

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
JULY 16, 2019  
6:30 P.M.  
AGENDA**

Call to Order:

Pledge of Allegiance:

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. (Requesting to be postponed)
2. 19-19...A request by Edward Koss, 4930 Brighton Oaks Trail, for a fence height and an impervious percentage variance to allow an existing 6 foot in height and 100% impervious fence. (Requesting to be postponed)
3. 19-25 ... A request by Yvette Whiteside, 5780 Glen Echo Drive, for a variance to construct a deck in the front yard and a front and rear yard variance to construct a second story addition.
4. 19-26 ... A request by Jon and Danielle Wloderczak, 4183 Homestead, for a waterfront variance to enclose an existing deck.
5. 19-27 ... A request by Steven G. Ezikian, 4640 Sweet Road, for a variance to construct a detached accessory structure in the front yard. (Requesting to be postponed)

Administrative Business:

1. Approval of minutes for the June 18, 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

# **ITEM #1**

**The applicant is requesting to be postponed to the August 20, 2019 ZBA meeting.**

# **ITEM #2**

**The applicant is requesting to be postponed to the August 20, 2019 ZBA meeting.**



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

Case # 19-25 Meeting Date: 7/16/19

PAID Variance Application Fee

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

Applicant/Owner: Yvette Whiteside Email: yvette@AppraisalConnectionLLC.com  
Property Address: 5780 Glen Echo Dr. Phone: (810) ~~888~~ 599-1681  
Present Zoning: LRR - Lakeshore Resort-Res Tax Code: 47-11-10-301-098

**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: to build a 2<sup>nd</sup> level on the existing dwelling.

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.

Main Level existing already passed variance. Almost all other dwellings on street are 1.5 & 2 story homes. We are not looking to increase the actual dwelling dimensions. *only adding porch & decks*

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

The need for the variance is not self-created it's to bring the dwelling up to the standards of most other properties on the street. The Existing lot is unbuildable.

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.

It does not appear adding a 2nd story will impact Genoa Twp. The rear lot faces only a steep hill & side lots meet standard distance from adjoining properties as well as being out of their view.

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.

It will not discourage appropriate development, use, value of adjacent properties & surrounding neighborhood - should do the opposite since it's an improvement.

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: 06/11/19

Signature: *Yvette Whitehead John Jones*



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

## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Amy Ruthig, Zoning Official  
**DATE:** July 9, 2019  
**RE:** ZBA 19-25

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### STAFF REPORT

**File Number:** ZBA#19-25  
**Site Address:** 5780 Glen Echo Drive, Howell  
**Parcel Number:** 4711-10-301-098  
**Parcel Size:** 0.158 Acres  
**Applicant:** Yvette Whiteside  
**Property Owner:** Avey Doris Life Estate, 5780 Glen Echo, Howell  
**Information Submitted:** Application, site plan, conceptual drawings  
**Request:** Dimensional Variances  
**Project Description:** Applicant is requesting a rear and front yard variance,  
**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 March 31, 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, year built is 1977.
- The parcel is serviced by well and public sewer.
- See Assessing Record Card.

**Summary**

The proposed project is to construct a 2<sup>nd</sup> story addition, two covered porches and a carport with a deck above. In order to construct the addition, the applicant is in need of rear and front yard setback variances and a front yard deck variance. The rear lot line of the property is bordered by a 6 foot platted walkway for the subdivision.

**SUPERVISOR**

Bill Rogers

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**TRUSTEES**

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

**MANAGER**

Michael C. Archinal

**Variance Requests**

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

**Sec. 3.04 DIMENSIONAL STANDARDS**

Table 3.04.01 - LRR District	Front Setback	Rear Setback
Requirement	35'	40'
Request	19'	14'
Variance Amount	16'	26'

**Sec. 11.04.02(a) DECKS**

<b>Requirement</b>	Permitted in rear and side yard provided: <ul style="list-style-type: none"> <li>• Extend max. 25 feet from the rear building line of the principal bldg;</li> <li>• Be at least four (4) feet from any side lot line; and</li> <li>• Ten (10) feet from any rear lot line.</li> </ul>
<b>Request</b>	Place deck in front yard

**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.

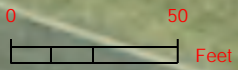
- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the setbacks would unreasonably prevent the use of the property since it would cause the lot to be unbuildable as shown on the submitted site plan. Granting of the variances would offer substantial justice and is necessary for the preservation and enjoyment of property rights similar to that possessed by other properties in the same zoning and vicinity.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the small and shallow lot size. The variance would make the property consistent with the majority of other properties in the vicinity. The need for the variances is not self-created and is least necessary.
- (c) Public Safety and Welfare** – 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.
- (d) Impact on Surrounding Neighborhood** – The proposed variances would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

**Recommended Conditions**

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

1. An easement shall be recorded for the use of the well on a separate lot.

# GENOA TOWNSHIP



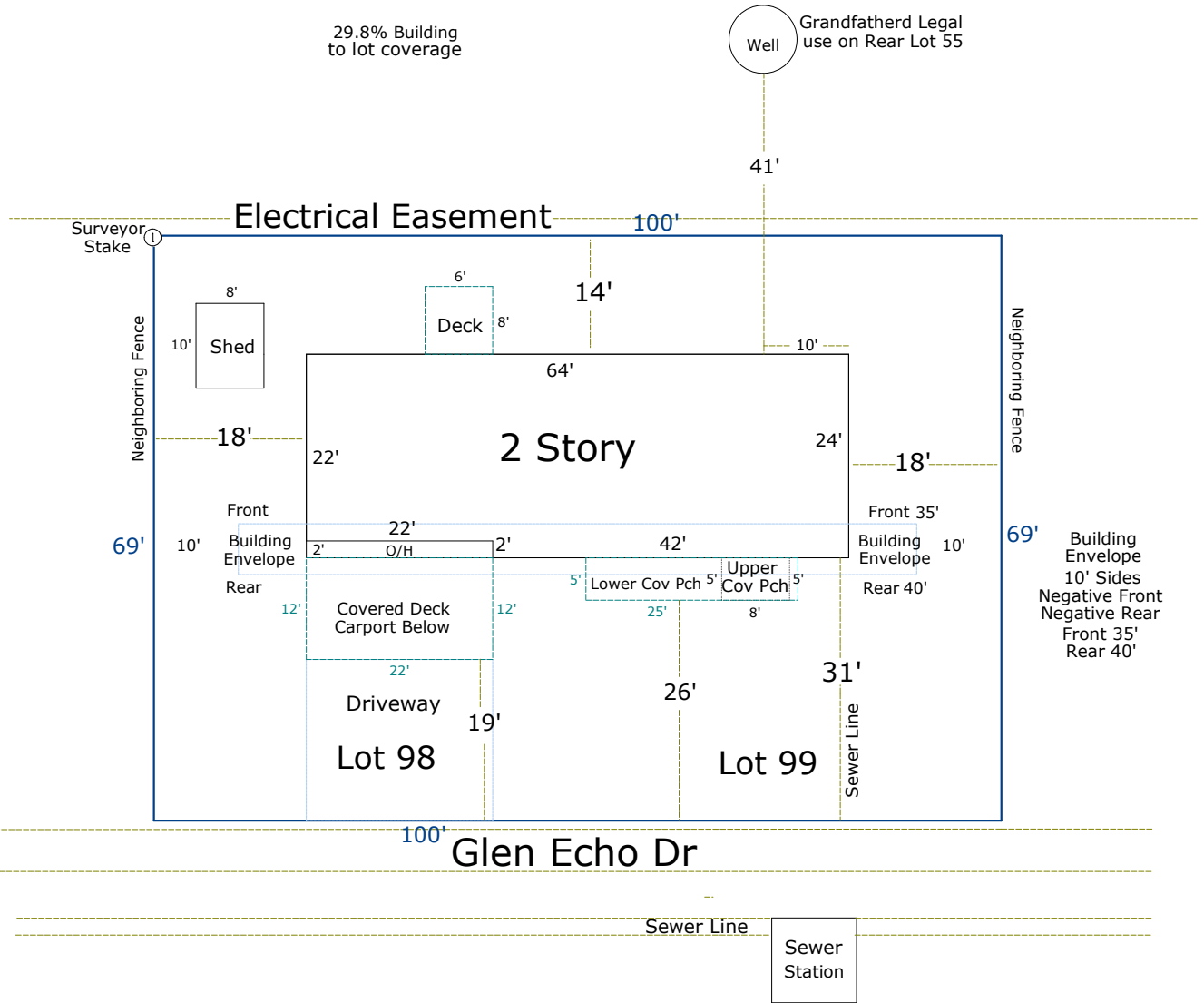


# SKETCH/AREA TABLE ADDENDUM

SUBJECT

Property Address <b>5780 Glen Echo Dr</b>	City <b>Howell</b>	State <b>MI</b>	Zip <b>48843</b>
Borrower			
Lender/Client			
Appraiser Name			

IMPROVEMENTS SKETCH



Comments:

AREA CALCULATIONS

Scale: 1" = 18'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1492.00	
	First Floor	40.00	1532.00
GLA2	Second Floor	1536.00	1536.00
P/P	Deck	64.00	
	Deck Carport	264.00	
	Porch	125.00	453.00
LAND	Land	6900.00	6900.00
OTH	Shed	80.00	80.00
UND	Undefined	418.00	
	Undefined	480.00	898.00
Net LIVABLE Area		(rounded)	3068

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
2.0	x	42.0	84.00
22.0	x	64.0	1408.00
5.0	x	8.0	40.00
<b>Second Floor</b>			
24.0	x	64.0	1536.00
4 Items		(rounded)	3068

# SKETCH/AREA TABLE ADDENDUM

SUBJECT

Property Address **5780 Glen Echo**

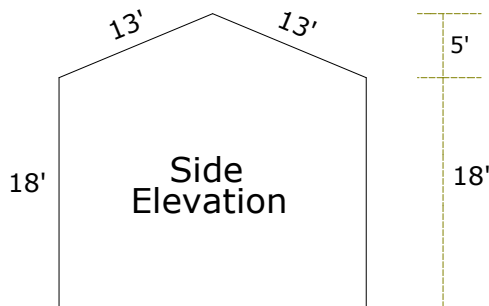
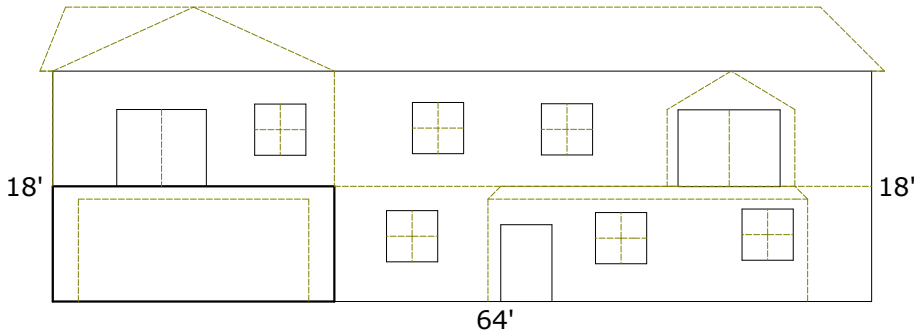
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Borrower \_\_\_\_\_

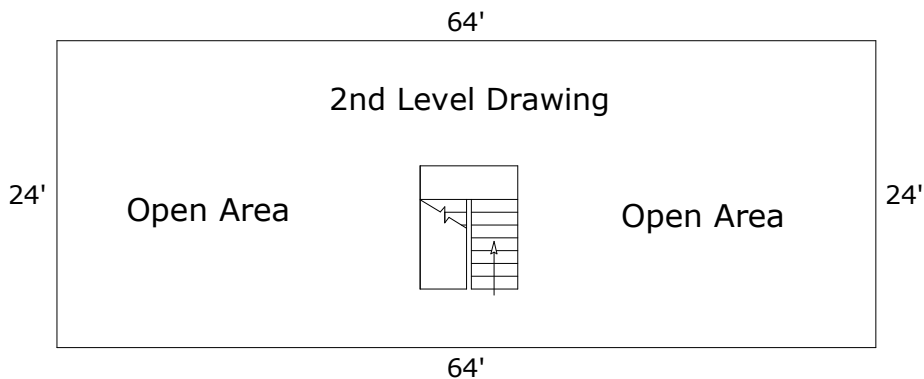
Lender/Client \_\_\_\_\_

Appraiser Name \_\_\_\_\_

Front Elevation



2nd Level Drawing



Scale: 1" = 18'

IMPROVEMENTS SKETCH

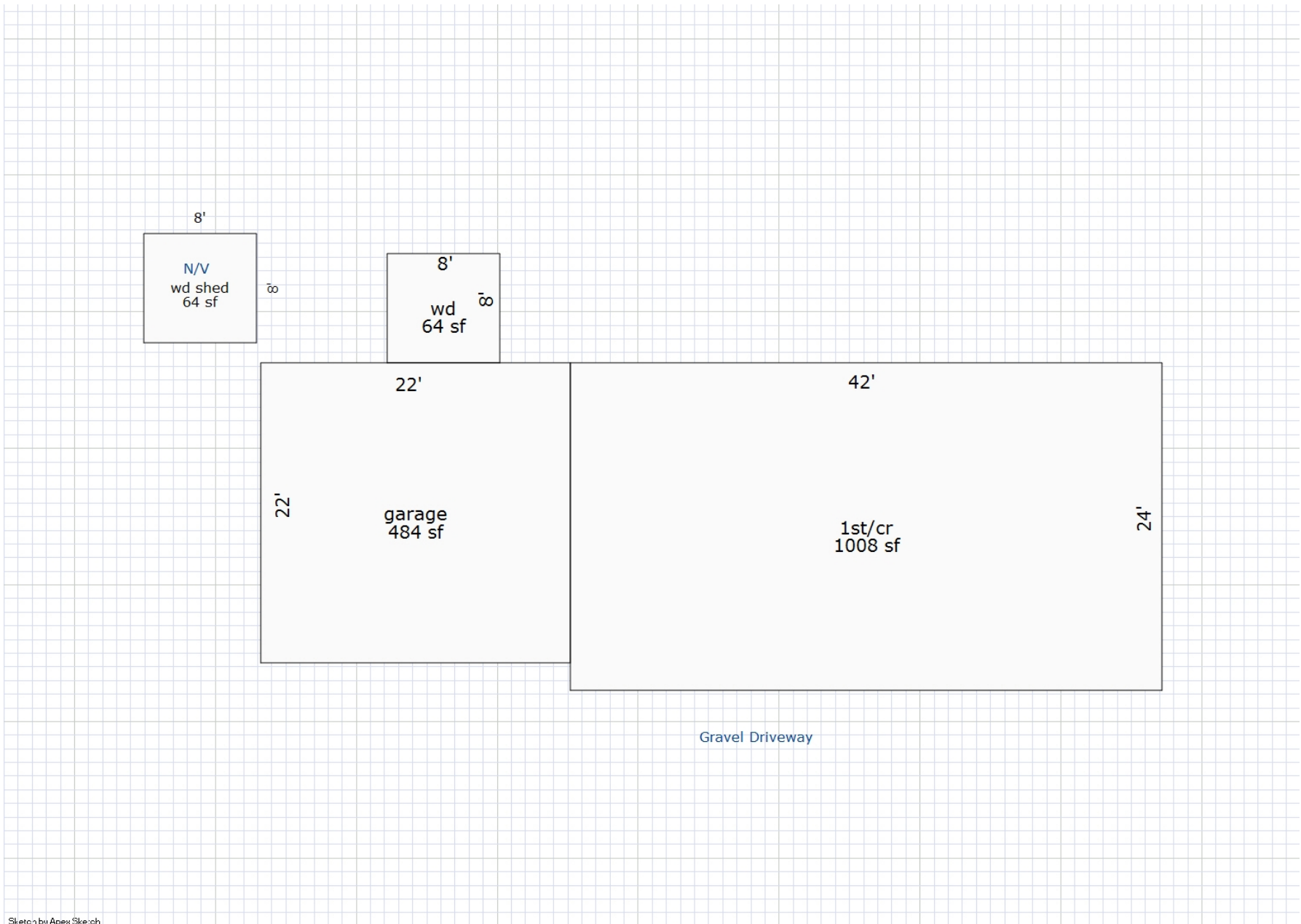
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
AVEY DORIS M.	AVEY DORIS LIFE ESTATE	0	03/26/2018	WD	LIFE ESTATE	2018R-009690	BUYER	0.0				
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)	Date	Number	Status				
5780 GLEN ECHO		School: HOWELL										
Owner's Name/Address		P.R.E. 0%										
AVEY DORIS LIFE ESTATE 5780 GLEN ECHO HOWELL MI 48843		MAP #: V19-25										
Tax Description		2020 Est TCV Tentative										
SEC 10 T2N R5E GLEN ECHO, LOTS 98 & 99		X	Improved	Vacant	Land Value Estimates for Land Table 4301.WEST LAKE CHEMUNG							
Comments/Influences		Public Improvements		* Factors *								
		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Gravel Road		A LV WEST	100.00	69.00	1.0000	1.0000	2000	100	200,000
			Paved Road		100 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 200,000							
			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	
		CG	05/26/2016	REVIEWED R	2019	100,000	55,400	155,400			84,932C	
					2018	100,000	49,200	149,200			82,942C	
					2017	95,000	50,200	145,200			81,237C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 64	Type Pine	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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: C		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 30 Floor Area: 1,008 Total Base New : 139,176 Total Depr Cost: 97,424 Estimated T.C.V: 98,593			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1977	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family C			Cls C			Blt 1977			
Condition: Good		Lg	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
Room List		(5) Floors		(13) Plumbing			Building Areas			Stories Exterior Foundation			Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			1 Story Siding Crawl Space			1,008			Total: 111,596 78,118			
(1) Exterior		(6) Ceilings		Average Fixture(s)			Other Additions/Adjustments			Deck			Pine 64 1,344 941			
X	Wood/Shingle Aluminum/Vinyl Brick			1 3 Fixture Bath			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 484 18,310			Common Wall: 1 Wall 1 -2,228 -1,560			
	Insulation			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			Water/Sewer			Public Sewer 1 1,240 868			Water Well, 200 Feet 1 8,914 6,240			
(2) Windows		(7) Excavation		(14) Water/Sewer			Notes:			Totals: 139,176 97,424			ECF (4301 W. LK CHEMUNG NON LK FRONT) 1.012 => TCv: 98,593			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well									
(3) Roof		(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			1000 Gal Septic 2000 Gal Septic									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:												
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	(10) Floor Support														
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 # 19-26 Meeting Date: July 16, 2019  
@ 6:30 pm  
 PAID Variance Application Fee

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

Applicant/Owner: Jon & Danielle Wlodarczak Email: jonjw9@gmail.com  
Property Address: 4183 Homestead Phone: 517-256-1684  
Present Zoning: LRR Tax Code: 11-28-201-035

**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: Complete Construction of area beneath existing approved second-story deck structure. Renewal of existing Variance (99-56) For setback from shoreline. No change in envelope or footprint.

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.

See attached.

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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.

See attached

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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.

See attached

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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.

See attached.

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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.

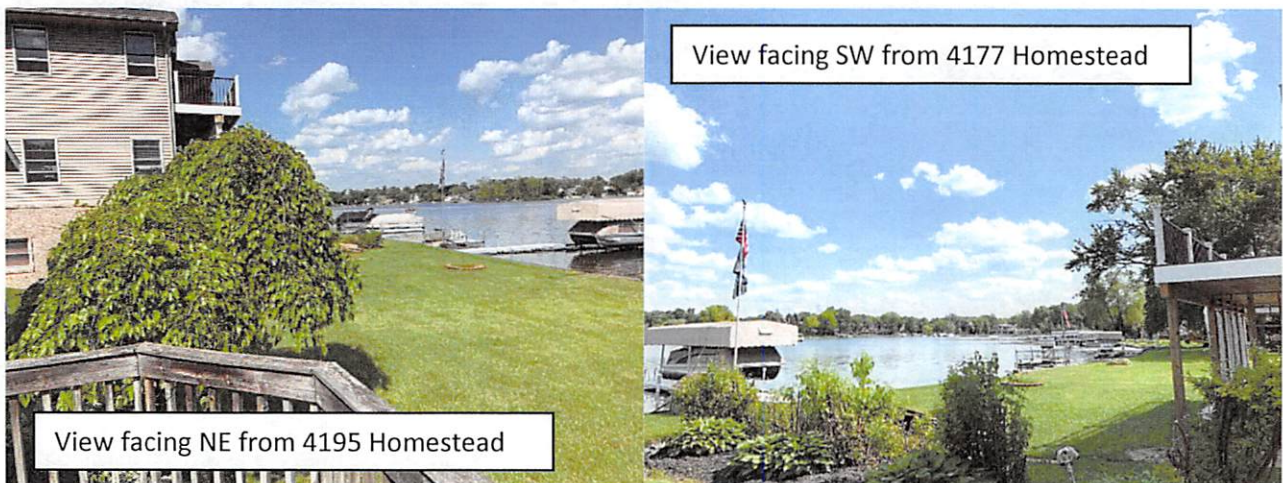
Date: \_\_\_\_\_ Signature: \_\_\_\_\_

1) 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 existing home construction required a variance (99-56) due to the narrow nature of the lot. That variance approved a permanent structure (elevated deck) to be built at the currently requested setback. The subject of this variance request will not protrude beyond the envelope of the existing deck structure.



Granting of this variance will not restrict the lake views of the surrounding homes as shown below.





- 2) 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 exceptional or extraordinary condition of the property is the narrowness of the lot and the existing location of the home. Neighboring homes on both sides are “double lots” and afford greater amounts of area to build without encroaching on setbacks. A similar enclosure beneath a deck exists at 4165 Homestead (shared neighbor at 4177 Homestead), which has a lot of similar size to 4183.

- 3) 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 granting of the variance will have no impact to the supply of light or air to adjacent properties. There will be no effect to congestion on the private road of Homestead Drive, or increase the danger of fire or to the public safety.

- 4) 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.*

This variance will not interfere with other development and is similar in size and structure of surrounding properties and elsewhere on the lake. The ground level location minimizes visual impact and design will blend with building architecture (style example below).







## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Amy Ruthig, Zoning Official  
**DATE:** July 9, 2019

**RE:** ZBA 19-26

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

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### STAFF REPORT

**File Number:** ZBA#19-26  
**Site Address:** 4183 Homestead Drive  
**Parcel Number:** 4711-28-201-035  
**Parcel Size:** 0.116 Acre  
**Applicant:** Wlodarczak, Jon and Danielle, 4183 Homestead Drive, Howell  
**Property Owner:** Same as Applicant

**Information Submitted:** Application, site plan, conceptual drawings

**Request:** Dimensional Variance

**Project Description:** Applicant is requesting a waterfront yard variance to enclose under an existing deck.

**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 June 30, 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 parcel has an existing single family dwelling built in 2000.
- In 1999, a side yard and waterfront variance was approved the construction of a new home.
- In 2019, a land use permit was issued for the reconstruction of the existing deck.
- The property utilizes a well and a septic system.
- See Real Record Card.

**SUPERVISOR**

Bill Rogers

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**TRUSTEES**

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

**MANAGER**

Michael C. Archinal

**Summary**

A permit was issued to replace the existing wood deck with composite material in April 2019. The Township Assessing Dept. visited the property to verify measurements and discovered that the applicant was in the process of enclosing under the deck for living space. Pursuant to the ordinance, enclosure of the deck makes it part of the principle structure for purposes of determining setbacks therefore the applicant is requesting a waterfront yard setback variance to allow for an addition that was constructed without a land use permit. The applicant applied for another land use permit after the Genoa Township Code Enforcement Officer sent a notice. The permit could not be approved due to the setback not meeting the Zoning Ordinance.

**Variance Requests**

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

**Sec. 3.04 DIMENSIONAL STANDARDS**

Table 3.04.01 - LRR District	Waterfront Setback
Requirement	56.25
Request	35.90
Variance Amount	20.35

**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 setback would cause the applicant to be unable to construct the addition however it does not unreasonable prevent use of the property. There are other homes in the vicinity that do not meet the waterfront setback however staff conducted a 500 foot waterfront setback average from neighboring properties and determined that the average waterfront setback is 51.18 feet therefore the variance would not provide substantial justice and is not necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the vicinity of the subject parcel.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the location of the existing home and narrow lot. The variance would not make the property consistent with the majority of other properties in the vicinity. The need for the variance to construct the addition is self-created.
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

**Recommended Conditions**

If the Zoning Board of Appeals grants the variance requests, staff recommends the following conditions be placed on the approval: N/A

- The trees along the fence/property line should be preserved;
- The plan will obstruct the view of neighboring homes;
- The house should be centered on the property;
- Sparks from the fireplace could start a fire on the nearby neighbor;
- Who will pay the cost of changing the Detroit Edison lines;
- Drainage is a concern with so much of the lot covered;
- A deck over 3' above the ground is considered part of the house.

Moved by Murray, supported by Figurski, to table the petition until the concerns raised here this evening can be addressed. The motion carried.

**99-54... A request by EBI Inc., Section 10, 5309 Wildwood Drive, for a 17' front variance, a 10' side variance and a 23.5 rear variance to rebuild a home.**

A call to the public was made with the following response: Eileen Procus - I am glad to see this new construction. Moved by Murray, supported by Litogot, to grant the following variances: the garage will be located no closer than 18' from the property line calculated from the southeast corner of the front yard, a 10' side yard and 23.5' rear variances.

Further, the garage will be attached to the home with a breezeway and no variance will be granted for the distance between the house and garage. The hardship is the shallow depth and narrowness of the lot. The motion carried as follows: Ayes - Murray, Litogot and Staley. Nay - Figurski and Hensick.

**99-55... A request by Rollerama II, Section 14, for a sign variance.**

A call to the public was made with no response. Staley advised the petitioner that no hardship or extraordinary circumstance was presented for the request. Moved by Hensick, supported by Figurski, to table at the petitioner's request. The motion carried.

**99-56... A request by Tom Rafferty, Section 28, 4183 Homestead, for a 5' variance to rebuild a home.**

A call to the public was made with the following response: Jack Weatherly - I have no objection to this petition. Staley - The neighbor at 4177 Homestead is in favor of this variance. Archinal - Any deck that is raised more than 3' above ground is considered to be part of the main structure when it comes to setbacks. Staley - Do you intend on raising the elevation of the home? Rafferty - I intend on having an elevated front porch, that is all.

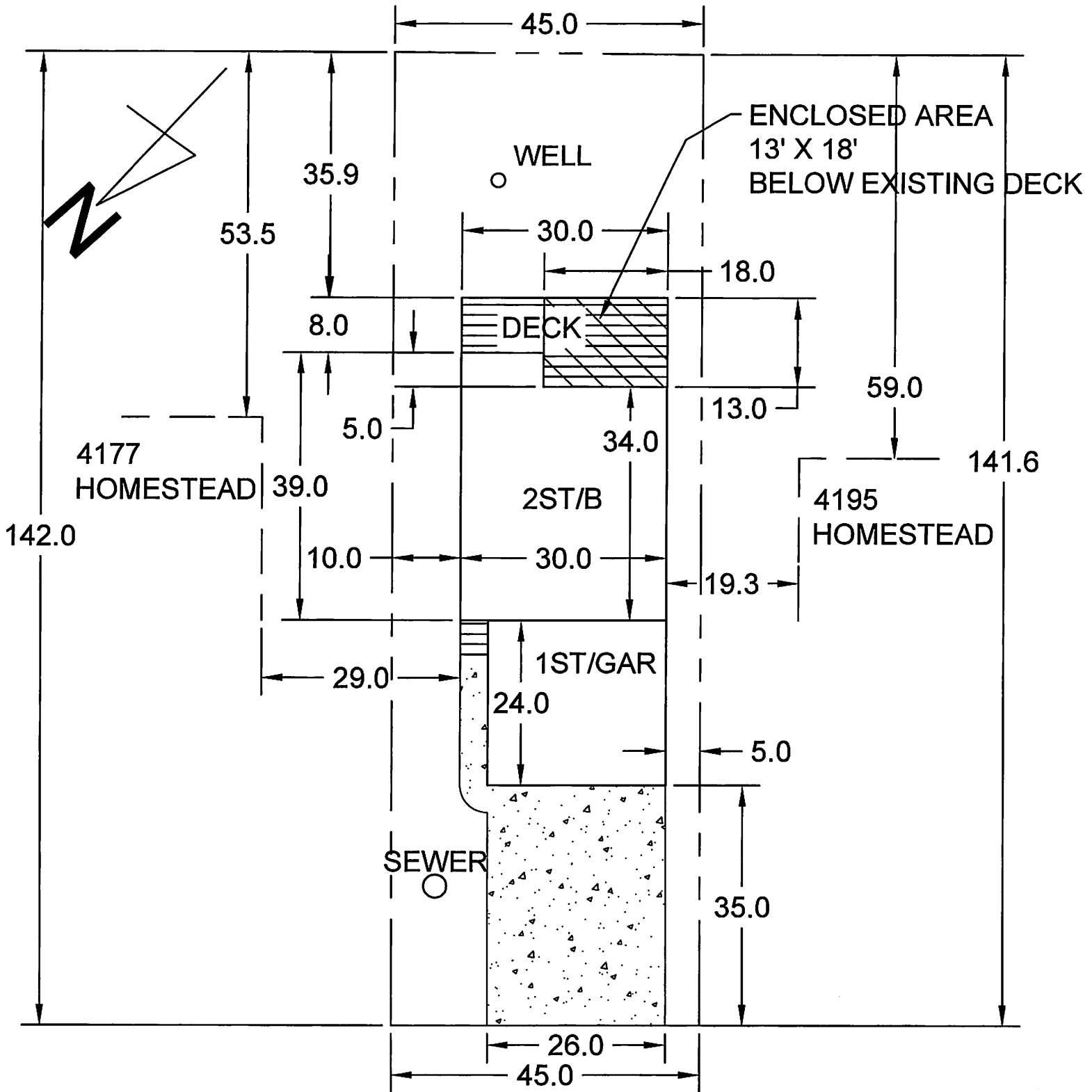
Moved by Murray, supported by Hensick, to grant a 10' side yard and a 5' waterside variance to construct a new home per the plans. The hardship is the narrowness and the depth of the lot. Note: No variance was granted with regard to the height. The motion carried unanimously.

**99-57... A request by Michigan National Bank, Section 04, 3883 East Grand River, for a variance to place a sign on the Meijers store elevation.**

# GENOA TOWNSHIP



# CROOKED LAKE



HOMESTEAD DRIVE 20' WD.

June 17, 2019

Victor Zammit  
4177 Homestead Drive  
Howell. MI 48843


To whom it may concern,

We the undersigned are the residents of 4177 Homestead Drive. We have no issues or concerns with the underdeck enclosure at 4183 Homestead.

Regards,

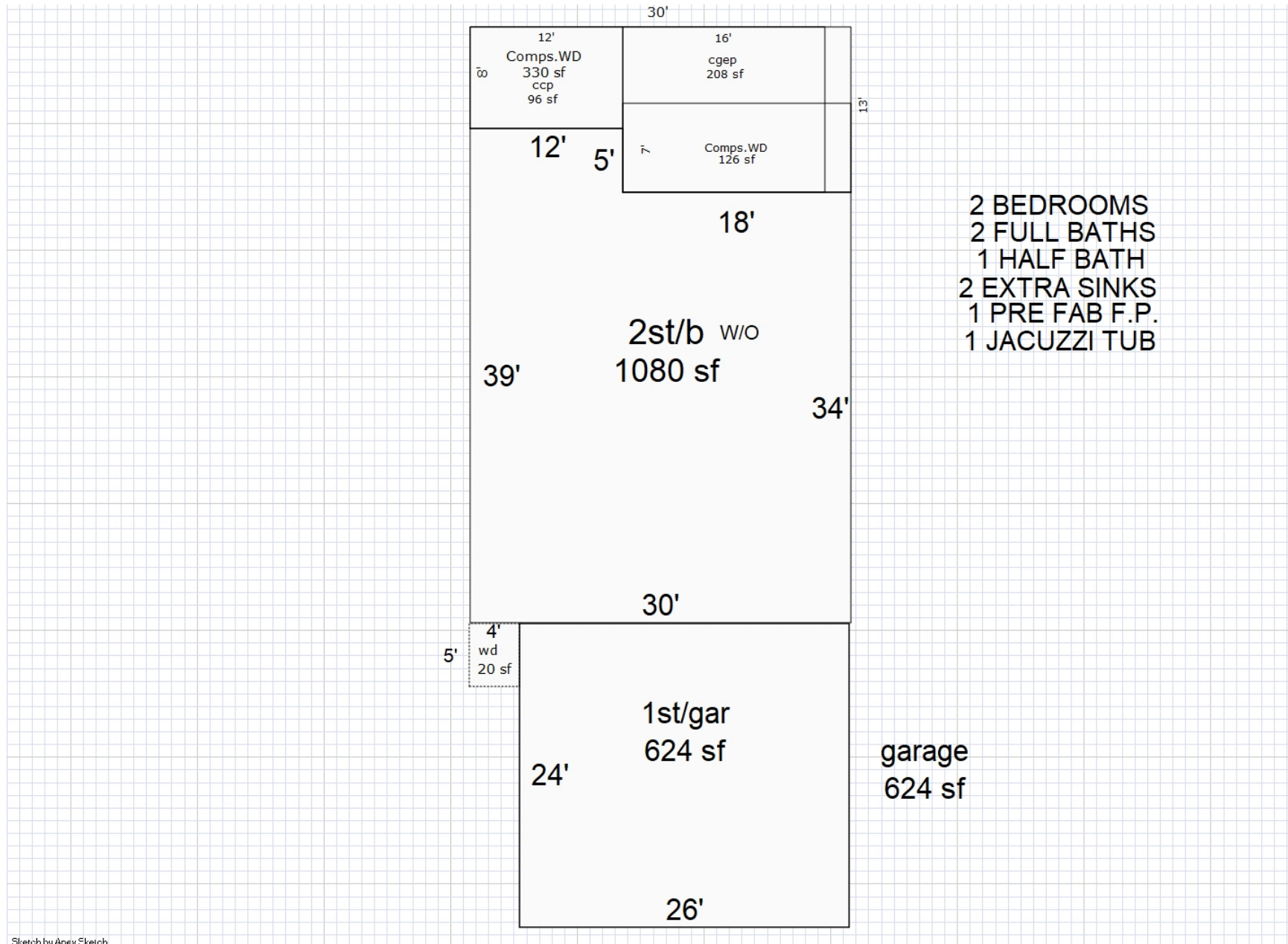
*Victor F. Zammit*  
*resident 4177 Homestead*  
*25+ years*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
RAFFERTY SHANNON	WLODARCZAK JON & DANIELLE	470,000	08/21/2013	WD	ARMS-LENGTH	2013R-035762	BUYER	100.0				
RAFFERTY, THOMAS III & SHANNON	RAFFERTY SHANNON	0	07/29/2008	QC	INVALID SALE	2008R-024044	BUYER	0.0				
RAFFERTY, THOMAS G. III	RAFFERTY III, MR. & MRS.	1	12/06/1996	WD	ARMS-LENGTH	2129-0649	BUYER	0.0				
		0	03/21/1993	IV	QUIT CLAIM		BUYER	0.0				
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR		Building Permit(s)		Date	Number	Status		
4183 HOMESTEAD		School: BRIGHTON		Deck		04/15/2019		P19-044				
		P.R.E. 100% 08/21/2013		RES MISCEL		10/26/1999		99-0001		NO START		
Owner's Name/Address		MAP #: V19-26		HOME		08/13/1999		99-594		NO START		
WLODARCZAK JON & DANIELLE 4183 HOMESTEAD HOWELL MI 48843		2020 Est TCV Tentative										
		X	Improved	Vacant	Land Value Estimates for Land Table 4304.OLD HOMESTEAD							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					A LAKE FRONT	45.00	142.00	1.0000	1.0000	4000	100	180,000
					45 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 180,000							
Tax Description												
SEC. 28 T2N, R5E, OLD HOMESTEAD LOT 35												
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				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan		2019	85,500	205,800	291,300			253,162C				
		2018	67,500	221,500	289,000			247,229C				
		2017	67,500	225,600	293,100			242,144C				

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 96 20 330 126	Type CCP (1 Story) Treated Wood Composite Composite	Year Built: 2000 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G		Trim & Decoration Ex X Ord Min		Size of Closets Lg X Ord Small		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 15 Floor Area: 2,784 Total Base New : 353,243 Total Depr Cost: 301,529 Estimated T.C.V: 422,141		E.C.F. X 1.400	Bsmnt Garage: Carport Area: Roof:
Building Style: C		Trim & Decoration		Central Air Wood Furnace			(12) Electric 0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family C (11) Heating System: Forced Heat & Cool Ground Area = 1080 SF Floor Area = 2784 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas			Cls C Blt 2000			
Yr Built 2000	Remodeled 0	Size of Closets		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Stories Exterior Foundation 2 Story Siding/Brick Basement 1 Story Siding Overhang			Size 1,080 624	Cost New	Depr. Cost	
Condition: Good		Doors: Solid X H.C.		(13) Plumbing Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 2 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing 3 Fixture Bath 2 Fixture Bath Extra Sink			1	2,124	1,805				
Room List		(5) Floors		Basement 1st Floor 2nd Floor 4 Bedrooms			Kitchen: Other: Other:			Porches CCP (1 Story)			96	2,247	2,202	*9
(1) Exterior		(6) Ceilings		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish Recreation SF Living SF 1 Walkout Doors No Floor SF			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall			624 1	21,753 -2,228	18,490 -1,894	
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(2) Windows Many Avg. Few X Large Avg. Small			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			1 1	1,240 8,914	1,054 7,577	
(2) Windows		(7) Excavation		(3) Roof Gable Hip Flat X Asphalt Shingle			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Fireplaces Prefab 1 Story			1	2,151	1,828	
Many Avg. Few X Large Avg. Small		Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Chimney: Brick			Lump Sum Items:			Deck Composite Composite Treated Wood			330 126 20	5,019 2,543 758	4,919 2,492 644	*9 *9
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



Sketch by Apex Sketch

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

# **ITEM #5**

**The applicant is requesting to be postponed to the August 20, 2019 ZBA meeting.**

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
JUNE 18, 2019 - 6:30 PM**

**MINUTES**

**Call to Order:** Chairman Rassel 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, Bill Rockwell, Greg Rassel, Michelle Kreutzberg, Jean Ledford and Amy Ruthig, Zoning Official.

**Pledge of Allegiance:** The Pledge of Allegiance was recited.

**Introduction:** The members of the Board introduced themselves.

**Approval of the Agenda:**

Chairman Rassel noted that Case #19-15 was requested by the applicant to be tabled until the July 16, 2019 ZBA meeting.

**Moved** by Board Member Rockwell, seconded by Board Member McCreary, to approve the agenda as amended. **The motion carried unanimously.**

**Call to the Public:**

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

Chairman Rassel outlined the criteria needed for granting a variance.

1. 19-15... .A request by Melissa Koryabina, 4784 Nature View Court, for a side and front yard variance to construct an addition.

**Moved** by Board Member McCreary, seconded by Board Member Ledford, to postpone Case #19-15 until the July 16, 2019 meeting at which time the applicant can either withdraw their case or have it heard. If they do not have their case heard, it will be declined for a year of that meeting date.

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1. 19-19... A request by Edward Koss, 4930 Brighton Oaks Trail, for a fence height and an impervious percentage variance to allow an existing six-foot in height and 100% impervious fence.

Mr. Koss and Mr. Ryan Myers, Mr. Koss' attorney, were present. Mr. Myers stated Mr. Koss is requesting a variance for a six-foot privacy fence to the rear of his property. The fence is not permissible because this is a thru lot, so it has two front yards. The justification for granting the variance is that the clear intent of the prohibition of a fence of this size in the front yard is because the Township doesn't want large privacy fences along the front of residential properties. He agrees that makes sense. What is unique with this property is that it has two front lots as well as the topography of this site. The change from Brighton Road to the rear of Mr. Koss' property is approximately 20 feet. His property is 20 feet lower than the road. He referenced the photograph submitted with the packet. Even in the winter months, the side yard fence is not visible and the rear fence is only somewhat visible through the little bit of vegetation. If Mr. Koss' property was at the same elevation of Brighton Road, then the ordinance would be apparent and a variance should not be granted. Also, having a smaller fence is less effective in terms of privacy, keeping dogs in the yard, and keeping other animals out of their yard.

Mr. Myers noted that staff's report states that granting the variance would not negatively affect the public safety and welfare nor would it have an impact on the surrounding neighborhood. He agrees with her comments.

Mr. Koss stated that this home is for his in-laws and they have three larger dogs. A three-foot fence would not contain the dogs.

The impervious variance request is due to them wanting the fence to provide privacy for his in-laws as well as the neighbors.

Ms. Ruthig noted that an administrative decision was made to make this the front yard for set-back purposes when the home was built.

Board Member Ledford questioned why the applicant did not request the variance before the fence was built. Mr. Koss stated he thought the fence contractor was going to obtain the appropriate permits.

The call to the public was made at 6:47 pm with no response.

Board Member McCreary understands the argument of the decrease in elevation; however, in the winter, the entire fence can be seen because there is no vegetation. She also agrees that since the applicant accesses the home from the other side, they would consider that their front yard and this their rear yard. She still believes this type of fence in this location is what the ordinance is trying to prevent, especially with the fence being 100 percent impervious.

Board Member Ledford agrees with Board Member McCreary's points. She would not be in favor of granting these variances.

Mr. Myers stated that Mr. Koss would accept a condition of approval of the variances the planting of evergreen trees to screen the fence from Brighton Road.

Mr. Ruthig showed the locations on the applicant's lot where a six-foot fence would be allowed. It was noted that this location would allow more of the fence to be seen from Brighton Road.

Mr. Koss referenced a picture of a home on Bauer Road that he submitted with his application. They have a fence in the front yard.

Mr. Myers questioned if a variance could be requested to designate this as the rear yard. Ms. Ruthig stated she would like to clarify if this variance would be possible. A new application would need to be submitted and the applicant would need to return to the Board.

Chairman Rassel agrees that the extraordinary circumstance is the grade of his lot as compared to Brighton Road.

Mr. Myers stated they agree to have their item postponed and allow Ms. Ruthig to determine if this variance is possible.

**Moved** by Board Member Rockwell, seconded by Board Member Ledford, to postpone Case #19-19 until the July 16, 2019 meeting so the Board can reassess the application with a definition of the front yard. **The motion carried unanimously.**

2. 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.

Mr. and Mrs. Myers were present. They were postponed last month so that they could appropriately stake the location of the proposed structure. They want to place the structure in the front yard so that it does not obstruct the neighbors' views of the lake, it would be easier to use, would have the least impact on the surrounding neighbors and general public, and will not negatively affect neighbors. They added that most neighbors have detached structures in the front yard.

They also provided an updated survey showing that the shed would not be as close to their neighbor's property than what was shown on their original application.

The call to the public was made at 7:09 pm with no response.

**Moved** by Board Member McCreary, seconded by Board Member Rockwell, to approve Case #19-22 for the property located at 6505 Forest Beach Drive by John and Wendy Myers for a variance request to construct a 12 x 16 detached structure in the front yard, based on the following findings of fact:

- The property is waterfront property located on a lake with the "rear" yard being on the water and the front yard being on the street. Similar properties in a zoning of Lakeshore Resort Residential allow accessory buildings in the front.
- The practical difficulty is that strict compliance with the zoning requirements would prevent the applicant from constructing a detached accessory structure and unreasonably prevent the use of the property. Multiple properties in the nearby vicinity have detached accessory structures in the front yard locations and granting this variance would allow substantial justice given to others in the immediate areas with the same zoning district within the proximity of the subject property.
- The exception and or extraordinary circumstances of this property are the characteristics of this zoning are unlike many of the majority of waterfront properties in the Township that are zoned Lakeshore Resort Residential and allowed to build detached accessory structures in the front yard. The current zoning of LDR does not allow structures in the front yard and this rear yard does not have the capability of building a structure and would further detract from a view of the water if it followed the ordinance.
- The need for the variance is not self created.
- Granting this variance will not impair light or air to the adjacent properties and will not unreasonably increase congestion in the streets or increase the danger of fire or public safety, comfort and morals r welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.



This approval is conditioned upon the following:

1. The owner shall maintain any water drainage on site and not allow drainage to neighboring properties.

**The motion carried unanimously.**

4. 19-23... A request by David Minton, 5297 Crooked Lake Road, for a side-yard variance to construct a pole barn.

Mr. Minton was present. He is requesting a 20-foot side yard variance. The one location where he can put the pole barn and meet the setback requirements is close to his septic field. Also, this location would cause him to have to put the driveway along the front of his home and remove the existing green belt between him and his neighbor. There are also wetlands on his property so if he would put it in that area, it would probably also require a variance.

Board Member McCreary noted other locations on the lot where the pole barn could be placed. Mr. Minton stated that location is too close to the wetlands, and his neighbor would be able to see the pole barn. Additionally, he would have to put the driveway along the front of his house as well as remove the trees that shield him from his neighbor.

He has spoken to his neighbor to the north and he does not have an issue with the location of the proposed pole barn.

Board Member Ledford reference the sketch of the barn. There are no gutters or downspouts shown. Mr. Minton stated he does not plan to put up gutters and downspouts. Board Member Rockwell noted the driveway is higher than where the shed will be located so the natural flow of the water would be the same as what the gutters and downspouts would provide.

The call to the public was made at 7:23 pm with no response.

**Moved** by Board Member Ledford, seconded by Board Member Kreutzberg, to approve Case #19-23 for 5297 Crooked Lake Road by David Mitner for a side-yard setback variance of 20 feet from the required 40 feet to construct a 30 x 40 foot detached accessory building, based on the following findings of fact:

- Strict compliance with the side yard setback would prevent the applicant from constructing the detached accessory structure in the proposed location. The variance does provide substantial justice to the applicant since there are quite a few

detached accessory structures in the surrounding area and the variance is necessary for the preservation of a property right similar to that possessed by other properties in the same zoning district and vicinity of the parcel.

- The exceptional or extraordinary condition of the property is the location of the septic field and the location of wetlands on the property.
- 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 public safety, comfort, morals or welfare of the residents 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 area.

This approval is conditioned upon the following

1. The petitioner shall comply with the accessory structure requirements.
2. A 25 foot natural undisturbed buffer from the wetlands must be maintained at all times.
3. The applicant must ensure that the site is compliant with Township Ordinances.
4. The existing shed is to be demolished

**The motion carried unanimously.**

4. 19-24... A request by Brad and Kristin Hoyes, 5508 Wildwood Drive, for a height variance to demolish and replace the second story on an existing home.

Mr. and Mrs. Hoyes were present. They purchased this home in December of 2018 and have worked extensively on trying to meet all of the setbacks and ordinance requirements. They are requesting a height variance of 3 feet. They would be removing the second story and replacing it with a new, larger one. The first floor will remain the same. The existing home is currently non-conforming. They are proposing to move the second story back 2.5 feet, which would bring it into compliance with the lakeside setback of 35 feet. Their variance request is due to the slope of the lot from the back to front and side to side. There is an existing detached garage, which was there when they purchased the property so they cannot add to the rear of the home.

Board Member McCreary questioned where the mechanicals are located. Mr. Hoyes stated they are currently in the crawl space; however, part of this project will be to remove them and place them inside the home.

The call to the public was made at 7:39 pm.

Mr. Chris Bunk owns the home next store. He and his wife are in favor of this variance request. It would make it look more like a normal house and not a barn. Other homes in the area are taller than what Mr. Hoyes is proposing. It will not negatively affect the neighbors.

The call to the public was closed at 7:40 pm.

**Moved** by Board Member Rockwell, seconded by Board Member Ledford, to approve Case #19-24 for 5508 Wildwood Drive by Brad and Kristin Hoyes for a 3 foot height variance from the required 25 feet for a total of 28 feet to demolish and replace the second story on an existing home, based on the following findings of fact:

- Strict compliance with the building height would unreasonably prevent the use of the property because it limits the ability for a functional 2nd story.
- Granting of the variance 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 and topography of the lot. In addition, this area 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.
- The need for the variance is not self-created and seems to be the least necessary.
- 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 structure must be maintained on the lot.

**Administrative Business:**

1. Approval of the minutes for the May 21, 2019 Zoning Board of Appeals Meeting.

There were two changes needed.

**Moved** by Board Member McCreary, seconded by Board Member Ledford, to approve the May 21, 2019 Zoning Board of Appeals Meeting minutes as amended. **The motion carried unanimously.**

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2. Correspondence – Ms. Ruthig stated a survey will be presented to the Board next month.
3. Township Board Representative Report - Board Member Ledford provided a review of the June 3 and June 17 Board meetings.
4. Planning Commission Representative Report – Board Member McCreary stated the Planning Commission meeting was postponed until Monday, June 24.
5. Zoning Official Report – Ms. Ruthig provided a review of the upcoming variance requests. She will not be in attendance at the July 16 meeting.
6. Member Discussion - Board Member Rockwell and Chairman Rassel will not be at the July 16 meeting.

Board Member Ledford shared an article regarding surveys. All surveys that have been done for property and home sales and land transfers will now be required to be recorded.

7. Adjournment - **Moved** by Board Member Ledford, seconded by Board Member McCreary, to adjourn the meeting at 8:08 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary