

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
APRIL 17, 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.)*

1. 18-06 ... A request by Kevin and Connie McCraith, 4026 Clifford Road, for front and waterfront yard variances to build a new single family home.
2. 18-07 ... A request by Todd and Tracie Richards/Nonnie Enterprises, Lot 3A Brighton Road (11-25-300-057) for a front yard variance in order to establish a building envelope. (Requested to be tabled)
3. 18-08 ... A request by Larry Coley, Lot 3B Brighton Road (11-25-300-058), for a front yard variance in order to establish a building envelope. (Requested to be tabled)
4. 18-05 ... A request by Greg Cameron, 3651 Conrad Road, for a front and side yard variance and a variance to allow a deck in the front yard to build an addition to an existing home.

Administrative Business:

1. Approval of minutes for the March 20, 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



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

Case # 18-06 Meeting Date: April 17, 2018

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

Applicant/Owner: KEVIN & CONNIE MCSRAITH Email: KMCSRAITH@FORD.COM

Property Address: 4026 CLIFFORD ROAD Phone: 810-623-5927

Present Zoning: LRA Tax Code: 4711-22-302-118

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: FRONT YARD AND REAR YARD VARIANCES TO CONSTRUCT A NEW SINGLE FAMILY HOME: REQUIRED FRONT = 35', REQUESTED FRONT = 18'. REQUIRED REAR = ± 139', REQUESTED REAR = 101.9' (FROM STORELINE)

2. Intended property modifications: REMOVE EXISTING "COTTAGE" AND CONSTRUCT A NEW HOUSE; THE CURRENT RESIDENCE CANNOT BE IMPROVED (IT IS NOT COMPLIANT WITH EXISTING BUILDING CODES) AND MUST BE REPLACED. EXISTING GARAGE SHALL REMAIN.

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.

1. STRICT COMPLIANCE WITH THE ORDINANCE WOULD PROHIBIT CONSTRUCTION OF A HOUSE WIDER THAN 18' (THE BUILDABLE ENVELOPE MEASURES APPROX. 90' L X 18' W)
2. THE EXISTING SANITARY SEWER FORCE MAIN AND BASEMENT RESTRICTS CONSTRUCTION TO THE NORTHEAST CORNER OF THE PROPERTY.

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

1. THE EXISTING GRADE, ELEVATION, AND SLOPE OF THE PROPERTY ARE VERY CHALLENGING
2. ACCESS TO THE SITE IS RESTRICTED TO THE EXISTING DRIVEWAY AND GARAGE (THEY ARE INTENDED TO REMAIN).
3. HARDSHIP WAS NOT SELF-CREATED.

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

1. THE REQUEST VARIANCES WILL NOT AFFECT PUBLIC SAFETY, WELFARE, OR LIGHT/AIR TO ADJACENT PROPERTIES.

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.

1. THE REQUEST VARIANCES WILL ALLOW CONSTRUCTION OF A NEW HOUSE WHICH WILL POSITIVELY IMPACT ADJACENT PROPERTIES.
2. THE HOMEOWNER SHALL BE ABLE TO CONTINUE TO USE HIS PROPERTY.

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: 3/16/18 Signature: 

KEVIN M. MCCREATH

Z EIMET W OZNIAK & ASSOCIATES

Civil Engineers & Land Surveyors

55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

March 16, 2018

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

Re: ZBA Variance Request for
McCraith Residence
4026 Clifford Road

Dear Ms. Ruthig:

Thank you for meeting with the homeowner, Mr. Kevin McCraith, and myself on February 21, 2018 to discuss the practical hardship that he is facing with the proposed demolition and replacement of his existing residence on Clifford Lake in the "Crooked Lake Highlands Subdivision". It appears that it is in his best interest to pursue variances from the ZBA to allow him to construct a new home.

As suggested, we have prepared the following information for your consideration:

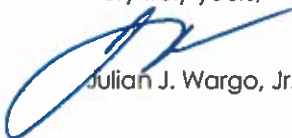
1. A completed "variance application".
2. A copy of the proposed site plan.
3. A copy of the proposed architectural drawings.
4. A disc containing .pdf files for the above drawings.
5. A check for \$125.00 made payable to "Genoa Township".

It is understood that the proposed location of the new house must be staked prior to the ZBA meeting.

Please contact me if you have any questions or comments.

Thank you for your assistance with this request.

Very truly yours,



Julian J. Wargo, Jr., PE

Encl.

PC: Kevin McCraith

J:18107.Letter1



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: April 10, 2018
RE: ZBA 18-06

File Number: ZBA#18-06 **Site Address:** 4026 Clifford Road

Parcel Number: 4711-22-302-118 **Parcel Size:** 0.27 Acres

Applicant: Kevin and Connie McCraith, 4026 Clifford Road, Brighton

Property Owner: Same as applicant

Information Submitted: Application, site plan, elevations

Request: Dimensional Variance – front yard and waterfront

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 single family home. The existing detached garage on the property is proposed to remain.

Publication and Notice: Public hearing was published in the Livingston County Press and Argus on Sunday, April 1, 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 1957.
- See 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 and waterfront variance to remove the existing home and construct a new single family home. The existing garage is proposed to remain. 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	FRONT	SIDE	SIDE	REAR	WATERFRONT
LRR setbacks					
Required	35	10	5	40	134.3
Requested	18	50.2	7	90	101.9
Total Variance Amount	17	-	-	-	32.4

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 and waterfront setback would cause a building envelope of an average depth of 18 feet in and would prevent the applicant from constructing the proposed new home. The other homes in the vicinity do not meet the front yard setback on Clifford 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. In regards to the waterfront variance, the property is located in an area of where homes to the west are located farther back as compared to homes to the east which are located closer to the water which results in a smaller building envelope The proposed home will reduce the existing non-conforming front yard setback and the proposed setback of 18 feet would allow for off road parking on the site.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the topography of the lot and the varied waterfront setbacks of the adjacent properties. The need for the variance is not self-created.
- (c) Public Safety and Welfare** – The granting of these variances will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or

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

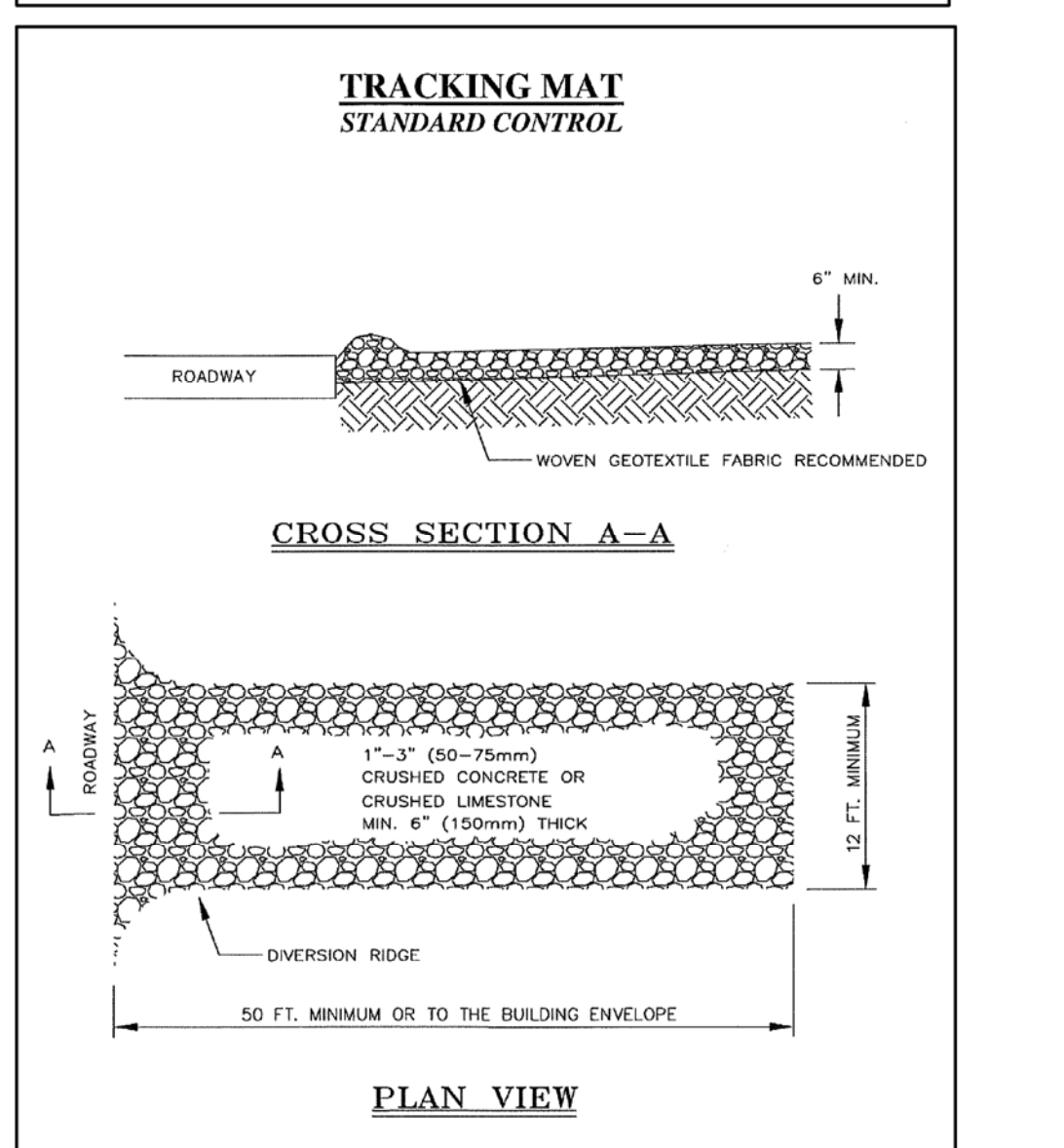
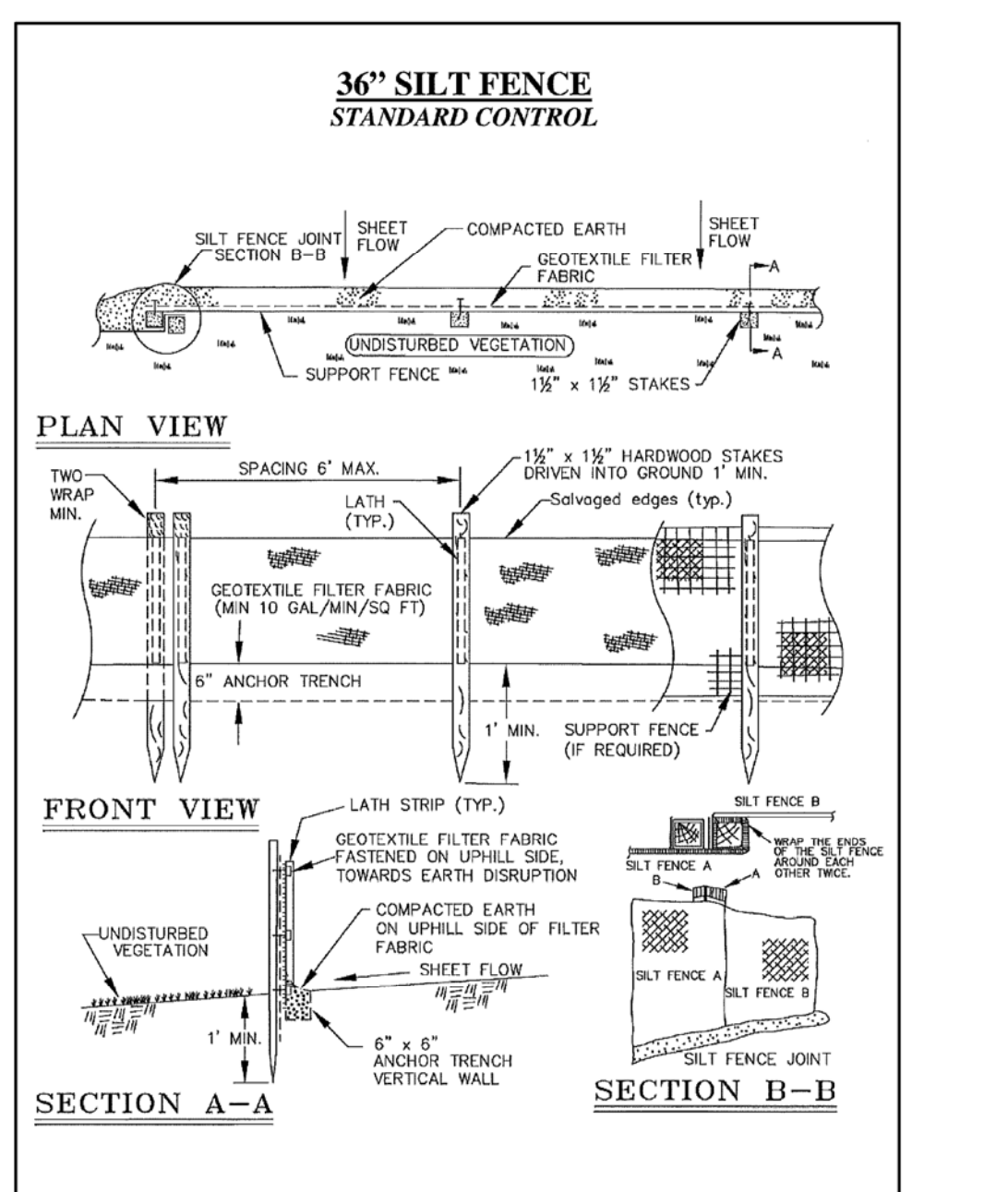
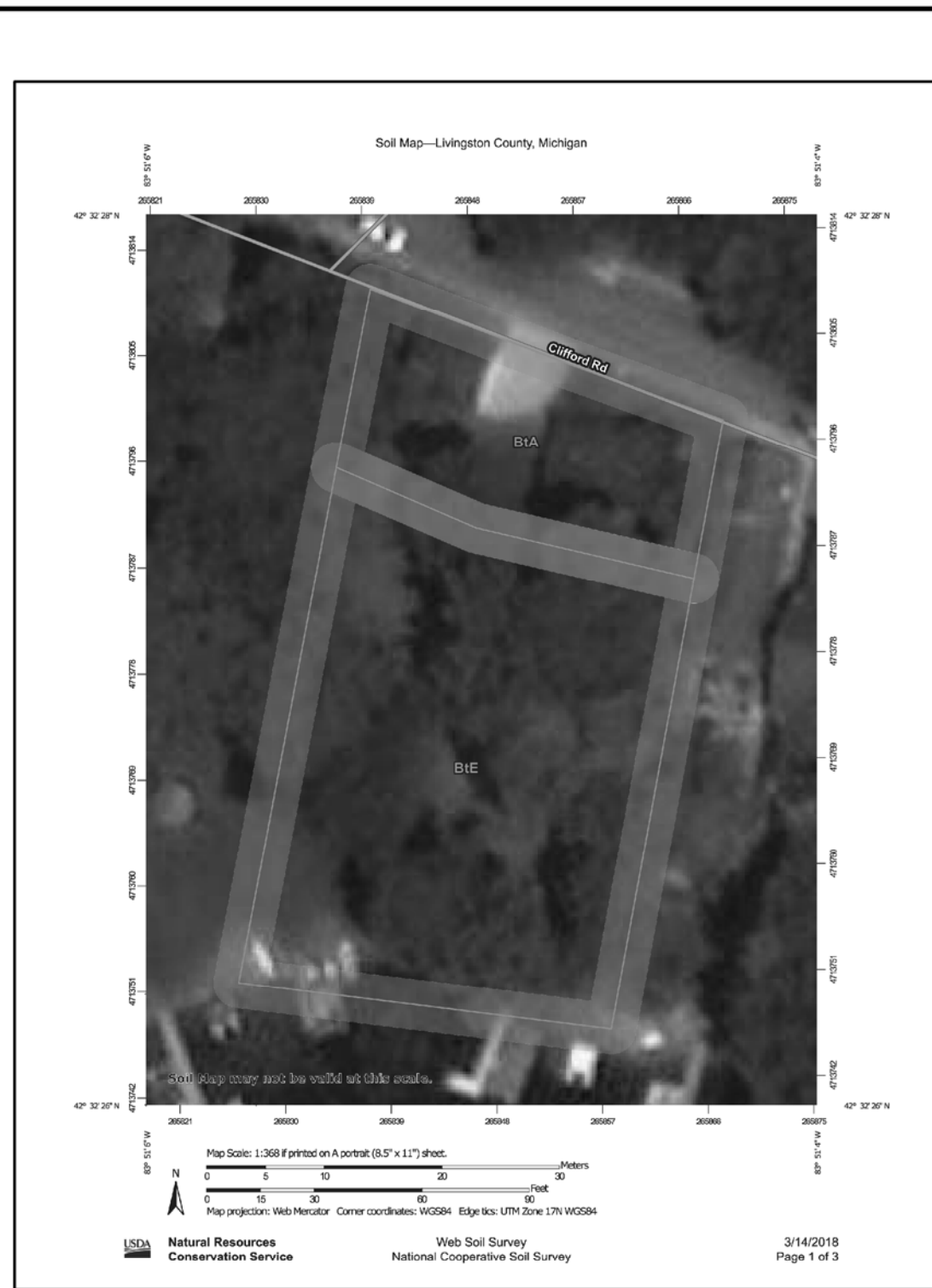
(d) Impact on Surrounding Neighborhood – The proposed variances would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

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

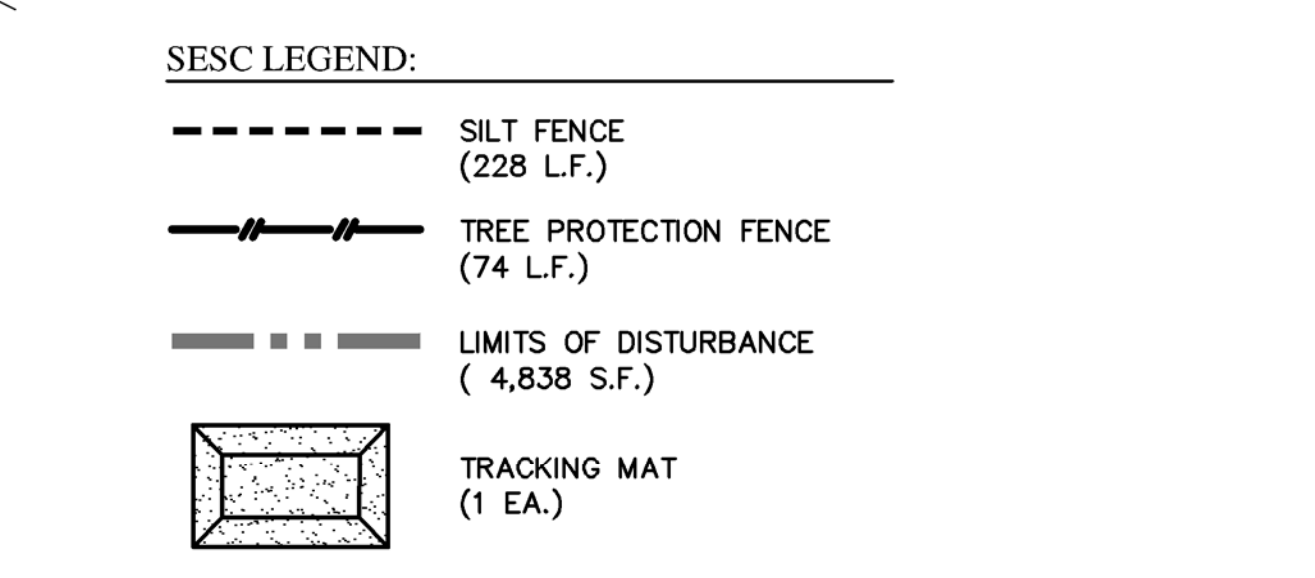
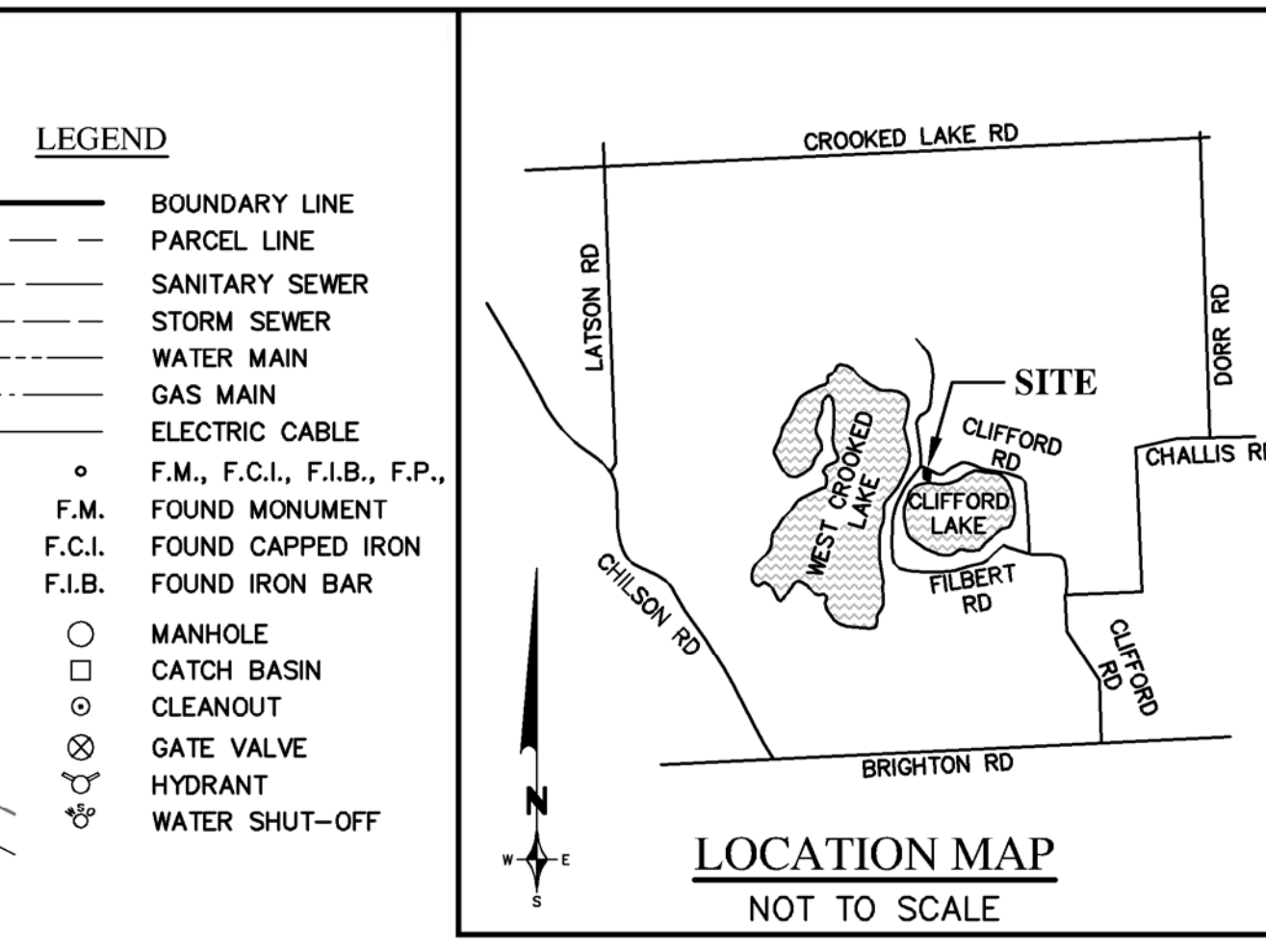
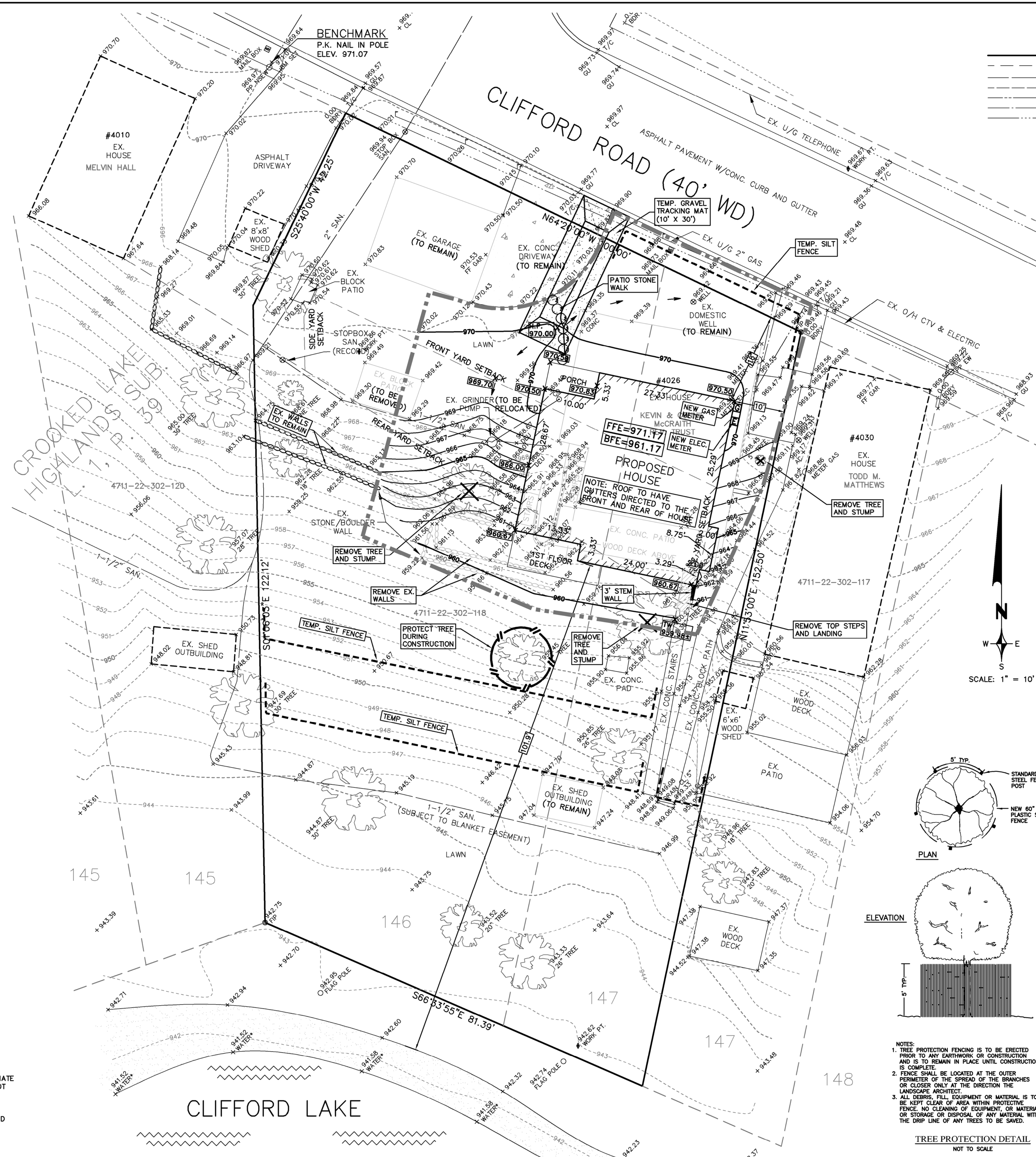
1. The applicant shall be required to completely remove the detached accessory structure under the following conditions:
 - a. If construction on the new principle residence is not commenced within 90 days of removal of the existing home; and/or
 - b. If the applicant fails to obtain final occupancy 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.

GENOA TOWNSHIP





NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



RECORD LEGAL DESCRIPTION:
LOT 146, EXCEPT BEGINNING AT THE N.W. CORNER OF LOT 146, THENCE S. 64°20' E. 20 FEET; THENCE S. 25°40' W. 42.5 FEET; THENCE N. 15° E. 47.20 FEET TO THE POINT OF BEGINNING ALSO THE WEST HALF OF LOT 147 OF "CROOKED LAKE HIGHLANDS SUB." AS RECORDED IN LIBER 1, PAGE 39, LIVINGSTON COUNTY RECORDS AS LOCATED IN THE N.W. 1/4 OF SECTION 27, T. 2 N., R. 5 E., GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.

ZONING:
LRR - LAKESHORE RESORT RESIDENTIAL DISTRICT

SETBACKS:

	REQUIRED	REQUESTED	EXISTING
FRONT:	35 FEET	18 FEET	5.49 FEET
SIDE:	10 FEET	10 FEET	6.56 FEET
REAR:	134.3 FEET*	101.9 FEET	111.75 FEET

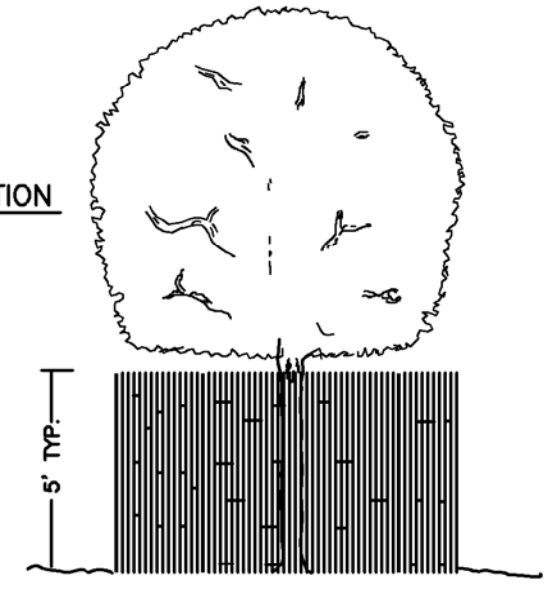
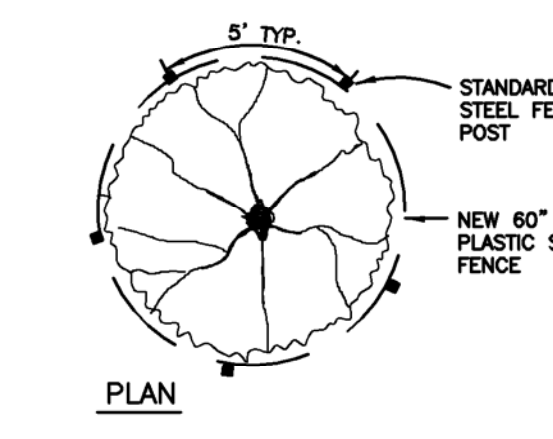
* CALCULATION: $(103.92 + 164.75) / 2 = 134.3$ FEET FROM SHORELINE

FLOODPLAIN NOTE:
PER FEMA-FIRM MAP NO. 26093C0340D EFFECTIVE DATE 9-18-2008. THIS PARCEL DOES NOT LIE WITHIN THE LIMITS OF A REQUIRED 100 YEAR FLOODPLAIN. THE ABOVE FLOOD PLAIN DESIGNATION IS FOR INFORMATION ONLY AND IS BASED ON THE FIRM MAP LISTED ABOVE AVAILABLE ELECTRONICALLY FROM FEMA ON THE DATE OF THIS SURVEY. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

UTILITY CONTACTS (PER MISS DIG):

UTILITY	CONTACT	PHONE
TELEPHONE	AT&T	734-996-5341
SEWER	M.H.O.G. AUTHORITY	810-224-5835
CABLEVISION	COMCAST/SIGMA	419-874-9262
GAS	CONSUMERS ENERGY	517-545-8737
ELECTRICITY	DETROIT EDISON	313-235-5632
	CRAIG McCREIGHT	
	JENNIFER KERN	
	NICK STAMPER	
	BOB McLACHLIN	

- SESC SEQUENCE OF CONSTRUCTION OPERATIONS:**
- DAY 1**
- AFTER DEMOLISHING EXISTING HOUSE, INSTALL ONE ROW OF TEMPORARY SILT FENCE AT THE FRONT OF LOT AND TWO ROWS OF TEMPORARY SILT FENCE ALONG BACK OF LOT (ALL WITH RETURNS AT ENDS).
 - INSTALL A TEMPORARY STONE MAT EXTENDING FROM STREET TO PROPOSED BUILDING.
 - CLEAR AND ROUGH GRADE LOT.
- DAYS 2-5**
- EXCAVATE FOR BASEMENT. CONSTRUCT FOUNDATION, BACKFILL, AND RE-GRADE LOT AS NECESSARY.
- REQUIRED DAILY MAINTENANCE**
- SCRAPE AND SWEEP STREETS DAILY IF MUD HAS BEEN TRACKED ONTO PAVEMENT.
 - REPAIR OR REPLACE ALL MISSING OR DAMAGED SILT FENCE.
 - TRENCH BOTTOM FLAP OF FENCE A MINIMUM 6 INCHES DEEP.
 - REFRESH OLD DRIVEWAY STONE WHEN DEPTH OF STONE IS LESS THAN 3 INCHES.
- PRIOR TO FINAL INSPECTION**
- FINAL GRADE AND STABILIZE ENTIRE LOT WITH PERMANENT VEGETATIVE COVER (4" OF TOPSOIL, SEED, AND STRAW MULCH).
 - ONCE PERMANENT VEGETATION IS ESTABLISHED, REMOVE TEMPORARY SEDIMENT CONTROL MEASURES (SILT FENCE).
 - CONTACT LIVINGSTON COUNTY SOIL EROSION CONTROL PROGRAM TO REQUEST FINAL INSPECTION.



NOTES:

- TREE PROTECTION FENCING IS TO BE ERECTED PRIOR TO ANY EARTHWORK OR CONSTRUCTION AND IS TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE SPREAD OF THE BRANCHES OR CLOSER ONLY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- ALL DEBRIS, FILL, EQUIPMENT OR MATERIAL IS TO BE KEPT CLEAR OF AREA WITHIN PROTECTIVE FENCE. NO CLEANING OF EQUIPMENT, OR MATERIAL OR STORAGE OR DISPOSAL OF ANY MATERIAL WITHIN THE Drip LINE OF ANY TREES TO BE SAVED.

TREE PROTECTION DETAIL
NOT TO SCALE

PROJECT SPONSOR:
KEVIN & CONNIE McCRAITH
4026 CLIFFORD RD.
BRIGHTON, MI 48116

PROJECT:
ZIMET WOODLAND
CLIFFORD RD. & LAKESHORE AVENUE
5880 GRAND RIVER AVE. SUITE 100
BRIGHTON, MI 48116
P: (248) 937-5099 F: (248) 937-5222 WWW.MISSDIG.COM

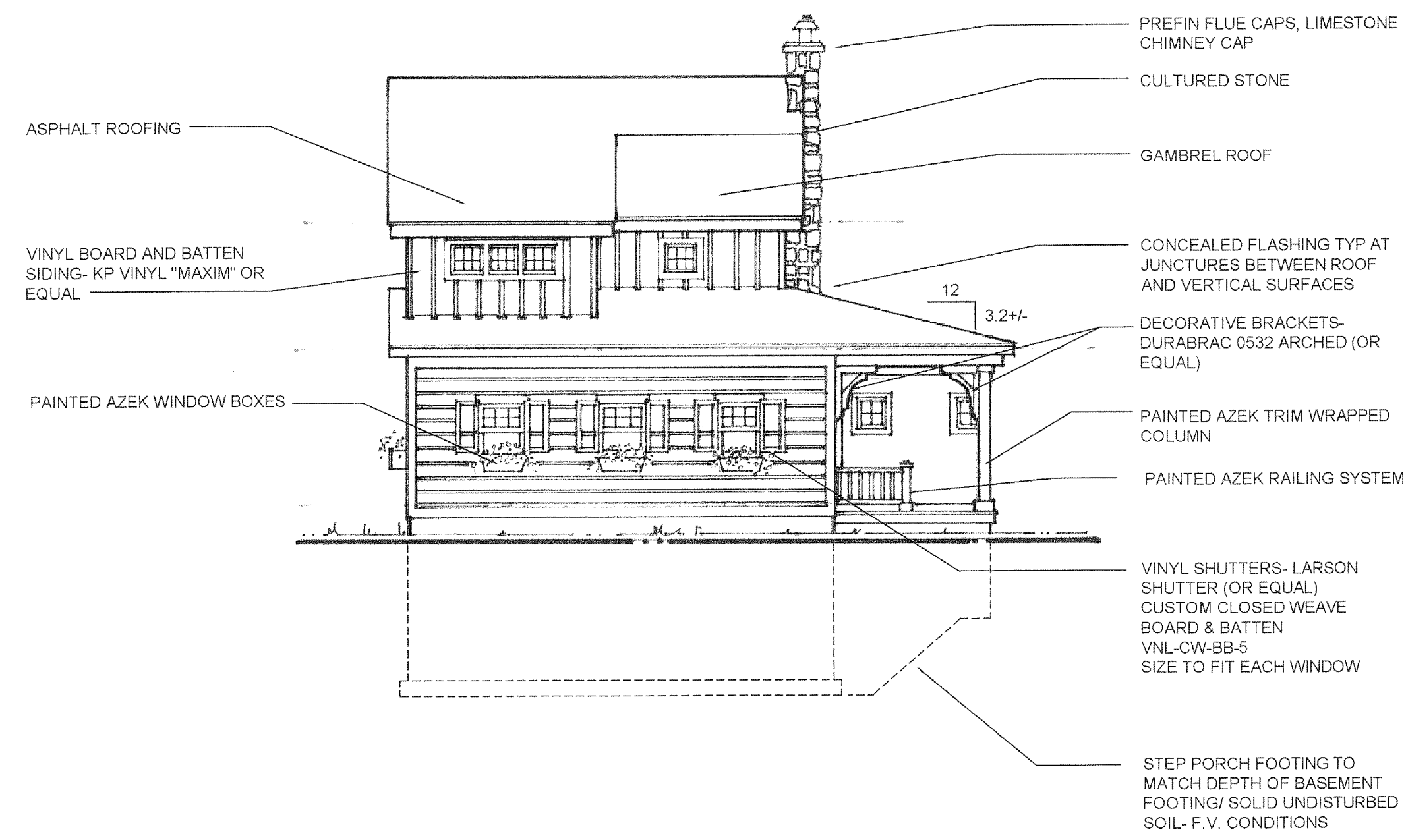
DATE: 3/16/18
BY: JAW
REVISIONS: ZBA APPLICATION

FIELD BOOK: 924

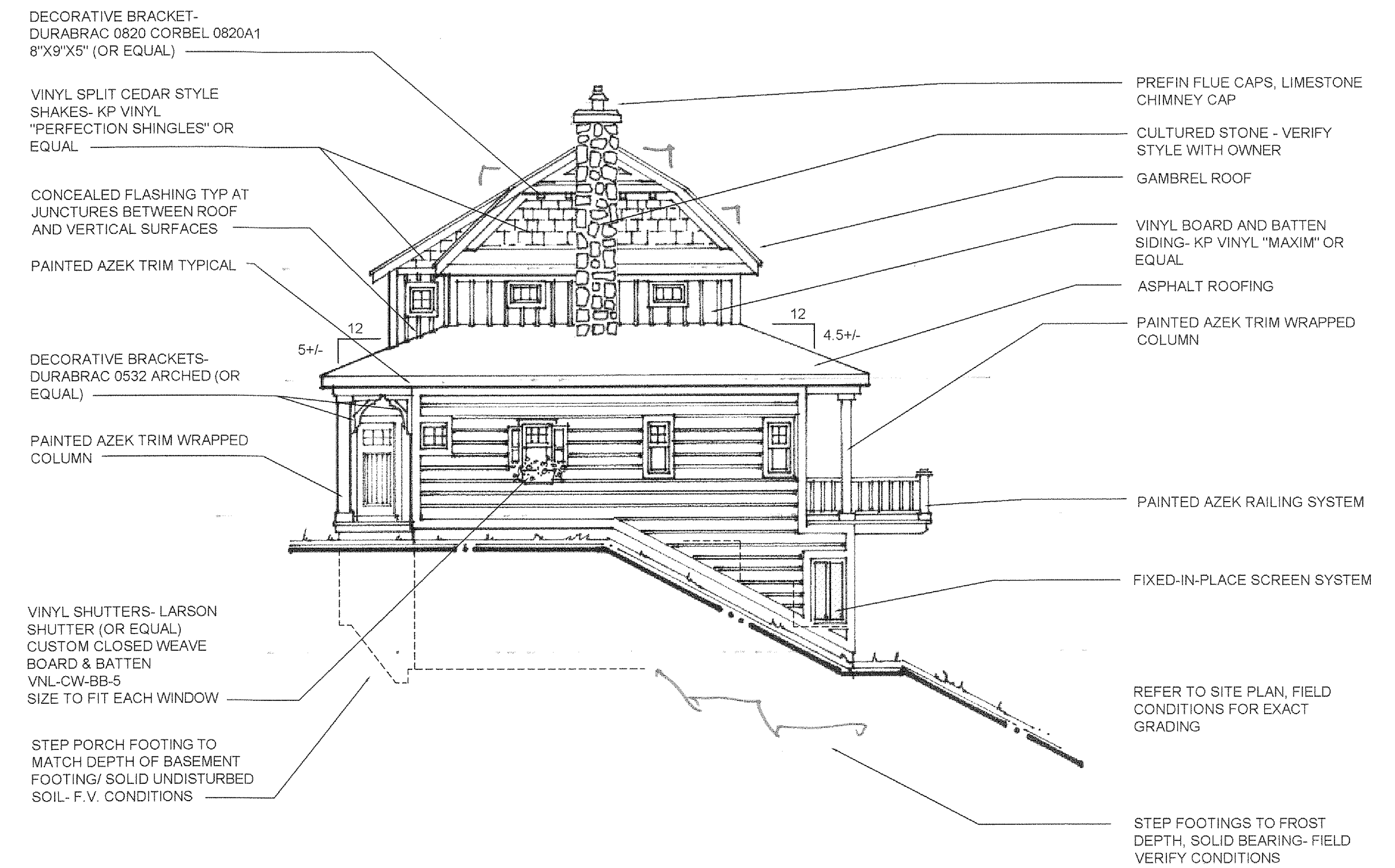
DATE: 2-12-18
SCALE: 1" = 10'
DESIGNED BY: JULIAN JAY WARGO, JR.
JOB NO.: 18107
DATE: JUN 2017
ENGINEER: JULIAN JAY WARGO, JR.
SEAL NO.: 98177

MICHIGAN
LIVINGSTON COUNTY
GENOA TOWNSHIP
4026 CLIFFORD ROAD
McCRAITH RESIDENCE

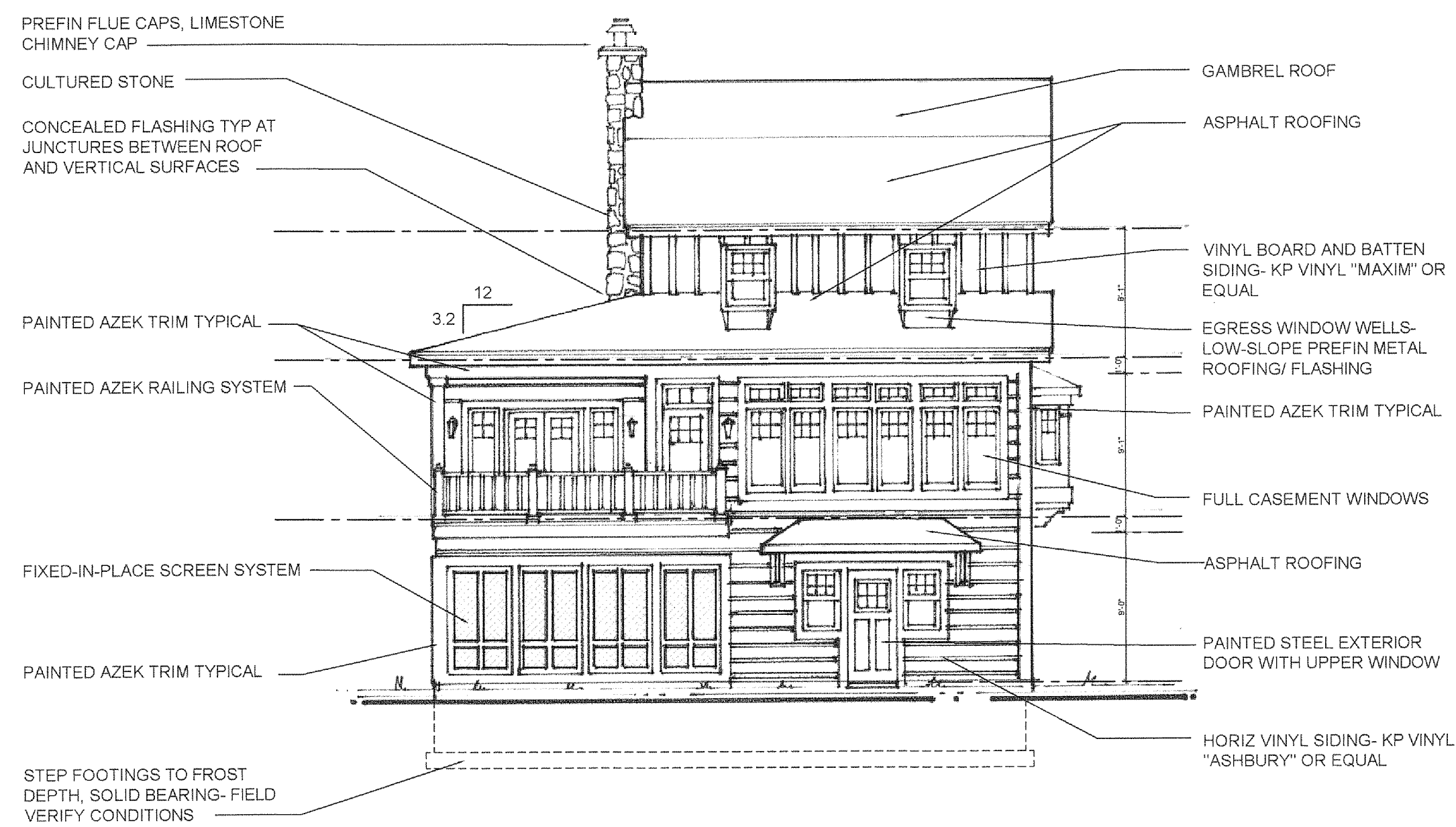
SHEET NO. 1/1



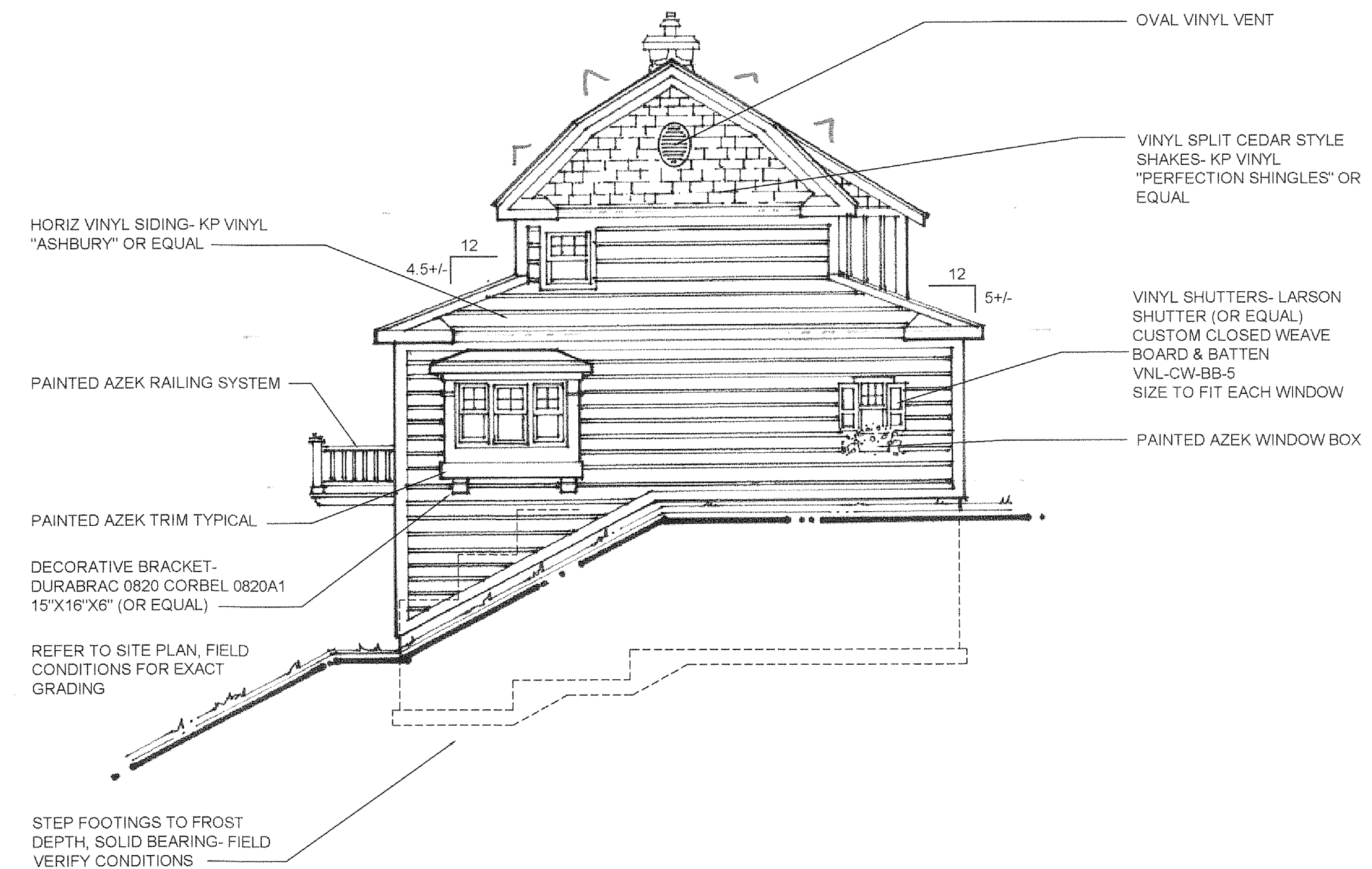
4 NORTH (STREET) ELEVATION
A2.0 SCALE 1/8" = 1'-0"



3 WEST SIDE ELEVATION
A2.0 SCALE 1/8" = 1'-0"



2 SOUTH (WATER) ELEVATION
A2.0 SCALE 1/8" = 1'-0"



1 EAST SIDE ELEVATION
A2.0 SCALE 1/8" = 1'-0"

No.	Date	Description
	2.16.18	PRICING

FACILITY/CLIENT

MCCRAITH RESIDENCE
4016 CLIFFORD ROAD
BRIGHTON, MI 48116

PROJECT

RESIDENTIAL
REMODEL



106 S. MAIN STREET
ANN ARBOR, MI 48104
TEL 734.998.0098
FAX 734.998.8899

SONN TAG
DESIGN
GROUP

architecture - plc
106 S. MAIN STREET
ANN ARBOR, MI 48104
TEL 734.684.8833
DAMNNTAG@GMAIL.COM

SHEET TITLE

ELEVATIONS

SHEET NO.

A2.0

6 April, 2018

Zoning Board of Appeals/Amy Ruthig
Genoa Township
2911 Dorr Rd
Brighton, MI 48116

Dear Amy/ZBA

I am the homeowner of 4030 Clifford Rd which is the property directly east of Kevin and Connie McCraith's lot (4026 Clifford Rd).

I understand that they are seeking a variance for their proposed new home. The McCraith's have kindly shared their plans which include the proposed new location on the lot. Since I am potentially the most impacted neighbor I just wanted to drop you a note to let you know that I am in **full support** of their plans. I hope the ZBA finds it within their wisdom to grant them their request.

Unfortunately, I will be unable to attend the meeting otherwise I would be there to support the McCraiths in person.

Please feel free to contact me if you have any questions or concerns @ 734-476-6404.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Mathews', written in a cursive style.

Todd Mathews
4030 Clifford Rd
Brighton, MI 48116

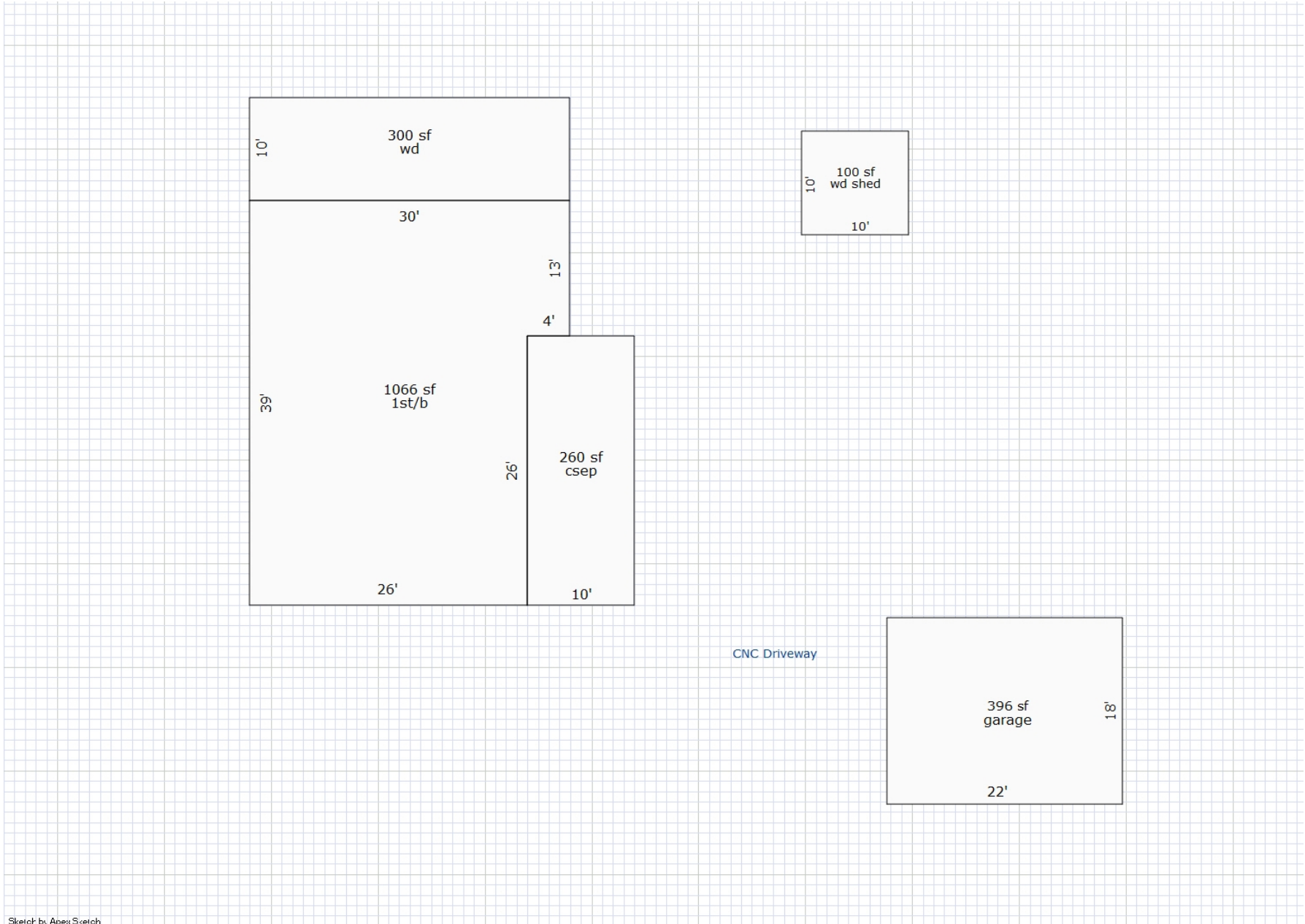
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MC CRAITH, KEVIN & CONNIE	MCCRAITH KEVIN & CONNIE RE	1	08/24/2017	WD	TRUST	2017R-032730	BUYER	0.0					
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)		Date	Number	Status				
4026 CLIFFORD RD		School: BRIGHTON											
Owner's Name/Address		P.R.E. 100% / /											
MCCRAITH KEVIN & CONNIE REV TRUST 4026 CLIFFORD RD BRIGHTON MI 48116		MAP #: V18-06		2018 Est TCV 295,330 TCV/TFA: 277.05									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 00082.ROUND LAKE								
SEC 27 T2N R5E CROOKED LAKE HIGHLANDS SUB LOT 146, EXC BEG AT NW COR OF LOT 146, TH S 64*20'E 20 FT, TH S 25*40'W 42.5 FT, TH N 15'E 47.2 FT TO POB, ALSO THE W 1/2 OF LOT 147		X	Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A ROUND LAKE LF		50.00	173.00	1.0000	1.0000	2300	100		115,000
		Paved Road		B EXCESS ROUND		18.00	173.00	1.0000	1.0000	450	100		8,100
		Storm Sewer		68 Actual Front Feet, 0.27 Total Acres		Total Est. Land Value =						123,100	
		Sidewalk		Land Improvement Cost Estimates									
		Water		Description		Rate	County	Mult.	Size	%Good	Cash Value		
		Sewer		Shed: Wood Frame		11.40	1.00		100	49		559	
		Electric		Total Estimated Land Improvements True Cash Value =								559	
		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	61,600	86,100	147,700		112,297C			
		CG	07/20/2016	REVIEWED R	2017	61,600	85,800	147,400		109,988C			
					2016	91,500	83,200	174,700		109,007C			
					2015	91,500	82,600	174,100		108,681C			



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 1 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 260 300	Type CSEP (1 Story) Pine	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G													
Building Style: C		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			CntyMult		Bsmnt Garage:			
Yr Built 1957	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Total Base Cost: 98,347			X	1.510				
Condition: Good		Lg	X	Ord		Small	No Heating/Cooling			Total Base New : 148,505				E.C.F.				
Room List		Doors: Solid X H.C.		No./Qual. of Fixtures			Total Depr Cost: 100,983			Estimated T.C.V: 171,671			X	1.700	Carport Area: Roof:			
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(6) Ceilings			Ex. X Ord. Min			Rate			Bsmnt-Adj		Heat-Adj			
(1) Exterior		(7) Excavation		Basement: 1066 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Rate			Bsmnt-Adj		Heat-Adj			
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		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			Many X Ave. Few			Rate			Bsmnt-Adj		Heat-Adj			
Insulation		(9) Basement Finish		(13) Plumbing			Public Water			Rate			Bsmnt-Adj		Heat-Adj			
(2) Windows		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			1 Public Sewer			Rate			Bsmnt-Adj		Heat-Adj			
Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Sewer			1 Water Well			Rate			Bsmnt-Adj		Heat-Adj		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Rate			Bsmnt-Adj		Heat-Adj			
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Rate			Bsmnt-Adj		Heat-Adj	
X Asphalt Shingle		Chimney: Brick								Rate			Bsmnt-Adj		Heat-Adj			

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



Sketch by Apex Sketch

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

Item #2 3A Brighton Road

It came to the Township's attention that the information provided was not accurate.

Staff informed the applicant that the case would need to be tabled until the May 15, 2018 ZBA meeting. New updated information would need to be supplied to the Township.

From: lcoley@att.net
To: [Amy Ruthig](#)
Subject: Lots 3b and 3c Brighton Road
Date: Thursday, April 12, 2018 3:51:18 PM

Amy, this is Larry Coley, I haven't completed my drawings for lots 3b and 3c Brighton Road. Can I table the proceedings until May 2018.

Sent from my iPhone



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

Case # 18-09 Meeting Date: 4/17/18

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

Applicant/Owner: GAIL CAMERON Email: GCAMERON@REDViking.com

Property Address: 3651 CONRAD, BRIGHTON MI Phone: 734 637-7911

Present Zoning: RESIDENTIAL Tax Code: 4711-22-400-004

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: REFER TO ATTACHMENTS

2. Intended property modifications: REFER TO ATTACHMENTS

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.

REFER TO ATTACHMENT

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.

REFER TO ATTACHMENT

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.

REFER TO ATTACHMENT

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.

REFER TO ATTACHMENT

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: 3/19/18 Signature: 

March 21, 2018

Attachment for Variance application:

Cameron

3651 Conrad Rd, Brighton Mi 48116

1. Variance requested: Two small extensions to the existing house perimeter following and continuation of north and south boarder walls as shown in green on drawing documents supplied. (Attachment site plan 3-19-18.
2. Intended property modifications: Construction of an addition that extends the existing home on both the upper and lower level providing additional living space. Also proposed, is the construction of a Deck on the second level as shown in drawing documents supplied,

Practical Difficulty/Substantial Justice - Strict compliance with the front yard setback would prevent applicant from constructing a proposed addition and screened in deck. We are planning to retire at the home stated and the current dwelling in not adequate for our families use. With the topography of the property, the steep hill creates difficult access and make the entrance un-safe entrance for my family that may be physically challenged. Granting the requested variance would do substantial justice to the applicant as well as to the other property owners in the neighborhood.

Extraordinary Circumstances - The exceptional or extraordinary condition of the property is the topography of the lot. Also, the neighbors to the North of 3651 have access where the gas easement is as shown on Survey drawing. In addition, the sewer access is located behind the home and along the rear of the property line which with the current variance request would not hinder or change current access.

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

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



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: April 9, 2018
RE: ZBA 18-09

File Number: ZBA#18-09 **Site Address:** 3651 Conrad Road

Parcel Number: 4711-22-400-004 **Parcel Size:** 0.16

Applicant: Greg and Michele Cameron 37731 W. Meadowhill Dr., Northville

Property Owner: Same as applicant

Information Submitted: Application, site plan, building plans

Request: Dimensional Variance – front yard, side yard and variance to construct deck in the front yard.

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

Project Description: The applicant is proposing to construct an addition to the current home.

Publication and Notice: Public hearing was published in the Livingston County Press and Argus on Sunday, April 1, 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 1936.
- In 2010 and 2013 Land Use waivers were issued for upgrades to electrical and brick work on the current home.
- There is a 20' wide utility easement for sanitary sewer along the north property line.
- There is a 12' Consumer's Energy easement located in the 15' access easement.
- In this area, Conrad Road is a private road with a 15' access easement that is not recorded.
- 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 and side yard variance to construct an addition to the existing home. The property is constrained by the location of the existing Consumer’s Gas easement and a 15’ road easement. The project does not exceed lot coverage requirements. It should be noted that the Zoning Ordinance does not reference decks in the front yard and a variance is required.

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

TABLE 3.04.01 LRR setbacks	FRONT	SIDE	SIDE	REAR	WATERFRONT
Required	35	10	5	40	84’4”
Requested	14’10”	6’6”	5’5”	56’5”	84’4”
Total Variance Amount	19’2”	3’6”	-	-	-

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 and side yard setback would prevent the applicant from constructing the proposed addition with the proposed deck. The other homes in the vicinity do not meet the front yard setback from Conrad Road therefore granting of the requested variances 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 which includes the Consumer’s Gas easement and the topography of the property. These variances would make the property consistent with other

properties in the vicinity. The need for the variance is not self-created. The unique nature of the lot which the waterfront yard is also the front yard makes the deck in the front yard appropriate.

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

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

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

1. The structure must be guttered with downspouts and drainage must be maintained on the lot.

GENOA TOWNSHIP



3651 Conrad

Cameron Concept



LEFT ELEVATION



FRONT ELEVATION

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRUZEN SHARON TRUST	CAMERON GREGREY D & MICHELE	115,000	05/13/2009	TA	ARMS-LENGTH	2009R-015656	BUYER	100.0
CRUZEN TODD & SHARON	CRUZEN SHARON TRUST	0	04/21/2006	QC	INVALID SALE	2006R/3210	BUYER	0.0
CRUZEN, TODD		0	07/01/2004	WD	ARMS-LENGTH		BUYER	0.0

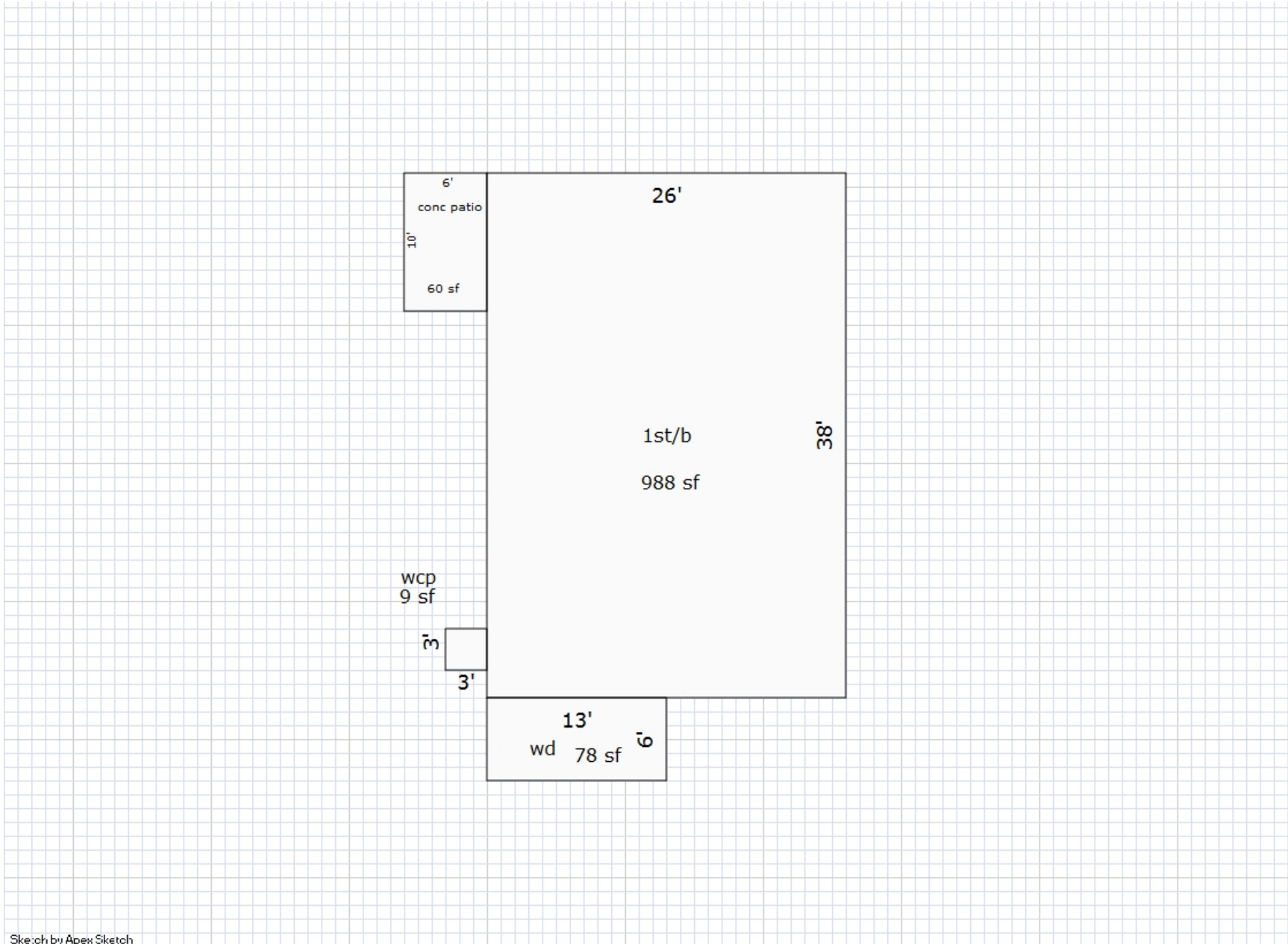
Property Address	Class: 401 RESIDENTIAL-IM	Zoning: LRR	Building Permit(s)	Date	Number	Status		
3651 CONRAD RD	School: BRIGHTON		RES MISCEL	05/09/2013	W13-080	NO START		
	P.R.E. 0%		RES MISCEL	04/01/2013	W13-044	NO START		
Owner's Name/Address	MAP #: V18-02		RES MISCEL	11/24/2010	W10-122	NO START		
CAMERON GREGREY D & MICHELE L 37731 W MEADOWHILL DR NORTHVILLE MI 48167-8974	2018 Est TCV 255,725 TCV/TFA: 258.83		Land Value Estimates for Land Table 00083.TRI LAKES LAKE FRONT					
	X Improved	Vacant	* Factors *					
Tax Description	Public Improvements	Description Frontage Depth Front Depth Rate %Adj. Reason Value						
SEC 22 T2N R5E COM SE COR, TH N 1335.41 FT, TH S89*W 1825.26 FT, S1*E 80 FT TO POB, TH S1*E 42 FT, TH S89*W 43 FT, TH N87*W 155.78 FT, TH N1*W 35 FT, TH N89*E 198.5 FT TO POB. 0.18 AC M/L CORR 10-90	Dirt Road	A LAKE FRONT 36.00 198.00 1.0000 1.0000 3000 100 108,000						
	Gravel Road	36 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 108,000						
	Paved Road	Land Improvement Cost Estimates						
	Storm Sewer	Description Rate CountyMult. Size %Good Cash Value						
	Sidewalk	D/W/P: 3.5 Concrete 3.20 1.00 60 47 90						
	Water	Total Estimated Land Improvements True Cash Value = 90						
	Sewer							
Comments/Influences	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							
	Topography of Site							
	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X REFUSE	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who When What	2018	54,000	73,900	127,900			59,002C
	LM 06/04/2013 REVIEWED R	2017	54,000	73,600	127,600			57,789C
	LLM 11/30/2010 DATA ENTER	2016	47,900	71,800	119,700			57,274C
		2015	31,500	71,200	102,700			57,103C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								9 WCP (1 Story) 78 Treated Wood				
Building Style: CD		Trim & Decoration		Central Air Wood Furnace						Class: CD Effec. Age: 28 Floor Area: 988 Total Base Cost: 79,879 Total Base New : 120,617 Total Depr Cost: 86,844 Estimated T.C.V: 147,635			CntyMult X 1.510 E.C.F. X 1.700			Bsmnt Garage: Carport Area: Roof:	
Yr Built 1936	Remodeled 2013	Size of Closets		(12) Electric			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost				
Condition: Good		Doors: Lg X Ord Small		0 Amps Service			1 Story Siding			59.48 0.00 0.00			988 58,766				
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Size Cost				
	Basement 1st Floor 2nd Floor 1 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			(9) Basement Finish			16.50			700 11,550				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			700.00			1 700				
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			(14) Water/Sewer			4675.00 2895.00			1 4,675 1 2,895				
(2) Windows		Basement: 988 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(16) Porches			69.75			9 628				
X	Many Avg. Few X Large Avg. Small	(8) Basement		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			(16) Deck/Balcony			8.52			78 665				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Treated Wood, Standard			8.52			78 665				
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, ECF (4306 TRI LAKES LAKE FRONT)			1.700 => TCV of Bldg: 1 =			86,844 147,635				
X	Gable Hip Flat	Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer													
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													

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



Sketch by Apex Sketch

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

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 20, 2018 - 6:30 PM**

MINUTES

Call to Order: Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm at the Genoa Charter Township Hall. The members and staff of the Zoning Board of Appeals were present as follows: Jeff Dhaenens, Jean Ledford, Marianne McCreary, Dean Tengel, Bill Rockwell, and Amy Ruthig, Zoning Official.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

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

Call to the Public:

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

1. 18-04 ... A request by Thomas and Karen Hemsteger, 1427 S. Hughes, for a rear yard variance and a size variance to construct an addition to an existing detached garage.

Mr. and Mrs. Hemsteger were present. Mr. Hemsteger stated they would like to add a 446-square-foot addition onto their garage. The property was divided so the existing garage is now too close to the rear yard property line. It is currently located on the only high part of the property. The remainder of their property is prone to flooding. They have spoken to the neighbors to the south and the west and they advised that they would like to have the garage remain in its current location. The practical difficulty is the lay of the land. He believes allowing this variance would be an improvement to the neighborhood. If they were granted the variance, they would remove the existing lean-to on the garage and that would improve the view for his neighbor.

Board Member McCreary questioned if the existing play structure was included when calculating the allowable square footage. Ms. Ruthig stated it was not as it was not on the drawing that was submitted. Mr. Hemsteger stated it is 7' x 7'. It is on a wooden

floor and is not a permanent structure. It was determined it must be included in the total square footage calculation.

The call to the public was made at 6:48 pm.

Mr. Philip Winteringham of 1444 S. Hughes lives directly across the street from Mr. and Mrs. Hemsteger. He is in support of this project.

The call to the public was closed at 6:49 pm.

Ms. Ruthig stated that the variance amount will need to be amended to include the 49 square feet for the playhouse. This will make the variance request for the allowable square footage 495 square feet.

Board Member McCreary commended the applicant for providing the needed information for the variance request. She agrees that he does not have options to comply with the ordinance. She would support both of these requests.

Moved by Board Member McCreary, seconded by Board Member Tengel, to approve Case #18-04, 1427 S. Hughes Road by Thomas and Karen Hemsteger, for a rear-yard variance of 32 feet 10 inches from the required 60 feet for a rear yard setback of 27 feet, 2 inches and an allowable square footage variance of 495 square feet from the required 1200 square feet for total square footage of 1695 square feet to construct an addition to an existing detached garage, based on the following findings of fact:

- The location of the home and outbuildings are original to what was once part of a larger parcel of land. The result is an irregular shaped lot, with seasonal drainage challenges and wet areas due to surrounding property drainage from newer developed lots and grade changes from neighboring properties.
- The extraordinary circumstances are the historical nature of the home and inability to attach a garage that would prevent the need for a variance request.
- Substantial justice would be granted to the applicant by allowing them to add on to the current detached garage. Similar homes within the same zoning have attached garages thereby not needing a variance request for an accessory building.
- The need for the variance is not self- created.
- The existing roofed unenclosed portion in the rear of the detached structure will be removed along with the roof for the wood pile as indicated on the supplied site plan. The removal of the unenclosed portion will decrease the non-conforming setback of the detached structure which was preexisting.
- The addition will not affect public safety or welfare. The current garage is shielded by a privacy fence. The addition will not move towards any neighboring properties, only the subject property. It will improve the current setback and not block airflow or light. The addition will be constructed of fire resistant materials such as a steel roof. Granting this variance request will not 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 Genoa Township.

- The proposed variances would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood

This approval is based on the following conditions being met:

1. The ceiling height shall comply with Article 11.04.01 (j) maximum height
2. Drainage from the structure must be maintained on the lot.
3. The structure must be guttered with downspouts.

The motion carried unanimously.

Administrative Business:

1. Approval of the minutes for the February 20, 2018 Zoning Board of Appeals Meeting.

There were some typographical changes that needed to be made.

Moved by Board Member Rockwell, seconded by Board Member Tengel, to approve the February 20, 2018 Zoning Board of Appeals Meeting minutes with the changes noted. **The motion carried unanimously with Board Member McCreary abstaining.**

2. Correspondence – There were no correspondence this evening.
3. Township Board Representative Report - Board Member Ledford provided a review of the Township Board meetings held on March 5th and March 19, 2018.
4. Planning Commission Representative Report – Board Member McCreary provided a review of the Planning Commission meeting held on March 12, 2018.
5. Zoning Official Report – Ms. Ruthig stated she has made changes to the Variance Request application, including having the applicants include the building envelope on their drawings.

There will be a April ZBA meeting with approximately five items on the agenda.

April 30th is being suggested to be a joint meeting between the Planning Commission, ZBA, and Township Board to discuss the South Latson Road interchange.

3-20-18 ZBA Unapproved

She and the code enforcement officer will be making a presentation to the Board in the next couple of months.

6. Member Discussion

There were no items discussed this evening.

7. Adjournment

Moved by Board Member Ledford, seconded by Board Member McCreary, to adjourn the meeting at 7:21 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary