

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MAY 15, 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.)*

Presentation of “Phasing in Natural Shorelines” by Sharon Stone-Francis and Amy Ruthig.

1. 18-09 ... 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. (Tabled 4-17-18)
2. 18-10 ... A request by David and Deborah Sullivan, 5372 Wildwood Drive, for a size variance and a variance to construct detached accessory structure in the front yard.
3. 18-11 ... A request by Nathan DesJardin, 582 Hilltop Drive for a variance to construct a detached accessory structure in the front yard.
4. 18-12 ... A request by Samuel Orvelo, 1752 Woodhill Drive, for a rear yard variance to allow for an addition to the existing home.

Administrative Business:

1. Approval of minutes for the April 17, 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 # 18-09 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: May 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.
- At the April 17 ZBA meeting, the applicant was tabled.

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 two side yard variances 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 (unrecorded). 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. The applicant was tabled at the last ZBA meeting in order to obtain additional information per the Board Members request. The applicant has submitted an email from the Brighton Area Fire Marshal, a review letter from the Township Utility Director in regards to the Grinder pump, the original survey for the property and has submitted drawings with updated setbacks.

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	11’6”	8’	4’7	56’5”	84’4”
Total Variance Amount	23’6”	2’	5”	-	-

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 setbacks 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 (not recorded) 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.
2. The conditions of the Utility Director’s letter dated 5-3-17 must be followed.

GENOA TOWNSHIP



- 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 shall have discretion to approve extensions to the above deadlines under proven special or extenuation 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 foot height requirement.
 3. The structure must be guttered with downspouts and drainage must be maintained on the lot. **The motion carried unanimously.**

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.

Moved by Board Member Tengel, supported by Board Member Rassel, to postpone case #18-07 for Todd and Tracie Richards/Nonnie Enterprises, Lot 3A Brighton Road (11-25-300-057) until the next scheduled Zoning Board of Appeals meeting on May 15th, 2018 per petitioner's request. **The motion carried unanimously.**

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.

Moved by Board Member Tengel, supported by Board Member Rockwell, to postpone case #18-08 for Larry Coley, lot 3B Brighton Road (11-25-300-058), until the next scheduled Zoning Board of Appeals meeting on May 15th, 2018 per petitioner's request. **The motion carried unanimously.**

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.

Greg Cameron, homeowner was present for petitioner. Mr. Cameron stated that they would like to retire to this home. However, it is a one bedroom home. There are no public safety and welfare issues and it is located back from the easement. Mr. Cameron apologized for not staking the property.

Chairman Dhaenens questioned how close the house is to the grinder. Mr. Cameron stated that the enclosed screened deck would overhang the grinder pump.

Board members agreed that with the property not being staked to show improvements it makes it difficult to make a decision.

Board Member McCreary and Rockwell questioned applicant on how the home would be accessed. Mr. Cameron stated that it would take 2 steps to enter the home. There are limitations in the home to make access easier.

Board Member Rassel stated that the applicant's home will not be located closer to the easement than the neighbor to the south.

A call to the public was made with the following responses: Jan Pitzer, 3680 Dorr Road, stated that the wall is a landscaping wall instead of a curb. The easement is the widest in front of their house. There is a gas line located on their property, find the line and measure 6 feet on each side. Allen Beckner, 3679 Conrad, stated that what the applicant is proposing is aesthetically improving the property. The Fire Department could access the properties with the 20 foot easement in the rear of the homes. If the building goes up to the easement it would not make a difference for access. Gary Srock, 3639 Conrad, stated the home was built by Joe Lewis. He questioned why his taxes are high.

The board members agreed that the property should be staked to represent what is shown on the supplied drawing and the Fire Department should have input on the addition encroaching on the easement.

Moved by Board Member McCreary, supported by Board Member Rockwell, to postpone case #18-09, for Greg Cameron, 3651 Conrad Road until the next scheduled Zoning Board of Appeals meeting on May 15, 2018 to allow petitioner to address the ZBA's concerns in regards to the following:

- Property to be staked to show location of improvements from lot lines;
- Provide the ZBA with a copy of the completed survey;
- Contact the Brighton Area Fire Department to receive input on location of addition for access to other homes
- Contact Genoa Township Utility Department in regards to grinder pump access requirements
- Survey to show improvements

The motion carried unanimously.

Administrative Business:

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

From: [Kelly VanMarter](mailto:Kelly.VanMarter)
To: [Amy Ruthig](mailto:Amy.Ruthig)
Subject: Fwd: 3561 Conrad Rd.
Date: Friday, April 20, 2018 6:04:58 PM

Sent from my iPhone

Begin forwarded message:

From: Rick Boisvert <rboisvert@brightonareafire.com>
Date: April 20, 2018 at 5:32:30 PM EDT
To: Kelly VanMarter <Kelly@genoa.org>
Cc: <gcameron@redviking.com>
Subject: 3561 Conrad Rd.

Good evening Kelly,

I am writing to let you know that I met with Greg Cameron regarding his variance for construction on his residence located at 3561 Conrad Rd.

The fire authority has no opposition to the proposed addition to the existing structure as discussed and shown on renderings. I believe that while access to the area is already poor, the addition to this structure has no negative effect on the access to this structure or others on the drive.

I appreciate the opportunity to review and Mr. Cameron's understanding of safety.

Rick Boisvert, CFPS, IAAI-FIT
Fire Marshal
Brighton Area Fire Authority
615 W. Grand River
Brighton, MI 48116
Main: (810)229-6640
Direct: (810)299-0033
Fax: (810)229-1619
Cell: (248)762-7929
rboisvert@brightonareafire.com



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

May 3, 2017

Via E-Mail

Mr. Greg Cameron
3651 Conrad Road
Brighton, MI 48116

**Subject: Grinder Pump Location in Proximity to Proposed Building Addition at
3651 Conrad Road, Brighton, MI**

Dear Mr. Cameron,

Operations staff conducted a site investigation of the existing grinder pump at 3651 Conrad Road, as it relates to the proposed building addition. Based on our review, the grinder pump can remain in its current location provided:

- 1) A minimum of 6 inches of clearance is maintained between the grinder pump and support posts for the addition so that removal of the cover for the pump chamber is not hindered;
- 2) A minimum of 8-feet of clearance is maintained over the pump so that removal and service of the pump is not hindered; and,
- 3) No posts are placed over the existing sanitary piping leading from the home into the grinder pump chamber or the discharge line from the grinder pump so that excavation and repair of the grinder can or sewer lines does undermine the support posts.

Should you be unable to meet these criteria, then relocation of the grinder pump at your expense will have to occur. Please contact our office if you have any questions or require additional information.

Sincerely,

Greg Tatara
Utility Director, Genoa Charter Township

Copy: Amy Ruthig, Genoa Charter Township

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

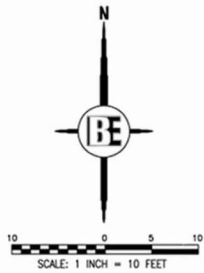
Diana Lowe

MANAGER

Michael C. Archinal

GENERAL SURVEY NOTES:

- BEARINGS WERE ESTABLISHED FROM A PREVIOUS SURVEY BY BOSS ENGINEERING, JOB NO. 10-268A, DATED 1-17-11.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
- ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS REPORT 02-19-18. (NAVD 88 DATUM)
SITE BENCHMARKS (NAVD88 DATUM):
-BM #200 = X ON TOP OF EXISTING WELL @ PROPERTY. ELEV.=959.92
- CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- A PORTION OF SUBJECT PROPERTY IS AFFECTED BY THE 100-YEAR FLOODPLAIN FOR CROOKED LAKE (ZONE A) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), FOR THE TOWNSHIP OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN, MAP NUMBER 26093C03400, PANEL 340 OF 495, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008. THE APPROXIMATE 100-YEAR FLOODPLAIN ELEVATION FOR CROOKED LAKE WAS ESTABLISHED BY MDEQ AS 941.3 FEET, NAVD 88 DATUM
- THE LOCATIONS OF SANITARY SEWER, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS ALONG WITH DRAWINGS SUPPLIED BY McNAMEE PORTER & SEELEY (NOW TETRA TECH), JOB NO. 144.024.S-1, DATED 12-27-95.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
- ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.



LEGEND

- PROPOSED DECK
- PROPOSED HOUSE
- PROPOSED SCREENED-IN DECK
- REQUESTED VARIANCE
- EXISTING HOUSE

LEGEND

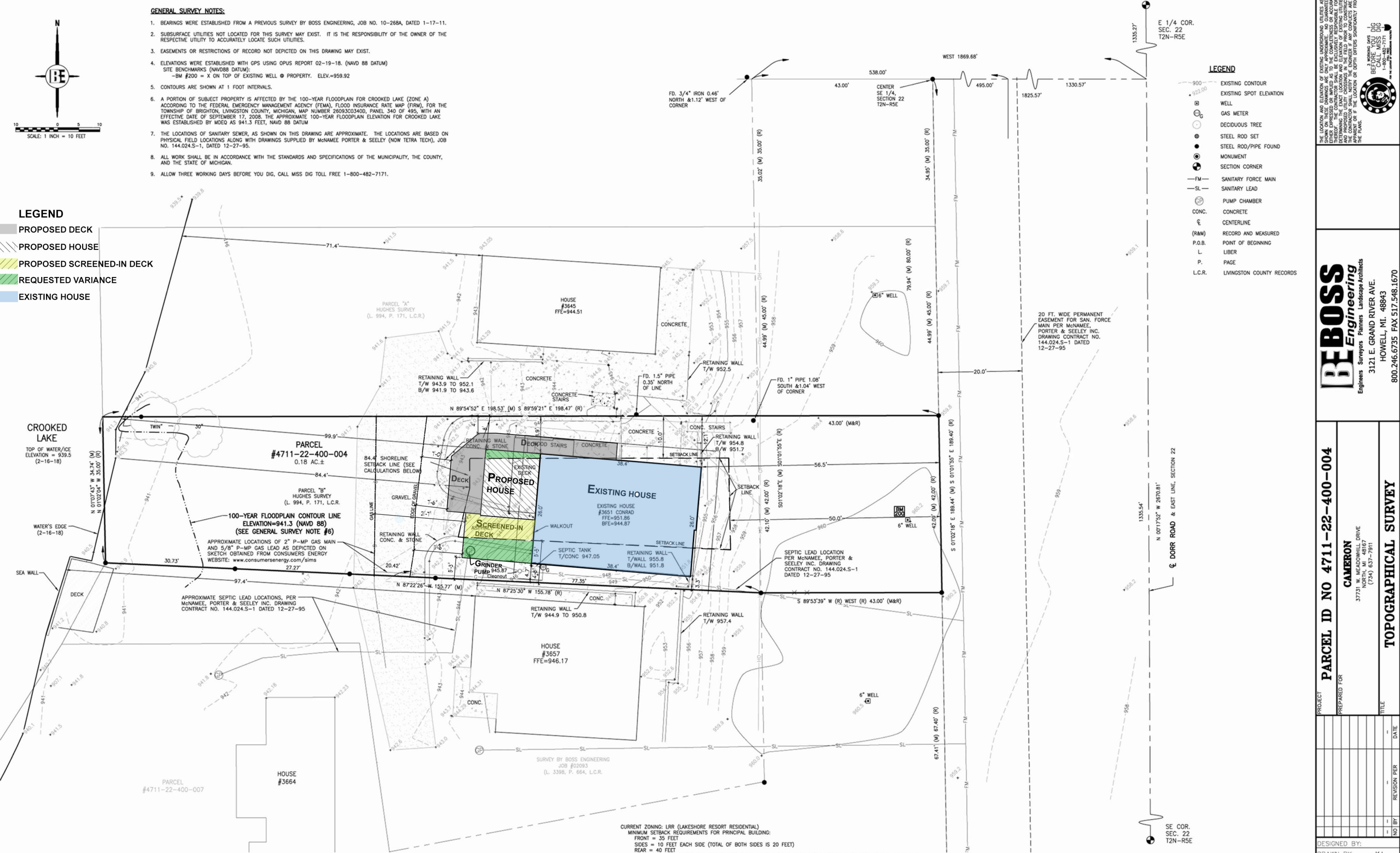
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- WELL
- GAS METER
- DECIDUOUS TREE
- STEEL ROD SET
- STEEL ROD/PIPE FOUND
- MONUMENT
- SECTION CORNER
- SANITARY FORCE MAIN
- SANITARY LEAD
- PUMP CHAMBER
- CONC. CONCRETE
- CENTERLINE
- RECORD AND MEASURED
- P.O.B. POINT OF BEGINNING
- LIBER
- PAGE
- L.C.R. LIVINGSTON COUNTY RECORDS

CROOKED LAKE

TOP OF WATER/ICE ELEVATION = 939.5 (2-16-18)

WATER'S EDGE (2-16-18)

SEA WALL



PARCEL #4711-22-400-004
0.18 AC. ±

PARCEL "B" HUGHES SURVEY
(L. 994, P. 171, L.C.R.)

100-YEAR FLOODPLAIN CONTOUR LINE
ELEVATION=941.3 (NAVD 88)
(SEE GENERAL SURVEY NOTE #6)

APPROXIMATE SEPTIC LEAD LOCATIONS, PER
McNAMEE, PORTER & SEELEY INC. DRAWING
CONTRACT NO. 144.024.S-1 DATED 12-27-95

CURRENT ZONING: LRR (LAKESHORE RESORT RESIDENTIAL)
MINIMUM SETBACK REQUIREMENTS FOR PRINCIPAL BUILDING:
FRONT = 35 FEET
SIDES = 10 FEET EACH SIDE (TOTAL OF BOTH SIDES IS 20 FEET)
REAR = 40 FEET
(K) ONE OF SIDE YARDS MAY BE REDUCED TO A MINIMUM OF FIVE (5) FEET WHERE ALL OF THE FOLLOWING ARE MET:
1. THE OTHER SIDE YARD MUST BE (10) FEET.
2. THE DISTANCE BETWEEN THE BUILDING AND BUILDING ON ADJACENT LOT SHALL BE ON LESS THEN TEN (10) FEET.
3. THE ROOF SHALL HAVE GUTTERS. (AS AMENDED 3/5/10).
REQUIRED SETBACK FROM SHORELINE OR ORDINARY HIGH WATER MARK OF A LAKE FOR SITES CONNECTED TO PUBLIC SEWER IN LAKESHORE RESORT RESIDENTIAL DISTRICT:
MINIMUM 40 FEET OR CONSISTENT WITH THE SETBACKS OF ADJACENT PRINCIPAL BUILDINGS, WHICHEVER IS GREATER AS DETERMINED BY THE ZONING ADMINISTRATOR. IF THE SETBACKS OF ADJACENT PRINCIPAL BUILDINGS VARY BECAUSE OF IRREGULAR SHORELINE, THE SETBACK SHALL BE THE AVERAGE OF ALL LOTS WITHIN 500 FEET ALONG THE SHORELINE OR 40 FEET WHICHEVER IS THE GREATER. PER THE TOWNSHIP ORDINANCE.
BASED ON THE EXISTING PRINCIPAL BUILDINGS ON THE ADJACENT LOTS, THE AVERAGE SHORELINE SETBACK FOR SUBJECT PROPERTY IS 84.4 FEET. (CALCULATIONS FOR SHORELINE SETBACK: $71.4 + 97.4 = 168.8 / 2 = 84.4$)

PROPERTY DESCRIPTION PER LIVINGSTON COUNTY TAX ROLL:

TAX ID NO. 4711-22-400-004:
SEC. 22 T2N-R5E, COM SE COR. TH N 1335.41 FT, TH S89°W 1825.26 FT, TH S1°E 80 FT TO POB, TH S1°E 42 FT, TH S89°W 43 FT, TH N87°W 155.78 FT, TH N89°E 198.5 FT TO POB. 0.18 AC M/L CORR 10-90

PROPERTY DESCRIPTION PER DARRELL HUGHES SURVEY, DATED SEPTEMBER 15, 1980 (PARCEL "B"):

Part of the S.E. 1/4 of Section 22, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: Commencing at the S.E. corner of Section 22; thence N 00°18'15" W, 1335.41 feet along the East line of said Section 22 and centerline of Dorr Road; thence S 89°59'37" W, 1330.26 feet along the South 1/16 line of said Section 22 to the S.E. 1/16 corner of said Section 22; thence S 89°59'37" W, 495.00 feet along the South 1/16 line of said Section 22; thence S 01°02'18" E, 80.00 feet to the Point of Beginning of the parcel to be described; thence S 01°02'18" E, 42.00 feet; thence S 89°59'37" W, 43.00 feet; thence N 87°25'53" W, 155.78 feet; thence N 01°02'18" W, 35.00 feet; thence N 89°59'37" E, 198.50 feet to the point of beginning, containing 0.179 acres more or less and subject to easements and restrictions of record, if any.

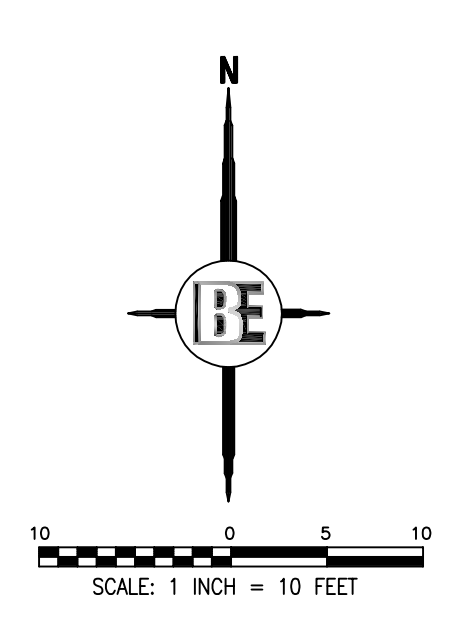
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN ARE ACCURATELY LOCATED. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY UTILITIES ARE FOUND AT A DEPTH OR LOCATION DIFFERENT FROM THAT SHOWN ON THE PLANS.

BOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

PROJECT: **PARCEL ID NO 4711-22-400-004**
PREPARED FOR: **CAMERON**
37731 W. MEADOWHILL DRIVE
NORTH, MI. 48167
(734) 637-7911
TITLE: **TOPOGRAPHICAL SURVEY**

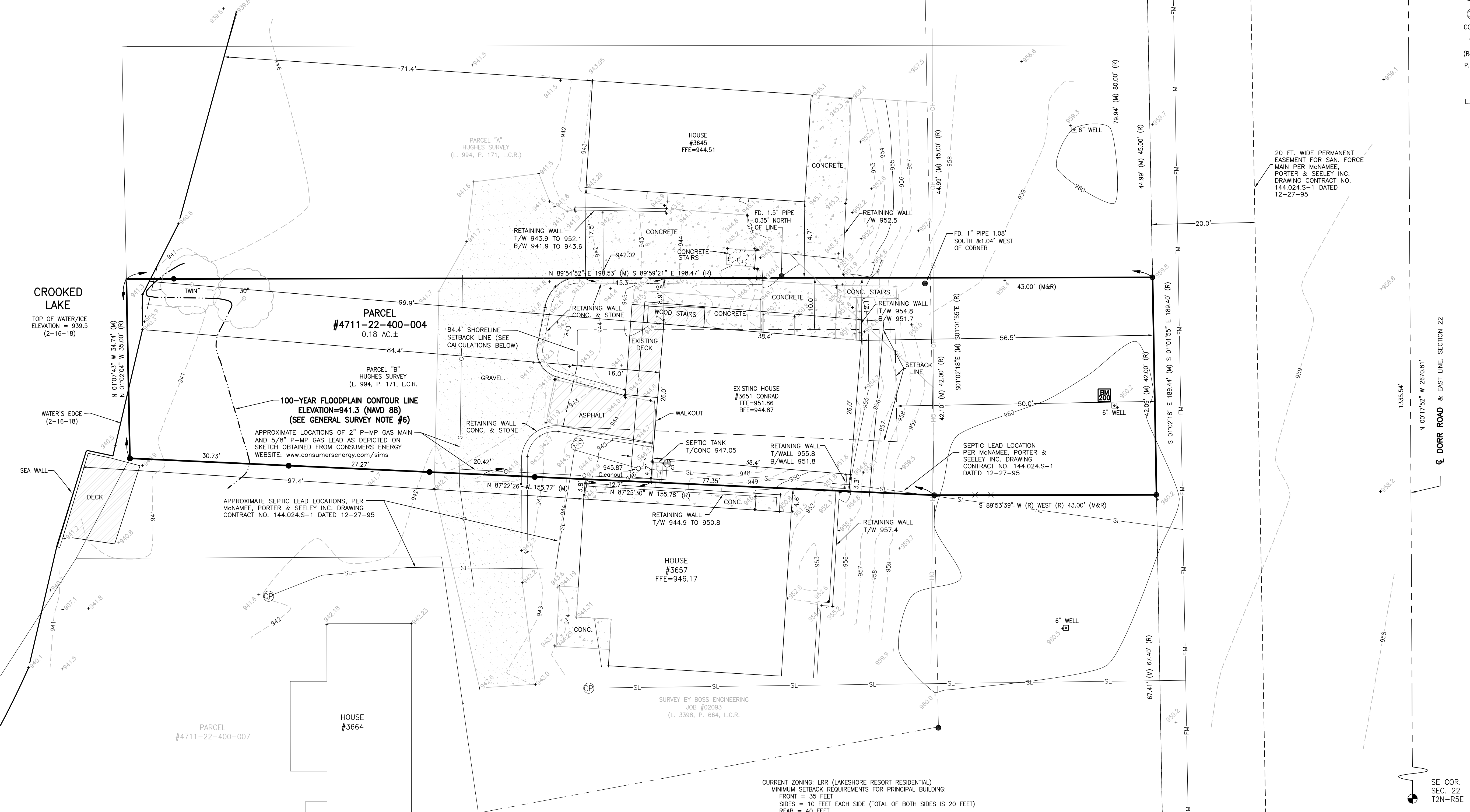
NO	BY	REVISION PER	DATE

DESIGNED BY: **KJ**
DRAWN BY: **KJ**
CHECKED BY:
SCALE: **1" = 10'**
JOB NO. **18-027**
DATE: **2-27-18**
SHEET NO. **1**



- GENERAL SURVEY NOTES:**
1. BEARINGS WERE ESTABLISHED FROM A PREVIOUS SURVEY BY BOSS ENGINEERING, JOB NO. 10-268A, DATED 1-17-11.
 2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
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 9. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

- LEGEND**
- 900 EXISTING CONTOUR
 - 920.00 EXISTING SPOT ELEVATION
 - WELL
 - GAS METER
 - DECIDUOUS TREE
 - STEEL ROD SET
 - STEEL ROD/PIPE FOUND MONUMENT
 - SECTION CORNER
 - FM SANITARY FORCE MAIN
 - SL SANITARY LEAD
 - PC PUMP CHAMBER
 - CONC. CONCRETE
 - CL CENTERLINE
 - (R&M) RECORD AND MEASURED
 - P.O.B. POINT OF BEGINNING
 - L. LIBER
 - P. PAGE
 - L.C.R. LIVINGSTON COUNTY RECORDS



PROPERTY DESCRIPTION PER LIVINGSTON COUNTY TAX ROLL:
TAX ID NO. 4711-22-400-004:
 SEC. 22 T2N-R5E, COM SE COR. TH N 1335.41 FT, TH S89°W 1825.26 FT, TH S1°E 80 FT TO POB, TH S1°E 42 FT, TH S89°W 43 FT, TH N87°W 155.78 FT, TH N89°E 196.5 FT TO POB. 0.18 AC M/L CORR 10-90

PROPERTY DESCRIPTION PER DARRELL HUGHES SURVEY, DATED SEPTEMBER 15, 1980 (PARCEL "B"):
 Part of the S.E. 1/4 of Section 22, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: Commencing at the S.E. corner of Section 22; thence N 0°18'15" W, 1335.41 feet along the East line of said Section 22 and centerline of Dorr Road; thence S 89°59'37" W, 1330.26 feet along the South 1/16 line of said Section 22 to the S.E. 1/16 corner of said Section 22; thence S 89°59'37" W, 495.00 feet along the South 1/16 line of said Section 22; thence S 01°02'18" E, 80.00 feet to the Point of Beginning of the parcel to be described; thence S 01°02'18" E, 42.00 feet; thence S 89°59'37" W, 43.00 feet; thence N 87°25'53" W, 155.78 feet; thence N 01°02'18" W, 35.00 feet; thence N 89°59'37" E, 198.50 feet to the point of beginning, containing 0.179 acres more or less and subject to easements and restrictions of record, if any.

CURRENT ZONING: LRR (LAKESHORE RESORT RESIDENTIAL)
 MINIMUM SETBACK REQUIREMENTS FOR PRINCIPAL BUILDING:
 FRONT = 35 FEET
 SIDES = 10 FEET EACH SIDE (TOTAL OF BOTH SIDES IS 20 FEET)
 REAR = 40 FEET
 (K) ONE OF SIDE YARDS MAY BE REDUCED TO A MINIMUM OF FIVE (5) FEET WHERE ALL OF THE FOLLOWING ARE MET:
 1. THE OTHER SIDE YARD MUST BE (10) FEET.
 2. THE DISTANCE BETWEEN THE BUILDING AND BUILDING ON ADJACENT LOT SHALL BE ON LESS THEN TEN (10) FEET.
 3. THE ROOF SHALL HAVE GUTTERS. (AS AMENDED 3/5/10)
 REQUIRED SETBACK FROM SHORELINE OR ORDINARY HIGH WATER MARK OF A LAKE FOR SITES CONNECTED TO PUBLIC SEWER IN LAKESHORE RESORT RESIDENTIAL DISTRICT:
 MINIMUM 40 FEET OR CONSISTENT WITH THE SETBACKS OF ADJACENT PRINCIPAL BUILDINGS, WHICHEVER IS GREATER AS DETERMINED BY THE ZONING ADMINISTRATOR. IF THE SETBACKS OF ADJACENT PRINCIPAL BUILDINGS VARY BECAUSE OF IRREGULAR SHORELINE, THE SETBACK SHALL BE THE AVERAGE OF ALL LOTS WITHIN 500 FEET ALONG THE SHORELINE OR 40 FEET WHICHEVER IS THE GREATER, PER THE TOWNSHIP ORDINANCE.
 BASED ON THE EXISTING PRINCIPAL BUILDINGS ON THE ADJACENT LOTS, THE AVERAGE SHORELINE SETBACK FOR SUBJECT PROPERTY IS 84.4 FEET. (CALCULATIONS FOR SHORELINE SETBACK: 71.4+97.4=168.8/2=84.4)

THE DESIGN AND CONSTRUCTION OF THIS SURVEYING INSTRUMENTATION, THE USE AS SHOWN ON THESE DRAWINGS, AND THE COMPLETION OF THIS SURVEYING INSTRUMENTATION EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF THE RESULTS THEREOF, ARE THE SOLE RESPONSIBILITY OF THE SURVEYOR. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ANY CONDUITS, APPURTENANCES OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLAN.

**BEFORE YOU DIG
CALL MISS DIG**
 1-800-482-7171

BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

PROJECT	PARCEL ID NO 4711-22-400-004
PREPARED FOR	CAMERON 37731 W. MEADOWHILL DRIVE NORTH, MI 48167 (734) 637-7911
TITLE	TOPOGRAPHICAL SURVEY
DESIGNED BY:	
DRAWN BY:	KJ
CHECKED BY:	
SCALE	1" = 10'
JOB NO.	18-027
DATE	2-27-18
SHEET NO.	1
ADDITIONAL DIMENSIONS PER CLIENT	3-6-18
REVISION PER	DATE
1 AEB	
NO BY	

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

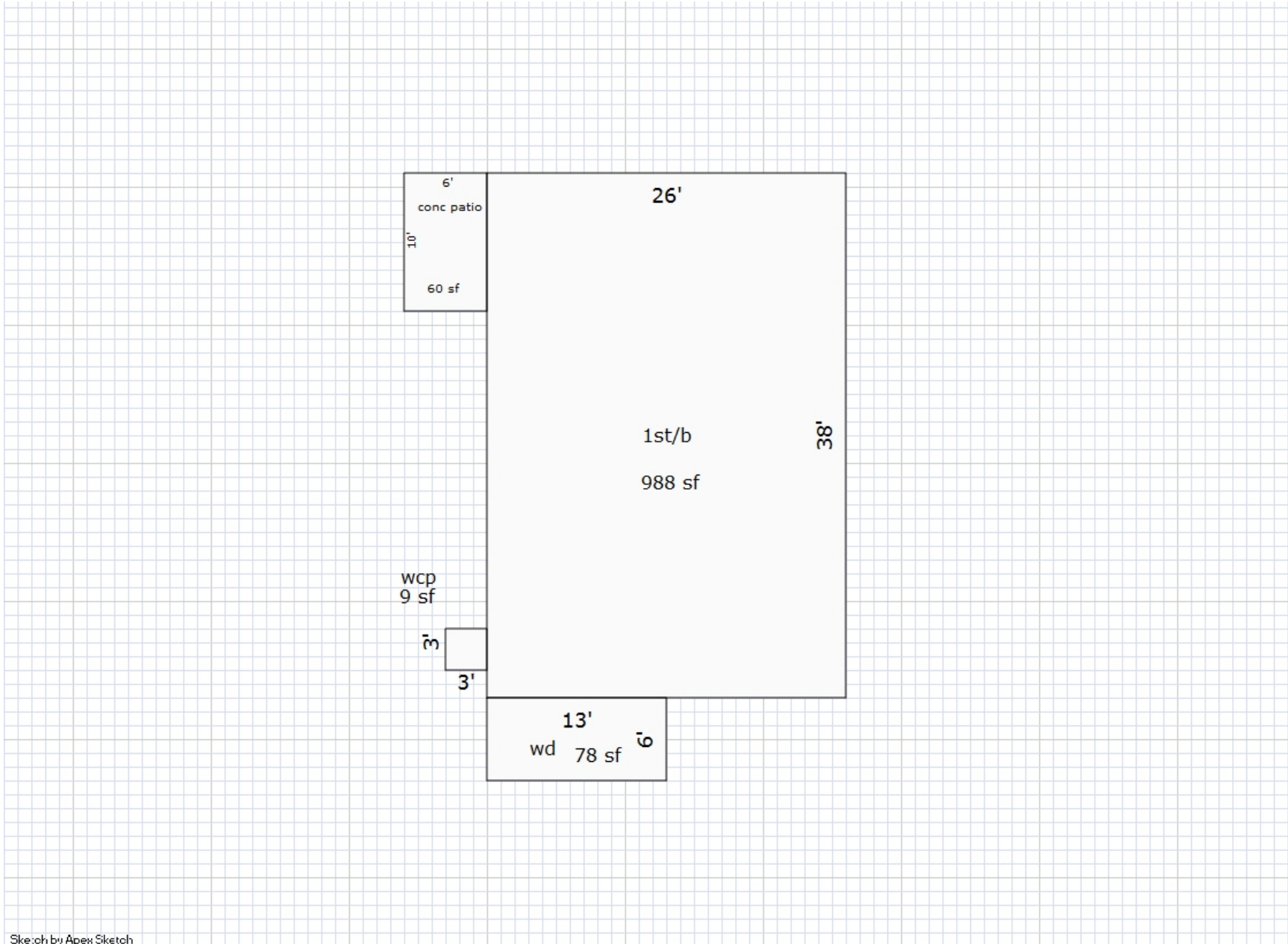
Property Address	Class: 401 RESIDENTIAL-IM	Zoning: LRR	Building Permit(s)	Date	Number	Status		
3651 CONRAD RD	School: BRIGHTON		RES MISCEL	05/09/2013	W13-080	NO START		
	P.R.E. 0%		RES MISCEL	04/01/2013	W13-044	NO START		
Owner's Name/Address	MAP #: V18-02		RES MISCEL	11/24/2010	W10-122	NO START		
CAMERON 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



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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			(12) Electric			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		0 Amps Service			No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost				
Condition: Good		Doors: Lg X Ord Small		Ex. X Ord Min			No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost		
Room List		(5) Floors		Many X Ave. Few			(9) Basement Finish			Basement Living Finish			16.50		700 11,550		
	Basement 1st Floor 2nd Floor 1 Bedrooms	Kitchen: Other: Other:		(13) Plumbing			Average Fixture(s)			Well, 200 Feet			4675.00		1 4,675		
(1) Exterior		(6) Ceilings		Basement: 988 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath			1000 Gal Septic			2895.00		1 2,895		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement			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) Porches			69.75		9 628		
Insulation		Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			WCP (1 Story), Standard			8.52		78 665		
(2) Windows		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors No Floor SF			Public Water Public Sewer			Treated Wood, Standard			8.52		78 665		
X	Many Avg. Few X Large Avg. Small	700		1			1			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		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF 1 Walkout Doors No Floor SF		1			1			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		
(3) Roof		(10) Floor Support		Lump Sum Items:			Public Water Public 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	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1 Water Well 1 1000 Gal Septic 2000 Gal Septic			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	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 # 18-10 Meeting Date: May 15, 2018

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

Applicant/Owner: David & Deborah Sullivan Email: Sully48021@yahoo.com
Property Address: 5372 Wildwood Dr Phone: 586-634-3660
Present Zoning: LRR Tax Code: 4711-10-102-079

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:

- Variance requested: SET BACK VARIANCE BECAUSE OF LOTS ON HILL, AND TO BUILD A GARAGE 30' X 24' WHICH WOULD PUT THE GARAGE PLUS CORRIDOR 24 SQ. FT. OVER THE ALLOWABLE 900 SQ. FT. TOTAL ALLOWED
- Intended property modifications: ~~NOTE~~ REMOVE EXISTING SHED TO ALLOW FOR GARAGE.

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 lots front (hillside) on Willwood Dr. the rear of the house in on Circle Drive. All of the homes on Circle are closer to that rd. because our frontage is a hill.

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.

As explained above the garage cannot be built on the hill

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.

I believe it meets all of the above criteria. I will still have 5 parking spaces on my property not including the garage

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.

I believe there will be no negative impact on the surrounding community

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: 4/2/2018 Signature: [Signature]



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: May 8, 2018

RE: ZBA 18-10

STAFF REPORT

File Number: ZBA#18-10
Site Address: 5372 Wildwood Drive, Howell
Parcel Number: 4711-10-102-079
Parcel Size: .202 Acres
Applicant: David and Deborah Sullivan
Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variances

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

Zoning and Existing Use: LRR (Lakeshore Resort Residential) Single Family Dwelling located on property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday April 29, 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:

- No year built was found in assessing records.
- In 2010, a land use waiver was issued for window replacement.
- In 2013, a land use permit was issued for construction of a deck.
- In 2015, land use waivers were issued for a reroof and repairs to the front covered porch.
- See Assessing Record Card.

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

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 proposed project is to construct a 30 X 24 detached accessory structure. In order to construct the detached accessory structure as proposed, the applicant is in need of a size variance and a variance to construct the detached accessory structure in the front yard. The lot is considered a through lot which has two front lot lines. The applicant proposes to keep the existing carport however the existing shed will be removed. It has been determined that the structure meets building height of 14 feet.

Variance Requests

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

Sec. 11.04 ACCESSORY BUILDINGS AND STRUCTURES (c) and (h)

11.04.01 Accessory Buildings, Structures and Uses in General

(c) Restrictions in Front Yard: Detached accessory buildings shall not be erected in any front yard, except accessory buildings are permitted in the front yards as follows:

- (1) Waterfront lots in the Lakeshore Resort Residential District.
- (2) Lots of at least five (5) acres when the front setback is equal to or greater than the average setback of established buildings on adjoining lots, as determined by the Zoning Administrator. If the adjacent lots are undeveloped, then front yard accessory buildings are permitted with a minimum front yard setback of two hundred (200) feet.

(h) Maximum Size: The combined total of all accessory buildings in any residential district shall be a maximum of nine hundred (900) square feet in area for lots less than two (2) acres and one thousand two hundred (1200) square feet in area for lots equal to or greater than two (2) acres. Accessory buildings and structures located on conforming lots in Agricultural and Country Estates Districts shall not be limited by size, provided all required setback are met.

Square footage allowed	
Required	900
Requested	924
Total Variance Amount	24

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 ordinance would not allow the applicant to construct the detached accessory structure in the desired location. It does appear there exist multiple detached accessory structures in the vicinity that do not meet the setback

requirements therefore the variance may provide substantial justice to the property. There is no evidence to support practical difficulty or substantial justice in regards to the size variance.

- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the topography of the lot and the lot is a through lot which has two front lot lines. The need for the variance to construct a detached accessory in the front yard is not self-created however the request for the size variance is self-created.
- (c) Public Safety and Welfare** – The granting of these variances will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variances would have 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 requests, staff recommends the following conditions be placed on the approval.






1. Drainage from the detached structure must be maintained on the lot.
2. Structure must be guttered with downspouts.
3. The shed must be removed before issuance of Certificate of Occupancy.

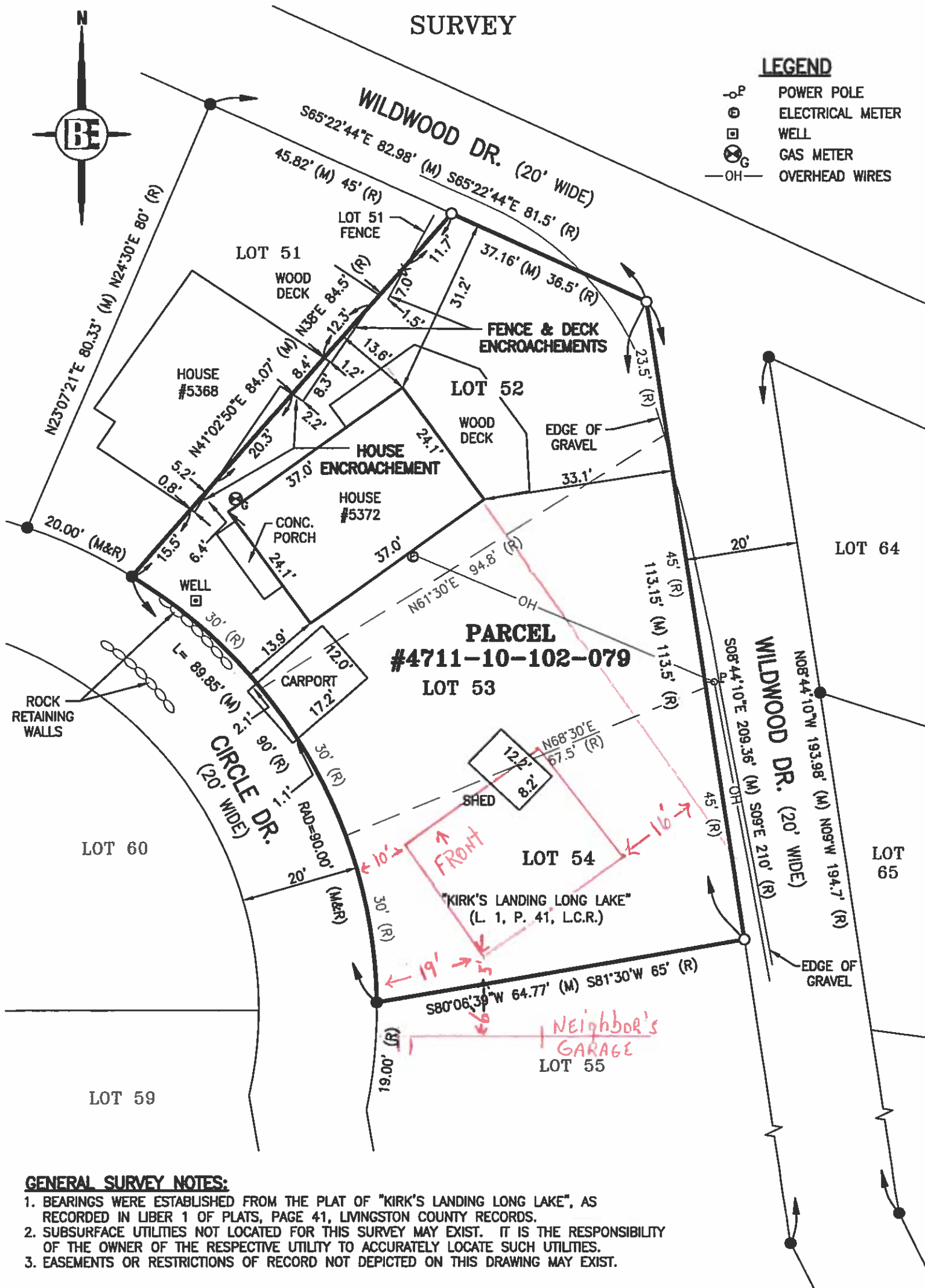
GENOA TOWNSHIP



SURVEY

LEGEND

-  POWER POLE
-  ELECTRICAL METER
-  WELL
-  GAS METER
-  OVERHEAD WIRES



GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "KIRK'S LANDING LONG LAKE", AS RECORDED IN LIBER 1 OF PLATS, PAGE 41, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

DESCRIPTION:

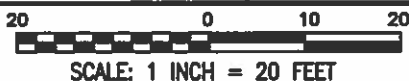
LOTS 52, 53 & 54 OF "KIRK'S LANDING LONG LAKE", AS RECORDED IN LIBER 1 OF PLATS, PAGE 41, LIVINGSTON COUNTY RECORDS, BEING PART OF THE NORTHEAST 1/4 OF SECTION 10, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN









Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

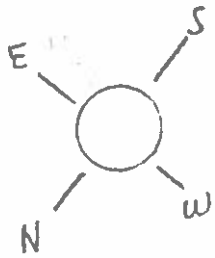


CLIENT: SULLIVAN



JOB NO.	17-440	DATE	12-9-17			
SHEET	1 OF 1	FB 581	CREW GFD	DR. AEB	CK. <i>CW</i>	

- #### LEGEND
-  = IRON SET
 -  = IRON FOUND
 -  = MONUMENT FOUND
 -  = FENCE
 -  (R) = RECORDED
 -  (M) = MEASURED



£

← 15 →

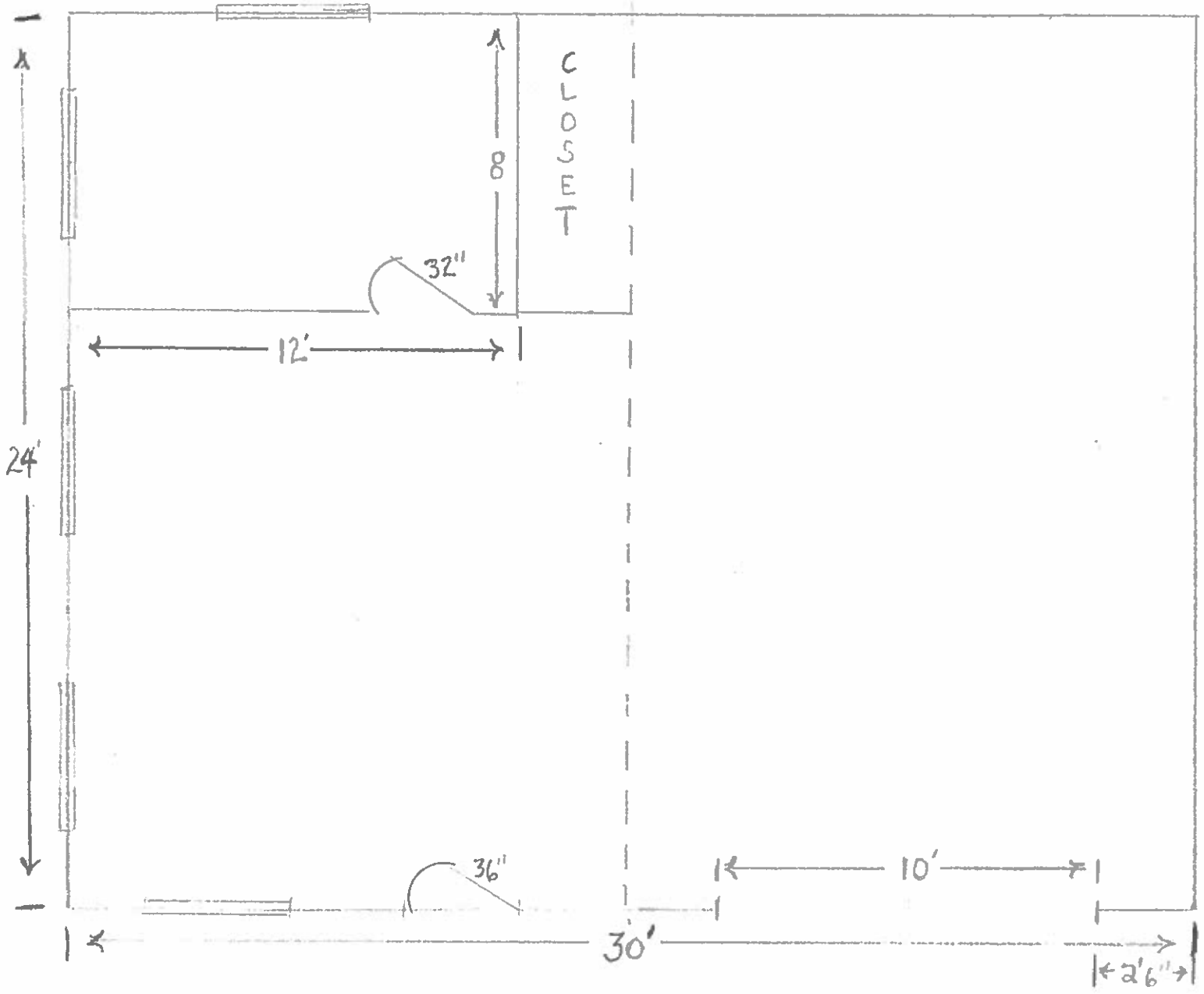
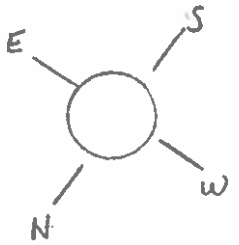
9'

19'

← 30 →



Root
15'



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLER, CHRIS	SULLIVAN DEBORAH	87,500	04/16/2009	WD	ARMS-LENGTH	2009R-012621	BUYER	100.0
PATTERSON, FRANK R.		60,000	03/15/1996	WD	ARMS-LENGTH	2027-0120	BUYER	100.0
PATTERSON, FRANK R.		0	06/15/1994	WD	QUIT CLAIM	18380416	BUYER	0.0

Property Address	Class: 401 RESIDENTIAL-IM	Zoning: LRR	Building Permit(s)	Date	Number	Status
5372 WILDWOOD	School: HOWELL		REROOF	06/26/2015	W15-102	NO START
	P.R.E. 100% 04/16/2009		RES MISCEL	06/22/2015	P15-100	NO START
Owner's Name/Address	MAP #: V18-10		WOOD DECK	04/10/2013	P13-020	NO START
SULLIVAN DEBORAH 5372 WILDWOOD HOWELL MI 48843	2019 Est TCV Tentative		RES MISCEL	05/27/2010	W10-049	NO START

X Improved		Vacant	Land Value Estimates for Land Table 00005.WEST LAKE CHEMUNG						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	50.00	0.00	1.0000	1.0000	800	100		40,000	
Gravel Road	74.00	0.00	1.0000	1.0000	500	100		37,000	
Paved Road	124 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	77,000
Storm Sewer	Land Improvement Cost Estimates								
Sidewalk	Description		Rate	County	Mult.	Size	%Good	Cash Value	
Water	D/W/P: 3.5 Concrete		2.98	1.00		234	47	328	
Sewer	Total Estimated Land Improvements True Cash Value =							328	
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									

Tax Description
SEC 10 T2N R5E KIRK'S LANDING LONG LAKE
LOTS 52, 53 & 54 COMB 5/90 FROM 053 & 054

Comments/Influences



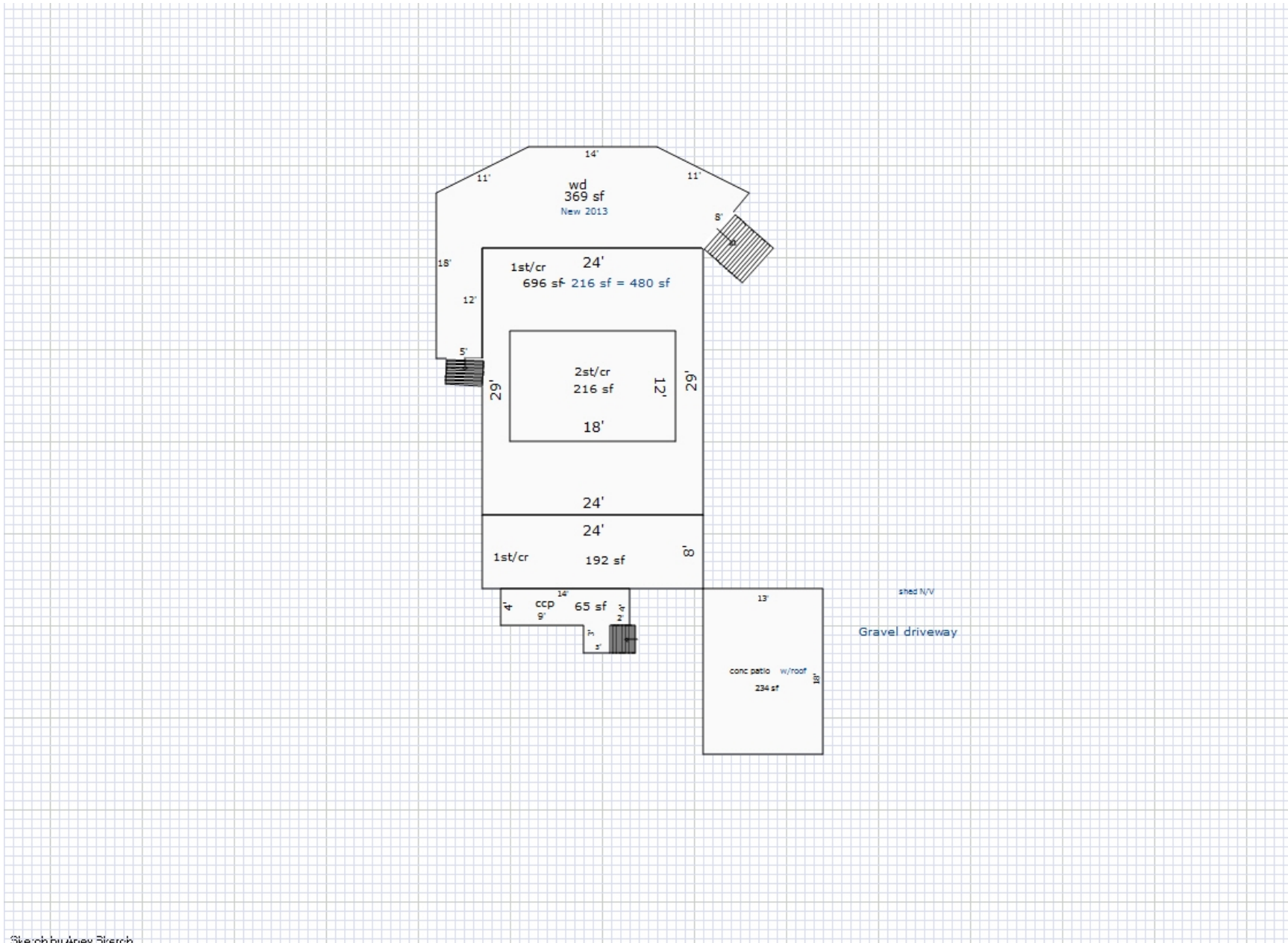
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level			2019	Tentative	Tentative	Tentative			Tentative
Rolling			2018	38,500	27,300	65,800			55,896C
Low			2017	38,500	27,900	66,400			54,747C
High			2016	38,500	25,200	63,700			54,259C
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
X REFUSE									
Who	When	What							
LM	07/10/2015	REVIEWED R							
LM	06/05/2013	INSPECTED							

*** 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				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:			
		(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			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			65 369 234			CCP (1 Story) Treated Wood Roof Cover Onl	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	Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: D Effec. Age: 46 Floor Area: 1104 Total Base Cost: 57,450 Total Base New : 86,749 Total Depr Cost: 49,306 Estimated T.C.V: 54,236			CntyMult X 1.510 E.C.F. X 1.100	Bsmnt Garage:					
Building Style: D		Trim & Decoration		(12) Electric			2 Story Siding			79.22 -8.70 5.17 216 16,349									
Yr Built	Remodeled	Ex	X Ord	Min	0 Amps Service			1 Story Siding			49.79 -8.70 2.59 480 20,966								
0	0	Size of Closets			No./Qual. of Fixtures			1 Story Siding			49.79 -8.70 2.59 192 8,387								
Condition: Good		Lg	X Ord	Small	No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost					
		Doors:	Solid X	H.C.	(13) Plumbing			(14) Water/Sewer			Public Sewer			1 912					
Room List		(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Well, 200 Feet			4400.00			1 4,400			
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb.%Good= 54/100/100/100/54.0,			Separately Depreciated Items:			Depr.Cost =			41,597			
		(6) Ceilings		Ex. X Ord. Min			Many X Ave. Few			(16) Porches			CCP (1 Story), Standard			31.69 65 2,060			
		Basement: 0 S.F. Crawl: 888 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			County Multiplier = 1.51 =>			County Multiplier = 1.51 =>			Cost New =			3,110			
(1) Exterior		(7) Excavation		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,			(16) Deck/Balcony			Treated Wood,Standard			5.93 369 2,188			
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 888 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			County Multiplier = 1.51 =>			County Multiplier = 1.51 =>			Cost New =			3,304			
		(8) Basement		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb.%Good= 47/100/100/100/47.0,			(16) Deck/Balcony			Treated Wood,Standard			9.35 234 2,188			
		Basement: 0 S.F. Crawl: 888 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			County Multiplier = 1.51 =>			County Multiplier = 1.51 =>			Cost New =			3,304			
(2) Windows		(9) Basement Finish		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb.%Good= 47/100/100/100/47.0,			(16) Deck/Balcony			Treated Wood,Standard			9.35 234 2,188			
Many	X Avg.	X Avg.	Large	Small	Recreation SF Living SF Walkout Doors No Floor SF			Total Depreciated Cost =			Total Depreciated Cost =			49,306					
X	Few	X Avg.	Large	Small	(14) Water/Sewer			ECF (4301 W. LK CHEMUNG NON LK FRONT)			1.100 => TCV of Bldg: 1 =			54,236					
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic															
		(9) Basement Finish		Lump Sum Items:															
		Recreation SF Living SF Walkout Doors No Floor SF																	
(3) Roof		(10) Floor Support																	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:																
		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 # 18-11 Meeting Date: May 15, 2018

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

Applicant/Owner: Nathan DesJardin Email: hgothard@gmail.com
Property Address: 582 Hilltop Dr Phone: 734-277-1085 / 577-375-0447 *Hillary*
Present Zoning: LKR Tax Code: 4711-03-304-033

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: Detached Garage 32x24 new Garage
in front yard removing Shed already in front yard

2. Intended property modifications: Taking down old shed moving driveway
Adding Garage 20' off the 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.

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

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

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

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

The new garage will be a wide entry garage ~~in front~~ driveway will be moved to a better & safer location.

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

No impacts

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

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

Date: 4-20-18 Signature: [Handwritten Signature]



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: May 7, 2018
RE: ZBA 18-11

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

STAFF REPORT

File Number: ZBA#18-11
Site Address: 582 Hilltop Drive Howell 48843
Parcel Number: 4711-03-301-051
Parcel Size: .074 acre
Applicant: Nathan DesJardin, 582 Hilltop Drive Howell 48843
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance

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

Zoning and Existing Use: LRR (Lakeshore Resort Residential), the property is occupied by a single family home and a detached accessory structure.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday October 1, 2017 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

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

- See Real Estate Summary and Record Card.
- Per assessing data, the home was built in 1964.
- In 1996, a land use permit was issued for an addition.
- In 2004, the parcel was created from a split.
- In 2014, a land use permit was issued for an addition.

SUPERVISOR

Gary T. McCrie

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

The proposed project is to demolish the existing detached accessory structure and construct a new detached accessory structure. In order to do this the applicant would be required to obtain a variance to construct the structure in the front yard. Per the Assessing Department, the original platted walkway has been vacated.

Variance Requests

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

Sec. 11.04.01 (C) Restrictions in front yard

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

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

Practical Difficulty or Substantial Justice – Compliance with the strict letter of the ordinance would prevent the applicant from constructing a detached accessory structure. Granting of the requested variance would do substantial justice to the applicant as well as to other property owners in the district. There are some detached accessory structures in the front yards within the surrounding neighborhood.

Extraordinary Circumstances – The exceptional or extraordinary condition of the property is location of the existing single family home pushed back to the rear of the lot to create a large front yard and topography of the property. The property is considered a through lot with two front yards. The need for the variance was not self-created by the applicant.

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

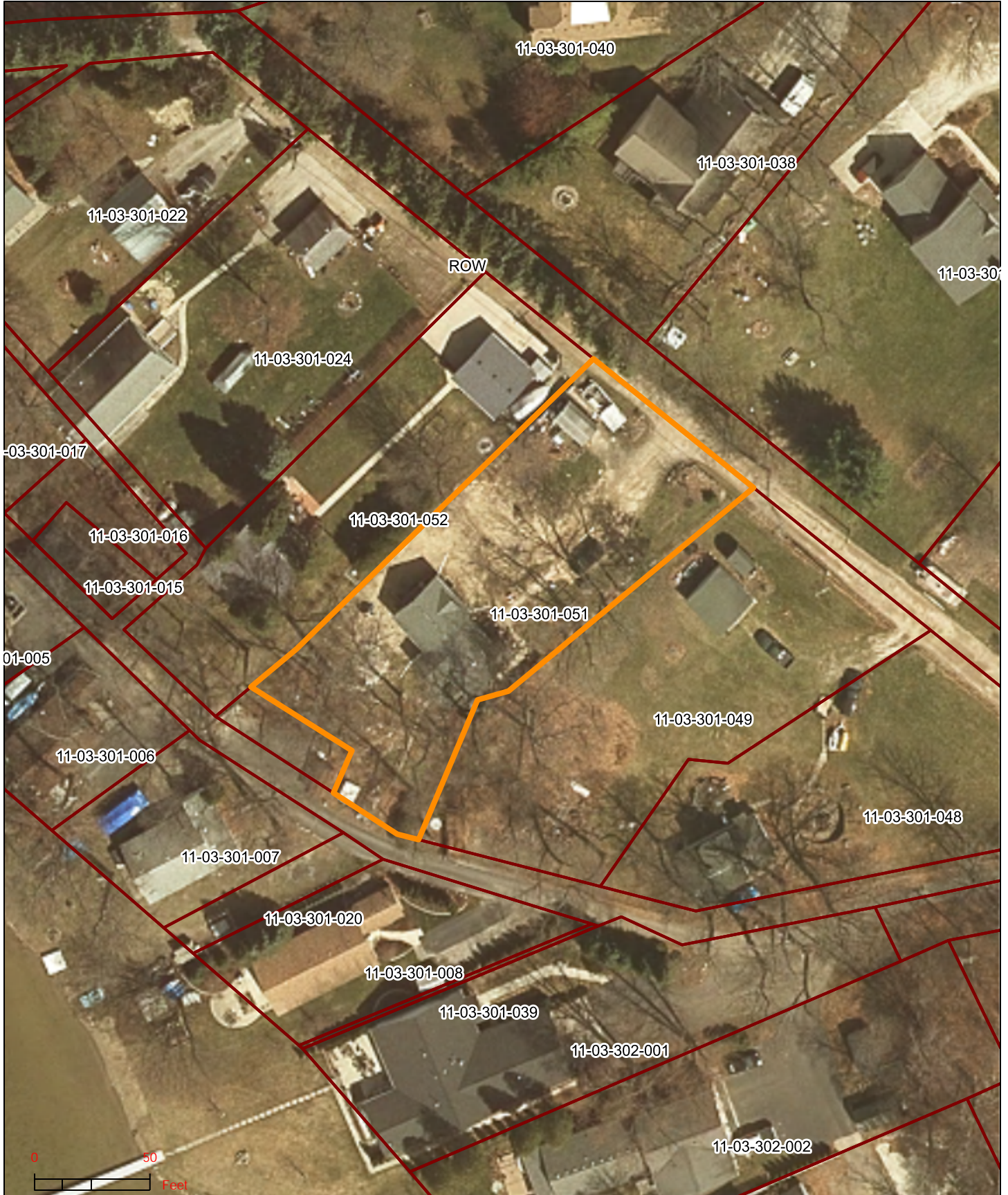
Impact on Surrounding Neighborhood – The proposed variance would have a very little impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

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

1. The detached accessory structure will be guttered with downspouts. The applicant must maintain drainage on their property.
2. Detached accessory structure located in the front yard will be removed before issuance of Certificate of Occupancy.

GENOA TOWNSHIP



MORTGAGE SURVEY

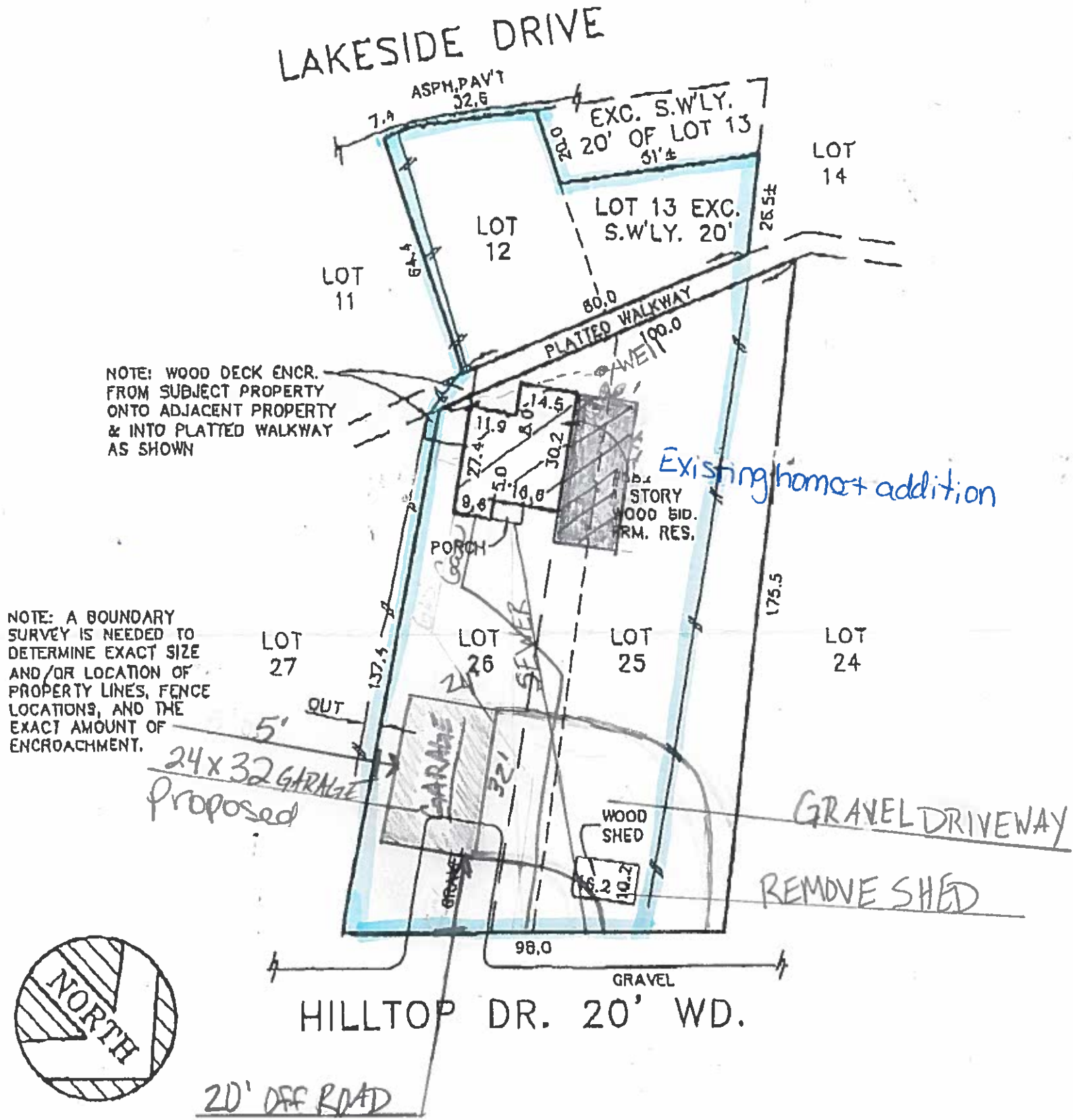
Certified to: NATIONS ONE MORTGAGE

Applicant: NATHAN D. DESJARDIN

Property Description:

Lots 12, 25, 26 and 13 except the Southwesterly 20 feet of Lot 13; BLACK OAKS, Genoa Township, Livingston County, Michigan, a subdivision of a part of S.W. 1/4 of Sec. 3, T2N, R5E, as recorded in Liber 2 of Plats, Page 31, Livingston County Records.

NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

PRELIMINARY

JOB NO: 05-61269 SCALE: 1"=40'
 DATE: 03/11/05 DR BY: D.R./MGD/CS

KEM-TEC
 LAND SURVEYORS

22538 Grafton Avenue
 Eastpointe, MI 48021-2312
 (586) 772-2222
 FAX: (586) 772-4048

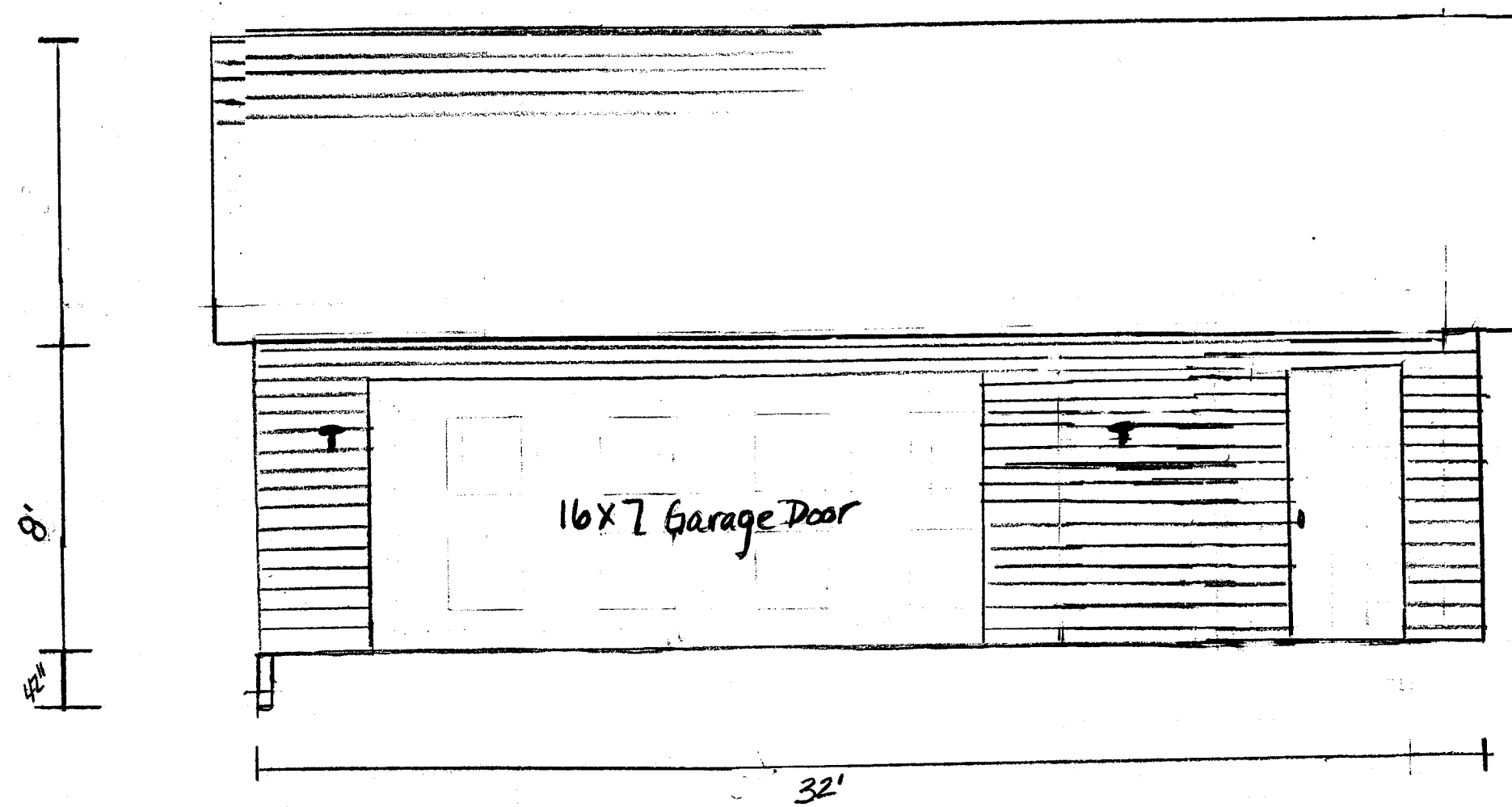
KEM-TEC WEST
 LAND SURVEYORS

800 E. STADIUM
 Ann Arbor, MI 48104-1412
 (734) 964-0688 • (800) 433-8133
 FAX: (734) 964-0687

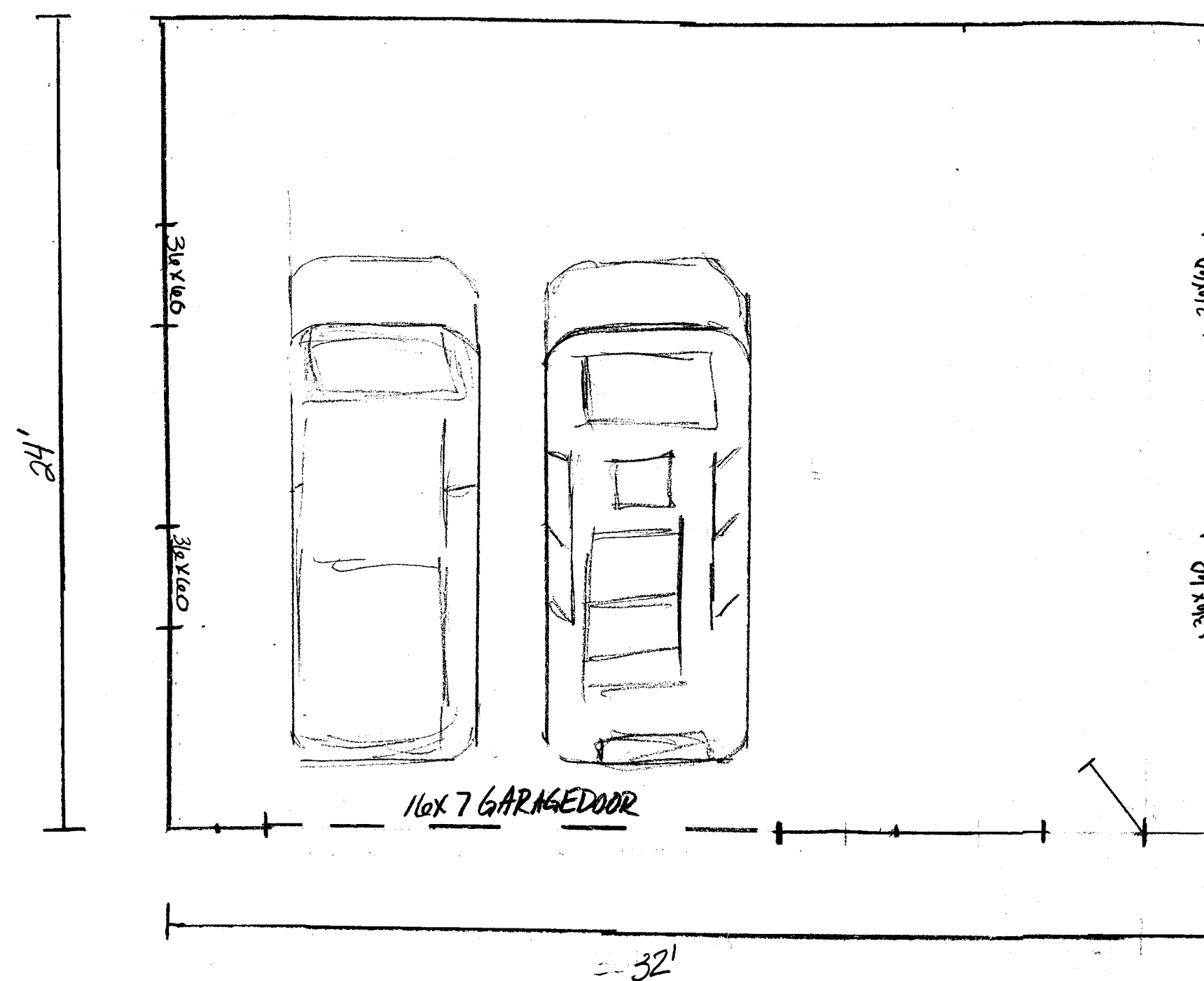
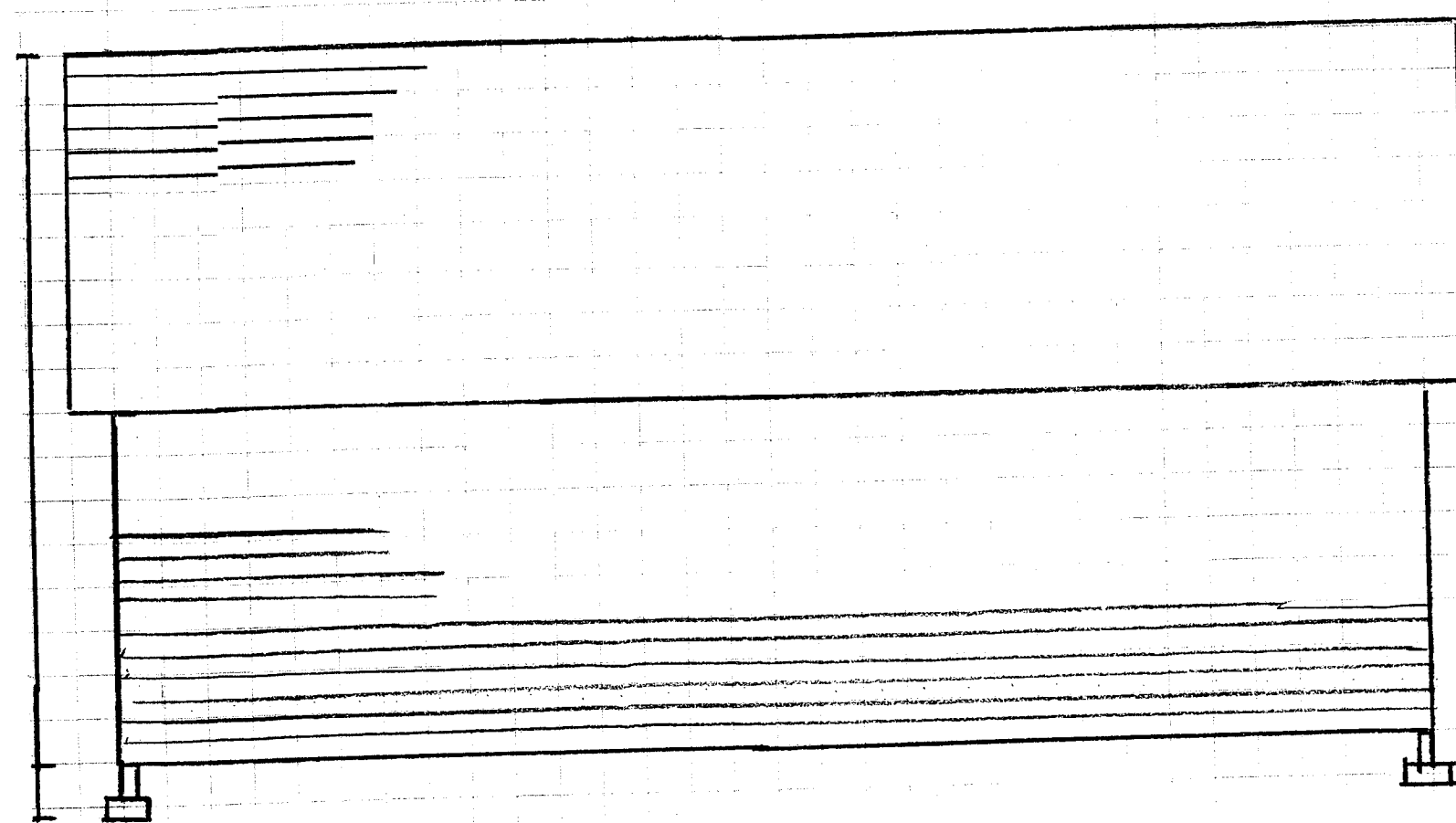
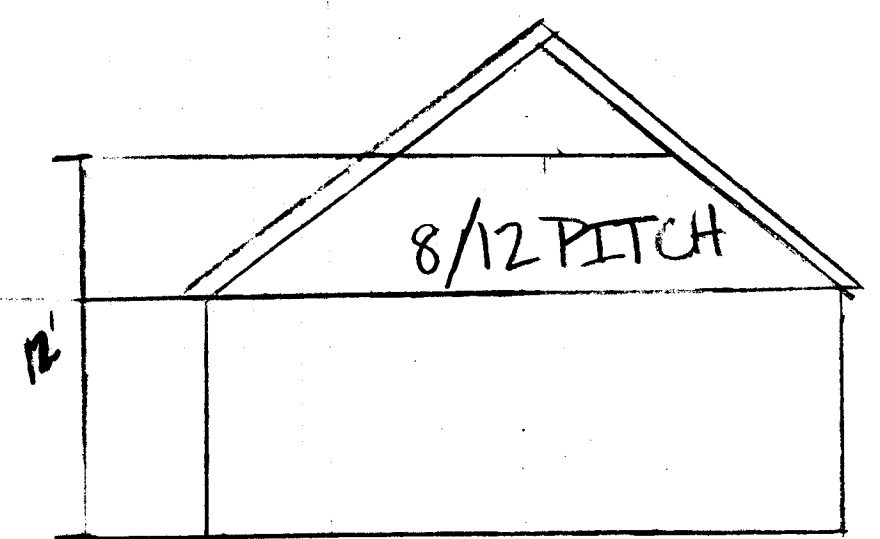
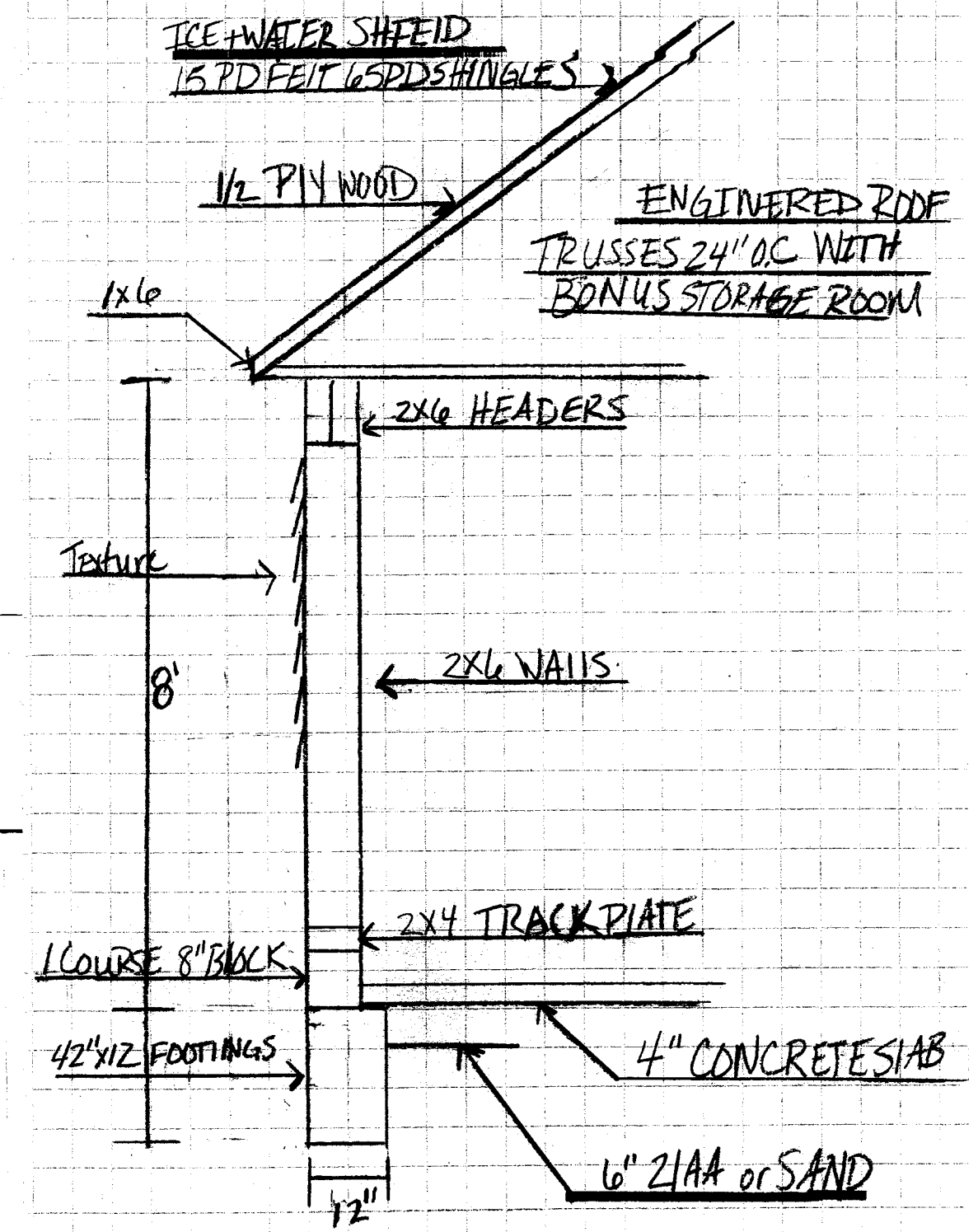
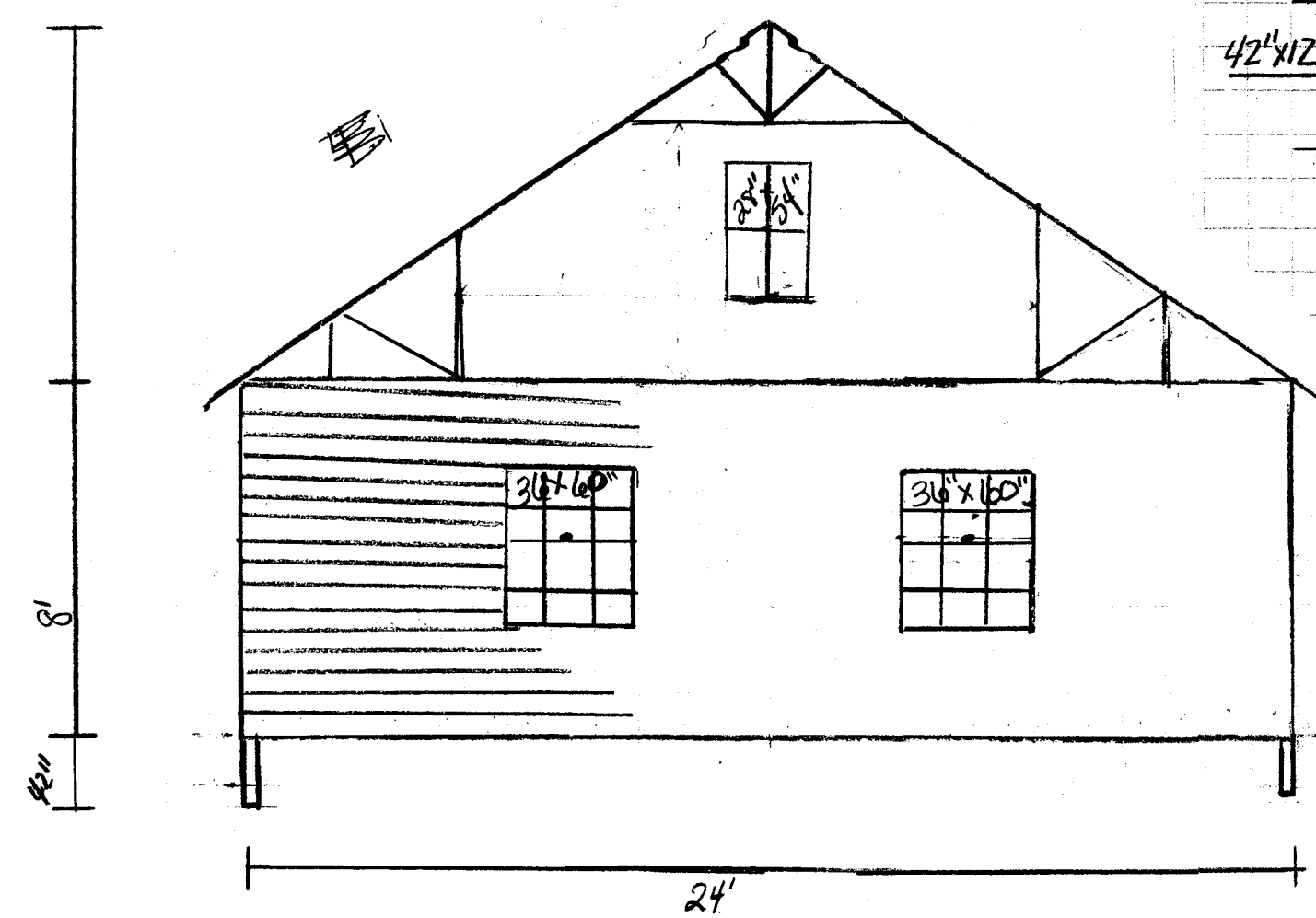


NATE + HILARY DESJARDIN
582 HILLTOP DR
HOWELL MI 48843

NORTH ELEVATION



NORTH + SOUTH ELEVATION



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
DESJARDIN NATHAN D	DESJARDIN NATHAN & HILLARY	1	06/09/2017	QC	ADDING SPOUSE	2017R-017893	BUYER	0.0						
HULSWITT PATRICK	DESJARDIN NATHAN D	152,000	03/16/2005	QC	ARMS-LENGTH		BUYER	100.0						
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR		Building Permit(s)		Date	Number	Status				
582 HILLTOP		School: HOWELL		ADDITION		05/07/2014		P14-054	NO START					
Owner's Name/Address		P.R.E. 100% 08/30/2005		MAP #: V18-11		2019 Est TCV Tentative								
DESJARDIN NATHAN & HILLARY 582 HILLTOP HOWELL MI 48843		X Improved		Vacant		Land Value Estimates for Land Table 00004.LAKE CHEMUNG								
Tax Description		Public Improvements		* Factors *										
SEC 3 T2N R5E BLACK OAKS LOTS 13 EXC S 20 FT, LOTS 12, 25 EXECPT W10 FT & LOT 26 Split on 11/18/2004 from 4711-03-301-050, 4711-03-301-014;		X		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Sewer		Electric		C NON LF		72.00	45.00	1.0000	1.0000	800	100	57,600
Split/Comb. on 11/18/2004 completed 11/18/2004 DUFFY ; Parent Parcel(s): 4711-03-301-050, 4711-03-301-014; Child Parcel(s): 4711-03-301-051, 4711-03-301-052;		Water		Gas		72 Actual Front Feet, 0.07 Total Acres		Total Est. Land Value =		Total Est. Land Value =		57,600		
-----		Sewer		Curb		Land Improvement Cost Estimates								
		Street Lights		Standard Utilities		Description		Rate	CountyMult.	Size	%Good	Cash Value		
		Underground Utils.		Topography of Site		D/W/P: 3.5 Concrete		3.44	1.00	132	49	222		
		Level		Rolling		Total Estimated Land Improvements True Cash Value =		222						
		Low		High		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Landscaped		Swamp		X REFUSE		2019	Tentative	Tentative	Tentative		Tentative	
		Wooded		Pond		JB 10/31/2016 INSPECTED		2018	28,800	51,000	79,800		68,283C	
		Waterfront		Ravine		LM 10/23/2015 INSPECTED		2017	28,800	49,500	78,300		66,879C	
		Wetland		Flood Plain		LM 10/09/2014 INSPECTED		2016	28,800	45,600	74,400		64,598C	
		X		REFUSE										

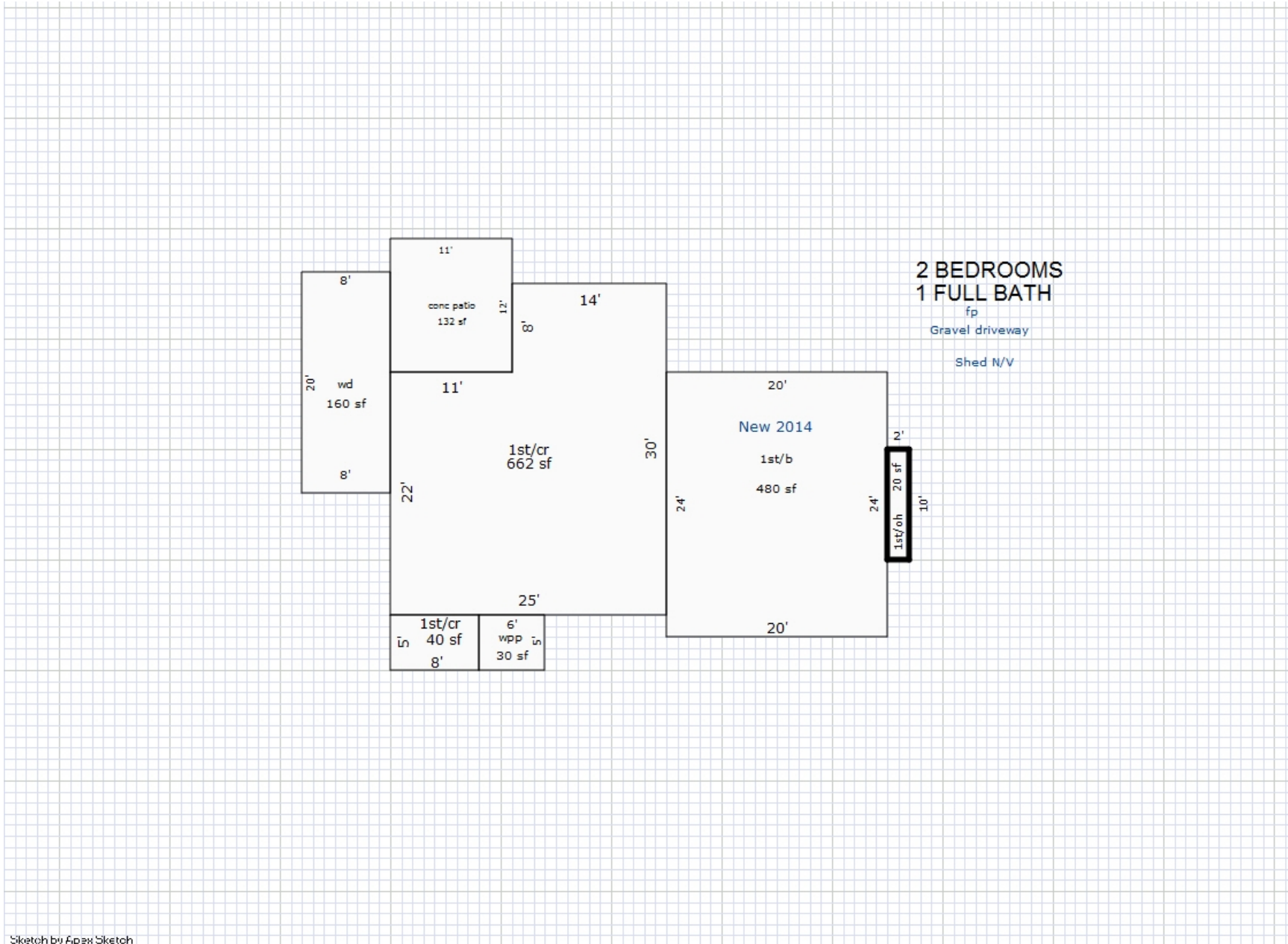


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

*** 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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 30 160	Type WPP 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													
Building Style: C		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior			Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost		
Yr Built 1964	Remodeled 2007	Ex	X	Ord		Min	0 Amps Service			Rate			Bsmnt-Adj			Size Cost		
Condition: Good		Lg	X	Ord		Small	No Heating/Cooling			Rate			Bsmnt-Adj			Size Cost		
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Rate			Bsmnt-Adj			Size Cost		
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			Ex. X Ord. Min			Rate			Bsmnt-Adj			Size Cost		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Ex. X Ord. Min			Rate			Bsmnt-Adj			Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 480 S.F. Crawl: 702 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Many X Ave. Few			Rate			Bsmnt-Adj			Size Cost		
(2) Windows		(7) Excavation		(13) Plumbing			Many X Ave. Few			Rate			Bsmnt-Adj			Size Cost		
X	Many Avg. Few	X	Large Avg. Small	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			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			Rate			Bsmnt-Adj			Size Cost		
(3) Roof		(8) Basement		(14) Water/Sewer			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			Rate			Bsmnt-Adj			Size Cost		
X	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		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Rate			Bsmnt-Adj			Size Cost		
(3) Roof		(9) Basement Finish		Lump Sum Items:			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Rate			Bsmnt-Adj			Size Cost		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Rate			Bsmnt-Adj			Size Cost	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Rate			Bsmnt-Adj			Size Cost		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Rate			Bsmnt-Adj			Size Cost		

*** 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

PROPERTY MUST BE STAKED SHOWING
REQUESTED SETBACKS 7 DAYS PRIOR TO
MEETING DATE.
FAILURE TO STAKE COULD RESULT IN
POSTPONEMENT OR DENIAL OF PETITION.

Case # 18-12 Meeting Date: May 15, 2018

PAID Variance Application Fee Coam Boyd 810-360-8085
\$125.00 for Residential | \$300.00 for Commercial/Industrial

Applicant/Owner: Samuel Oruelo Email: SAM Oruelo 123@gmail

Property Address: 1752 WOOD HILL DR Phone: 810-333-6686

Present Zoning: MHP Tax Code: 4711-12-401-061

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:

- Variance requested: To keep New Addition Flush with Back of Home, The Township wants 3' Removed Because of Property Line Set Back Req. That would Allow Rain To Travel Under The Wall.
- Intended property modifications: EXTRA STORAGE ROOM.

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 is designed for more storage and for looks to build a nice structure to blend in with the home perfectly.

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 need for the variance is to have strong, sturdy structure to add beauty to the home, not an eyesore.

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.

Not at all

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 at all

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: 4-20-2018 Signature: Samuel R. Ouelo



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: May 8, 2018

RE: ZBA 18-12

STAFF REPORT

File Number: ZBA#18-12

Site Address: 1752 Woodhill Drive

Parcel Number: 4711-12-401-061

Parcel Size: .176 Acre

Applicant: Samuel Orvelo

Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a rear yard variance to allow an addition on the existing home.

Zoning and Existing Use: MHP (Mobile Home Estates) Single Family Dwelling located on property.

Other: Public hearing was published in the Livingston County Press and Argus on Sunday April 29, 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 on the parcel was constructed in 1971.
- In 2017, Livingston County Building Department tagged the residence for constructing the addition without permits.
- In 2017, a land use permit was issued for the addition with the condition of 3 feet being removed which was agreed to by the owner. However the owner continued construction without removing the 3 feet.
- See Assessing Record Card.

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

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 proposed project is to allow an addition to remain on the existing house. In 2017, the Livingston County Building Department instructed the owner to obtain permits for the addition that was under construction. The owner was issued a land use permit from the township with the condition of 3 feet being removed from the addition due to the setback from the rear lot line did not meet the ordinance. The owner has decided to apply for a variance to allow the 3 feet to remain on the addition. Owner should verify measurements on site plan in comparison with construction drawings.

Variance Requests

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

TABLE 4.05.01 DESIGN STANDARDS FOR INDIVIDUAL LOTS (MHP District):

Required Rear Yard Setback: 40'

Proposed Rear Yard Setback: 37'

Proposed Variance Amount: 3'

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.

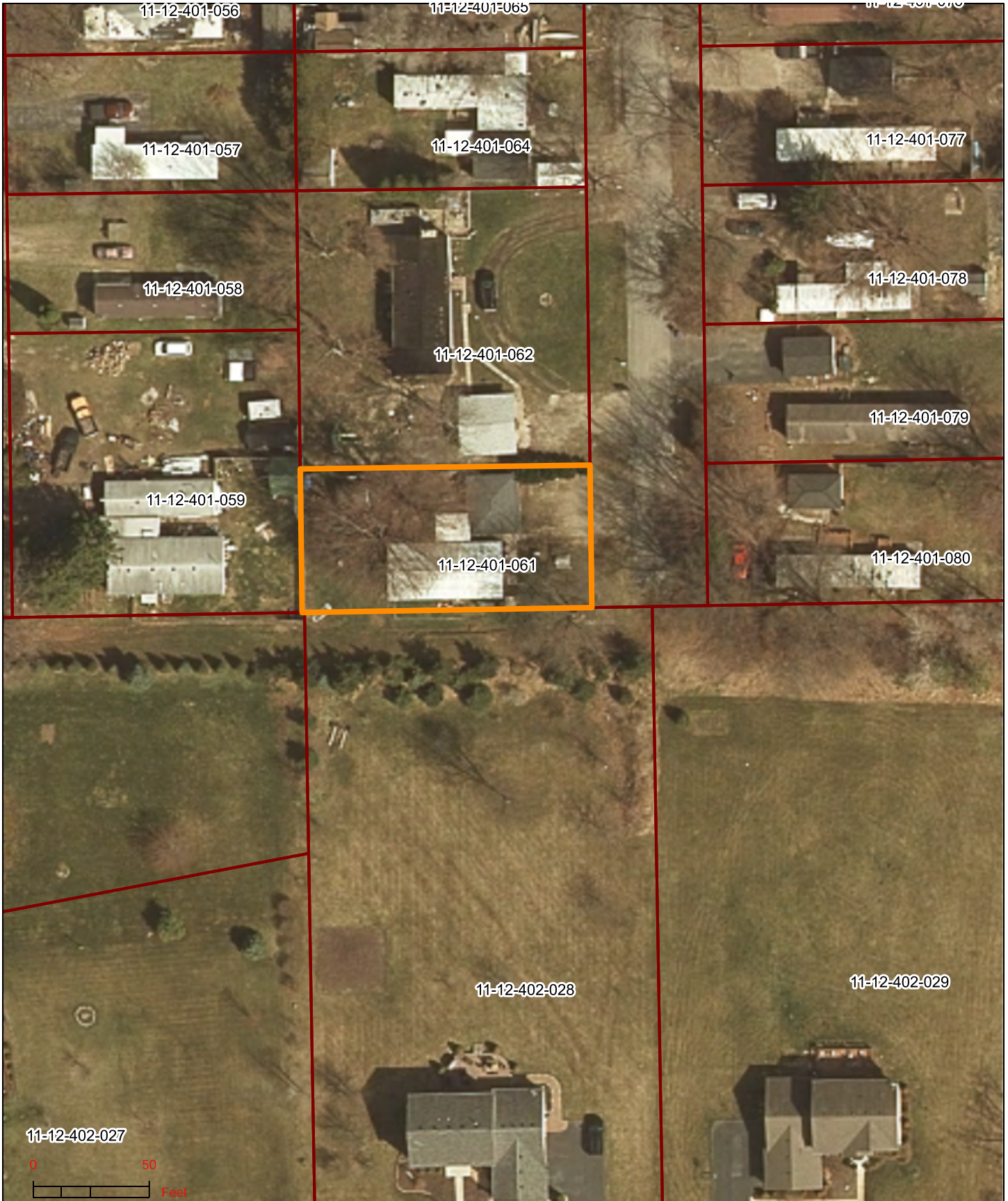
- (a) Practical Difficulty/Substantial Justice** – Strict compliance with the rear yard setback would not unreasonably prevent use of the property. The applicant could reduce the size of the addition to negate the need for the variance. There are other homes in the vicinity that do not meet the required 40 foot setback therefore a claim for substantial justice can be supported.
- (b) Extraordinary Circumstances** – There is no exceptional or extraordinary circumstances to the property. The need for the variance is self-created.
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The 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 requests, staff recommends the following conditions be placed on the approval.

1. Drainage from the detached structure must be maintained on the lot.
2. Structure must be guttered with downspouts.
3. Health Department approval of setback from septic field.

GENOA TOWNSHIP

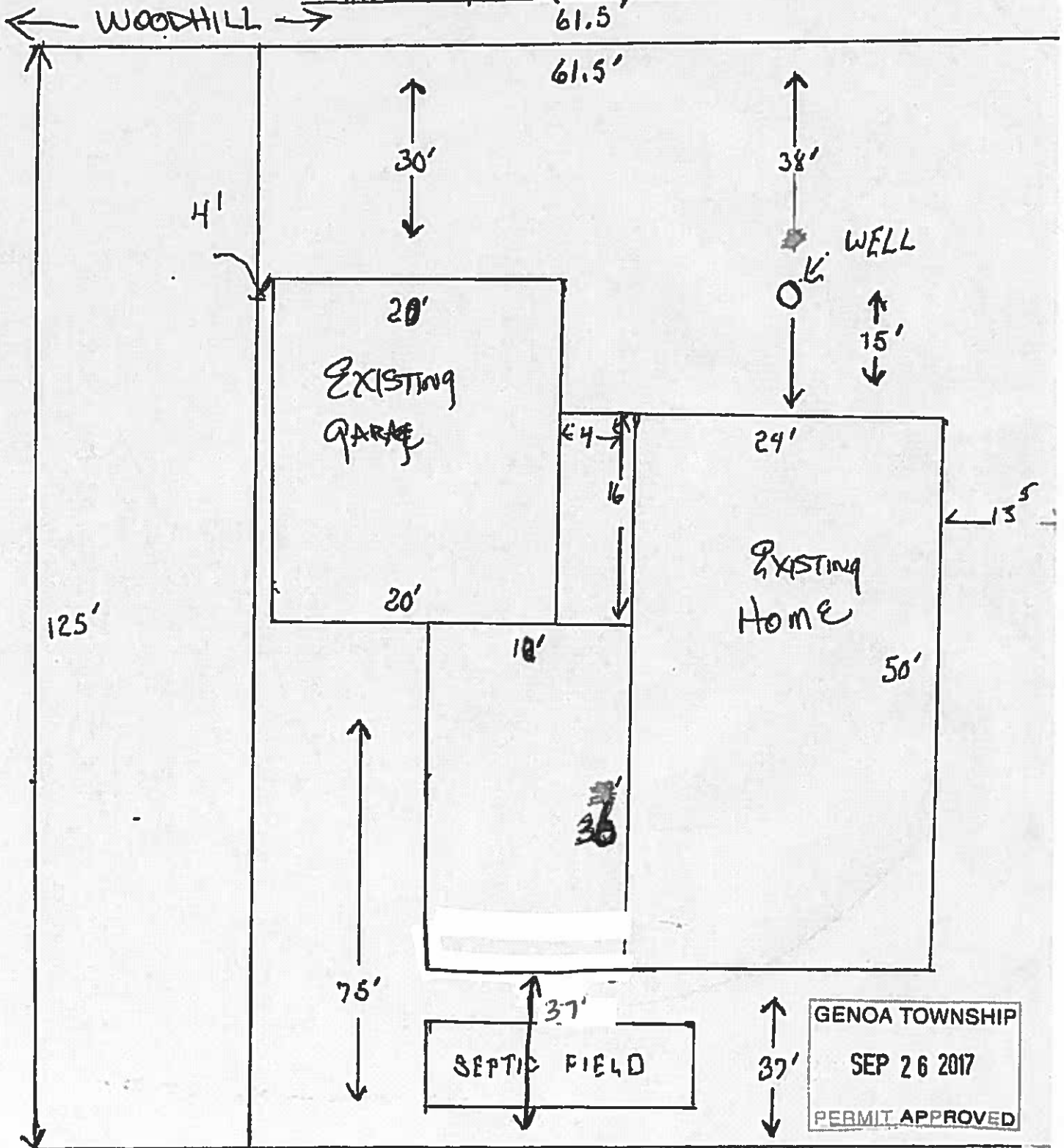


SAM ORVELO

1752 WOODHILL DRIVE

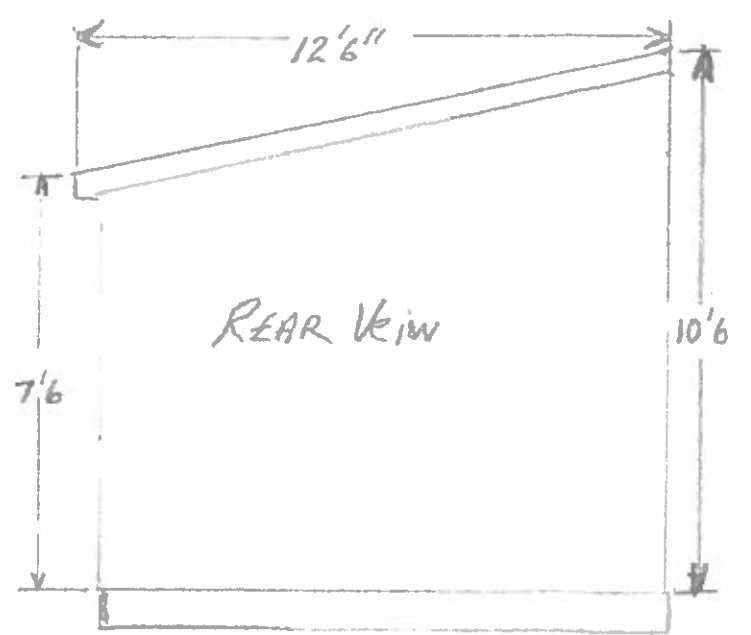
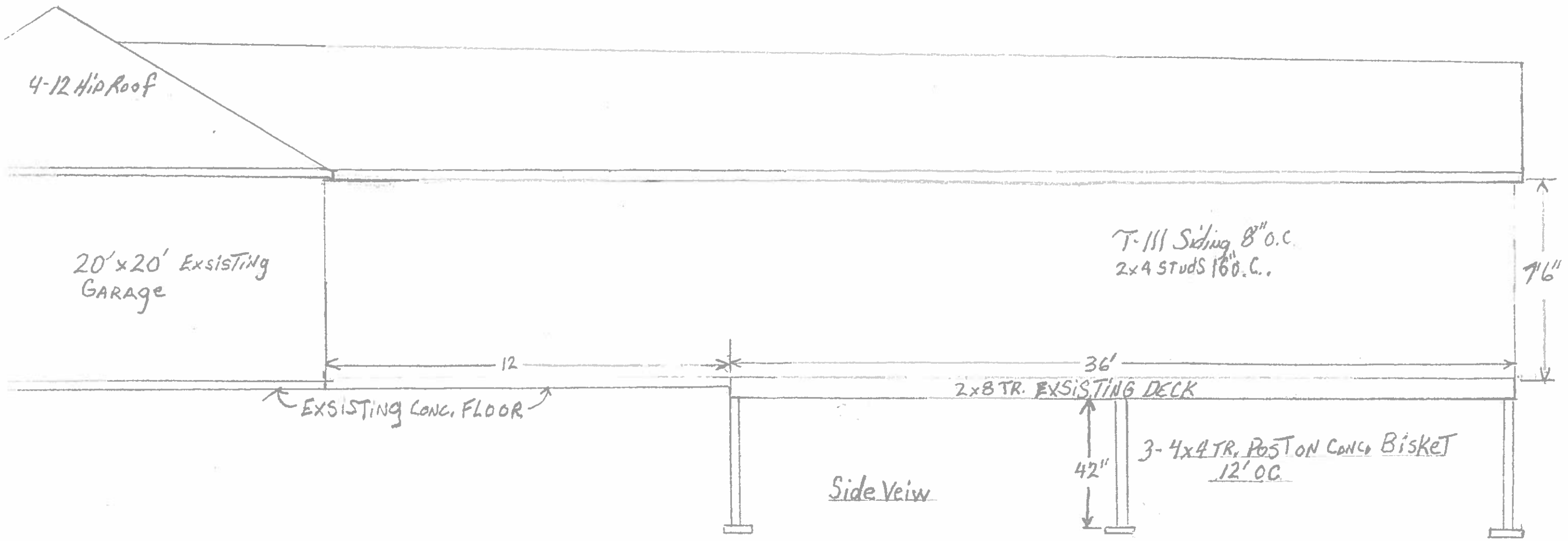
BRIGHTON, MI 48114

TAX ID: 4711-12-401-061



GENOA TOWNSHIP
SEP 26 2017
PERMIT APPROVED

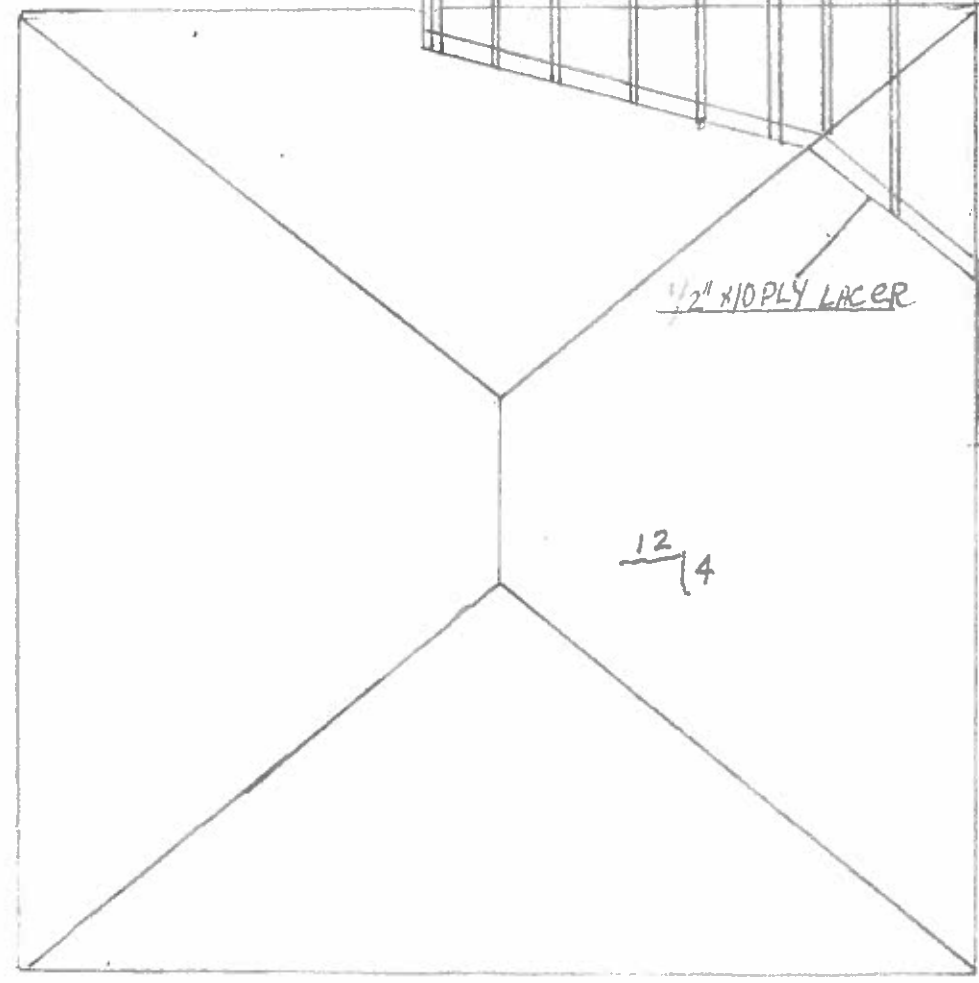
See Conditions



PAGE 3
 SAM DRVELO
 1752 WOOD HILL DR.
 DORCHESTER, MA

2x8 LEDGER Bd.
w/ 2x8 JOIST HANGERS 2' O.C.
6" x 3/8 LAG BOLTS 2' O.C.

2x8 x 12' 9" ROOF RAFTERS - w/ JOIST HANGERS



1/2" x 10 PLY LACER

12/4

2x6 FACIA

2-2x8 w/ 1/2 PLY

4x8 x 1/2" PLY.
w/ PLY CLIPS

RUBBER ROOF
NAILED w/ 1/2" - 1' O.C.

4" x 4" TRD. POST (3)

6" OVERHANG

ROOF DETAIL

PAGE 2

SAM DRVELD
1752 WOODHILL DR.
DRIEN, MA

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
KELLER, BRIAN M.	ORVELO, SAMUEL R. & ALANA	87,500	12/05/2003	LC	MEMO L/C	4276-0633	BUYER	100.0									
KELLER, DAVID C. & CHRISTI	KELLER, BRIAN M.	0	12/04/2003	QC	QUIT CLAIM	4276-0635	BUYER	0.0									
BADGERO-KNUDSON, ROSE M.	BRIAN M. & DAVID C. KELLEH	45,000	11/23/1998	WD	ARMS-LENGTH	24870454	BUYER	100.0									
KNUDSON, DALE E.		0	03/09/1995	QC	QUIT CLAIM	1975-0126	BUYER	0.0									
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: MHP		Building Permit(s)		Date	Number	Status							
1752 WOODHILL		School: HOWELL		RES MISCEL		09/26/2017		P17-179	NO START								
Owner's Name/Address		P.R.E. 100% 12/11/2003		MAP #: V18-12		2019 Est TCV Tentative											
ORVELO, SAMUEL R. & ALANA M. 1752 WOODHILL BRIGHTON MI 48114		X Improved		Vacant		Land Value Estimates for Land Table 00011.SUBURBAN MOBILE HOME ESTATES											
Tax Description		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SEC 12 T2N R5E SUBURBAN MOBILE HOME ESTATES, LOT 61		X		Dirt Road		<Site Value A>		A	SITE VALUE	8000	100				8,000		
Comments/Influences		Storm Sewer		Land Improvement Cost Estimates		Description		Rate	CountyMult.	Size	%Good	Cash Value					
		Sidewalk		Shed: Wood Frame		9.06		1.00	100	48		435					
		Water		Shed: Wood Frame		6.45		1.00	420	98		2,655					
		Sewer		Total Estimated Land Improvements True Cash Value =								3,090					
		Electric															
		Gas															
		Curb															
		Street Lights															
		Standard Utilities															
		Underground Utils.															
		Topography of Site															
		Level															
		Rolling															
		Low															
		High															
		Landscaped															
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		REFUSE															
		X		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2019		Tentative						Tentative	
		JB		09/27/2017		INSPECTED		2018		4,000		17,000		21,000		21,000S	
		LM		08/29/2014		REVIEWED R		2017		5,000		14,100		19,100		19,100S	
								2016		6,500		13,400		19,900		19,506C	



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

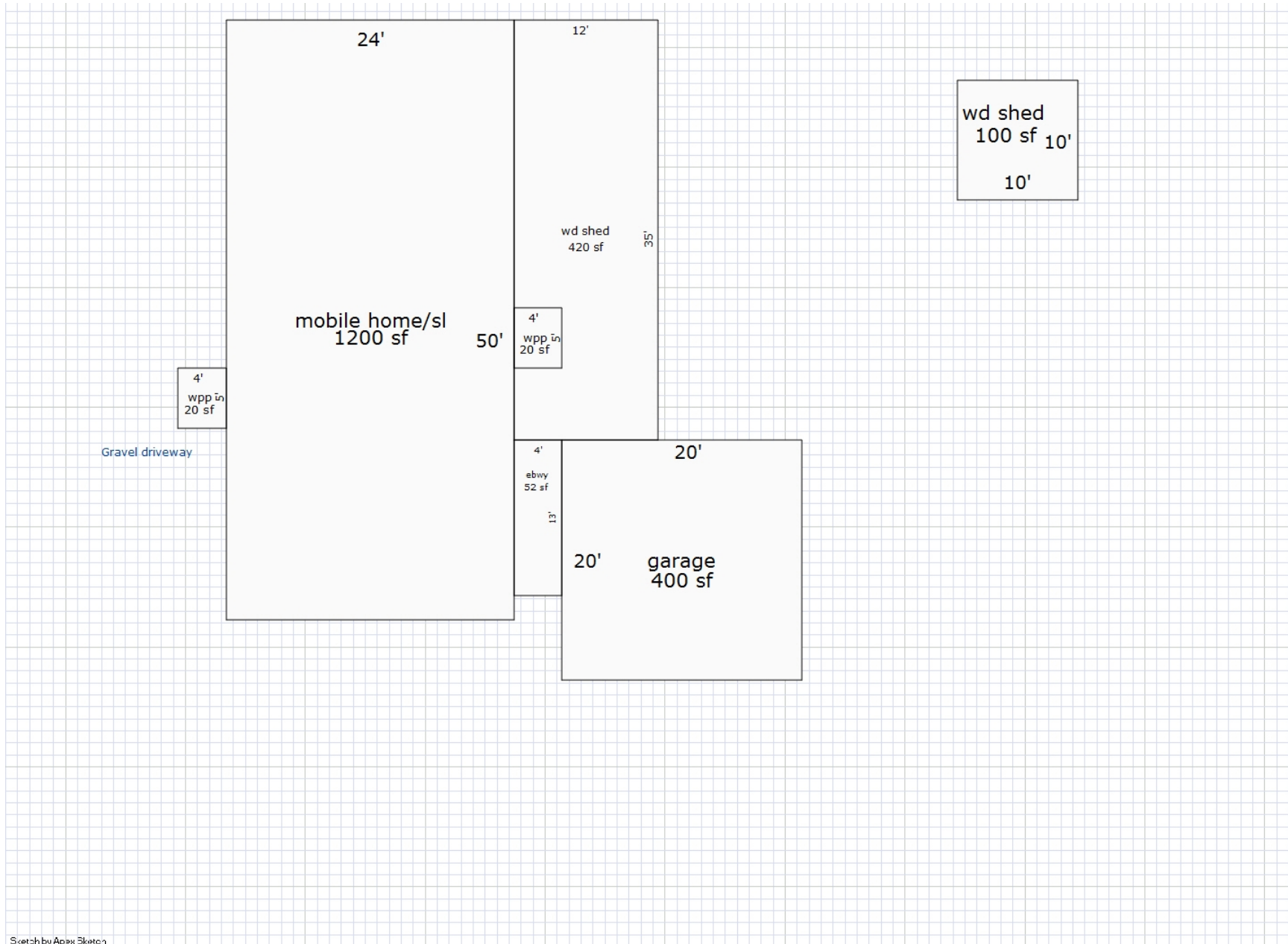
*** Information herein deemed reliable but not guaranteed***

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 20 20 52	Type WPP WPP Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump										
Building Style: D		Trim & Decoration															
Yr Built 1971	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Good		Lg	X	Ord		Small	Doors: Solid X H.C.										
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor -16 Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min	No. of Elec. Outlets										
	Insulation	Many	X	Ave.		Few	(13) Plumbing										
(2) Windows		(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													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney: Brick																	

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >

(11) Heating System:	Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
Warm & Cool Air	BaseUnit	Siding	Comp.Shingle	30.53	2.72	0	1200	39,900
Other Additions/Adjustments								
(9) Foundation	Foundation Wall:	Concrete			7.13		0	0
(14) Water/Sewer	Well, 200 Feet				4400.00		1	4,400
	1000 Gal Septic				2720.00		1	2,720
(16) Porches	WPP, Standard				28.18		20	564
	WPP, Standard				28.18		20	564
(17) Garages	Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)							
	Base Cost				20.90		400	8,360
	Common Wall: 1/2 Wall				-575.00		1	-575
	Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 29,560							
Separately Depreciated Items:								
(16) Deck/Balcony	Roof Cover Only,Standard				16.60		52	863
County Multiplier = 1.51 => Cost New = 1,303								
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 1,277								
Total Depreciated Cost = 30,838								
ECF (4404 SUBURBAN MOBILE HOMES) 1.000 => TCV of Bldg: 1 = 30,838								

*** 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
APRIL 17, 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, Greg Rassel, 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 McCreary, seconded by Board Member Rockwell, 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. 18-06 ... A request by Kevin and Connie McCraith, 4026 Clifford Road, for front and waterfront yard variances to build a new single family home.

Kevin and Connie McCraith, homeowners and Julian Wargo Jr, Zeimet Wozniak and Associates were present for the petitioner. Mr. McCraith stated that the home is their retirement home and it has 1 ½ bedrooms only. They have looked into renovating the existing structure however due to the home being constructed in 1931 the cost of repairs and any renovations would have been too costly. Mr. Wargo presented the site plan and described the proposed project that consists of a 37 x 37 three bedroom, two story home with a basement. The McCraith's have lived in the home since 1988 and the home has been in the Mrs. McCraith's family since 1981. The project has been designed to keep with the character of the neighborhood.

A call to the public was made with the following responses: Mr. Gary Srock, 3639 Conrad Road, stated that people are using fertilizers for their lawns that are running into the lake and ruining the lake. Mr. Wargo replied that the owners use fertilizer that is lake friendly and there is 100 feet of filtration before reaching the lake. Chairman Dhaenens stated that letters of support were received from the following residents:

Todd Mathews of 4030 Clifford Road, Brighton, Melvin Hall of 4010 Clifford Road, Brighton and Craig and Beth Hagen of 4036 Clifford Road Brighton.

Moved by Board Member McCreary, supported by Board Member Rassel, to approve case# 18-06 for the property at 4026 Clifford Road, by Keven and Connie McCraith for a front yard variance and waterfront variance to construct a new home and maintain the current garage on the property with the following conditions:

- The required setback is 35 feet of which the applicant is requesting an 18 foot setback with a variance of 17 feet.
- Required waterfront setback is 134'3" with a requested setback of 101'9" for a 32'4" variance.

Based on the following findings of fact:

- Topography of the lot limits the building space based on the current required setbacks due to a severe sloping of the grade and a severe drop of grade.
- Homes to the east of this property sit closer to the water than the proposed footprint of this home thereby making the request for a waterfront variance inconsequential to the neighboring homes.
- Neighboring homes also have similar road setbacks due to the severe sloping grade and narrowing widths of the lots. The proposed location of the new home will be farther away from the road than sits currently and farther west of the lot line currently. Allowing the road variances will provide substantial justice to the applicant that the surrounding homes enjoy. Allowing this setback will grant the petitioner the same rights possessed by others for preservation and enjoyment.
- Granting the waterfront variance will not prohibit the enjoyment or preservations of the surrounding property owners as the setback does not impede the neighboring views. These will grant substantial justice to the applicant. The request for this is not self-created.
- Granting of these variances will not impair adequate supply of light, or air to adjacent property or unreasonably increase congestion in the streets or increase danger of fire or public safety, comfort or morals or welfare of the inhabitants of Genoa.
- The proposed variance will not have a negative effect on continued use or value of the adjacent properties in the neighborhood.

The following conditions shall be met with this 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 shall have discretion to approve extensions to the above deadlines under proven special or extenuation 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 foot height requirement.
 3. The structure must be guttered with downspouts and drainage must be maintained on the lot. **The motion carried unanimously.**

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.

Moved by Board Member Tengel, supported by Board Member Rassel, to postpone case #18-07 for Todd and Tracie Richards/Nonnie Enterprises, Lot 3A Brighton Road (11-25-300-057) until the next scheduled Zoning Board of Appeals meeting on May 15th, 2018 per petitioner's request. **The motion carried unanimously.**

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.

Moved by Board Member Tengel, supported by Board Member Rockwell, to postpone case #18-08 for Larry Coley, lot 3B Brighton Road (11-25-300-058), until the next scheduled Zoning Board of Appeals meeting on May 15th, 2018 per petitioner's request. **The motion carried unanimously.**

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.

Greg Cameron, homeowner was present for petitioner. Mr. Cameron stated that they would like to retire to this home. However, it is a one bedroom home. There are no public safety and welfare issues and it is located back from the easement. Mr. Cameron apologized for not staking the property.

Chairman Dhaenens questioned how close the house is to the grinder. Mr. Cameron stated that the enclosed screened deck would overhang the grinder pump.

Board members agreed that with the property not being staked to show improvements it makes it difficult to make a decision.

Board Member McCreary and Rockwell questioned applicant on how the home would be accessed. Mr. Cameron stated that it would take 2 steps to enter the home. There are limitations in the home to make access easier.

Board Member Rassel stated that the applicant's home will not be located closer to the easement than the neighbor to the south.

A call to the public was made with the following responses: Jan Pitzer, 3680 Dorr Road, stated that the wall is a landscaping wall instead of a curb. The easement is the widest in front of their house. There is a gas line located on their property, find the line and measure 6 feet on each side. Allen Beckner, 3679 Conrad, stated that what the applicant is proposing is aesthetically improving the property. The Fire Department could access the properties with the 20 foot easement in the rear of the homes. If the building goes up to the easement it would not make a difference for access. Gary Srock, 3639 Conrad, stated the home was built by Joe Lewis. He questioned why his taxes are high.

The board members agreed that the property should be staked to represent what is shown on the supplied drawing and the Fire Department should have input on the addition encroaching on the easement.

Moved by Board Member McCreary, supported by Board Member Rockwell, to postpone case #18-09, for Greg Cameron, 3651 Conrad Road until the next scheduled Zoning Board of Appeals meeting on May 15, 2018 to allow petitioner to address the ZBA's concerns in regards to the following:

- Property to be staked to show location of improvements from lot lines;
- Provide the ZBA with a copy of the completed survey;
- Contact the Brighton Area Fire Department to receive input on location of addition for access to other homes
- Contact Genoa Township Utility Department in regards to grinder pump access requirements
- Survey to show improvements

The motion carried unanimously.

Administrative Business:

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

There was one typographical change that needed to be made.

Moved by Board Member Rockwell, seconded by Board Member Tengel, to approve the March 20, 2018 Zoning Board of Appeals Meeting minutes with one change noted.

The motion carried unanimously with Board Member Rassel 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 April 2 and April 16, 2018.
4. Planning Commission Representative Report – Board Member McCreary provided a review of the Planning Commission meeting held on April 9, 2018.
5. Zoning Official Report –Reminder about the Joint Meeting on April 30, 2018.

There will be a May ZBA meeting with approximately 3 items on the agenda.

6. Member Discussion

The Board Members discussed staking requirements and fees for the ZBA.

7. Adjournment

Moved by Board Member Rassel, seconded by Board Member McCreary, to adjourn the meeting at 8:00 pm. **The motion carried unanimously.**

Respectfully submitted:

Amy Ruthig