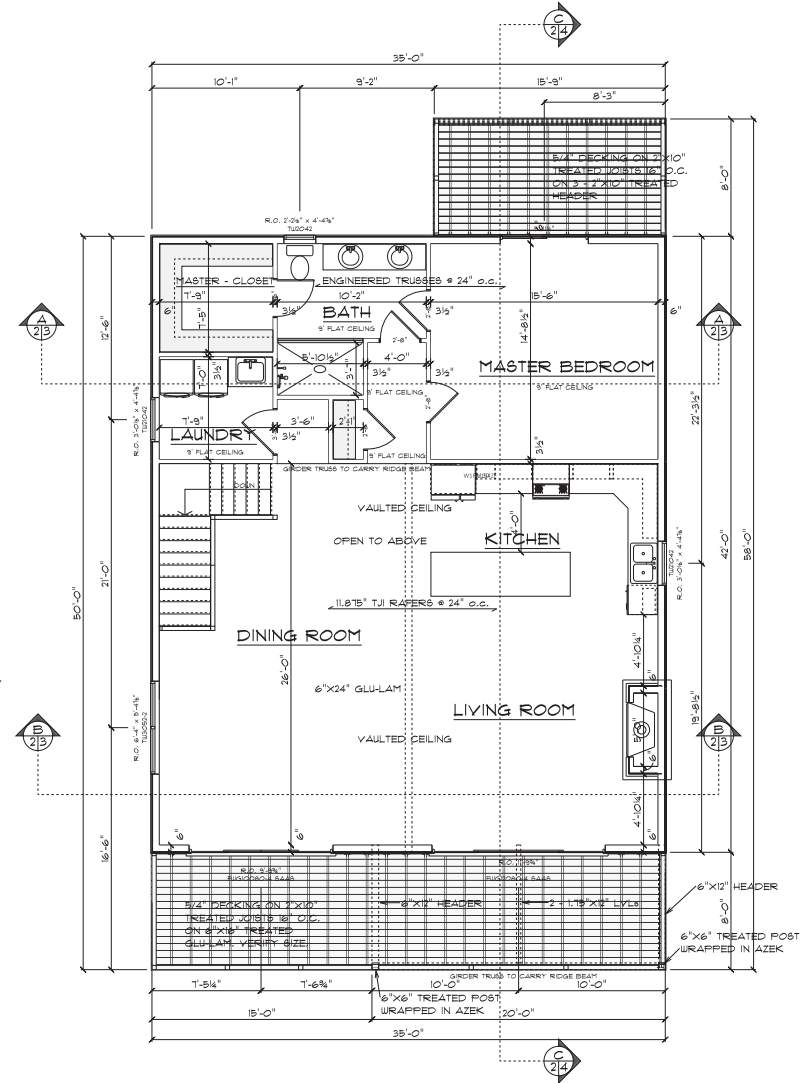
TYP:
 240 LB ASPHALT SHINGLES
 ON 1/2" MIN. FELT
 ON 1/2" ROOF SHEATHING
 W/R-49 INSULATION
 ON 11.875" TJI RAFTERS @ 16" O.C.
 W/ ICE & WATER @ EAVES &
 ALL 3/2 (OR LESS) PITCH ROOFS
 W/ 5/8" DRYWALL TYPED & FINISHED

NOTE:
 THE PERSCRIPTIVE PATH METHOD
 AS NOTED IN MRC N102.2015
 WILL BE USED. SEE TABLE N102.1.1
 & N102.1.3, BLOWER DOOR TEST,
 AIR SEALING, VENTILATION
 REQUIREMENTS, AND CERTIFICATES
 PER MCR N102.2015

NOTE:
 ALL EXTERIOR WALLS, INCLUDING
 WALLS BETWEEN HOUSE & GARAGE
 SHALL BE BRACED WALL LINES W/
 CONTINUOUS STRUCTURAL SHEATHING,
 1/16" OSB, PER R602.10.4.2 OF THE
 2015 MRC



CROSS SECTION B-B
 SCALE: 1/4" = 1'-0"

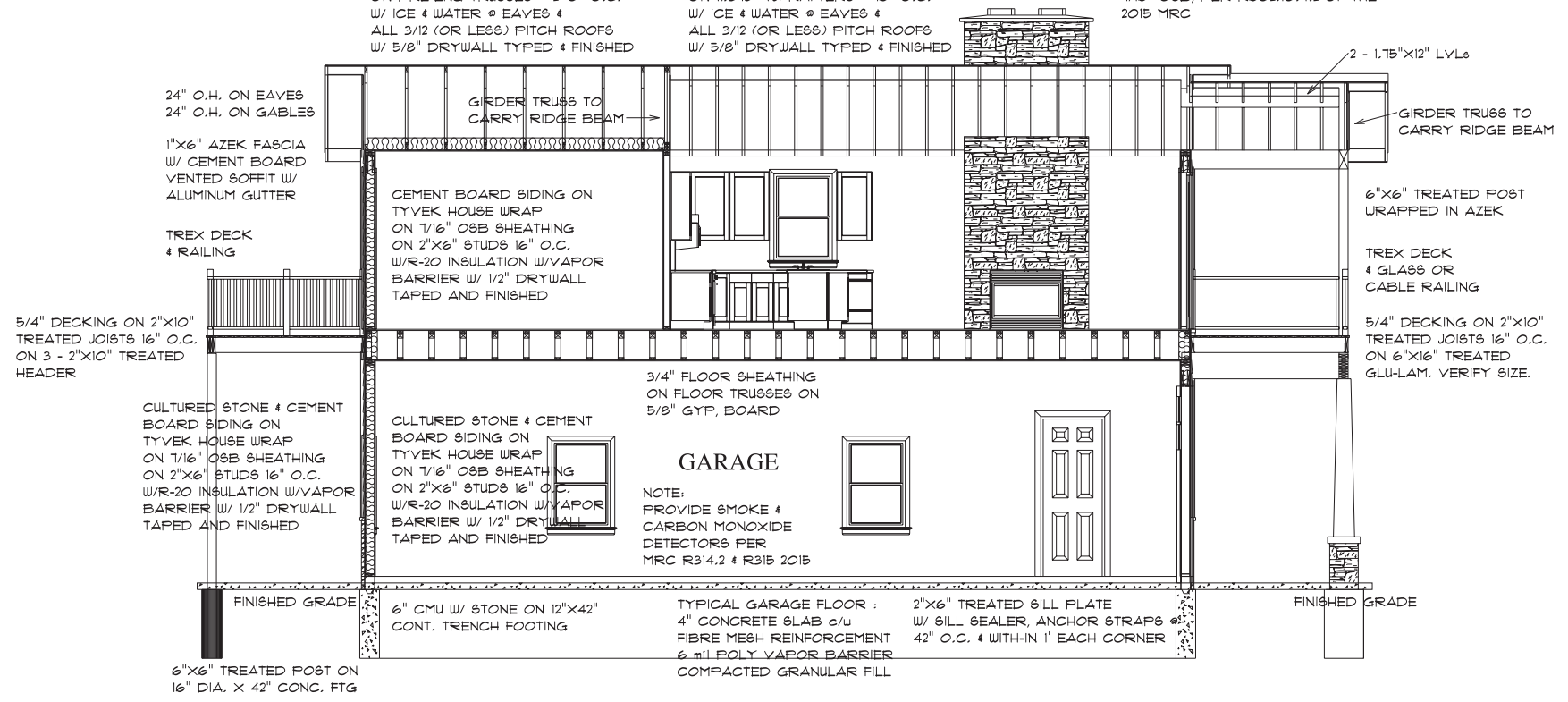


2ND FLOOR
 SCALE: 1/4" = 1'-0"

TYP:
 240 LB ASPHALT SHINGLES
 ON 15LB MIN. FELT
 ON 1/2" ROOF SHEATHING
 W/R-38 INSULATION
 ON PRE-ENG TRUSSES @ 2'-0" O.C.
 W/ ICE & WATER @ EAVES &
 ALL 3/12 (OR LESS) PITCH ROOFS
 W/ 5/8" DRYWALL TYPED & FINISHED

TYP:
 240 LB ASPHALT SHINGLES
 ON 15LB MIN. FELT
 ON 1/2" ROOF SHEATHING
 W/R-49 INSULATION
 ON 11.875" TJI RAFTERS @ 16" O.C.
 W/ ICE & WATER @ EAVES &
 ALL 3/12 (OR LESS) PITCH ROOFS
 W/ 5/8" DRYWALL TYPED & FINISHED

NOTE:
 ALL EXTERIOR WALLS, INCLUDING
 WALLS BETWEEN HOUSE & GARAGE
 SHALL BE BRACED WALL LINES W/
 CONTINUOUS STRUCTURAL SHEATHING,
 7/16" OSB, PER R602.10.4.2 OF THE
 2015 MRC



C
2/4
CROSS SECTION C-C
 SCALE: 3/8" = 1'-0"

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/14/2018 2:09 PM

Parcel:	4711-09-201-171	Current Class:	401.401 RESIDENTIAL-IMPROVED
Owner's Name:	KREMERS MARC	Previous Class:	401.401 RESIDENTIAL-IMPROVED
Property Address:	1230 SUNRISE PARK HOWELL, MI 48843	Gov. Unit:	4711 GENOA CHARTER TOWNSHIP
Liber/Page:	2017R-032242	MAP #	V18-03
Split:	//	School:	47070 HOWELL
Public Impr.:	Paved Road	Neighborhood:	4305 4305 SUNRISE PARK NON LAKEFRONT
Topography:	REFUSE		
Mailing Address:		Description:	
KREMERS MARC		SEC. 9 T2N, R5E, SUNRISE PARK LOT 158	
935 WESTBURY BLVD			
HOWELL MI 48843			

Most Recent Sale Information

Sold on 10/27/2017 for 240,000 by HACKMAN, STEVEN & CAROL.

Terms of Sale: ARMS-LENGTH

Liber/Page: 2017R-032242

Most Recent Permit Information

Permit W17-153 on 11/15/2017 for \$2,000 category DEMO.

Physical Property Characteristics

2018 S.E.V.:	Tentative	2018 Taxable:	Tentative	Lot Dimensions:	
2017 S.E.V.:	64,800	2017 Taxable:	52,129	Acreage:	0.13
Zoning:	LRR	Land Value:	46,550	Frontage:	49.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	119.0

Improvement Data

None

Image/Sketch



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HACKMAN, STEVEN & CAROL	KREMERS MARC	240,000	10/27/2017	WD	ARMS-LENGTH	2017R-032242	BUYER	100.0

Property Address	Class: 401 RESIDENTIAL-IM	Zoning: LRR	Building Permit(s)	Date	Number	Status
1230 SUNRISE PARK	School: HOWELL		DEMO	11/15/2017	W17-153	NO START
Owner's Name/Address	P.R.E. 0%					
KREMERS MARC 935 WESTBURY BLVD HOWELL MI 48843	MAP #: V18-03					
	2018 Est TCV Tentative					

Improved	X	Vacant	Land Value Estimates for Land Table 00006.SUNRISE PARK						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			C NON LF	49.00	119.00	1.0000	1.0000	950 100	46,550
			49 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =	46,550	

Tax Description
SEC. 9 T2N, R5E, SUNRISE PARK LOT 158
Comments/Influences

X
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.



X
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
2018	Tentative	Tentative	Tentative			Tentative
2017	22,100	42,700	64,800			52,129C
2016	22,100	41,100	63,200			51,665C
2015	22,100	41,600	63,700			51,511C

Who When What
JB 10/30/2017 REVIEWED R
CG 07/12/2016 REVIEWED R

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

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**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
January 16, 2018 - 6:30 PM**

MINUTES

Call to Order: Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:34 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, Marianne McCreary, Dean Tengel, and Kelly VanMarter, Community Development Director/Assistant Township Manager.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

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

Election of Officers

Moved by McCreary, seconded by Ledford, to have Mr. Dhaenens continue to serve as the Chairman. **The motion carried unanimously**

Moved by Tengel, seconded by Ledford, to have Ms. McCreary continue to serve as the Vice-chairperson. **The motion carried unanimously.**

Chairman Dhaenens noted that there are only four members present this evening as one of our Board Members has resigned and a new one has not yet been appointed. Any of the petitioner have the right to have their item tabled this evening.

Call to the Public: The call to the public was made at 6:39 pm with no response.

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

Mr. Luzod and Mr. Ballinger, the builder, were present. Mr. Luzod stated that they have addressed the concerns of the Fire Department. They have submitted the required drainage plan. Mr. Ballinger reviewed the plan.

Board Member McCreary questioned the new location of the septic field. Mr. Ballinger stated he can move it if that is preferred. They believe that there will be access to the tank if maintenance is needed.

She asked if the materials for the retaining wall were available for review. Mr. Luzod stated he has not chose them; however, he anticipates using stone. She asked when it will be installed. Mr. Ballinger stated it will be done prior to the final grade of the property.

The Call to the Public was made at 6:46 pm with no response.

Board Member McCreary believes that the applicant has provided sufficient information and has addressed the concerns of the Township and the Fire Department. Chairman Dehaen agrees.

Moved by McCreary, seconded by Tengel, to approved Case #17-22 for 4798 Narrow Trail from Andrew Luzod for a 10-foot side yard setback on one side and a 15-foot side yard setback on the other side from the required setbacks of 30 feet for a 20-foot side yard setback on one side and a 15-foot side yard setback on the other side side as well as a retaining area on the waterfront side of the property based on the following findings of fact:

- The current cottage on the property is unsafe and noncompliant with health and safety issues.
- The grade, elevation and the slope of the property are very challenging.
- The practical difficulties of the property are as follows:
 - The driveway access to the site, a safe turn around, and an exit for a building site is limited due to the significant slope and narrowness of the lot, thereby making the area on which to place a building on this site limited.
 - Strict compliance with the ordinance would prohibit building in an area that would allow reasonable traffic access for use and turn around for both residents and emergency or safety vehicles accessing this property, thereby providing substantial justice.
- The extraordinary circumstances are the shape of the lot and the elevation and access from the easement to a building site.
- The need for the variances is not self created.
- The granting of the variances will not affect public safety, welfare or an adequate supply of light or unreasonably affect the surrounding residents.

- The granting of these variances will not adversely affect values of the surrounding homes.

The following conditions shall be complied with for the approval of the variances.

1. Strict adherence to drainage, silt fence maintenance, and grading will be attended to throughout the building process. Engineer plans provided by Livingston Engineering will be strictly adhered to and every effort to maintain the elevations as noted on this plan will be followed. See Plan dated 12/05/17, Job #17121. Every effort will be made by the builder and owner to control any soil erosion and / or draining on the site.
2. The slopes on the west side will need to be managed by retaining walls to prohibit runoff. These walls shall be installed prior to or within the seasonal year of the finalizing of a Certificate of Occupancy.
3. The applicant will comply with Fire Marshall Rick Boisvert's letter of review to Kelly VanMarter and recommendations as submitted as part of this file to be completed with the Certificate of Occupancy.
4. The home will be guttered with downspouts and water remaining on the site will drain toward the lake.
5. The applicant shall submit a letter of Brighton Area Fire Authority approval prior to receiving a Certificate of Occupancy.

The motion carried unanimously.

2. 17-29... A request by Brian and Carol Morgan, 1054 Sunrise Park, for a front yard variance to construct a roof over a deck.

Mr. Morgan was present. He stated that they had a previous various approval for a deck and garage. During the process of designing the deck, they realized that the roof of the house hangs over five feet and the deck is eight feet wide. They would like to extend the roof over the entire width of the deck.

Board Member Ledford questioned why this request was not made previously. Mr. Morgan stated that they did not notice the difference until they were working on the details of the plan. The roof will not serve any purpose; however, they believe it will look better, more finished, and will give them more shelter from the rain. He noted that the roof extension is shown on their original submitted on one view, but it not on the other.

Ms. VanMarter stated that if that issue was not published or discussed at the meeting, then the fact that it was on the plans is irrelevant.

The Board Members agree that there is no practical difficulty. Board Member McCreary agrees that a deck with a railing is needed to allow for a secondary source of exit for safety; however, the extension of the roof is not needed for this reason.

Mr. Morgan asked to have his request tabled so he can review his request.

The Call to the Public was made at 7:09 pm with no response.

Chairman Dhaenens stated that two letters of support were received. Michael and Marion Suciu of 1071 Sunrise Park are in support of the Morgan's request. John Hill of 1065 Sunrise Park, who lives across the street from the Morgans has no issues with the Morgan's request.

Moved by Ledford, seconded by McCreary, to table, per the petitioners' request, this matter until the February 20, 2018 ZBA Meeting in order for him to provide a definition of a practical difficulty. **The motion carried (Dhaenens - yes; Ledford - yes; McCreary - yes; Tengel - no).**

3. 17-30 ... A request by Stephen and Stacia Siddall, 5011 Grover Drive, for a front yard variance to construct a covered porch.

Mr. and Mrs. Siddall were present. Mr. Siddall stated they would like to change the existing porch into an entryway and mudroom and then change the existing 4 foot x 8 foot steps into a covered porch. They are requesting a 31-foot variance from Crest Drive. He noted that this portion of Crest Drive has not been an active road for over 40 years. There was a variance granted to the neighbor to the east in 2003 to construct their home.

There was a discussion regarding the issue of Crest Road being shown on the mortgage survey. Mr. Siddall stated that he is in the process of requesting to have the road vacated and become part of his property.

The Call to the Public was made at 7:20 pm.

Mr. Robert Zebco of 5020 Grover stated that he has lived there for 40 years and there has never been a road running parallel to those homes.

The Call to the Public was closed at 7:21 pm.

Moved by Ledford, seconded by McCreary, to approve Case #17-30 for 5011 Grover by Stephen and Stacia Siddall for a 31-foot front-yard setback from the required 35-foot setback for a 4-foot setback to construct a covered front porch based on the following findings of fact:

- Strict compliance with the front yard setback would prevent the applicant from constructing a covered front porch to the existing single-family home as proposed; however, it does not unreasonably prevent the use of the property.

There are other homes in the vicinity with reduced front-yard setbacks that would support substantial justice.

- The need for this variance would not be required if the applicant petitioned the circuit court to have the platted road vacated.
- The exceptional or extraordinary condition of the property is the non-conforming location of the existing home on the property, and the unused platted road, known as Crest Drive, which reduces the property size.
- Granting of the variance would make it consistent with other homes in the vicinity.
- The need for the variance is not self created by the applicant.
- The granting of this variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion on public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the residents of the Township of Genoa.
- The proposed variance will have little or no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

The following conditions shall be complied with for the approval of the variance.

1. Drainage from the home is to be maintained on the lot.
2. The structure must be guttered with downspouts.
3. The applicant is encouraged to obtain a staked survey.
4. The applicant shall start quiet title to abandon the road.

The motion carried unanimously.

4. 17-31 ... A request by Earl and Rosemary LaFave, 4469 Quebec Lane, for a rear yard variance to build a three-season room on an existing deck.

Mr. Earl LaFave was present. He stated they purchased the detached condominium a year ago and would like to put up a three season room on the existing deck. The neighbors to the east have a pond. He learned that his neighbors to the west are against their proposal because it would block their view of the pond.

Because of this, he would like his request to be denied this evening.

The call to the public was made at 7:42 pm with no response.

Moved by Tengel, supposed by Ledford, to deny, at the petitioner's request, Case #17-31 for 4469 Quebec from Earl and Rosemary LaFave for a rear-yard variance to build a three-season room on an existing deck based on the following findings of fact:

- Strict compliance with the rear-yard setback would prevent the applicant from constructing a three-season room, but it does not unreasonable prevent the use of the property. Based on a review of aerial photos, many of the homes in the

neighborhood were placed on the rear setback line and they do not appear to have made additions or added sunrooms to the rear of their homes. Therefore, the variance would not provide substantial justice and is not necessary to preserve or enjoy a substantial property right similar to that possessed by other properties in the vicinity of the subject parcel.

- There are no 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.
- The variance would not 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 granting of the variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion on public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

The motion carried unanimously.

Administrative Business:

1. Approval of the minutes for the November 14, 2017 Zoning Board of Appeals Meeting.

Board Member McCreary noted some typographical errors that need to be changed.

Moved by McCreary, seconded by Ledford, to approve the November 14, 2017 Zoning Board of Appeals Meeting minutes with the changes noted. **The motion carried unanimously.**

2. Correspondence – There were no correspondence this evening

3. Township Board Representative Report - Board Member Ledford gave a review of the Township Board meetings held on November 20, 2017; December 4, 2017; and January 2, 2018.

4. Planning Commission Representative Report – Ms. VanMarter gave a review of the Planning Commission meeting held on December 11, 2017.

5. Zoning Official Report – Ms. VanMarter stated there are two gentlemen in attendance this evening who are interested in filling the vacant position on the ZBA.

Marianne McCreary has been selected to fill the open position on the Planning Commission.

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

7. Adjournment

Moved by Ledford, seconded by McCreary, to adjourn the meeting at 8:06 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary

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