

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
May 21, 2019
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Elections of Officers:

Introductions:

Approval of Agenda:

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

1. 19-15 ... A request by Melissa Koryabina, 4784 Nature View Court, for a side and front yard variance to construct an addition.
2. 19-18...A request by Gerald Shipley, 1320 Chilson Road, for a side yard variance to construct an addition to an existing home.
3. 19-19...A request by Edward Koss, 4930 Brighton Oaks Trail, for a fence height variance to allow an existing 6 foot in height fence.
4. 19-20...A request by Danny and Vicki Brady, 1076 Sunrise Park Drive, for a front yard variance to demolish an existing home and construct a new home.
5. 19-21...A request by Lawrence and Lorraine Persh, 2157 Webster Park Drive, for a front yard variance to demolish an existing home and construct a new home.
6. 19-22...A request by John and Wendy Myers, 6505 Forest Beach Drive, for a variance to construct a detached accessory structure in the front yard.

Administrative Business:

1. Approval of minutes for the April 16, 2019 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

From: [Melissa Koryabina](#)
To: [Amy Ruthig](#)
Subject: Koryabina Variance Application
Date: Thursday, May 16, 2019 4:07:09 PM

Hi Amy, confirming our phone conversation to table our variance application to the June 18th meeting.

Many thanks,

Melissa Koryabina
4784 Nature View Ct
Howell MI 44843



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 # 19-18 Meeting Date: May 21, 2019

PAID Variance Application Fee

~~\$125.00~~ for Residential | ~~\$300.00~~ for Commercial/Industrial
215.⁰⁰

Applicant/Owner: Gerald Shipley Email: Shipley1943@yahoo.com

Property Address: 1320 Chilson Rd Phone: (810) 623-0990

Present Zoning: LDR Tax Code: 4711-07-200-014

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: Side yard variance to construct the addition due to the required side yard setback in my zoning district of 30 feet.

2. Intended property modifications: 1026 Sq Ft Addition with a 171 Sq Ft Patio. Please see attached plans

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 purpose of the addition is to provide a barrier free living space for an Alzheimers patient as her physical & mental abilities decline.

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 structure does not meet the current setback requirements. The proposed addition would not extend any farther than the existing structure. The placement of the existing septic system prevents meeting the current setback requirements.

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

No

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

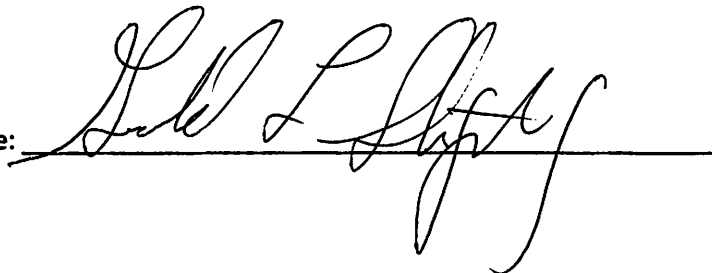
No

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: 3-29 2019

Signature: _____





MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: May 14, 2019

RE: ZBA 19-18

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

STAFF REPORT

File Number: ZBA#19-18
Site Address: 1320 Chilson Road
Parcel Number: 4711-07-200-014
Parcel Size: .555 Acre
Applicant: Gerald Shipley, 1320 Chilson Road Howell
Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a side yard variance to construct an addition to existing single family home.

Zoning and Existing Use: LDR (Low Density Residential) Single Family Dwelling located on property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday May 5, 2019 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 in 1959.
- The property is serviced by a private well and septic.
- See Assessing Record Card.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

The proposed project is to construct an addition to an existing single family home. In order to construct the addition, the applicant would be required to obtain a side yard variance to maintain the existing side yard setback.

Variance Requests

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

Table 3.04.01 (LDR District):	Required Side Yard Setback:	30'
	Proposed Side Yard Setback:	17'
	Proposed Variance Amount:	13'

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 side yard setback would prevent the applicant from constructing the addition to the existing single family home and could unreasonably prevent the use of the property. Granting this variance would offer substantial justice to the applicant because there are homes in the immediate vicinity that do not meet the side yard setbacks. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that processed by other properties in the vicinity.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the non-conforming size of the lot, location of septic field and non-conforming location of existing home. The need for the variance is not self-created and is the least amount necessary.
- (c) Public Safety and Welfare** – The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

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

1. Structure must be guttered with downspouts.

GENOA TOWNSHIP



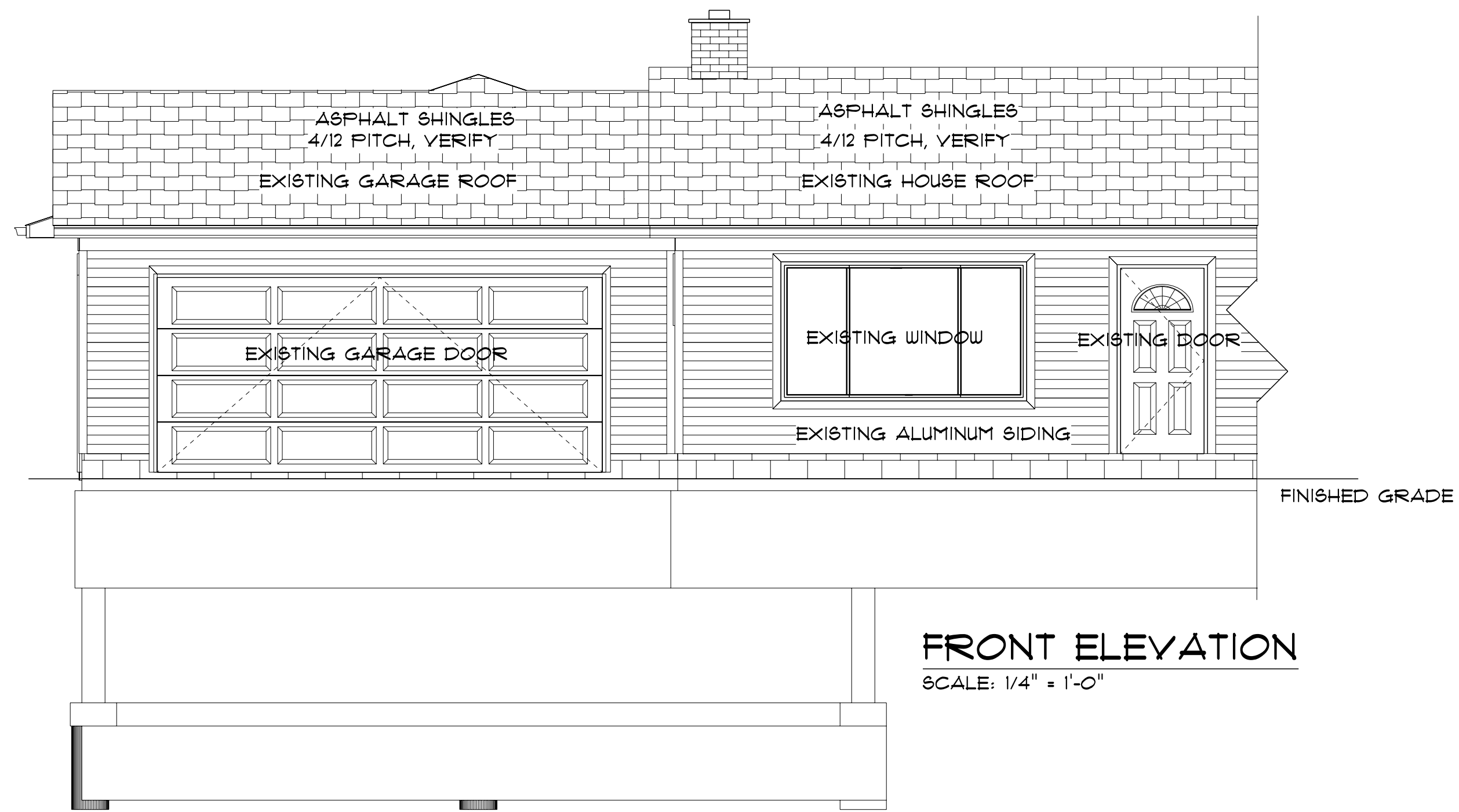


Livingston County, Michigan
Information Technology Department
G.I.S. Division 517.548.3230

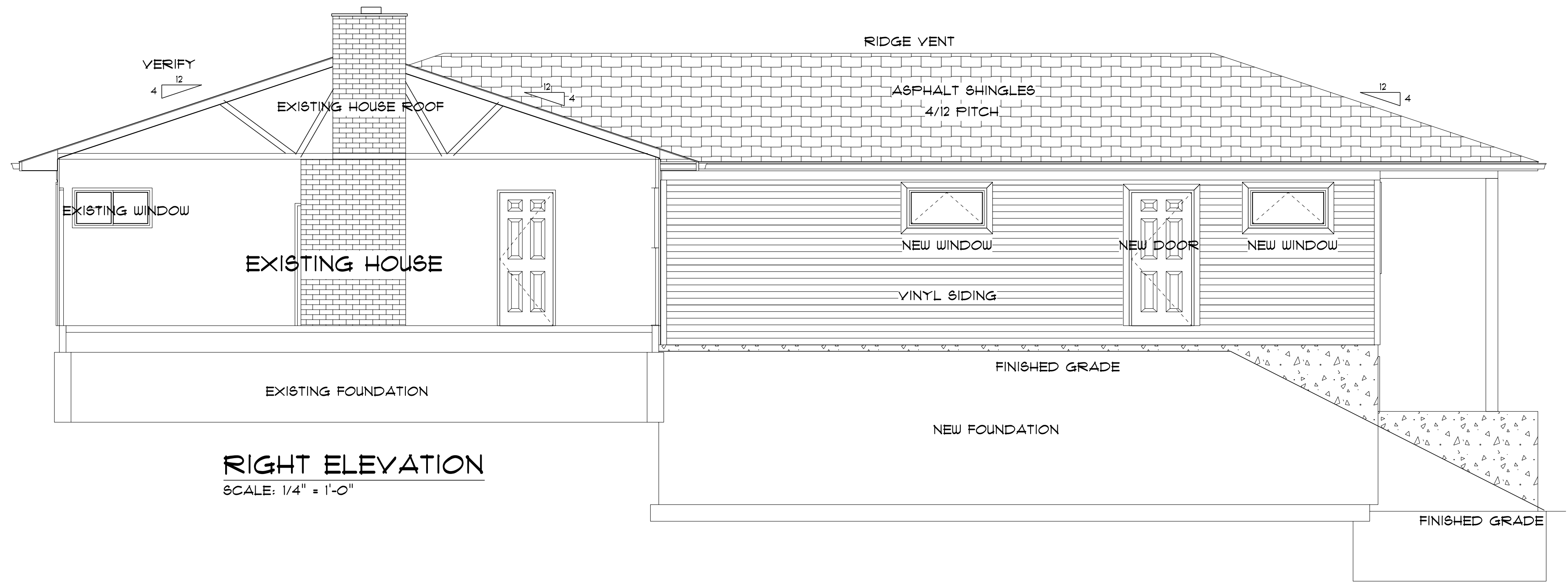


Orthophotos From Spring 2010
Printed July 2, 2012
Parcel lines are a representation only.
Not intended for survey purposes.

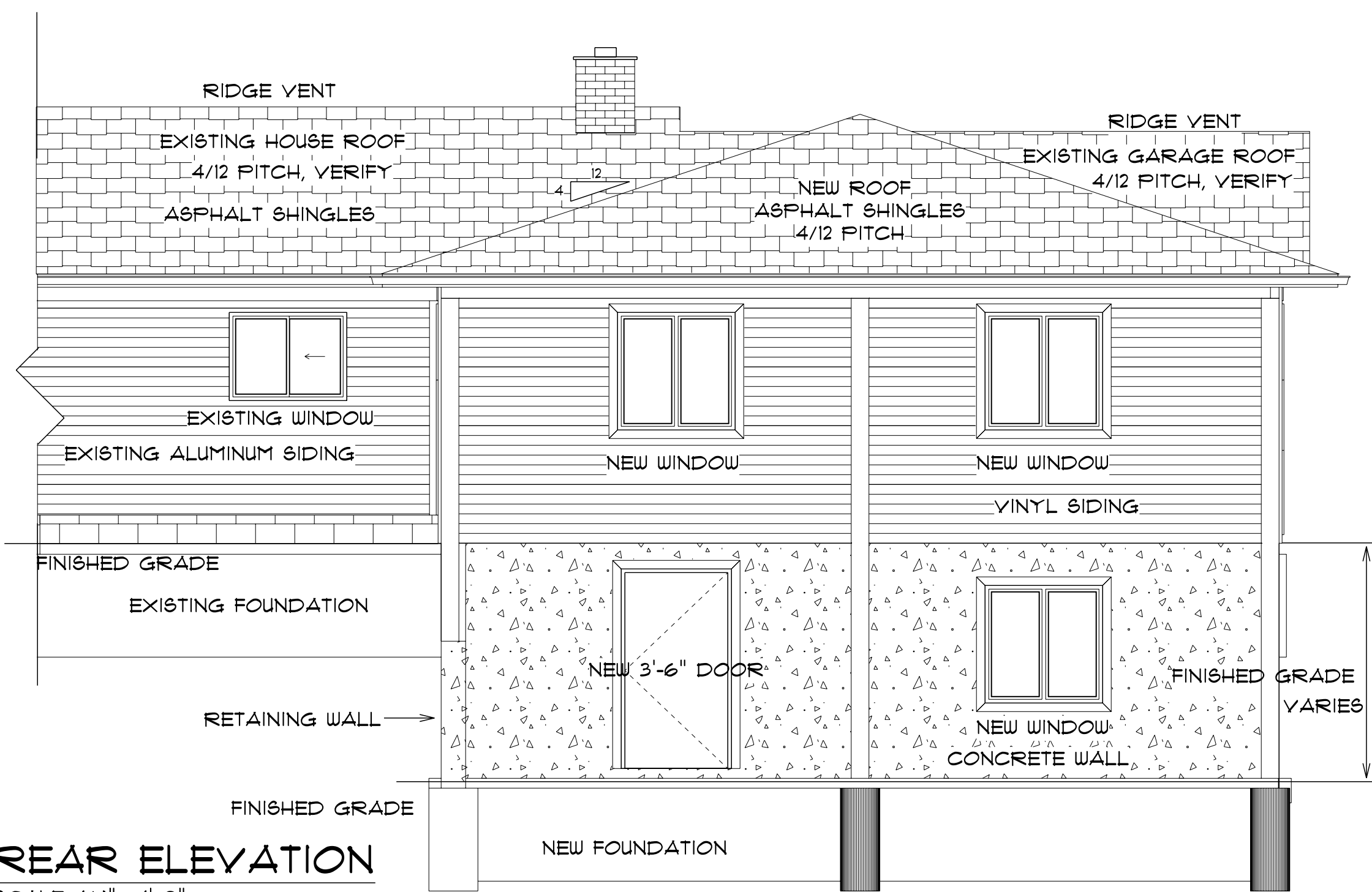




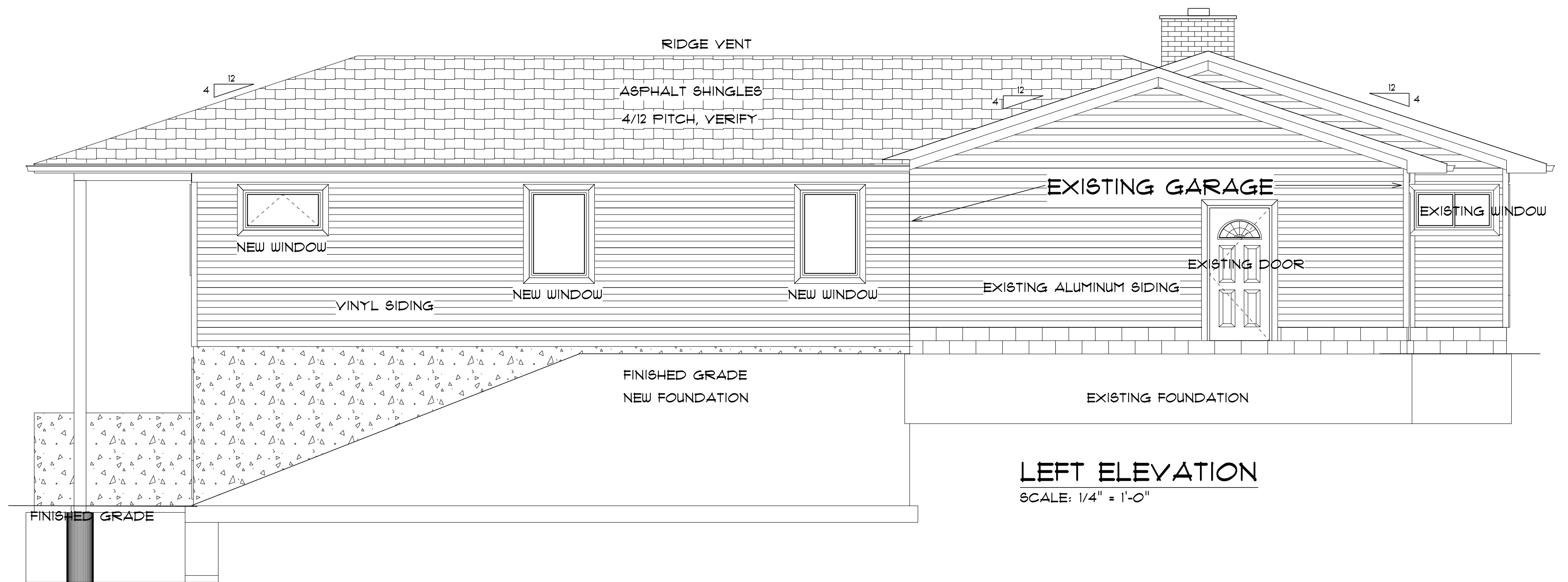
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



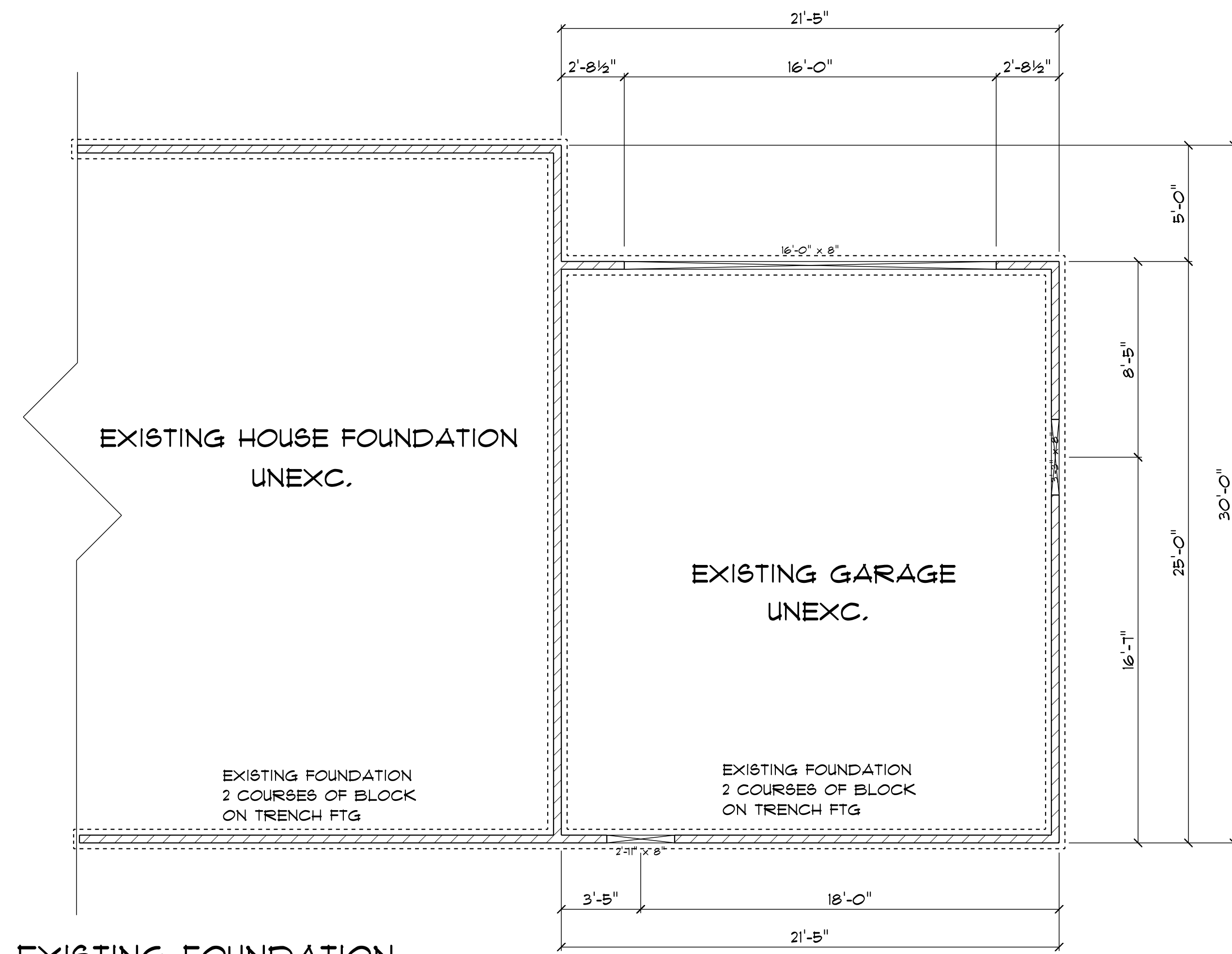
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



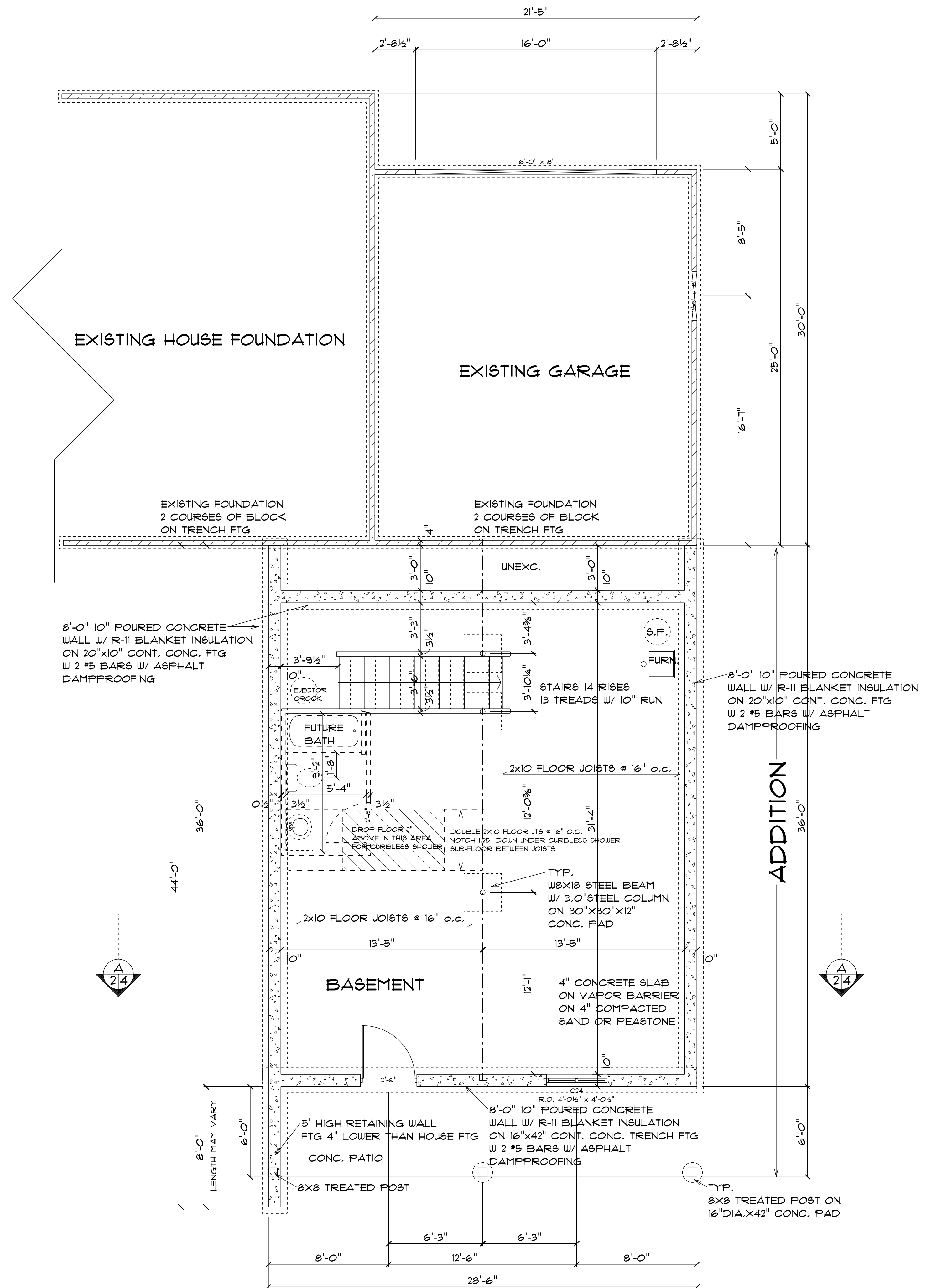
REAR ELEVATION
SCALE: 1/4" = 1'-0"



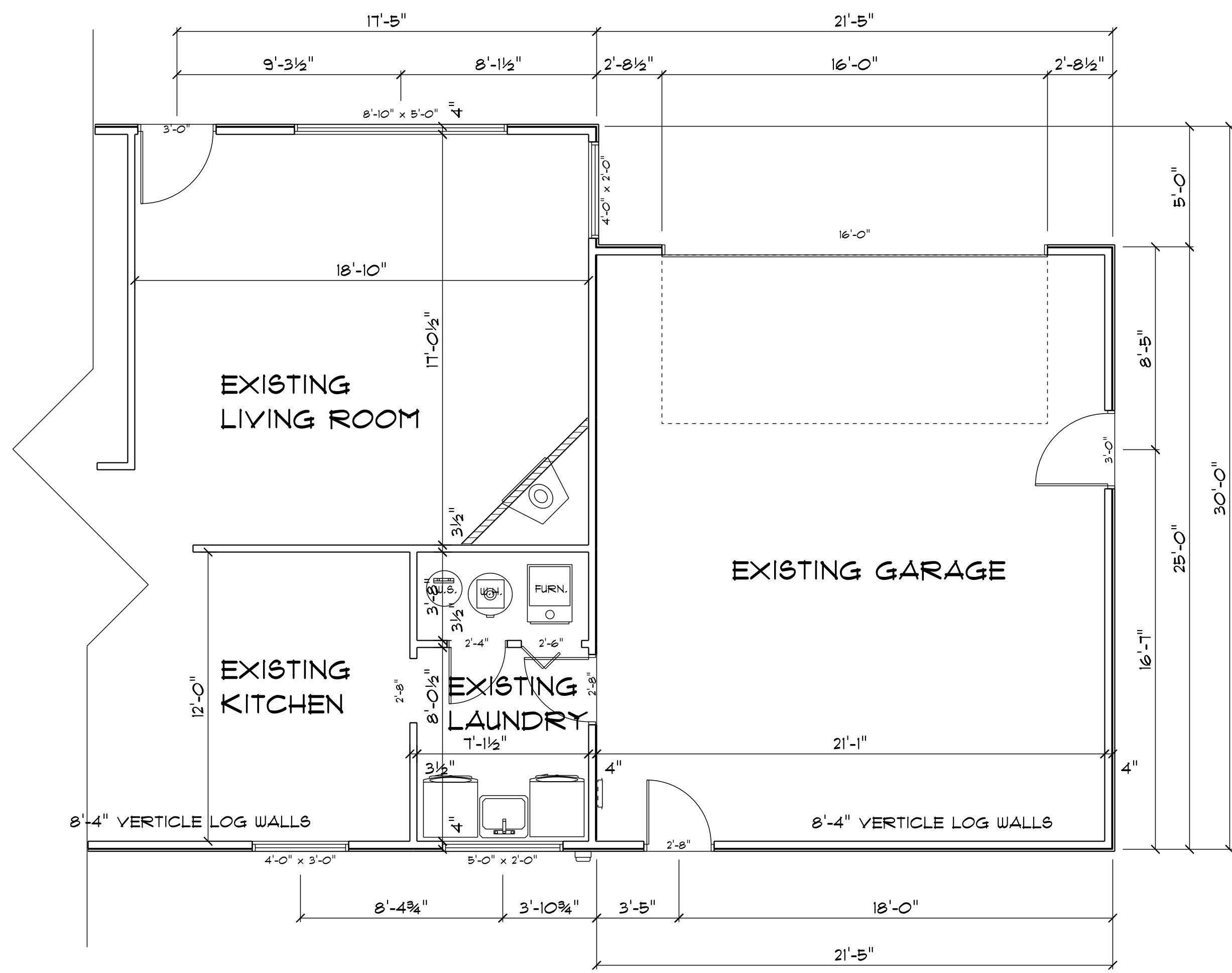
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



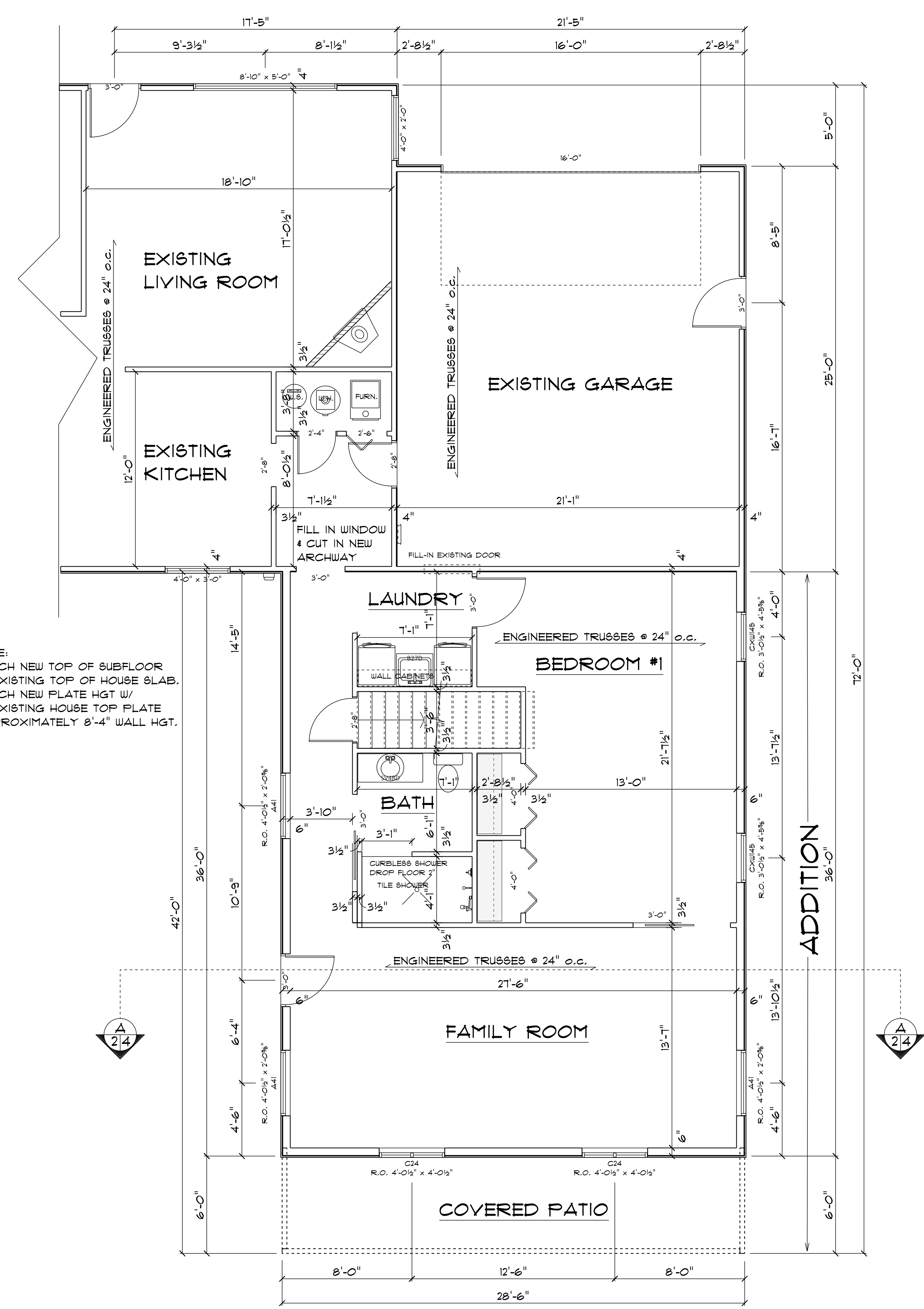
EXISTING FOUNDATION
SCALE: 1/4" = 1'-0"



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

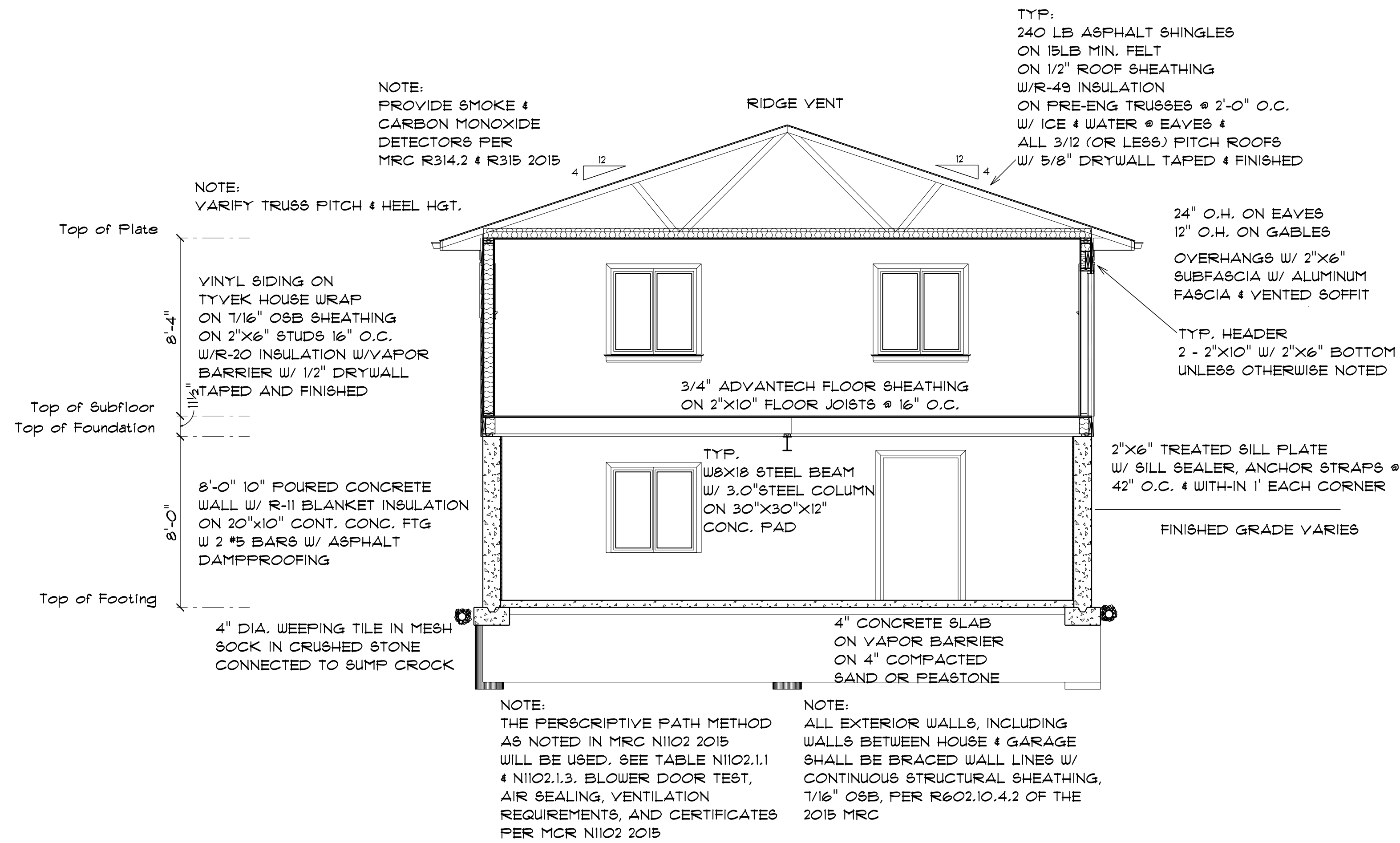


EXISTING MAIN FLOOR
SCALE: 1/4" = 1'-0"

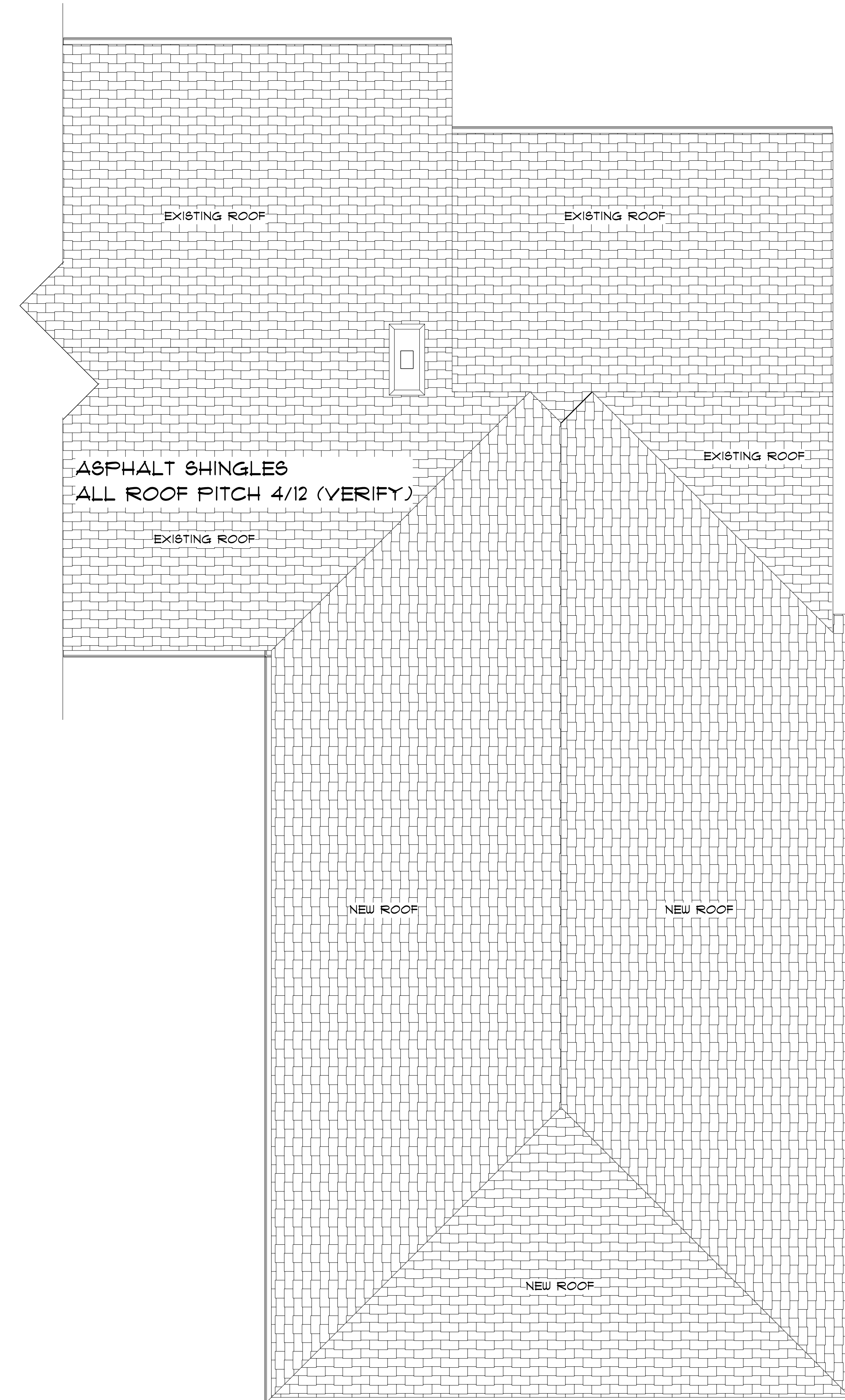


NEW MAIN FLOOR
SCALE: 1/4" = 1'-0"

ADDITION 1026 SQ-FT
COVERED PATIO 171 SQ-FT



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



ROOF PLAN
SCALE: 1/4" = 1'-0"

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHIPLEY, GERALD & CAROL AN	SHIPLEY GERALD & CAROL LTS	1	10/03/2018	LED	LIFE ESTATE	2019R-002019	BUYER	0.0
SHIPLEY, GERALD & CAROL AN	SHIPLEY, GERALD & CAROL AN	0	03/18/2002	QC	QUIT CLAIM	3492-0156	BUYER	0.0
SHIPLEY, GERALD L.		0	11/04/1998	QC	QUIT CLAIM	24700792	BUYER	0.0

Property Address	Class: 401 RESIDENTIAL-IM	Zoning: LDR	Building Permit(s)	Date	Number	Status			
1320 CHILSON RD	School: HOWELL								
	P.R.E. 100% / /								
Owner's Name/Address	MAP #: V19-18								
SHIPLEY GERALD & CAROL LTS 9.3 1320 CHILSON RD HOWELL MI 48843	2020 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4500.HOWELL M& B						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			M & B < .90 ACRE		24,165.000	Sq Ft	1.86	100	45,000
					0.56	Total Acres		Total Est. Land Value =	45,000
Tax Description	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
Comments/Influences	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
			2020	Tentative	Tentative	Tentative			Tentative
	Who	When	What						
	JB	05/10/2018	INSPECTED	2019	22,500	53,500	76,000		66,248C
				2018	12,500	52,000	64,500		64,500S
				2017	12,500	53,400	65,900		65,603C



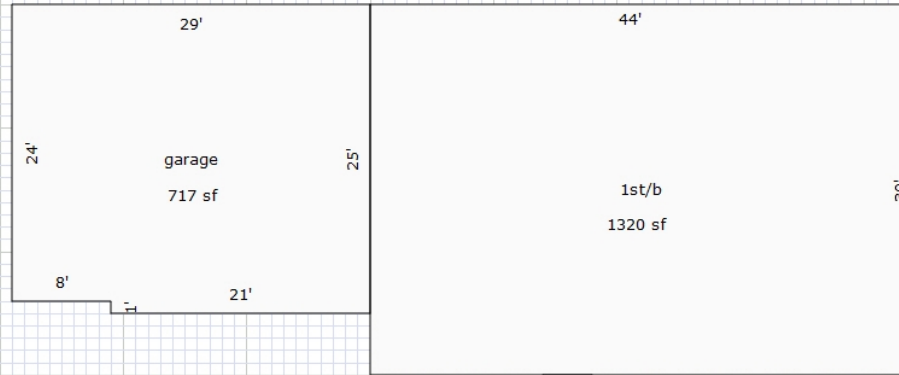
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

*** 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 12	Type CPP	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 717 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: C		Trim & Decoration														
Yr Built 1959	Remodeled 0	Ex	X	Ord		Min										
Condition: Good		Size of Closets														
	Lg	X	Ord		Small											
Room List		Doors:		Solid	X	H.C.										
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:														
(1) Exterior		(5) Floors														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Kitchen: Other: Other:														
(2) Windows		(6) Ceilings														
X	Many Avg. Few	X	Large Avg. Small													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(3) Roof		(7) Excavation														
X	Gable Hip Flat		Gambrel Mansard Shed													
Asphalt Shingle		(8) Basement														
Chimney: Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
		(9) Basement Finish														
		Recreation SF Living SF Walkout Doors No Floor SF														
		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family C										E.C.F.		Cls C 10 Blt 1959				
(11) Heating System: Forced Air w/ Ducts										X 0.930						
Ground Area = 1320 SF Floor Area = 1320 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 1,320																
Total: 173,445 93,661																
Other Additions/Adjustments																
Water/Sewer																
1000 Gal Septic 1 3,967 2,142																
Water Well, 200 Feet 1 8,762 4,731																
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 717 23,604 12,746																
Common Wall: 1 Wall 1 -2,190 -1,183																
Fireplaces																
Exterior 1 Story 1 5,312 2,868																
Porches																
CPP 12 273 147																
Totals: 213,173 115,112																
Notes:																
ECF (47070 HOWELL M & B) 0.930 => TCV:														107,054		

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

10'
wd shed
100 sf
N/V



cpp
12 sf
4'

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 # 19-20

Meeting Date: May 21, 2019
@ 6:30pm

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: Danny + Vicki Brady Email: vickibrady@att.net

Property Address: 1076 Sunrise Park Street Phone: Danny 517-375-0207

Present Zoning: Residential Tax Code: 11-09-201-055

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

Each application for Variance is considered individually by the ZBA. The ZBA is a 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 application, 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/intended property modifications: We originally were going to remodel existing house and installed a new well. Then decided replacing the home would be more beneficial to neighborhood and perspective buyers. We request for our new house to be set back 30' back from front property line instead of the 35' required by township due to existing well which would not be compliant with Health Dept. requirements. We would demo 74 yr old, unrepairable house and replace with new house that resembles adjacent homes, (height and width) single family ranch style

The following is per Article 23.05.03 of the Genoa Township Ordinance:

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.

Granting the variance will not effect other property owners or hinder the preservation or enjoyment of the property in the same zoning district

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 Health Dept. requires a 10' set back from well to house, with the current township setback of 35' from front of property, the existing well would be 7' from new house. The front of the new house is where the front of the existing home sits now at 30'. The new house will be consistent in size of 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.

Granting the variance will not effect the supply of light and air to adjacent properties as the new home will be a similar, single story ranch style house, size

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

The new house we plan to put on property will add value to adjacent properties and surrounding neighborhood as it will resemble size and look of other homes on street

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: 4/24/19 Signature: Dunay Brady
Vicki Brady



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: May 14, 2019

RE: ZBA 19-20

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

STAFF REPORT

File Number: ZBA#19-20
Site Address: 1076 Sunrise Park Drive
Parcel Number: 4711-09-201-155
Parcel Size: 0.140 Acre
Applicant: Danny and Vicki Brady, 2380 Brewer Road, Howell
Property Owner: Same as Applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a front yard variance to construct a new single family home.
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 May 5, 2019 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 1945.
- In 2019, a land use waiver was issued for demolition of the existing home.
- The property is serviced by a private well and public sewer.
- See Assessing Record Card.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

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

MANAGER

Michael C. Archinal

The proposed project is to demolish existing home and construct a new single family home. In order to construct the new home as requested, the applicant would be required to obtain a front yard variance maintaining the same front yard setback for the existing home.

Variance Requests

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

Table 3.04.01 (LRR District):	Required Front Yard Setback:	35'
	Proposed Front Yard Setback:	30'
	Proposed Variance Amount:	5'

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

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

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the front yard setback would prevent the applicant from constructing the single family home as proposed. Granting this variance would offer substantial justice to the applicant due to other homes in the immediate vicinity have similar non-conforming front yard setbacks 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 property.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the Livingston County Environmental health department’s setback from the existing well. The need for the variance is not self-created and would make it consistent with other properties in the vicinity.
- (c) Public Safety and Welfare** – The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

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

1. Structure must be guttered with downspouts.

GENOA TOWNSHIP

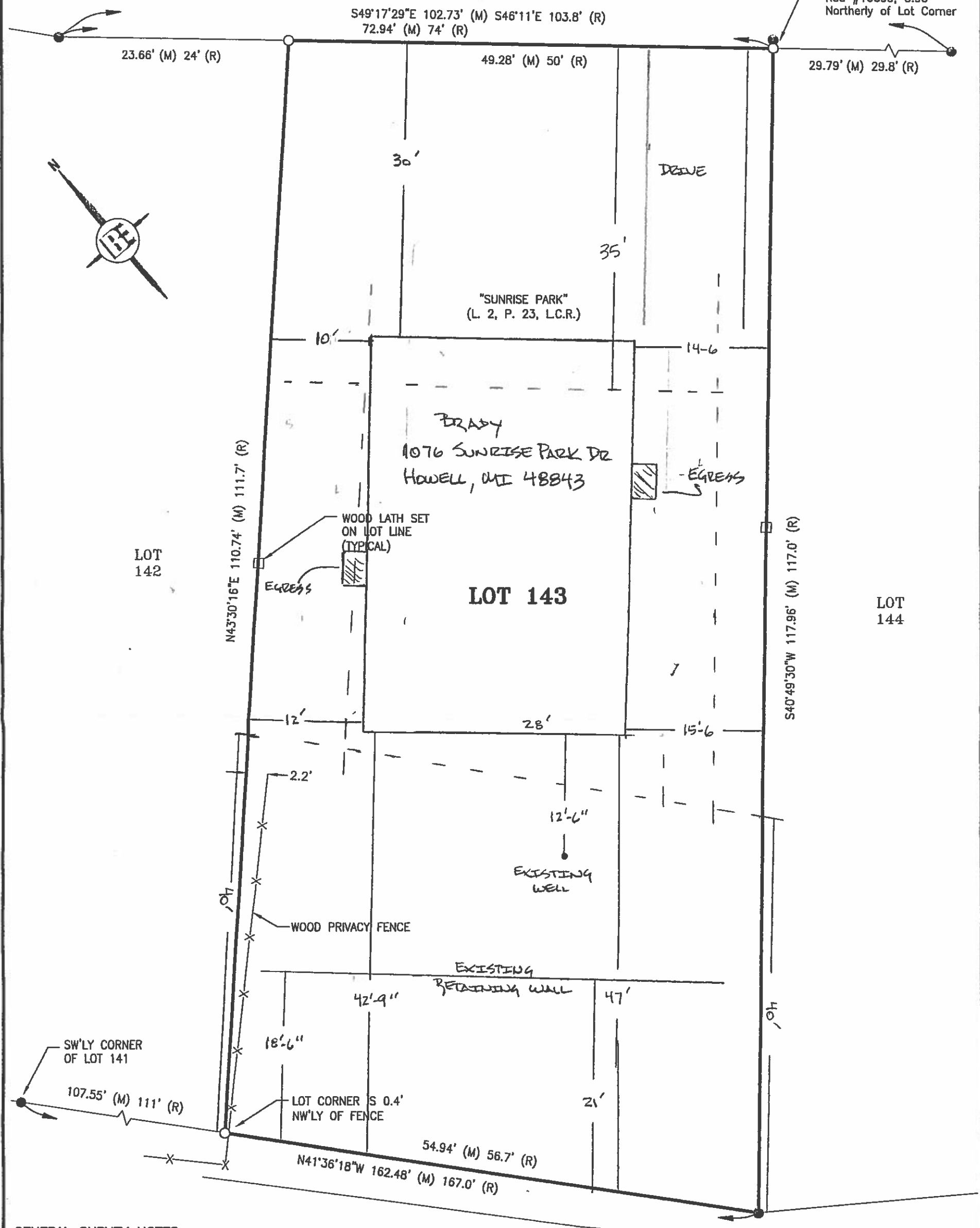


LOT SURVEY

SUNRISE PARK DRIVE (33' WIDE)

S49°17'29"E 102.73' (M) S46°11'E 103.8' (R)
72.94' (M) 74' (R)

Set Capped 1/2" Steel Rod at Lot Corner.
Found Capped Steel Rod #10699, 0.90' Northerly of Lot Corner



GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. RECORD BEARINGS ARE FROM THE PLAT OF "SUNRISE PARK", AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, 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:

LOT 143 OF "SUNRISE PARK", A SUBDIVISION AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, LIVINGSTON COUNTY RECORDS, BEING IN PART OF THE NORTHEAST 1/4 OF SECTION 9, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

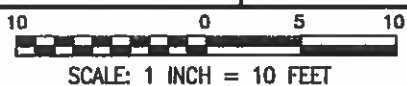


Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.



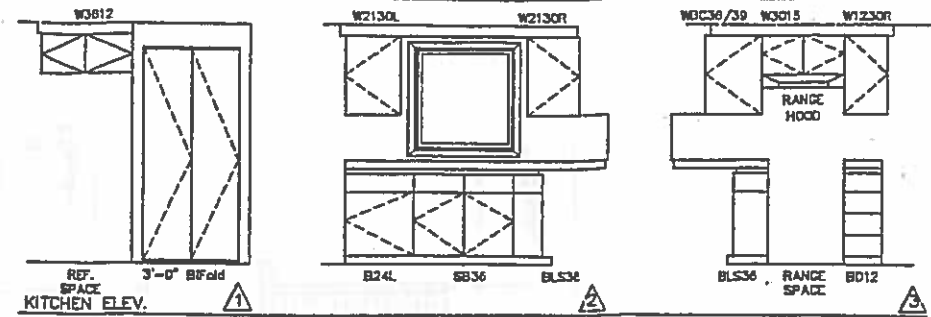
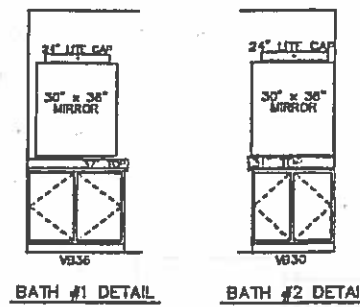
CLIENT:
BRADY



- LEGEND**
- = STEEL ROD SET
 - = STEEL ROD/PIPE FD
 - ⊙ = MONUMENT FOUND
 - ✕ = FENCE
 - (R) = RECORDED
 - (M) = MEASURED

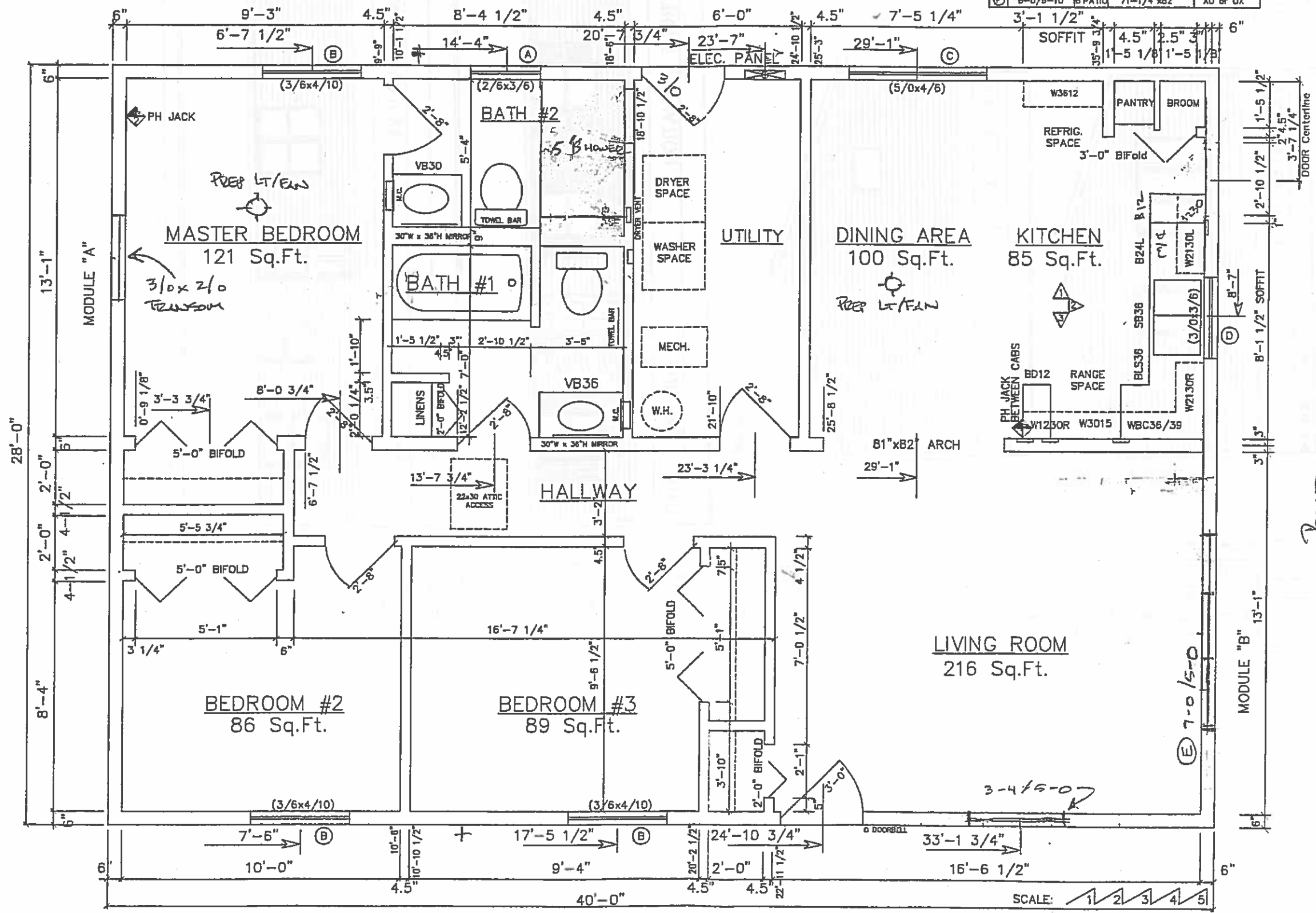


3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)
FOR THE LOCATION OF UNDERGROUND UTILITIES



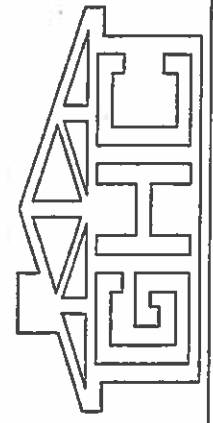
PELLA-WOOD			
(A)	PTD-2841	DH	29-3/4"x41-3/4"
(B)	PTD-4157	DH	41-3/4"x57-3/4" EGRESS (6.6)
(C)	PTD-2853VV	DH	58-3/4"x53-3/4"
(D)	PC2-3541	CSMNT	35-3/4"x41-3/4"
(E)	PC2-2959 LFR	CSMNT	87-3/4"x59-3/4" EGRESS (9.6)
(F)	PCS-7281	6'PATIO	72-1/4"x80-5/8" XO or OX

PELLA-VINYL			
(A)	2-4/3-6	SH	28"x42"
(B)	3-4/5-0	SH	40"x60" EGRESS (6.6)
(C)	4-8/4-4	SH	56"x52" DOUBLE S.H.
(D)	3-0/3-2	SH	36"x36"
(E)	7-0/5-0	SH	84"x80" TRIPLE S.H.
(F)	6-0/6-10	6'PATIO	71-1/4"x82" XO or OX



DRN	RSW
DATE	10-31-89
CHK	12/26/06 AST
REV	1/15/08 RMM

GENERAL HOUSING CORPORATION
 4650 E. WILDER RD.
 BAY CITY, MICHIGAN 48706



TITLE
 DANBURY 28x40...10102
 Crawlspace, End Kitchen, R.H.
 FLOOR PLAN

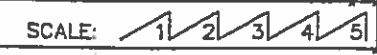
Copyright 2008 General Housing Corp.

MODEL	SHEET
10102F	A-2 of 5

BRADY

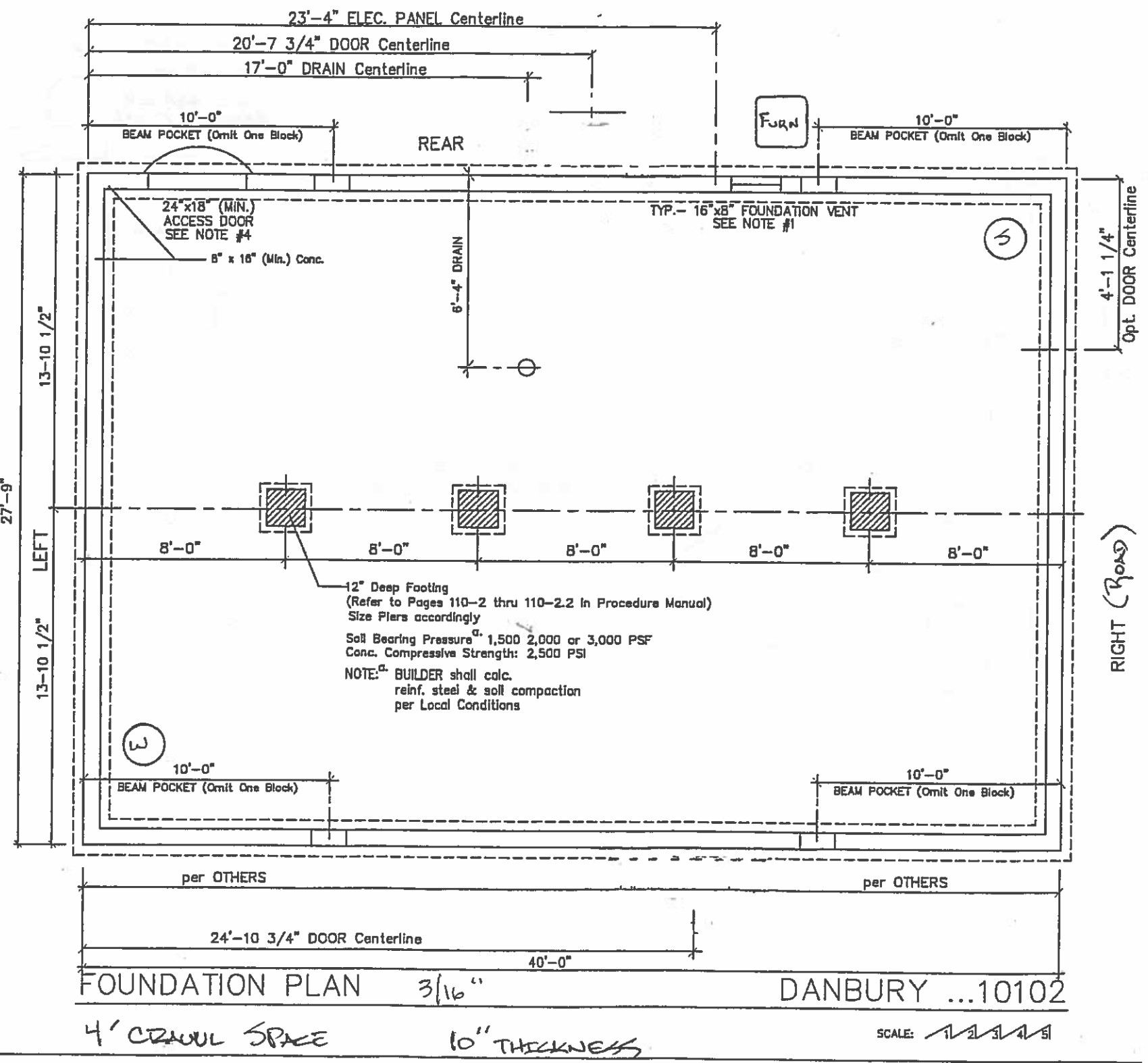
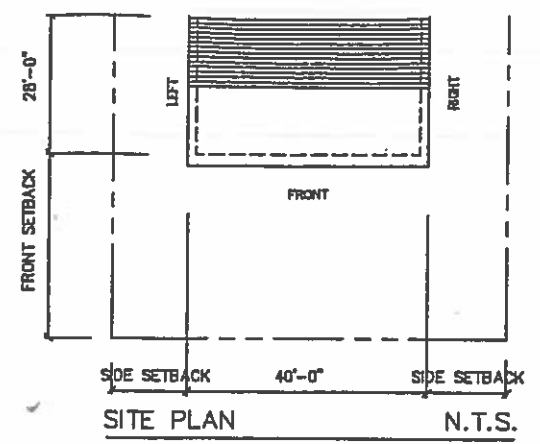
FLOOR PLAN

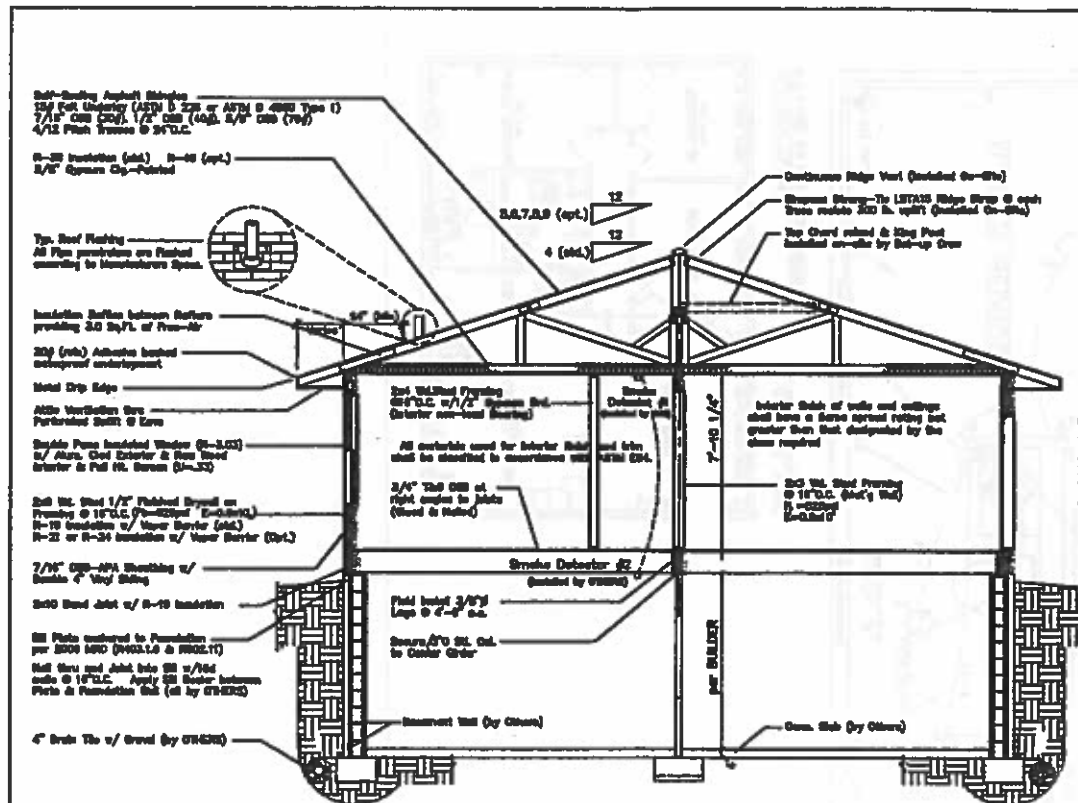
DANBURY ...10102



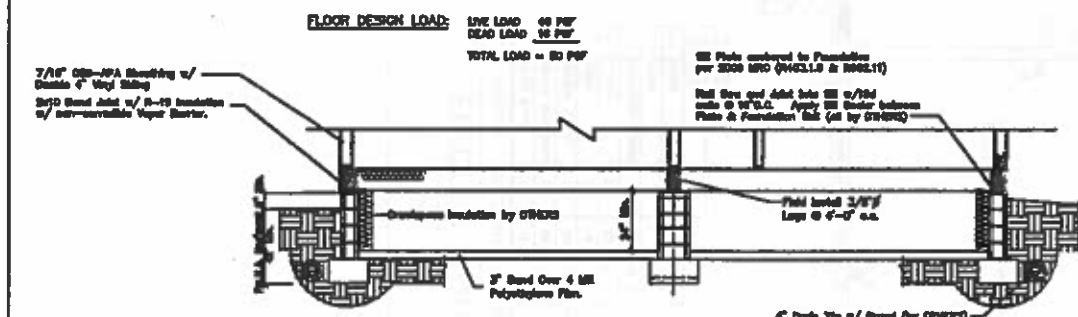
Overall Dimensions Only are Provided on this Plan. Foundation Design & Specifications Shall be based on Local Conditions, & Subject to Local Codes and are the Responsibility of OTHERS.

3. When Required, Sump Pump Shall be provided for Crawlspace Drainage. (by OTHERS)
4. Crawlspace access required per Michigan Residential Code



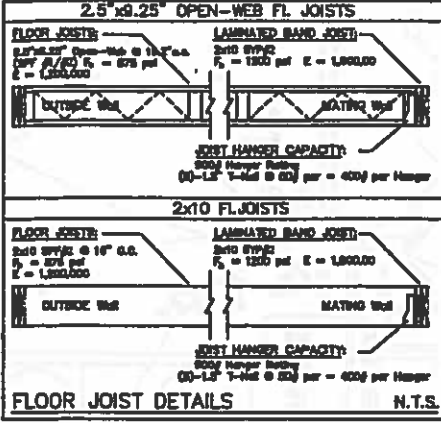


TYPICAL BASEMENT CROSS SECTION
N.T.S.

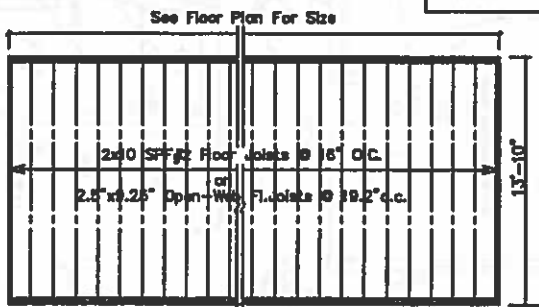


TYPICAL CRAWLSPACE CROSS SECTION
N.T.S.

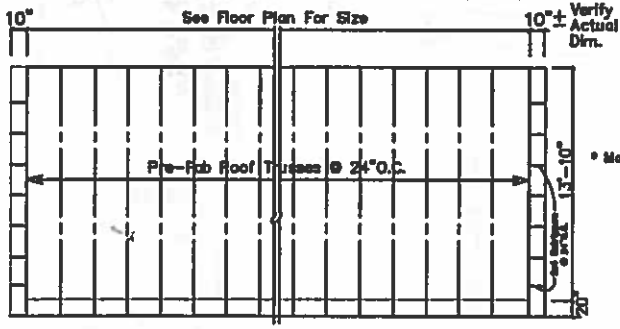
- GENERAL NOTES (2009 Michigan Residential Code)**
- Cont. Ridge Vent provides 18 Sq.in. of Net Free Vent Area PLF.
 - Perforated Vinyl Soffit provides 6.07 Sq.in. pif (per Side) 8.07 sq.in. PLF
 - Crawlspace Ventilation Installed by OTHERS On-Site.
 - VENTILATION AREA: The min. required Net Free Ventilation Area shall be 1/150 of the area of the space ventilated. (Ridge Vent)
 - CRAWLSPACE: Crawlspace Areas shall be ventilated by openings in exterior foundation walls located on slope to outdoors as provided & shall provide cross ventilation on at least 2 opposite sides.
 - OPENING SIZE: (Crawlspace) Openings shall have a Net Area of not less than 1 sq.ft. for each 150 Sq.Ft. of Foundation Space.
 - CRAWLSPACE ACCESS: Access shall be provided to Crawlspace by an opening not less than 18" x 24".
 - ATTIC ACCESS: An opening not less than 22" x 30" shall be provided to any Attic area having a clear height of over 30".
 - FLAME SPREAD: All interior finishes meet Class II Flame Spread 75-200 as determined by ASTM E84.
 - STARWAY HANDRAIL: Open Guardrails shall have balusters to prevent passage of a 4" diameter sphere.
 - STARWAY HANDRAIL: Height shall be 34" to 38" above tread nosing.
 - GUARDRAIL: Guardrails along open-sided floor areas, stairways and landings shall not be less than 36" in height. (R-3)
 - The door cut-out for the bathtub plumbing lines shall be firestopped.
 - DATA PLATE & LABEL LOCATIONS: Data Plate, Inspector Labels & Approval Labels shall be located in the Kitchen Sink cabinet.
 - One temporary Approval Label is located on Dining Rm. window.
 - One permanent Approval Label is located in Entry Clo. of "B" Model.
 - One temporary Approval Label is located on Living Rm. window.
 - On stairways with solid floors, a 1" nosing shall be provided.
 - An attached garage shall be completely separated from the residence and its attic area by not less than 5/8 inch gypsum board applied to the garage side. Gypsum board with batts/insulation shall be separated from the rooms above by not less than 5/8 inch gypsum board or equivalent.
 - Doors between a garage and residence shall be either solid wood doors with a minimum thickness of 1-3/8" or honey comb or steel doors not less than 1-3/8" or 20 minute fire-rated doors.



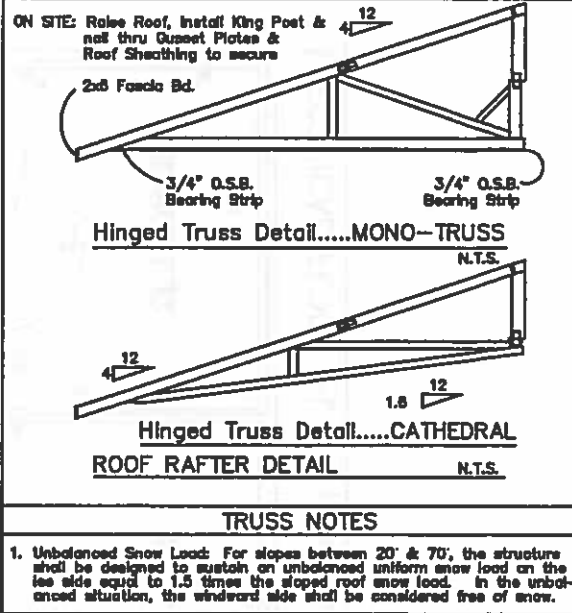
FLOOR JOIST DETAILS
N.T.S.



TYPICAL FLOOR FRAMING PLAN
N.T.S.



TYPICAL ROOF FRAMING PLAN
N.T.S.



TRUSS DESIGN CALCULATIONS (typ. 4/12)

LOAD	TOP CHORD LINE	TOP CHORD DEAD	BOTTOM CHORD DEAD	BOTTOM CHORD LIVE*	TOTAL DESIGN LOAD
30 PSF (standard)	34.7 PSF	7 PSF	10 PSF	20 PSF	71.7 PSF
40 PSF (optional)	46 PSF	7 PSF	10 PSF	20 PSF	83 PSF
70 PSF (optional)	81 PSF	7 PSF	10 PSF	20 PSF	118 PSF

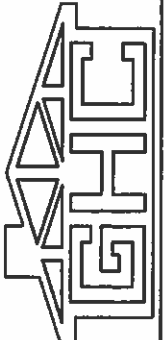
* Mono Trusses ONLY (Vaulted trusses are 10 PSF LIVE)

House Length	30'	32'	34'	36'	38'	40'	42'	44'	46'	48'	50'	52'	54'	56'	60'	64'
House Sq.Ft.	840	896	952	1008	1064	1120	1176	1232	1288	1344	1400	1456	1512	1568	1680	1792
RIDGE VENT CALCULATIONS (Sq.Ft.)																
Ventilation Req'd ¹	5.6	6.0	6.4	6.7	7.1	7.5	7.8	8.2	8.6	8.9	9.3	9.7	10.0	10.5	11.2	11.9
Ventilation Provided ²	6.5	6.4	6.8	7.2	7.6	8.0	8.4	8.8	9.2	9.6	10.0	10.4	10.8	11.0	11.8	12.0
CRAWLSPACE VENT CALCULATIONS (Sq.Ft.)																
Ventilation Req'd ³	5.6	6.0	6.4	6.7	7.1	7.5	7.8	8.2	8.6	8.9	9.3	9.7	10.0	10.5	11.2	11.9
Ventilation Req'd ⁴	2.8	3.0	3.2	3.3	3.55	3.8	3.9	4.1	4.3	4.45	4.65	4.85	5.0	5.25	5.6	5.95

¹House Sq.Ft./150
²Cont. Ridge Vent provides 18 Sq.in. per lineal Ft. ³Perforated Soffit provides 6.07 Sq.in. per lineal Ft.
³Sq.Ft. for each 150 Sq.Ft. of Foundation Space
⁴Sq.Ft. for ea. 300 Sq.Ft. where an approved Vapor Retarder is used

DRN RHM-05
DATE 5/10/05 AST
REV 7-8-05 kaf
12-2-05
10-15-13 KSL

GENERAL HOUSING CORPORATION
900 ANDRE STREET
BAY CITY, MICHIGAN 48706

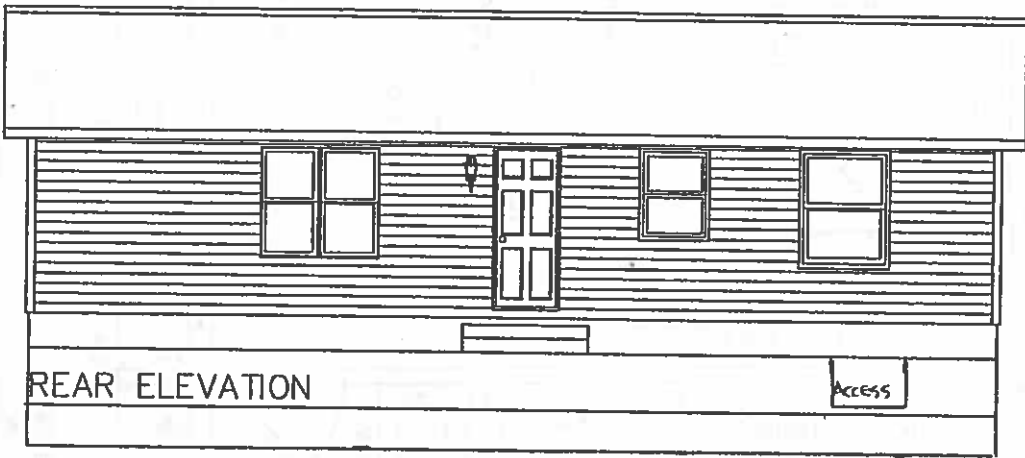


TITLE RANCH
Typical Basement & Crawlspace Details
Cross Section & Floor Framing

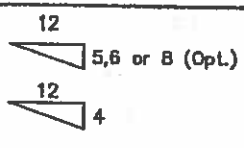
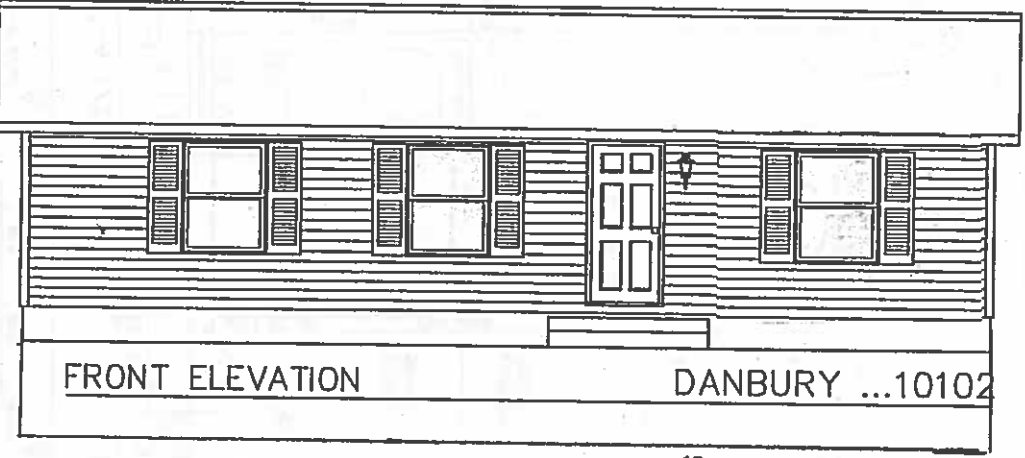
MODEL RANCH
SHEET A-3 of 5

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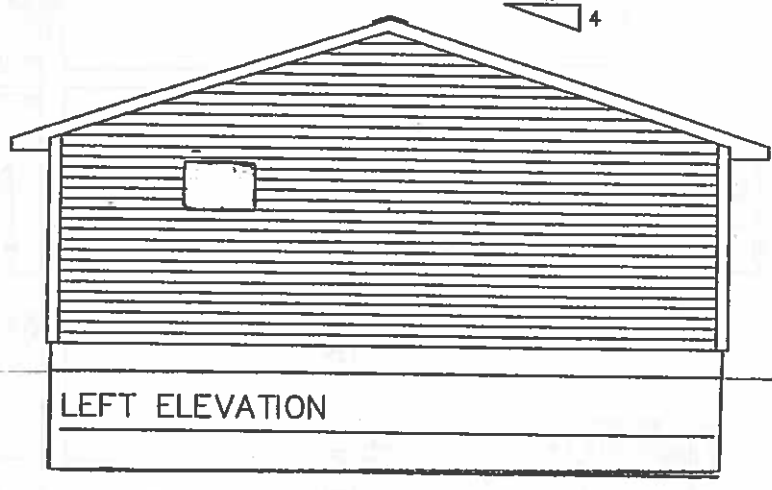
4'
CRAWL



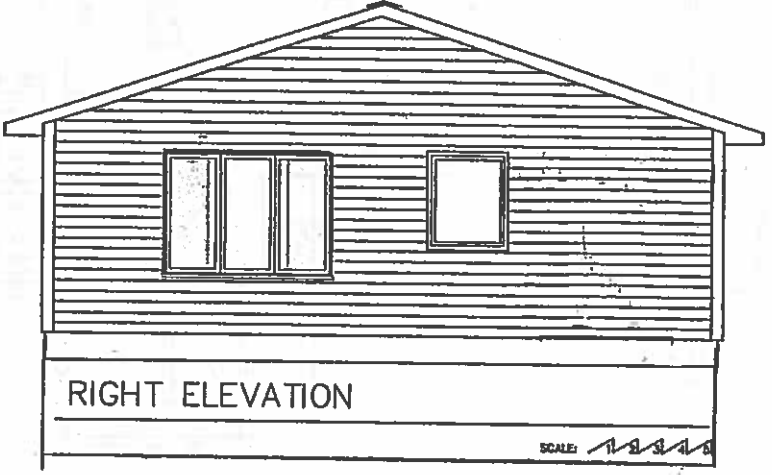
4'
CRAWL



4'
CRAWL



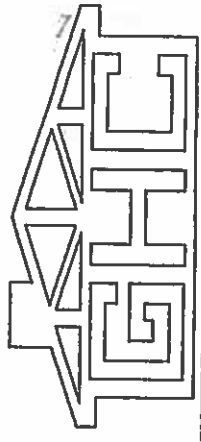
4'
CRAWL



1/8"

DRN	RSW
DATE	11-02-89
CHK	3/29/05 AST
REV	1/30/08 RMN

GENERAL HOUSING
 CORPORATION
 4650 E. WILDER RD.
 BAY CITY, MICHIGAN 48706



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MODEL
10102S

SHEET
A-1 of 5

TITLE
 DANBURY 28x40...10102
 Crawlspace, End Kitchen, R.H.
 Foundation Plan & Ext. Elev.

From: [Michael Suciu](#)
To: [Amy Ruthig](#)
Subject: ZBA 19-20
Date: Thursday, May 16, 2019 2:57:14 PM

Hi Amy

My lovley wife Marion and I live at 1071 SRPDrive and in FULL SUPPORT of granting the variance Danny and Vicki Brady have applied for at 1076 SRPDrive for a front yard variance. It will be nice to see a NEW home on that lot.

As Always

Michael&Marion Suciu

From: jrhull1@aol.com
To: [Amy Ruthig](#)
Subject: 1076 SRP
Date: Friday, May 17, 2019 8:24:50 AM

Hi Amy,

I am in favor of approving the requested variance at 1076 SRP as the new home they will build will improve the neighborhood.

John Hull
1065 Sunrise Park

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUDZKI LIVING TRUST	BRADY DANIEL & VICKI	30,000	12/13/2018	WD	ARMS-LENGTH	2018R-033596	BUYER	100.0
RUDZKI, HERMAN & WANDA	RUDZKI LIVING TRUST	0	06/19/2007	QC	INVALID SALE	2007R-023866	BUYER	0.0

Property Address	Class: 401 RESIDENTIAL-IM	Zoning: LRR	Building Permit(s)	Date	Number	Status
1076 SUNRISE PARK	School: HOWELL		Demolition	02/25/2019	PW19-027	
	P.R.E. 0%		Demolition	01/03/2019	PW19-002	
Owner's Name/Address	MAP #: V18-34					
BRADY DANIEL & VICKI 2380 BREWER RD HOWELL MI 48855	2020 Est TCV Tentative					

X Improved		Vacant	Land Value Estimates for Land Table 4302.SUNRISE PARK						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C NON LF	50.00	122.00	1.0000	1.0000	950	100		47,500	
			50 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value =			47,500	

Tax Description		Land Improvement Cost Estimates						
SEC. 9 T2N, R5E, SUNRISE PARK LOT 143		Description	Rate	Size	% Good	Cash Value		
Comments/Influences		Metal Prefab	10.58	108	38	434		
		Total Estimated Land Improvements True Cash Value =					434	

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

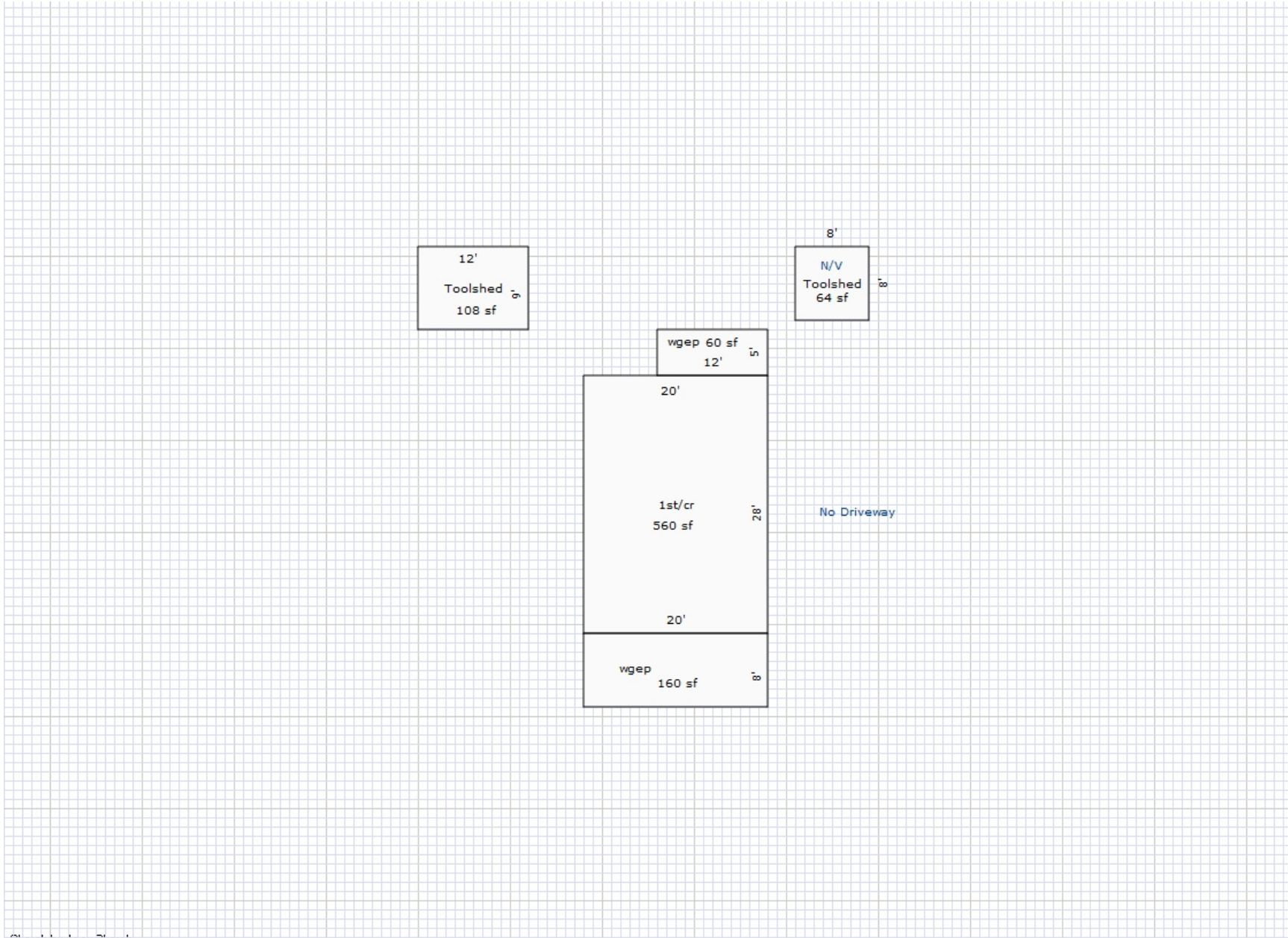


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 160 60	Type WGEP (1 Story) WGEP (1 Story)	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 Drywall Paneled	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													
Building Style: D		Trim & Decoration Ex X Ord Min																
Yr Built 1945	Remodeled 0	Size of Closets Lg X Ord Small																
Condition: Good		Doors: Solid X H.C.																
Room List		(5) Floors Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:			(12) Electric 0 Amps Service										Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family D (11) Heating System: Forced Air w/ Ducts Ground Area = 560 SF Floor Area = 560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/75/100/33.75 Functional Depreciation because of: HOME IS DESTROYED ON INSIDE Building Areas			Class: D Effec. Age: 55 Floor Area: 560 Total Base New : 77,797 Total Depr Cost: 26,255 Estimated T.C.V: 31,506			E.C.F. X 1.200		Cls D Blt 1945			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 560 Total: 55,035 18,574											
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments Porches WGEP (1 Story) 160 8,902 3,004 WGEP (1 Story) 60 4,742 1,600 Water/Sewer Public Sewer 1 958 323 Water Well, 200 Feet 1 8,160 2,754 Totals: 77,797 26,255											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 560 S.F. Slab: 0 S.F. Height to Joists: 0.0			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											
(3) Roof		(8) Basement		(9) Basement Finish			Notes: ECF (4305 SUNRISE PARK NON LAKEFRONT) 1.200 => TCV: 31,506											
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		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:															
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 # 19-21

Meeting Date: May 21, 2019
@ 6:30pm

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: Lawrence + Lorraine Persh Email: lorrainepersh@gmail.com

Property Address: 2157 Webster Park Dr. Phone: 810-923-7914

Present Zoning: LRR Tax Code: 4711-30-101-110

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

Each application for Variance is considered individually by the ZBA. The ZBA is a 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 application, 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/intended property modifications: _____

Decrease minimum front yard setback to 20 feet.

The following is per Article 23.05.03 of the Genoa Township Ordinance:

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.

Same allowances as neighboring homes front yard setback. Decreasing current footprint and increasing current setbacks. we chose a house plan that would require the least amount of variances and still keep the lot buildable.

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 size of the lot and current septic (50 gal drum) + bored well positions.

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.

Removing old septic system and replacing with new system.

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.

Several other neighboring homes do not meet the front yard setback.

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: 4-23-19 Signature: 



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: May 14, 2019

RE: ZBA 19-21

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

STAFF REPORT

File Number: ZBA#19-21
Site Address: 2157 Webster Park Drive
Parcel Number: 4711-30-101-110
Parcel Size: .077 Acres
Applicant: Lawrence and Lorraine Persh, 1801 Brighton Road, Howell
Property Owner: Same as Applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a front yard variance to construct a new home.
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 May 5, 2019 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 1920.
- The parcel is serviced by private well and septic.
- See Assessing Record Card.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

The proposed project is to demolish existing single family home and construct a new home. In order to construct the new home as proposed, the applicant is required to obtain a front yard variance. The applicant is proposing to keep the same front yard setback as the existing home.

Variance Requests

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

Table 3.04.01 (LRR District):

Required Front Yard Setback: 35'

Proposed Front Yard Setback: 15'

Proposed Variance Amount: 20'

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

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

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the front yard setback would unreasonably prevent the use of the property. The applicant is proposing to keep the front yard setback the same as the existing home. There are other homes in the vicinity with reduced front yard setbacks that would support substantial justice 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.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the lot is shallow and narrow, location of the septic field and existing well. Granting of the variance would make it consistent with many homes in the vicinity. The need for the variance is not self-created and is the least amount necessary.
- (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 a limited impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

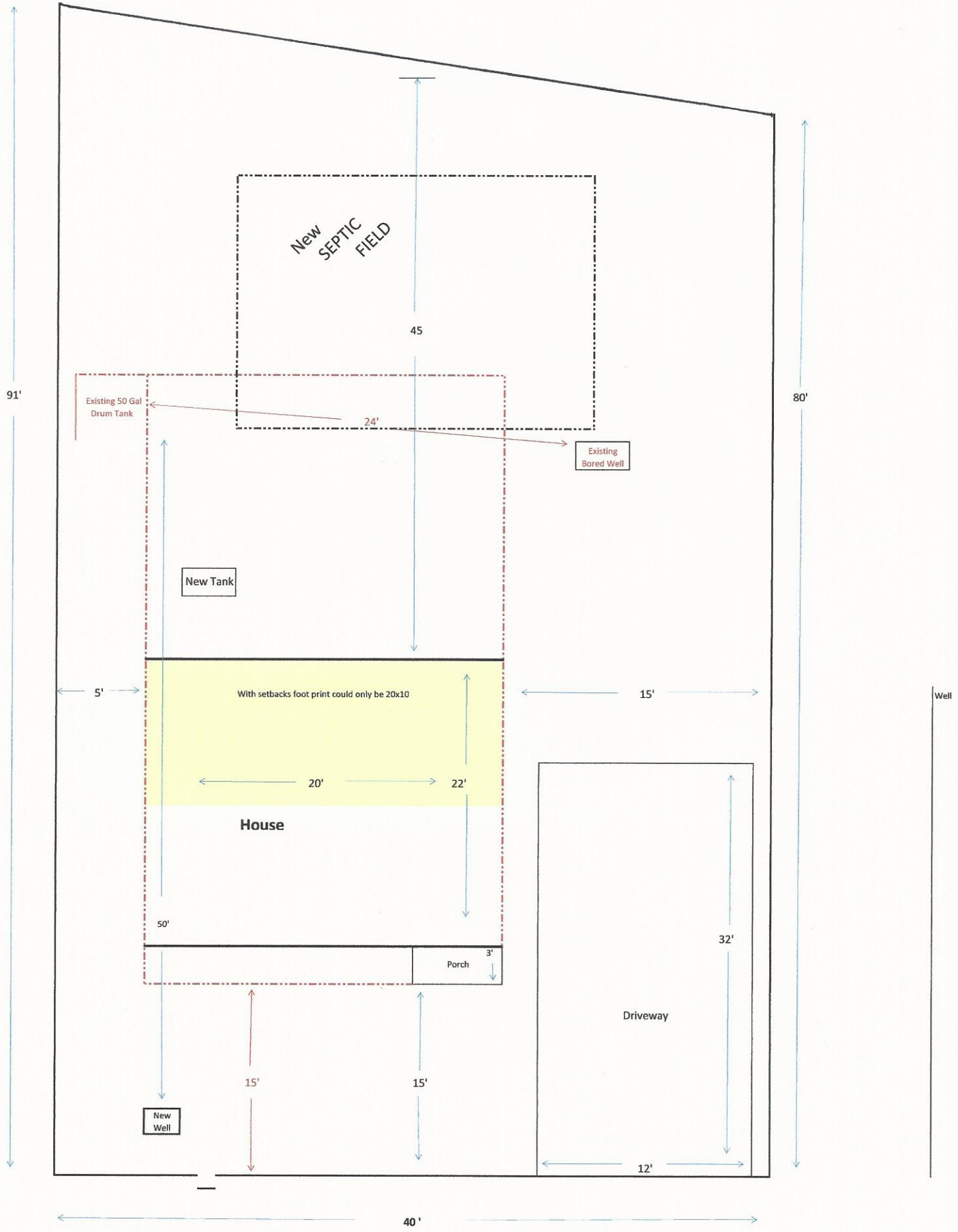
Recommended Conditions

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

1. Structure must be guttered with downspouts.

GENOA TOWNSHIP





2157 Webster Park Drive

4711-30-101-110



Square Footage

Heated Square ft:910

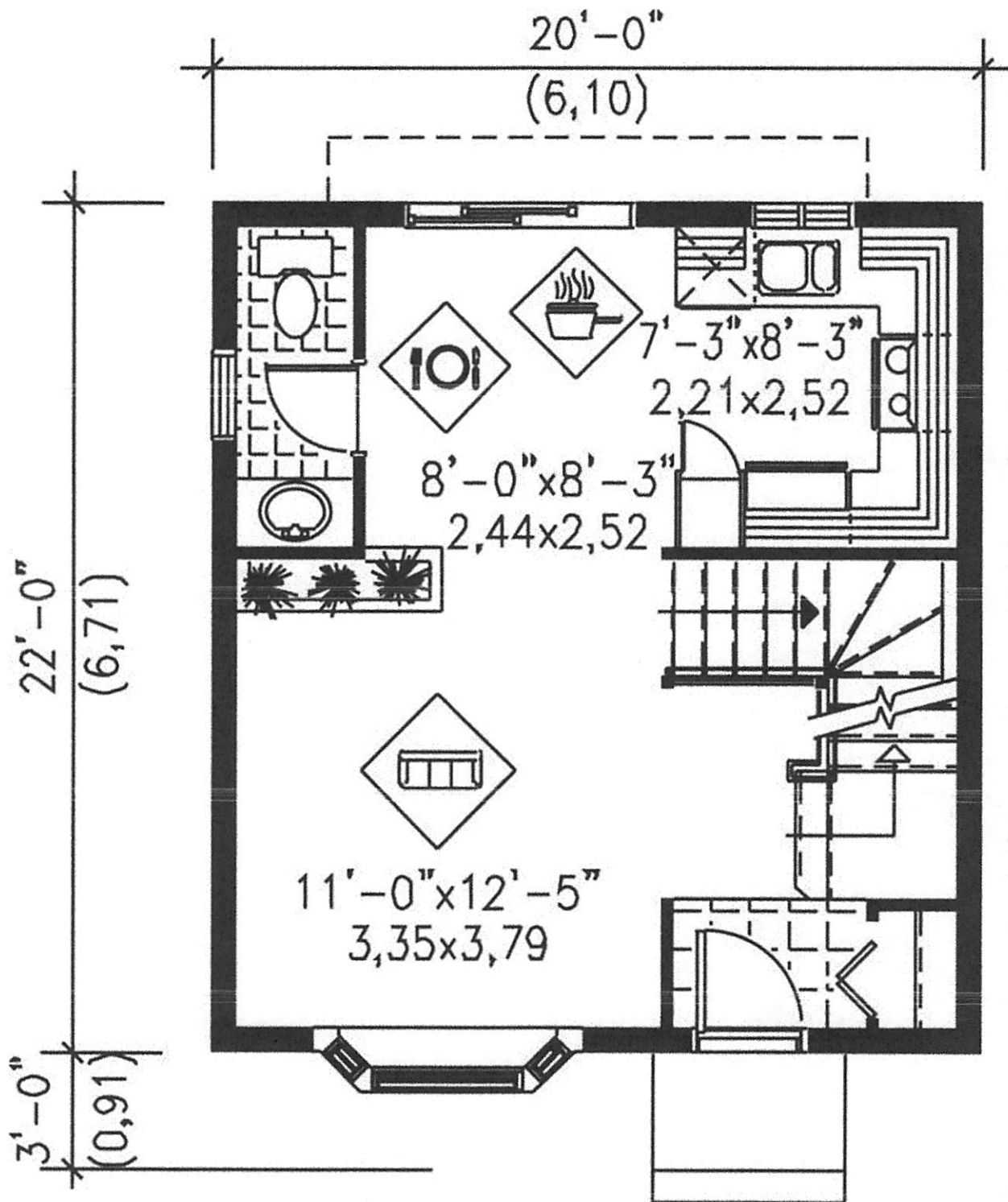
Main Floor:446

Upper Floor:464

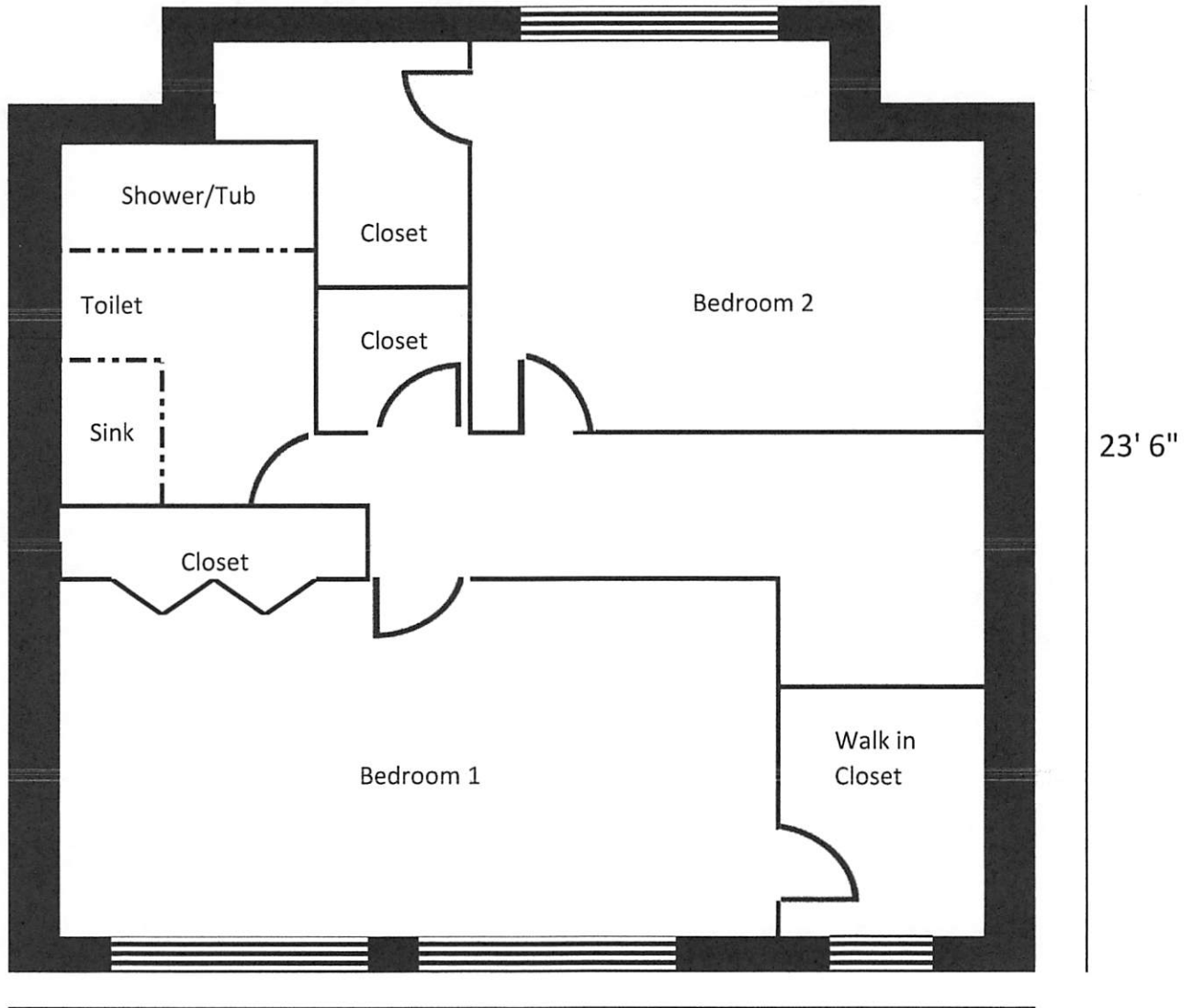
House Plan Description

This house plan's living room features both a bay window and a planter. The dining room and kitchen have a lot of space in the rear and there is a sliding door exit to the backyard. The main floor also boasts a half bathroom. On the upper floor, three bedrooms and a bathroom are what you'll find.

2157 Webster Park Drive
4711-30-101-110
1st Floor

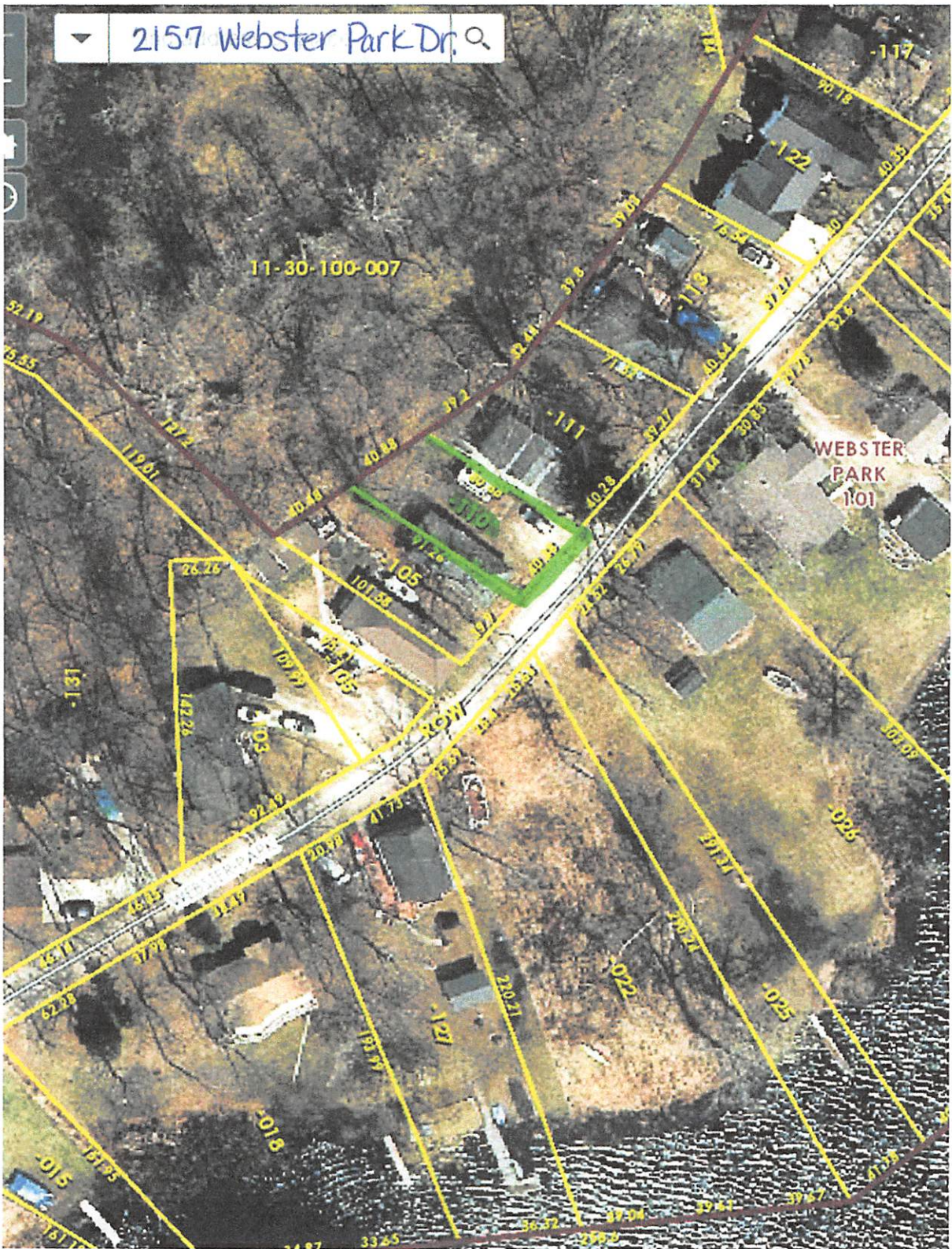


2157 Webster Park Drive
4711-30-101-110
2nd Floor



20'

2157 Webster Park Dr. Q



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
GEER TIMOTHY	PERSH LAWRENCE	45,000	08/21/2013	WD	ARMS-LENGTH	2013R-036490	BUYER	100.0		
BLAINE, ROBERT & GEER, TIM	GEER TIMOTHY	0	08/01/2013	WD	INVALID SALE	2013R-036489	BUYER	0.0		
BLAINE, ROBERT	BLAINE, ROBERT & GEER, TIM	0	08/07/2001	QC	QUIT CLAIM	3080-0541	BUYER	100.0		
BLAINE, ROBERT		0	04/25/1995	QC	QUIT CLAIM	1919-0832	BUYER	0.0		
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)		Date	Number	Status	
2157 WEBSTER PARK DR.		School: HOWELL								
		P.R.E. 0%								
Owner's Name/Address		MAP #: V19-21		2020 Est TCV Tentative						
PERSH LAWRENCE 1801 BRIGHTON RD HOWELL MI 48843		X	Improved	Vacant	Land Value Estimates for Land Table 4043.PARDEE LK FRT/GALE LAKE/WEBSTER PAR					
Tax Description		Public Improvements		* Factors *						
SEC. 30 T2N, R5E, WEBSTER PARK LOT 106		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		<Site Value I>	I	SITE VALUE	30000	100		30,000
		Paved Road		0.00 Total Acres Total Est. Land Value =					30,000	
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		X	REFUSE	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2020	Tentative	Tentative	Tentative		Tentative
					2019	15,000	11,800	26,800		26,800S
					2018	17,500	16,700	34,200		33,270C
					2017	17,500	15,700	33,200		32,586C



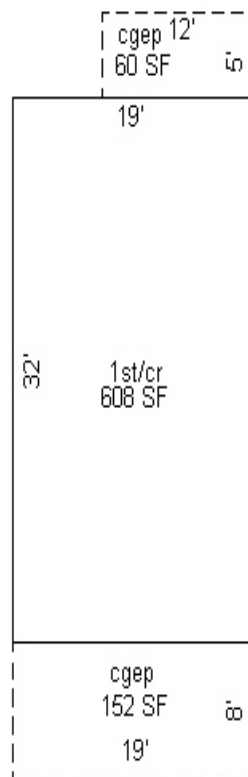
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

*** 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 212	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																									
Building Style: D		Trim & Decoration																														
Yr Built 1920	Remodeled 0	Ex	X	Ord		Min																										
Condition: Good		Size of Closets																														
	Lg	X	Ord		Small																											
Room List		Doors:		Solid	X	H.C.																										
Basement 1st Floor 2nd Floor 1 Bedrooms		Kitchen: Other: Other:																														
(1) Exterior		(5) Floors																														
X	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Other: Other:																														
Insulation		(6) Ceilings																														
(2) Windows		Basement: 0 S.F. Crawl: 608 S.F. Slab: 0 S.F. Height to Joists: 0.0																														
X	Many Avg. Few	X	Large Avg. Small																													
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																														
(3) Roof		(8) Basement																														
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF																														
Gambrel Mansard Shed		(9) Basement Finish																														
X	Asphalt Shingle	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																														
Chimney: Brick		(10) Floor Support																														
		Joists: Unsupported Len: Cntr.Sup:																														
		Lump Sum Items:																														
Cost Est. for Res. Bldg: 1 Single Family D (11) Heating System: Forced Air w/ Ducts Ground Area = 608 SF Floor Area = 608 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/80/100/36 Functional Depreciation because of: 1 BEDROOM Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>608</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>53,030</td> <td>19,084</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 3,477 1,252 Water Well, 200 Feet 1 8,160 2,938 Porches CGEP (1 Story) 212 8,363 3,011 Totals: 73,030 26,285 Notes: ECF (4043 WEBSTER PARK) 0.900 => TCV: 23,657															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	608			Total:				53,030	19,084
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	608																													
Total:				53,030	19,084																											

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

BUILT IN 1920
1 BEDROOM
1 FULL BATH



Sketch by Apex IV™

*** 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 # 19-22 Meeting Date: May 21, 2019
@ 6:30pm



PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: John & Wendy Myers _____ Email: JMYERS12@COMCAST.NET _____

Property Address: 6505 Forrest Beach Dr _____ Phone: 810-599-7112 _____

Present Zoning: LDR _____ Tax Code: 11-26-301-019 _____

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

Each application for Variance is considered individually by the ZBA. The ZBA is a 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 application, 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/intended property modifications: REQUESTING A VARIANCE FOR A SHED IN THE FRONT YARD OF THE PROPERTY

The following is per Article 23.05.03 of the Genoa Township Ordinance:

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 HOUSE IS ON BAETCKE LAKE BUT ZONED LDR CREATING A NEED FOR A VARIANCE TO PLACE THE SHED IN THE NECESSARY LOCATION.

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 PLACEMENT OF THE SHED IN THE REAR YARD WOULD PROHIBATE THE PRACTICAL USE OF THE SHED AS WELL AS BLOCK NEIGHBORING VIEWS OF THE LAKE.

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 PLACEMENT OF THE SHED IN THE FRONT YARD WOULD HAVE THE LEAST IMPACT ON SURROUNDING NEIGHBORS AS WELL AS THE GENERAL PUBLIC.

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

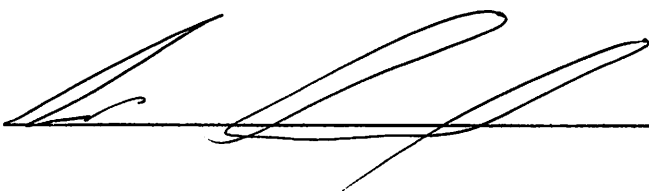
THE PLACEMENT OF THE SHED WILL NOT NEGATIVELY IMPACT THE SURROUNDING NEIGHBORS AND WILL FIT IN WITH EXISTING DETACHED BUILDING IN THE NEIGHBORHOOD.

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: 4-25-2019

Signature:





MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: May 13, 2019
RE: ZBA 19-22

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

STAFF REPORT

File Number: ZBA#19-22
Site Address: 6505 Forest Beach Drive Brighton, 48116
Parcel Number: 4711-26-301-019
Parcel Size: .60 acre
Applicant: John and Wendy Myers, 6505 Forest Beach Drive, Brighton 48116
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a variance to construct a 12 x 16 detached accessory structure in the front yard.
Zoning and Existing Use: LDR (Low Density Residential), a single family home is located on the lot.
Other: Public hearing was published in the Livingston County Press and Argus on Sunday, May 5, 2019 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:

- In 2017, the property was approved for two side yard variances to construct a new home. (See attached minutes)
- In 2017, a land use permit was issued for the construction of a new home.
- The property is serviced by a private well and septic.
- See Record Card.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

The applicant is requesting to construct a 12 x 16 detached accessory structure in the front yard. Applicant should confirm that the detached accessory structure is not living space as indicated on the elevation plans.

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

(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.

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.

The following are findings based upon the presented materials:

- (a) Practical Difficulty/Substantial Justice** – Compliance with the strict letter of the ordinance would prevent the applicant from constructing a detached accessory structure and could unreasonably prevent the use of the property. There are multiple detached accessory structures in the front yard located in the immediate area and granting the variance would provide substantial justice and is necessary to 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 property.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the characteristics of the property to the zoning unlike the majority of waterfront properties in the Township which are zoned Lakeshore Resort Residential and allowed to build detached accessory structures in the front yard, this property is zoned Low Density Residential which does not allow structures in the front yard. This lot has no rear yard to build a detached accessory structure. The variance would make the lot consistent with other properties in the vicinity. The need for the variance is not self-created and is the least amount necessary.
- (c) Public Safety and Welfare** – The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

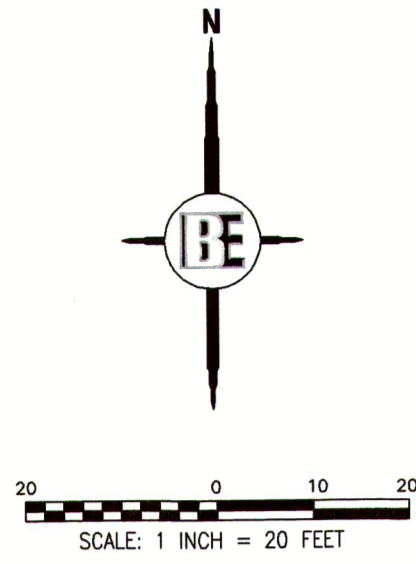
Recommended Conditions If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval. N/A

GENOA TOWNSHIP



PLOT PLAN

PROPERTY DESCRIPTION:
 LOT 19 OF "SUPERVISOR'S PLAT OF FOREST BEACH", AS
 RECORDED IN LIBER 3 OF PLATS, PAGE 22, LIVINGSTON COUNTY
 RECORDS, BEING PART OF THE WEST 1/2 OF SECTION 26,
 T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



- LEGEND**
- 900 PROPOSED CONTOUR
 - 900 EXISTING CONTOUR
 - 922.00 EXISTING SPOT ELEVATION
 - STORM DRAINAGE FLOW
 - POWER POLE
 - GUY WIRE
 - ELECTRICAL RISER
 - WELL
 - TELEPHONE RISER
 - U.G. GAS MARKER
 - AT&T CABLE TV RISER
 - U.G. AT&T CABLE MARKER
 - DECIDUOUS TREE
 - STEEL ROD SET
 - STEEL ROD/PIPE FOUND
 - MONUMENT
 - WOOD LATH OR STAKE FOUND
 - OVERHEAD WIRES
 - FENCE
 - GAS MAIN
 - PROPOSED SPOT ELEVATION

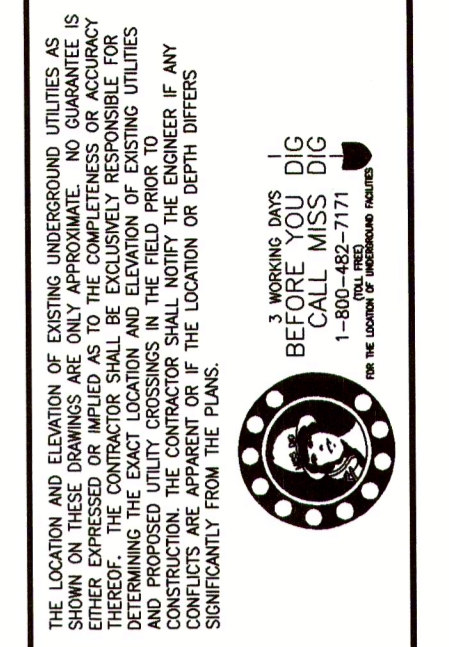
- GENERAL SURVEY NOTES:**
- BEARINGS WERE ESTABLISHED FROM THE PLAT OF "SUPERVISOR'S PLAT OF FOREST BEACH" AS RECORDED IN LIBER 3 OF PLATS, PAGE 22, LIVINGSTON COUNTY RECORDS.
 - SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
 - EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 - ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS. (NAV88 DATUM)
 - CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
 - ALL ELEVATIONS ARE SHOWN TO THE NEAREST 0.01 FOOT; HOWEVER SOFT-SURFACE ELEVATIONS CAN ONLY BE PRESUMED ACCURATE TO THE NEAREST 0.1 FOOT.
 - SUBJECT PROPERTY IS DESIGNATED AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN (ZONE X) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), FOR THE TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, MAP NUMBER 26093C0340D, PANEL 340 OF 495, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008.
 - 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.

CURRENT ZONING: LDR (LOW DENSITY RESIDENTIAL)

MINIMUM SETBACK REQUIREMENTS PER GENOA TOWNSHIP ORDINANCE:
 FRONT = 50 FEET
 SIDES = 30 FEET (SEE NOTE BELOW REGARDING VARIANCE)
 REAR = 60 FEET
 SHORELINE OR ORDINARY HIGH WATER MARK = 100 FEET FOR SITES LACKING PUBLIC SANITARY SEWER.

*NOTE REGARDING VARIANCE AND SIDE SETBACKS: ON 2-16-16 THE GENOA TOWNSHIP ZBA APPROVED A 13 FOOT SIDE SETBACK VARIANCE ON THE SOUTH SIDE OF LOT 19 AND A 11 FOOT WIDE SIDE SETBACK LINE ON THE NORTH SIDE OF LOT 19, BASED ON MEETING THE FOLLOWING CONDITION:
 1. THE HOME SHALL BE GUTTERED WITH DOWNSPOUTS AND RUNOFF DRAINING TOWARD THE LAKE.
 2. THE APPLICANT SHALL PROVIDE VERIFICATION FROM A WELL-DRILLING AUTHORITY THAT THERE IS ADEQUATE ACCESS TO THE AUGMENTATION WELL.
 KELLER WELL DRILLING, INC. PROVIDED A LETTER DATED APRIL 21, 2016 STATING THE 14 FOOT EASEMENT AND HOUSE SETBACK ON THIS SITE WOULD LEAVE ENOUGH ROOM FOR A SERVICE TRUCK TO GET DOWN BY THE LAKE AND SERVICE THE AUGMENTATION WELL IF NEEDED.

MAXIMUM BUILDING HEIGHT = 2 STORIES OR 35 FEET

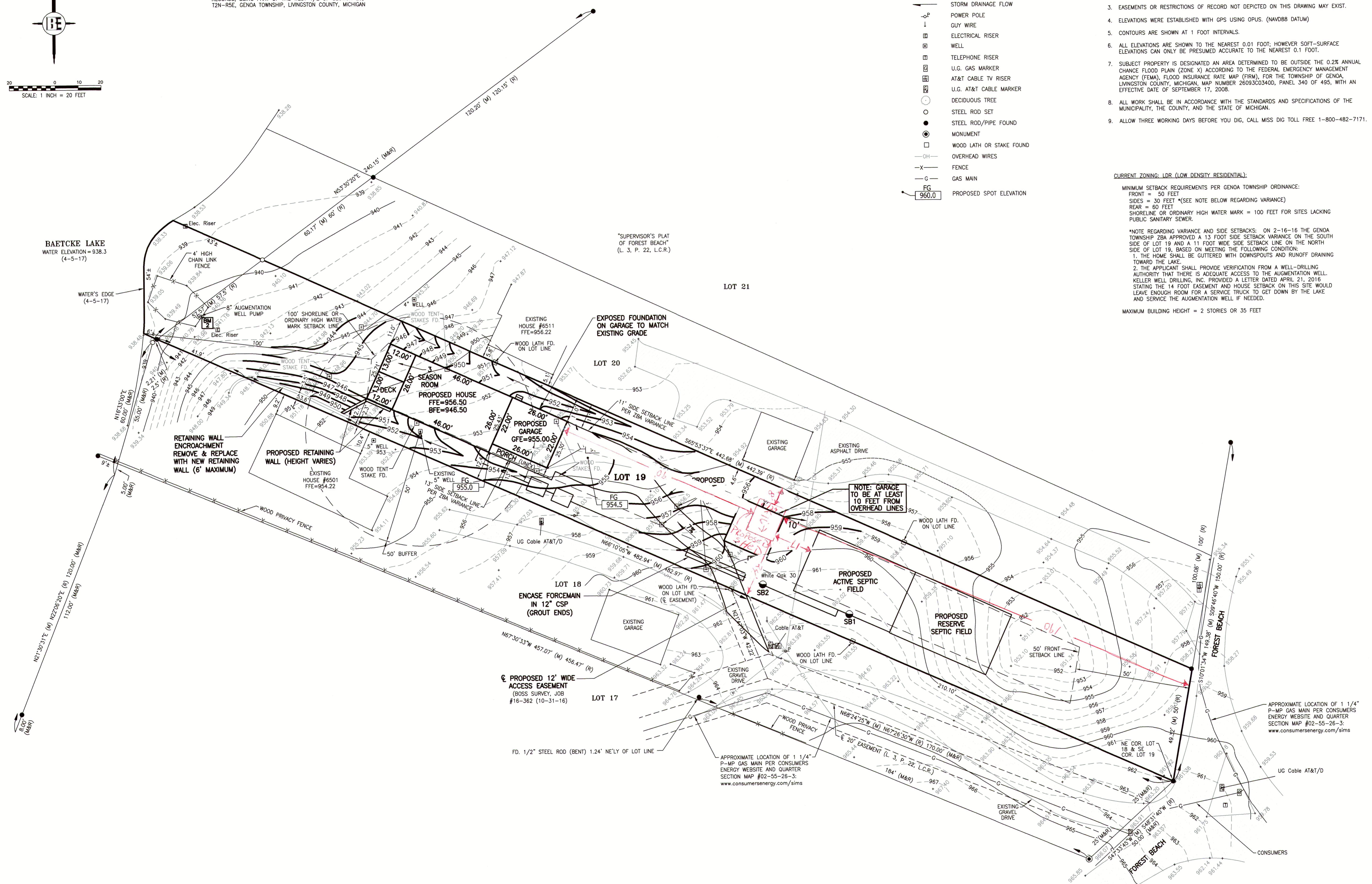


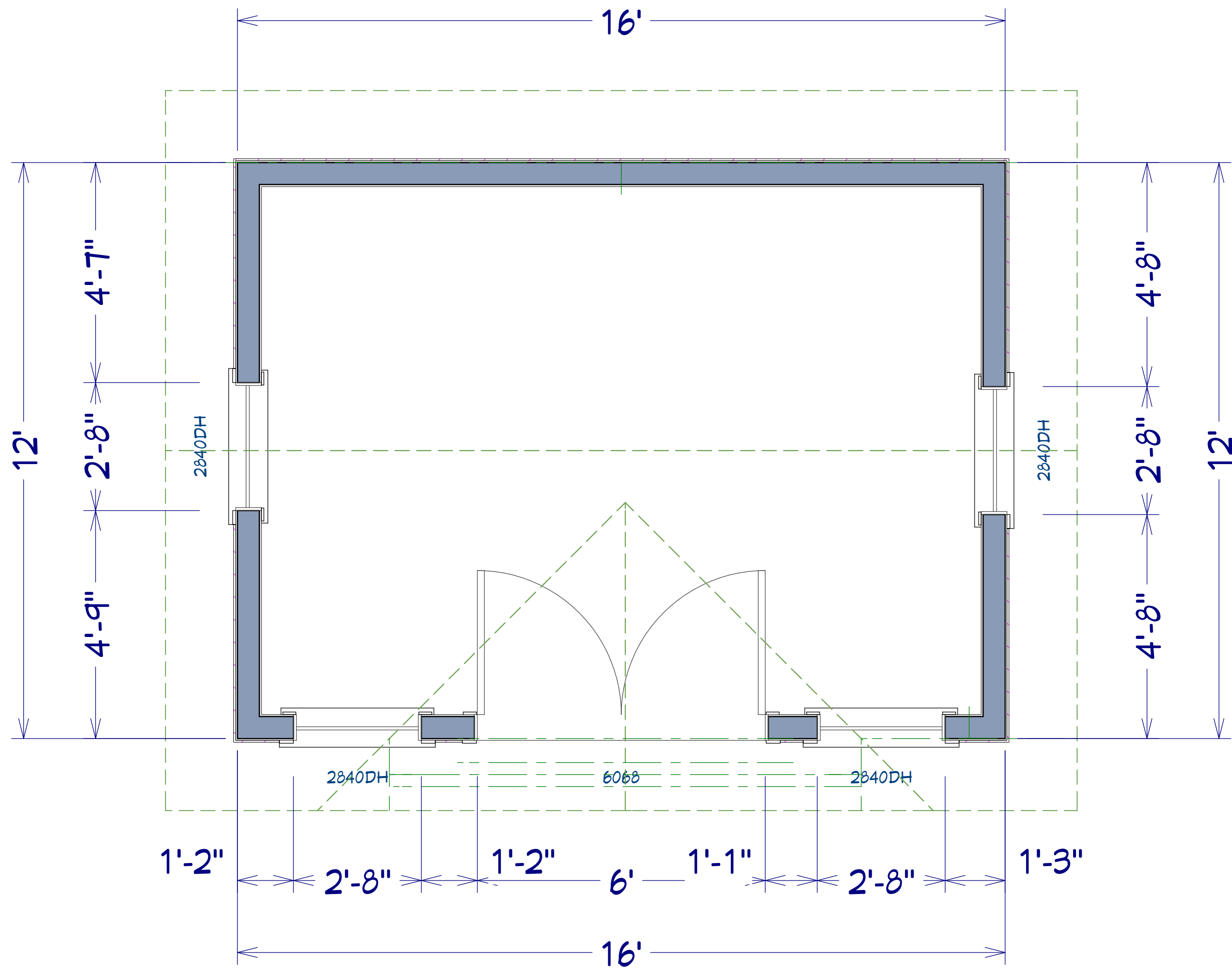
BEBOSS
 Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

PROJECT: **LOT 19 "SUPERVISOR'S PLAT OF FOREST BEACH"**
 PREPARED FOR: **MYERS**
 6211 GOLF CLUB ROAD
 HOWELL, MI 48843
 810-599-7112
 TITLE: **PLOT PLAN**

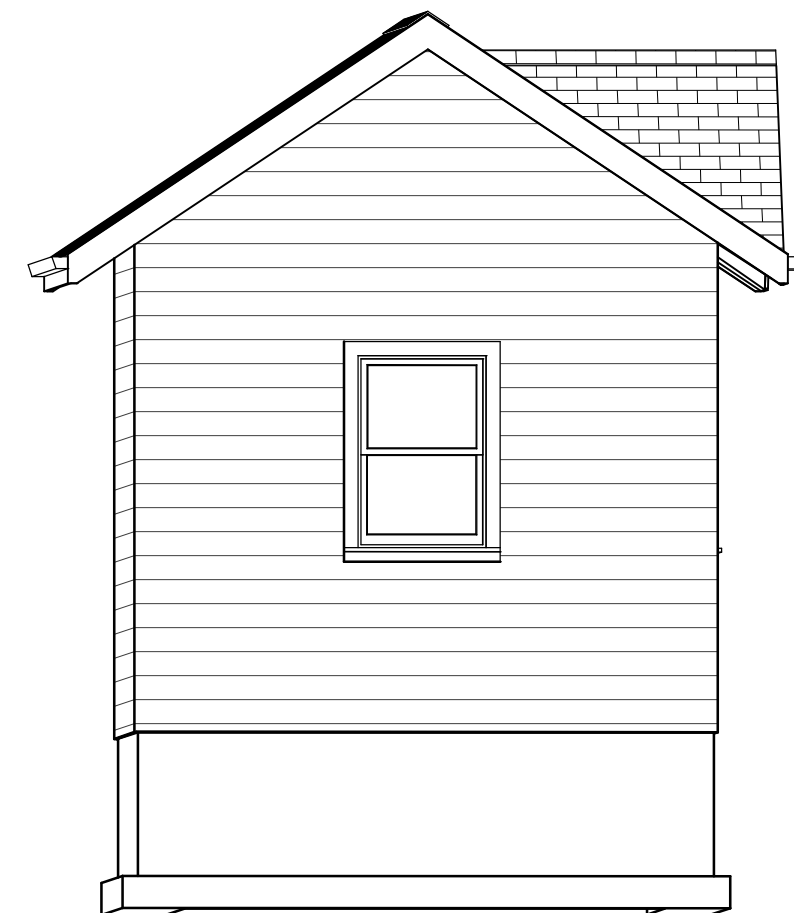
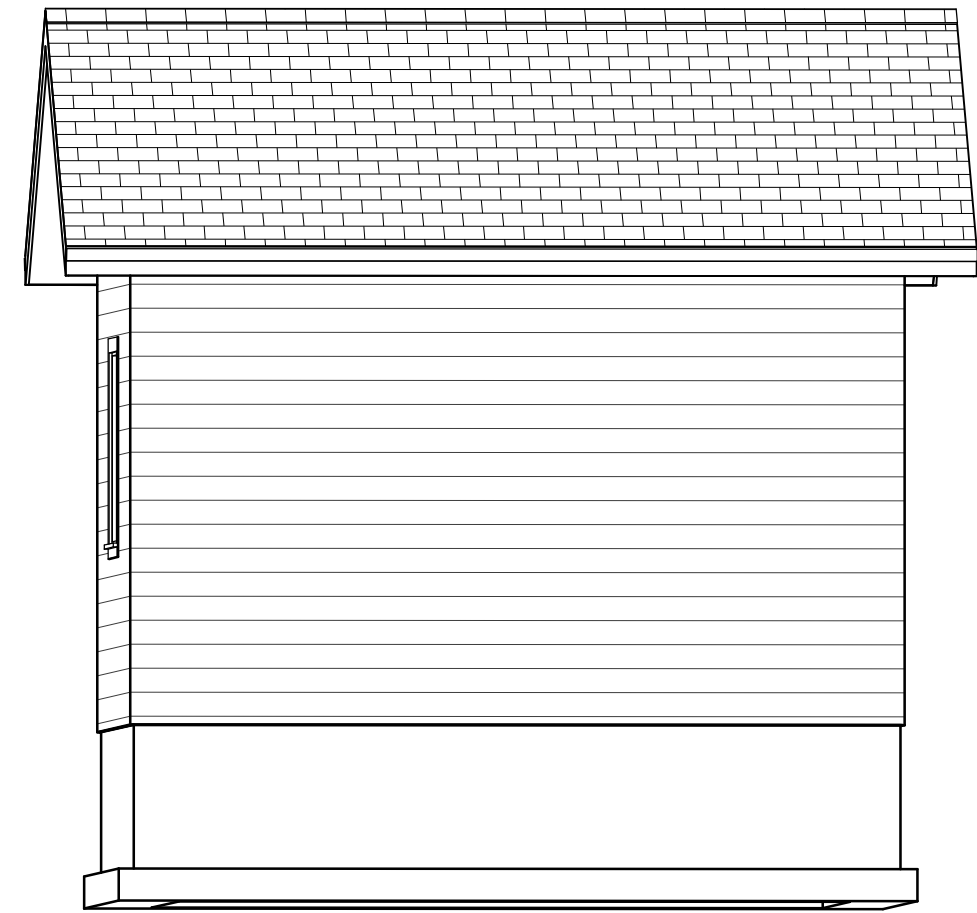
NO.	BY	REVISION PER	DATE
2	AEB	PROPOSED GRADING	6-24-17
1	AEB	ADJUST HOUSE LOCATION	4-21-17

DESIGNED BY: _____
 DRAWN BY: AEB
 CHECKED BY: _____
 SCALE: 1" = 20'
 JOB NO. 17-099
 DATE 4-7-17
 SHEET NO. **1 OF 1**





LIVING AREA
192 sq ft



NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**FLOOR PLAN
AND ELEVATION**

PROJECT DESCRIPTION:
**JOHN & WENDY MYERS
6505 FORREST BEACH DR
BRIGHTON, MI 48116**

DRAWINGS PROVIDED BY:
**CHOINARD
CUSTOM HOMES**

DATE:
4/19/2019

SCALE:
1/4" = 1'

SHEET:
A-1

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MILNE, DOUGLAS	MYERS JOHN & WENDY	70,000	11/16/2016	WD	ARMS-LENGTH	2016R-037788	BUYER	100.0				
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LDR	Building Permit(s)	Date	Number	Status				
6505 FOREST BEACH DR		School: BRIGHTON			ADDITION	01/09/2018	A17-164	NO START				
Owner's Name/Address		P.R.E. 100% 02/25/2019			HOME	09/11/2017	P17-164	NO START				
MYERS JOHN & WENDY 6505 FOREST BEACH DR BRIGHTON MI 48116		MAP #: V19-22		2020 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4012.FOREST BEACH							
SEC. 26 T2N, R5E, SUPERVISOR'S PLAT OF FOREST BEACH LOT 19		Public Improvements		* Factors *				Value				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKE FRONT	50.00	515.00	1.0000	1.0000	1500	100		75,000
		Paved Road		50 Actual Front Feet, 0.59 Total Acres				Total Est. Land Value =	75,000			
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	5.37			312	91	1,524		
		Sewer		Total Estimated Land Improvements True Cash Value =						1,524		
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2020	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan		Who	When	What	2019	2018	2017					
		JB	09/27/2018	INSPECTED	37,500	203,200	240,700	240,700S				
		JB	10/31/2017	INSPECTED	37,500	17,500	55,000	55,000S				
					59,900	0	59,900	59,900S				

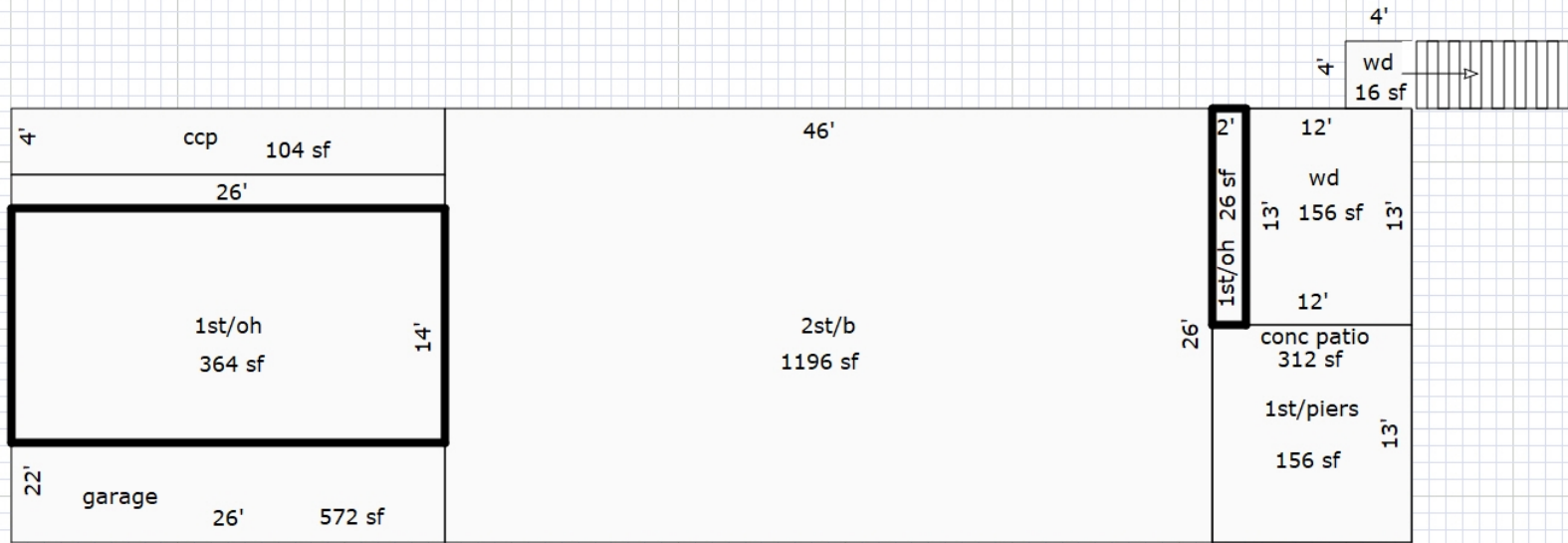


*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X 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 1 Wood Stove Direct-Vented Gas	Area 104 156 16	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.152	Bsmnt Garage: Carport Area: Roof:	Total Base New : 351,522 Total Depr Cost: 351,522 Estimated T.C.V: 404,953	Floor Area: 2,938	E.C.F. X 1.152	No Conc. Floor: 0	
																X Wood Frame
Building Style: C		Trim & Decoration		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family C		Cls C Blt 2017						
Yr Built Remodeled 2017 0		Ex X Ord Min		No. of Elec. Outlets		Ground Area = 1716 SF Floor Area = 2938 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/100/100/100		Building Areas						
Condition: Good		Lg X Ord Small		Many X Ave. Few		Average Fixture(s)		Stories Exterior Foundation		Size		Cost New Depr. Cost				
Room List		(5) Floors		(13) Plumbing		2 Fixture Bath		2 Story Siding Basement		1,196						
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		3 3 Fixture Bath		2 Fixture Bath		1 Story Siding Overhang		364						
(1) Exterior		(6) Ceilings		Softener, Auto		Softener, Manual		1 Story Siding Piers		156						
Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation		Basement: 1196 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Solar Water Heat		No Plumbing		1 Story Siding Overhang		26						
(2) Windows		(8) Basement		Softener, Manual		Extra Toilet		Total: 280,674 280,674								
Many Avg. Large X Avg. X Avg. Small Few Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Solar Water Heat		1 Extra Sink		Basement, Outside Entrance, Below Grade		1 2,088 2,088						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Solar Water Heat		1 Separate Shower		Plumbing		2 7,578 7,578						
(3) Roof		Recreation SF Living SF 1 Walkout Doors No Floor SF		No Plumbing		Ceramic Tile Floor		3 Fixture Bath		1 775 775						
X Gable Hip Flat		Gambrel Mansard Shed		Ceramic Tile Floor		No Plumbing		Extra Sink		1 1,109 1,109						
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Wains		Extra Toilet		Separate Shower		1 1,109 1,109						
Chimney:		1 Walkout Doors No Floor SF		Ceramic Tub Alcove		Vent Fan		Water/Sewer		1 3,967 3,967						
		(14) Water/Sewer		Vent Fan		Ceramic Tub Alcove		1000 Gal Septic		1 8,762 8,762						
		Public Water Public Sewer Water Well		Vent Fan		Ceramic Tub Alcove		Water Well, 200 Feet		1 8,762 8,762						
		1 1000 Gal Septic 2000 Gal Septic		Vent Fan		Ceramic Tub Alcove		Porches		104 2,373 2,373						
		Lump Sum Items:		Vent Fan		Ceramic Tub Alcove		Deck		156 2,869 2,869 16 596 596						
				Vent Fan		Ceramic Tub Alcove		Treated Wood		156 2,869 2,869 16 596 596						
				Vent Fan		Ceramic Tub Alcove		Treated Wood		156 2,869 2,869 16 596 596						
				Vent Fan		Ceramic Tub Alcove		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 572 20,140 20,140 Common Wall: 1 Wall 1 -2,190 -2,190						
				Vent Fan		Ceramic Tub Alcove		Fireplaces		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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

1 extra sink
 1 wd stove
 A/C
 Elevator
 Walk-out Bsmt



Sketch by Apex Sketch

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

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
APRIL 16, 2019 - 6:30 PM**

MINUTES

Call to Order: Vice-Chairperson McCreary 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: Marianne McCreary, Jean Ledford, Bill Rockwell, Greg Rassel, Michelle Kreutzberg, and Amy Ruthig, Zoning Official. Absent was Dean Tengel.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Election of Officers:

Vice-Chairperson McCreary stated the Election of Officers item will be tabled until a full Board is present. **Moved** by Board Member Rassel, seconded by Board Member Rockwell, to table the Election of Officers until the next Zoning Board of Appeals meeting. **The motion carried unanimously.**

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

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

Call to the Public:

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

Vice-Chairperson McCreary explained the criteria for the granting of a variance.

1. 19-10... A request by Chad Newton, 5536 Wildwood Drive, for a variance to construct decks in the front yard, building height variance, a rear, and a front yard variance to construct an addition.

Mr. Chad Newton and Mr. Jim Scrivens, the architect, were present.

Mr. Newton stated they have changed their plans based on the comments received from the Board when he was before them previously. He explained the changes and the proposed new addition. The new second-story addition is contained within the existing footprint; however, there is a three-foot bump out that encroaches into the rear yard setback. The bump out is for the stairway.

They will also be putting a deck on the front (lake side) on the second story, which is the same size as the existing deck below it, which is 10 feet, 7 inches. They are also proposing to install an awning over the front door, but it will be within the existing patio footprint.

The height variance is needed due to the walk-out basement. The other three sides of the home comply with the height requirements. He noted that this house will not be as high as the neighboring homes.

He added that this parcel is smaller than the current zoning. The four neighbors to the west have decks that face the lake so they wanted to match the neighbors; however, their deck is further back from the lake than the other four.

Mr. Newton also owns the property on the other side of the walking path, so he tried to combine them; however, it is not able to be done because of the path.

The call to the public was made at 6:46 pm.

Mr. John Jones of 5525 East Grand River is in attendance to see what is planned for the property. He questioned if the two properties would be combined and Mr. Newton stated they would not.

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

Moved by Board Member Ledford, seconded by Board Member Rassel, to approve Case #19-10 for 5536 Wildwood Drive for Chad and Rhonda Newton to construct an addition to their home necessitating a 17-foot front yard variance from the required 35 feet for an 18 feet front yard setback, a 30-foot rear setback variance from the required 40 feet for a 10-foot rear yard setback, and a 3' 10" building height variance from the required 25 foot height for a 28 feet 10 inch height, based on the following findings of fact:

- Strict compliance with the setbacks would unreasonably prevent the use of the property since it would cause the lot to be unbuildable as shown on the submitted site plan. Granting of the variances would offer similar property rights as the properties in the immediate vicinity and would offer substantial justice.
- The exceptional or extraordinary condition of the property is the small lot size, irregular shape, typography and corner lot. In addition, this area and lot is unique because the waterfront side of the lot is also considered the front yard due the platted roadway that separates the lot from the lake which makes the walkout basement portion of the home in the front yard. The need for the variances is not self-created.
- The granting of these variances would not impair an adequate supply of light and air to adjacent property. Granting of these variances would not increase the congestion in public streets and increase the danger of fire and endanger the public safety.
- The proposed variances would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. Drainage from the detached structure must be maintained on the lot.

The motion carried unanimously.

2. 19-11... A request by Aaron and Lauren Richards, Parcel 3B Brighton Road, vacant property just east of Bauer Road for parcel 4711-25-300-058, for a variance to encroach into the 25 foot natural undisturbed features wetland setback to enhance the natural drainage in order to construct a new home.

Mr. and Mrs. Richards were present. Mr. Richards stated their hardship is that Old Brighton Road is in their building envelope as well as in the existing wetland. There is asphalt, dirt, grass, and other debris that is along old Brighton Road that they will need to be removed in order to build their home in the building envelope. It will also improve the drainage on their site. They are requesting a variance because removing this material will cause them to encroach into the natural wetland.

Their home next door is currently being constructed and received the same variance.

The call to the public was made at 7:04 pm.

Mr. Todd Richards of 7114 Brighton Road stated he went through the same process last year and received a variance. Removing old Brighton Road and all of the debris is necessary to build the home.

The call to the public was closed at 7:06 pm.

Move by Board Member Ledford, seconded by Board Member Rassel, to approve Case #19-11 for Parcel 3B Brighton Road, Tax Code #4711-25-300-058 for petitioners Aaron and Laura Richards for a 15-foot wetland rear-yard setback variance from the required 25 feet to 10 feet to allow for removal of asphalt from Old Brighton Road and removal of fill dirt located within the setback in order to construct a new home. The Zoning Board of Appeals finds that the conditions in Items a through e of Section 13.02.05 of Genoa Township's Wetland Setback Standards have been met. Approval of these variances are based on the following findings of fact:

- Given the proximity of the home to the wetland, the wetland setback is necessary to preserve the wetland's ecological and aesthetic value.
- The potential impacts from normal residential use, including but not limited to, fertilizer or pesticide use so close to the sensitive area has the ability to further impact the wetland. The applicant shall provide evidence as to how the reduced setback would preserve the wetlands ecological and aesthetic value at the same level as the required 25 setback.
- The grading plan shows off-site grading and does not significantly affect the natural drainage pattern. Approval shall be submitted for the proposed off-site work by the adjacent owner. The proposed 905 contour line shall be revised to end at the existing line.
- A decreased buffer area will increase the potential for erosion. If the area is to be established as lawn or patio area, the additional compacted land surface could contribute to increased volumes and higher velocities by lessening the degree of storm-water infiltration and increasing the rate of runoff.
- The applicant had full knowledge of the required natural features setback prior to purchase of the lot. The proposed home footprint utilizes the entire depth of the building envelope which puts the home within 2.27 feet of the required natural undisturbed wetland setback.
- An MDEQ permit is not needed for a work inside in the 25 foot natural features setback from the wetland.

This approval is conditioned upon the following:

1. The applicant shall permanently demarcate and install educational signage to indicate the edge of the undisturbed natural area. This shall remain in perpetuity to ensure future owners do not further encroach.

2. The entire remaining 10 foot setback buffer area shall remain in a natural and undisturbed state and is not eligible for trail or recreational area exemptions.
3. The applicant shall submit a landscape plan for Township approval for the remaining 10 foot buffer zone area. Native wetland friendly vegetation shall be provided to help reduce erosion and maintain water quality.
4. Downspouts shall be directed into dry wells or rain gardens containing native plants to help slow the flow of water to the wetlands.
5. The applicant shall utilize slow release and low phosphorus fertilizers, if used.
6. Silt fencing must be utilized during the construction phase, and the applicant must obtain all necessary approvals from the Livingston County Drain Commissioner.

The motion carried unanimously.

3. 19-12... A request by Phil and Heather Sutherland, 5111 Forest View Court, for a side yard variance to construct a detached accessory structure.

Mr. and Mrs. Sutherland were present. They are requesting a side-yard variance to build an accessory structure. The structure meets all of the other requirements of the ordinance.

Their hardship is that they have an irregular-shaped lot. They presented an aerial view of the neighborhood, showing the shape of their property and that it is larger than their neighbors. The surrounding properties are less than one acre, and their property is just over one acre. They are asking for a variance of 20 feet for a side-yard setback of 20 feet. Because of the size of their lot, they are required to have a 30-foot setback, but their neighbors are only required to have a 10-foot setback. It would provide them substantial justice to afford them the same rights their neighbors possess.

They believe the mature trees that are on their property are an asset to the neighborhood and they want to keep them. Additionally, the location of the septic field limits where the structure could be placed.

Vice-Chairperson McCreary questioned the existing shed on the lot. Mr. Sutherland stated that with the home, the shed, and the proposed structure, they will still be within the maximum requirements allowed in the Township Ordinance.

They showed a sketch drawing of the design of the structure.

Board Member Kreutzberg asked if it was moved to the back, would a setback be required. Mr. Sutherland stated they would also need a variance.

The call to the public was made at 7:30 pm.

Ms. Linda Rolley of 5117 Forest View Court lives next door to the Sutherlands. She does not agree with a variance being given and she does not agree with the building being built.

McCreary stated letters have been received from neighbors.

Mr. Frank Serbus of 5011 Old Hickory is concerned that the roof is at 20 feet and the size of the building seems out of character for the neighborhood. He suggested a smaller structure be considered.

A letter signed by 12 neighbors was submitted. They are not in favor of the proposed location for the structure nor its design.

Mr. Sutherland stated that since Mr. Serbus submitted his letter, he spoke to him and agreed to soften his view with landscaping that is mutually agreed upon.

He added that the other neighbors that signed the letter are not able to see the structure from their properties.

Ms. Rolley stated she is to the south of this property and would be able to see the structure.

Mr. Sutherland presented photographs showing the view of their house from the road and how the building would not be seen due to a large tree that is in front of it. There is also substantial vegetation that would block the view of the structure from the home to the right of them.

Mr. Rassel confirmed that if this property was one acre or less, they would not need a variance to place the structure with a 10-foot side-yard variance.

Ms. Kathy Cutter of 5112 Forest View, who lives across the street, stated she is opposed to the variance because of the size of the structure. She knows that she will be able to see it from her house. Her neighbor next door will be able to see it. She believes this sets a precedent for their neighborhood.

Mr. Sutherland stated there are a number of properties in the neighborhood of Forest View Estates that have accessory structures.

The call to the public was closed at 7:47 pm.

Moved by Board Member Rockwell, seconded by Board Member Kreutzberg, to approve approval Case #19-12 for Phil and Heather Sutherland of 5111 Forest View Court for a 20-foot side yard variance from the required 30 feet to build an accessory structure as the Zoning Board of Appeals finds that granting this variance meets all of the standards of Section 23.05.03 of the Zoning Ordinance. This approval is based on the following findings of fact:

- Strict compliance with the side yard setback would not unreasonably prevent the use of the property however granting of the variance would provide substantial justice and is necessary to preserve or enjoy a property right similar to properties in the immediate vicinity due to the fact that this lot is slightly larger than the majority of the lots in the vicinity. The vast majority of other lots in the vicinity are allowed 10 foot setbacks since they are less than one acre.
- The exceptional or extraordinary condition is the pie shaped lot, location of the septic field behind the home, large lot size and the mature trees we do not want to see harmed so the need for the variance is not self-created.
- 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 proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

The approval is conditioned upon the following:

1. Structure will be guttered with downspouts.
2. Shall comply with the accessory structure requirements outlined in Section 11.04.01 regarding accessory structures.

The motion carried (Ledford - yes; McCreary - no; Rockwell - yes; Kreutzberg - yes; Rassel - yes).

4. 19-13... A request by Jon and Bonnie Unruh, 4220 Highcrest Drive, for a front yard variance to demolish an existing home and construct a new home.

Jon and Bonnie Unruh were present. They are proposing to demolish their home and construct a new single-family home. There are other homes in the vicinity with reduced front-yard setbacks so granting them the variance would support substantial justice. Their lot is very narrow, there is an 86-foot lake-side setback requirement and there is an extreme change of grade drop off on the lake side.

They are requesting a front yard variance of 9 feet. It would allow for vehicles to park in front of the garage on the driveway and not on the roadway. The measurement for the front yard is calculated by where the road is platted and not where it is located. The existing home is not currently in compliance with the setback requirement.

The call to the public was made at 8:02 pm.

Mr. David Mancini of 4212 Highcrest Drive owns the home to the north. He and his wife are in favor of their proposal. The new home is going to be two feet further from the road than the current home.

The call to the public was closed at 8:03 pm.

Moved by Board Member Ledford, seconded by Board Member Rassel, to approve Case #19-13 for 4220 Highcrest Drive for Jon and Bonnie Unruh for 9-foot front-yard setback variance from the required 35 feet to a 26 foot setback to demolish the existing home in order to construct a new home, based on the following findings of fact:

- A survey has been provided to show the accurate front yard (road side) property lines since the property line on the drawing varies considerably from the aerial overlay on the GIS map
- Strict compliance with the front-yard setback would prevent the applicant from constructing a new single family home as proposed. There are other homes in the vicinity with reduced front yard setbacks that would support substantial justice and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same vicinity.
- The exceptional or extraordinary circumstances of the property is the narrow lot. Granting of the variance would make it consistent with many homes in the area. The need for the variance is not self-created.
- The granting of this variance will not impair an adequate supply of light and air to adjacent property. It might cause an increase in congestion to the public streets with parking and the backing of the vehicle into the street.

- Providing the parking concerns are addressed, the proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. Sufficient on-site parking shall be maintained at all times.
2. Structure must be guttered with downspouts with water directed toward the lake.
3. Dust control measures shall be taken during demolition of the home.

The motion carried unanimously.

5. 19-14... A request by Patrick and Robin Fischer, 5766 Long Pointe Drive, for a front and waterfront yard variance to demolish an existing home and construct a new home.

Ms. Amy Cyphert of Corrigan Construction, and Mr. and Mrs. Fischer were present. Ms. Cyphert provided a site plan and description of the proposed home. Ms. Cyphert that the hardship is the unusual shaped building envelope and the road right-of-way. If the home was moved back to comply with the front yard setback, a rear yard setback would be needed. The new home will not encroach further into the front yard setback than the existing home. Other homes in the area have reduced front yard setbacks.

The existing home is non-compliant. There is a zero front yard setback and the rear yard setback is not in compliance. The existing setback requirements make this lot unbuildable because of the shallowness of the lot and the irregularity of the shoreline. If the shoreline was regular, they would be able to meet that setback. Also, the closest corner of the home will be 51 feet from the waterfront and currently, the closest corner is 46 feet from the shore line.

Ms. Ruthig explained how the setback requirement was calculated. An average of the properties within 500 feet is taken because this site has an irregular shore line.

Ms. Cyphert referred to the conditions requested in the staff report and stated that the Road Commission approved this access and did not recommend any guardrails or bollards.

Vice-Chairperson McCreary stated there were no stakes on the property showing where the proposed home will be. Ms. Cyphert stated the surveyor was asked to stake it and it was not done.

The call to the public was made at 8:21 pm.

Chris Bonk of 5755 Long Pointe is in favor of this request. If the garage is pushed further from the front property line, it will impede his view of the lake.

The call to the public was closed at 8:22 pm.

Moved by Board Member Rockwell, seconded by Board Member Rassel, to approve Case #19-14 for Patrick and Robin Fisher of 5766 Long Pointe Drive for a front-yard setback variance of 35 feet from the required 35 feet and waterfront variance of 47.55 feet from the required 99.25 feet to demolish an existing home and construct a new home, based on the following findings of fact:

- Strict compliance with the waterfront front-yard setback would prevent the applicant from constructing a new single family home as proposed. There are other homes in the vicinity with reduced front yard setbacks that would support substantial justice and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same vicinity.
- The exceptional or extraordinary condition of the property is the irregular shorelines as it pertains to this parcel. The need for the variances is not self-created.
- The granting of this variance will not impair an adequate supply of light and air to adjacent property.
- The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is based on the following conditions:

1. Structure must be guttered with downspouts.
2. Dust control measures shall be taken during the demolition of the existing home.

The motion carried unanimously.

6. 19-15... A request by Melissa Koryabina, 4784 Nature View Court, for side and front yard variances to construct an addition.

Melissa and Nick Koryabina were present. They would like to add an addition to their home. The current garage would become a kitchen, a family room and a mudroom and the addition would be a new garage.

Their property is pie shaped and when the home was built, it was placed at the narrowest part of the property. If the home was put in the wider part of the property, they would be able to meet the setback requirements with this addition. There is an existing inground pool behind the home so the additional cannot go in that area. There is a steep slope to the rear of the home next to the pool. Their well is on the other side of the home so they cannot put the garage on that side and put a driveway over the well. They currently have a three-car garage and are going to build a two-car garage. The existing home already sits within the 40-foot setback on the other side of the home.

Call to the public was made at 8:49 pm with no response.

Vice-Chairperson McCreary stated a letter of support was received from Donald Gaines of 2911 Dorr Road.

The applicant and the Board discussed the request and other options for the addition. The applicant requested to have their item tabled this evening.

Motion by Board Member Rassel, seconded by Board Member Rockwell, to table Case #19-15 at the petitioner's request until the May 21, 2019 Zoning Board of Appeals meeting. **The motion carried unanimously.**

7. 19-16... A request by Joseph and Maria Perri, 3994 Highcrest, for a front yard and height variance to construct a new home.

Mr. Joseph Perri and Ms. Amy Crotty of Dreamworks, the developer, were present. Mr. Perri noted that they no longer require a height variance.

Ms. Crotty stated the measurement for the front yard is calculated by where the road is platted and not where it is located. If it was measured from the actual road location, then they would not need a variance. The home will be 35 feet away, at its closest point, to the roadway. Additionally, this home would be further away from the road than many of the other homes on Highcrest.

Mr. Perri stated there are 13 homes within 300 feet that have three-car garages.

Vice-Chairperson McCreary would like to see a survey that shows where the home is going to be located, the required setback, and the proposed setback. What is being presented is sketch on a piece of graph paper. Ms. Ruthig presented a survey of the property that was in the Township's file. After a discussion, it was decided that if the

variance is granted, the applicant would need to provide a proper survey to be approved by staff.

The call to the public was made at 9:20 pm.

Mr. Michael Boland lives to the north of Mr. Perri. He has lived there since 1974 so he is aware of the location of the old dirt road and the new paved road. The placement of the new road allowed him to have a longer driveway so he does not see a problem with Mr. Perri's request. The two garages will be in line with each other.

Mr. David Mancini of 4212 Highcrest Drive noted that Mr. Perri's property is on a bend in the road and on a hill and because of the slope, traveling one way, people will see the top of the garage and traveling the other way, people will see the garage doors.

The call to the public was closed at 9:25 pm.

Moved by Board Member Rassel, seconded by Board Member Ledford, to approval Case #19-16 for Joseph and Maria Perri of 3994 Highcrest for a 1.7-foot front-yard variance, based on the following findings of fact:

- There are other homes in the vicinity with reduced front yard setbacks that would support substantial justice.
- The exceptional or extraordinary condition related to the setback variance of the property is the location of the road. Granting of the front yard variance would make the setback consistent with many homes in the vicinity.
- 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 variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. A scalable site/plot plan drawing shall be provided to verify setbacks prior to issuance of a land use permit.
2. The setbacks showing the distance from the proposed home to the existing detached accessory structure shall be shown on the drawing.

The motion carried unanimously.

8. 19-17... A request by Tim Chouinard, 1253 Sunrise Park Drive, for a waterfront and side yard variance to demolish an existing home and construct a new one.

Mr. Tim Chouinard was present. He stated they received variances for this home previously. They need the front yard variance due to the shape of the lot. They are proposing to move the structure back from where it is currently for safety of pulling out of the garage.

He would not need the side yard setback if the home to the west was not so close to the lot line. He would be allowed a five-foot side yard setback here if there was 15 on the other side, but there is not.

The large amount requested for the required waterfront setback variance is due to the setback of the principal residence per Zoning Ordinance even though there is a detached garage closer to the water than the principal residence.

There are two telephone poles on the south property line so the home cannot be placed in this area of the property.

The call to the public was made at 9:39 pm with no response.

Moved by Board Member Ledford, seconded by Board Member Rockwell, to approve Case #1917 for q1253 Sunrise Park for Tim Chouinard for a 19.6 foot front-yard setback variance from the required 35 feet for a 15.6 foot setback and a 5.6 foot side-yard variance from the required 10 feet for a 4.6 foot setback, and a 32.5 foot waterfront variance from required 128.3 foot for a 95.7 foot setback to demolish and construct a new single-family home, based on the following findings of fact:

- Strict compliance with front, side and waterfront yard setbacks would prevent the applicant from constructing a new single family home.
- The exceptional or extraordinary condition of the property is the large waterfront setback of the adjacent home. The front yard variance would make the property consistent with other properties in the vicinity.
- 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.
- The proposed variances would have a limited impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. Structure must be guttered with downspouts with water draining toward the lake.
2. Dust control measures will be taken during demolition of the existing home.

The motion carried unanimously.

Administrative Business:

1. Approval of the minutes for the March 19, 2019 Zoning Board of Appeals Meeting.

Moved by Board Member Ledford, seconded by Board Member Rassel, to approve the March 19, 2019 Zoning Board of Appeals Meeting minutes as presented. **The motion carried unanimously.**

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 1 and April 15, 2019.
4. Planning Commission Representative Report – Vice-Chairperson McCreary provided a review of the Planning Commission meeting held on April 8, 2019.
5. Zoning Official Report – Ms. Ruthig had nothing to report.
6. Member Discussion - There were no items discussed this evening.
7. Adjournment

Moved by Board Member Rassel, seconded by Board Member Rockwell, to adjourn the meeting at 9:57 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary