

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JULY 21, 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. 20-08...A request by Matthew Riesterer, 2533 Spring Grove, for a variance to construct a detached accessory structure in the front yard.
2. 20-09...A request by Bernard A. Berger III, 5600 Crooked Lake Road, for a variance to construct a detached accessory structure in the front yard.
3. 20-10...A request by Tim Chouinard, 1247 Sunrise Park Drive, for a front yard and two side yard variances to construct an addition.

Administrative Business:

1. Adjournment



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

Case # 20-08 Meeting Date: 7-21-20

PAID Variance Application Fee

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

Applicant/Owner: Matthew + Catherine Riesterer Email: m7.riesterer@gmail.com

Property Address: 2533 Spring Grove Phone: 810-923-1968

Present Zoning: SR Tax Code: 11-24-200-047

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: A variance is requested from ordinance 11.04.01(c) to allow a detached accessory structure in a front yard of our 2.3 acre lot. The plan is to construct a 40x30x12 garage/barn for equipment storage. It will be framed and designed to match the 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.

See Attached

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

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

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.

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: 6-16-20 Signature: *Carl Rist*

Supplement to Variance Request for 2533 Spring Grove,

Summary:

The applicants are requesting a variance to build a barn/storage shed in their front yard, which is contrary to Section 11.04.01(c). The applicants parcel is over two acres in size and their current home is set near the back of the parcel. The parcel is heavily wooded and the structure would be shielded from view. There is a stand of large pine trees in front of where the planned structure would be placed. Applicant Matt Riesterer is a retired firefighter/paramedic and in his retirement does periodic construction work, occasionally for profit, but most often as a volunteer (including the Livingston County High School Building Trades program, Rotary Raiders, Tiny Homes, Cass Community Social Services, Appalachian Service Project). As the only real flat spot (other than where the septic fields are) is at the front of the property, that is where he stores his trailers and other equipment. This will allow him to place that equipment inside of a structure to make the property more neat in appearance.

Support for Variance:

Criteria Applicable to Dimensional Variances:

- a. **Practical Difficulty/Substantial Justice.** Many of the properties on this street, including the adjacent property to the north and the properties directly across the street have extra sheds/garages. Out buildings are allowed in this zoning district and the applicant has a parcel that is over 2 acres in size. Granting this variance will give this applicant what other property owners on this street already have and what similar property owners in the Township with similar properties have. The need for the variance was created by the extreme topography of this property. There is no way to build anything in the back yard as it slopes to a ravine. There would be no way to access it. Moving from front to back on the property, it rises steeply in elevation and then drops off sharply into a ravine. The elevation consists of a solid limestone rock ridge. Additionally, the ridge slopes at the back of the property from a high point on the southern boundary to a low point along the northern boundary. There is simply no practical place for this barn except in the front yard, in front of the ridge. When reviewing the front yard area, the most practical place, is tucked in behind a large stand of pine trees, which will shield it from view from anyone not on the property.
- b. **Extraordinary Circumstances.** As noted, the topography on this site is unique. The terrain is extreme. This terrain was certainly not created by the applicant. The whole east side of Spring Grove is unique, but notably, the builder who divided the lots and built all of the homes surrounding 2533 Spring Grove declined to build on that lot, as it was too challenging. As noted above, the neighbor to the immediate north has a shed in its side yard, however, that is not possible on this lot. Similarly, all lots across the street have extra garages and/or sheds, but the lots across the street are relatively flat and do not have the extreme topography presented on this lot. The septic field and reserve field are in the front yard on the south side of the drive way where it has been cleared. This lot, along

with the others on the street, is densely wooded. Even in the winter, most homes are only partially visible from the street. The applicant has selected a spot with pines to diminish views and impact from the street. The area chosen for the new structure creates the least impact to the property and neighborhood.

- c. **Public Safety and Welfare.** There will be no impact to public safety from this request. It will not affect access to any property or structure, or cause increased use in any way. It will simply allow certain items already stored upon the property to be housed within a structure and create a more attractive appearance. As noted, the applicant does primarily volunteer work, but does not, and will not run any commercial activity from the property or structure.

- d. **Impact on Surrounding Neighborhood.** This request is made for property on a fully developed private roadway. All of the parcels are large in size and largely wooded, with substantial privacy. Although, placing a barn in a front yard would typically seem abnormal, in this application, it will not affect the character of the neighborhood, and rather will be consistent with it. As noted, as it is on an extremely wooded lot, and will be screened by pine trees, it will have minimal visibility from the street. In addition, to alleviate impact, the applicants plan to use post and beam construction and side the structure to match the home. It will have a neat and clean appearance and will improve the current aesthetic of the property and surrounding area.



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: June 30, 2020
RE: ZBA 20-08

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

STAFF REPORT

File Number: ZBA#20-08
Site Address: 2533 Spring Grove, Brighton 48114
Parcel Number: 4711-24-200-047
Parcel Size: 2.380 Acres
Applicant: Matthew and Catherine Riesterer
Property Owner: Riesterer Life Estate
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance

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

Zoning and Existing Use: Suburban Residential (SR), the property is occupied by a single family home.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday July 5, 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:

- See Real Estate Summary and Record Card.
- Per assessing data, the single family home was built in 1996.
- In 2007, a permit was issued for an in ground swimming pool.
- The property is serviced by well and septic.

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 a detached accessory structure located in the front yard.

Variance Requests

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

Sec. 11.04.01 (C) Restrictions in front yard

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

(1) Waterfront lots in the Lakeshore Resort Residential District.

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

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

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

Practical Difficulty/Substantial Justice – Compliance with the strict letter of the ordinance would prevent the applicant from constructing a detached accessory structure. Detached accessory structures are common in this area and granting the variance would provide substantial justice and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

Extraordinary Circumstances – The exceptional or extraordinary condition of the property is the location of the existing single family home, location of in ground swimming pool and topography of the lot. The granting of the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance is not self-created.

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

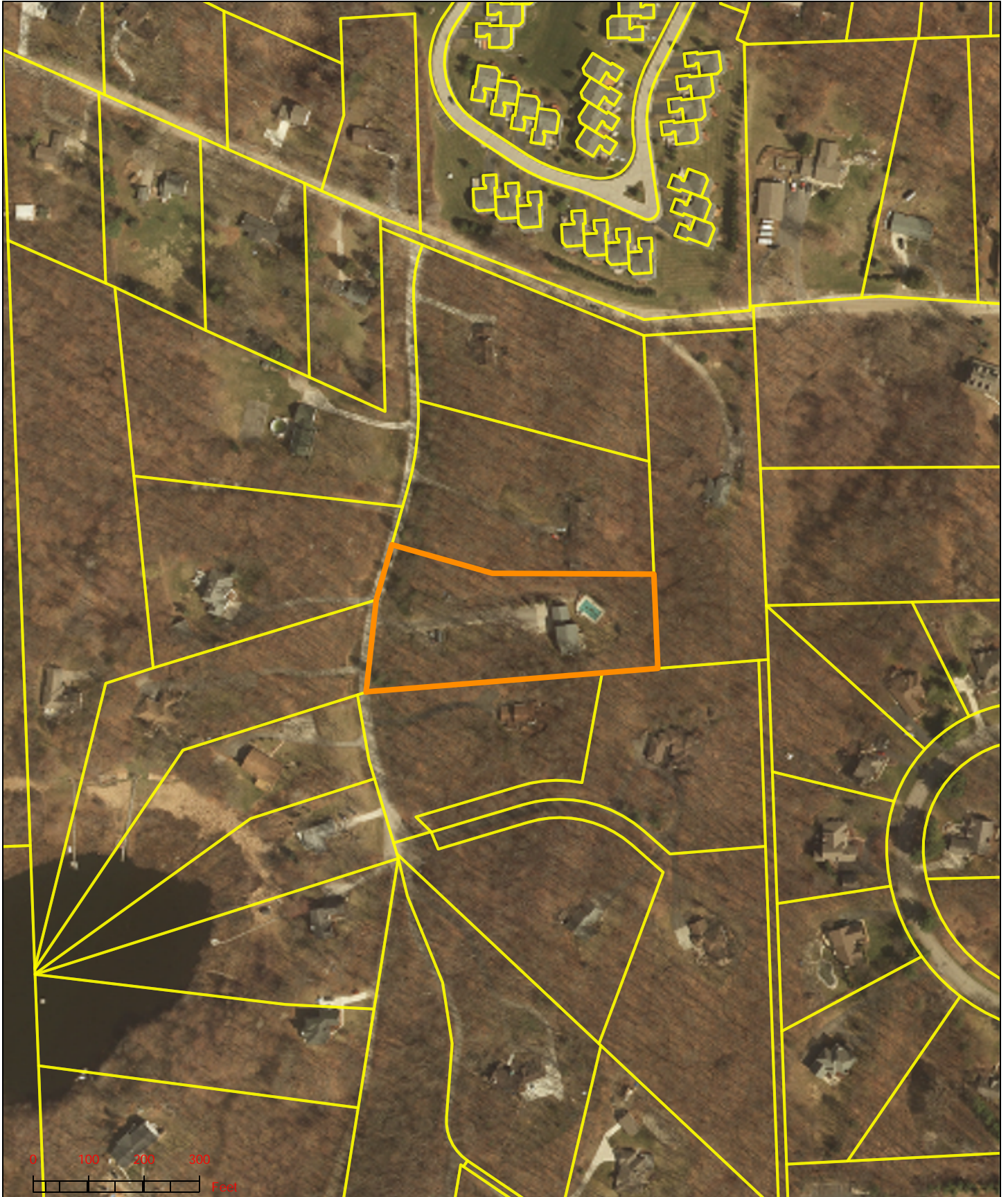
Impact on Surrounding Neighborhood – The proposed variance would have a limited impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

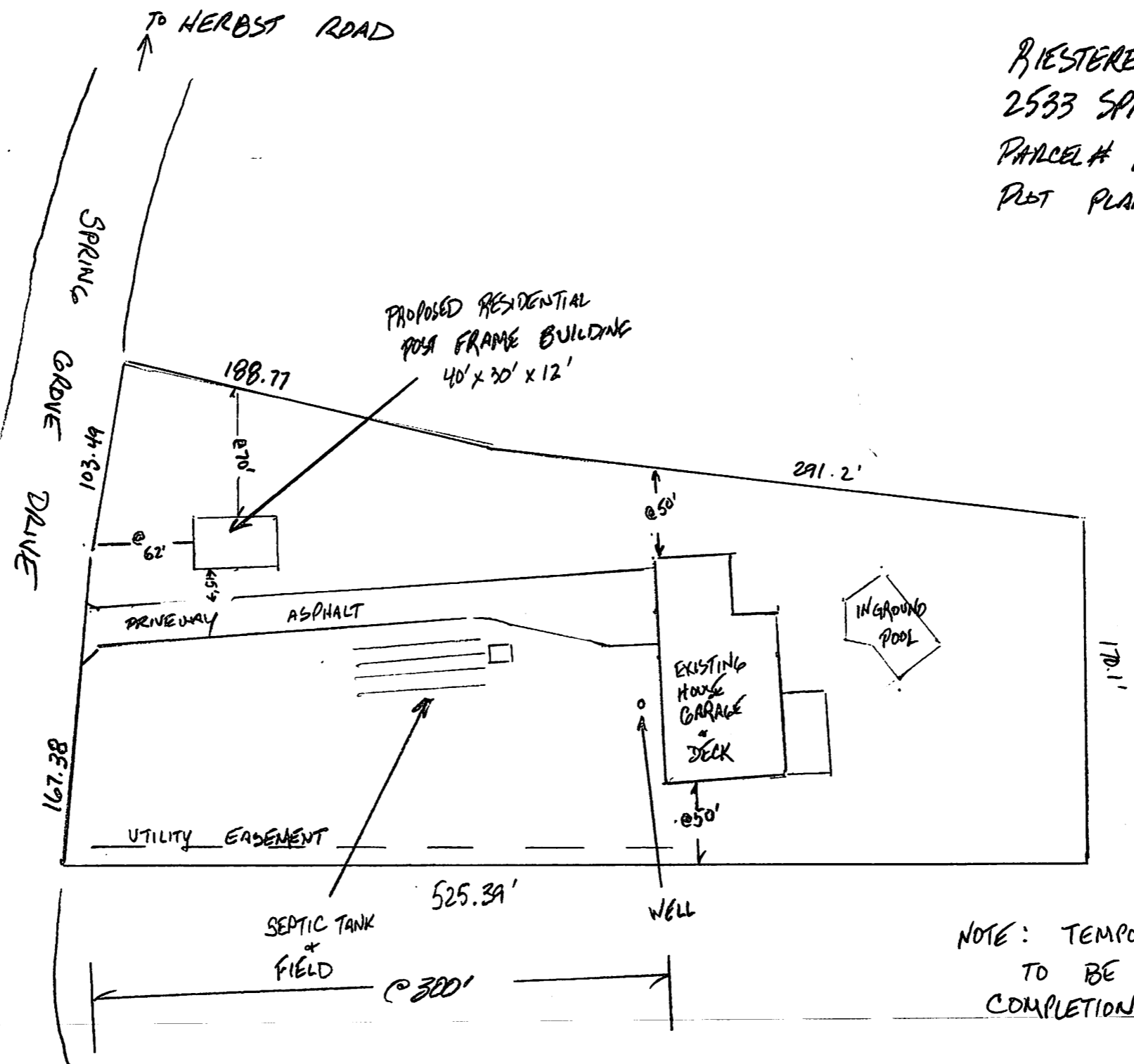
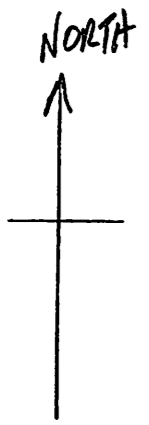
If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval:

1. Existing temporary structure will be removed prior to Certificate of Occupancy.
2. Section 03.03.02 Home Occupations of the Zoning Ordinance must be followed.

GENOA TOWNSHIP



RIESTERER
2533 SPRING GROVE
PARCEL # 11.24.200.047
PLOT PLAN



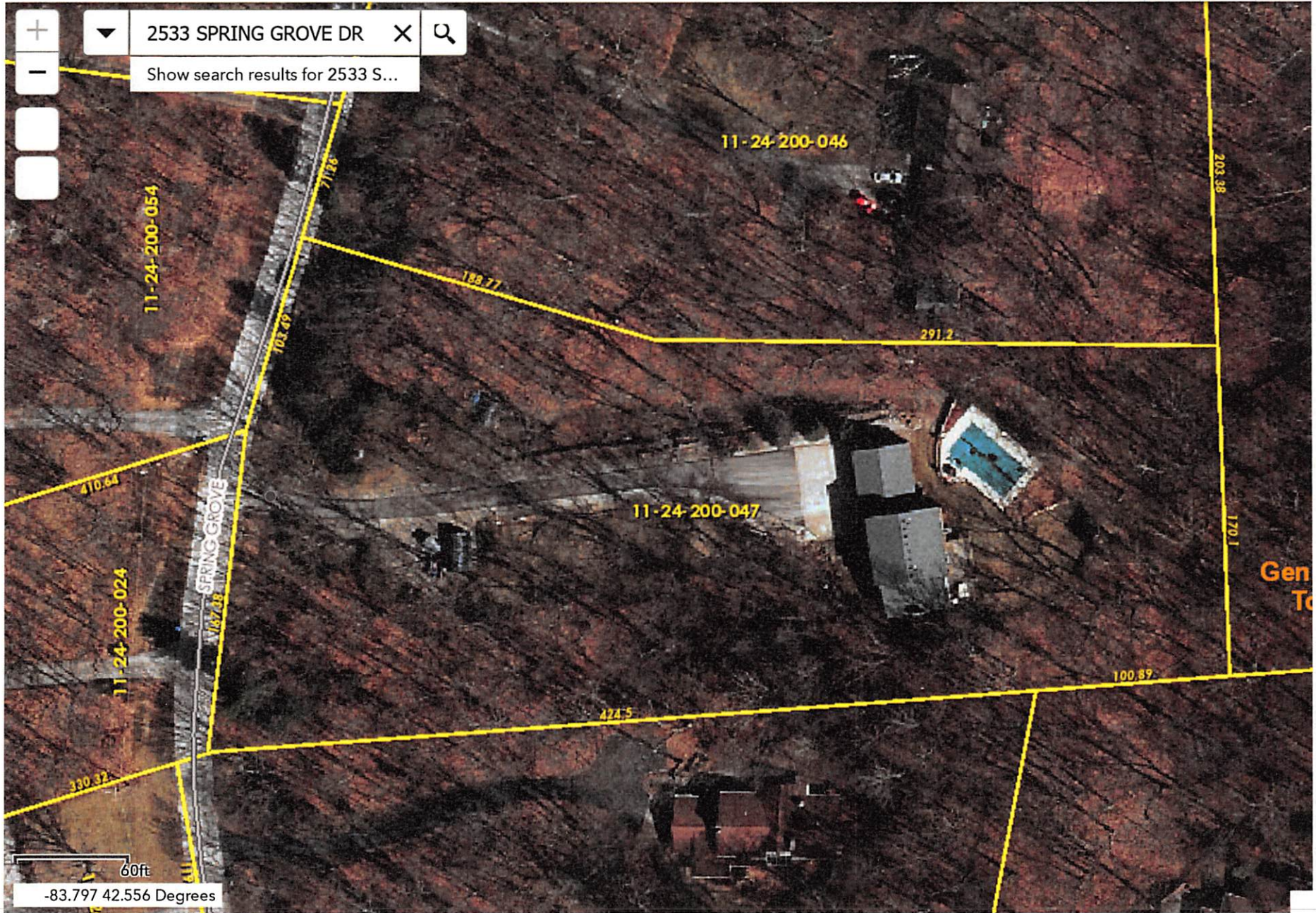
NOT PERFECTLY
SCALED

NOTE: TEMPORARY STORAGE TENTS
TO BE REMOVED ON
COMPLETION OF NEW BUILDING

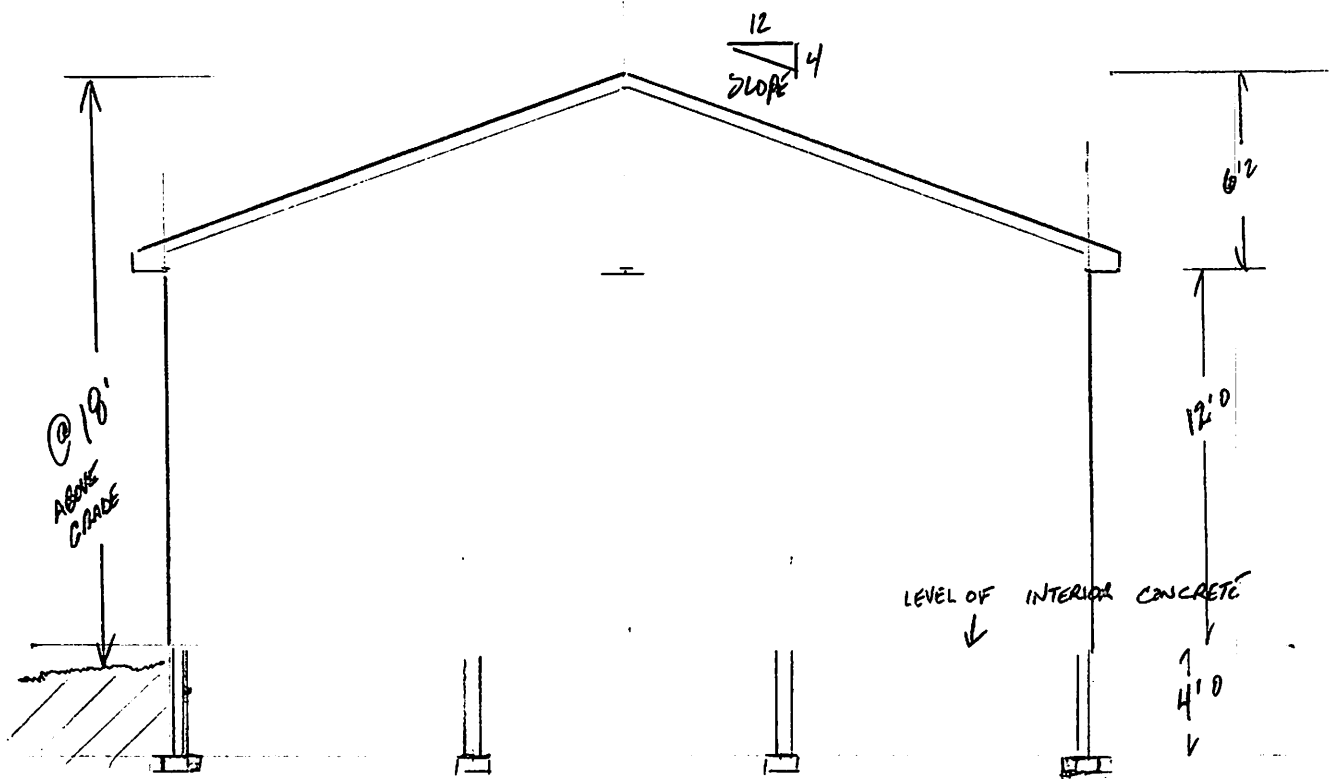



Parcel Viewer

Livingston County, Michigan



RIESTEDER
2533 SPRING GROVE
PARCEL # 11-24-200-047
ELEVATION PLAN
POST FRAME BLDG 40'x30'x12'

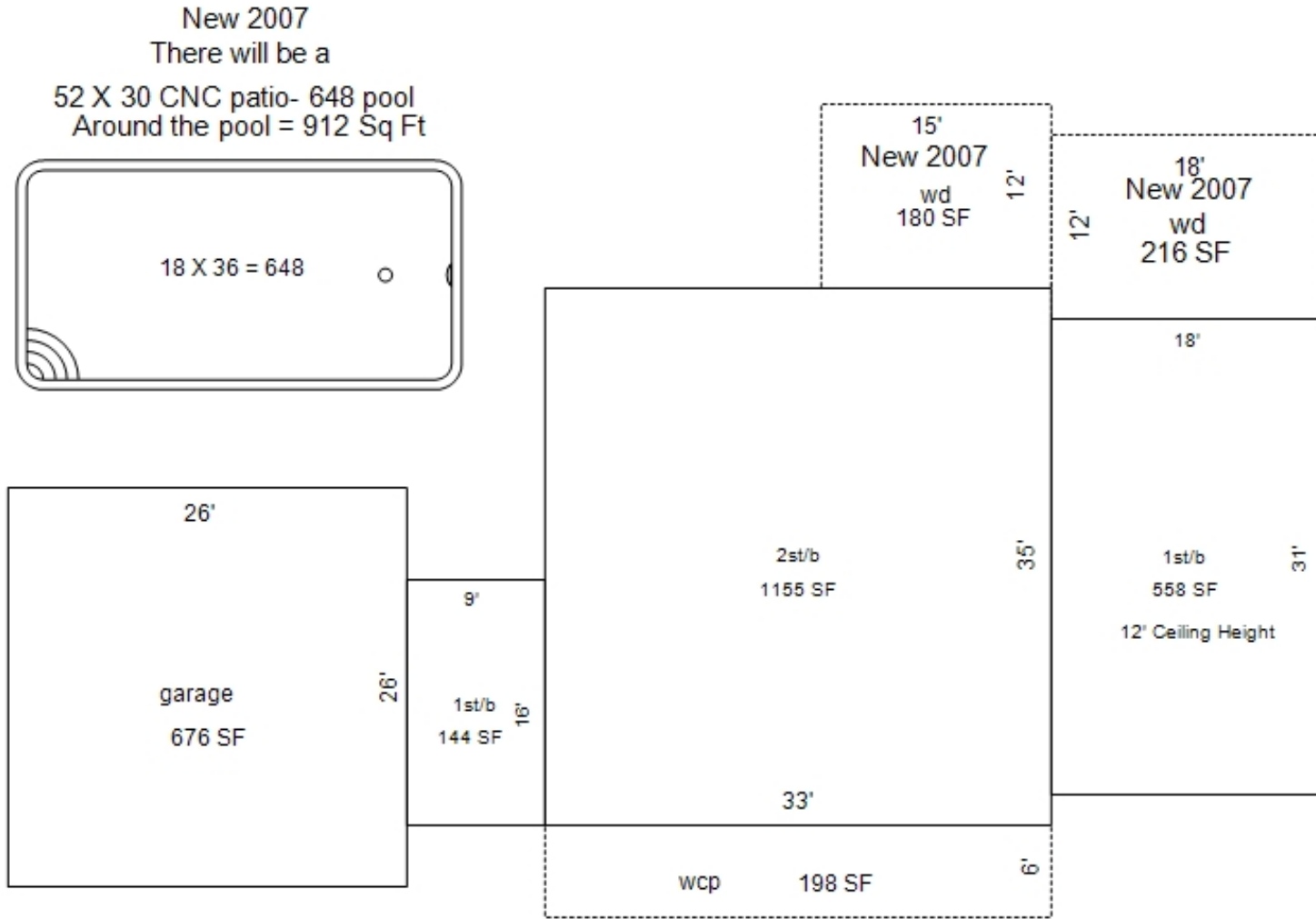


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
RIESTERER, MATHEW & CATHER	RIESTERER LIFE ESTATE	0	07/02/2014	QC	ARMS-LENGTH	2014R-019430	BUYER	0.0									
		53,000	06/28/1993	WD	VACANT LAND	17140842	BUYER	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: SR		Building Permit(s)		Date	Number	Status							
2533 SPRING GROVE		School: BRIGHTON AREA SCHOOLS		INGROUND POOL		05/23/2007		07-063	NO START								
Owner's Name/Address		P.R.E. 100% 07/01/1997		MAP #: V20-08		2021 Est TCV Tentative											
RIESTERER LIFE ESTATE 2533 SPRING GROVE BRIGHTON MI 48114		X Improved		Vacant		Land Value Estimates for Land Table 4501.BRIGHTON M & B											
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
SEC 24 T2N R5E COM N 1/4 COR, TH S64*E 808.37 FT, TH S 36.63 FT TO C/L SPRING GROVE RD ESMT, TH S'LY ALG SD ESMT 555.71 FT TO POB, TH S'LY ALG SD ESMT 270.99 FT, TH N87*E 528.17 FT, TH N 170 FT, TH N87*W 291 FT, TH N71*W 189 FT TO POB 2.38 AC M/L SPLIT 10-90 FROM 030		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		TABLE A		2.380 Acres 27,429 100 65,280 2.38 Total Acres Total Est. Land Value = 65,280											
Comments/Influences		Topography of Site		Level		Land Improvement Cost Estimates											
		Rolling		Description		Rate Size % Good Cash Value											
		Low		D/W/P: Crushed Rock		2.34 912 50 1,067											
		High		Pool: Plastic		53.73 648 43 14,971											
		Landscaped		Total Estimated Land Improvements True Cash Value =		16,038											
		Swamp		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
Wooded		X REFUSE		2021		Tentative		Tentative						Tentative			
Pond		Who		When		What		2020		32,600		197,600		230,200		164,904C	
Waterfront		LLG		05/13/2020		REVIEWED R		2019		31,900		186,400		218,300		161,830C	
Ravine								2018		31,300		170,400		201,700		158,038C	
Wetland																	
Flood Plain																	
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 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 198 180 216	Type WCP (1 Story) Composite Composite	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: BC		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BC			Class: BC			E.C.F. X 0.970		Bsmnt Garage:			
Yr Built 1996	Remodeled 0	Ex	X Ord	Min	(12) Electric			Total Base New : 544,356			Floor Area: 3,012			Total Depr Cost: 452,399		Estimated T.C.V: 438,827		
Condition: Good		Lg	X Ord	Small	0 Amps Service			Total Depr Cost: 452,399			Total Base New : 544,356			Estimated T.C.V: 438,827				
Room List		(5) Floors		No./Qual. of Fixtures			Building Areas			Total: 454,817			377,497					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(13) Plumbing			Other Additions/Adjustments			Plumbing			Water/Sewer					
(1) Exterior		(6) Ceilings		Average Fixture(s)			Plumbing			Porches			Garages					
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1857 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath 2 Fixture Bath Extra Sink 1000 Gal Septic Water Well, 200 Feet WCP (1 Story)			1 1 1 1 1 198			6,444 4,318 1,327 5,316 11,052 9,773			5,349 3,584 1,101 4,412 9,173 8,112		
X	Insulation	(8) Basement		(14) Water/Sewer			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost			Common Wall: 1/2 Wall					
(2) Windows		(9) Basement Finish		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Fireplaces			Deck			Composite					
Many Avg. Few	X Avg. Large Small	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Prefab 2 Story			Composite			Composite					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Deck			Composite			Composite					
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Deck			Composite			Composite					
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Deck			Composite			Composite					
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			Deck			Composite			Composite					
<p style="text-align: center;"><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																		

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



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

Case # 20-09 Meeting Date: 7/21/2020

PAID Variance Application Fee

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

Applicant/Owner: Bernard A. Berger II Email: leanneberger0505@hotmail.com
 Property Address: 5600 Crooked K Rd. Phone: 517-861-1182 or 517-861-1367
 Present Zoning: SR Tax Code: 11-22-200-005

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: Requesting Variance on property to put pole barn in front of House due to the fact that the property Behind the House is NOT buildable due to Well, Septic drain field are behind the House, as well as sloped property and wetland. The 2 existing sheds will be removed.

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.

Neighbor next door has a pretty large pole barn almost parcel with our house.

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.

Due to back of house not suitable to build, due to well - septic tank - and drain field, back property is on Hill and has wetlands.

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 whatsoever to Any Neighbors

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 Impact whatsoever to Any Neighbors

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: 6-23-2020 Signature: Bernard A. Berger III



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: June 30, 2020
RE: ZBA 20-09

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

STAFF REPORT

File Number: ZBA#20-09
Site Address: 5600 Crooked Lake Road, Howell 48843
Parcel Number: 4711-22-200-005
Parcel Size: 2.70 Acres
Applicant: Berger Bernard A. III
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance

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

Zoning and Existing Use: Suburban Residential (SR), the property is occupied by a single family home.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday July 5, 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:

- See Real Estate Summary and Record Card.
- Per assessing data, the single family home was built in 1956.
- The property is serviced by well and septic.

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 a detached accessory structure located in the front yard.

Variance Requests

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

Sec. 11.04.01 (C) Restrictions in front yard

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

(1) Waterfront lots in the Lakeshore Resort Residential District.

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

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

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

Practical Difficulty/Substantial Justice – Compliance with the strict letter of the ordinance would prevent the applicant from constructing a detached accessory structure. Detached accessory structures are common in this area and granting the variance would provide substantial justice and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

Extraordinary Circumstances – The exceptional or extraordinary condition of the property is the location of the existing single family home being set back further from the road than the adjacent neighbors and the septic tank, septic field and wetlands are located at the rear of the property. The granting of the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance is not self-created.

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

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

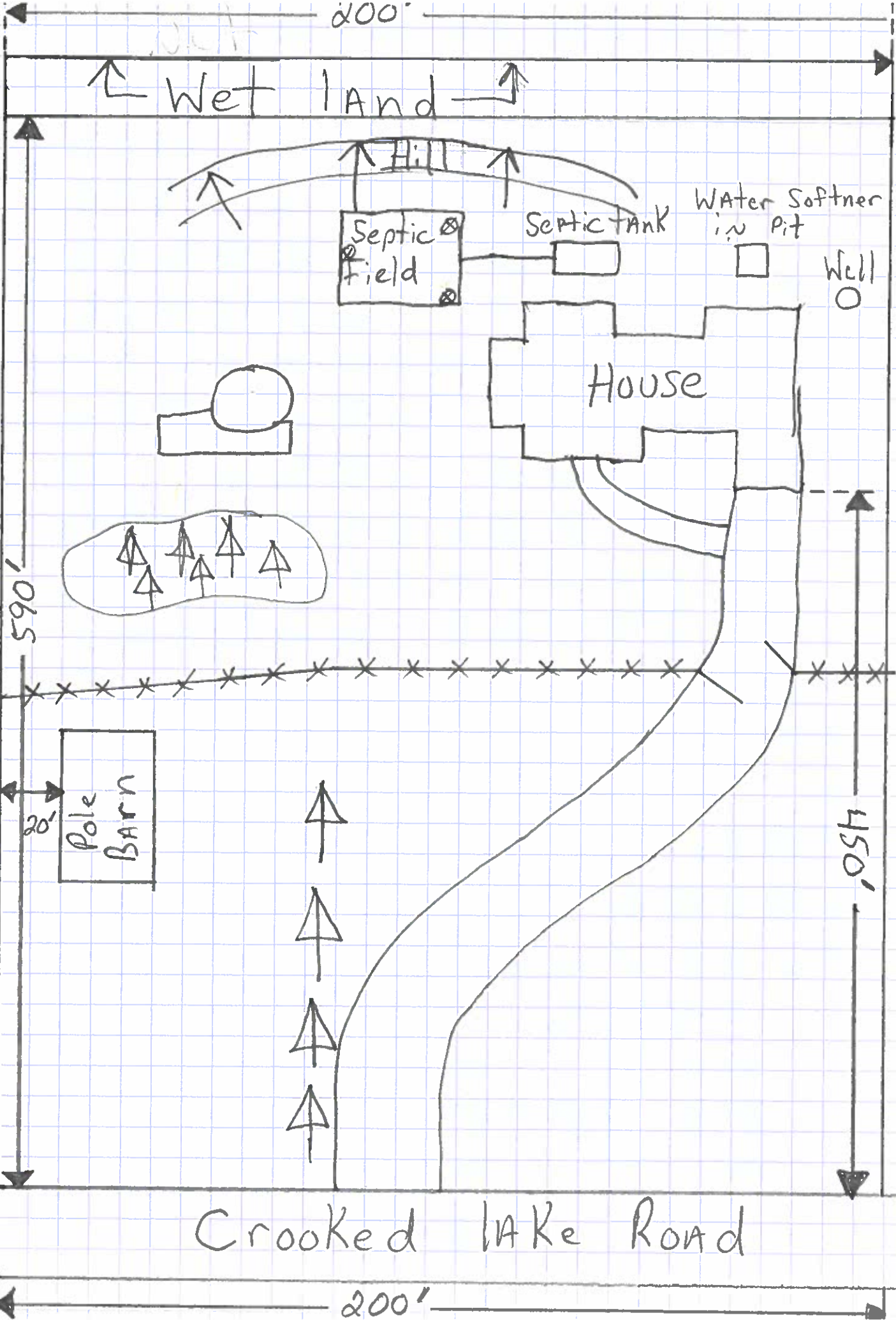
Recommended Conditions

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

1. Existing detached accessory structure will be removed prior to Certificate of Occupancy.
2. Section 03.03.02 Home Occupations of the Zoning Ordinance must be followed.
3. Building height shall not exceed 14 feet.

GENOA TOWNSHIP



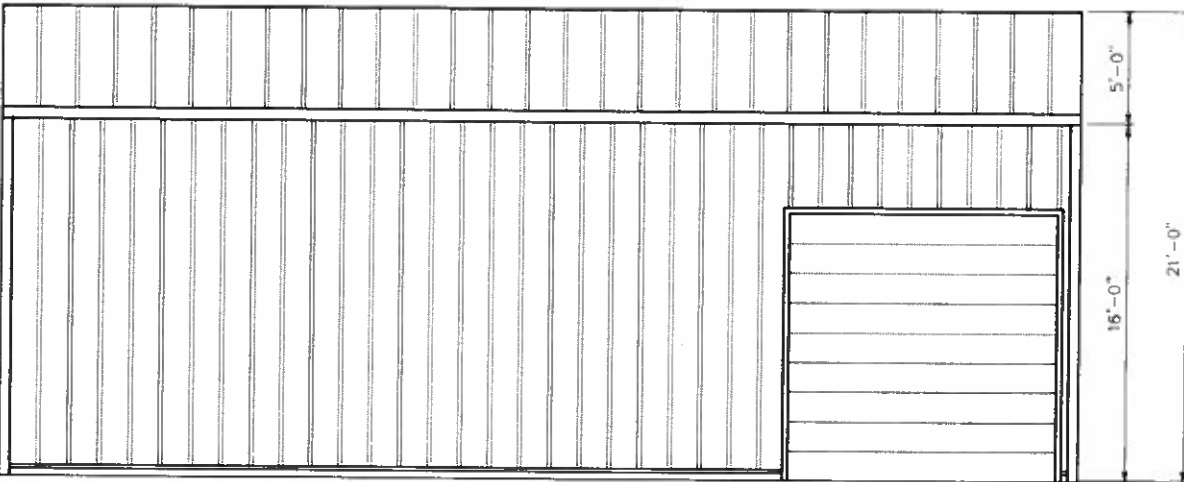


FIVE STAR.
★★★★★

FIVE STAR.
★★★★★

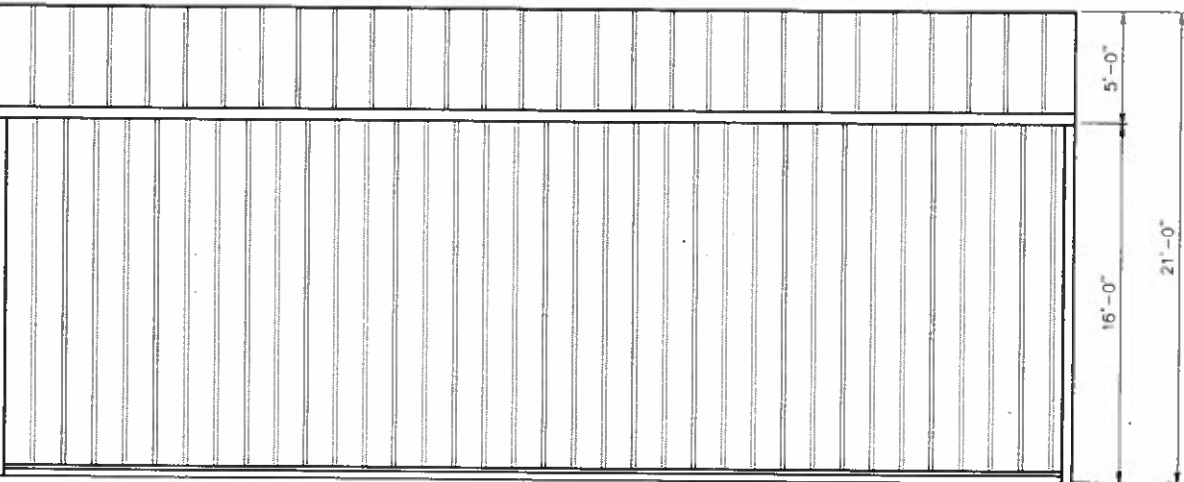
FIVE STAR.
★★★★★

FIVE STAR.
★★★★★



SIDE ELEVATION
SCALE: 3/16" = 1'-0"

USE GROUP = S-1
 CONSTRUCTION TYPE = 5B
 SNOW LOAD = 25 PSF
 WIND LOAD = 115 MPH
 FLOOR LOAD = 100 PSF
 ROOF LIVE LOAD = 25 PSF
 SEISMIC CATEGORY = A
 DESIGN BEARING = 2,000 PSF



SIDE ELEVATION
SCALE: 3/16" = 1'-0"

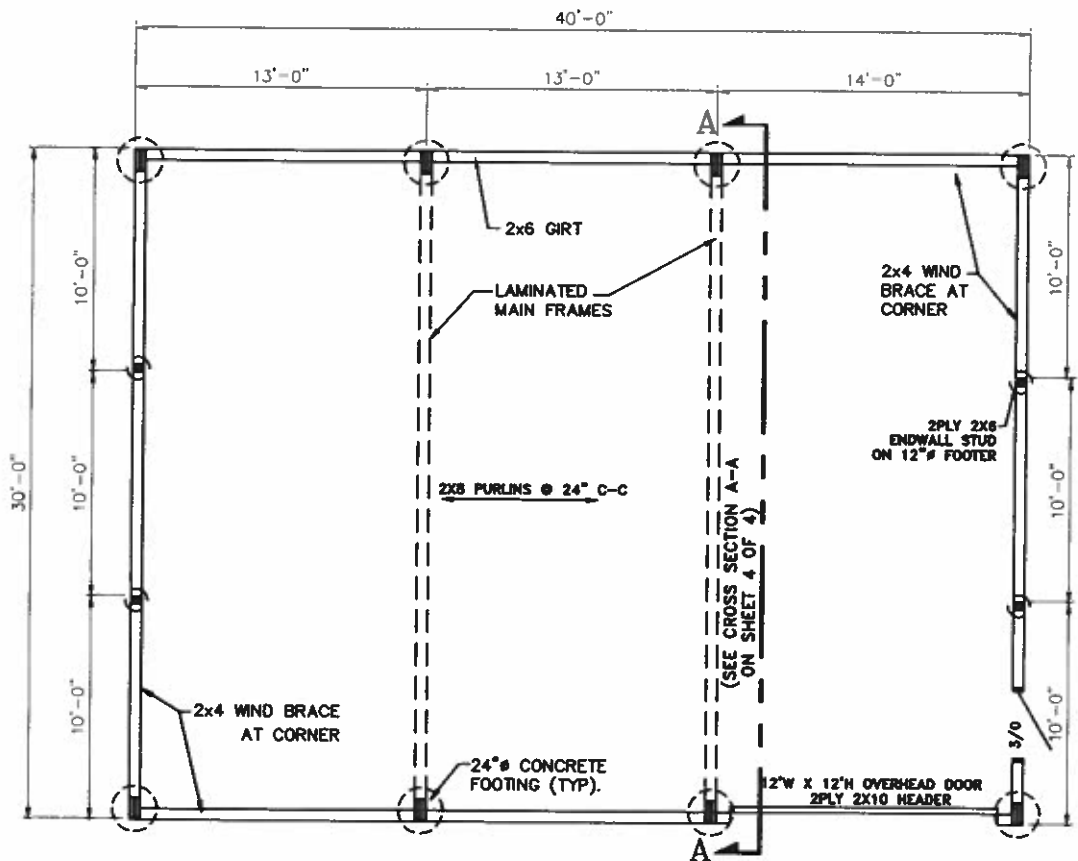
REVISIONS	BY	
	OWNER	BLDR

LEANNE BERGER
 UTILITY BUILDING
 5600 CROOKED LAKE ROAD
 HOWELL, MI 48843

KATER ENGINEERING ASSOCIATES
 6093 ANCHOR COVE
 PHONE: (517) 974-2343 katereng@aol.com

ACCEPTED
OWNER
BUILDER
DRAWN D. BAKER
CHECKED T. BAKER
DATE 8-11-20
DRAWING NO. 01902401
SHEET 1 OF 4





FLOOR PLAN
SCALE: 3/16" = 1'-0"

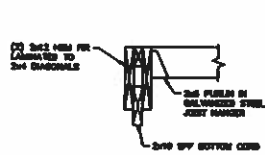


REVISIONS	BY	
	OWNER	DR.

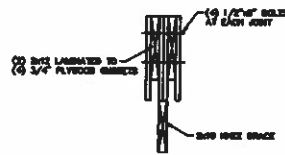
LEANNE BERGER
UTILITY BUILDING
6600 CROOKED LAKE ROAD
HOWELL, MI 48843

KATLER ENGINEERING ASSOCIATES
6093 ANCHOR COVE
PHONE: (517) 974-2343 katlereng@aol.com

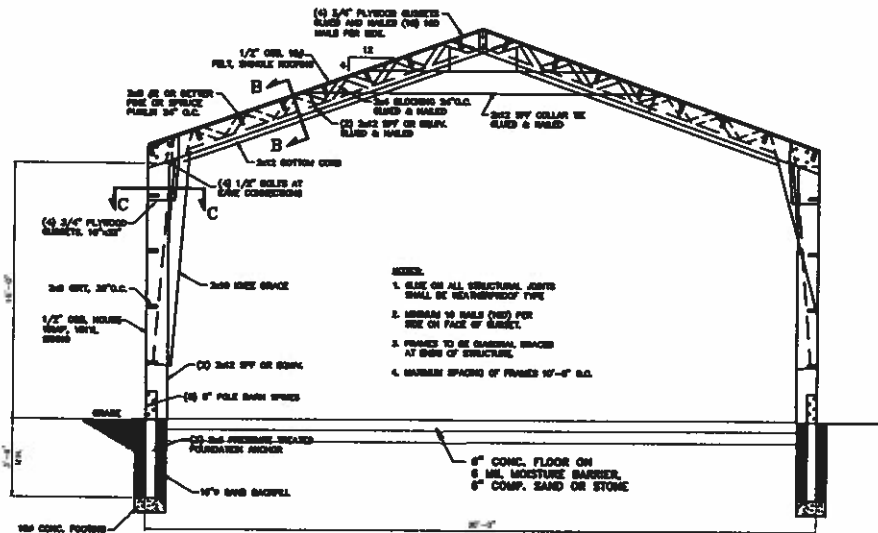
ACCEPTED	
OWNER	
BUILDER	
DRAWN O. BAKER	
CHECKED T. BAKER	
DATE 6-11-20	DRAWING NO. 02002403
SHEET 3 OF 4	



SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



CROSS SECTION A-A
NOT TO SCALE

FOUNDATION ALTERNATIVE A FULL CONCRETE FOOTING W/ POST BASE CLIP MAY BE SUBSTITUTED FOR ABOVE DETAIL

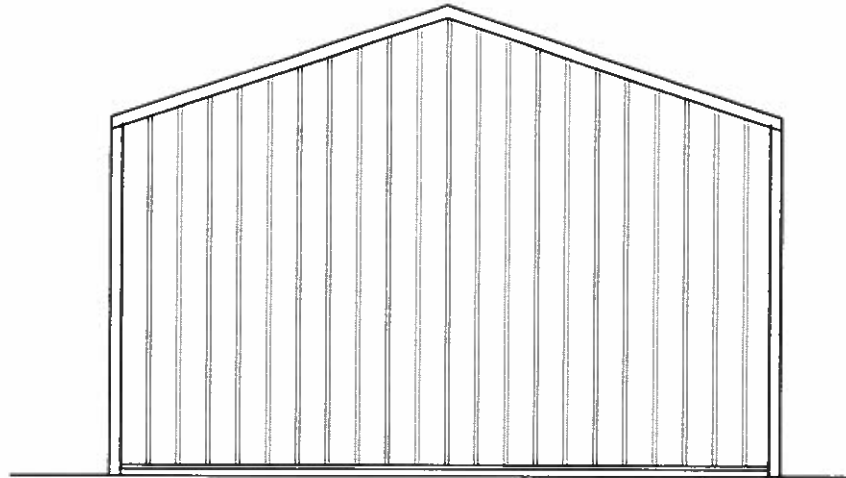
REVISIONS	BY	
	OWNER	BUILD

LEANNE BERGER
UTILITY BUILDING
5600 CROOKED LAKE ROAD
HOWELL MI 48843

KALER ENGINEERING ASSOCIATES
6095 ANCHOR COVE
PHONE: (517) 974-2343 kalerengr@aol.com

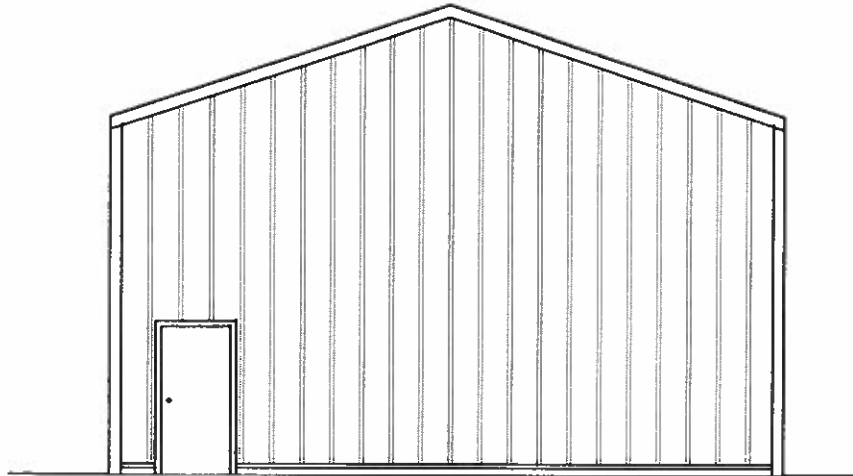
ACCEPTED
OWNER
BUILDER
DRAWN T. BAKER
CHECKED T. BAKER
DATE 6-11-20
DRAWING NO. 02002404
SHEET 4 OF 4





END ELEVATION

SCALE: 3/16" = 1'-0"



END ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS	BY	
	OWNER	B.O.R.

LEANNE BERGER
 UTILITY BUILDING
 5600 CROOKED LAKE ROAD
 HOWELL MI 48843

KALER ENGINEERING ASSOCIATES
 6093 ANCHOR COVE
 PHONE: (517) 974-2343 kalereng@aol.com

ACCEPTED	
OWNER	
BUILDER	
DRAWN T. BAKER	
CHECKED T. BAKER	
DATE 6-11-20	DRAWING NO. 02002402
SHEET 2 OF 4	



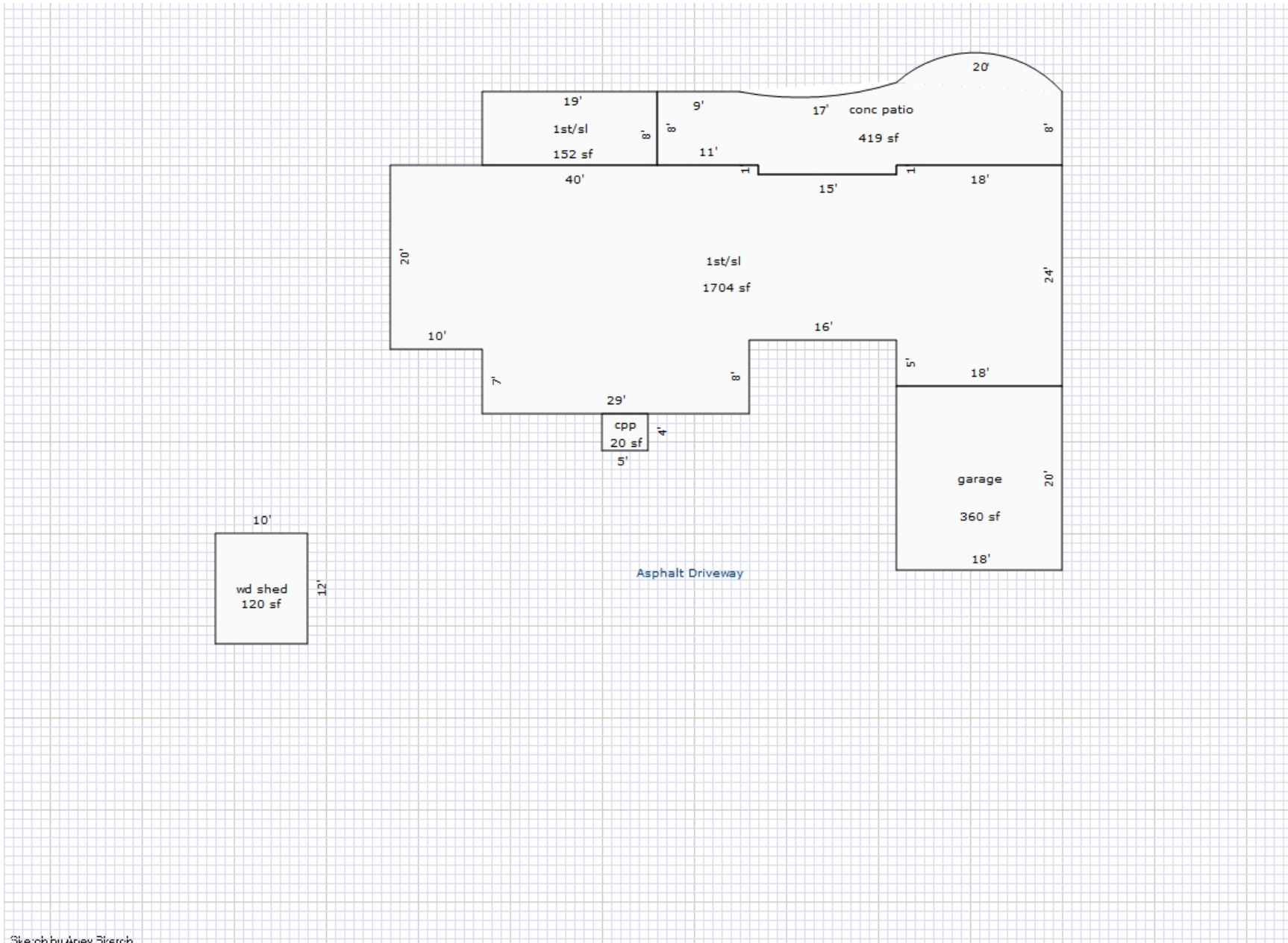
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
FANNIE MAE	BERGER BERNARD A. III	148,000	06/13/2013	WD	FORECLOSURE	2013R-026732	BUYER	100.0									
GREEN TREE SERVICING LLC	FANNIE MAE	0	12/06/2012	QC	FORECLOSURE	2013R-003205	BUYER	0.0									
BATTISHILL, DANIEL & JULIA	GREEN TREE SERVICING LLC	190,731	07/18/2012	SD	FORECLOSURE	2012R-025479	BUYER	0.0									
CAPOROSSO, HANS & BEVERLY	BATTISHILL	145,000	03/31/1998	WD	ARMS-LENGTH	2348-0745	BUYER	100.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: SR		Building Permit(s)		Date	Number	Status							
5600 CROOKED LAKE RD		School: HOWELL PUBLIC SCHOOLS		RES MISCEL		10/14/2014		W14-237	NO START								
Owner's Name/Address		P.R.E. 100% 06/13/2013		MAP #:		2021 Est TCV Tentative											
BERGER BERNARD A. III 5600 CROOKED LAKE RD HOWELL MI 48843		X Improved		Vacant		Land Value Estimates for Land Table 4500.HOWELL M& B											
Tax Description		Public Improvements		* Factors *													
SEC. 22 T2N, R5E, BEG. IN CEN. OF HWY. 628 FT. E OF N 1/4 POST OF SEC., E 200 FT., S 590 FT., W 200 FT., N 590 FT. TO BEG. 2.7A		Dirt Road		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value			
Comments/Influences		Gravel Road		LAND TABLE A		2.70		Acres		24,889		100		67,200			
		Paved Road		Land Improvement Cost Estimates		Total Acres		Total Est. Land Value =		2,712				67,200			
		Storm Sewer		Description		Rate		Size % Good		Cash Value							
		Sidewalk		D/W/P: 3.5 Concrete		6.21		419 47		1,223							
		Water		Wood Frame		26.41		120 47		1,489							
		Sewer		Total Estimated Land Improvements True Cash Value =		2,712											
		Electric		Topography of Site													
		Gas		Level													
		Curb		Rolling													
		Street Lights		Low													
		Standard Utilities		High													
		Underground Utils.		Landscaped													
		X REFUSE		Swamp													
				Wooded													
				Pond													
				Waterfront													
				Ravine													
				Wetland													
				Flood Plain													
				X REFUSE													
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
				2021		Tentative		Tentative		Tentative						Tentative	
				LM 10/16/2014 REVIEWED R		2020		33,600		71,700		105,300				81,274C	
				LM 08/23/2013 DATA ENTER		2019		32,500		74,100		106,600				79,759C	
						2018		32,500		67,800		100,300				77,890C	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 20	Type CPP	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																															
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X	Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																						
Building Style: C		Trim & Decoration		Central Air Wood Furnace																																																																																									
Yr Built 1956	Remodeled 0	Ex	X	Ord		Min	(12) Electric																																																																																						
Condition: Good		Size of Closets		0 Amps Service																																																																																									
Room List		(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family C							Cls C 5 Blt 1956																																																																															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(13) Plumbing			<table border="1"> <tr> <td>Ex.</td> <td>X</td> <td>Ord.</td> <td>Min</td> </tr> <tr> <td colspan="4">No. of Elec. Outlets</td> </tr> <tr> <td>Many</td> <td>X</td> <td>Ave.</td> <td>Few</td> </tr> </table>			Ex.	X	Ord.	Min	No. of Elec. Outlets				Many	X	Ave.	Few																																																																								
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Many	X	Ave.	Few																																																																																										
(1) Exterior		(6) Ceilings		Average Fixture(s)			<table border="1"> <tr> <td>1 Story</td> <td>Exterior</td> <td>Foundation</td> <td>Size</td> <td>Cost New</td> <td>Depr. Cost</td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,704</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>152</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>219,091</td> <td>140,223</td> </tr> </table>			1 Story	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,704			1 Story	Siding	Slab	152			Total:				219,091	140,223																																																												
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Total:				219,091	140,223																																																																																								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1856 S.F. Height to Joists: 0.0		2 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			<table border="1"> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>3 Fixture Bath</td> <td>1</td> <td>4,382</td> <td>2,804</td> <td></td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td>1</td> <td>4,588</td> <td>2,936</td> <td></td> </tr> <tr> <td></td> <td>Water Well, 200 Feet</td> <td>1</td> <td>10,133</td> <td>6,485</td> <td></td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>360</td> <td>17,136</td> <td>10,967</td> <td></td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,533</td> <td>-1,621</td> <td></td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td></td> <td>Wood Stove</td> <td>1</td> <td>2,407</td> <td>1,540</td> <td></td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td></td> <td>CPP</td> <td>20</td> <td>527</td> <td>337</td> <td></td> </tr> <tr> <td colspan="3">Totals:</td> <td>255,731</td> <td>163,671</td> <td></td> </tr> </table>			Other Additions/Adjustments						Plumbing	3 Fixture Bath	1	4,382	2,804		Water/Sewer	1000 Gal Septic	1	4,588	2,936			Water Well, 200 Feet	1	10,133	6,485		Garages						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							Base Cost	360	17,136	10,967			Common Wall: 1 Wall	1	-2,533	-1,621		Fireplaces							Wood Stove	1	2,407	1,540		Porches							CPP	20	527	337		Totals:			255,731	163,671							
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(2) Windows		(8) Basement		(14) Water/Sewer			Notes:																																																																																						
X	Many Avg. Few	X	Large Avg. Small	Public Water Public Sewer			ECF (4041 SHARP/ MERROW LANE AREA) 0.980 => TCv:																																																																																						
(3) Roof		(10) Floor Support		1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																									
X	Gable Hip Flat		Gambrel Mansard Shed	Lump Sum Items:																																																																																									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																																																																											
Chimney: Brick																																																																																													

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



Sketch by Apex Sketch

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



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

Case # 20-10 Meeting Date: 7-21-20

PAID Variance Application Fee

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

Applicant/Owner: Tim Chouinard Email: timchouinard@sbcglobal.net
Property Address: 1247 Sunrise Park St Phone: 517-404-6527
Present Zoning: LRR Tax Code: 4711-09-201-003

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: 7.5' south side yard variance 13.8' front yard variance 1.7' North side yard variance

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

Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

Under each please indicate how the proposed project meets each criteria.

Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

The existing stucture has a loft type bedroom that does not comply with todays codes and building standards the existing carport does not conceal vehicles as well as other common garage items. The new space would allow the residence to be updated to todays codes and standards as well as preserving the standards of the neighborhood.

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.

Because of the size of the lot and the position of existing house and carport there is no other place to add a garage and living space

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 these variances will not impair an adequate supply of light and air to the adjacent property or unreasonably increase the congestion into Sunrise Park St or increase danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the township of Genoa. the Variances if granted will aid in the residence moving closer to compliance with LRR setbacks.

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.

If granted the variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

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

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

Date: 6-25-20 Signature: 



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

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

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

MANAGER

Michael C. Archinal

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: July 7, 2020
RE: ZBA 20-10

STAFF REPORT

File Number: ZBA#20-10
Site Address: 1247 Sunrise Park Drive
Parcel Number: 4711-09-201-003
Parcel Size: .143 Acres
Applicant: Tim Chouinard, Chouinard Building
Property Owner: Woodley, John J. and Luanne
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variances
Project Description: Applicant is requesting a front and side yard 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 July 5, 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 existing home on the parcel was constructed in 1980.
- Property is serviced by a private and public sewer.
- See Record Card.

The proposed project is to construct a second story addition and an attached garage to an existing home. In order to construct the addition the applicant is required to obtain front and side yard setback variance.

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	Front	One Side
Setbacks of Zoning	35	10
Setbacks Requested	22.2	2.5
Variance Amount	13.8	7.5

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

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

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with front and yard setbacks would prevent the applicant from constructing the addition to the existing single family home. The applicant is removing the existing carport which is located closer to the side yard property line then the proposed attached garage.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the narrowness of the lot and the location of the existing home. The front yard and side yard variances would make the property consistent with other properties in the vicinity. The need for the variances is not self-created.
- (c) Public Safety and Welfare** – The granting of these variances will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variances would 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

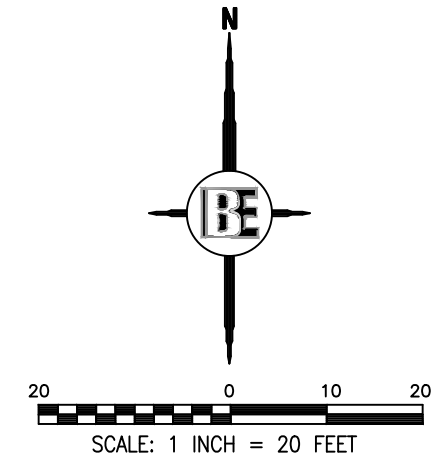


PLOT PLAN

GENERAL SURVEY NOTES:

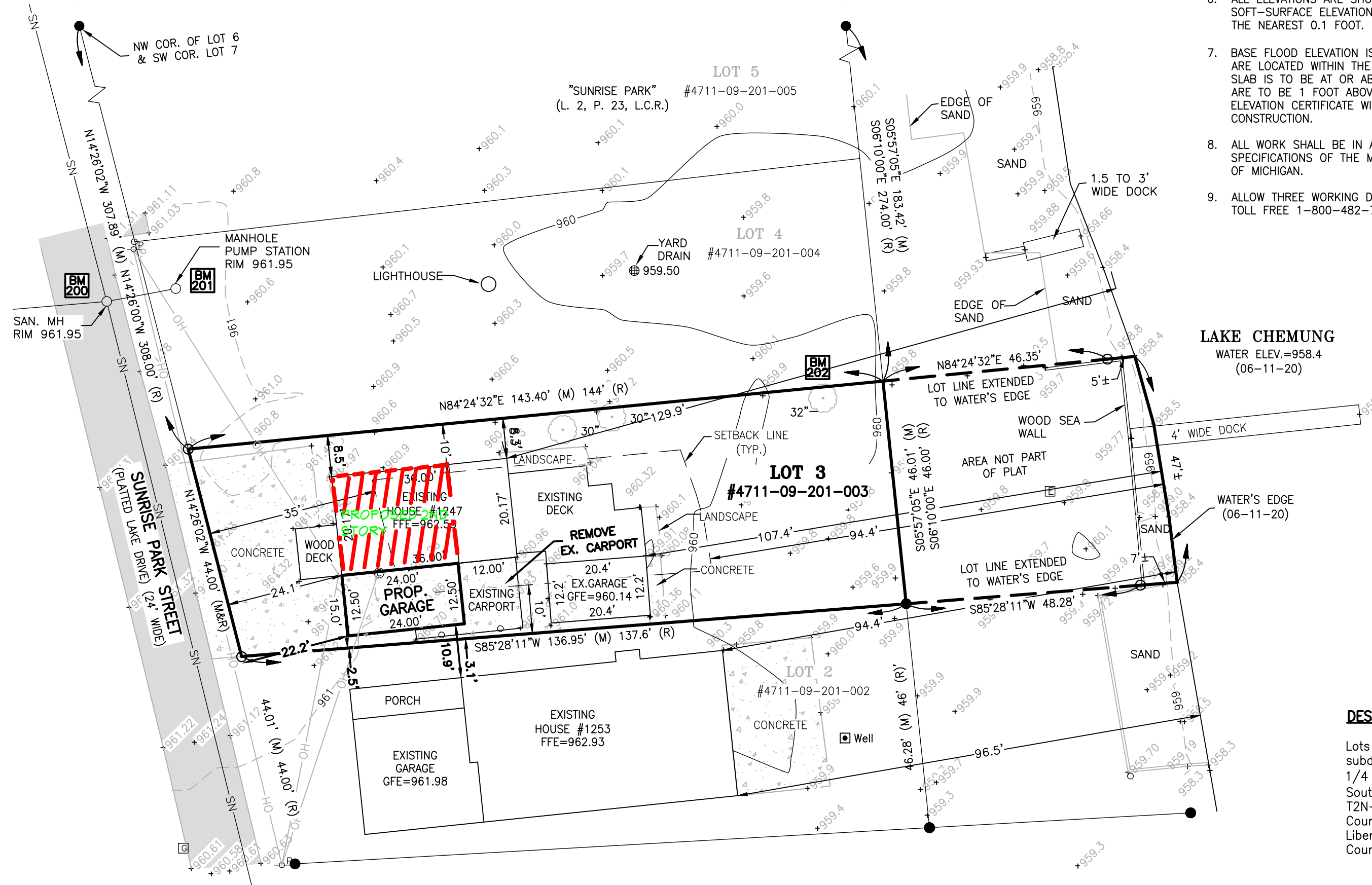
- BEARINGS WERE ESTABLISHED FROM THE PLAT OF "SUNRISE PARK", AS RECORDED IN LIBER 2 OF PLATS, PAGE 22, LIVINGSTON COUNTY RECORDS.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
- ELEVATIONS WERE ESTABLISHED RELATIVE TO BENCHMARK INFORMATION FROM PREVIOUS SURVEYS BY BOSS ENGINEERING. (NGVD29 DATUM)
- CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- ALL ELEVATIONS ARE SHOWN TO THE NEAREST 0.01 FOOT; HOWEVER SOFT-SURFACE ELEVATIONS CAN ONLY BE PRESUMED ACCURATE TO THE NEAREST 0.1 FOOT.
- BASE FLOOD ELEVATION IS 961.5 (NGVD29 DATUM). ENTIRE LOT 3 ARE LOCATED WITHIN THE FLOODPLAIN. THE ELEVATION OF THE NEW SLAB IS TO BE AT OR ABOVE THIS ELEVATION. ALL MECHANICALS ARE TO BE 1 FOOT ABOVE THIS ELEVATION. AN AS-BUILT ELEVATION CERTIFICATE WILL BE PREPARED FOLLOWING CONSTRUCTION.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
- ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

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



LEGEND

- FG 971.0 PROPOSED SPOT ELEVATION
- 900 PROPOSED CONTOUR
- 900 EXISTING CONTOUR
- 922.00 EXISTING SPOT ELEVATION
- ⊖ P POWER POLE
- ⊖ ELECTRICAL METER
- ⊖ WELL
- ⊖ MANHOLE
- ⊖ G GAS METER
- ⊖ G GAS RISER
- ⊖ DECIDUOUS TREE
- ⊖ STEEL ROD SET
- STEEL ROD OR PIPE FOUND
- SN — SANITARY SEWER
- OH — OVERHEAD WIRES



LAKE CHEMUNG
 WATER ELEV.=958.4
 (06-11-20)

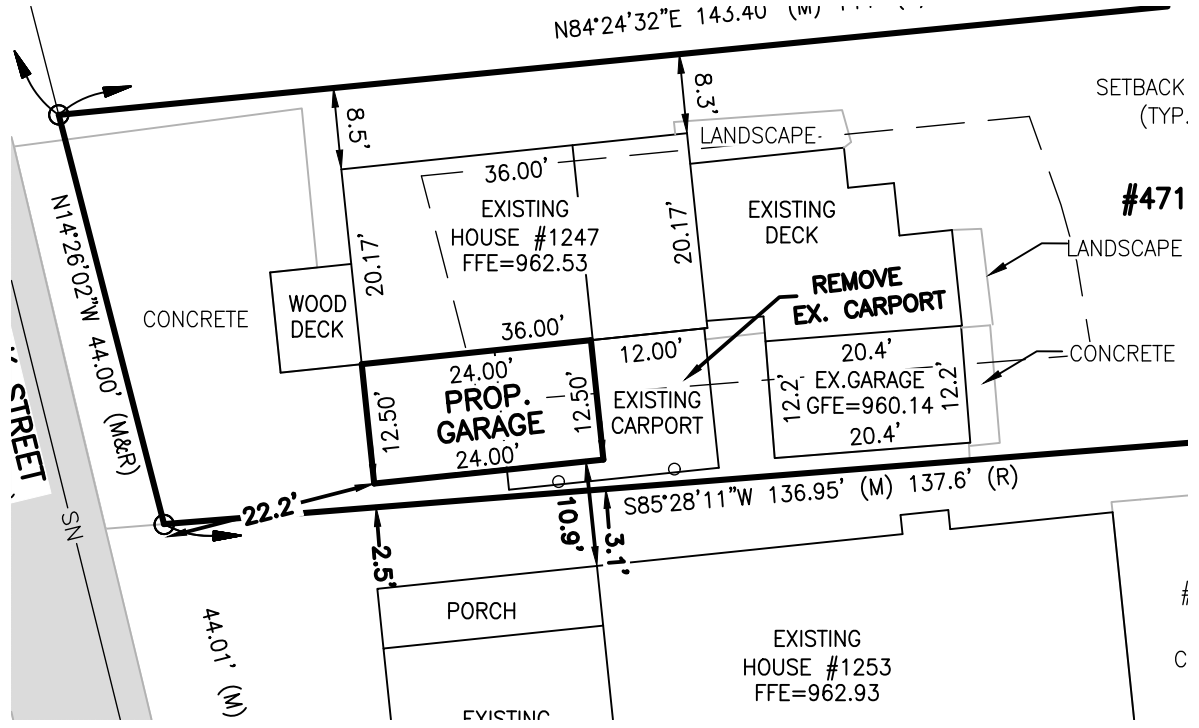
DESCRIPTION OF PROPERTY:

Lots 3 of "Sunrise Park", a subdivision of part of the Northeast 1/4 of Section 9 and a part of the Southeast 1/4 of Section 4, T2N-R5E, Genoa Township, Livingston County, Michigan, as recorded in Liber 2 of Plats, Page 23, Livingston County Records.

CURRENT ZONING: LRR (LAKESHORE RESORT RESIDENTIAL)
 MINIMUM SETBACK REQUIREMENTS PER GENOA TOWNSHIP ZONING ORDINANCE:
 FRONT: 35 FEET
 SIDES: 10 FEET (ONE OF THE SIDE YARDS MAY BE REDUCED TO A MINIMUM OF FIVE (5) FEET, were all the following are met):
 1. The outer side yard must be at least ten (10) feet.
 2. The distance between the buildings and any building on the adjacent lot shall be no less than ten (10) feet.
 3. The roof shall have gutters.

REAR: 40 FEET
 NATURAL FEATURES/WETLANDS SETBACK = 25 FEET
 SHORELINE SETBACK FOR SITES CONNECTED TO PUBLIC SEWER:
 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.
 NOTE: THE DISTANCE FROM EXISTING HOUSE #1253 (LOCATED ADJACENT TO AND SOUTH OF LOT 3) TO THE WATER'S EDGE IS 94.4 FEET, MORE OR LESS. THERE IS NO HOUSE ON THE PARCEL ADJACENT TO AND NORTH OF LOT 3, THEREFORE THE SHORELINE DISTANCE WAS ESTABLISHED BY USING THE DISTANCE TO THE WATER'S EDGE FROM HOUSE #1253. ESTABLISHED SHORELINE SETBACK DISTANCE = 94.4 FEET

MINIMUM LOT AREA = 12,800 SQ.FT.±
 MINIMUM LOT WIDTH = 80 FEET
 MAXIMUM BUILDING HT. = 25 FEET OR (2) STORIES
 MAXIMUM LOT COVERAGE = 35% (BUILDING); 50% (IMPERVIOUS SURFACE)
 PROPOSED LOT COVERAGE = 15% (BUILDING); 35% (IMPERVIOUS SURFACE)
 AREA USED FOR DETERMINING LOT COVERAGE:
 (LOT AREA = 8808 SQ.FT.±); (BUILDINGS = 1287 SQ.FT.±);
 (EX. CONC. 1319 SQ.FT.±); (EX. DECK'S = 511 SQ.FT.±)



SITE BENCHMARKS (NGVD29 DATUM):
 -BM #200 = N. RIM OF SAN. MH WEST OF PUMP STATION IN ROAD OF SUNRISE PARK. ELEV.=961.23
 -BM #201 = N. RIM OF SAN. PUMP STATION @ NE COR OF LOT 4. ELEV.=961.95
 -BM #202 = BOSS NAIL/TAG NW/S 32" POPLAR TREE, ON NORTH LINE LOT 3 50'± W. OF WATERS EDGE. ELEV.=961.06

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

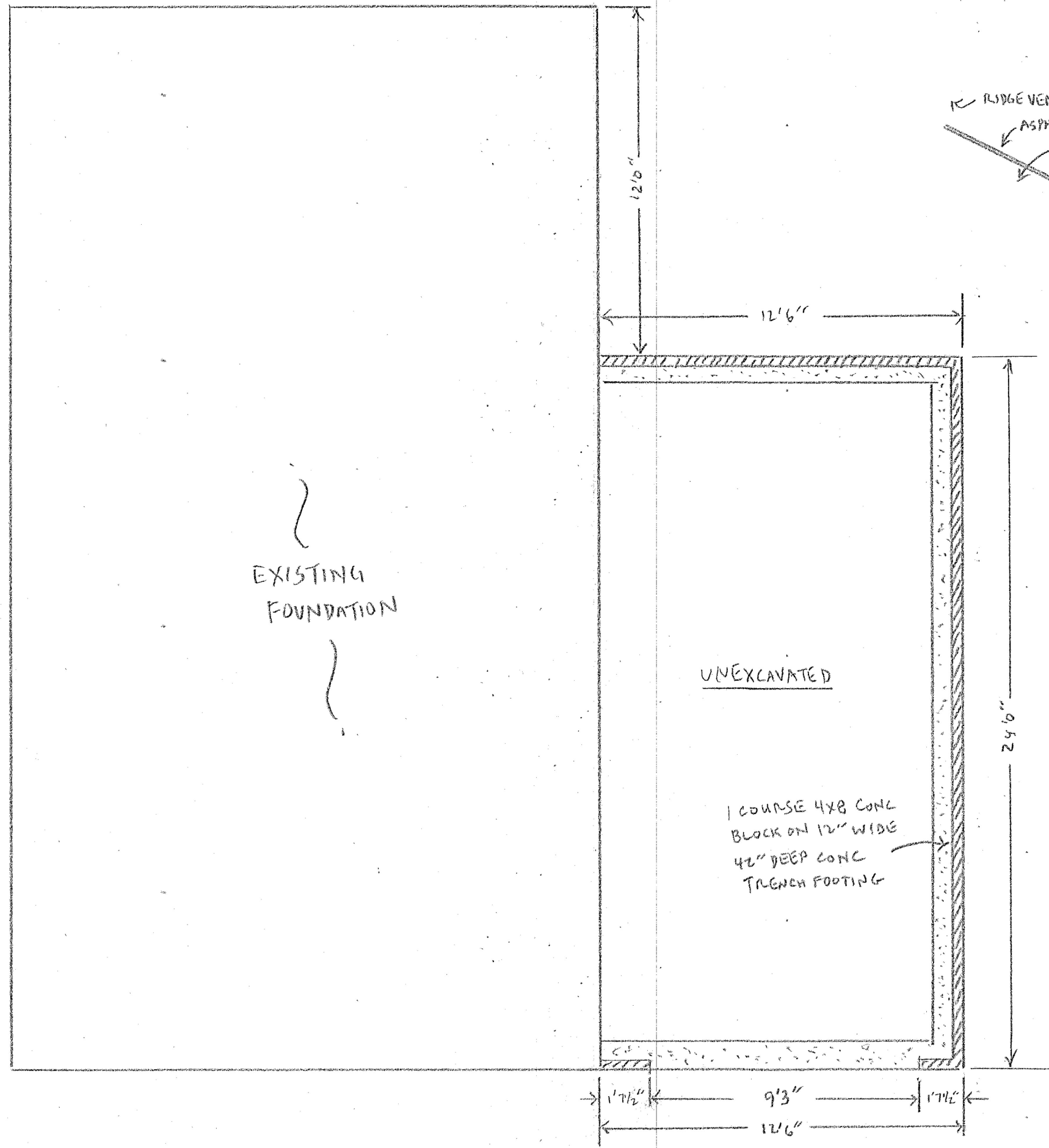


PROJECT: LOT 3 OF "SUNRISE PARK"
 PREPARED FOR: CHOUNARD CUSTOM HOMES
 422 E. GRAND RIVER
 HOWELL, MI 48843
 517-404-6527
 TITLE: PLOT PLAN

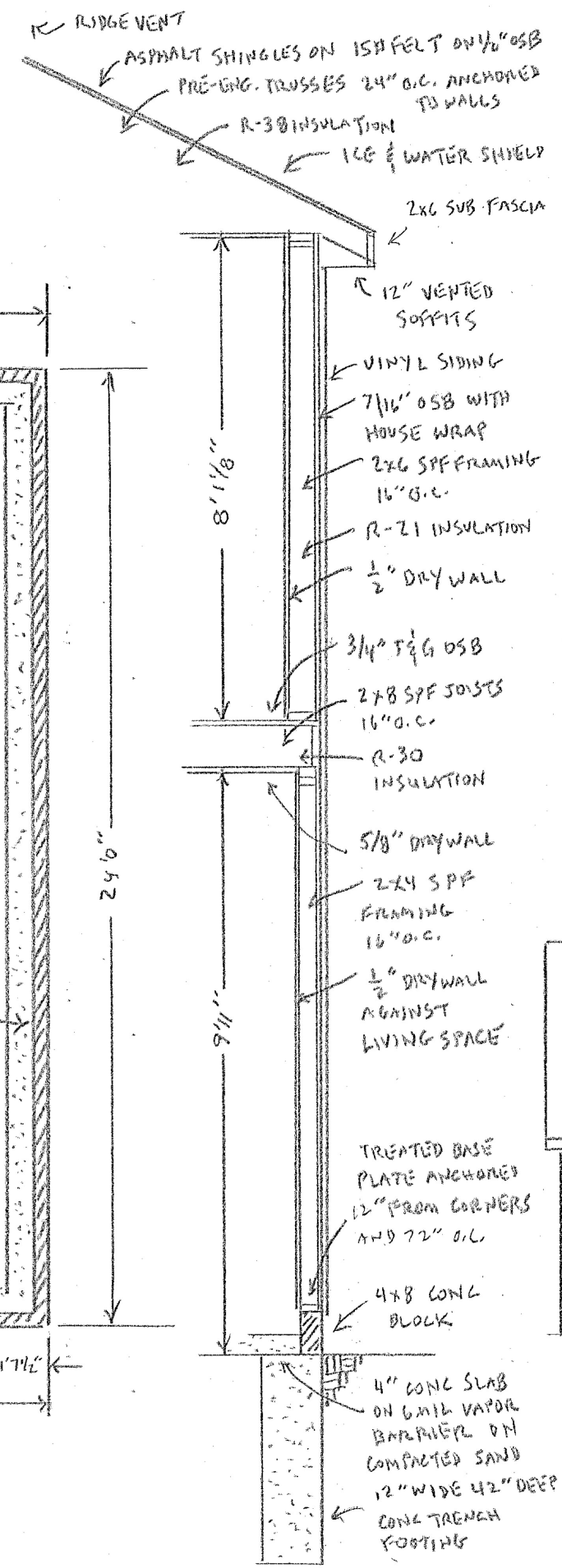
NO	BY	ADD LOT COVERAGE	REVISION PER	DATE
1	KJ			06-23-20

DESIGNED BY: KJ
 DRAWN BY: KJ
 CHECKED BY:
 SCALE: 1" = 20'
 JOB NO.: 20-207
 DATE: 06-18-20
 SHEET NO.: 1 OF 1





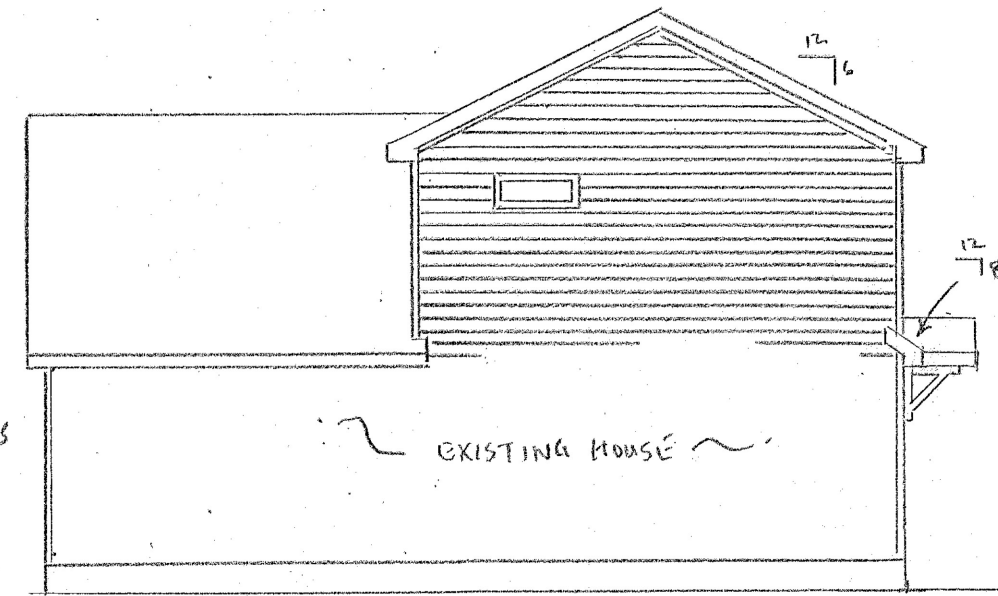
FOUNDATION PLAN
SCALE: 1/4" = 1'0"



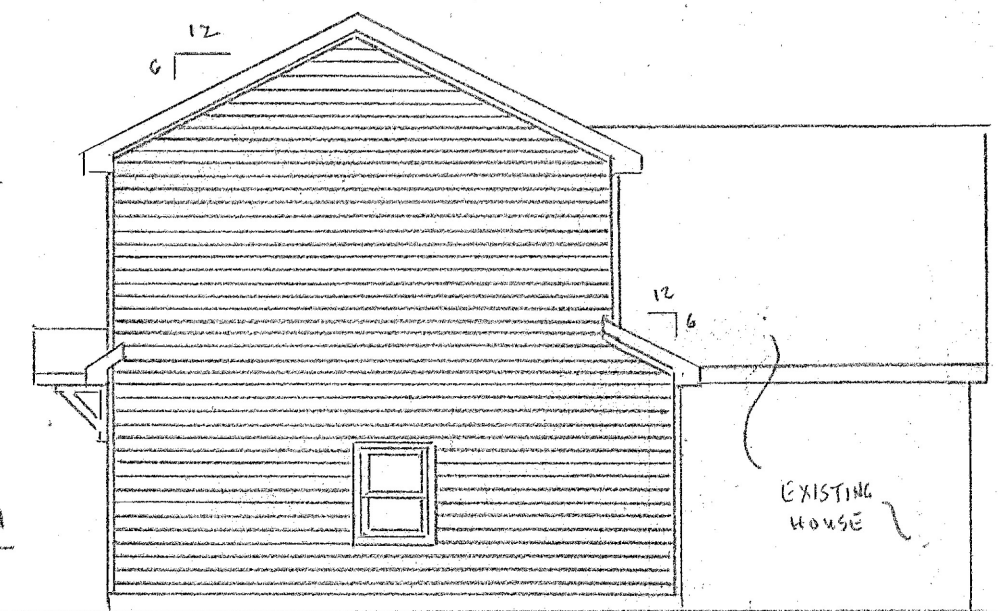
TYPICAL WALL SECTION
SCALE: 3/8" = 1'0"



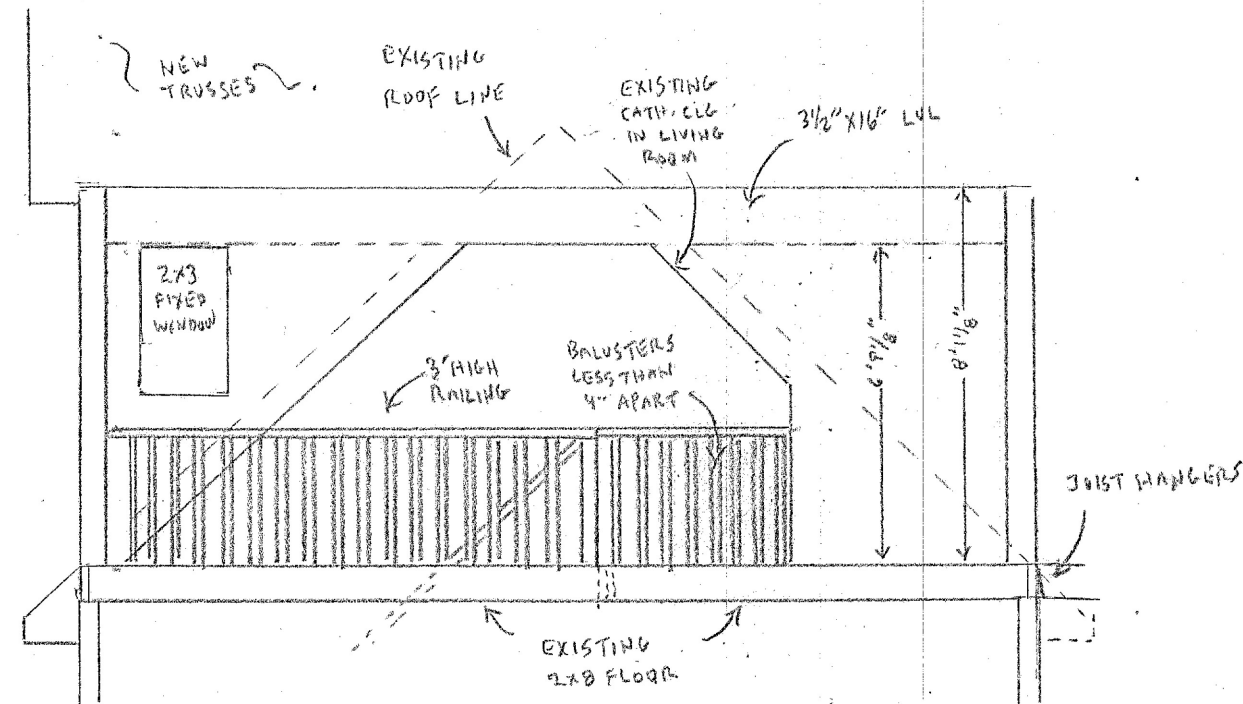
FRONT (STREET) ELEVATION
SCALE: 1/4" = 1'0"



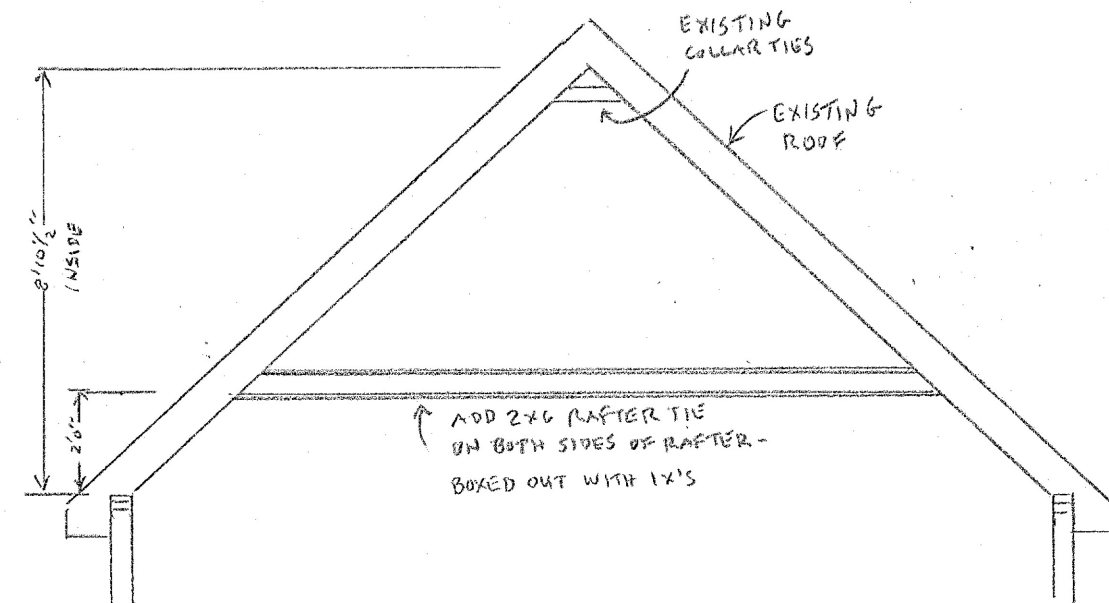
LEFT ELEVATION
SCALE: 1/8" = 1'0"



RIGHT ELEVATION
SCALE: 1/8" = 1'0"



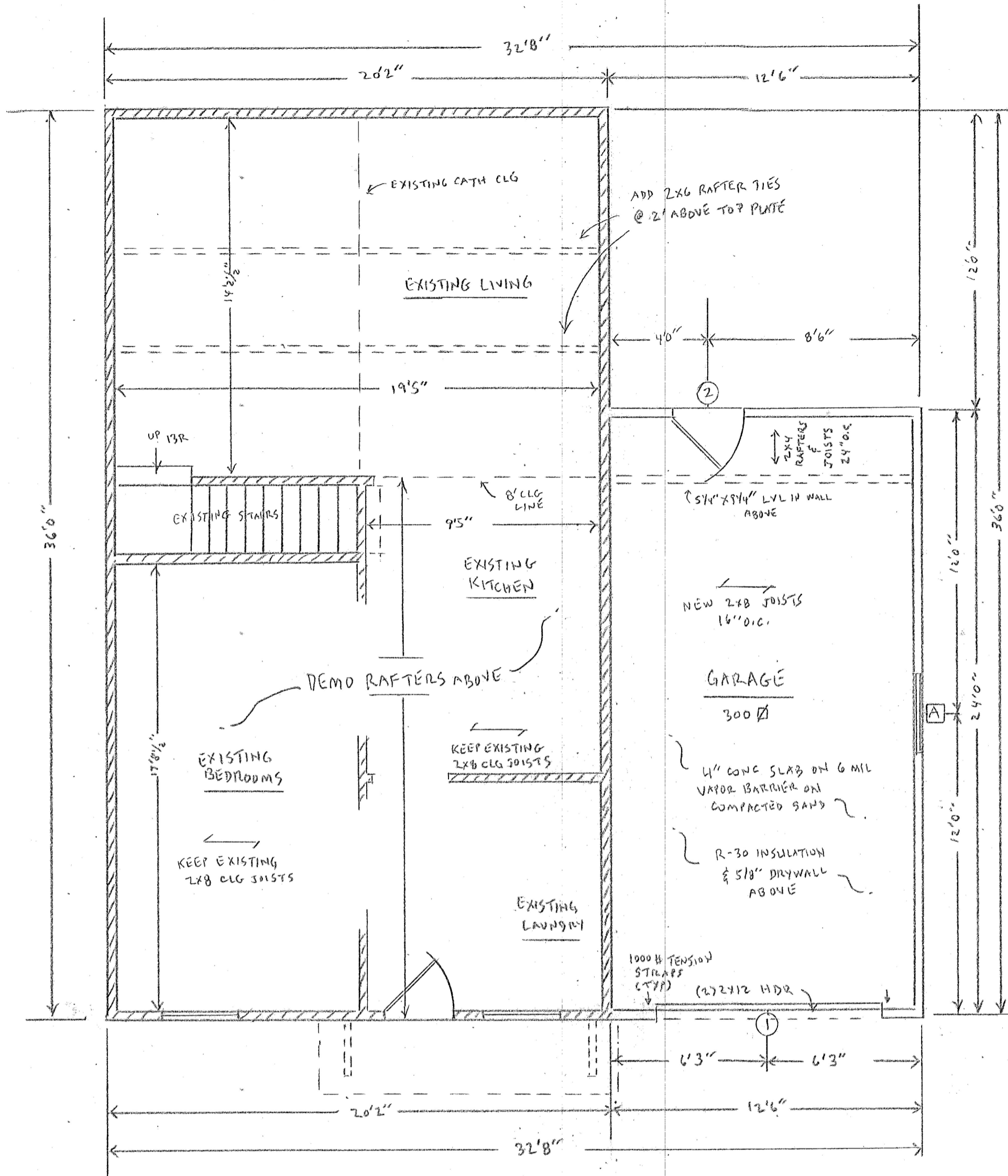
VIEW FROM LOFT
SCALE: 1/4" = 1'0"



ADD MISSING RAFTER TIES
SCALE: 1/4" = 1'0"



REAR (LAKE) ELEVATION
SCALE: 1/8" = 1'0"



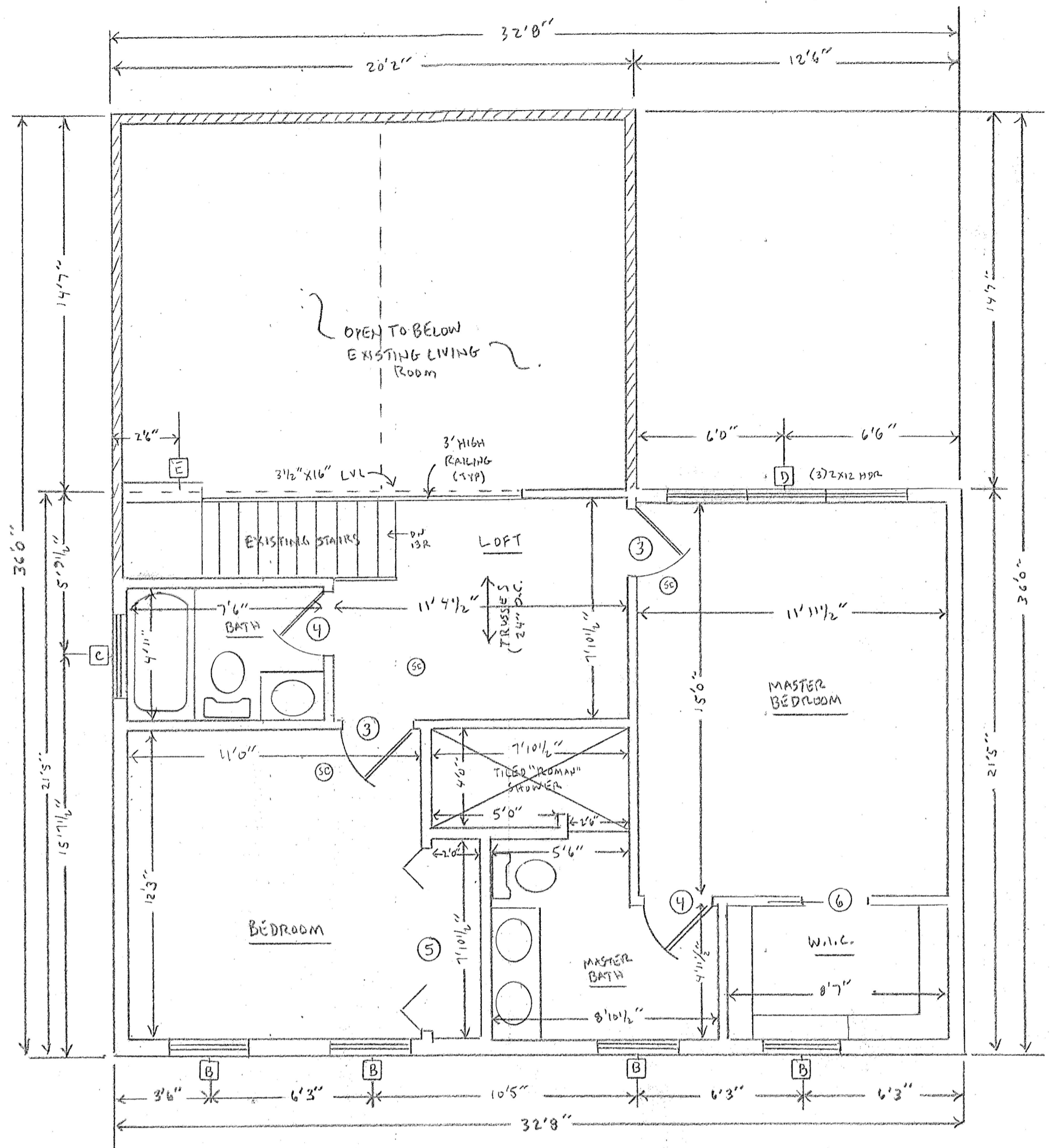
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: NEW 2x6 EXT WALLS DRAWN 6/16" THICK
2x4 WALLS DRAWN 4 1/2" THICK

NOTE: 2x12 HDRS OVER EXT DOOR & WINDOWS
NOTE: SMOKE DETECTORS/CO MONITORS WIRED IN SERIES WITH BATTERY BACK UP (S)

LEGEND
 [Hatched] = EXISTING
 [Solid] = NEW
 [Dashed] = HDR/LVL

NOTE: VERIFY DIMENSIONS w/ FIELD MEASUREMENTS



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" (600) ADDITION

KEY	SIZE	QTY	DESC
1	9'0" x 8"	1	OVERHEAD GARAGE
2	3'0" x 8"	1	1/2 GLASS EXT.
3	2'8" x 8"	2	INT. SWING
4	2'6" x 8"	2	INT. SWING
5	6'0" x 8"	1	BIFOLD
6	2'6" x 8"	1	POCKET

KEY	SIZE	QTY	DESC
A	3'0" x 4"	3	D.H.
B	3'0" x 5"	4	D.H.
C	3'0" x 1"	1	FIXED
D	4'0" x 5"	1	3" D.H. / 3" FIXED / 3" D.H.
E	2'0" x 3"	1	FIXED

NOTE: SIZES VARY BY MFR

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
EIS PETER R.	WOODLEY JOHN J & LUANNE	200,000	08/22/2014	WD	ARMS-LENGTH	2014R-025200	BUYER	100.0		
EIS, PETER R. & LINDA	EIS PETER R.	0	04/30/2013	QC	INVALID SALE	2013R-028653	BUYER	0.0		
CAPP	EIS	205,000	10/12/2001	WD	ARMS-LENGTH	3181-0607	BUYER	100.0		
CAPP, EDGAR THOMAS		0	05/24/1999	WD	INVALID SALE	26010570	BUYER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: LRR	Building Permit(s)		Date	Number	Status	
1247 SUNRISE PARK		School: HOWELL PUBLIC SCHOOLS								
Owner's Name/Address		P.R.E. 100% 11/28/2016								
WOODLEY JOHN J & LUANNE 1247 SUNRISE PARK HOWELL MI 48843		MAP #: V19-17								
Tax Description		2021 Est TCV Tentative		Land Value Estimates for Land Table 4302.SUNRISE PARK						
SEC. 9 T2N, R5E, SUNRISE PARK LOT 3		X	Improved	Vacant	* Factors *					
Comments/Influences		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		Dirt Road		A LAKE FRONT 44.00 142.00 1.0000 1.0000 2800 100 123,200						
		Gravel Road		44 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 123,200						
		Paved Road								
		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	2021	Tentative	Tentative	Tentative		Tentative
					2020	61,600	56,500	118,100		111,697C
					2019	59,400	56,000	115,400		109,615C
					2018	59,400	60,400	119,800		107,046C

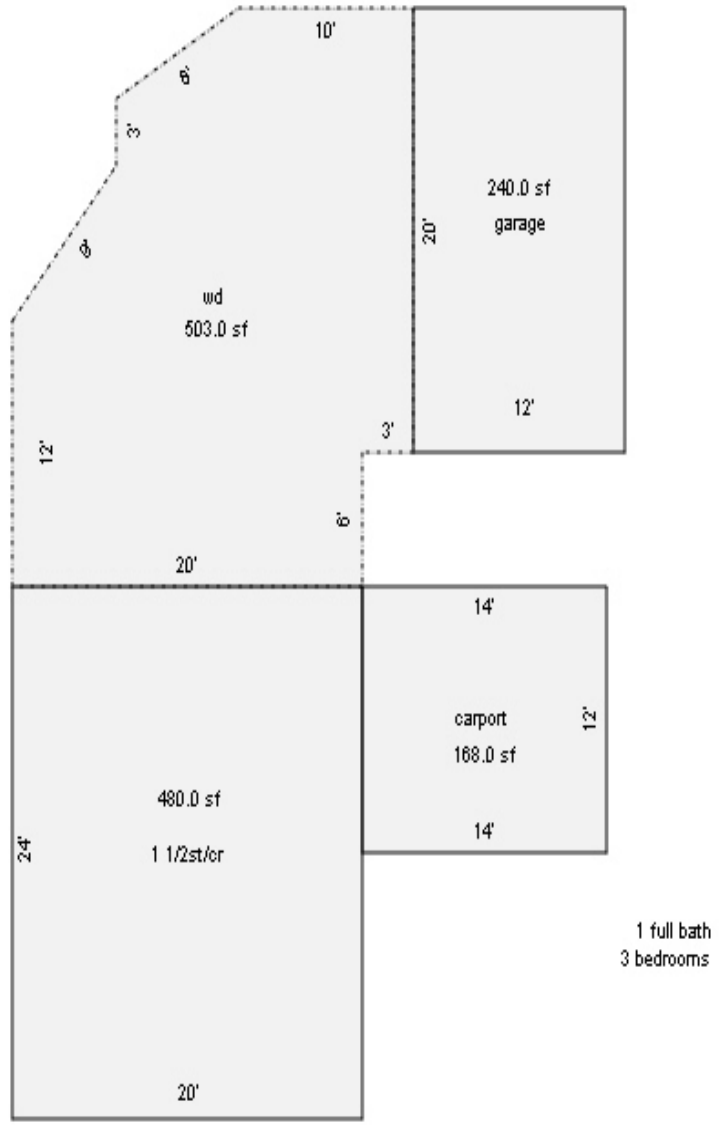


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*** Information herein deemed reliable but not guaranteed***

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 503	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: CD		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 20 Floor Area: 720 Total Base New : 107,007 Total Depr Cost: 85,607 Estimated T.C.V: 128,411			E.C.F. X 1.500		Bsmnt Garage: Carport Area: 168 Roof: Aluminum	
Yr Built 1980	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family CD			Cls CD			Blt 1980			
Condition: Good		Lg	X	Ord		Min	No. of Elec. Outlets			Ground Area = 480 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
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			Other Additions/Adjustments			Deck						
(1) Exterior		(6) Ceilings		Average Fixture(s)			Deck			Treated Wood			503 6,982 5,586			
X	Wood/Shingle Aluminum/Vinyl Brick			1 3 Fixture Bath			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
	Insulation			2 Fixture Bath			Water/Sewer			Base Cost			240 11,986 9,589			
(2) Windows				Softener, Auto			Public Sewer			Water Well, 200 Feet			1 1,251 1,001			
Many Avg.	X	Large Avg.		Softener, Manual			Carports			Aluminum			168 2,127 1,702			
Few		Small		Solar Water Heat			Totals:						107,007 85,607			
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		Separate Shower			Notes:			ECF (4302 SUNRISE PARK LAKEFRONT) 1.500 => TCV:			128,411			
(3) Roof		(9) Basement Finish		Ceramic Tile Floor												
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Wains												
	Gambrel Mansard Shed	(10) Floor Support		Ceramic Tub Alcove												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Vent Fan												
Chimney: Brick				(14) Water/Sewer												
				1 Public Water												
				1 Public Sewer												
				1 Water Well												
				1000 Gal Septic												
				2000 Gal Septic												
				Lump Sum Items:												

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



1 full bath
3 bedrooms

Sketch by Apex Medina™

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