

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
SEPTEMBER 15, 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. 20-07 ... A request by Nicole Bartolomucci, 3968 Highcrest, for front, side and waterfront setback variances to construct a new home.
2. 20-15 ... A request by Chestnut Development, 6253 Grand River, for a height variance for an addition to an existing monument sign.
3. 20-16... A request by Chad Newton, vacant lot located on the northwest corner of Grand River Ave. and Wildwood Drive (4711-10-301-033), for a variance to allow an addition to an existing nonconforming detached accessory structure.

Administrative Business:

1. Adjournment



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

Case # 20-07 Meeting Date: 6-16-2020

PAID Variance Application Fee

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

Applicant/Owner: Nicole Bartolomucci Email: nicole_bartolomucci@yahoo.com

Property Address: 3968 Highcrest Dr. Phone: 517-404-9181

Present Zoning: Single Family Residential Tax Code: 4711-27-302-073

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:** front yard setback encroachment, waterfront setback encroachment, side yard setback encroachment for chimney. Modification to include demolishing existing residence to rebuild a new residence.

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. Complying with current setbacks would make the new house uncharacteristically smaller than all surrounding properties causing property value losses. Meeting all setbacks would disqualify any common privileges afforded to other neighbors with larger homes.

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.

Current adjacent homes already have reduced front yard setbacks, including the current home on this property. Adhering to current setbacks would be highly inconsistent with surrounding properties.

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

The proposed home will actually improve the supply of light and air as well as lesson congestion by being more in conformance to the current 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.

The current home is actually reducing the value of surrounding homes by its size, age and aesthetics. The new home will be more in harmony with current home sizes and values.

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: 5-21-2020 Signature: 



REVISED MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: June 10, 2020

RE: ZBA 20-06

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

STAFF REPORT

File Number: ZBA#20-06
Site Address: 3968 Highcrest
Parcel Number: 4711-22-302-073
Parcel Size: .176 Acres
Applicant: Nicole Bartolomucci
Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variances

Project Description: Applicant is requesting a side, front and waterfront yard setback variances to demolish and construct a new single family home.

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

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday May 31, 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 was constructed in 1920.
- The parcel is serviced by a well and public sewer.
- See Assessing Record Card.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

The proposed project is to demolish the existing home and construct a new single family home. In order to construct the new home as proposed, the applicant is required to obtain a side, front and waterfront yard setback variances. **The applicant has stated that the waterfront setback is the same as the existing home and the front yard setback is increasing the setback from the road and placing the proposed home further from the front yard property line.**

Variance Requests

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

Table 3.04.01 (LRR District): *Waterfront setback amounts were converted to decimals*

Table 3.04.01 LRR District	Front Yard Setback	Side Yard Setback	Waterfront Yard Setback
Requirement	35'	10'	74.22
Request	7'11"	9'	65.20
Variance Amount	27'1"	1'	9.02

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

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

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the front, side and waterfront yard setbacks would prevent the applicant from constructing the proposed new single family home. **There are other homes in the vicinity with reduced front and side yard setbacks and the fact that the waterfront setback is the same as the existing structure it would support substantial justice and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same vicinity of the subject parcel.**
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the topography and narrowness of the lot. **The need for the front, waterfront and side yard setback variances is not self-created and seems to be the least amount necessary.**
- (c) Public Safety and Welfare** – The granting of the 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 applicant should demonstrate that the waterfront variance request will not have an impact on the adjacent properties.

Recommended Conditions

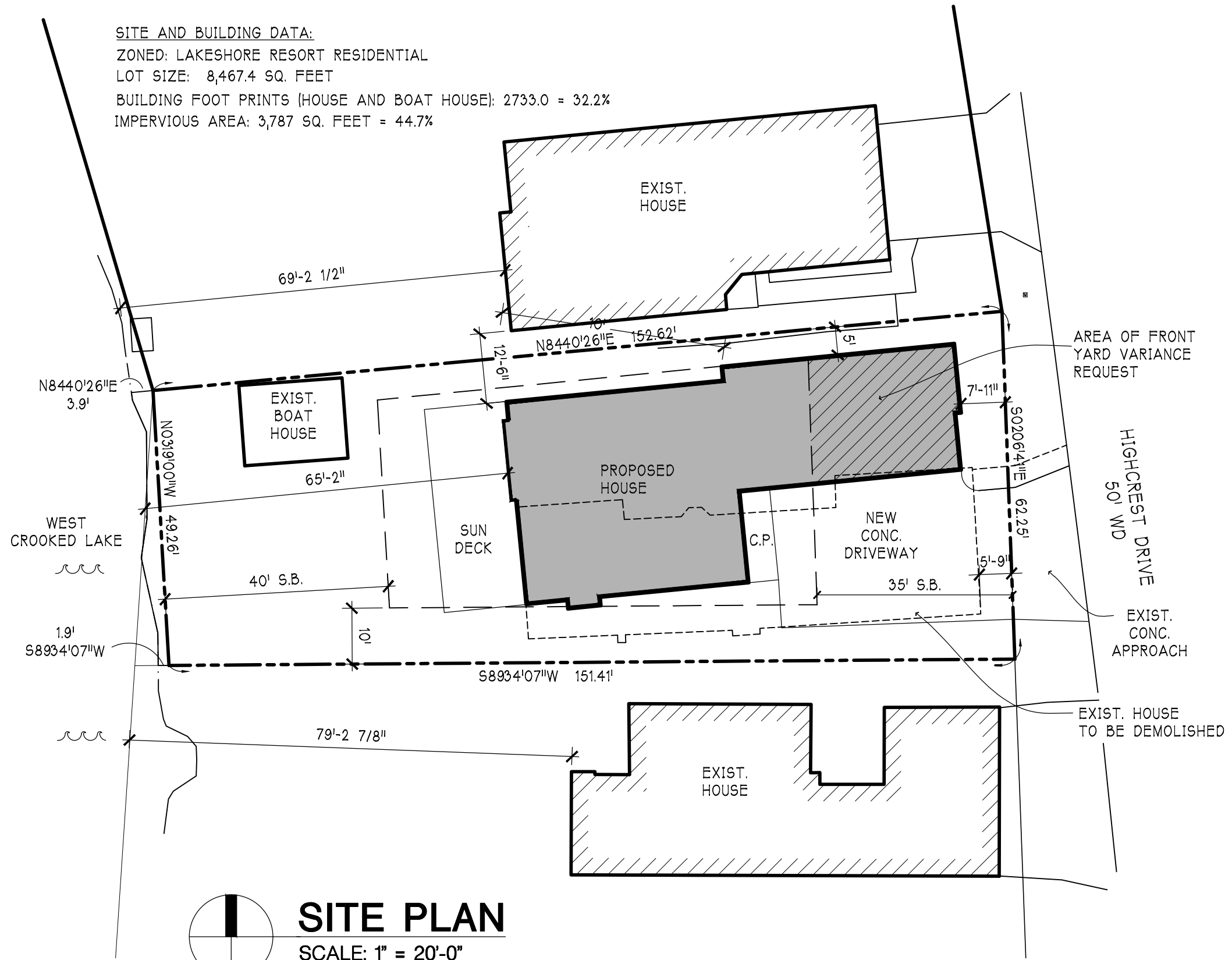
If the Zoning Board of Appeals grants the variance requests staff recommends the following conditions be placed on the approval.

1. Structure must be guttered with downspouts.
2. If improvements are requested for the expansion or improvements of the current accessory building, they shall comply with Section 24.04.06 of the zoning ordinance.
3. The applicant must contact the MHOG Utility Dept. in regards to the sewer disconnect and if relocating the grinder, must receive MHOG Utility Dept. approval for new location prior to land use permit issuance.

GENOA TOWNSHIP

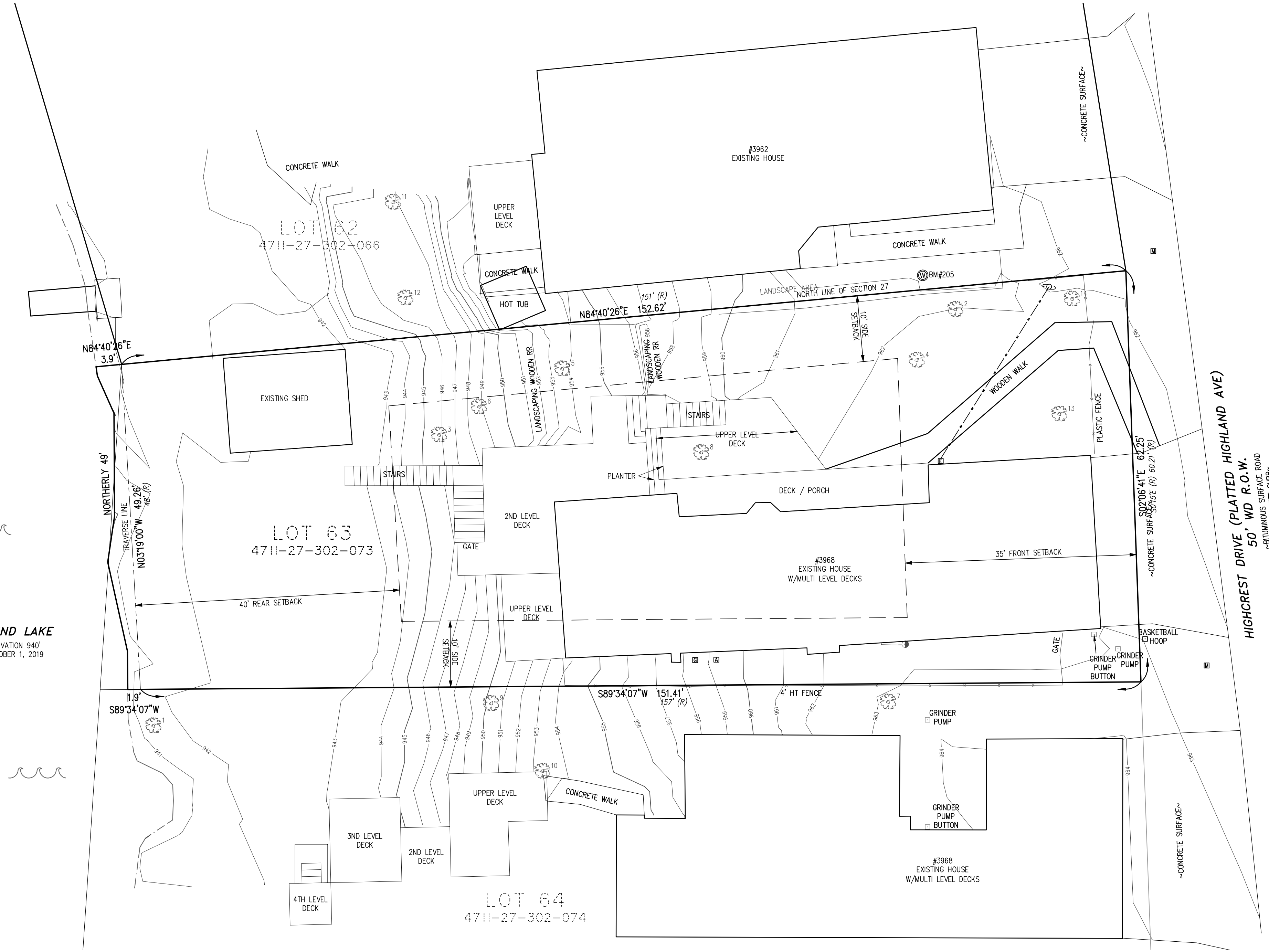


SITE AND BUILDING DATA:
 ZONED: LAKESHORE RESORT RESIDENTIAL
 LOT SIZE: 8,467.4 SQ. FEET
 BUILDING FOOT PRINTS (HOUSE AND BOAT HOUSE): 2733.0 = 32.2%
 IMPERVIOUS AREA: 3,787 SQ. FEET = 44.7%



SITE PLAN
 SCALE: 1" = 20'-0"

ROUND LAKE
ELEVATION 940'
OCTOBER 1, 2019



HIGHCREST DRIVE (PLATTED HIGHLAND AVE)
50' WD R.O.W.
~BITUMINOUS SURFACE ROAD
W/CONCRETE CURB~

~CONCRETE SURFACE~

~CONCRETE SURFACE~

N84°40'26"E
3.9'

NORTHERLY 49'
TRAVERSE LINE
N03°19'00"W 49.26'
48'(R)

1.9'
S89°34'07"W

N84°40'26"E
151'(R)
152.62'

S02°06'41"E 62.25'
30°15'E (R) 60.21'(R)

S89°34'07"W 151.41'
157'(R)

LOT 62
4711-27-302-066

LOT 63
4711-27-302-073

LOT 64
4711-27-302-074

#3962
EXISTING HOUSE

#3968
EXISTING HOUSE
W/MULTI LEVEL DECKS

#3968
EXISTING HOUSE
W/MULTI LEVEL DECKS

EXISTING SHED

UPPER LEVEL DECK

CONCRETE WALK

HOT TUB

LANDSCAPING WOODEN RR

2ND LEVEL DECK

UPPER LEVEL DECK

UPPER LEVEL DECK

3RD LEVEL DECK

2ND LEVEL DECK

4TH LEVEL DECK

CONCRETE WALK

STAIRS

PLANTER

DECK / PORCH

WOODEN WALK

PLASTIC FENCE

GATE

GRINDER PUMP
GRINDER PUMP
GRINDER PUMP
BUTTON

BASKETBALL HOOP

GRINDER PUMP

GRINDER PUMP
BUTTON

#3968
EXISTING HOUSE
W/MULTI LEVEL DECKS

CONCRETE WALK

CONCRETE WALK

LANDSCAPE AREA
NORTH LINE OF SECTION 27

BM#205

10' SIDE
SETBACK

10' SIDE
SETBACK

4' HT FENCE

~CONCRETE SURFACE~

~CONCRETE SURFACE~

PROJECT:

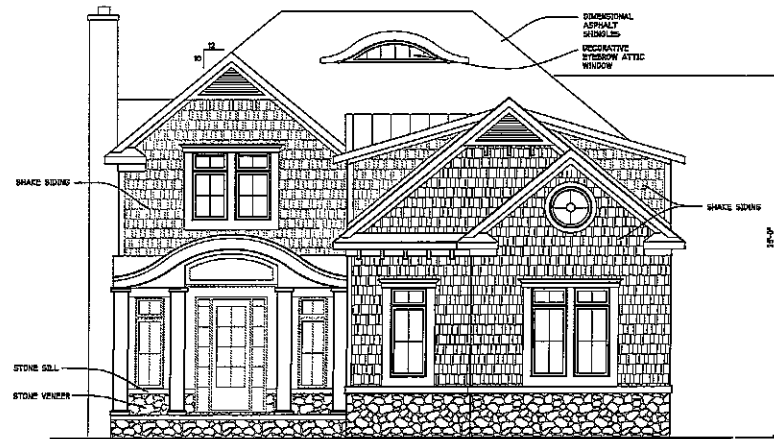
**BERG &
BARTOLOMUCCI
RESIDENCE**

3968 HIGHCREST DR.
GENOA TOWNSHIP
MICHIGAN



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

SHEET TITLE:
ELEVATIONS



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

ISSUED FOR:
ZBA
05-20-2020
05-27-2020

DO NOT SCALE PRINTS
USE FIGURED
DIMENSIONS ONLY

JOB NO.

19028

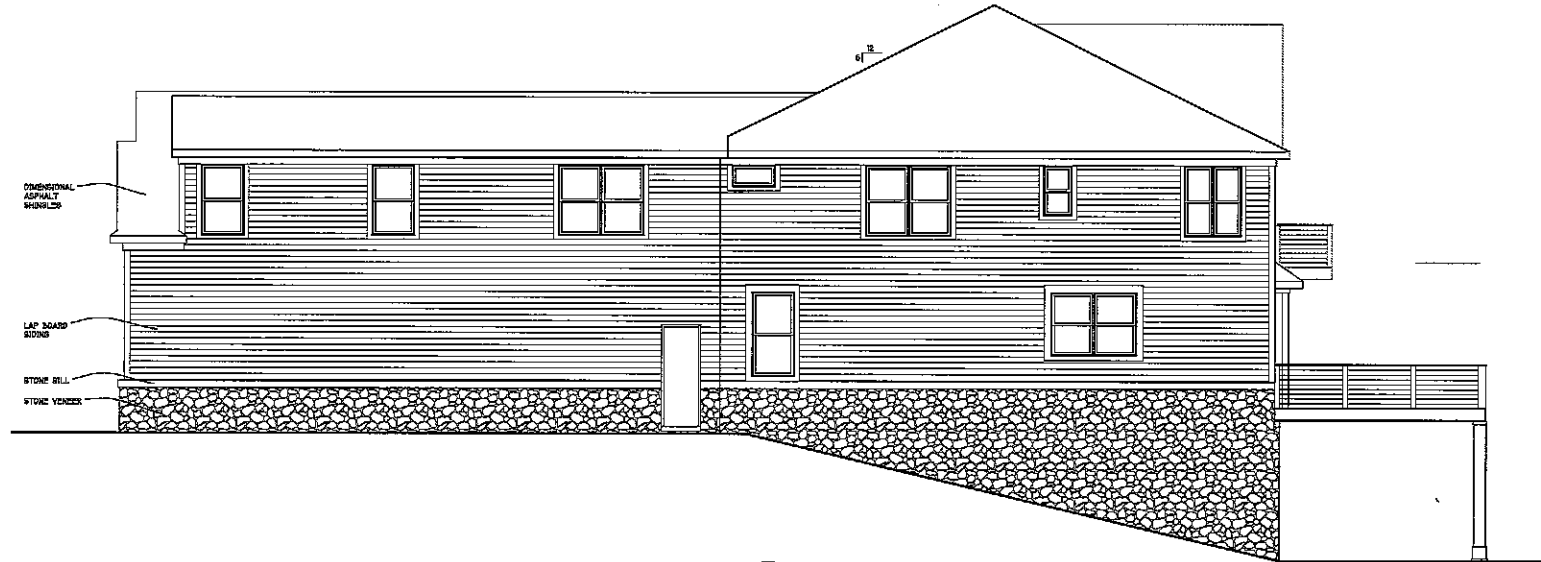
SHEET NO.

A.200

PROJECT:

**BERG &
BARTOLOMUCCI
RESIDENCE**

3888 HIGHCREST DR.
GENOA TOWNSHIP
MICHIGAN



NORTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

SHEET TITLE:
ELEVATIONS

ISSUED FOR:

ZBA
05-20-2020
05-27-2020

DO NOT SCALE PRINTS
USE FIGURED
DIMENSIONS ONLY

JOB NO.

19028

SHEET NO.

A.210

Tedd Handelsman
3962 Highcrest Dr.
Brighton, MI 48116
6/10/2020

Genoa Township
Zoning Board
2911 Dorr Rd
Brighton, MI 48116

Dear Genoa Township:

Reference: #20-07 Nicole Bartolomucci Variance Application

I'm objecting to the variance asked for in the application because it would cause great financial harm to my property value. I bought my home expecting the variances in either homes beside me to remain in compliance to ensure the integrity of my lake views.

These plans show a home that over-powers the space of property. It greatly restricts my existing views as a lake front home as seen in pictures below. It also restricts fresh incoming air through the windows and blocks natural light from filtering in.

Last, the big foot design with a three-car garage including a courtyard in this space does not flow in harmony or with the integrity or continuity of our street.

Exhibit #1 View from my living room. Windows on both sides of the fireplace have views currently of the lake. Proposed variance would restrict or eliminate the view.

Exhibit #2 View from my kitchen table have views currently of the lake. Proposed variance would restrict or eliminate the view.

Sincerely

Tedd Handelsman

Genoa Township

6/10/2020

Page 2

Exhibit #1 View from my living room



Genoa Township

6/10/2020

Page 3

Exhibit #2 View from my kitchen table



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
J DAN NIC LLC	BARTOLOMUCCI NICOLE	0	01/01/2009	QC	INVALID SALE	2009R-005538	BUYER	100.0							
O'BRIEN, MICHAEL J.	J DAN NIC LLC	300,750	09/16/2005	WD	ARMS-LENGTH	4928/0876	BUYER	100.0							
O'BRIEN, MICHAEL J.		0	12/23/1998	QC	QUIT CLAIM	25210153	BUYER	0.0							
O'BRIEN, MICHAEL J. & PATR		0	02/16/1994	QC	QUIT CLAIM	1892-0933	BUYER	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: LRR		Building Permit(s)		Date	Number	Status					
3968 HIGHCREST		School: BRIGHTON AREA SCHOOLS													
Owner's Name/Address		P.R.E. 100% 05/21/2009													
BARTOLOMUCCI NICOLE 3968 HIGHCREST BRIGHTON MI 48116		MAP #: V20-07		2021 Est TCV Tentative											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4306.TRI LAKES LAKE FRONT									
SEC. 22 T2N, R5E, CROOKED LAKE HIGHLANDS SUB. LOT 63		X		Public Improvements		* Factors *		Description		Value					
Comments/Influences		Dirt Road		Gravel Road		A LAKE FRONT		48.00 160.00 1.0000 1.0000		4000 100	192,000				
		Water		Sewer		48 Actual Front Feet, 0.18 Total Acres		Total Est. Land Value =		192,000					
		Electric		Gas		Land Improvement Cost Estimates		Description		Rate	Size % Good	Cash Value			
		Curb		Street Lights		Wood Frame		17.80		252 49	2,198				
		Standard Utilities		Underground Utils.		Residential Local Cost Land Improvements		Description		Rate	Size % Good	Cash Value			
		Topography of Site		Level		LANDSCAPING		1.00		756 91	688				
		Rolling		Low		Total Estimated Land Improvements True Cash Value =		2,886							
		High		Landscaped		Year		Land Value		Building Value		Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Swamp		Wooded		X		REFUSE		Who		When		What	
		Pond		Waterfront		CG		07/20/2016 REVIEWED R		2021		Tentative		Tentative	
		Ravine		Wetland		2020		96,000		70,700		166,700		128,321C	
		Flood Plain		X		2019		91,200		68,600		159,800		125,929C	
		REFUSE				2018		72,000		67,400		139,400		122,978C	

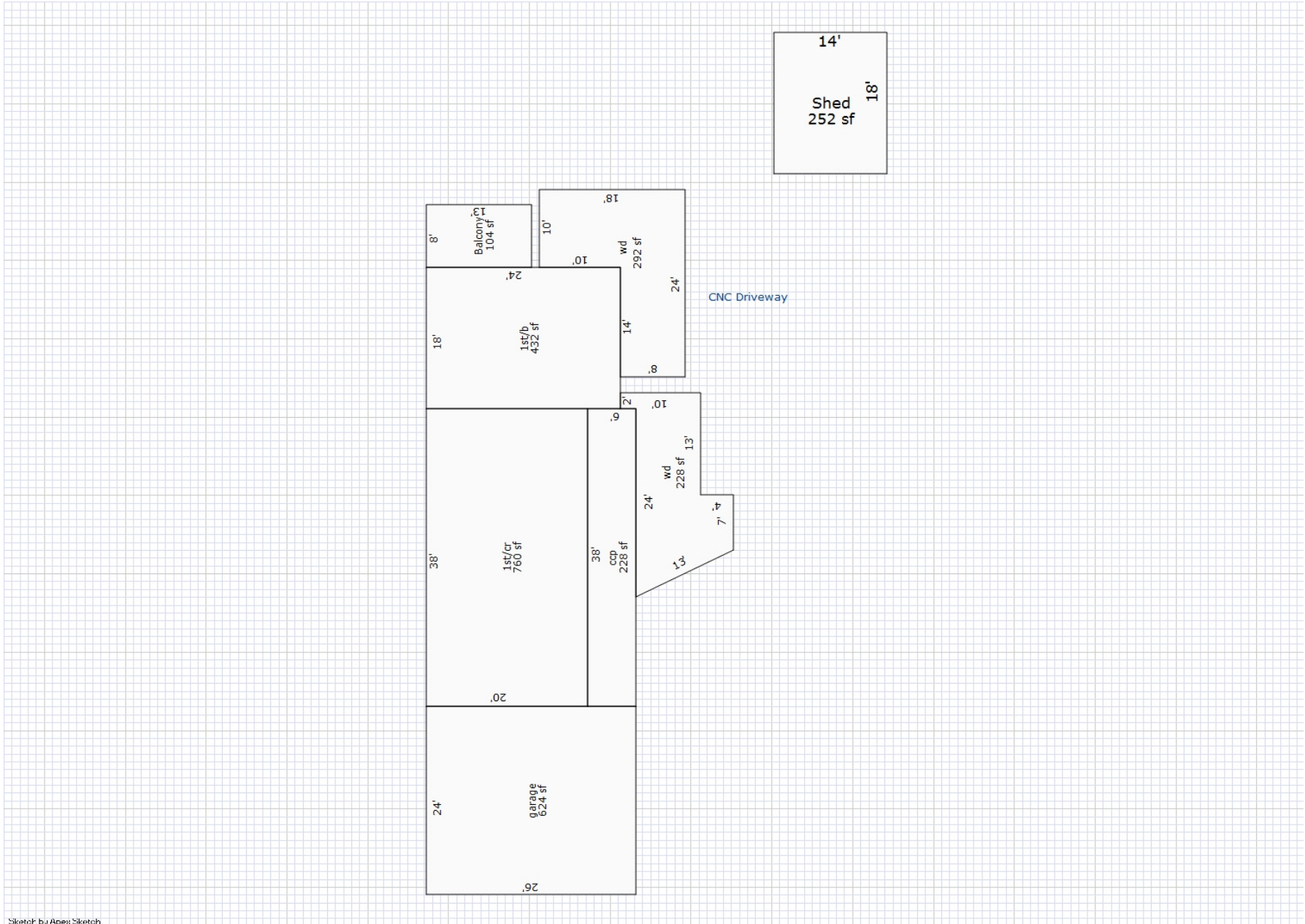


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*** Information herein deemed reliable but not guaranteed***

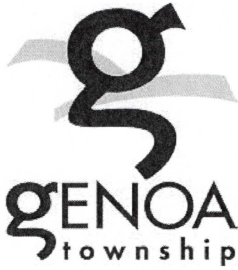
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 228 228 228 104	Type CCP (1 Story) Treated Wood Treated Wood Wood Balcony	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: CD		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 43 Floor Area: 1,192 Total Base New : 171,169 Total Depr Cost: 97,566 Estimated T.C.V: 138,544			E.C.F. X 1.420		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1920	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family CD (11) Heating System: Forced Air w/ Ducts Ground Area = 1192 SF Floor Area = 1192 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57 Building Areas			Cls CD		Blt 1920		
Condition: Good		Lg	X	Ord		Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57 Building Areas							
Room List		(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Stories Exterior Foundation 1 Story Siding Basement 1 Story Siding Crawl Space			Total:		122,547 69,852		
Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		Basement: 432 S.F. Crawl: 760 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Other Additions/Adjustments Basement, Outside Entrance, Below Grade			1		1,793 1,022		
(1) Exterior				Basement			(14) Water/Sewer			Porches CCP (1 Story)			228		4,451 2,537		
X	Wood/Shingle Aluminum/Vinyl Brick			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well			Deck Treated Wood Treated Wood Balcony Wood Balcony			228 228 228 104		3,664 2,088 3,664 2,088 3,202 1,825		
Insulation				Recreation SF Living SF 1 Walkout Doors No Floor SF			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			Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall			624 1		19,488 11,108 -2,084 -1,188		
(2) Windows		Many Avg. Few	X	Large Avg. Small				Water/Sewer Public Sewer Water Well, 200 Feet			Fireplaces Exterior 1 Story			1		4,736 2,700	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish			Lump Sum Items:			Notes:			Totals:		171,169 97,566		
(3) Roof				(10) Floor Support						ECF (4306 TRI LAKES LAKE FRONT) 1.420 => TC			1		138,544		
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle																
Chimney: Brick																	

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



Sketch by Apex Sketch

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



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

9-15-2020

Case # 20-15 Meeting Date: ~~XXXXXXXXXXXX~~ Sept 17th, 2020

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: 6253 Grand River Phone: 734-679-4356

Present Zoning: Commercial Improved 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: Addition to Monument
Sign in front of building for purpose to
have visibility for businesses leasing out units in
Building B of Landing, 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.

Correct. Without visibility for Tenants in regards to signage on Grand River the building B is at risk of being vacant. Future Tenants are extremely concerned with visibility for their business in this location.

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

The need for variance is due to the necessary visibility of businesses leasing building B of Chestnut Landing. Tenants/future tenants have expressed concern over visibility of signage for their business in bringing their business to Genoa, Twp.

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.

Correct. This would pose no danger to anything within 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.

Correct. The variance will be consistent with surrounding businesses and aesthetic appeal.

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: 8-5-20 Signature: Kelly Peller, Agent of Chestnut



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: September 8, 2020
RE: ZBA 20-15

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

STAFF REPORT

File Number: ZBA#20-15
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 sign height variance to allow for an addition to an existing monument sign at an 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 August 30, 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)
- In 2020, a sign variance denied for an additional monument sign. (see attached minutes)
- 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 a height variance to an existing sign for the office building that is currently under construction. The property currently has a monument sign for the existing building. (See attached permit)

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.

(5) A ten (10) percent increase in the maximum permitted monument sign area is permitted if extensive landscaping and a decorative brick base consistent with the materials of the principal building are provided. **Applicant has received the 10% increase in the existing sign approval.**

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 enlarging the existing sign. Granting of the requested variance may provide substantial justice to the applicant and provide a substantial property right similar to that possessed by a few other properties in the same zoning district with multiple buildings and reduced visibility from the road. There are a few existing or approved properties in the vicinity that have multiple buildings on site with reduced visibility that were approved larger monument signs.

- (b) Extraordinary Circumstances** – The exceptional or extraordinary conditions to the property is the location of the second building that has reduced visibility from the road and the odd shape of the lot. The applicant should demonstrate that the request is not self-created due to the parcel was vacant when the applicant sought site plan approval for both buildings.
- (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.
- (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. No additional ground signage will be allowed.
2. The changeable message portion of the sign shall not be increased.

GENOA TOWNSHIP



Board Member Rockwell noted that the paperwork states the variance requested is 10 feet; however, Ms. Grant stated the variance request is for four feet. Mr. Foldenauer stated the variance needed is ten feet.

Board Member Ledford questioned the location of the septic field. Ms. Grant stated it is on the side of the home and meets the requirements. Board Member McCreary wants to ensure that there is room for a reserve field should the existing field fail. Ms. Grant and Mr. Foldenauer confirmed there is room.

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

Mr. and Mrs. Chuck and Karen Nachtrab of 5601 King Road sent an email to the Township stating they do not see any problems with the variance in regards to the Grants' proposed garage. There would be virtually no difference in the placement of the garage from their point of view.

Moved by Board Member Kreutzberg, seconded by Board Member Ledford, to approve Case #20-02 for Jim and Diana Grant at 5525 King Road for a side-yard setback variance of 10 feet from the required 40 feet to construct a 24 x 24 garage, based on the following findings of fact:

- The variance does provide substantial justice as there are other detached accessory structures in the surrounding area with non-conforming side yard setbacks.
- The exceptional or extraordinary condition is the existing location of the home and existing accessory structures on the property, along with the topography and location of the septic field.
- The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. The structure shall comply with the accessory structure requirements.

The motion carried unanimously with a roll call vote.

2. 20-03 ... A request by Chestnut Development LLC, 6255 Grand River, for a variance to allow for a second monument sign on a parcel.

Mr. Brad Opfer of Chestnut Development was present. They are building a 16,000 square foot building behind the existing one, which can house up to ten tenants. If they were to divide the existing sign for these tenants, there would not be enough signage for the tenants for both buildings. The new sign would be identical to the existing sign, with the exception that it will be 13 square feet smaller to meet the ordinance of 72 square feet.

Board Member Ledford disagrees with this request. Mr. Opfer reiterated that they have six tenants in the front building and the new building can house up to ten tenants. If they were to put all 16 of these tenants on one sign, they would each only have an approximate 6x8 inch sign to promote their businesses.

Board Member McCreary asked for the hardship. Mr. Opfer stated the tenants in the rear would have no sign exposure. She asked the applicant if it was anticipated that the new building would have ten more tenants and additional signage was needed when the project was approved in 2015, which included the sign. Mr. Opfer stated that these parcels were two separate parcels and have now been combined.

Board Member Kreutzberg asked if there are a certain number of tenants in a building or buildings, does that allow for an additional sign. She also questioned if the address for the rear building is different than the existing building and would that allow for a second sign.

Ms. Ruthig stated the existing sign is currently as large as it can be per the ordinance. She noted that other developments in the Township typically have a name, such as this, and the sign has the name of the development.

Chairman Rassel asked if any other variances for two signs have been granted. Ms. Ruthig answered no.

Board Member Rockwell asked if these were two separate properties, would they be allowed a second sign. Ms. Ruthig stated they combined the properties in order to receive their site plan approval. If they were to separate the properties, they would need setback variances.

Mr. Opfer questioned if they could change the size of the existing sign and allow two signs. Chairman Rassel stated what is not allowed is two signs on one property.

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

Mr. Jim Mitte, the President of Turtlehut Internet Marketing owns the building next door to Chestnut Development. He sent an email to show his support for the sign variance request. He believes it would be beneficial to the tenants of the new building and customers to have proper signage on Grand River to showcase the businesses that will be occupying the building.

Moved by Board Member McCreary, seconded by Board Member Ledford to deny Case #20-03 for 6255 Grand River, based on the following findings of fact:

- The applicant is requesting a variance to allow for an additional monument sign at an existing office center.
- There is no practical difficulty with respect to granting a second sign. The ordinance is clear that only one monument sign is allowed for each parcel and the current sign that is there has been approved.

- There are no extraordinary circumstances and the request for the applicant is self-created.
- There is no public safety and welfare issue with respect to granting this variance.
- By denying this request, it would be equal for all other properties that have monument signs and comply with the sign ordinances for Genoa Township.

The motion carried unanimously with a roll call vote.

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.

Mr. and Mrs. Casoli were present. Ms. Casoli stated they would like to add a 12 x 14 addition to their home that will fill in the corner of the house. She showed a sketch plan of the property and addition. They are requesting a side variance and a lake side variance. The addition will not be any closer to the lake than the existing structure.

The call to the public was made at 7:17 pm with no response.

Moved by Board Member Ledford, seconded by Board Member McCreary, to approve Case #20-04 for 4121 Homestead Drive to Daniel and Christine Casoli for a waterfront setback of 17.25 feet from the required 57.25 feet for a waterfront setback of 40 feet and a side yard setback variance of .9 feet from the required 5 feet for a side yard setback of 4.1 feet in order to construct an addition on an existing home, based on the following findings of fact:

- The waterfront setback will be the same as the existing home.
- The side-yard setback variance will decrease from 4.7 feet to 4.1 feet.
- Strict compliance with the waterfront and side yard setbacks would prevent the applicant from constructing the proposed addition. 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 is necessary for the preservation and enjoyment of the property.
- The exceptional or extraordinary condition of the property is the narrowness of the lot and location of the existing home. The waterfront and side yard variances would make the property consistent with other properties in the area.
- Granting 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.
- These 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 with a roll call vote.

Administrative Business:

1. Approval of the minutes for the January 20, 2020 Zoning Board of Appeals Meeting.



7475 South Division Avenue, Grand Rapids, MI 49548 Phone (616) 455-0260 Fax (616) 455-0272

www.postemasign.com

STRUCTURE

- Existing double sided sign
- SignComp Standard aluminum extrusion
- 1 5/8" aluminum retainers
- New center tenant sign to be added
- Paint to be Matthews Acrylic Polyurethane

ELECTRICAL

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

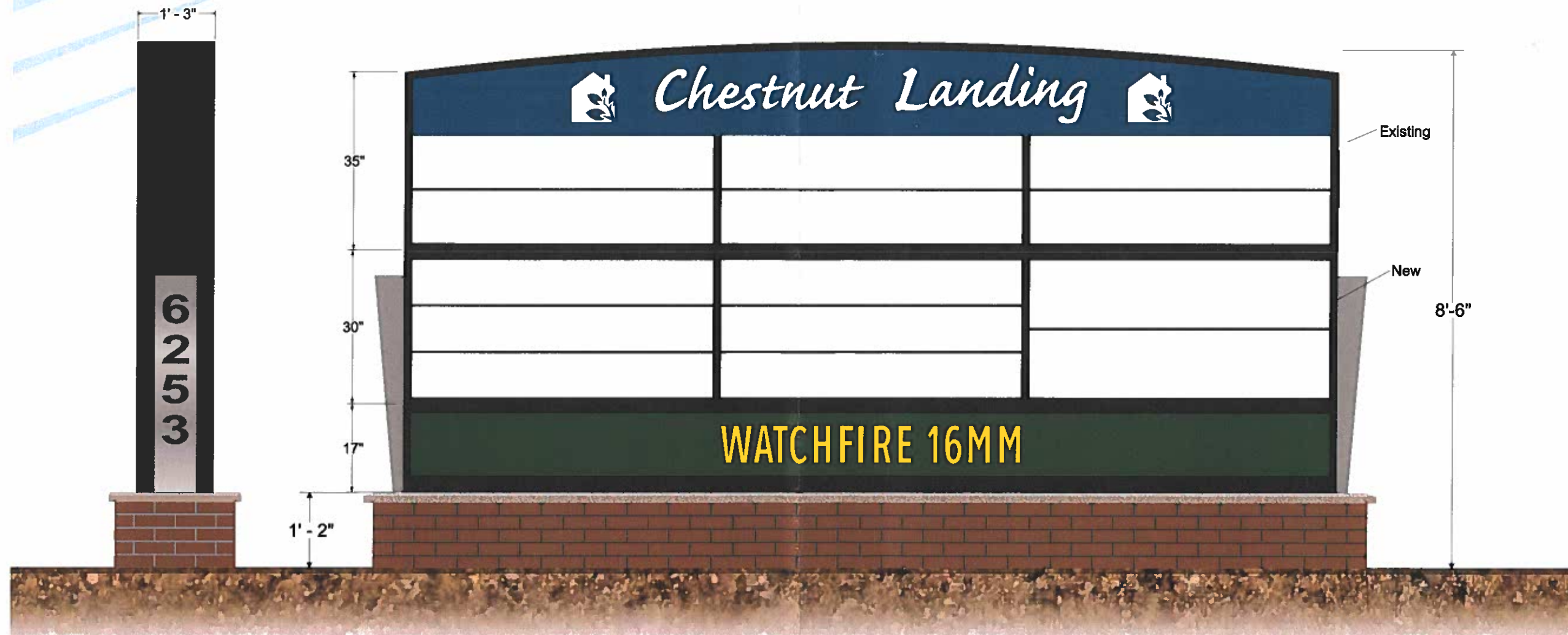
FACES

- White Polycarbonate
- Surface applied 3M vinyl graphics

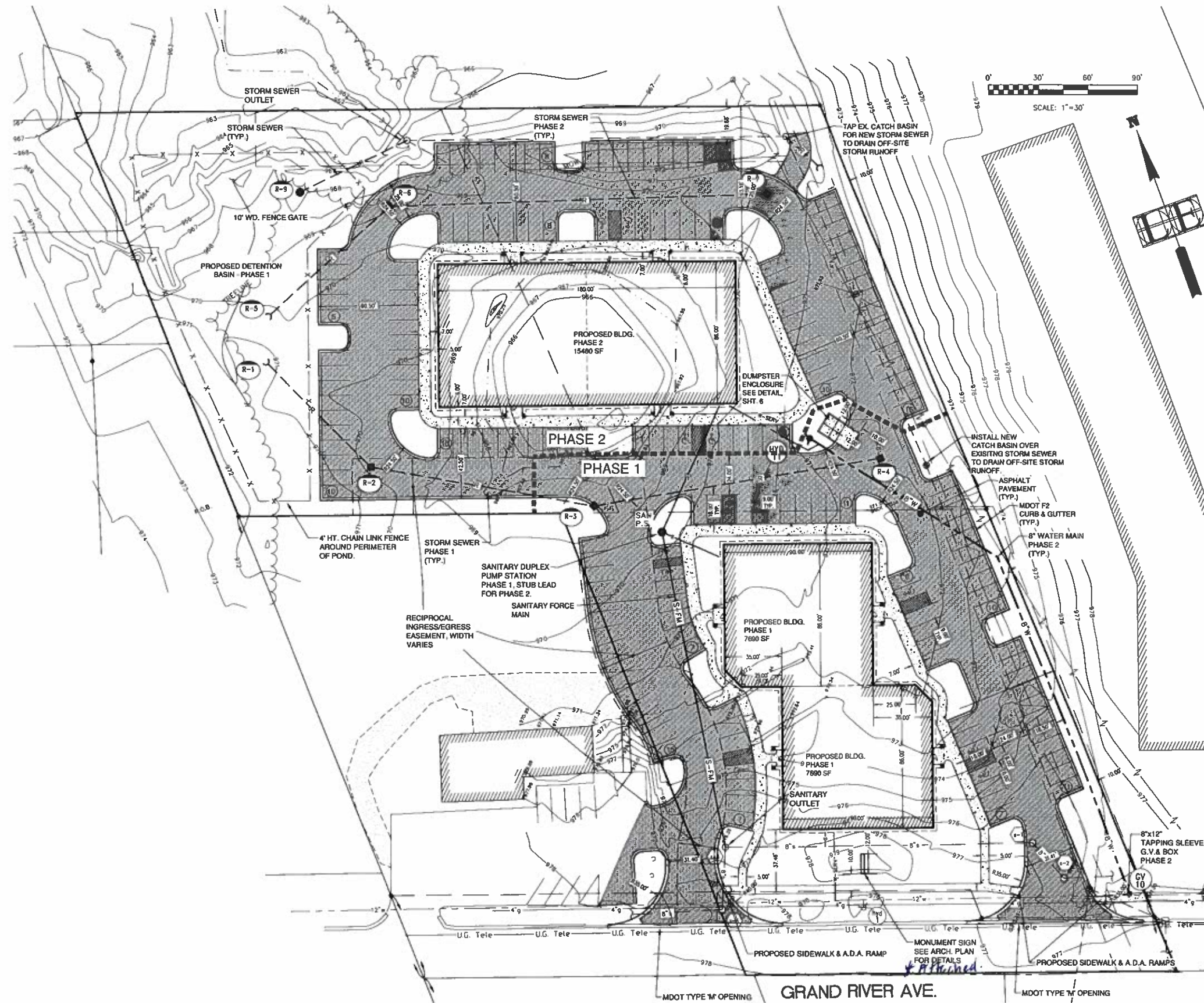


TOTAL SQ. FT. - 111.8
LED SQ. FT. - 22.1
Additional - 38.1

Side profile



LAYOUT & UTILITY PLAN



LEGEND

	EXISTING	PROPOSED
SPOT GRADE	+615.51	615
WATER MAIN	8" W	8" W
WATER MAIN LABEL	HYD	HYD
SANITARY SEWER	8" S	8" S
SANITARY SEWER LABEL	S-1	S-1
STORM SEWER	12" S	12" S
STORM SEWER LABEL	S-1	S-1
OVERHEAD	X	g
LIGHT POLE	⊙	
UTILITY POLE	⊙	
GATE VALVE IN WELL	⊙	
DOMESTIC WATER WELL	⊙	
BITUMINOUS PAVEMENT-LIGHT DUTY		[Pattern]
CONCRETE PAVEMENT		[Pattern]
PHASE LINE		[Dashed Line]

UTILITY NOTES

- WATERMAIN NOTES:**
1. WATER MAIN SHALL BE DUCTILE IRON (PRESSURE CLASS 350 W/8 MIL POLYWRAP)
 2. ALL WATERMANS SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISHED GRADE.
 3. THE WATER MAIN SHALL BE BUILT IN ACCORDANCE WITH THE MARION, HOWELL, OCEOLA, GENOA SEWER & WATER AUTHORITY (MHOG (W)W) SANITARY SEWER & WATER DESIGN STANDARDS.
 4. ALL WATER MAIN SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH M.H.O.G. STANDARDS.
 5. A PERMIT SHALL BE OBTAINED FROM THE LIVINGSTON COUNTY BUILDING DEPARTMENT AND A REPRESENTATIVE OF GENOA TOWNSHIP MUST BE PRESENT TO OBSERVE THE PROPOSED LIVE TAP TO THE WATER MAIN.
- STORM SEWER NOTES:**
1. ALL STORM SEWER SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (SLOPP) (HOPE DUAL WALL) UNLESS OTHERWISE NOTED ON PLANS.
 2. ALL STORM SEWER UNDER PAVEMENT OR WITHIN 1:1 INFLUENCE OF EXISTING, PROPOSED, OR FUTURE PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.

© 2014

LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING
 3300 S. CH. U.S. 23, BRIGHTON, MI 48114
 PHONE: (810) 255-7700
 FAX: (810) 255-7699
 http://www.livingstoneng.com

Client
 3600 CHELSON ROAD
 CHESTNUT DEVELOPMENT
 HOWELL, MI 48843

GRAND RIVER OFFICE COMPLEX
 6253 GRAND RIVER AVENUE, BRIGHTON, LIVINGSTON COUNTY, MICHIGAN
 SITE PLAN
 LAYOUT & UTILITY PLAN

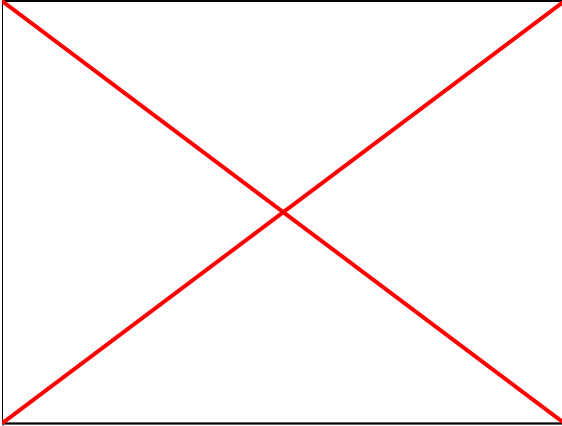
REVISION	DATE
FOR QUDT	1-10-2015
FOR UDD REVIEW	2-27-2015

Drawn	Checked	Approved	Date
			12-1-2015

Job No. 14211
 Scale: Vertical
 Horizontal: 1" = 30'

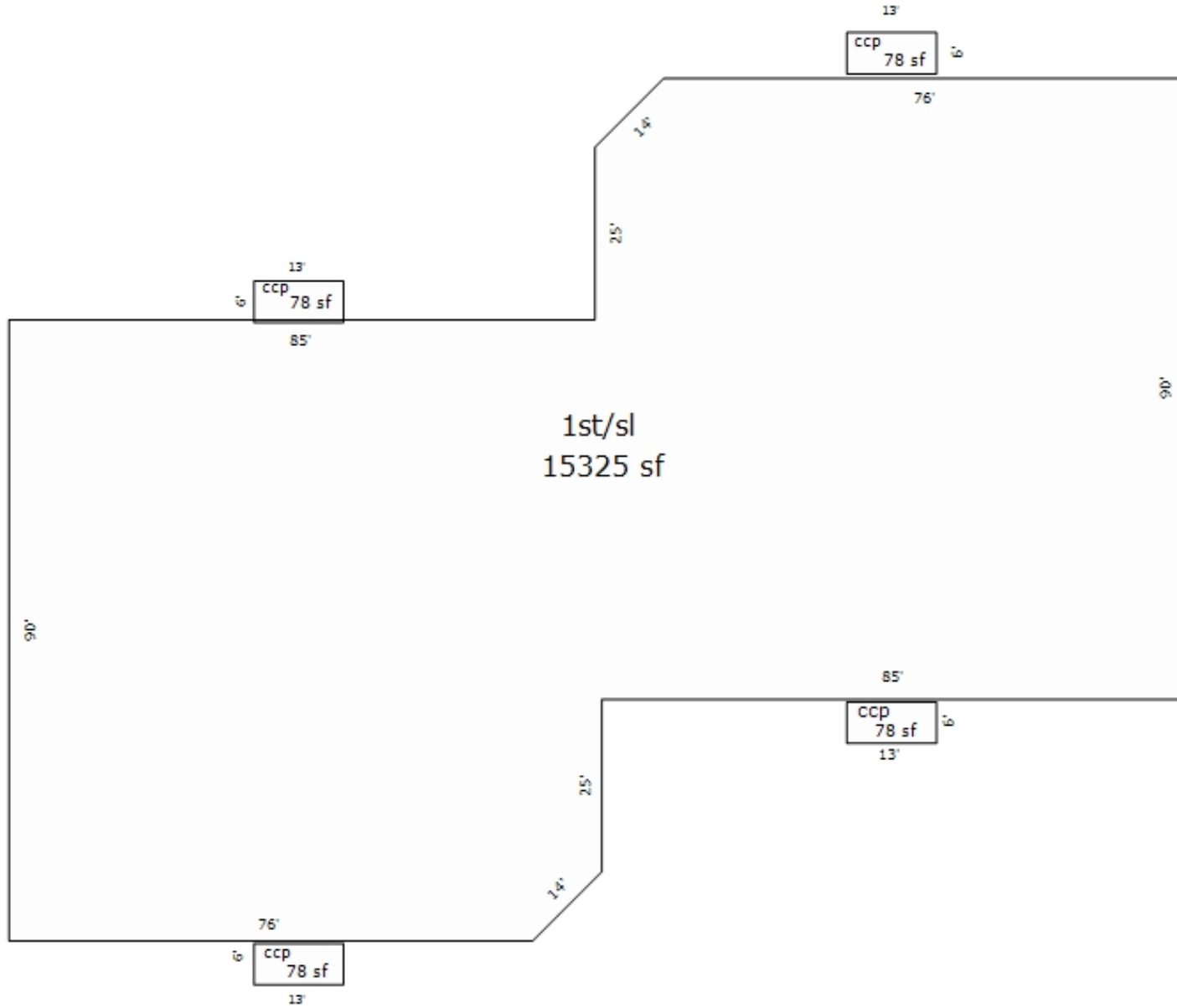


FILE: C:\14211 Chestnut\6253 Gr River\Draw\SitePlan\14211_3_Layout_Utility.dwg

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 #: V20-15		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																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																			
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		DLR 08/06/2020 INSPECTED		2021		Tentative		2021		Tentative		Tentative								Tentative	
		DLR 11/18/2016 INSPECTED		2020		302,300		681,100		983,400										850,938C	
				2019		302,300		624,300		926,600				926,600A						835,072C	
				2018		241,900		893,300		1,135,200				815,500T						815,500C	

Desc. of Bldg/Section: Calculator Occupancy: Office Buildings				<<<<<< Calculator Cost Computations >>>>>>			
Class: C				Class: C Quality: Average		Stories: 1 Story Height: 12 Perimeter: 580	
Floor Area: 15,325		Construction Cost		Base Rate for Upper Floors = 106.68		(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.12 100%	
Gross Bldg Area: 15,325		High	Above Ave.	Ave.	X	Low	Adjusted Square Foot Cost for Upper Floors = 126.80
Stories Above Grd: 1		** ** Calculator Cost Data ** **				Total Floor Area: 15,325 Base Cost New of Upper Floors = 1,943,210	
Average Sty Hght : 12		Quality: Average		Heat#1: Package Heating & Cooling 100%		Reproduction/Replacement Cost = 1,943,210	
Bsmnt Wall Hght		Heat#2: Forced Air Furnace 0%		Ave. SqFt/Story: 15325		Total Depreciated Cost = 1,865,482	
Depr. Table : 2%		Ave. Perimeter: 580		Has Elevators:		Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
Effective Age : 2		*** Basement Info ***		Area:		ECF (2012 OFFICE) 0.700 => TCV of Bldg: 1 = 1,305,837	
Physical %Good: 96		Area:		Perimeter:		Replacement Cost/Floor Area= 126.80 Est. TCV/Floor Area= 85.21	
Func. %Good : 100		Type:		Heat: Hot Water, Radiant Floor			
Economic %Good: 100		* Mezzanine Info *		Area #1:			
2016 Year Built		Area:		Type #1:			
Remodeled		* Sprinkler Info *		Area #2:			
Overall Bldg Height		Area:		Type #2:			
Comments:		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	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Many Average	
		2-Piece Baths		Water Heaters		Many Unfinished	
		Shower Stalls		Wash Fountains		Typical Unfinished	
		Toilets		Water Softeners		Typical Typical	
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		Gas		Coal		Thickness	
		Oil		Stoker		Bsmnt Insul.	
(6) Ceiling:		Hand Fired		(14) Roof Cover:			
		Boiler					

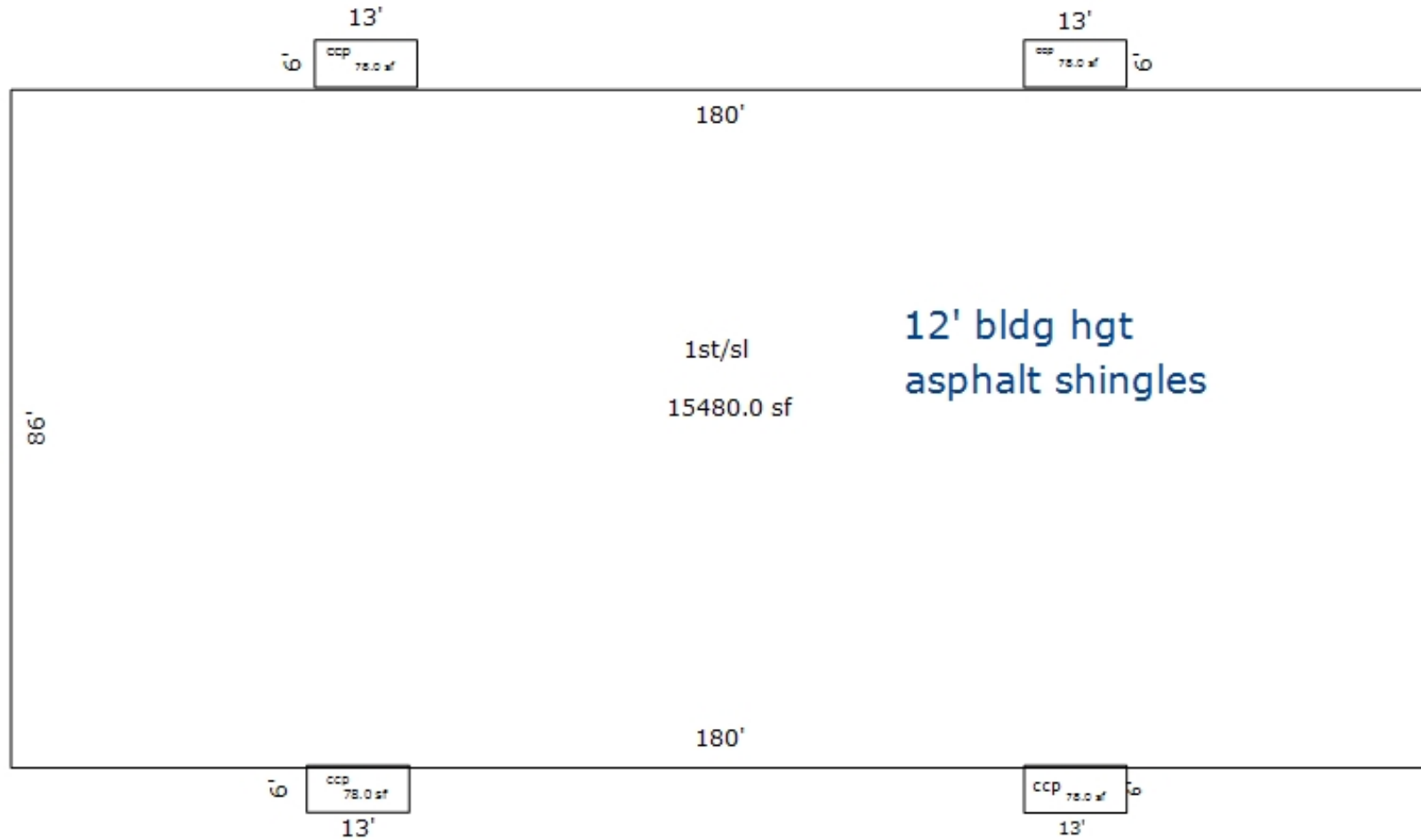
*** Information herein deemed reliable but not guaranteed***



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Desc. of Bldg/Section: Calculator Occupancy: Industrial - Light Manufacturing																																																
Class: C Floor Area Gross Bldg Area: 15,325 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght			Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table>									High	Above Ave.	Ave.	X	Low																																
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Depr. Table : 1.5% Effective Age : 9 Physical %Good: 87 Func. %Good : 100 Economic %Good: 100			** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Radiant 100% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story Ave. Perimeter Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average																																													
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*** 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 # 20-16 Meeting Date: 9-15-2020
~~XXXXXXXXXXXX~~ Sept 17, 2020 @ 6:30pm

PAID Variance Application Fee

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

Applicant/Owner: Chad Newton

Email: chadanewton1@gmail.com

Property Address: Grand River Lot 33 and 34

Phone: (734) 699-6999

Present Zoning: LRR

Tax Code: 11-10-301-033

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:

- Variance requested/intended property modifications:** A variance to construct an attached shed to a non-conforming structure (existing garage).

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.

In 2017, we purchased Lot 132 (with home), along with vacant lots 33 (with garage) and 34. We spent a few thousand dollars in attorney fees trying to join the 3 lots into one lot, but were unsuccessful. We currently use all 3 lots as one property, but unfortunately they are separated by a 6' walking path. We have a significant amount of land, but we are limited as to what we can do because the walking path separates our properties. Strict compliance with the side yard setbacks prevents us from having a shed attached to the rear of our garage. There are other homes in the vicinity with similar restrictions, but have storage sheds. Having the shed attached to the rear of the garage hides the shed from people driving by and is more appealing than a stand-alone shed in public view. Having room to store lawn equipment is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same vicinity of our properties. I have moved the shed 3 feet further away from the lot line, compared to the existing garage.

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 extraordinary circumstance that we face is having 3 lots that are adjacent to one another, but separated by a 6' wide walking path. In spite of our best efforts to have the walking path removed, our home is legally separated from our back properties, making the back properties "vacant". The ordinance does not allow construction on vacant property. The walking path, which separates our properties and is no longer used by anyone, was created in the early 1900's. This type of property separation would never be used by developers today. Although we treat our land as one piece of property (and it appears to be one piece of property), the current ordinance prevents us from having a shed, despite the large amount of land.

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

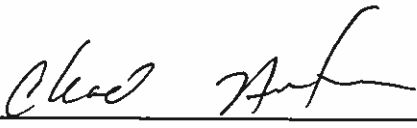
The granting of the variances will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

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

I have asked all of my surrounding neighbors if they had any issues with me building the shed and they each have said no. Additionally, they have each signed letters of support.

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: 8-15-2020 Signature: 

TO: Amy Ruthig, Kelly VanMarter, and Variance Board Members
FROM: Chad Newton
DATE: August 15, 2020

Please accept this letter as a formal apology for starting to build a shed, on the back of my garage, without going through the required process. In hindsight, I can clearly see that my actions were wrong and created an unfortunate situation for myself. At the time I made the decision to add the shed, I thought that it would be unnoticed and not a big deal. My plan was to have it built to code and well designed, so that it blended well with my existing property.

Please understand, my intention was not to "pull one over" on anyone. I simply believed that adding a shed was a minor project. I now understand that any building, regardless of how small, requires a formal process. Please know that going forward, I will always seek guidance from the township staff for any project that I consider.

Finally, the intent of the shed was to be able to store all of my lawn equipment, snow blower, yard tools, storage shelves, etc., so that I could keep my boat in the garage during the off season. It is a personal choice to store my boat inside, as I realize that many boats are stored outside. However, I believe that placing my pontoon boat on the vacant land all winter creates an eyesore and I'd rather store it inside. Unfortunately, there is not enough room for the boat, one vehicle and all of the above-mentioned equipment.

We enjoy our home in Genoa township and we try very hard to be good neighbors. Please give my variance request your full consideration, despite my poor decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Newton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Chad Newton



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: September 9, 2020
RE: ZBA 20-16

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

STAFF REPORT

File Number: ZBA#20-16
Site Address: Lot #33 and #34 Grand River
Parcel Number: 11-10-101-033
Parcel Size: .308 Acres
Applicant: Chad Newton, 47327 Hunters Park Dr. Plymouth 48170
Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a variance for an addition to a non-conforming detached accessory structure on a lot without a principal structure.

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 August 30, 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 1950.
- In 2018, a waiver was issued for the parcel with the home to hook to the municipal water. The water line is located in the lot to the north with the detached garage. (See attached)
- See Assessing Record Card.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

The applicant is seeking a variance to allow an addition to an existing detached accessory structure to remain. In order to keep the addition, the applicant must obtain a variance. The applicant owns the lot to the north of the parcel (11-10-301-132, 5536 Wildwood) that is occupied by a single family home. The two properties are divided by a 6 foot platted walkway for the subdivision which prevents them from being combined into a single tax parcel. The applicant and the applicant's agent contacted the Township prior to construction of the addition to the detached accessory structure. The applicant was instructed that the addition would require a variance.

Applicant was contacted by the Township when the structure was brought to the Township's attention. The structure was constructed without a variance or a land use permit.

Variance Requests

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

11.04.01 Accessory Buildings, Structures and Uses in General

(a) Relation to Principal Building: Accessory buildings, structures and uses are permitted only in connection with, incidental to and on the same lot with a principal building, that is occupied by a use permitted in the particular zoning district. In the Agricultural District an accessory building or structure may be permitted on a separate lot in conjunction with activity of a permitted use on another lot under same ownership. No accessory building, structure or use shall be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized.

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 16 x 12 addition to the existing detached accessory structure to remain. The lot cannot be combined with 5536 Wildwood due to the platted walkway. Granting the variance does not appear to offer substantial justice and might not be necessary for preservation and substantial property right and would not make the property consistent with the surrounding area due to within the surrounding area there are not many examples of detached accessory structures over 700 sq. ft. The applicant should supply evidence to support substantial justice.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the location of the platted walkway making it difficult to combine the parcels. The lot constraint is not self-created however; the need for the variance is self-created due to the addition being constructed without a land use permit. Applicant should provide if the variance request is the least amount necessary.
- (c) Public Safety and Welfare** – The granting of this variance will not have an impact on 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 will 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. No other additional structures are allowed on lot.
2. Deed restrictions requiring vacant lot cannot be sold separately from 5536 Wildwood.

If the Zoning Board of Appeals denies the variance requests staff recommends the following conditions be placed on the denial:

1. Addition shall be removed within 60 days.

GENOA TOWNSHIP



ASPHALT, RETAINING WALLS & LANDSCAPING ENCROACHMENTS

LOT 133
HOUSE #5530

"GLEN ECHO"
(L. 1, PGS. 75-76, L.C.R.)

NEIGHBOR'S LANDSCAPING & RETAINING WALLS

LOT 132
4711-10-301-132

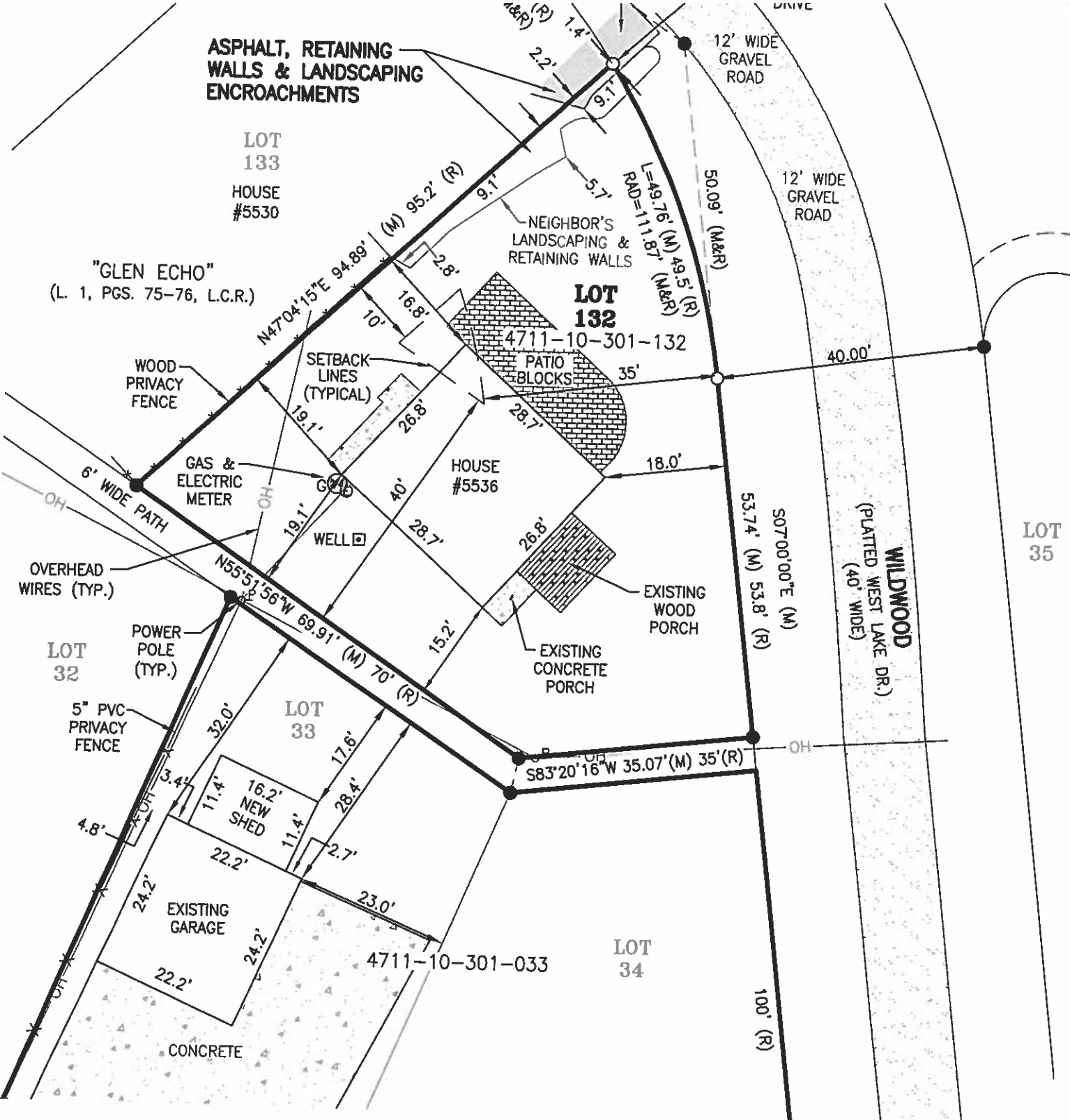
HOUSE #5536

LOT 32

LOT 33

LOT 34

LOT 35



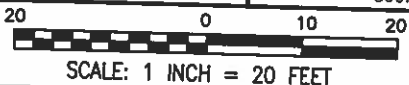
DESCRIPTION:

LOT 132 OF "GLEN ECHO", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AS RECORDED IN LIBER 1 OF PLATS, PAGES 75-76, LIVINGSTON COUNTY RECORDS.

BEBOSS Engineering

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

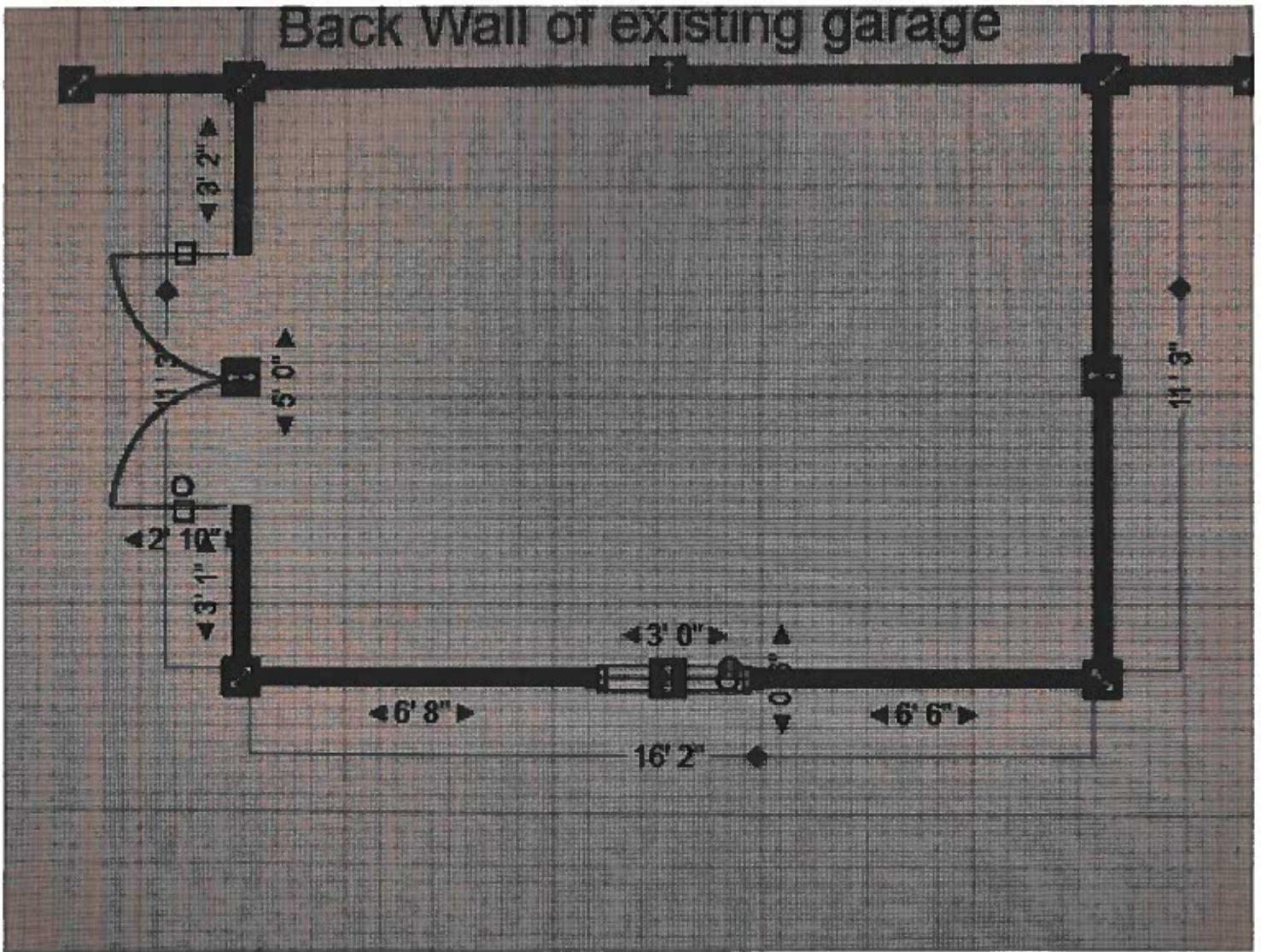
CLIENT: B5 CONTRACTOR SERVICES



LEGEND

- = IRON SET
- = IRON FOUND
- ⊙ = MONUMENT FOUND
- * = FENCE
- (R) = RECORDED
- (M) = MEASURED

JOB NO.	18-318	DATE	8-14-20		
SHEET	1 OF 1	FB 586	CREW GFD	DR. AEB	CK.



Design Name: Garage Design

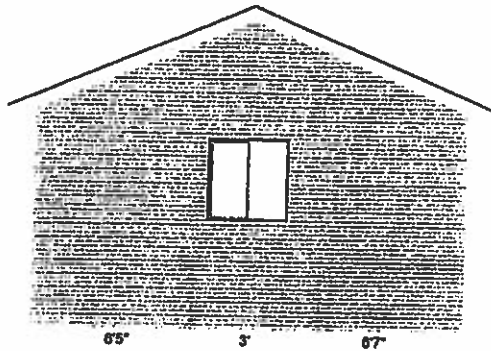
Design ID: 332055241843

Estimate ID: 46798

Dimensions

Wall Configurations

*Illustration may not depict all options selected.



ENDWALL B

JELD-WEN 36"W x 36"H Vinyl Sliding w/Nailing Flange



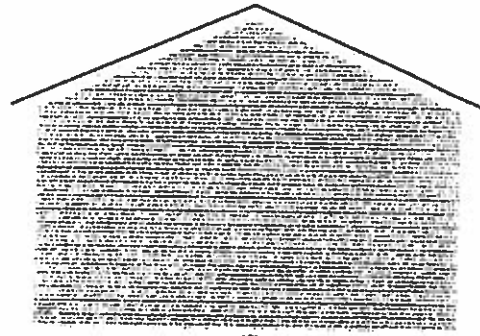
12'
SIDEWALL D



SIDEWALL C

Mastercraft® Primed Steel 6-Panel Prehung Exterior Door

Mastercraft® E-1 Primed Steel 6-Panel Prehung Exterior Door



16'
ENDWALL A

Part of Garage

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

Design Name: Garage Design
Design ID: 332055241843
Estimate ID: 46798

MENARDS
Design & Buy GARAGE

Materials

Building Info

Building Width:	16'
Building Length:	11'
Building Height:	8'
Wall Framing Stud:	2" x 4"
Roof Framing:	Truss Construction
Truss Type:	Common
Roof Pitch:	5/12 Pitch
Eave Overhang:	1'
Gable Overhang:	None
Concrete Block Option:	None
Anchor bolt:	Grip Fast 1/2" x 10" HDG Anchor Bolt w/ Nut & Washer
Custom Garage Plan:	No I do not need a custom building plan

Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	ProTUFF™ Double 4" Dutchlap Vinyl Siding - White
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16" OSB (Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents:	None

8/10/2020

Garage

Design Name: Garage Design

Design ID: 332055241843

Estimate ID: 46798

MEWARDS
Design & Buy GARAGE

Roof Info

Roof Sheathing:

Roofing Material Type:

Architectural Roofing:

Roof Underlayment:

Ice and Water Barrier:

Fascia material Type:

Fascia:

Soffit material Type:

Soffit:

Gutter material Type:

Ridge Vent:

Roof Vents:

1/2" OSB (Oriented Strand Board)

Architectural Shingle

Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty
Architectural Shingles (32.8 sq. ft.) - Onyx Black

#15 Felt Roofing Underlayment 3' x 144' (432 sq. ft.)

Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water
Barrier 3' x 66.7' (200 sq. ft.)

Aluminum Fascia

6" x 12' Aluminum Rustic Fascia - White

Aluminum Soffit

16" x 12' Aluminum Vented Soffit - White

None

None

None

Openings

Windows:

Entry Door:

Entry Door:

JELD-WEN 36"W x 36"H Vinyl Sliding w/Nailing Flange

Mastercraft® Primed Steel 6-Panel Prehung Exterior Door

Mastercraft® E-1 Primed Steel 6-Panel Prehung Exterior Door

Additional Options

Ceiling Insulation:

Wall Insulation:

Ceiling Finish:

Wall Finish:

None

None

None

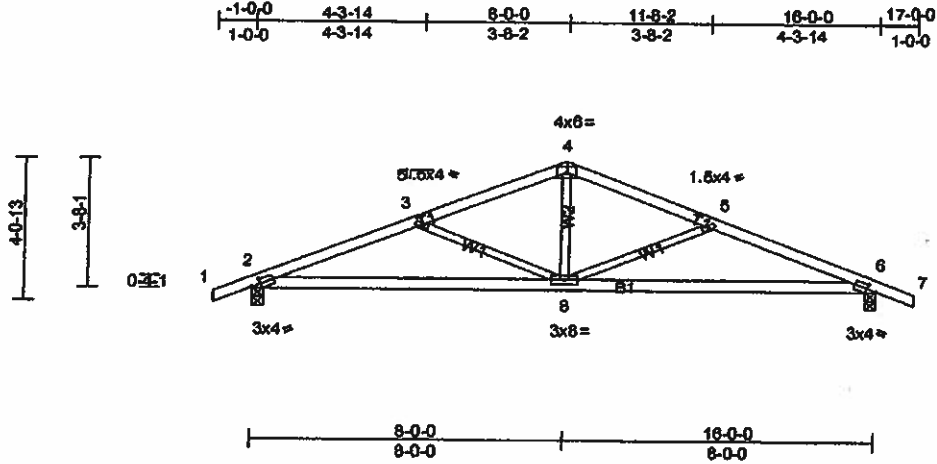
None

Design Name: Garage Design
Design ID: 332055241843
Estimate ID: 46801

MENARDS
Design & Buy™ GARAGE

Job QTREC0553911	Truss T1	Truss Type COMMON	Qty 5	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI Run: 8:28:0 Jan 22 2018 Print: 8:20:8 Jan 22 2018 MITek Industries, Inc. Mori Jun 04 13:11:54 Page: 1
 IDrs8qYX8zm7nYdU5FcrNuz9IAU-1zH_sIPaNBUMJqCOQYBj65nRQH4K6uEG0suzKAJ



Scale = 1:61.1

Plate Offsets (X, Y): [2:0-3-0.0-1-8], [8:0-3-0.0-1-8]

Leading	(psf)	Spacing	2-0-0	CSI		DEFL	In	(loc)	Udef	Ld	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.24	Vert(LL)	-0.08	2-8	>999	240	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.54	Vert(CT)	-0.18	2-8	>999	180		
TCDL	7.0	Rep Stress Incr	YES	WB	0.28	Horz(CT)	0.03	8	n/a	n/a		
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix-R								
BCDL	10.0										Weight: 50 lb	FT = 15%

LUMBER
 TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 WEBS 2x3 SPF Stud

BRACING
 TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 4-8-3 oc purlins.
 Solid ceiling directly applied or 10-0-0 oc bracing.

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

REACTIONS (lb/size) 2=782/0-3-8, (min. 0-1-8), 8=782/0-3-8, (min. 0-1-8)
 Max Horiz 2=-49(LC 10)
 Max Uplift 2=-88(LC 14), 8=-88(LC 15)
 Max Grav 2=823(LC 2), 8=823(LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-1384/230, 3-4=-1041/155, 4-5=-1041/155, 5-6=-1384/230
 BOT CHORD 2-8=-149/1230, 8-8=-149/1230
 WEBS 3-8=-403/129, 4-8=-8/470, 5-8=-403/129

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=8.0psf; 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
- 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=1.1
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
- 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 68 lb uplift at joint 2 and 68 lb uplift at joint 6.
- This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

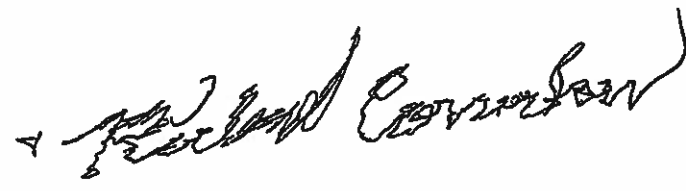

LOAD CASE(S) Standard

August 4, 2020

To Whom it may concern:

Chad and Rhonda Newton moved next door to Rick and me about three years ago. They have been great neighbors and have really improved their property. Rick and I support Chad's request for a shed and we hope the variance board agrees. Please allow Chad and Rhonda to keep their shed. As their nearest neighbors, we have no issues with it.

Thanks again,



Loretta Corruncker.

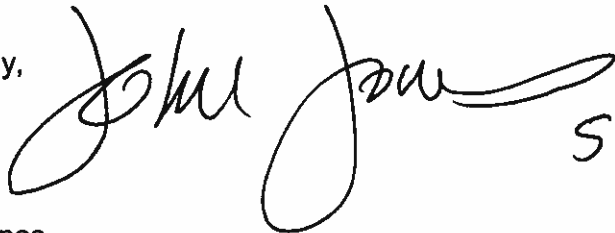
TO: Genoa Township Staff and Zoning Board of Appeals

FROM: John Jones, Neighbor of Chad Newton, 5536 Wildwood Rd – Lake Chemung

DATE: August 5, 2020

Chad and Rhonda Newton have been my neighbor for nearly 3 years. Although they only typically only spend time at the lake house on weekends, they have proven to be good neighbors. They are respectful and have invested a lot of time, energy and money in improving their home and property. They asked me if I we had any problems with them adding a shed on the back of their garage and I told them that I had no problems with the addition of a shed. Since then, he has constructed the shed and it looks good. I still support the addition of the shed and I have no issues with it. I realize that Chad and Rhonda have limited storage in their home, and the addition of the shed helps resolve their issues. I would request that the variance board approve Chad and Rhonda's request to keep their shed.

Sincerely,

A handwritten signature in black ink that reads "John Jones". The signature is written in a cursive style with a large, looping "J" and "J".


5525 E. Grand River

John Jones

August 5, 2020

I fully support Chad and Rhonda Newton's request to have a shed. Before Chad built the shed, he asked me, along with other neighbors, if we had any issues. I told him that I had no issue with him building it. In fact, after seeing it nearly completed, I think it looks good and will provide him the space that he needs for storing items. Chad made sure that he constructed it in a manner that looks good and does not infringe on anyone's enjoyment of their property. Please provide Chad the variance and allow him to keep his shed.

Regards,

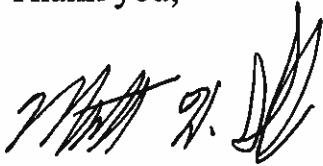
A handwritten signature in black ink, appearing to read "Joe Tiano", written in a cursive style. The signature is positioned above the printed name "Joe Tiano".

Joe Tiano

To: Genoa Township Staff and Zoning Board of Appeals
From: Matt Ikle,
Date: August 6, 2020

Chad Newton constructed a shed, behind his garage. Before doing so, Chad asked me if I had any issues with him building it. I told him I had no issues with it and I still have no issues with it. The shed matches his garage roof pitch and it looks like it was well designed. It will look good once it is completed and will provide Chad much-needed storage space. Please provide the variance needed and allow Chad to keep his shed.

Thank you,

A handwritten signature in black ink, appearing to read "Matt Ikle", with a stylized flourish at the end.

Matt Ikle

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FONS CRAIG	NEWTON CHAD & RHONDA	300,000	09/27/2017	WD	ARMS-LENGTH	2017R-029030	BUYER	100.0
4K CHEMUNG INVESTMENTS LLC	FONS CRAIG	0	07/22/2016	QC	QUIT CLAIM	2016R-022441	BUYER	100.0
JONES, PERRY & CONSTANCE	NOWKA ALBERT	150,000	08/06/2014	WD	ARMS-LENGTH	2014R-022901	BUYER	100.0
JONES, PERRY & CONSTANCE	NOWKA ALBERT	150,000	08/06/2014	WD	L.C.P.O.	2016R-022434	BUYER	0.0

Property Address	Class: RESIDENTIAL-VACANT	Zoning: LRR	Building Permit(s)	Date	Number	Status
VACANT	School: HOWELL PUBLIC SCHOOLS		Water Connection	04/30/2019	PW18-146	
Owner's Name/Address	P.R.E. 0%					
NEWTON CHAD & RHONDA 47327 HUNTERS PARK DR PLYMOUTH MI 48170	MAP #: V20-16					
	2021 Est TCV Tentative					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table 4301.WEST LAKE CHEMUNG								
		Public	Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC. 10 T2N, R5E, GLEN ECHO LOTS 33 AND 34					C NON LF	122.00	110.00	1.0000	1.0000	800	100		97,600
					122 Actual Front Feet, 0.31 Total Acres					Total Est. Land Value =			97,600

Comments/Influences

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.



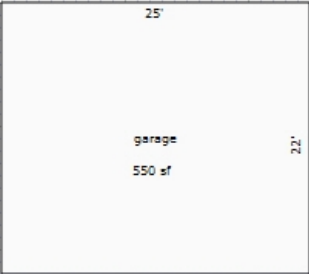
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2021	Tentative	Tentative	Tentative			Tentative
Rolling	2020	42,700	7,800	50,500			50,500S
Low	2019	42,700	7,600	50,300			50,300S
High	2018	48,800	8,200	57,000			57,000S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 0 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 550 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.012	Bsmnt Garage: Carport Area: Roof:				
	(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 Forced Heat & Cool Heat Pump			Class: D Effec. Age: 1 Floor Area: 0 Total Base New : 15,560 Total Depr Cost: 15,404 Estimated T.C.V: 15,589
X Wood Frame	X Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace			Total Base New : 15,560 Total Depr Cost: 15,404 Estimated T.C.V: 15,589		E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:			
Building Style: D		Trim & Decoration		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
Yr Built 0	Remodeled 0	Size of Closets		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
Condition: Good		Lg	X	Ord	Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:			
Room List		(5) Floors		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
(1) Exterior		(6) Ceilings		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation		Kitchen: Other: Other:		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
(2) Windows		(7) Excavation		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
(3) Roof		(8) Basement		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
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		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
(3) Roof		(9) Basement Finish		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
X Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
X Asphalt Shingle		(10) Floor Support		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				
		Lump Sum Items:		Central Air Wood Furnace			No. /Qual. of Fixtures			E.C.F. X 1.012		Bsmnt Garage: Carport Area: Roof:				

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Sketch by Apex Sketch

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