

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
ELECTRONIC MEETING NOTICE
MAY 19, 2020
6:30 P.M.**

Reason: As a result of the Executive Order 2020-15 and the Covid-19 (Coronavirus) Pandemic, the regularly scheduled meeting of the Genoa Charter Township Zoning Board of Appeals on May 19, 2020 at 6:30 p.m. will be held electronically to avoid the spread and potential contact with the virus.

Public Participation: Public may participate in the call to public and hear the meeting live by going to <https://www.genoa.org/government/boards/board> and clicking on the Streaming Meeting Link that will be posted on that page.

Procedures: Public wishing to address the Zoning Board of Appeals to provide input or ask questions on any business on the agenda may participate in the call to the public by the calling 810-227-5225. We also encourage residents to participate by emailing questions to: info@genoa.org prior to the 6:30 PM meeting start.

Disabilities: Persons with a disability may participate with the use of an attendant or by requesting, in advance, accommodations to participate in the meeting.

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MAY 19, 2020
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

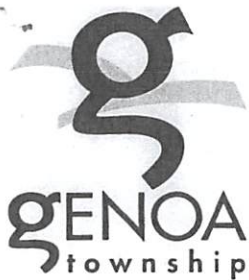
Approval of Agenda:

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

1. 20-02 ... A request by Jim and Diana Grant, 5525 King Road, for a side setback variance to construct a detached accessory structure.
2. 20-03 ... A request by Chestnut Development LLC, 6255 Grand River, for a variance to allow for a 2nd monument sign on a parcel.
3. 20-04 ... A request by Daniel and Christine Casoli, 4121 Homestead, for side and waterfront setback variances to construct an addition to an existing home.

Administrative Business:

1. Approval of minutes for the January 20, 2020 Zoning Board of Appeals meeting.
2. Correspondence
3. Township Board Representative Report
4. Planning Commission Representative Report
5. Zoning Official Report
6. Member Discussion
7. Adjournment



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

Case # 20-02 Meeting Date: April 21, 2020

PAID Variance Application Fee

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

Applicant/Owner: JIM & DIANA GRANT Email: diana_grant@comcast.net
Property Address: 5525 KING RD. Phone: 810-599-3498
Present Zoning: COUNTRY ESTATE Tax Code: 4711 - 33-300-008

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: WANT TO ADD A 2 CAR GARAGE (24 X 24) DETACHED 10' FROM HOUSE AND 30.8' FROM SIDE OF PROPERTY

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.

SIDE PROPERTY LINE. EXISTING GARAGE IS ALREADY @ 30' FROM SIDE. ALSO OTHER STRUCTURES ARE @ 30' FROM SIDE (TO BE TORN DOWN)

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.

NEED A 2 CAR DETACHED GARAGE CLOSE TO HOUSE DOOR ~~TO BE SO~~ AS THE PROPERTY OWNERS ARE AGING THE GRADE OF THE PROPERTY IS ALSO AN ISSUE FOR A DIFFERENT LOCATION

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: 3/10/2020 Signature: [Signature]



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: May 13, 2020
RE: ZBA 20-02

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

STAFF REPORT

File Number: ZBA#20-02
Site Address: 5525 King Road
Parcel Number: 4711-33-300-008
Parcel Size: 5.150 Acres
Applicant: Grant, James and Worthy, Diana
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 a detached accessory structure.
Zoning and Existing Use: CE (County Estates) Single Family Dwelling located on property.
Other: Public hearing was published in the Livingston County Press and Argus on Sunday May 3, 2020 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 home was built in 1937.
- The parcel is serviced by 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

Summary: The proposed project is to demo existing detached accessory structure and construct a new detached accessory structure keeping the same side yard setback of 30 feet. A side yard variance is necessary to construct the structure in the applicant's proposed location.

Variance Requests

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

Sec. 11.04.01(f): (f) Required Setbacks (Detached, over one hundred twenty (120) square feet total floor area): Detached accessory buildings and structures over one hundred twenty (120) square feet of total floor area shall be at least ten (10) feet from any principal building, and at least ten (10) feet from any side or rear lot line; except as follows:

(1) On lots greater than one (1) acre detached accessory buildings and structures over one hundred twenty (120) square feet of total floor area shall meet the setback requirements for principal structures.

Sec. 03 Table 03.04.01 (CE)

Required Side Yard Setback: 40'

Proposed Side Yard Setback: 30'

Proposed Variance Amount: 10'

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 detached accessory structure in the proposed location. The variance does provide substantial justice for there are quite a few detached accessory structures in surrounding area with non-conforming side yard setbacks.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition is the property is the existing location of the home. It appears that the proposed detached structure cannot be moved to the rear of the home due to the existing detached accessory structures on the property. Applicant should address if the proposed location is the only location on the property with the least amount of a variance setback.
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

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

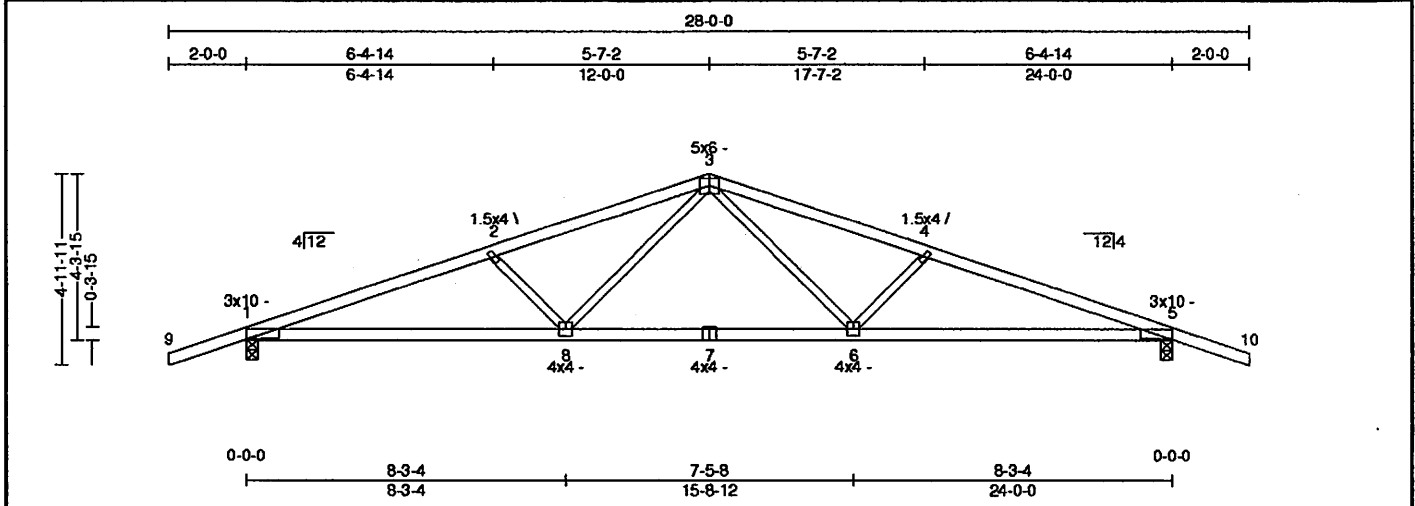
1. Shall comply with the accessory structure requirements.

GENOA TOWNSHIP



Midwest Manufacturing Address 1 Address 2 City, State Zip	Truss: C11024 JobName: RESSTOCK Date: 02/22/17 09:25:42 Page: 1 of 1
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SPAN 24-0-0	PITCH 4/12	QTY 1	OHL 2-0-0	OHR 2-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 24 in	WGT/PLY 73 lbs
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All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(loc)	Allowed
TCLL: 42 Snow(P/F)Pg: 4260 TCCL: 10 BCCL: 0 BCCL: 10	Bldg Code: IRC 2015 TPI 1-2007 Rep Mbr Increase: Yes Lumber D.O.L.: 115%	TC: 0.79 (1-2) BC: 0.93 (8-1) Web: 0.60 (3-3)	Vert TL: 0.43 in Vert LL: 0.28 in Horiz TL: 0.11 in	L/651 L/992	7 7 5	L/180 L/240

Reaction Summary

JT	Brg Combo	Brg Width	Red Brg Width	Max Reart	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	3.5 in	2.66 in	1,696 lbs			-276 lbs	-276 lbs	7 lbs
5	1	3.5 in	2.66 in	1,696 lbs			-276 lbs	-276 lbs	

Material Summary

TC SFF #2 2 x 4
 BC SFF #2 2 x 4
 Webs SFF Stud 2 x 3

Bracing Summary

TC Bracing: Sheathed or Purlins at 2-6-0, Purlin design by Others.
 BC Bracing: Sheathed or Purlins at 10-0-0, Purlin design by Others.

Loads Summary

- 1) This truss has been designed for the effects of balanced and unbalanced snow loads for hip/gables in accordance with ASCE7 - 10 with the following user defined input: 60 pcf ground snow load, Terrain Category B, Exposure Category Fully Exposed (Ce = 0.9), Risk Category II (I = 1.00), Thermal Condition Cold ventilated (Ct = 1.1), DOL = 1.15. Unventilated. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- 2) This truss has been designed to account for the effects of ice dams forming at the eaves.
- 3) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 115 mph (Factored), Exposure B, Enclosed, Gable/Hip, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered. DOL = 1.60
- 4) Minimum storage attic loading has been applied in accordance with IRC 301.5

Member Forces Summary

Title indicates: Member ID, max CSI, max axial force, (max comp. force if different from max axial force) Only forces greater than 300lbs are shown in this table

Member	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-4
TC	0.788	-3,414 lbs	0.777	-2,920 lbs	0.788	-3,414 lbs		
BC	0.930	3,141 lbs (-250 lbs)	0.674	2,160 lbs (-121 lbs)	0.930	3,141 lbs (-250 lbs)		
Web	0.304	-799 lbs	0.304	-799 lbs	0.304	-799 lbs		

JSI Summary

1 = 0.85, 2 = 0.59, 3 = 0.88, 4 = 0.59, 5 = 0.85, 6 = 0.72, 7 = 0.97, and 8 = 0.72

Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
- 3) The fabrication tolerance for this roof truss is 0% (Cq = 1.00).
- 4) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- 5) Creep has been considered in the analysis of this truss.
- 6) Listed wind uplift reactions based on MWFRS & C&C loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.240
 Eagle Metal Products
 Dallas, TX 75234

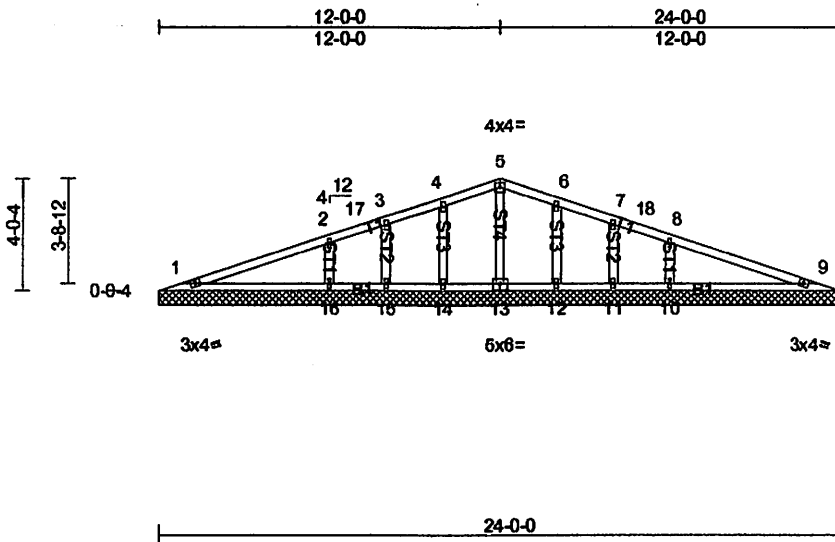
Job QTREC0598387	Truss T1DE	Truss Type COMMON	Qty 2	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI

Run: 8:23 S Aug 28 2018 Print: 8:23 S Aug 28 2018 MITek Industries, Inc. Tue Jul 09 11:43:33

Page: 1

ID: fpggTyNuumilyZP1qKWgOyzp5k-X7z1RyrcdRYLWPY5p0RCPOQBjLDWTGfsIRd8y2p59



Scale = 1:72.1

Plate Offsets (X, Y): [13:0-3-0,0-3-0]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	I/defl	L/d	PLATES	GRIP	
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.31	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.19	Vert(TL)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.08	Horiz(TL)	0.00	9	n/a	n/a		
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix-R								
BCDL	10.0											
											Weight: 73 lb	FT = 15%

LUMBER
 TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 OTHERS 2x4 SPF Stud

BRACING
 TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 6'-0" oc purlins.
 Rigid ceiling directly applied or 10'-0" oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS All bearings 24'-0-0.

(b) - Max Horiz 1=-49 (LC 15)

Max Uplift All uplift 100 (lb) or less at joint(s) 1, 9, 10, 11, 12, 14, 15, 18

Max Grav All reactions 250 (lb) or less at joint(s) 1, 9, 11, 13, 15 except 10=515 (LC 32), 12=275 (LC 21), 14=275 (LC 20), 18=515 (LC 31)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

WEBS 2-16=368/131, 8-10=388/131

JOINT STRESS INDEX

1 = 0.57, 2 = 0.51, 3 = 0.51, 4 = 0.51, 5 = 0.33, 6 = 0.51, 7 = 0.51, 8 = 0.51, 9 = 0.57, 10 = 0.51, 11 = 0.51, 12 = 0.51, 13 = 0.22, 14 = 0.51, 15 = 0.51 and 18 = 0.51

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCCL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCLL: ASCE 7-10; Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2'-0" oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-08"-00 tall by 2'-00"-00 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 9, 14, 15, 18, 12, 11, 10.
- This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R602.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

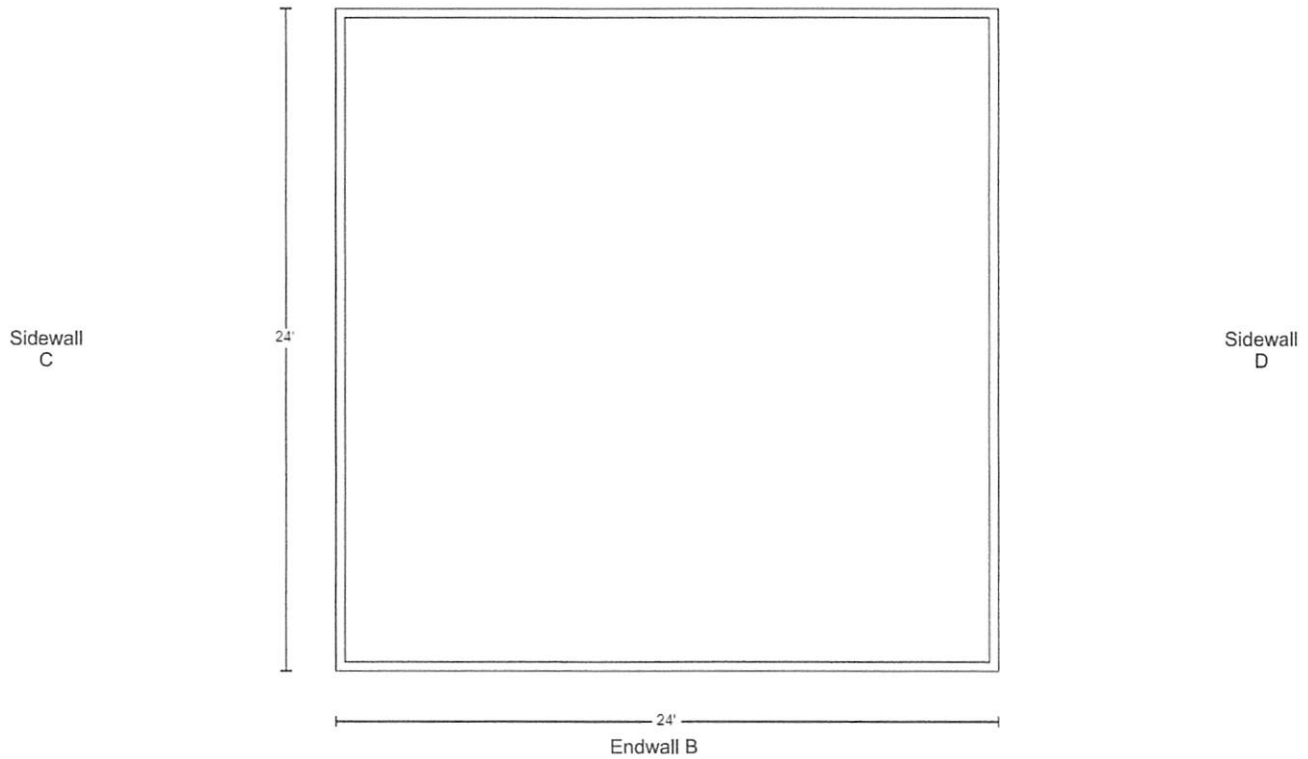


WIXOM, 10400 ASSEMBLY PARK DR, WIXOM, MI, 248-344-1140

Garage Floor Plan

**Illustration may not depict all selections.

Endwall A



Design Name: Garage Design
Design ID: 332052464601
Date: 02/15/2020
Estimate ID: 1414

How to purchase at the store

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Garage Estimator Search Saved Designs page.
3. Apply the design to System V to create the material list.
4. Take the purchase documents to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Select the Garage Estimator from the Project Center.
3. Select Search Saved Designs.
4. Log into your account.
5. Select the saved design to load back into the estimator.
6. Add your garage to the cart and purchase.

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.



Garage Floor Plan



Estimated Total Price: \$5475.33

How to install and purchase a set of design at home

How to purchase a set of design at home

1. Take the plan to a local building department.
2. Have a building department official review the plan.
3. Obtain a permit from the building department.
4. Select the materials and quantities for the design.
5. Purchase the materials and quantities for the design.
6. Install the materials and quantities for the design.

1. Take the plan to a local building department.
2. Have a building department official review the plan.
3. Obtain a permit from the building department.
4. Select the materials and quantities for the design.
5. Purchase the materials and quantities for the design.
6. Install the materials and quantities for the design.



WIXOM, 10400 ASSEMBLY PARK DR, WIXOM, MI, 248-344-1140

Wall Configurations

*Illustration may not depict all options selected.



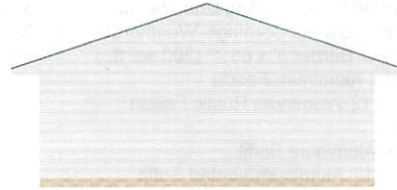
ENDWALL B



SIDEWALL D



SIDEWALL C



ENDWALL A

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



Design Name: Garage Design

Design ID: 332052464601

Estimate ID: 1414



WIXOM, 10400 ASSEMBLY PARK DR, WIXOM, MI, 248-344-1140

Design Summary

Here is a summary of all your customized selections.

Building Info:

- Roof Framing: Truss Construction
- Truss Type: Common
- Pitch: 4/12 Pitch
- Framing Size: 2" x 4"
- Width: 24'
- Length: 24'
- Height: 8'
- Gable Overhang: 2'
- Eave Overhang: 2'
- Block Option: 1 Row
- Block Type: 8" Standard Concrete Construction Block
- Block Color: NoColor
- Anchor bolt: Grip Fast 1/2" x 10" HDG Anchor Bolt w/ Nut & Washer
- Custom Garage Plan: Yes I need a custom building plan

Wall Info:

- Siding Material Types: Vinyl
- Siding: ABCTO® Cedar Creek™ Double 4"
- Siding Color: White
- Accent Material Type: None
- Wainscot Material Type: None
- House Wrap: Kimberly-Clark BLOCK-IT®9'x75'House Wrap
- Gable Vents: None
- Gable Vent Color: NoColor
- Walls Sheathing: 7/16" OSB (Oriented Strand Board)

Roof Info:

- Garage Roof Sheathing: 1/2" OSB (Oriented Strand Board)
- Roofing Material Type: Architectural Shingle
- Roof Vents: None
- Roof Vent Color: NoColor
- Ridge Vent: None
- Garage Roofing: Owens Corning® TruDefinition® Duration® Architectural Shingles (32.8 sq. ft.)
- Roofing Color: Chateau Green
- Roof Underlayment: #15 Felt Roofing Underlayment 3' x 144' (432 sq. ft.)
- Ice and Water Barrier: Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7" (200 sq. ft.)
- Garage Fascia Type: Aluminum Fascia
- Garage Fascia: 6" x 12' Aluminum Rustic Fascia
- Fascia Color: White
- Garage Soffit Type: Aluminum Soffit
- Garage Soffit: 16" x 12' Aluminum Vented Soffit
- Soffit Color: White
- Gutter material Type: None

Openings:

- No openings selected:

Additional Options:

- Wall Finish: None
- Truss Fastener: FastenMaster® TimberLOK® 5/16" x 6" Hex Drive Black Hex Head Wood Screw - 50 Count
- Ceiling Finish: None
- Wall Insulation: None
- Ceiling Insulation: None

What's Next

Finalized your Garage design? Great! Now it's time to set-up shipping!



If you have already set up your shipping/delivery options, please disregard this section

Set Up Shipping

1. If you completed the order online, check your email for a confirmation receipt and follow the directions included in it.
2. Take this printout to the Menards store location you selected (shown above).
3. Find a team member from the Building Materials department and show them your receipt and this print-out
4. Set up a time and location for delivery.



Design Name: Garage Design

Design ID: 332052464601

Estimate ID: 1414

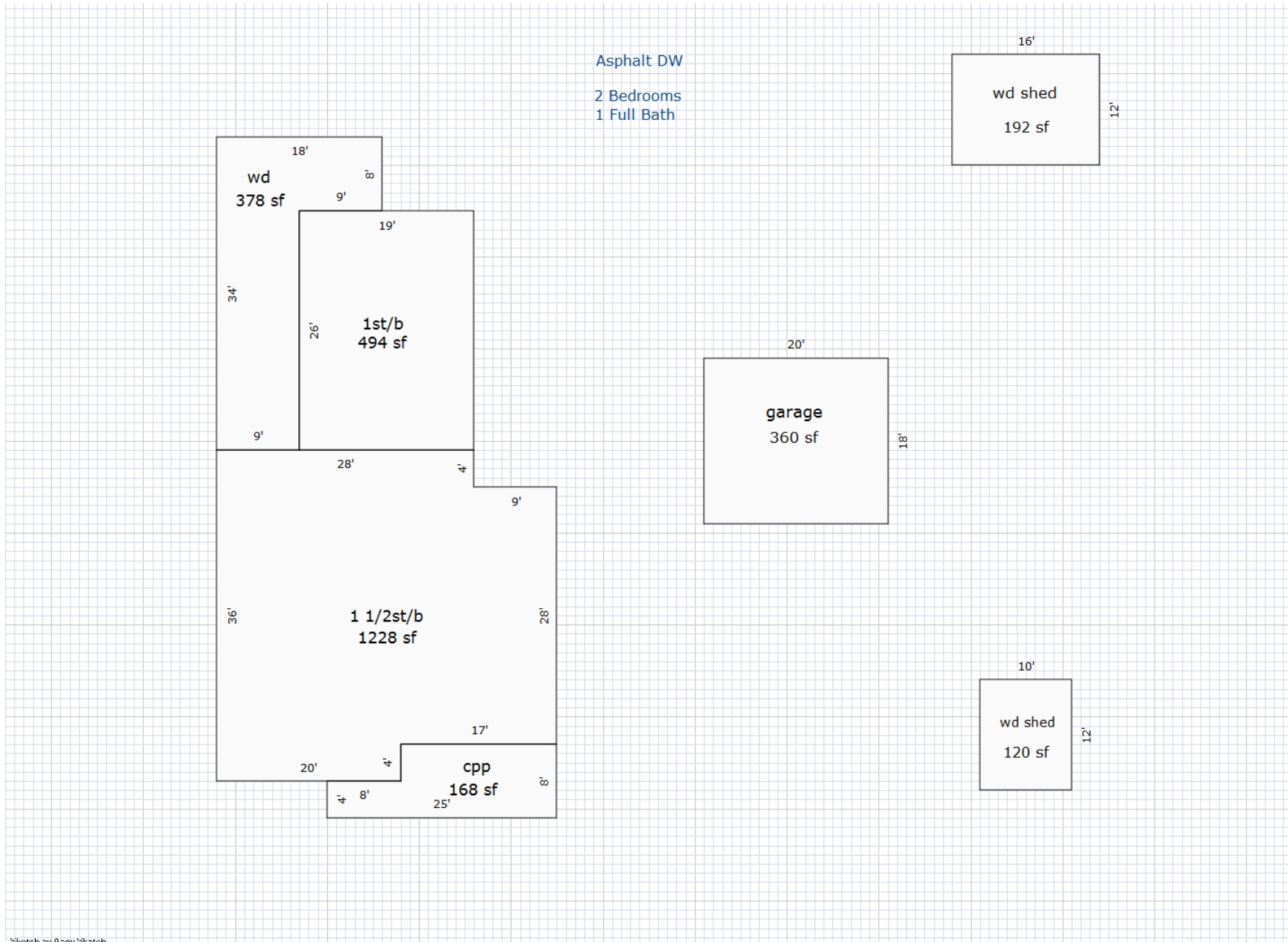
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: CE	Building Permit(s)	Date	Number	Status			
5525 KING RD		School: PINCKNEY COMMUNITY SCHOOLS									
Owner's Name/Address		P.R.E. 100% / /									
GRANT, JAMES & WORTHY, DIANA		MAP #: V20-02									
5525 KING RD		2021 Est TCV Tentative									
HOWELL MI 48843		X	Improved	Vacant	Land Value Estimates for Land Table 4503.PINCKNEY M & B						
Tax Description		Public Improvements		* Factors *							
SEC 33 T2N, R5E - BEG 1741.43 FT N FROM SW COR OF SEC - TH N 236 FT - N 88*45'10" E 947.96 FT - TH S 236 FT - TH S 88*45' 10" W 947.96 FT TO BEG. 5.15 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
Comments/Influences		Gravel Road		TABLE A			5.150	Acres	16,650 100	85,750	
		Paved Road		5.15 Total Acres				Total Est. Land Value =		85,750	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		Wood Frame	20.74		192 50		1,991		
		Sewer		Wood Frame	23.23		120 50		1,394		
		Electric		Total Estimated Land Improvements True Cash Value =						3,385	
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		REFUSE		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Who	When	What	2021	Tentative	Tentative	Tentative		Tentative
						2020	42,900	83,100	126,000		103,885C
						2019	45,200	73,600	118,800		101,948C
						2018	45,200	83,200	128,400		99,559C

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 168 378	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame		(4) Interior Drywall Paneled				Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling																													
Building Style: C		Trim & Decoration Ex X Ord Min																																				
Yr Built 1937	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																															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																																		
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few																																		
Insulation		(7) Excavation		(13) Plumbing																																		
(2) Windows		Basement: 1722 S.F. Crawl: 0 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																																		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement																																		
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		(9) Basement Finish																																		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer																																		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support																																		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																		
Chimney: Brick				Lump Sum Items:																																		
Cost Est. for Res. Bldg: 1 Single Family C (11) Heating System: Forced Heat & Cool Ground Area = 1722 SF Floor Area = 2336 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48 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>1.5 Story</td> <td>Stone</td> <td>Basement</td> <td>1,228</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Stone</td> <td>Basement</td> <td>494</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>265,385</td> <td>146,400</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,036 1,937 Water Well, 200 Feet 1 8,914 4,279 Porches CCP (1 Story) 168 3,745 1,798 Deck Treated Wood 378 5,220 2,506 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 360 15,073 7,235 Totals: 302,373 164,155															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Stone	Basement	1,228			1 Story	Stone	Basement	494			Total:				265,385	146,400
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1.5 Story	Stone	Basement	1,228																																			
1 Story	Stone	Basement	494																																			
Total:				265,385	146,400																																	
Notes: ECF (4503 (47080) PINCKNEY M & B) 0.990 => TCV: 162,513																																						

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



*** 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 # 20-03 Meeting Date: _____

PAID Variance Application Fee

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

Applicant/Owner: Chestnut Development, LLC Email: Permits@chestnutdev.com
Property Address: 6255 Grand River Phone: 734-679-4356
Present Zoning: GCD Tax Code: 4711-11-300-029

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, township officials and township staff 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: _____

Chestnut Development is requesting a
variance to allow for a second sign on our
one parcel for businesses that will be
occupying our Landing Building B, phase II
currently under construction.

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.

~~Chestnut will comply with all required setbacks and sign requirements and sees no conflict with neighboring properties with placement of a second sign.~~

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 a second sign for our Building B is necessary for the businesses that will be occupying.

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.

None

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.

None

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: 3/20/2020 Signature: 



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: May 13, 2020
RE: ZBA 20-03

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

STAFF REPORT

File Number: ZBA#20-03
Site Address: 6255 Grand River Ave.
Parcel Number: 4711-11-300-029
Parcel Size: 4.197 Acres
Applicant: Chestnut Development, LLC.
Property Owner: Same as Applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a variance to allow for an additional monument sign at existing office center.
Zoning and Existing Use: GCD (General Commercial District) Existing office building and an additional office building is under construction.
Other:

Public hearing was published in the Livingston County Press and Argus on Sunday May 3, 2020 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 1st phase building was constructed in 2016 and the 2nd phase building was issued a land use permit for construction in 2019.
- In 2015, the parcel was rezoned and approved for a site plan including two buildings.
- In 2016, a sign permit was issued for the existing monument sign. (see attached permit)
- The parcel is serviced by public water and 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

Summary: The applicant is requesting a variance to allow for an additional monument sign for the office building that is currently under construction. The property currently has a monument sign for the existing building. (See attached permit)

The applicant stated on the ZBA application that the sign would meet the Sign Ordinance standards however the sign submitted does not meet the height and size allowed. If applicant would like to pursue a size and height variance also then the case would need to be republished for the June meeting.

Variance Requests

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

Table 16.1 Sign Dimensional Standards and Regulations

DISTRICT (7)	WALL OR CANOPY SIGN		MONUMENT SIGN		
	MAX. NO. OF SIGNS ⁽¹⁾	MAX SIZE	MAX. NO. OF SIGNS ⁽³⁾	MAX. SIZE ^(3,4,5)	MAX. HEIGHT
Agricultural Districts	1	10 sq. ft.	1	10 sq. ft.	6 ft.
Single Family Residential (6)	N/A	N/A	(See Exempt Signs)		
Multiple Family Residential	N/A	N/A	(See Exempt Signs)		
Mobile/Manufactured Home District	N/A	N/A	(See Exempt Signs)		
Neighborhood Service District	1 per business	10% of front facade ⁽²⁾	1 ⁽⁴⁾	72 sq. ft.	6 ft.
General Commercial District Regional Commercial District	1 per business	10% of front facade ⁽²⁾	1 ⁽⁴⁾	72 sq. ft.	6 ft.
Office-Service District	1 per business	10% of front facade ⁽²⁾	1	72 sq. ft.	6 ft.
Recreational Facilities District	1	10% of front facade ⁽²⁾	1 ⁽⁴⁾	72 sq. ft.	6 ft.
Industrial District	1	10% of front facade ⁽²⁾	1	60 sq. ft.	6 ft.
Planned Industrial and PUD Districts (7)	1	10% of front facade ⁽²⁾	1	60 sq. ft.	6 ft.

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

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

(a) Practical Difficulty/Substantial Justice –Strict compliance with the ordinance would prevent the applicant from installing a 2nd monument sign. Granting of the requested variance would not do substantial justice to the applicant as well as to other property owners in the district and is not 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. There are other properties in the vicinity that have multiple buildings on site with no additional monument signs.

- (b) Extraordinary Circumstances** – There are no exceptional or extraordinary conditions to the property. There are other office developments in the area with multiple buildings without additional monument signs.
- (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. The additional sign could endanger the public safety as to location of the sign for the vehicles leaving the site. Applicant should demonstrate that the sign will not block any views for vehicles exiting the shared driveway.
- (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. The sign must comply with the Sign Standards of the Genoa Township Zoning Ordinance.
2. It appears that a tree that was required per site plan approval will have to be removed with placement of the sign. The tree shall be moved to the immediate area of the sign.

GENOA TOWNSHIP





Sign Permit

Genoa Charter Township • 2911 Dorr Rd. • Brighton, MI 48116
 Phone (810) 227-5225 • Fax (810) 227-3420 • www.genoa.org

PERMIT NO. 16-097

1. PROJECT INFORMATION			
Name of Business: Chestnut Landing		Site Address: 6253 Grand River Avenue	
2. OWNER/CONTRACTOR INFORMATION			
Owner Name: Chestnut Development LLC		Phone No.: <input type="checkbox"/>	
Owner Address: 3800 Chilson Rd.	City: Howell	State: Mi	Zip: 48843
Contractor name: Postema Signs & Graphics		Phone No.: (616)455-0260 <input type="checkbox"/>	
Contractor Address: 7475 S. Division	City: Grand Rapids	State: MI	Zip: 49548
3. SETBACK AND DIMENSIONAL INFORMATION			
A. Ground Sign Setbacks and Dimensions (in feet)			
Front Setback: 10' (measured from the right-of-way line or private road easement, whichever is less)			
Sign Length: 15' 3" feet		Sign Height: 4' 10" feet 6' overall sign height	
B. Wall or Canopy Sign Dimensions (in feet)			
Size of Building or Tenant Space Façade:		Length: 86' feet	Height: 18'4" feet
Size of Sign:	Sign Length: 7.75' feet	Sign Height: 4.9' feet	Sign Depth: feet
C. Sign Lighting			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - If yes, please explain: <u>Electronic LED display, UL listed ground sign & LED channel letters</u>			
4. ATTACHMENTS			
<input checked="" type="checkbox"/> For ground sign - attach 3 copies of site plan showing dimensions from sign to property lines; dimensions from sign to any right-of-way lines; dimensions of property; location of all roads adjacent to property; and location of any right-of-way or private road easements, sign dimensions and construction. <input checked="" type="checkbox"/> For wall sign - attach 3 copies of building elevation drawing showing front facade and include dimensions of the building or tenant space façade, sign dimensions and construction.			
5. SIGNATURE OF APPLICANT			
I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent. The owner and applicant agree to conform to all applicable ordinances of Genoa Township. Any modification to location, size or dimensions must be approved by Genoa Township. A Land Use Permit is valid for a period of 12 months from the date of issue. In signing this application, I am permitting an official representative of Genoa Charter Township to do on-site inspections. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.			
Applicant is: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Lessee <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Other:			
Signature of Applicant: <u>Matthew E. Jarka</u>		Printed Applicant name: Matthew E. Jarka	Date: 5/13/16
▽ FOR OFFICE USE ONLY ▽			
A. TOWNSHIP APPROVALS			
Planning Commission/ZBA		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Case #: Date:
B. ZONING APPROVAL		Parcel I.D. #: 4711-11-300-029	Zoning:
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Approved by: <u>[Signature]</u>	Date: 6/9/16
Comments/Conditions: <u>Wall sign for Suite C is OK because it has its own public entrance. Ground sign must maintain 10' setback & shall not exceed 6' tall from average grade within 50' of frontage along BOTH sides. LED message MUST comply with 16.07.02 - MUST maintain black or dark background.</u> Date picked up: 6-10-16			
C. FEES			
Land Use: \$ 75.00	Total Paid: \$ 75.00	Date Paid: 6/9/16	Cash or Check No.: 36493



STRUCTURE

- Double sided sign
- SignComp mediumbody aluminum extrusion
- 1 1/2" aluminum retainers - hingeable for service
- Masonary base by others
- 3"x5" Steel ground pole - direct buried in concrete
- Paint to be Matthews Acrylic Polyurethane

ELECTRICAL

- White LED modules
- 12 volt energy saving system
- Integrated disconnect
- Photozell to be included
- UL listed and labeled

FACES

- 3/16" White Polycarbonate
- Surface applied 3M vinyl graphics



ELECTRONIC LED DISPLAY

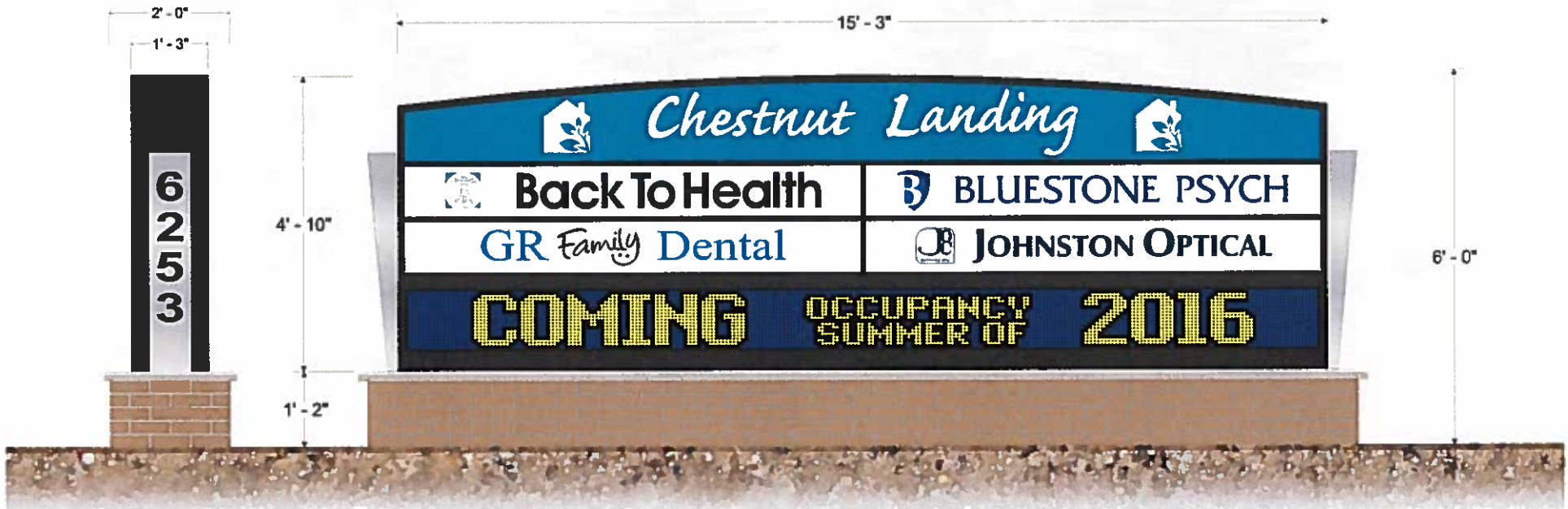
- Watchfire Full Color display
- 18 x 252 Matrix
- 16mm pixel pitch
- 5 year warranty

TOTAL SQ. FT. - 77.3
LED SQ. FT. - 22.1



- Must comply with 2.0. sec. 16.07.02 dV

Side profile



Customer Name:	Job Number:
Company:	Order Taken By:
Street:	Order Date:
City:	Delivery Date:
State:	Zip:
Country:	Shipping:
Phone:	File Name: monument sign 0320.fs
Fax:	Comments:
E-mail:	Description:

NOTE: All sales are final once proofing has begun. There are no refunds once production has begun. Jobs canceled prior to production may be subject to design fees. %50 deposit required before production to begin. Artwork & Files are owned exclusively by W4 Signs, Inc. unless originally provided by client or specifically stated. Original artwork files and rights may be purchased for an additional fee.

It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials as indicated. After the 3rd proof, each additional revision will incur an additional \$20 fee. Proof approval authorizes W4 Signs to proceed with production of the design selected. Call for specific estimated completion time, otherwise jobs will be completed within the production schedule and/or notified for installation.

All Balances due upon completion / installation.

Revisions: 1 2 3 (Add. Revisions \$20 Extra Charge) 4 5 6

Please verify your proof approval or revisions have been received.

It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials specified.

Approval Signature: _____ Date: _____

NOT APPROVED: APPROVED: APPROVED W/ REVISIONS:





p: 810-588-4703
f: 810-588-4706
8200 Grand River Road
Brighton, MI 48114

Customer Name:	Job Number:
Company:	Order Taken By:
Street:	Order Date:
City:	Delivery Date:
State: Zip:	Shipping:
Country:	File Name: monument sign 0320.fs
Phone:	Comments:
Fax:	Description:
E-mail:	

NOTE: All sales are final once proofing has begun. There are no refunds once production has begun. Jobs canceled prior to production may be subject to design fees. %50 deposit required before production to begin. Artwork & Files are owned exclusively by W4 Signs, Inc. unless originally provided by client or specifically stated. Original artwork files and rights may be purchased for an additional fee.

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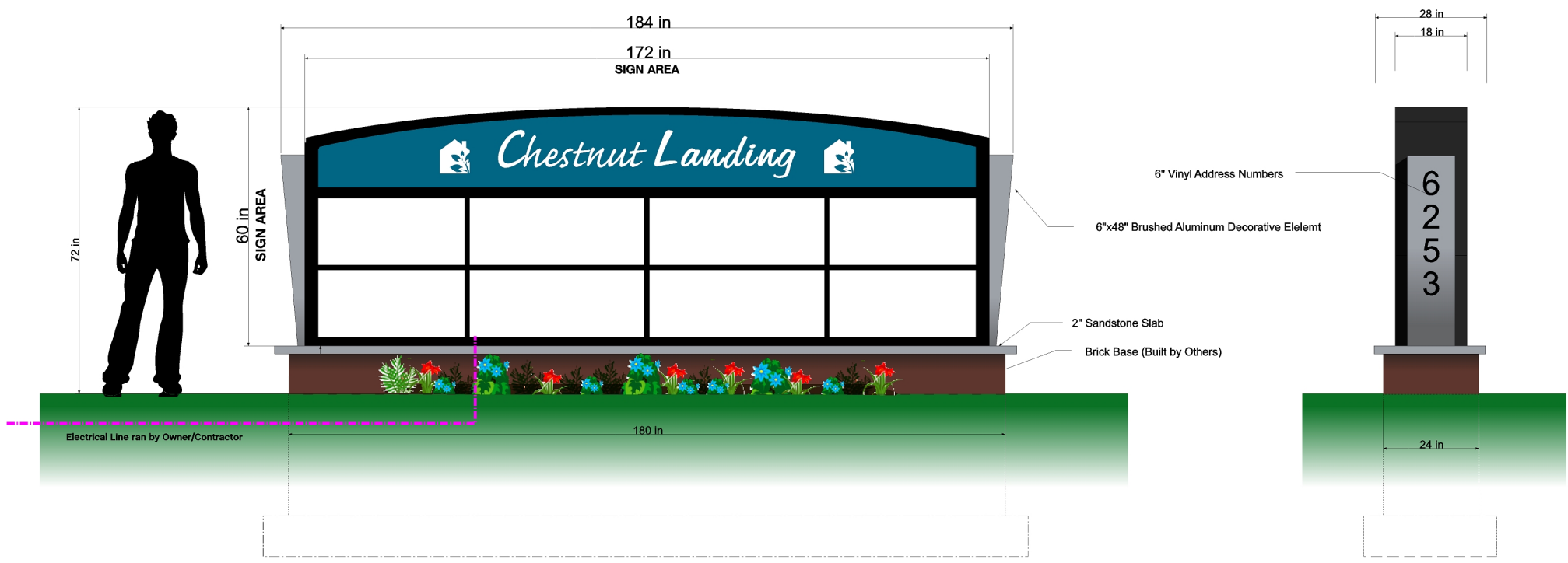
All Balances due upon completion / installation.


Revisions: 1 2 3 (Add. Revisions \$20 Extra Charge) 4 5 6

Please verify your proof approval or revisions have been received. It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials specified.

Approval Signature: _____ Date: _____ NOT APPROVED: APPROVED: APPROVED W/ REVISIONS:

71.6 Sq/Ft LED LIT CUSTOM SIGN CABINET

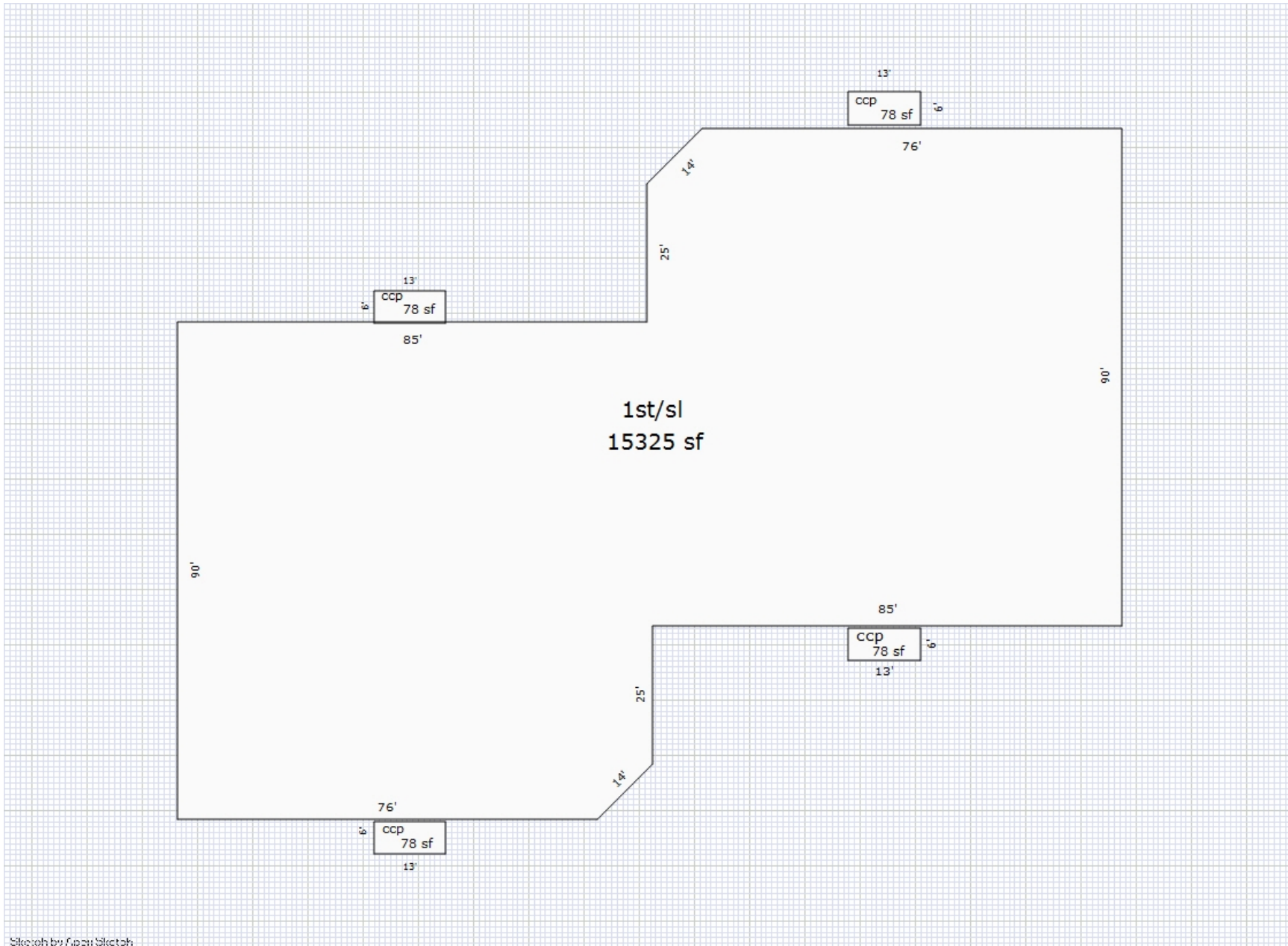


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
CHESTNUT DEVELOPMENT LLC	CHESTNUT LANDING LLC	1	12/05/2019	QC	QUIT CLAIM	2019R-034867	BUYER	0.0													
Property Address		Class: COMMERCIAL- IMPROV		Zoning: GCD		Building Permit(s)		Date	Number	Status											
6253 W GRAND RIVER		School: HOWELL PUBLIC SCHOOLS		Wall Sign		01/14/2020		PS20-001													
Owner's Name/Address		P.R.E. 0%		Commercial		11/15/2019		P19-167													
CHESTNUT LANDING LLC 3800 CHILSON ROAD HOWELL MI 48843		MAP #: V20-03		Site Work		10/24/2019		P19-178													
Tax Description		2021 Est TCV Tentative		Tenant Build-Out		02/01/2019		P19-003		7 FINAL BL											
SEC 11 T2N R5E COMM AT SW COR TH N87*46'30"E 1338.82 FT TH N02*03'40"W 328.24 FT TH N02*03'40"W 300 FT TO POB TH N02*03'40"W 262.51 FT TH S70*37'36"E 449.05 FT TH S02*41'13"E 564.96 FT TH N70*37'36"W 260.68 FT TH N02*03'40"W 300 FT TH N70*37'36"W 195 FT TO POB CONT 4.19 AC SPLIT/COMBINED ON 07/07/2015 FROM 4711-11-300-028, 4711-11-300-027, 4711-11-300-021;		X Improved		Vacant		Land Value Estimates for Land Table GRIVE.GRAND RIVER FRONTAGE															
Comments/Influences		Public Improvements		* Factors *																	
		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
		Gravel Road		G R 1000		400.00		457.00		1.0000		1.5116		1000		100				604,649	
		Paved Road		400 Actual Front Feet,		4.20		Total Acres		Total Est. Land Value =		604,649									
		Storm Sewer		Land Improvement Cost Estimates																	
		Sidewalk		Description		Rate		Size		% Good		Cash Value									
		Water		Commercial Local Cost Land Improvements																	
		Sewer		Description		Rate		Size		% Good		Arch		Mult		Cash Value					
		Electric		PAVING AVE		2.00		31000		77		100				47,740					
		Gas		WELL/WATER		4,475.00		1		96		100				4,296					
		Curb		SEPTIC/SEWER		4,400.00		1		96		100				4,224					
		Street Lights		Total Estimated Land Improvements		True Cash Value =		56,260													
		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							
		Who		When		What		2021		Tentative		Tentative		Tentative							
		DLR 11/18/2016		INSPECTED				2020		302,300		681,100		983,400							
								2019		302,300		624,300		926,600							
								2018		241,900		893,300		1,135,200							
												815,500T		815,500C							

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

Desc. of Bldg/Section: Calculator Occupancy: Office Buildings				<<<<<< Calculator Cost Computations >>>>>>			
Class: C Floor Area: 15,325 Gross Bldg Area: 15,325 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Class: C Quality: Average Stories: 1 Story Height: 12 Perimeter: 580			
Depr. Table : 2% Effective Age : 2 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100				Base Rate for Upper Floors = 106.68 (10) Heating system: Package Heating & Cooling Cost/SqFt: 20.12 100% Adjusted Square Foot Cost for Upper Floors = 126.80			
2016 Year Built Remodeled				Total Floor Area: 15,325 Base Cost New of Upper Floors = 1,943,210			
Overall Bldg Height				Reproduction/Replacement Cost = 1,943,210 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 1,865,482			
Comments:				ECF (2012 OFFICE) 0.700 => TCV of Bldg: 1 = 1,305,837 Replacement Cost/Floor Area= 126.80 Est. TCV/Floor Area= 85.21			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Flex Conduit		Incandescent	
		3-Piece Baths		Rigid Conduit		Fluorescent	
		2-Piece Baths		Armored Cable		Mercury	
		Shower Stalls		Non-Metalic		Sodium Vapor	
		Toilets		Bus Duct		Transformer	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		Bsmnt Insul.	
		Gas Oil					
(6) Ceiling:		Coal Stoker					
		Hand Fired Boiler					

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

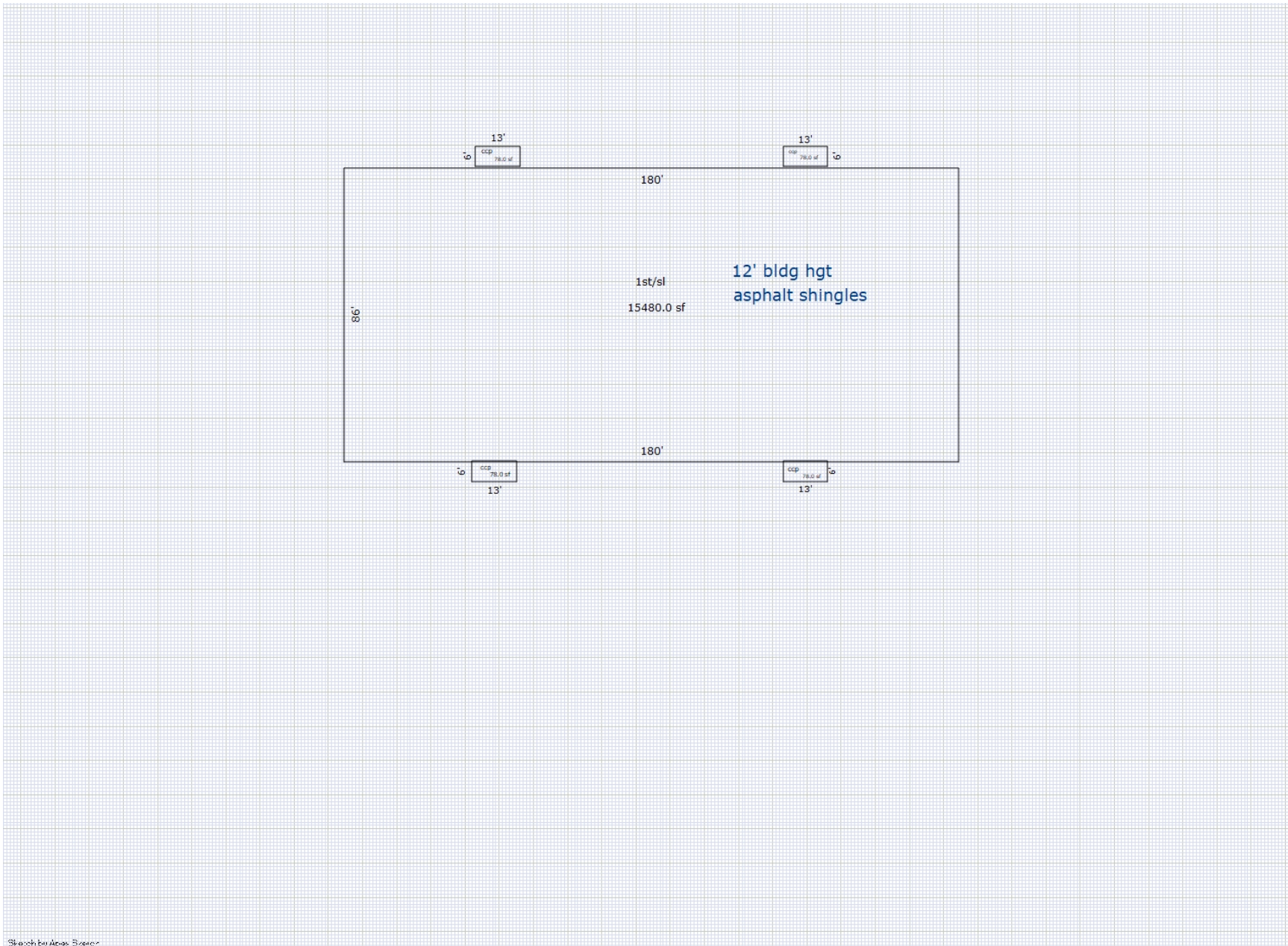


Sketch by J. P. H. Sketch

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

Desc. of Bldg/Section: Calculator Occupancy: Industrial - Light Manufacturing																
Class: C			Construction Cost													
Floor Area			High	Above Ave.	Ave.	X	Low									
Gross Bldg Area: 15,325			** ** Calculator Cost Data ** **													
Stories Above Grd: 1			Quality: Average													
Average Sty Hght : 12			Heat#1: Space Heaters, Radiant						100%							
Bsmnt Wall Hght			Heat#2: Space Heaters, Gas with Fan						0%							
Depr. Table : 1.5%			Ave. SqFt/Story													
Effective Age : 9			Ave. Perimeter													
Physical %Good: 87			Has Elevators:													
Func. %Good : 100			*** Basement Info ***													
Economic %Good: 100			Area:													
Year Built			Perimeter:													
Remodeled			Type:													
Overall Bldg Height			Heat: Hot Water, Radiant Floor													
Comments:			* Mezzanine Info *													
			Area #1:			Type #1:										
			Area #2:			Type #2:										
			* Sprinkler Info *													
			Area:			Type: Average										
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:				
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:				
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished	Typical	Few Average	Many Unfinished	Typical	(40) Exterior Wall:			
(3) Frame:				Total Fixtures		Urinals		Flex Conduit		Incandescent						
				3-Piece Baths		Wash Bowls		Rigid Conduit		Fluorescent						
				2-Piece Baths		Water Heaters		Armored Cable		Mercury						
				Shower Stalls		Wash Fountains		Non-Metalic		Sodium Vapor						
(4) Floor Structure:				(9) Sprinklers:				Bus Duct		Transformer		Thickness				
(5) Floor Cover:				(10) Heating and Cooling:				(13) Roof Structure: Slope=0				Bsmnt Insul.				
				Gas Oil				Coal Stoker		Hand Fired Boiler		(14) Roof Cover:				
(6) Ceiling:																

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



Sketch by Apex Erector

*** 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 # 20-04 Meeting Date: 5-19-20 @ 6:30 pm
 PAID Variance Application Fee

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

Applicant/Owner: Daniel & Christine Casoli Email: tcasoli@gmail.com
 Property Address: 4121 Homestead Phone: 734-637-2896
 Present Zoning: LRR Tax Code: 4711-28-201-026

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 are requesting a variance to construct an addition. The proposed addition is 12 x 14.33 and fills in a corner of the property where there is currently a cement pad. The variance request is 11" from the setback of 5ft. on the north side of the property. The other variance is an increase from 11.57' to 14' encroachment based upon an average setback of 50.34'. Thus, the lakefront setback variance of 14'.

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.

Having one of the narrower lots in the subdivision we are limited on the width of home we can have. Currently our home does not have a main level bedroom which limits the ability for my husband and I to age in place and enjoy the same rights granted to other homes on larger lots or double lots in the area. This addition does substantial justice by providing the ability to age in place while only infilling a corner of the home, not increasing impervious area or substantially increasing non-conformance.

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.

Based upon the original plat maps we have one of the narrower lots at the lake at only 40'. The typical lot width at the lake was 45-50'. This subdivision was also developed in 1922 which would predate the current ordinances and restrictions. These were not self-created conditions.

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.

Granting of this variance will not impair adequate supply of light and air to adjacent properties or increase congestion on streets or increase the danger of fire, public safety, comfort, morals, or welfare to the inhabitants of Genoa Township.

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

Granting of this variance does not negatively impact the surrounding neighborhood. Only the neighbor directly adjacent would potentially experience any impact, however, this impact is no worse than the limitation imposed by the current trees and vegetation located on both the subject property as well as the neighbors. All other neighbors to the north and south will have no impact due to the "infill" nature of the addition.

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: 4-22-20 Signature: Charles L. Carls



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: May 13, 2020

RE: ZBA 20-04

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

STAFF REPORT

File Number: ZBA#20-04
Site Address: 4121 Homestead Drive
Parcel Number: 4711-28-201-026
Parcel Size: .137 Acres
Applicant: Daniel and Christine Casoli, 4121 Homestead Drive, Howell
Property Owner: Same as applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variances

Project Description: Applicant is requesting a waterfront and side yard setback variance to construct an addition.

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 3, 2020 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 home was constructed in 2004.
- In 2003, a variance was approved for addition. (See attached minutes)
- In 2003, a permit was issued for a new home. (See attached permit)
- Parcel is serviced by public sewer and private well.
- 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 proposed project is to construct an addition on an existing home. In order to construct the proposed addition, the applicant would be required to obtain a waterfront and side yard variance. The applicant is proposing to maintain the same waterfront setback as the existing home with the construction of the addition and the side yard setback will increase from a 4.7 foot setback to a 4.1 foot setback.

Applicant used the properties within 500 feet for the average waterfront setback. However, the shoreline is not considered to be irregular. The setbacks from the two adjacent homes were used to determine the waterfront setback.

Variance Requests

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

Table 3.04.01 (LRR District):

SINGLE FAMILY STRUCTURE	WaterFront Setback	Side Yard Setback
Required Setbacks	57.25'	5'
Setback Amount Requested	40'	4.1'
Variance Amount	17.25'	.9'

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 waterfront and side yard setbacks would prevent the applicant from constructing the proposed addition. The proposed placement of the addition in the waterfront yard is not increasing the waterfront setback. The variances requested appear to be the least necessary to provide substantial justice and granting of the requested variances is necessary for the preservation and enjoyment of the property.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the narrowness of the lot and location of existing home. The waterfront and side yard variances would make the property consistent with other properties in the vicinity.
- (c) Public Safety and Welfare** – The granting of these variances will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variances would not have an 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



property. The practical difficulty is the unusual shape of the lot. The motion carried as follows: Ayes – Hensick, Ledford, Tengel and Staley. Nay – Figurski.

03-28...A request by Thomas O'Brien, Section 16, 4290 Sweet Road, for a 14 foot side variance to construct an attached garage.

A call to the public was made with no response. Moved by Ledford, supported by Hensick, to approve the construction of a single-story garage measuring 28' x 28' with a 14' side yard variance. The extraordinary circumstance is the location of the pond and septic field and the steep incline that will not allow construction in another location. The motion carried unanimously.

03-30...A request by Dennis Ling, Section 10, 1840 Gray Road, for a size variance to construct a pole barn.

A call to the public was made with no response. Mr. Ling advised the board that he needed the variance for storage of vehicles – a 30' trailer, van, motor home, tools and other vehicles. No hardship was presented related to the land. Moved by Figurski, supported by Ledford, to deny the request since no hardship or practical difficulty was presented other than self-imposed. The motion carried unanimously.

03-31...A request by Robert McColl, Section 7, 2610 Chilson Meadows, for a height and size yard variance to construct a pole barn.

A call to the public was made with no response. Mr. McColl advised the board that the zoning on his property was rural residential and that the property really should be country estate since all parcels in that area exceeded the five acre minimum with the exception of parcels along Chilson Road. He did not feel that he should personally make an application for rezoning since that would be considered spot zoning. Perhaps the township would consider taking this matter up at a later date since it appears that the property should never have been rezoned to rural residential.

Moved by Hensick, supported by Ledford, to deny the request since no hardship or practical difficulty associated with the land was presented. The motion carried unanimously.

03-32...A request by Stuart and Sylvia Willner, Section 28, 4121 Homestead, is for a rear yard and side yard variance to construct an addition.

A call to the public was made with the following response: Tom Rafferty – I have no objection to this petition being granted. It will enhance the neighborhood. Annette Dubanik – It appears that the Zoning Board of Appeals in their granting of variances has now created a “plan” for our community. Moved by Ledford, supported by Tengel, to grant a 4'6” side yard variance and a 22'10” rear yard variance for the construction of an addition. This action is contingent upon removal of an existing shed on the east side. The height of the home will meet the 25' requirement. The practical difficulty is the

configuration of the land and the placement of the existing structure which will not allow expansion elsewhere. The motion carried as follows: Ayes Ledford, Tengal and Staley. Nay Hensick and Figurski.

03-33...A request by Douglas Noggle and Marilyn Jamieson, Section 22, 4336 Highcrest, is for a revision of a condition for a previously granted variance.

Mr. Noggle advised the board that the home was completed a couple years ago but that the shed was not taken down because they understood that they were allowed to keep 370 sq. ft. for storage, since no one complained they have not done anything. Even though the minutes of the meeting from May 12, 1998 state that the existing building will be removed within 60 days of a certificate of occupancy being issued they still believe that they could retain part of that building. Now they would like a variance to continue the use of the out building. A call to the public was made with the following response: Richard Ziminski – These people believe they can do anything they want on this lot. Code does not allow two homes on one site. The parking is atrocious and the shed should be taken down. They are running a business from this shed. Frank Castle – There are trucks going in and out of there all the time. It appears to be a business. Marilyn Jamieson – My husband is a mason and we have equipment that needs to be stored. Mr. Ziminski has not taken down his shed from when he was granted a variance. Beth Genung – The petitioner has done a beautiful job with the house and I have no objection to the variance being granted. Tim Holliday – This side of the lake is hilly. I see no problem with the existing structure.

Moved by Hensick, supported by Figurski, to deny the application to modify the variance granted on May 12, 1998 for the reason that the existing residence was to serve only during construction of the new home. The petitioner has admitted to not complying with the removal of the house hoping that the township would not observe its retention. The minutes of the 05/12/98 meeting state clearly “The existing building will be removed within 60 days of the certificate of occupancy being issued.” The motion to deny was voted and carried unanimously.

Moved by Tengal, supported by Figurski, to approve the Minutes of the May 20, 2003 regular meeting of the Zoning Board of Appeals with Staley abstaining. The motion carried unanimously.

The regular meeting of the Zoning Board of Appeals was adjourned at 9:30 p.m.



Paulette A. Skolarus
Genoa Township Clerk

LAND USE PERMIT

GENOA TOWNSHIP

2911 Dorr Road • Brighton, MI 48116
(810) 227-5225 • Fax (810) 227-3420



Permit No. 03-564 Date _____
 Owner DR & MRS WILLNER Telephone 248 ~~661-1864~~ 661-1864
 Site Address 4121 Homstead City Brighton Zip 48816
 Contractor Greenhead Building Telephone 517 548 7575 *
 Address 5321 E GRAND RIVER City Howell Zip 48843
 Subdivision OLD Homstead Lot No. 26
 Size of Lot: Front 51.00 Rear 40 Side 120.70 Side 124.00
 Acreage _____ Zoning Classification _____
 Tax Code No. 11 28 201 026

Application is made for the following: Demo old Home - Rebuild with Addition

- Dwelling
- Addition
- Garage
- Deck
- Swimming Pool
- Accessory Bldg
- Mobile Home
- Commercial
- Industrial
- Sign
- Sewer Connection
- Water Connection

Type of Construction: Brick Stone Frame Cinder Block Steel Other
 Foundation: Basement Full Part Poured Block Walkout Conventional Crawlspace Slab
 Size of Building: Front 30' Rear 30' Deep 63 Height 26
 Estimate Value \$ 228,000 Total Square Feet 2047
 Building Setback: 17'2" feet from front property line 85.0 feet from rear line. 41 waterfront.
4.0 feet least side. 130 feet side line.

- Attach drawing showing the following: dimensions of property; all roads adjacent to property (indicate private or county); easements; wetlands; lakes and streams; all structures; existing or proposed septic tank and field; existing or proposed well; dimensions from buildings to property line; dimensions of proposed building including building elevations.
- For sign, attach drawing showing dimensions of sign, and for a wall sign, the facade to which it will be attached.
- Attach proof of ownership of property.

I hereby certify that all information and data attached to and made part of this application are true and accurate to the best of my knowledge and belief. I understand that there may be deed restrictions that may apply to this project that are not under the purview of the Genoa Township Zoning Ordinance. Private covenants and restrictions are potentially enforceable by private parties. A Land Use Permit is valid for a period of 12 months from the date of issue. Any modification to location, size, or dimensions must be approved by Genoa Township.

Applicant Signature Robert Day Date 10/20/03

Approved Disapproved Date 10/20/2003
 Conditional As approved by ZBA June 19, 2002
conditional zoning code # 225

Fees	
Land use	<u>75.00</u>
Connection-water	_____
-sewer	_____
Meter	_____
Total Paid	<u>75.00</u>

Zoning Inspector [Signature]

Lakeside Setback

We used this ordinance to determine the setback for 4121 Homestead

Table 3.04.02 - Sites connected to public sewer in Lakeshore Resort Residential District. Minimum 40 feet or consistent with the setbacks of adjacent principal buildings, whichever is greater as determined by the Zoning Administrator. If the setbacks of adjacent principal buildings vary because of irregular shoreline, the setback shall be the average of all lots within 500 feet along the shoreline or 40 feet whichever is the greater.

We used the shoreline vary portion and measured buildings within 500'. By averaging the buildings within 500' and averaging we got an average setback of 50.34'. Current house projects over this by 11.57' and the addition would project over by 14'

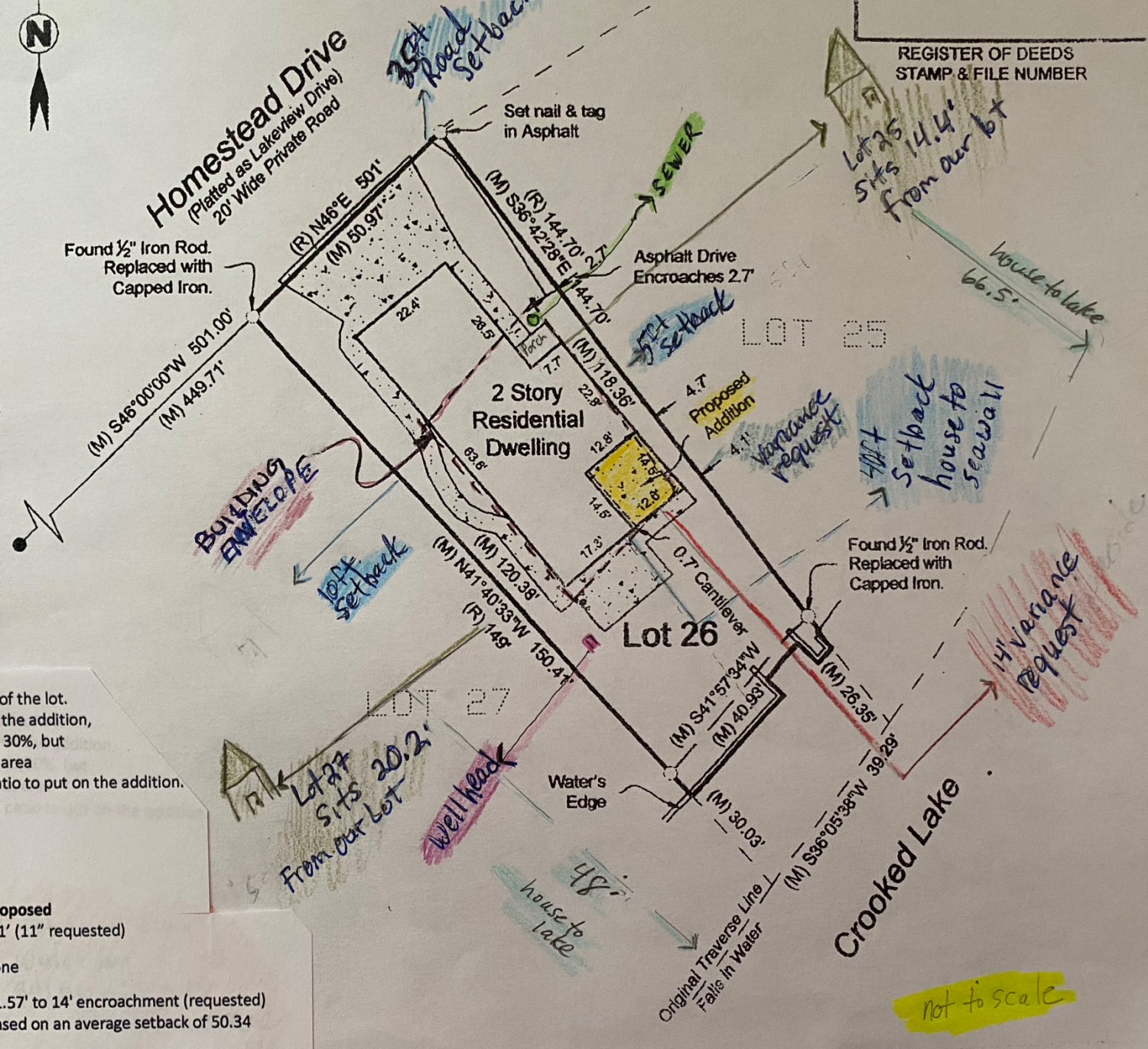
Lot Coverage

The house currently covers 26.96% of the lot. The impervious area is 51.4%. With the addition, our house coverage will increase to 30%, but this doesn't change the impervious area amount since we are removing a patio to put on the addition.

Zoning Requirements

Jurisdiction - Genoa Township
Existing Lot Size: 6,547 sq. ft.

Regulation	Permitted	Proposed
North Side Setback	5'	4.1' (11" requested)
South Side Setback	10'	None
Lakeside Setback	40'	11.57' to 14' encroachment (requested) based on an average setback of 50.34
Rear Setback	35'	None



REGISTER OF DEEDS
STAMP & FILE NUMBER

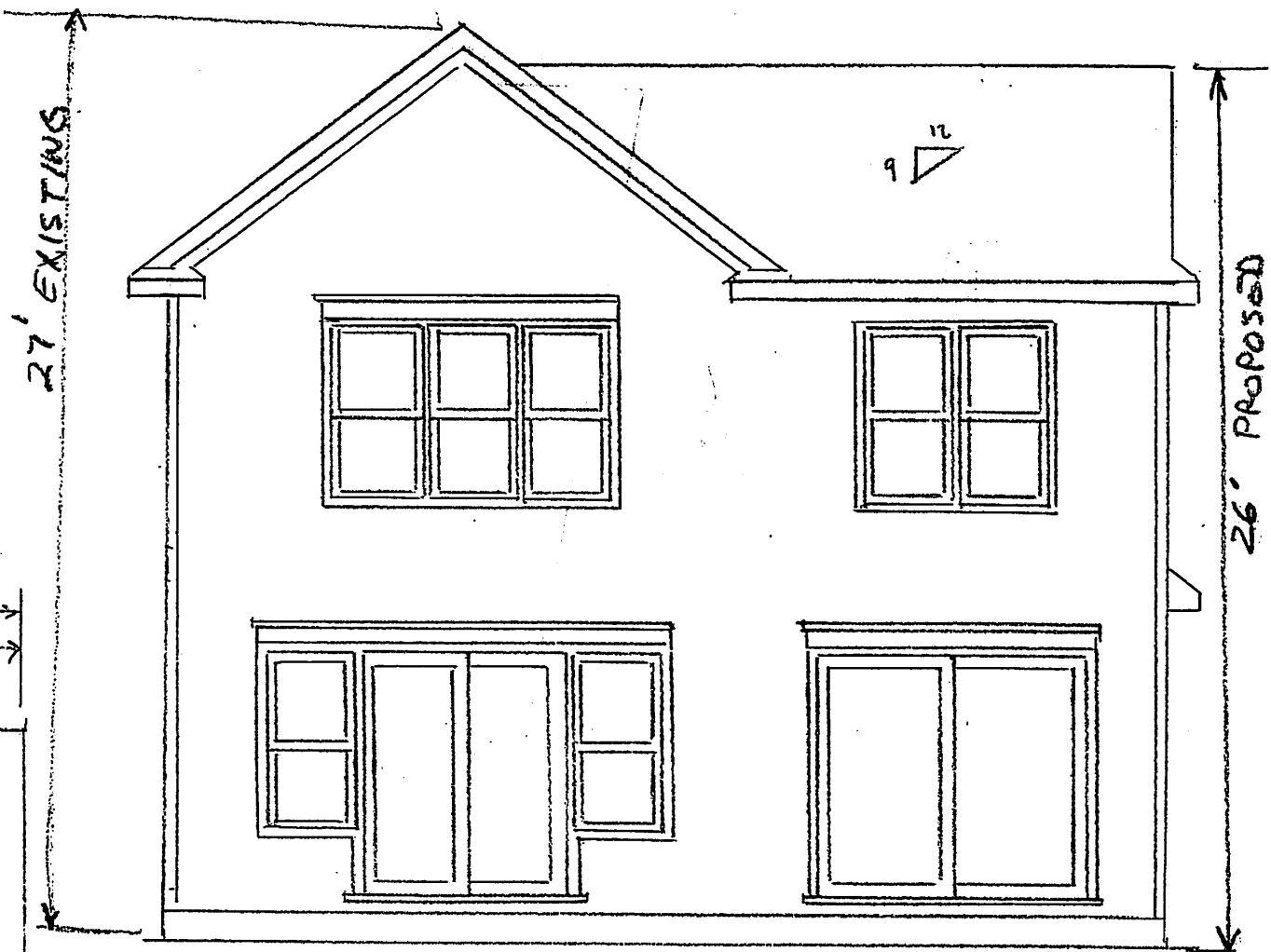
Lot 25
Sits 14.4'
from our bt

House to lake
66.5'

48' Variance Request
Setback house to seawall

14' Variance Request

Not to scale



EXISTING HOUSE

ADDITION

REAR (LAKE) ELEVATION

SCALE: 3/16" = 1'0"

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WILLNER, STUART	CASOLI DANIEL J & CHRISTIN	460,000	07/02/2015	WD	ARMS-LENGTH	2015R-023262	BUYER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: LRR	Building Permit(s)		Date	Number	Status				
4121 HOMESTEAD		School: BRIGHTON AREA SCHOOLS			HOME		10/20/2003	03-564	100%				
Owner's Name/Address		P.R.E. 0%		MAP #: V20-04		2021 Est TCV Tentative							
CASOLI DANIEL J & CHRISTINE K 4121 HOMESTEAD HOWELL MI 48843		X	Improved	Vacant	Land Value Estimates for Land Table 4304.OLD HOMESTEAD								
Tax Description		Public Improvements			* Factors *								
SEC. 28 T2N, R5E, OLD HOMESTEAD LOT 26		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road			A LAKE FRONT	40.00	149.00	1.0000	1.0000	4000	100		160,000
		Paved Road			40 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 160,000								
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description	Rate		Size % Good		Cash Value			
		Water			D/W/P: 3.5 Concrete	5.46		288 50		786			
		Sewer			Total Estimated Land Improvements True Cash Value = 786								
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		REFUSE			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	When	What	2021	Tentative	Tentative	Tentative			Tentative		
					2020	80,000	170,300	250,300			240,687C		
					2019	76,000	160,200	236,200			236,200S		
					2018	60,000	170,800	230,800			230,800S		



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 1 Direct-Vented Gas	Area 40	Type CCP (1 Story)			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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G													
Building Style: C		Trim & Decoration		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			Central Air Wood Furnace			Class: C Effec. Age: 7 Floor Area: 2,340 Total Base New : 255,934 Total Depr Cost: 238,017 Estimated T.C.V: 333,224			E.C.F. X 1.400			Bsmnt Garage: Carport Area: Roof:		
Yr Built 2004	Remodeled 0	Size of Closets		No. Heating/Cooling			No. Heating/Cooling			Total Base New : 255,934			Total Depr Cost: 238,017			Estimated T.C.V: 333,224		
Condition: Good		Lg	X	Ord		Small	No. Heating/Cooling			Total Base New : 255,934			Total Depr Cost: 238,017			Estimated T.C.V: 333,224		
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Total Base New : 255,934			Total Depr Cost: 238,017			Estimated T.C.V: 333,224		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service			Total Base New : 255,934			Total Depr Cost: 238,017			Estimated T.C.V: 333,224		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family C			Cls C			Blt 2004					
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 978 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool Ground Area = 1362 SF Floor Area = 2340 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
	Insulation	Basement: 0 S.F. Crawl: 978 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows		Basement: 0 S.F. Crawl: 978 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 218,606 203,302					
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			Other Additions/Adjustments			Plumbing			3 Fixture Bath 1 3,855 3,585 2 Fixture Bath 1 2,579 2,398					
	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		Average Fixture(s) 2 3 Fixture Bath 1 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			Plumbing			3 Fixture Bath 1 3,855 3,585 2 Fixture Bath 1 2,579 2,398			Porches CCP (1 Story) 40 1,046 973					
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 19,415 18,056 Common Wall: 1 Wall 1 -2,228 -2,072			Water/Sewer Public Sewer 1 1,240 1,153 Water Well, 200 Feet 1 8,914 8,290					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Direct-Vented Gas 1 2,507 2,332			Totals: 255,934 238,017				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			ECF (4304 OLD HOMESTEAD) 1.400 => TCV: 333,224								
Chimney: Brick																		

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

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JANUARY 21, 2020 - 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: Greg Rassel, Michelle Kreutzberg, Jean Ledford, Bill Rockwell, and Amy Ruthig, Zoning Official. Absent was Marianne McCreary.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

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

Call to the Public:

The call to the public was made at 6:31 pm with no response.

New Business

1. 20-01 ... A request by Tim Chouinard, 941 Sunrise Park, for front and rear yard setback variances to construct an addition to an existing home.

Mr. Chouinard was present. The homeowners have four children and a home office. The home currently has three bedrooms. The variance for the rear yard is just to extend the second story, which will be equal to the existing setback. The front yard setback is required for extra storage.

Board Member Rockwell stated that the reasons for the two variances very clear on the application and the plans.

The call to the public was made at 6:33 pm with no response.

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to approve Case #20-01 for 941 Sunrise Park Drive by applicant Tim Chouinard and property owner David Kniivila for a front-yard variance from the required 35 feet to 29.8 feet and maintain the same rear-yard setback variance of 36.7 for the second story in order to construct an addition to an existing home based on the following findings of fact:

- Strict compliance with the front and rear yard setbacks would prevent the applicant from constructing the proposed addition. The request is the least necessary to provide substantial justice and granting of the requested variances is necessary for the preservation and enjoyment of the property.
- The exceptional or extraordinary condition of the property is the shallow depth of the lot with the location of the platted park bordering a portion of the rear of the property. The front and rear yard variances would make the property consistent with other properties in the vicinity.
- The need for the variances was not self-created.
- The granting of these variances will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Genoa Township.
- The proposed variances would not have an 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.

The motion carried unanimously.

Administrative Business:

1. Approval of the minutes for the December 17, 2019 Zoning Board of Appeals Meeting.

Moved by Board Member Rockwell, seconded by Board Member Ledford, to approve the minutes from the December 17, 2019 Zoning Board of Appeals Meeting as presented. **The motion carried unanimously.**

3. Correspondence – Ms. Ruthig stated there is a new alternate member to the ZBA, Craig Fons. He is the previous owner of Fonson Construction.
4. Township Board Representative Report - Board Member Ledford provided a review of the January 6, 2020 Board Meeting.
5. Planning Commission Representative Report – Ms. Ruthig stated the January Planning Commission was canceled.
6. Zoning Official Report – Ms. Ruthig had nothing to report.
7. Member Discussion - There were no items to discuss this evening.
8. Adjournment - **Moved** by Board Member Ledford, seconded by Board Member Kreutzberg, to adjourn the meeting at 6:52 pm. **The motion carried unanimously.**

Zoning Board of Appeals Meeting
January 21, 2020 Unapproved Minutes

Respectfully submitted:

Patty Thomas, Recording Secretary