

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
OCTOBER 20, 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)*

Old Business:

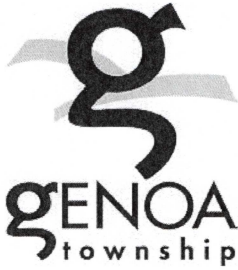
1. 20-15 ... A request by Chestnut Development, 6253 Grand River, for a height variance for an addition to an existing monument sign.
2. 20-16... A request by Chad Newton, vacant lot located on the northwest corner of Grand River Ave. and Wildwood Drive (4711-10-301-033), for a variance to allow an addition to an existing nonconforming detached accessory structure.
3. 20-18 ... A request by Ventures Design, 3470 Pineridge Lane, for a waterfront setback variance to install a swimming pool and a variance to construct retaining walls in the required waterfront yard.

New Business:

4. 20-20 ... A request by Sarah Lanning, 2638 Hubert Road, for a size variance to allow for an existing addition to remain on a detached accessory structure.
5. 20-21 ... A request by Philip and Melissa Castelyn, 1717 S. Hughes Road, for a side yard variance to construct an addition on an existing single family home.

Administrative Business:

1. Approval of minutes for both September 15th, 2020 Zoning Board of Appeals meetings.
2. Correspondence
3. Township Board Representative Report
4. Planning Commission Representative Report
5. Zoning Official Report
6. Member Discussion
7. Adjournment



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

9-15-2020

Case # 20-15 Meeting Date: ~~XXXXXXXXXXXXXX~~ 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

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
4. The applicant must receive MHOG Utility Dept. approval for new location prior to land use permit issuance.

The motion carried unanimously.

2. 20-15 ... A request by Chestnut Development, 6253 Grand River, for a height variance for an addition to an existing monument sign.

Board Member Fons requested to be excused from any discussion or decision regarding Chestnut Development.

The applicant was not present.

Moved by Board Member Ledford, seconded by Board Member Rockwell, to table Case #20-15 until the end of the meeting to allow the applicant to arrive. **The motion carried unanimously.**

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.

Board Member Fons stated that he sold this property to Mr. Newton two years ago. He asked the Board to vote if he should excuse himself from the discussion and decision. All Board Members agreed that it would be appropriate for Board Member Fons to participate in the discussion and decision on this case. **Moved** by Board Member Kreutzberg, seconded by Board Member Rockwell, to allow Mr. Fons to discuss and vote on Case #20-16. **The motion carried unanimously.**

Mr. Newton was present. He apologized to the entire Board because he did not seek formal approval for constructing the addition to the shed. He was not being dishonest or trying to deceive the Township. He received all positive responses from his neighbors when he advised them he was planning to build an addition to the structure.

This is a very difficult property. While it appears to be one piece of property, there are actually three pieces of property that are separated by the walking path; however, no one uses the walking path and residents have built fences and sheds across the path. The practical difficulty is that he is surrounded by several homes that have sheds, but he cannot build a shed on that property because there is no house there. He does not believe there is any danger to public safety if he puts this addition on the building. He has spoken to his neighbors and they are all in support of this variance. Many have submitted letters to the Township.



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 Kreuzberg 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.



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

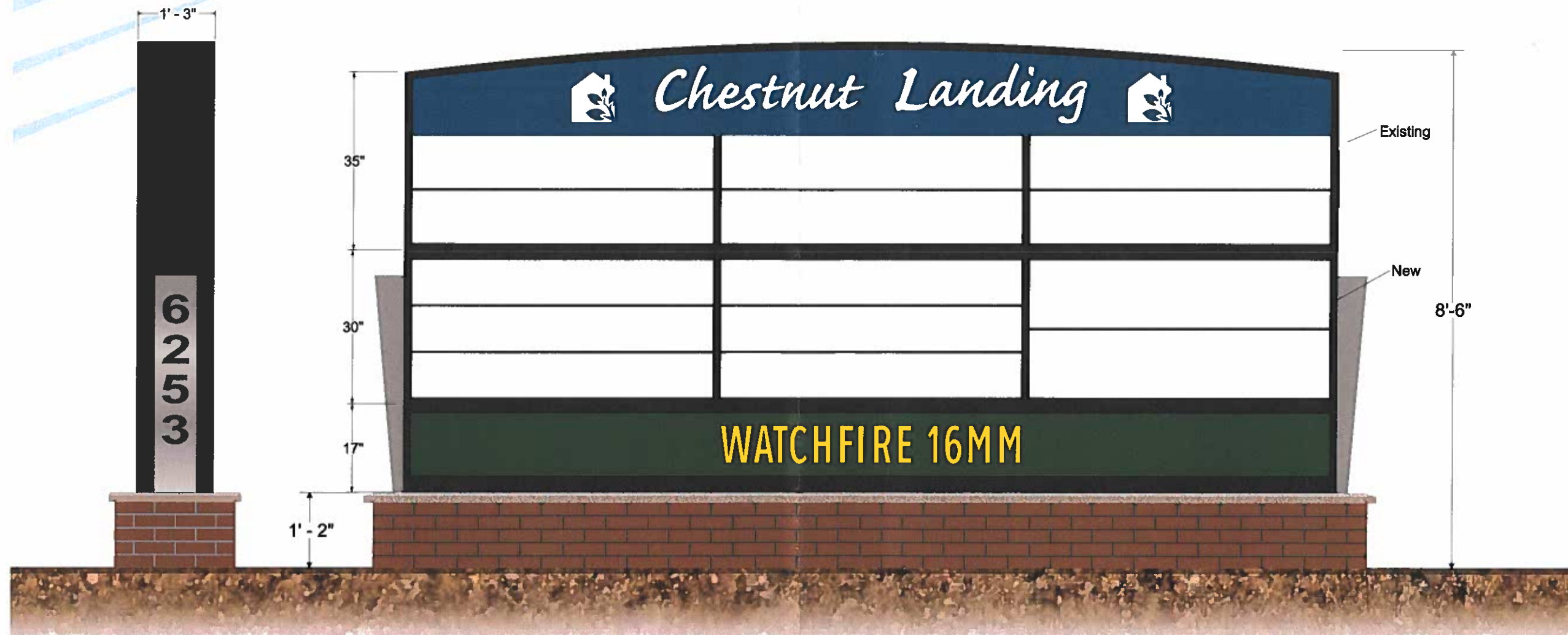
FACES

- White Polycarbonate
- Surface applied 3M vinyl graphics

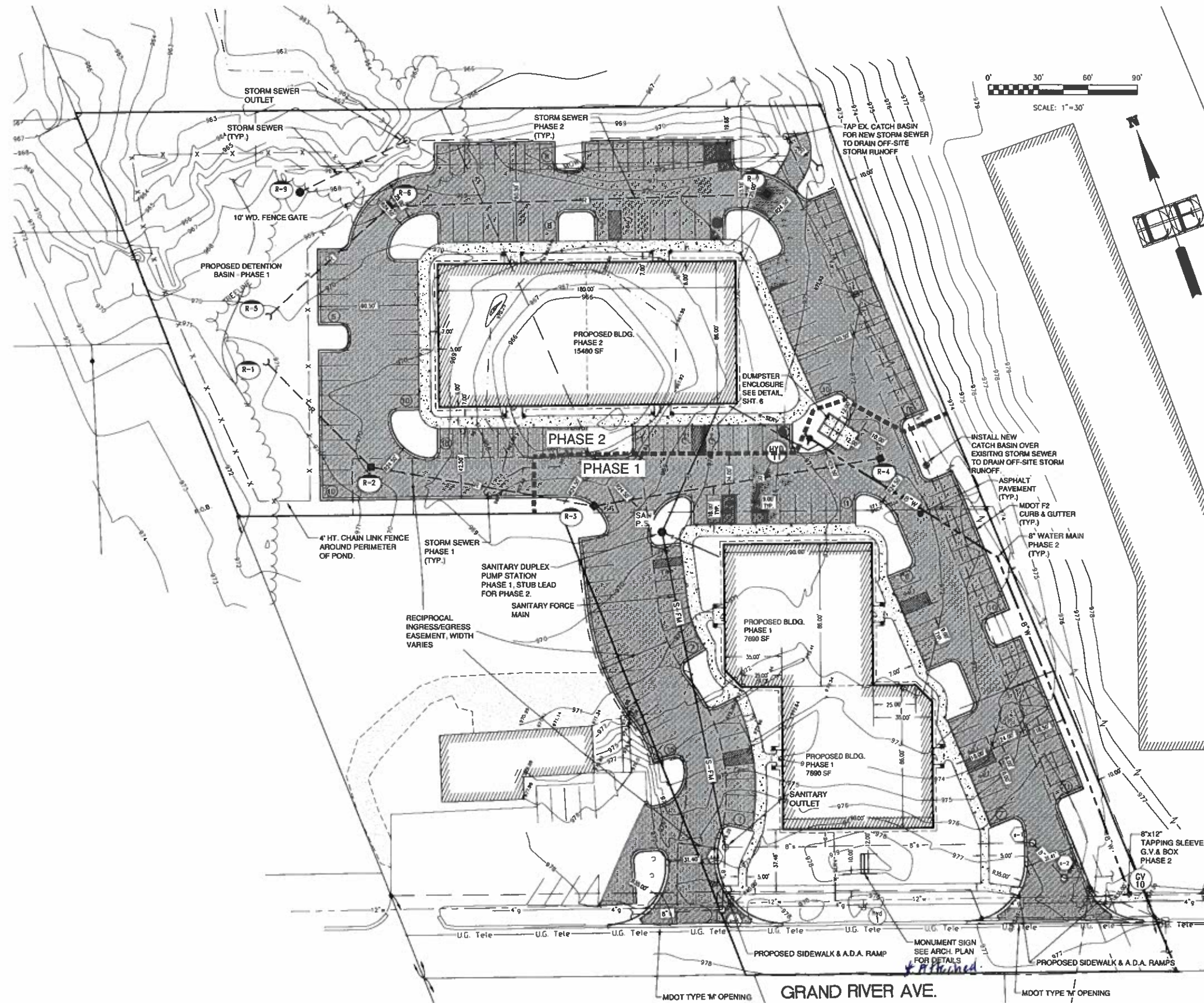


TOTAL SQ. FT. - 111.8
LED SQ. FT. - 22.1
Additional - 38.1

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)ATH) 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.

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LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING
 3300 S. CH. U.S. 23, BRIGHTON, MI 48114
 PHONE: (810) 255-7700
 FAX: (810) 255-7689
 http://www.livingstoneng.com

Client
 3600 CHELSON ROAD
 CHESTNUT DEVELOPMENT
 HOWELL, MI 48843

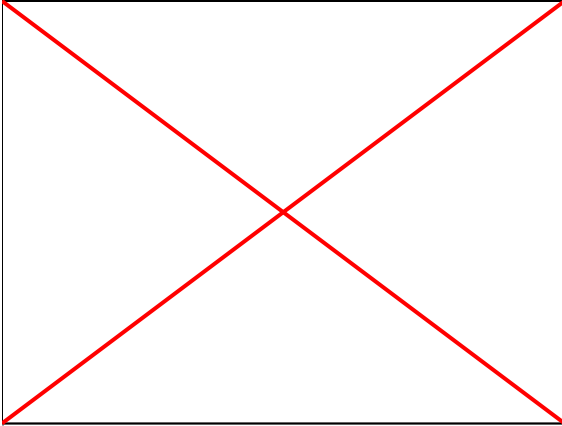
GRAND RIVER OFFICE COMPLEX
 6253 GRAND RIVER AVENUE, BRIGHTON, LIVINGSTON COUNTY, MICHIGAN
 SITE PLAN
 LAYOUT & UTILITY PLAN

REVISION	DATE
FOR QDOT	1-10-2015
FOR LDDC REVIEW	2-27-2015

Drawn: T.E.	Checked: T.E.	Approved: T.E.	Date: 12-1-2014
Scale: 1/4" = 1'-0"	Vertical: T = 30'	Horizontal: T = 30'	



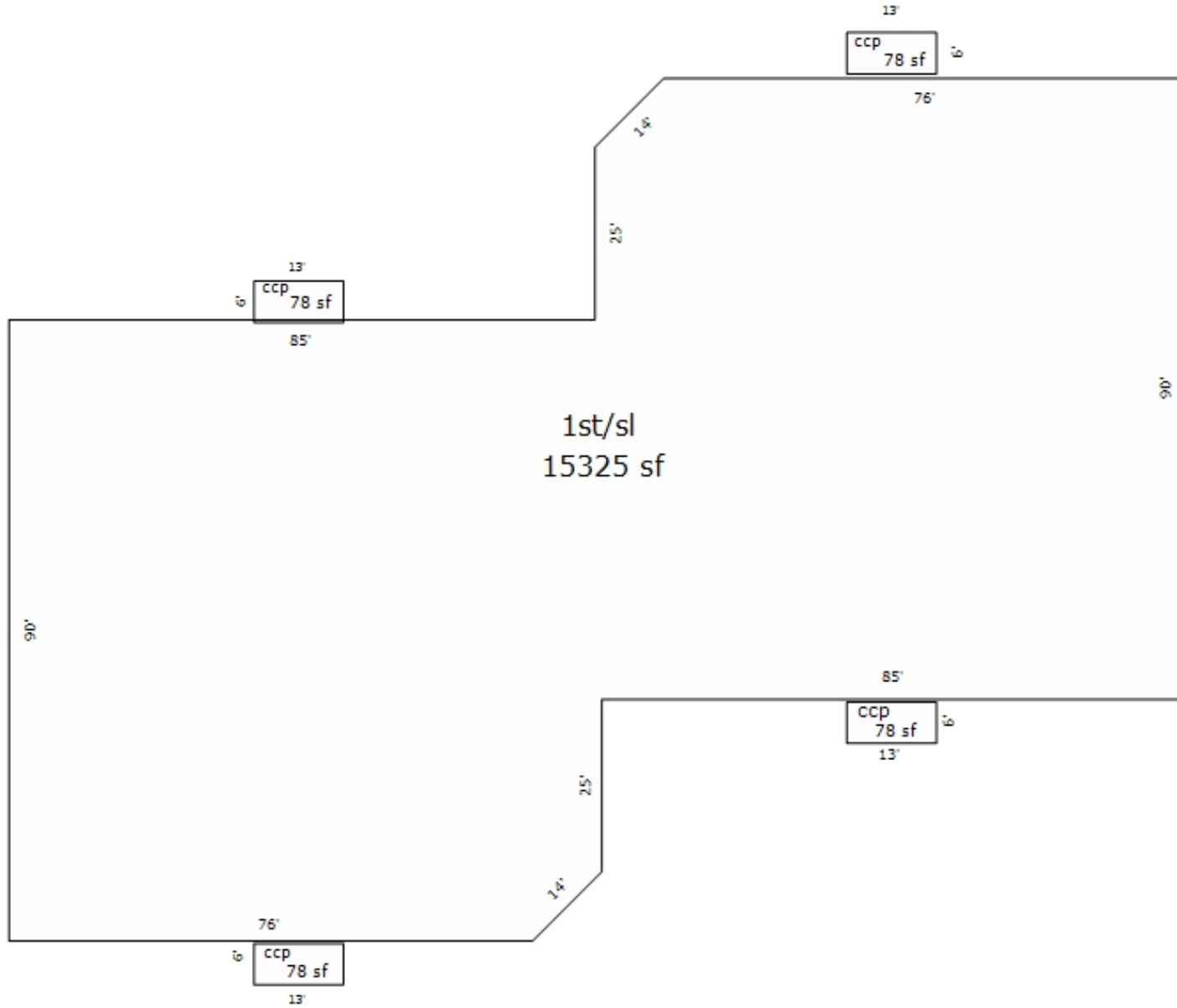
FILE: C:\14211 Chestnut\6253 Gr River\Draw\14211_1_Layout_Utility.dwg

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								Total Est. Land Value =	604,649
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description	Rate			Size % Good		Cash Value			
		Water		Commercial Local Cost Land Improvements									
		Sewer		Description	Rate			Size % Good Arch Mult		Cash Value			
		Electric		PAVING AVE	2.00			31000 77 100		47,740			
		Gas		WELL/WATER	4,475.00			1 96 100		4,296			
		Curb		SEPTIC/SEWER	4,400.00			1 96 100		4,224			
		Street Lights		Total Estimated Land Improvements True Cash Value =								56,260	
		Standard Utilities											
		Underground Utils.											
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Level		2021	Tentative	Tentative	Tentative			Tentative			
		Rolling		2020	302,300	681,100	983,400			850,938C			
		Low		2019	302,300	624,300	926,600		926,600A	835,072C			
		High		2018	241,900	893,300	1,135,200		815,500T	815,500C			
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What									
		DLR	08/06/2020	INSPECTED									
		DLR	11/18/2016	INSPECTED									
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan											

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

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

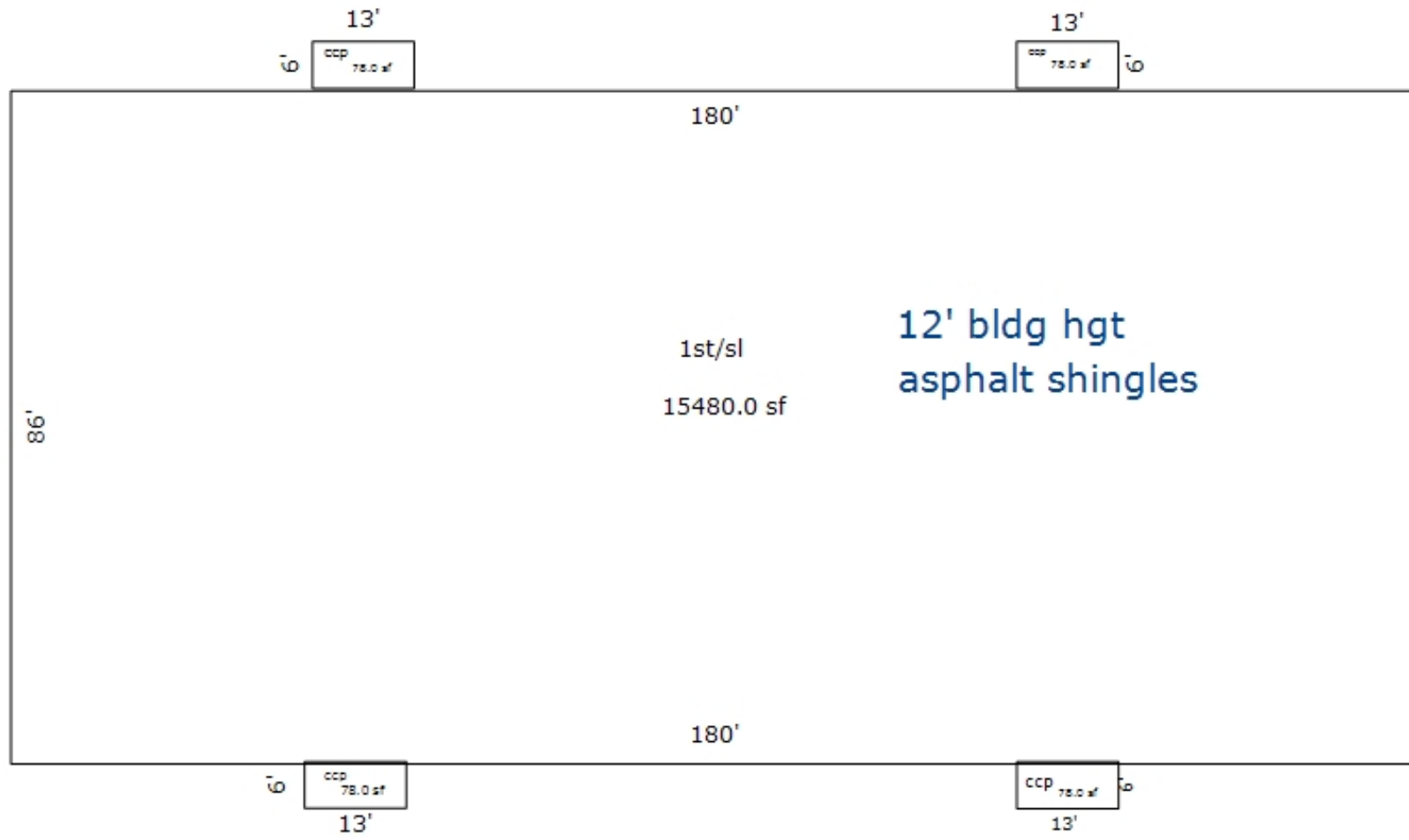
*** Information herein deemed reliable but not guaranteed***



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

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

*** 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.

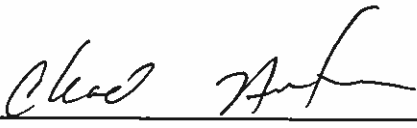
The granting of the variances will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

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



REVISED MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: **October 15, 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)
- **Applicant was tabled at the 9-15-20 Zoning Board of Appeals meeting. (See Attached Minutes)**
- 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.

A letter was received by the applicant addressing the deed restriction that was discussed at the September 15, 2020 ZBA meeting.

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.

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
4. The applicant must receive MHOG Utility Dept. approval for new location prior to land use permit issuance.

The motion carried unanimously.

2. 20-15 ... A request by Chestnut Development, 6253 Grand River, for a height variance for an addition to an existing monument sign.

Board Member Fons requested to be excused from any discussion or decision regarding Chestnut Development.

The applicant was not present.

Moved by Board Member Ledford, seconded by Board Member Rockwell, to table Case #20-15 until the end of the meeting to allow the applicant to arrive. **The motion carried unanimously.**

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.

Board Member Fons stated that he sold this property to Mr. Newton two years ago. He asked the Board to vote if he should excuse himself from the discussion and decision. All Board Members agreed that it would be appropriate for Board Member Fons to participate in the discussion and decision on this case. **Moved** by Board Member Kreutzberg, seconded by Board Member Rockwell, to allow Mr. Fons to discuss and vote on Case #20-16. **The motion carried unanimously.**

Mr. Newton was present. He apologized to the entire Board because he did not seek formal approval for constructing the addition to the shed. He was not being dishonest or trying to deceive the Township. He received all positive responses from his neighbors when he advised them he was planning to build an addition to the structure.

This is a very difficult property. While it appears to be one piece of property, there are actually three pieces of property that are separated by the walking path; however, no one uses the walking path and residents have built fences and sheds across the path. The practical difficulty is that he is surrounded by several homes that have sheds, but he cannot build a shed on that property because there is no house there. He does not believe there is any danger to public safety if he puts this addition on the building. He has spoken to his neighbors and they are all in support of this variance. Many have submitted letters to the Township.

Board Member Ledford asked if this is Mr. Newton's permanent home. He stated that they live in Plymouth Township, but are here each weekend. They also hope to retire to this property.

Board Member Kreutzberg asked if there was a house on the vacant lot, would Mr. Newton be able to build an accessory structure. Ms. Ruthig stated that if there was a house, he could build a 900-square-foot accessory structure on the lot.

The call to the public was made at 7:20 with no response.

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to approved Case #20-16 for Chad Newton of 47327 Hunters Park Drive, Plymouth, MI for a variance to allow a 16x12 existing non-conforming detached accessory structure on a lot on the northeast corner of GRA and Wildwood Drive, Lot #3, based on the following findings of fact:

- The Applicant owns a single home at 5536 Wildwood.
- The two properties are divided by a six-foot platted walkway preventing him from combining all parcels into one tax code parcel.
- Strict compliance with the ordinance would prevent the 16 x 12 addition to the existing detached accessory structure to remain.
- 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.
- 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, increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of Genoa Township.
- The proposed variance will 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. No other additional structures are allowed on the lot.
2. Deed restrictions requiring vacant lot cannot be sold separately from 5536 Wildwood and must be recorded with the Register of Deeds.

Prior to Chairman Rassel calling for the vote, Mr. Newton questioned the condition of the motion stating that no other buildings could be built on this property. Chairman Rassel answered "yes". Mr. Newton advised that he hopes to build a house on that property when he and his wife retire.

There was a brief discussion between the Board and the application. Mr. Newton requested to have his request tabled this evening as the condition of the deed restriction is not agreeable to him.

Board Member Ledford rescinded her motion and Board Member Kreutzberg rescinded her second.

Zoning Board of Appeals
September 15, 2020 - 6:30 pm
Unapproved Minutes

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to table Case #20-16 until the October 20, 2020 Zoning Board of Appeals meeting at the applicant's request. **The motion carried unanimously.**

2. 20-15 ... A request by Chestnut Development, 6253 Grand River, for a height variance for an addition to an existing monument sign.

The applicant for Case #20-15 was not present.

Moved by Board Member Rockwell, seconded by Board Member Fons, to table Case #20-15 until the October 20, 2020 ZBA meeting. **The motion carried unanimously.**

Administrative Business:

1. Adjournment

Moved by Commissioner Fons, seconded by Commissioner Ledford, to adjourn the meeting at 7:39 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary

Letter submitted for 10-20-20 ZBA Meeting

TO: Amy Ruthig, Kelly VanMarter, and Variance Board Members
FROM: Chad Newton
DATE: October 13, 2020

My wife and I would like to thank Amy, Kelly and each Variance Board Member for allowing us to find a path forward and keep our shed. Unfortunately, I had to request the variance approval be tabled. I had not had a chance to speak with my wife, concerning the terms and conditions, which were part of the motion for approval. After speaking with my wife, we feel that it is important that Township Team Members and the Variance Board understand what led us to purchase our home, on Lake Chemung.

Background: It has always been our dream to find a piece of vacant property and build our dream home. In 2017, we found vacant property on Grand River and Wildwood, which we believed would make a great place to build our future retirement home. The listing agent encouraged us to consider purchasing the home too, but I was initially reluctant, as I was only considering vacant property. However, we were able to come to terms and we purchased a small lake cottage on Wildwood and the two vacant lots on Grand River. Our original plan was to improve the small lake cottage over the next several years, but eventually build our retirement home on the Grand River property. We would basically have two homes – one for me and my wife and the other for our children and their families to use when they visited.

Unfortunately, with the terms and conditions of the variance approval, those dreams would have been extinguished. We have no problem combining the properties, but we would like to have the ability to tear down the existing garage and shed and build our dream home in the future. My wife does not retire for 5 more years, so our plan was to begin around that time.

Request: So, we are requesting that the Township and the board allow us up to 8 years to build our dream home on our Grand River property. We clearly understand that anything we build would require a variance, which would require board approval. If / when we build our future home, we will agree to a deed restriction, so that our properties will have to be sold together.

GENOA TOWNSHIP



ASPHALT, RETAINING WALLS & LANDSCAPING ENCROACHMENTS

LOT 133
HOUSE #5530

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

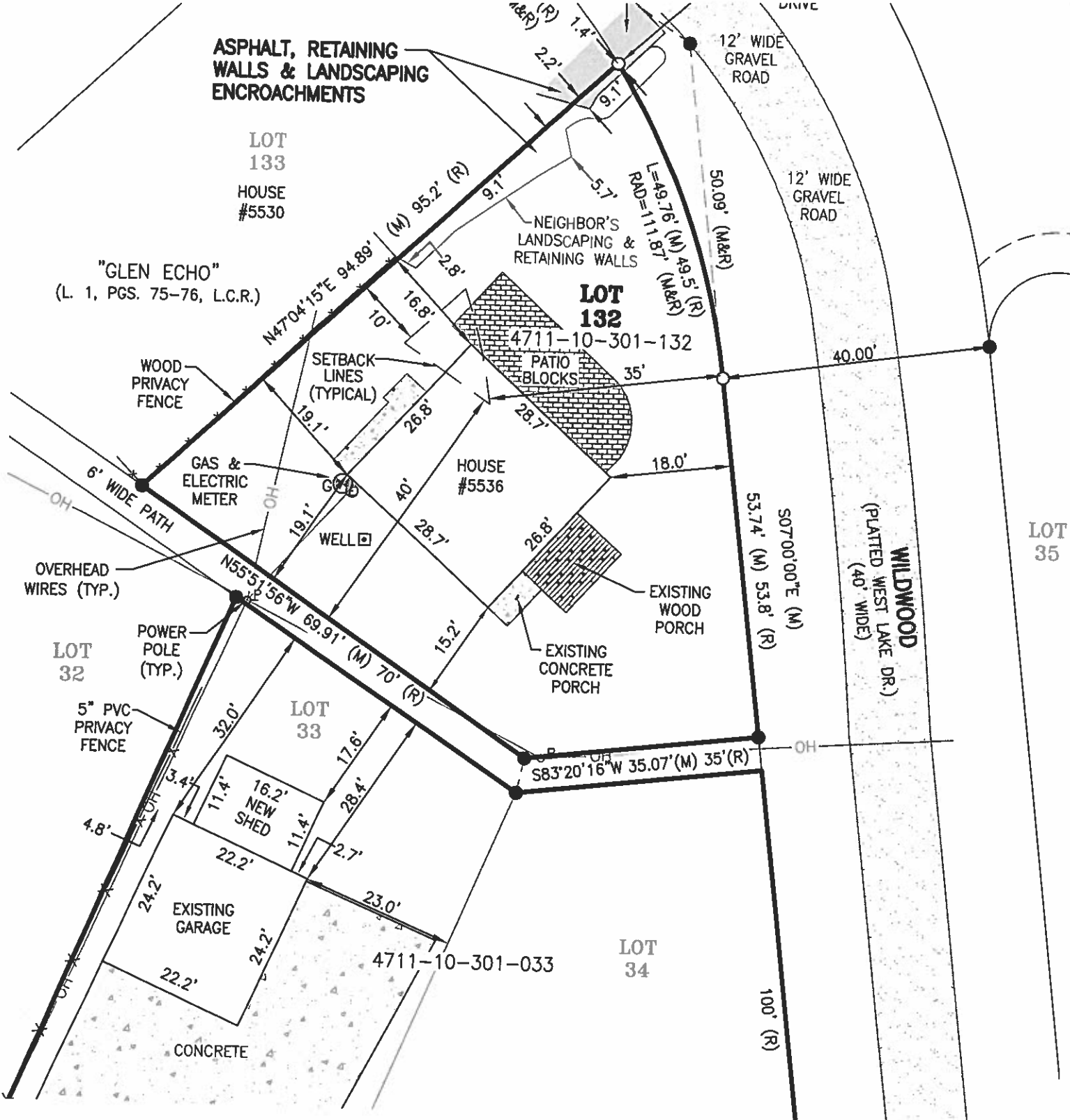
LOT 132
4711-10-301-132

HOUSE #5536

LOT 33

LOT 34
4711-10-301-033

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

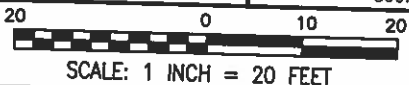
Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.

HOWELL, MI. 48843

800.246.6735 FAX 517.548.1670

CLIENT: B5 CONTRACTOR SERVICES

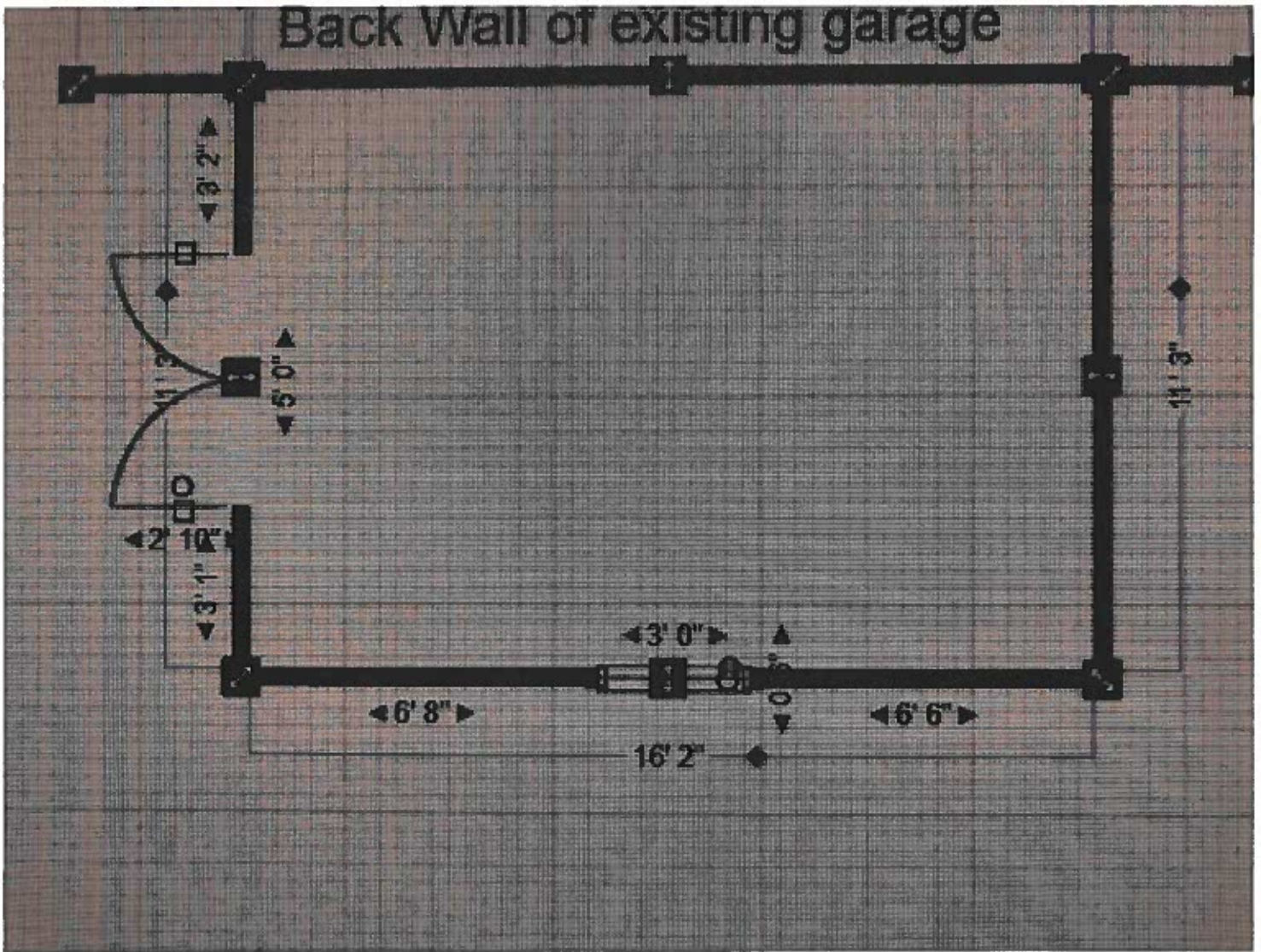


LEGEND

- = 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.

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Design Name: Garage Design

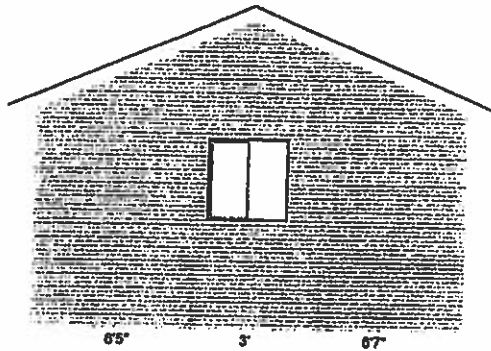
Design ID: 332055241843

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



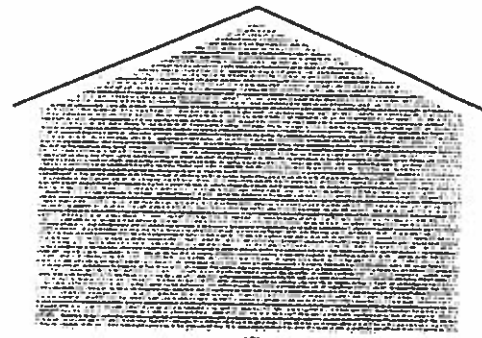
12'
SIDEWALL D



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



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

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

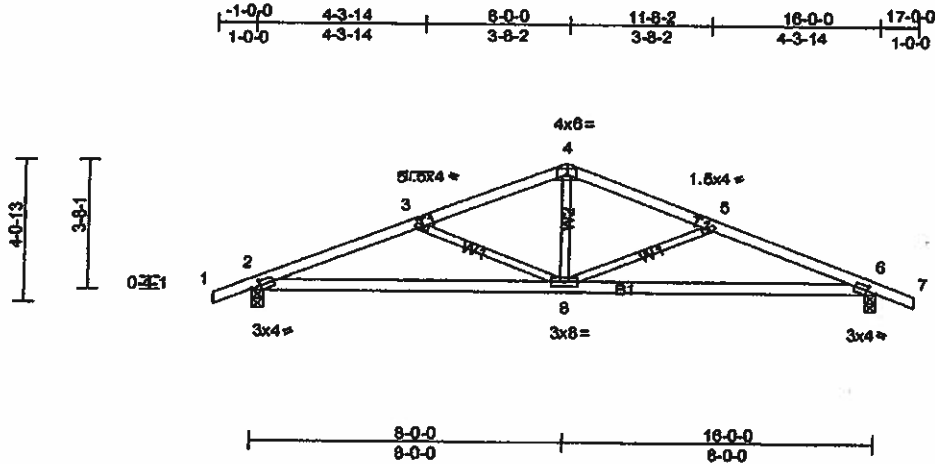
Job QTREC0553911	Truss T1	Truss Type COMMON	Qty 5	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI

Run: 8:28:0 Jan 22 2018 Print: 8:20:9 Jan 22 2018 MITek Industries, Inc. Mori Jun 04 13:11:54

Page: 1

ID:rs8qYX8zm?nYdU6FcrNuz9IAU-1zH_s1PaANBJMJqCOQY8Jv56nRQH4K6uEG0hsuzKAJ



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; TCDL=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 Corrunker.

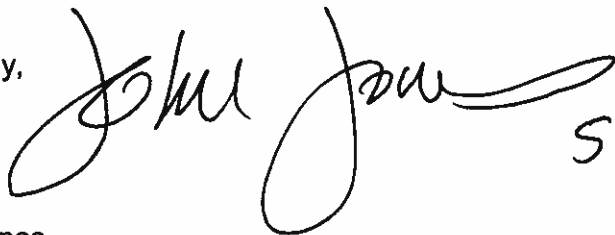
TO: Genoa Township Staff and Zoning Board of Appeals

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, sweeping flourish at the end.

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,

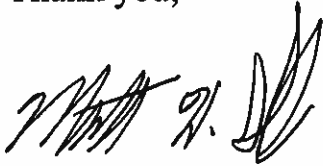
A handwritten signature in black ink, appearing to read "Joe Tiano", written in a cursive style. The signature is positioned above the printed name "Joe Tiano".

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



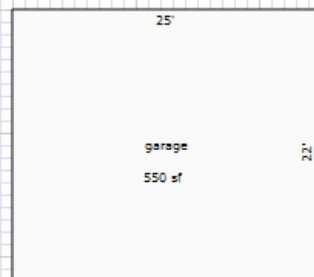
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2021	Tentative	Tentative	Tentative			Tentative
			2020	42,700	7,800	50,500			50,500S
			2019	42,700	7,600	50,300			50,300S
			2018	48,800	8,200	57,000			57,000S

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

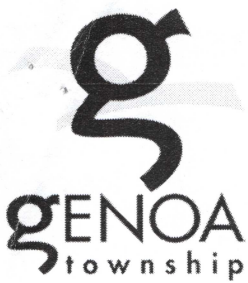
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher 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: 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			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: D		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			No Heating/Cooling			Class: D Effec. Age: 1 Floor Area: 0 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:		
Yr Built 0	Remodeled 0	Size of Closets		Central Air Wood Furnace			(12) Electric										
Condition: Good		Lg	X	Ord		Small	0 Amps Service										
Room List		(5) Floors		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family D			Cls D		Blt 0		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			Ex. X Ord. Min			(11) Heating System: No Heating/Cooling							
(1) Exterior		(7) Excavation		No. of Elec. Outlets			Many X Ave. Few			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99							
	Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			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			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 550 15,560 Totals: 15,560 15,404							
(2) Windows		(8) Basement		(14) Water/Sewer			Notes:			ECF (4301 W. LK CHEMUNG NON LK FRONT) 1.012 => TCV: 15,589							
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:										
(3) Roof		(10) Floor Support															
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle																
Chimney:																	

*** 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 # 20-18 Meeting Date: Sept. 15th

PAID Variance Application Fee

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

Applicant/Owner: Ventures Design Email: Lubig@Ventures-design.com
Property Address: 3470 Pineridge Ln Phone: (734) 395-4375
Present Zoning: LRR Tax Code: 11-22-202-014

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 a variance to build into the waterfront setback to construct retaining walls and a pool. We are requesting a 21 foot 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.

There is a very significant grade drop approx 60ft from the water. The wall will cut into the area of the grade drop to create more functional/practical space. The current lakefront set back is in line with the back of the house leaving no room for the pool or walls.

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.

Similar properties have drops in grade between the home and the water but not as drastic compared to the property in question. Neighboring properties also have retaining walls in similar locations near the water front.

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 pool and walls will not be visible from the street. The pool will be elevated and protected with an auto cover.

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 walls will be retaining the current grade before the significant drop off. So there will be no added height interfering with the current sight line.

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: 8/20/2020 Signature: 



REVISED MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: **October 15, 2020**

RE: ZBA 20-18

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

STAFF REPORT

File Number: ZBA#20-18
Site Address: 3470 Pineridge Lane
Parcel Number: 4711-22-202-014
Parcel Size: .449 Acres
Applicant: Ventures Design
Property Owner: Ralph and Mary Slider, 9903 Doornoch, Brighton

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variances

Project Description: Applicant is requesting a waterfront setback variance to install an in ground pool and a variance to allow retaining walls in the required waterfront yard.

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 current home is under construction.
- In 2019, a waterfront setback variance to construct a new home was denied. (See attached minutes)
- **Applicant was tabled at the September 15, 2020 Zoning Board of Appeals meeting. (See Attached Minutes)**
- In 2019, a permit was issued to construct a new home.
- 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

Summary

The proposed project is to install an in ground swimming pool and retaining walls in the waterfront yard. The applicant is required to obtain a waterfront setback variance to install the in ground swimming pool and a variance to allow retaining walls in the required waterfront yard.

The following information has been submitted for October 20, 2020 ZBA Meeting:

- **Engineer’s report**
- **Synopsis for Applicant**
- **Revised plans from the applicant**
- **Letter from Mr. Musch to the engineer**
- **Pictures from Mr. Balagna submitted after the September ZBA meeting**

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

(g) **Setback from Shoreline:** Detached accessory buildings shall be setback at least fifty (50) feet from the nearest edge of any lake shoreline, except in the Lakeshore Resort Residential District where accessory buildings shall meet the shoreline setback requirements for the principle structure as specified in Table 3.04.02. Detached accessory buildings shall be setback at least twenty-five (25) feet from the edge of any wetland.

Table 3.04.01 (LRR District):

Table 3.04.01 LRR District	Waterfront Setback
Requirement	80.5
Request	62.5
Variance Amount	18.0

11.04.04 Fences, Walls and Screens

(b) **Chain link fences shall not be erected in any front yard within a residential district, unless enclosing a retention pond that has been approved by the Planning Commission. Fences shall not be permitted in the required waterfront yard.**

Sec. 25.02 Definitions

Fence: A structure of definite height and location constructed of wood, masonry, stone, wire, metal, or any other material or combination of materials serving as a physical barrier, marker, or enclosure, (see also "Wall").

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

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

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the waterfront yard setback would prevent the install of the in ground swimming pool and retaining walls. The granting of the waterfront setback variance for the in ground pool would not provide substantial justice and is not necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same vicinity of the subject parcel. Staff cannot confirm the granting of the retaining walls in the waterfront yard would be necessary to provide substantial justice due to the substantial grading of the site for the new home. The Board could request the applicant to supply additional information in regards the retaining wall request.

- (b) Extraordinary Circumstances** – In regards to the retaining wall request, the exceptional or extraordinary condition of the property is the topography of the lot however it appears that the property has had substantial grading since construction of the home. Applicant needs to confirm that the need for the retaining walls was not self-created and is the least amount necessary. In regards to the in ground swimming pool request, there are no exceptional or extraordinary conditions of the property due to the large building envelope.

- (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 proposed variances would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

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

1. Applicant should ensure that grading on site will not affect neighboring properties.

10 foot separation from the two structures, so Mr. Bush's home can be five feet from the property line.

Chairman Tengal noted that the Building Department and the Drain Commissioner's Office will address the issue of the soil erosion concerns. That is an issue that is beyond the scope of the Zoning Board of Appeals.

The call to the public was closed at 7:10 p.m.

Board Member Rassel stated last month the concern was with the height variance request and the applicant has addressed that concern.

Moved by Rassel, seconded by Ledford, to approve Case #19-05 for Brad and Amber Busch at 792 Pathway Drive for a side variance of 4' 11" and to build an accessory structure without a principle structure, based on the following findings of fact:

- Strict compliance with the zoning requirements would prevent the applicant from constructing the proposed accessory structure. Granting the variance to construct the proposed structure on the lot would give the applicant substantial justice due to other accessory structures in the area on lots without principal dwellings.
- The exceptional or extraordinary condition of the property is the narrow lot size and that the parcel with house cannot be combined to this parcel. Granting of the variance for the structure on a lot without a principle structure would make it consistent with other properties in the vicinity.
- The need for the variance is not self-created.
- 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.
- The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

The motion carried unanimously.

3. 19-06... A request by Ralph and Mary Slider, 3470 Pineridge Lane, for a waterfront variance to construct a new single-family home.

Mr. and Mrs. Slider were present. They are requesting a 6.5 foot waterfront yard setback variance. This building will not be further toward the lake than the existing home.

Mr. Slider stated the challenge with the property is that it narrows toward the road so it would be difficult to get a boat from the road into the garage. Because of the curve of the properties, both of the homes on either side of them actually face away from him so their house would not impede their lake view.

Chairman Tengal does not believe there is a hardship or practical difficulty with the property that would justify granting this variance. Board Member Ledford agrees. Mr. Slider noted that the covered patio can be shorted by nine feet and then an uncovered deck could be built fifteen feet further out from that instead of the size of the covered patio that is being proposed.

Mr. Slider noted that his neighbor was granted a 102 foot variance in 2002, which allows them to place their home 63 feet from the water's edge.

The call to the public was made at 7:26 pm with no response.

Board Member Rassel agrees that there is no practical difficulty with the property. Board Member Kreutzberg agrees.

Moved by Board Member Rassel, seconded by Board Member Kreutzberg to deny Case #19-06 for Ralph and Mary Slider of 3470 Pineridge Lane for a waterfront yard setback variance of 6.5 feet, due to the following findings of fact:

- Strict compliance with the waterfront yard setback would prevent the applicant from constructing the new home with the same setback as the existing home. While the adjacent homes have reduced waterfront setbacks the majority of the homes in the vicinity are setback further from the water than what is proposed. Granting the variance would provide substantial justice to the applicant in consideration of the adjacent homes however this is not supported by review of properties in the district or vicinity. Granting of the variance request is not necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.
- There are not 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. The variance would not make the property consistent with the majority of other properties in the vicinity.
- The need for the variance is self-created by the applicant.
- The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or

increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

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

The motion carried unanimously.

4. 19-07... A request by Lynda and Jackie Williams, 4219 Homestead Drive, for a waterfront variance to construct a sunroom to an existing home.

Ms. Lynda Williams and Ms. Jackie Williams stated they are requesting to add an all-seasons sunroom to their home. They are requesting an 11 foot, 7 inch waterfront setback variance. The hardship is that this is the only location on their home where they can put this addition because of the type of roofline of the home.

Board Member Kreutzberg's concern is the sight line of the lake for the neighbor to the left. This would block their view.

The call to the public was made at 7:37 pm.

Mr. Mark O'Brien at 4225 Homestead Drive, which is directly to the south of the Williams' property is concerned with his sight line of the lake being blocked. It will cause the value of his property to decrease.

The call to the public was closed at 7:38 pm.

Board Member Rockwell feels the requested variance is self-created.

Motion by Board Member Ledford, seconded by Board Member Rassel, to deny Case # 19-07 for 4219 Homestead Drive for the applicants and property owners, Lynda & Jackie Williams, for waterfront setback variance of 11.7 feet from the required 40 feet to 28.5 feet, due to the following findings of fact:

- There are no exceptional or extraordinary circumstances or conditions of the property. The variance would not make the property consistent with the surrounding properties.
- The need for the variance to construct the sunroom is self-created.
- Strict compliance with the setbacks would cause the applicant to be unable to construct the sunroom but does not unreasonably prevent the use of the property. There are other homes in the vicinity that do not meet the waterfront

GENOA TOWNSHIP



October 6, 2020

Ms. Amy Ruthig
Zoning Official
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: 3470 Pine Ridge Lane Proposed Retaining Wall
Engineering Review**

Dear Ms. Ruthig:

As requested, we have reviewed the proposed retaining wall and pool structure plan for the new residence at 3470 Pine Ridge Lane. The new home is on Lots 14 and 15 of Crandall's Crooked Lake Heights No. 1 plat on the east side of Crooked Lake. The petitioner is proposing to construct an engineered masonry retaining wall on the lake side of the new home to create an area for a pool structure, lawn and hardscape amenities. The pool will have an infinity edge constructed into the proposed retaining wall. The petitioner is applying for a variance for the wall and pool as it will be constructed within the 80-foot setback to the water's edge. Our review of the information submitted by the petitioner resulted in the following observations and comments:

1. The basement grade of the proposed house is the same as the previous home that was demolished. The natural grades from the home slope steeply down towards the lake starting at a point approximately 15 to 17 feet towards the lake from the old home where a patio/deck previously existed. The elevation drops approximately 10 feet in approximately 20 feet from this point towards the lake. The existing slope had grass and natural vegetation to control erosion. The topographic survey prepared for the site plan illustrates the natural grades along the lake side of the existing and proposed homes.
2. Since the house is constructed in essentially the same location as the existing home, the existing slope towards the lake could be recreated without the use of retaining walls. This would leave only a small flat area where the existing house and patio/deck use to be before the slope down towards the lake.
3. The retaining walls are necessary to create a flat area for the construction of the pool and associated hardscape and lawn areas only and not an integral part of the home construction.
4. The top of the proposed retaining walls will be at or below the elevation of the finish floor of the basement of the new home. The top of the wall will be at essentially the elevation of the previous deck. It appears from the plans that the walls would be located approximately 4 to 5 feet closer to

Ms. Amy Ruthig
3470 Pine Ridge Lane Proposed Retaining Wall
Engineering Review
October 6, 2020
Page 2

the water than the previous deck, which results in 5 to 8 feet of wall being visible from the lake side of the home. No fencing is being proposed for the top of the retaining walls.

From an engineering viewpoint, the purpose of the retaining walls is to create a relatively flat area on the lake side of the new residence. The current proposal is to construct an in-ground pool and associated lawn and hardscape amenities in this flat area. Since the new home is proposed in essentially the same location and elevation as the existing, the natural grade could be reestablished and vegetated without the use of a masonry retaining wall.

We trust this meets your immediate needs. Please call if you have any questions.

Sincerely,



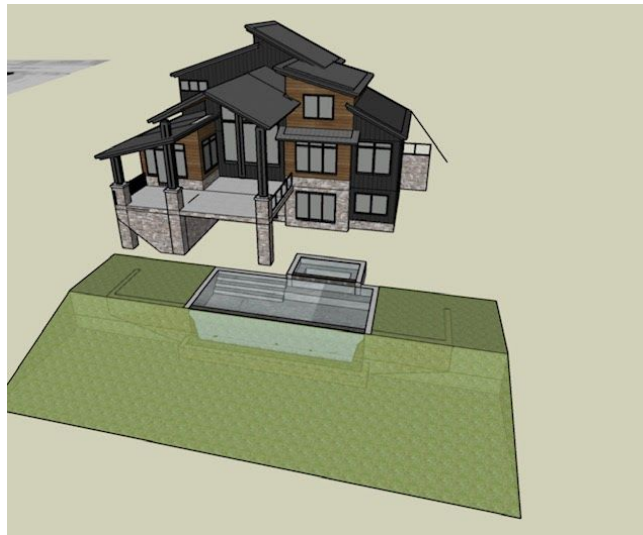
Gary J. Markstrom, P.E.
Unit Vice President

Engineer Review Synopsis for 3470 Pine Ridge Lane

Ventures Design, Inc petitioned on behalf of Ralph and Mary Slider seeking a variance to build a retaining wall to address the challenges of the lot's steep grade on the lake side of their home at the September 25th ZBA meeting, the details of which are included in the notes thereof.

Pending the approval of the aforementioned retaining wall, Ventures is also seeking a variance to build an in-ground swimming pool within the 80 foot set back of the water's edge.

The swimming pool would be placed on the preexisting flat terrace between the Slider's home and the proposed retaining wall. The intent of our design is to have the wall placed at the apex of the pre-existing grade, and cut the land down beneath to create more usable space on the waterfront. This proposal is illustrated by the transparent overlay below, which shows the initial grade as well as the proposed wall behind it.



The initial grounds for the third party engineer review in regards to this ZBA was to determine the following:

1. If the grade was self created, or pre-existing.
2. The distance from the house where the slope begins

On the report dated October 6, 2020 from Tetra Tech, they began with the following opening statement:

“As requested, we have reviewed the proposed retaining wall and pool structure plan for the new residence at 3470 Pine Ridge Lane. The new home is on Lots 14 and 15 of Crandall’s Crooked Lake Heights No. 1 plat on the east side of Crooked Lake. The petitioner is proposing to construct an engineered masonry retaining wall on the lake side of the new home to create an area for a pool structure, lawn and hardscape amenities. The pool will have an infinity edge constructed into the proposed retaining wall. The petitioner is applying for a variance for the wall and pool as it will be constructed within the 80-foot setback to the water’s edge. Our review of the information submitted by the petitioner resulted in the following observations and comments:”

Ventures agrees with the overall summary laid out in this opening statement of Tetra Tech’s analysis of our proposal, however we take issue with one important detail.

In Tetra Tech’s syntax, it reads as if the purpose of the retaining wall is to create an area for the pool structure, lawn, and hardscape amenities. This potential assertion is false, as later substantiated in Tetra Tech’s own report by the fact that this space already exists. Additionally, each of these amenities may be completed on the property without the addition of any retaining wall.

The sole purpose of the retaining wall is to alleviate the hardship of the steep grade, and to provide unhazardous, usable space at the same grade level as the shore line.

Tetra Tech’s observations and comments as follows:

Comment 1:

“The basement grade of the proposed house is the same as the previous home that was demolished. The natural grades from the home slope steeply down towards the lake starting at a point approximately 15 to 17 feet towards the lake from the old home where a patio/deck previously existed. The elevation drops approximately 10 feet in approximately 20 feet from this point towards the lake. The existing slope had grass and natural vegetation to control erosion. The topographic survey prepared for the site plan illustrates the natural grades along the lake side of the existing and proposed homes.”

We agree with the findings that the basement grade of the proposed home is the same as the previously demolished home. We also agree that the natural grade from the home begins to slope steeply at approximately 15-17 feet from where the old home was. This finding from the engineer substantiates that there is about 15-17 feet of relatively flat space from the back of the home towards the lake before the slope begins.

We agree that the elevation drops approximately 10 vertical feet over the course of 20 linear feet from this point towards the lake, as shown from the topographic survey.

We agree that the existing slope had grass and natural vegetation to control erosion. However, what is not illustrated in the topographic survey is the previous existence of three (3) retaining walls made of natural stone. These walls were demolished during the construction of the new home.

In summary, Comment #1 from Tetra Tech substantiates our claim that the existing grade was not self created, nor was a result of the ongoing construction of the new residence. Additionally they affirm that the slope begins 15-17 feet from the old house.

Comment 2:

“Since the house is constructed in essentially the same location as the existing home, the existing slope towards the lake could be recreated without the use of retaining walls. This would leave only a small flat area where the existing house and patio/deck use to be before the slope down towards the lake.”

While we agree that the new house is constructed in “essentially” the same location as the previous home, we would like to add that the new home is actually 6 feet further back from the waterfront than the demolished home it replaces. With this cushion of space, we agree that the same slope could be recreated without the use of retaining walls. However, this evaluation is from an engineering perspective, and does not consider the hardships of use presented to the ZBA due to the steep slope.

The engineer here is solely evaluating whether the slope will succumb to erosion; with this type of soil, they are using a 1:2 or 50% slope as the criteria. Every vertical foot of decline must happen over no less than 2 linear feet. The core takeaway is that a substantial slope can exist without undermining ground stability or precluding modification for practical use.

As a comparison, a 15% slope is the maximum tolerable grade for constructing a driveway by most building departments, and most lawn equipment manufacturers state that anything above a 15% grade is unsafe for the operation of any equipment.

As further context, Mt. Brighton’s the steepest run is a 230’ vertical drop over 690’ linear feet, which equates to a 33% slope. This means the slope permissible by engineering standards

of erosion for this backyard would actually be 34% steeper than Mt Brighton's Black Diamond slope.

While a 50% grade is permissible from a ground stability perspective, it is not ideally suited to reasonable daily use common at homesteads nor free of risk from other criteria. In fact, there are many practical hardships presented by such a steep incline including the real risk of bodily harm - especially in winter months.

To the second part of comment 2, we agree that this would leave only a small flat area where a patio or deck could be placed before the slope towards the lake begins. However the term "small" is subjective.

In this case, the term "small" is describing an area that is actually 15-17 feet deep of flat space. This is an important factor because the proposed structure will easily fit in that area without any disturbance to the existing grade.

We also believe based on these findings and assertions that anything else placed within that 15-17 feet of relatively flat space presents no change or adverse impact to the land, stability thereof, or any surrounding areas, whether the surface material is made of grass, concrete, or the water contained in a swimming pool.

In summary, a 50% slope can be recreated at the start of the slope, 15-17ft from the home, which will leave the same flat space between the new home and the slope without the use of retaining walls.

Comment 3:

"The retaining walls are necessary to create a flat area for the construction of the pool and associated hardscape and lawn areas only and not an integral part of the home construction."

We disagree that the walls are necessary to create a flat area for the construction of the pool and associated hardscapes, and feel this point may have been made out of mis-interpretation of the drawings or simply the result of poor syntax on Tetra's part.

This also is not consistent and directly conflicts with comment #1 where it is clearly stated that the slope does not start for 15-17 feet from the house, and that that same grade can be recreated without the use of any retaining walls.

Any hardscape structure within the 15-17 feet from the home can exist without a retaining wall, and the purpose of the retaining wall is to mitigate the hardships created by an extreme slope and to gain usable space in the lawn area that abuts to the shore.

We agree that the retaining walls are not an integral part of the home construction, however that issue is separate from the hardships which we are seeking a variance for. We are seeking to

mitigate these hardships and create flat usable space between the retaining wall and the waterfront. Not between the retaining wall and the house.

In summary, we agree that the retaining walls are not an integral part of the home construction; however the walls are not necessary to create a flat space for the pool and associated hardscape space, rather to gain usable space below and eliminate a serious slope.

Comment 4:

“The top of the proposed retaining walls will be at or below the elevation of the finish floor of the basement of the new home. The top of the wall will be at essentially the elevation of the previous deck. It appears from the plans that the walls would be located approximately 4 to 5 feet closer to the water than the previous deck, which results in 5 to 8 feet of wall being visible from the lake side of the home. No fencing is being proposed for the top of the retaining walls.”

We agree that the top of the retaining wall will be at or below the elevation of the finish floor of the new basement home, but would like to make note that it will specifically be below the finish grade.

We agree that the top of the wall will be at essentially the same elevation as the previous deck, but would like to reiterate that the previous deck was built at grade level.

Upon further review, we agree that our initial proposal that the outermost wall of the pool was approximately 4 to 5 feet closer to the water than the previous deck. However, per the existing ordinances we are allowed to build a deck up to 15' towards the water from the existing home and at the second story level. The additional 4 to 5 feet mentioned was actually that of a catch basin for the proposed infinity edge, which would be built below the grade should a variance for the retaining wall be granted.

Furthermore, we feel the location of the previous deck location is less important than what has been previously determined as flat ground, which has been calculated at 15 to 17 feet from the house. In an attempt to appease the board and the concern of any neighbors, we have modified the design to move the proposed wall closer to the house by 3 feet, in order to not extend any part of the structure above the grade of the existing land. If more accommodations are needed to be made, we are more than willing to consider any suggestions.

We agree that per the design, 5 to 8 feet of wall will be visible from the lake side of the home. However, this is not by choice; this is due to the existing grade.

We agree that no fencing is being proposed for the top of the retaining walls. Per Livingston County Building Code, a fence is not needed so long as there is no foot traffic within 3 feet of the outside of the wall. Additionally, a fence is not needed around this pool because an auto cover is being proposed.

In summary, we agree and have amended the design to keep the proposed structure within the 15-17 feet of flat surface as shown from the pre-existing grade.

Closing:

“From an engineering viewpoint, the purpose of the retaining walls is to create a relatively flat area on the lake side of the new residence. The current proposal is to construct an in-ground pool and associated lawn and hardscape amenities in this flat area. Since the new home is proposed in essentially the same location and elevation as the existing, the natural grade could be reestablished and vegetated without the use of a masonry retaining wall.”

Again, we disagree that the purpose of the retaining wall is to create a relatively flat area on the lake side of the new residence, as the flat space already exists per the engineering report. We agree that the original proposal may have expanded that flat space, however our design amendments have kept now reduced the proposed features to be only within the pre-existing flat area.

With the amended designs allowing the proposed in-ground pool and associated hardscape amenities can exist in this flat area without the use of retaining walls. Which, as shown, the engineers themselves acknowledge as true.

However, it is important to note that an engineering viewpoint in this matter is for the purpose of slope stability and not to address potential hardships that the ZBA takes into consideration. This is further supported by the ZBA’s approval of numerous other cases of retaining walls in this area where excessive slopes well under 50% were allowed.

In summary, we disagree that the purpose of the wall is to create a relatively flat space as this is contradictory to the initial findings that the slope does not begin until 15-17 feet from the original home. We agree that the existing slope could be recreated however that would impose significant hardships to the homeowners. By adding a retaining wall to the otherwise proposed changes, we are able to remove this hazardous slope and unlock more usable space at the waterfront.

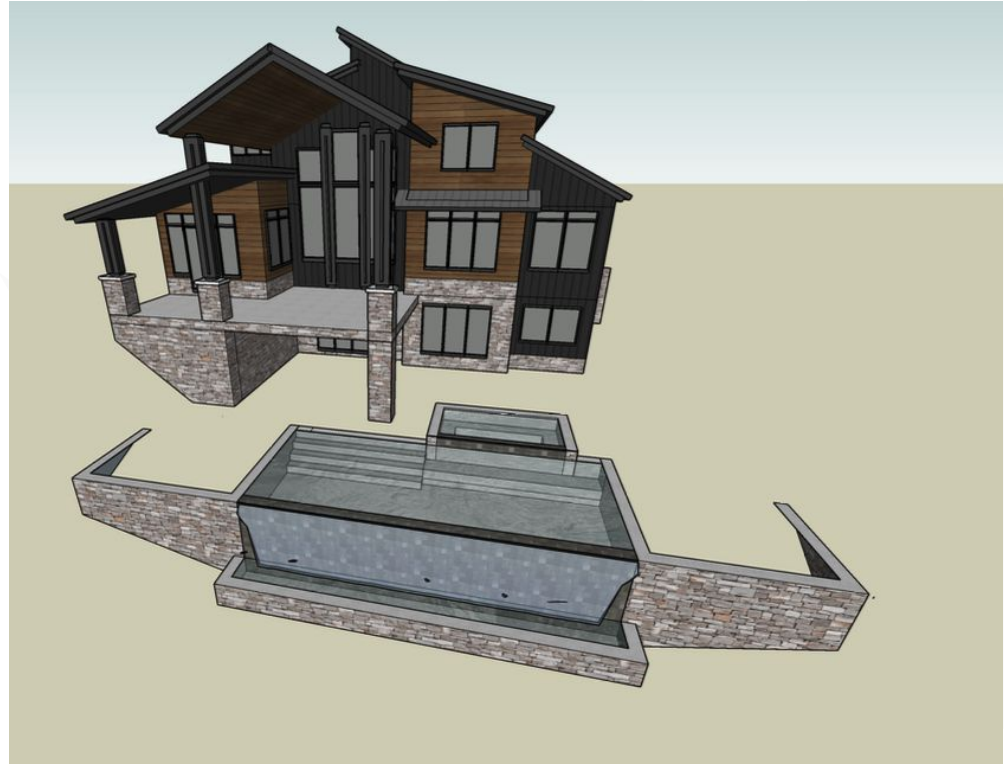
Design Proposal

Revised for 10-20-20 ZBA Mtg.

3740 Pineridge Ln
Brighton, MI 48116

Prepared By:

Ventures Design
29454 Haas Rd
Wixom, MI 48393



Previous Structure



- **Trees have been removed to north and south improving line of site**

Previous Structure



Proposed Structure

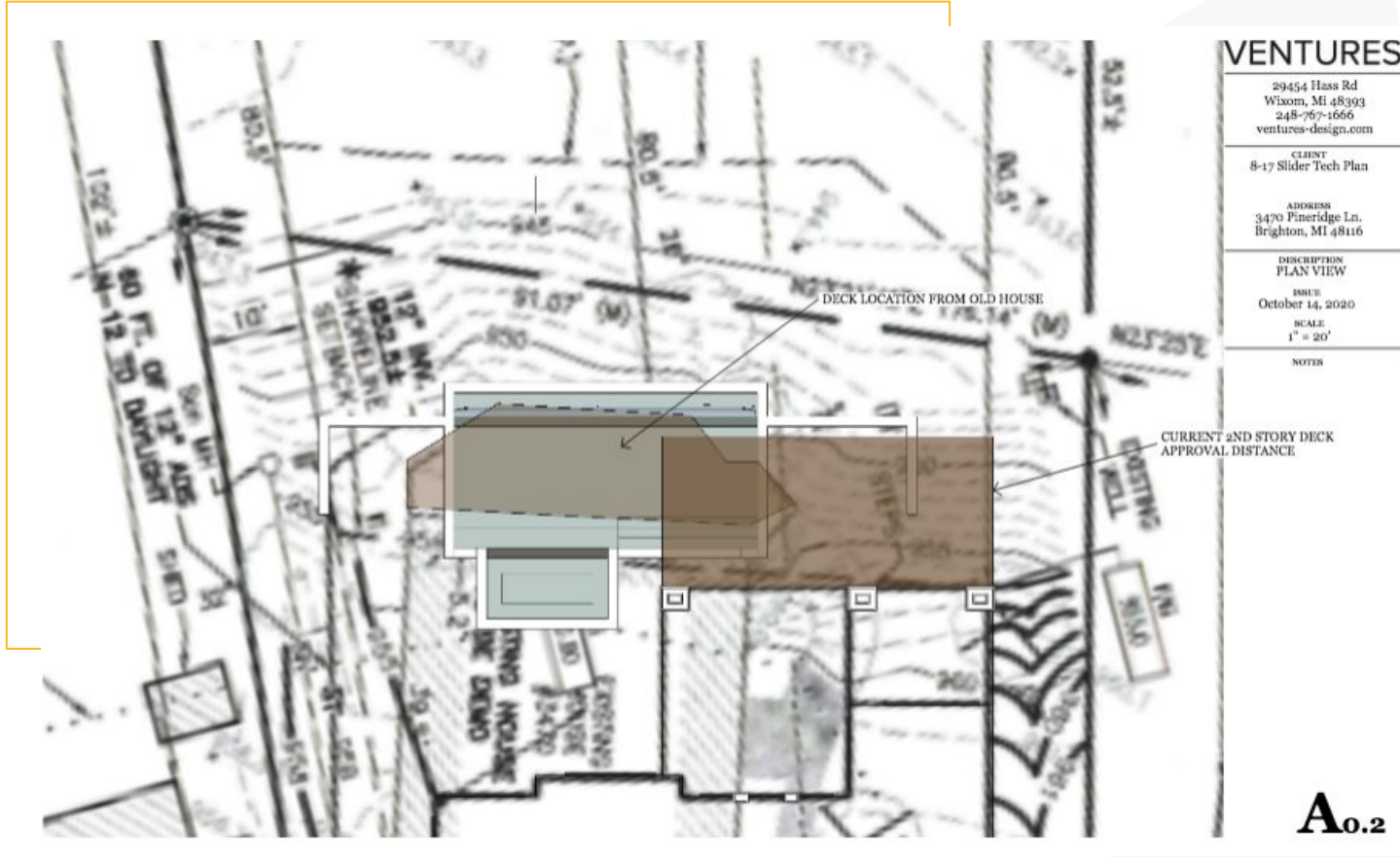


- **Retaining wall with grade**
 - Reduced by 3'
- **Pool w/ Autocover**
- **No fence required**

Proposed Structure



Comparison with previous structure



VENTURES

29454 Hass Rd
Wisom, MI 48393
248-767-1666
ventures-design.com

CLIENT
8-17 Slider Tech Plan

ADDRESS
3470 Pineridge Ln.
Brighton, MI 48116

DESCRIPTION
PLAN VIEW

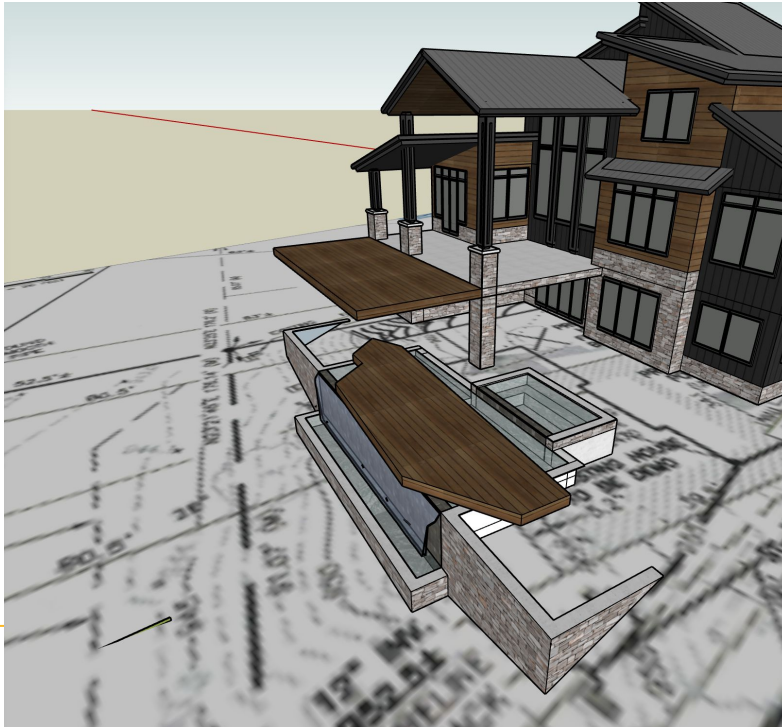
DATE
October 14, 2020

SCALE
1" = 20'

NOTES

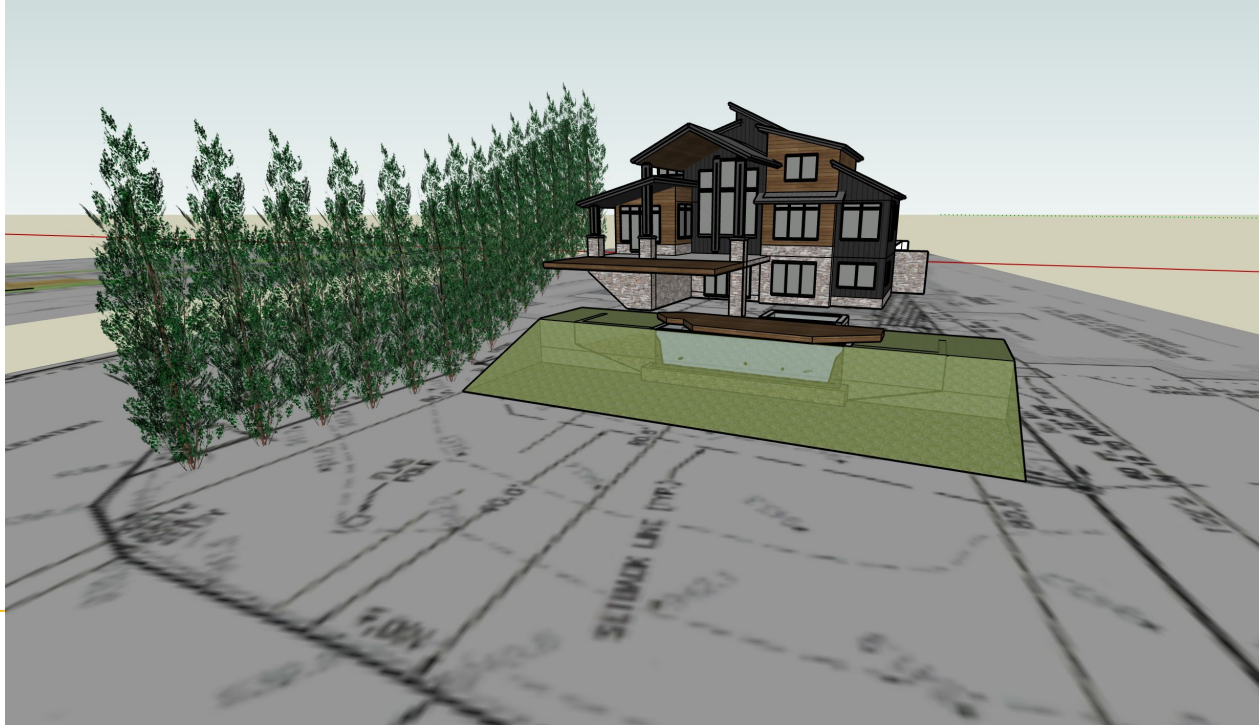
Ao.2

Allowed per Zoning Guidelines - Second Story deck extending 15'



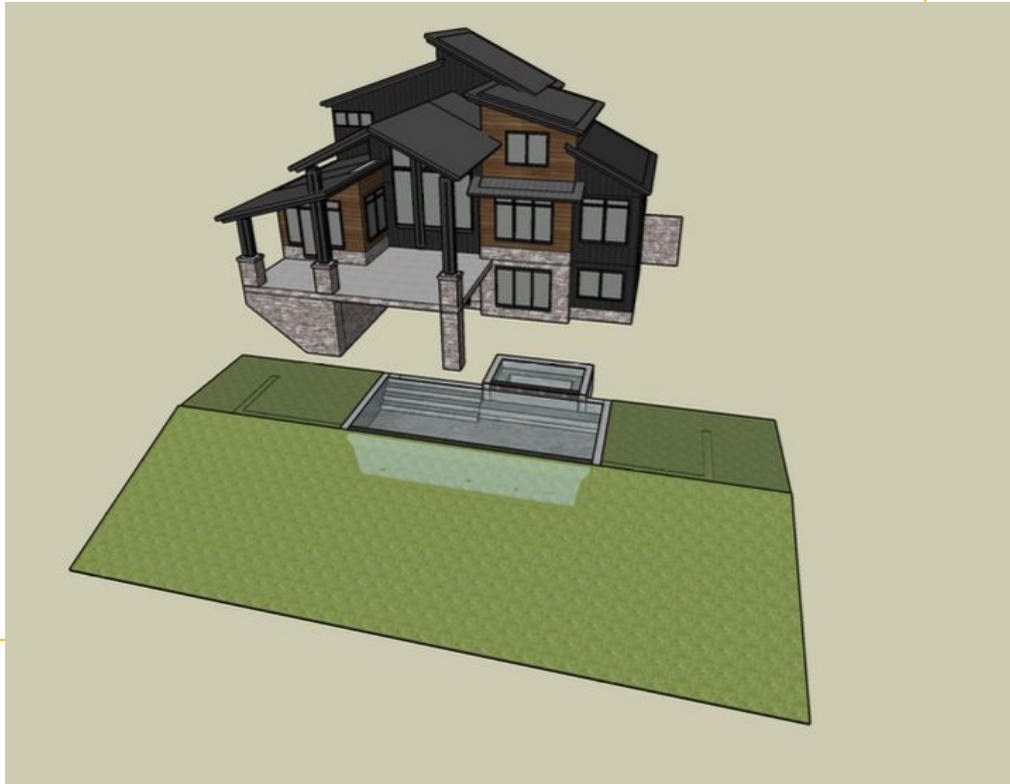
- Due to the elevation of a deck, this structure would impede line of site significantly whereas walls built to support a lower level area would not.

Allowed per Zoning Guidelines - Arborvitae Hedge



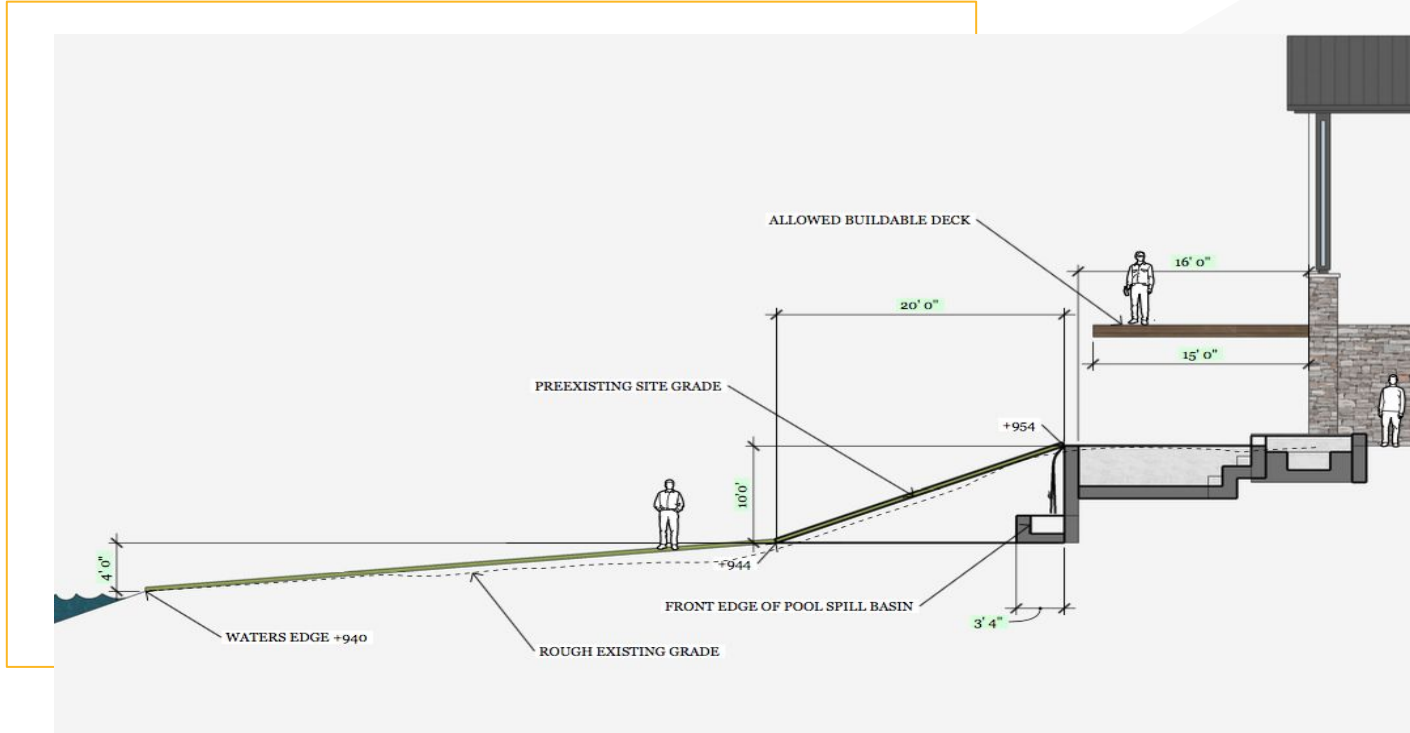
- If the neighbors are concerned with the view of a pool, we would be willing to install Green Giant Arborvitae along the property line. These reach 40-50' tall at maturity.

Tetra Tech Grade Rendering

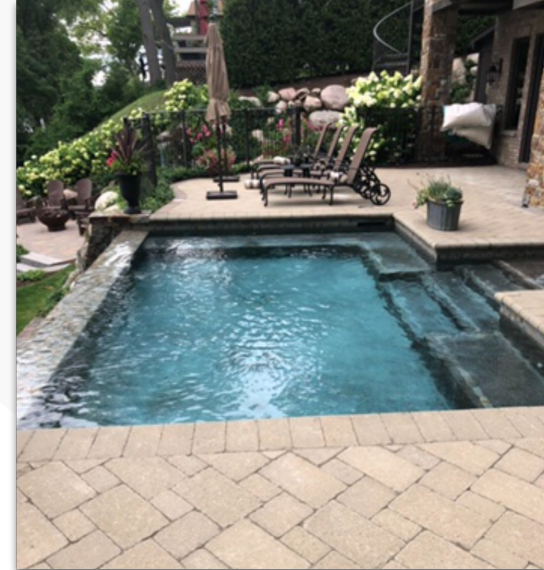
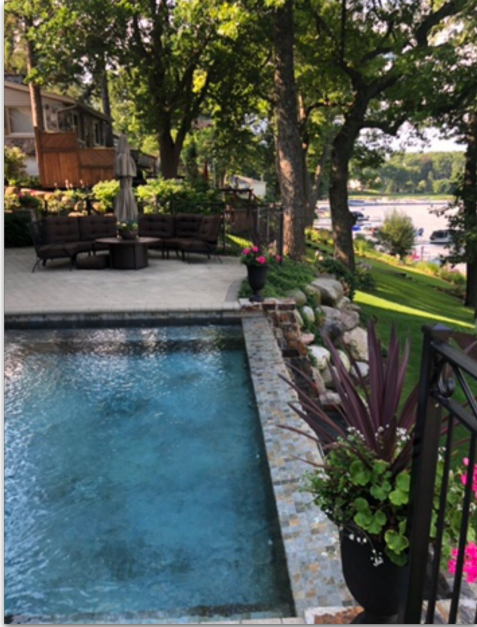


- **Flat area exists in pool location**
- **50% Grade over 20' beginning at 15-17' away from the house**

Existing Grade Cross Section



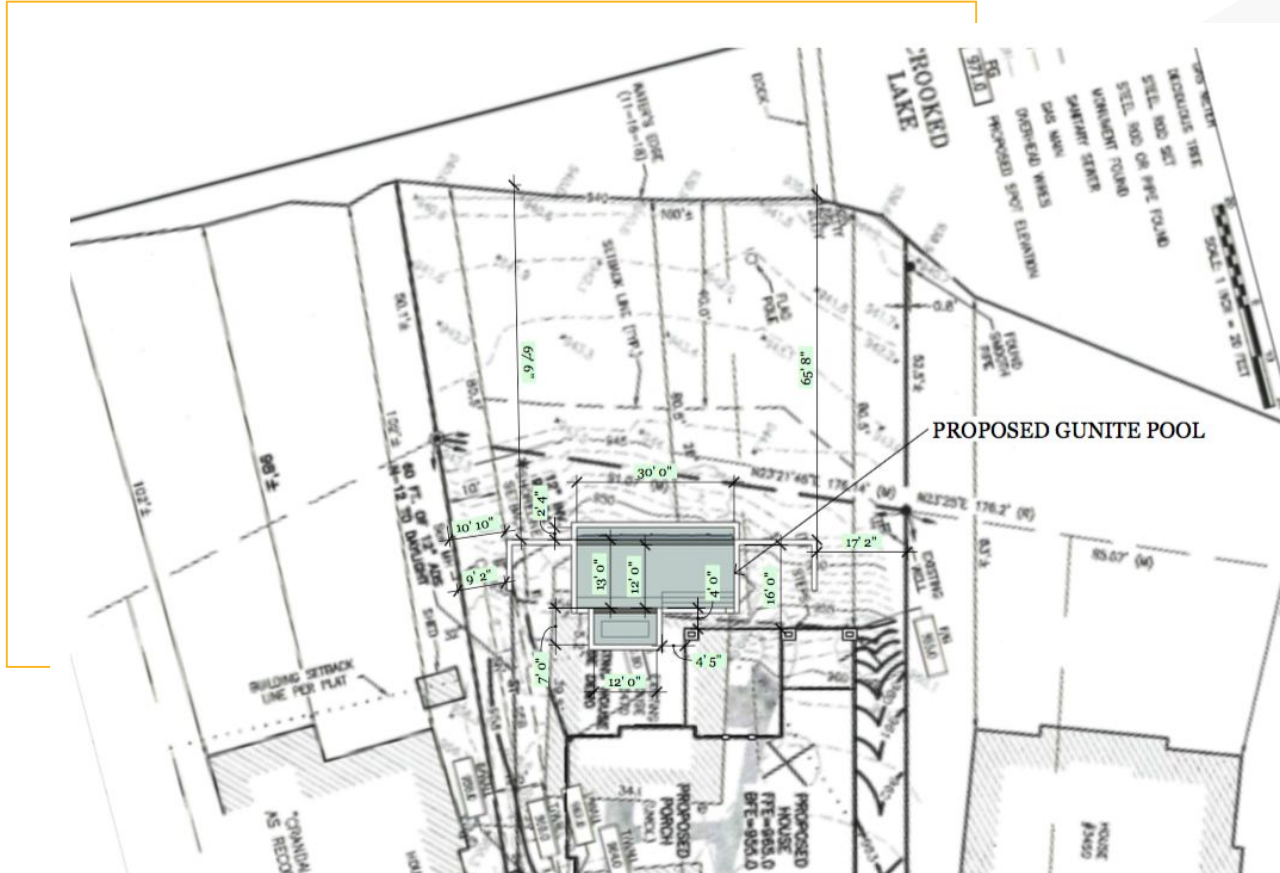
Similarly allowed- Pool/ walls on Highcrest Drive



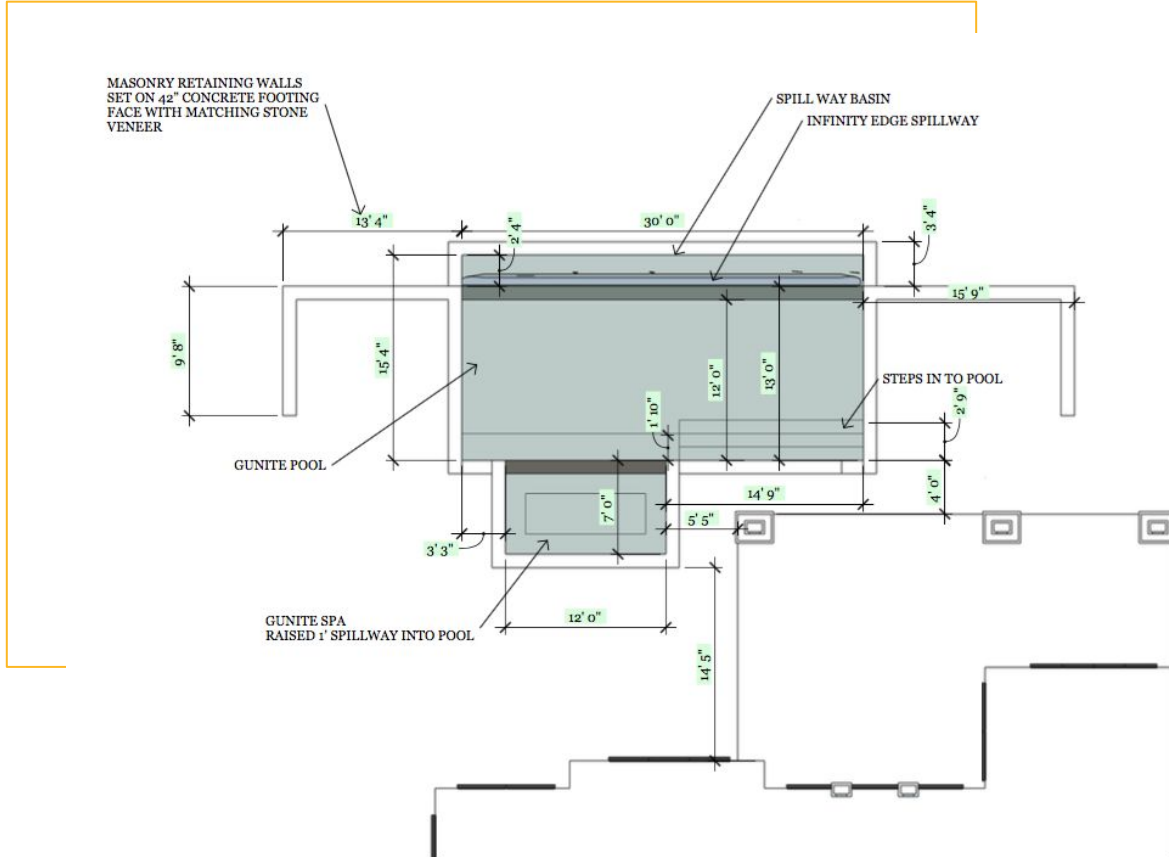
ZBA Approved walls for 3940 Hichrest Drive - August 20, 2019



Technical Plans



Technical Plans



Technical Plans



From: [BOB MUSCH](#)
To: [Amy Ruthig](#)
Subject: Fwd: 3470 Pineridge Lane
Date: Friday, September 18, 2020 10:25:21 AM
Attachments: [image.png](#)
[image.png](#)

Amy

Just a short note regarding the recent petition for a wall and pool at 3470 Pineridge Lane.

You may want to forward the pictures below of the home prior to construction to your engineer so he can compare before the petitioner added dirt and made an 8-10 foot steep slope. By the petitioner adding the dirt and pushing it out 20 feet they have created their own hardship. As you can see there is no dirt in the area they are asking for the wall actually it is only a couple feet high at the 60 foot mark from the lake.

The original owner's deck was just under the overhang. You can use the tree on the far right as a benchmark as that is the only tree left standing. It is at the front of the deck. They are suggesting that the pool etc would just be over the original deck by a little bit which I question. It depends on their interpretation of what the original deck was. You look at their computer model and the tree is at the back of the deck meaning they are extending it much further than the original owner.

My feeling is there is no hardship as it is all self imposed

Proposed Structure



 VENTURES

Regards
Bob Musch

----- Original Message -----

From: diane musch <dlnusch48116@gmail.com>

To: Musch <rlmusch@comcast.net>

Date: 09/16/2020 3:05 PM

Subject: 3480 Pineridge Lane



Realcomp



Realcomp

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
SEPTEMBER 15, 2020**

Comments related to:

2. 20-18 ... A request by Ventures Design, 3470 Pineridge Lane, for a waterfront setback variance to install a swimming pool and a variance to construct retaining walls in the required waterfront yard

Construction of this house is an example of large houses being put on lots that previously had much smaller houses. It seems the limits for this lot are being tested even without the requested variance. Most trees were removed – according to a neighbor 55 trees were removed, this from a less than half acre lot. (There may be six or fewer remaining.) Also a substantial amount of earth was removed. I estimate about 600 yards (at least 40 trailers of 15 yards each) were hauled away. And the building itself seems to occupy all of the useful space. I assume all of this is within zoning approvals and permits - and therefore is not up for discussion at this meeting.

The current requested variance is to accommodate a pool which was not part of the original Land Use Permit application. However one neighbor said the owner spoke about an infinity pool early on. So was this always planned and if so why was it not included in the original considerations for setback? Could the plan including the pool have fit on the existing lot without variances? This property was bought in February 2016 with the intention of building a new house. There was adequate time to develop plans in accordance with known regulations. It is clear from their February 2019 variance application that compromise was to come from variance approval not from building design.

According to the minutes of your meeting of February 19, 2019 a 6.5 foot waterfront yard setback variance was requested but unanimously denied. Two board members stated “that there is no practical difficulty with the property.” Another reason for denial was a finding of fact that “the need for the variance is self-created by the applicant”.

The now proposed structure (including the pool) would be considerably forward of the adjacent homes and the other houses in this area of the lake. The reasons for denial of the February 2019 request still seem to apply: particularly “the need for the variance is self-created by the applicant”.

My objection is one of aesthetics but also precedence, notwithstanding the variance granted in 2001 to the adjacent property 3450 Pineridge Lane. If this variance is approved it seems the whole issue of rules and guidelines for building construction is up for grabs and decided on a case by case basis rather than by any consistency in standards.

Robert Pettengill
3540 Pineridge Lane
Brighton, Michigan 48116

September 14, 2020

Sept. 11, 2020

Dr. Donnie Bettes

3430 Pineridge Ln,

Genoa Township zoning Board;

In response to the variance requested by Ralph and Mary Slider;

I welcome Ralph and Mary to our lovely lakefront neighborhood in Crandell Crooked Lakes of Genoa township, where I have resided for 33 years. Some of the many qualities that make our neighborhood so beautiful and unique are the mature trees, large hillside lots, and natural setbacks. These features allow for sweeping, unobstructed views of the lake from the homeowners vantage, and an uncluttered shoreline. The lakeside setbacks and wetlands also offer a refuge for wildlife and waterfowl, including Great Blue Herons and Sandhill Cranes, that many of us enjoy watching. These are probably some of the same reasons that attracted the Sliders to our lakefront community.

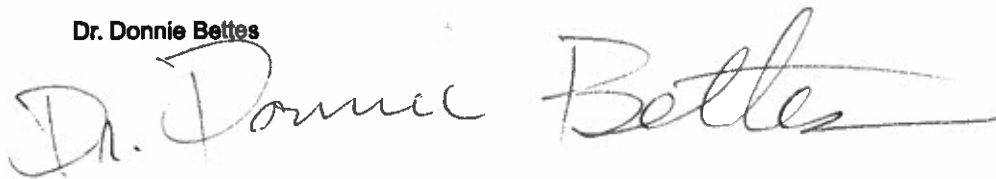
I feel, however, their variance request to build 20.5 feet closer to the waterfront than is allowed by township regulations, is inconsistent with the setback of almost every other home in our neighborhood. This will have a negative impact on the appearance, value, and enjoyment of our neighborhood and its waterfowl, without placing an undue hardship on the Slider's proposed structure.

In 2002, the first waterfront variance was given. After it was built, we were visually confronted with the reality of how much this house obstructs the view of almost every home in our community. Now, most neighbors agree, we regret allowing that first variance. Granting a variance to the Sliders' to build closer to the waterfront will further impede the enjoyment of our lakefront vista and value of our homes.

I'm sure the Slider's are looking forward to their new home in our beautiful hillside neighborhood, and I hope they will build in accordance with the setback of the majority of other homes on this side of Crooked Lake.

Respectfully,

Dr. Donnie Bettes

A handwritten signature in cursive script that reads "Dr. Donnie Bettes". The signature is written in dark ink and is positioned below the typed name.

From: [BOB MUSCH](#)
To: [Amy Ruthig](#)
Cc: [Diane Musch](#); rlmusch@comcast.net
Subject: 3470 Pineridge Lane (9/15/2020)
Date: Tuesday, September 15, 2020 2:59:10 PM

We want to welcome Mary and Ralph to the neighborhood and look forward to many enjoyable times together. In looking at the computer rendition of the proposed home, it looks to be very nice and I am sure it will be just as appealing inside.

Regarding the variance, we are not in support of their request to build closer to the water.

Crandall Crooked Lake Heights Civic Association (CCLHCA) #1 has a proposed building set back guideline that is documented on the plat that is on file at the Genoa Twp. website. Most all of the home owners that own waterfront property within the Association are in compliance with this guideline except for one, 3450 Pineridge Lane, who back in early 2000 (2002) asked for and received a variance.

Today, if you were to travel along the lakeshore and look at the homes you would notice that one stands out (3450 Pineridge Lane) as being closest to the water. As a result, the home disrupts the natural beauty of the shoreline and obstructs other's views of the lake.

If you were to ask the neighbors, and maybe that is why many are attending the Township meeting this evening, they would likely ask that this variance not be granted

Although not a topic for this meeting, we are interested in hearing about the plans that are being made to address water management for this property. Our property sits at the lowest point of surrounding homes, and as a results receives much of the run-off.

Respectfully,
Bob and Diane Musch













Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RINGHOLZ, DAVID	SLIDER RALPH & MARY	417,500	02/12/2016	WD	ARMS-LENGTH	2016R-006071	BUYER	100.0
MCMACHEN		0	12/26/1995	WD	L.C.P.O.	2000-0730	BUYER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: LRR	Building Permit(s)	Date	Number	Status
3470 PINERIDGE LANE	School: BRIGHTON AREA SCHOOLS		Residential New Constructi	05/26/2020	P20-050	
Owner's Name/Address	P.R.E. 0% Cond. 1st					
SLIDER RALPH & MARY 9903 DOORNOCH BRIGHTON MI 48114	MAP #: V20-18					
	2021 Est TCV Tentative					

X Improved		Vacant	Land Value Estimates for Land Table 4306.TRI LAKES LAKE FRONT						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A LAKE FRONT	91.00	215.00	1.0000	1.0000	4000	100		364,000	
			91 Actual Front Feet, 0.45 Total Acres		Total Est. Land Value =		364,000		

Tax Description		Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value				
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
D/W/P: Patio Blocks	12.95	340	65	2,862				
			Total Estimated Land Improvements True Cash Value =		2,862			

Comments/Influences		Topography of Site						
		Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		X REFUSE						



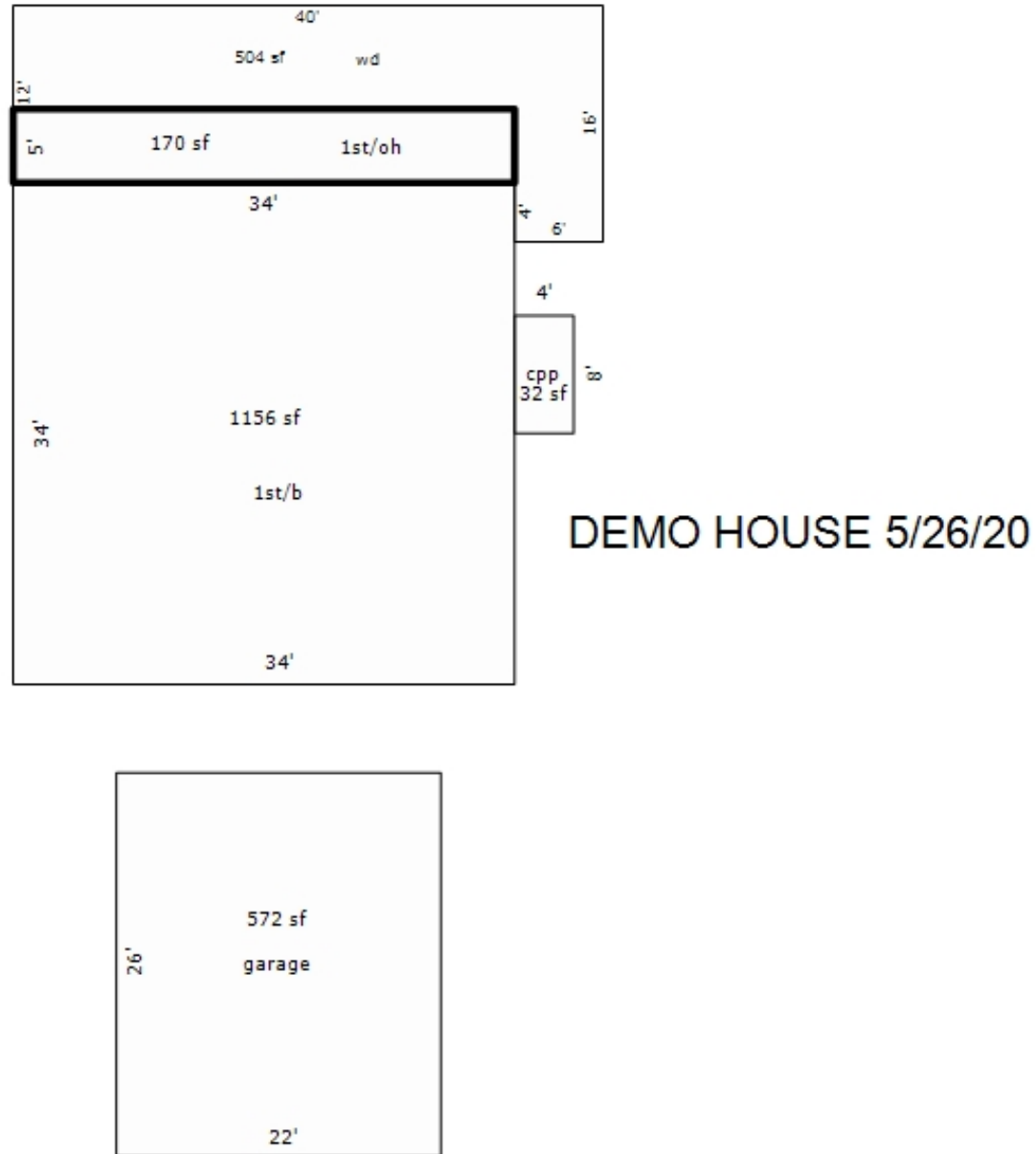
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2021	Tentative	Tentative	Tentative			Tentative
2020	182,000	90,100	272,100			199,223C
2019	125,800	87,300	213,100			195,509C
2018	105,800	89,200	195,000			190,927C

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 32 504	Type CPP Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: C		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 47 Floor Area: 1,326 Total Base New : 236,235 Total Depr Cost: 125,204 Estimated T.C.V: 186,930			E.C.F. X 1.493		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1965	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family C			Cls C Blt 1965						
Condition: Good		Lg	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1156 SF Floor Area = 1326 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53						
Room List		(5) Floors		(13) Plumbing			Building Areas			Stories Exterior Foundation			Size		Cost New Depr. Cost	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(14) Water/Sewer			Other Additions/Adjustments			1 Story Siding Basement			1,156		Cost New Depr. Cost	
(1) Exterior		(6) Ceilings		Average Fixture(s)			Basement Living Area			1 Story Siding Overhang			170			
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1156 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 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			Basement, Outside Entrance, Below Grade			1			2,124		1,126	
(2) Windows		(7) Excavation		(14) Water/Sewer			Plumbing			3 Fixture Bath			2		7,710 4,086	
Many Avg. Few	X Large Avg. Small	(8) Basement		(14) Water/Sewer			Porches			CPP			32		729 386	
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		(14) Water/Sewer			Deck			Treated Wood			504		6,300 3,339	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			572		20,489 10,859	
X	Gable Hip Flat	Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer			Water/Sewer			Public Sewer			1		1,240 657	
Chimney: Brick		(10) Floor Support		(14) Water/Sewer			Public Sewer			Water Well, 200 Feet			1		8,914 4,724	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Fireplaces			Exterior 1 Story			1		5,404 2,864	
				Lump Sum Items:			Prefab 1 Story			1			2,151		1,140	
							Notes:			Totals:			236,235		125,204	
							ECF (4306 TRI LAKES LAKE FRONT) 1.493 =>			TCV:			186,930			

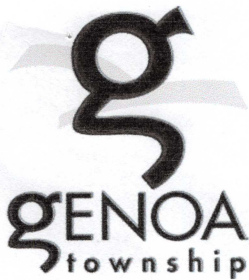
*** Information herein deemed reliable but not guaranteed***



*** 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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.493	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 X Forced Heat & Cool Heat Pump No Heating/Cooling	
X Wood Frame	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration Ex X Ord Min			Central Air Wood Furnace									
Building Style: B	Size of Closets Lg X Ord Small		Doors: Solid X H.C.			(12) Electric 0 Amps Service									
Yr Built 2020	Remodeled 0	Condition: Good		Room List Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors Kitchen: Other: Other:								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 2 Single Family B		Cls B		Blt 2020				
X Wood/Shingle Aluminum/Vinyl Brick X Brick/Siding X Insulation	(7) Excavation		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing		Notes:		ECF (4306 TRI LAKES LAKE FRONT) 1.493 => TCVCV: 0					
(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			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		Totals: 0 0							
X Many Avg. Few	X Large Avg. Small	(9) Basement Finish		(14) Water/Sewer											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof	(10) Floor Support		Lump Sum Items:												
X Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X Asphalt Shingle	Chimney:														

*** 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 # 20-20 Meeting Date: Oct 20, 2020 @ 6:30 pm

PAID Variance Application Fee

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

Applicant/Owner: Sarah Lanning Email: Sarahlanning19@yahoo.com
Property Address: 2638 Hubert rd Phone: 810 923-4062
Present Zoning: residential Tax Code: 11-14-400-023

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: We decided to add an addition to the barn for a workout room. Due to restrictions at public gyms brought on by Covid, we decided a home gym would be much safer. This is for the health of my family, especially my son, who cannot work out while wearing a mask.

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.

N/A

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 page 1

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 addition on the barn will not impair any adjacent property.

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 addition will not impact the neighborhood in any way.

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: 9-22-20 Signature: Sarah Lansing



MEMORANDUM

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

RE: ZBA 20-20

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

STAFF REPORT

File Number: ZBA#20-20
Site Address: 2638 Hubert Road
Parcel Number: 4711-14-400-023
Parcel Size: 3.460 acres
Applicant: Sarah Lanning, 2638 Hubert Road, Brighton
Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a size variance to allow for an addition to a detached accessory structure and an existing shed to remain.

Zoning and Existing Use: RR (Rural Residential) Single Family Dwelling and two detached accessory structures are located on the property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday October 4, 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 2003.
- In 2003, a land use permit was issued for a new construction home.
- In 2020, a land use permit was issued for a detached accessory structure.
- See Assessing Record Card

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

Summary

The proposed project is to allow an existing addition to a detached accessory structure. The addition to the detached accessory structure was discovered when the Township Assessing Dept. entered the property to measure the approved 1200 sq. ft. structure. Assessing also discovered that a 12 x 14 shed was constructed on the property without a permit and was not indicated on the site plan that was submitted for the 1200 sq. ft. detached accessory structure land use permit.

Variance Requests

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

Section 11.04.01 (H) Maximum Size: Maximum Size: The combined total of all accessory buildings in any residential district shall be a maximum of nine hundred (900) square feet in area for lots less than two (2) acres and one thousand two hundred (1200) square feet in area for lots equal to or greater than two (2) acres. Accessory buildings and structures located on conforming lots in Agricultural and Country Estates Districts shall not be limited by size, provided all required setback are met.

Allowable Square Footage:	1,200 Sq. Ft.
Existing Square Footage:	1,732 Sq. Ft.
Proposed Variance Amount:	532 Sq. Ft.

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

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

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the square footage requirement would prevent the addition to the existing detached accessory structure and to allow the existing shed to remain. The property is a conforming lot in the Rural Residential Zoning District (2 acre minimum). There are properties in the vicinity that are zoned Agricultural (10 acre minimum) which detached accessory structures are not limited by size. Applicant provided no evidence of practical difficulty or substantial justice associated with the property.
- (b) Extraordinary Circumstances** – The applicant has not demonstrated an extraordinary or exceptional condition of the property. The applicant should address if the variance request is the least amount necessary. Applicant claims that the pole barn addition is necessary for a home gym due to COVID.
- (c) Public Safety and Welfare** – The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood

Recommended Conditions

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

N/A

Recommended Conditions

If the Zoning Board of Appeals denies the variance request staff recommends the following:

1. The addition to the detached accessory structure must be removed within 60 days.
2. The existing shed must be removed within 60 days.



Genoa Township

2911 Dorr Road, Brighton, Michigan 48116
 Phone: 810.227.5225 Fax: 810.227.3420 www.genoa.org

Planning & Zoning

P20-044

Issued: 04/17/2020
 Expires: 04/17/2021

Residential Land Use

Detached Accessory

LOCATION	OWNER	APPLICANT
2638 HUBERT RD 4711-14-400-023 Zoning: RR	LANNING SARAH 2638 HUBERT RD Brighton MI 48114 Phone: E-mail:	LANNING SARAH 2638 HUBERT RD Brighton MI 48114 Phone: E-mail:

Work Description: New pole Barn

PROJECT INFORMATION:

Front Setback: 440	Side Setback: 48	Water/Wetland:
Least Side Setback: 48	Rear Setback: 190	Distance from Principal Structure:
Construction Value: \$1,200.00	Height: 14	Total Square Feet: 1,200
ZBA Approval: n/a		

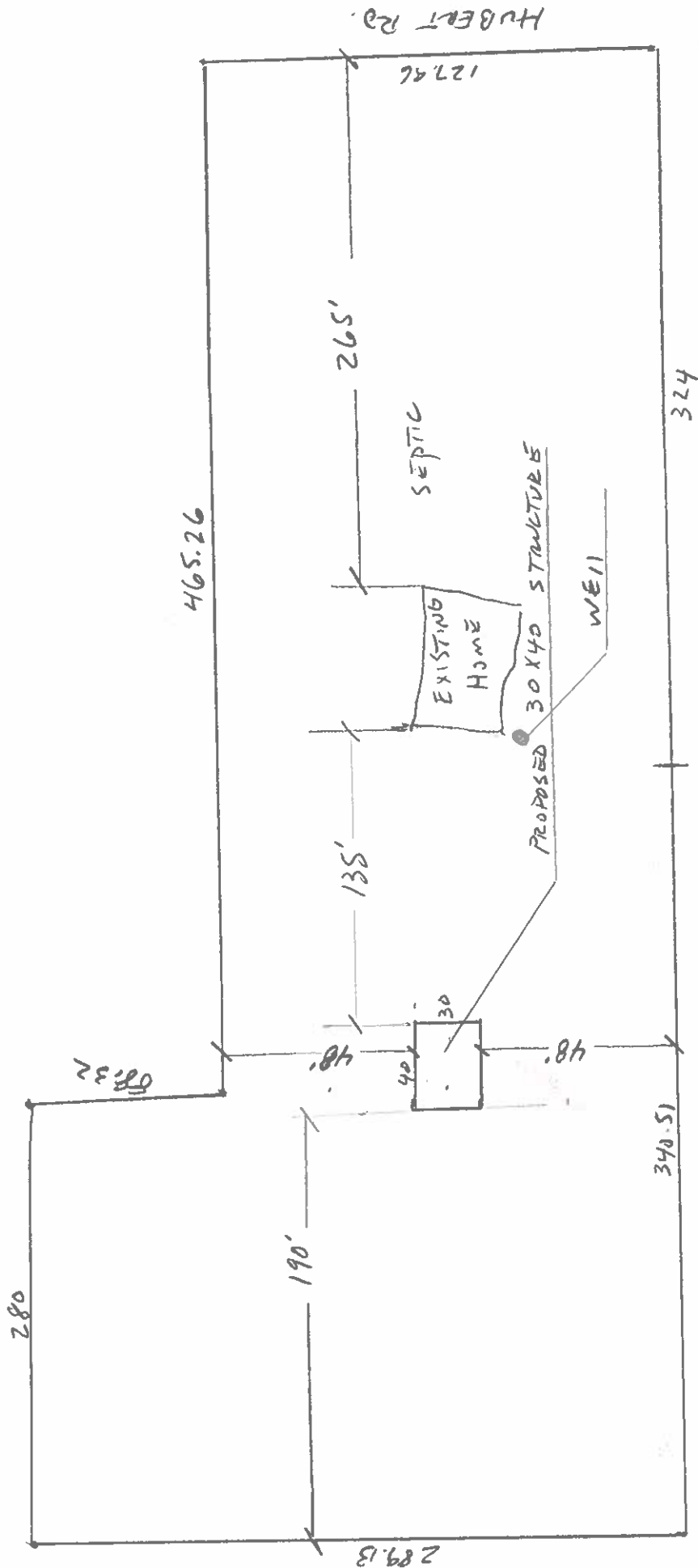
Comments/ Conditions: Must have permits from Livingston County Building Department

Permit Item	Permit Fee	Fee Basis	Item Total
Accessory Building	Permit Fee	1.00	50.00

Fee Total:	\$50.00
Amount Paid:	\$50.00
Balance Due:	\$0.00

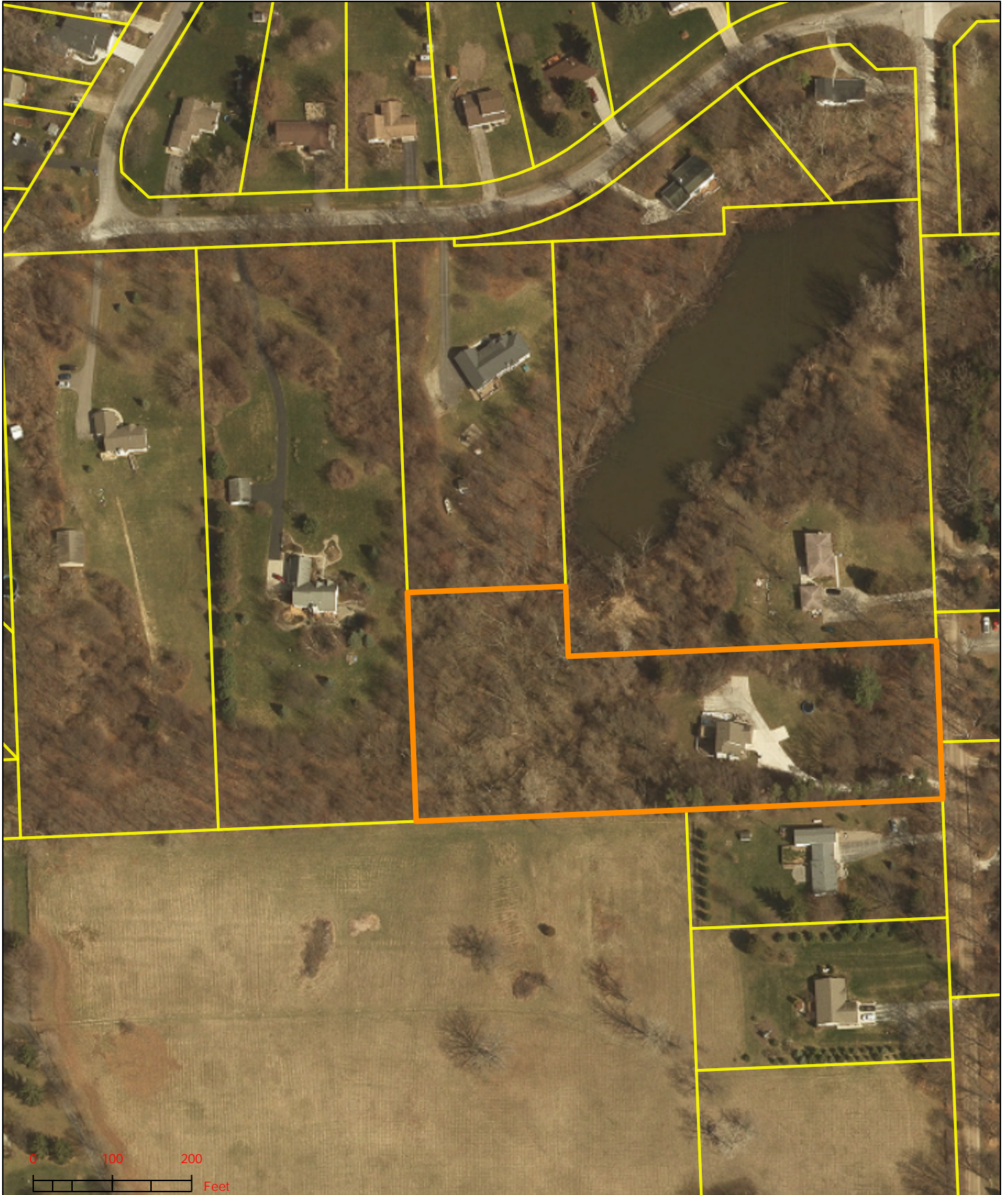
Issuance of this permit confirms the applicants certification that all information and data attached to and made part of this permit are true and accurate and to the best of the applicants knowledge and belief. The applicant has certified that the proposed work has been authorized by the owner of record and that the applicant has been authorized by the owner to obtain this permit as the authorized agent. The applicant has agreed to conform to all applicable laws, codes and ordinances of the State of Michigan, Livingston County and Genoa Township. The applicant acknowledges that private covenants and restrictions are potentially enforceable by private parties. This permit authorizes on-site inspections by an official representative of Genoa Charter Township. This permit is valid for a period of 12 months from the date of issue and the applicant agrees that any modifications must be approved by Genoa Township.

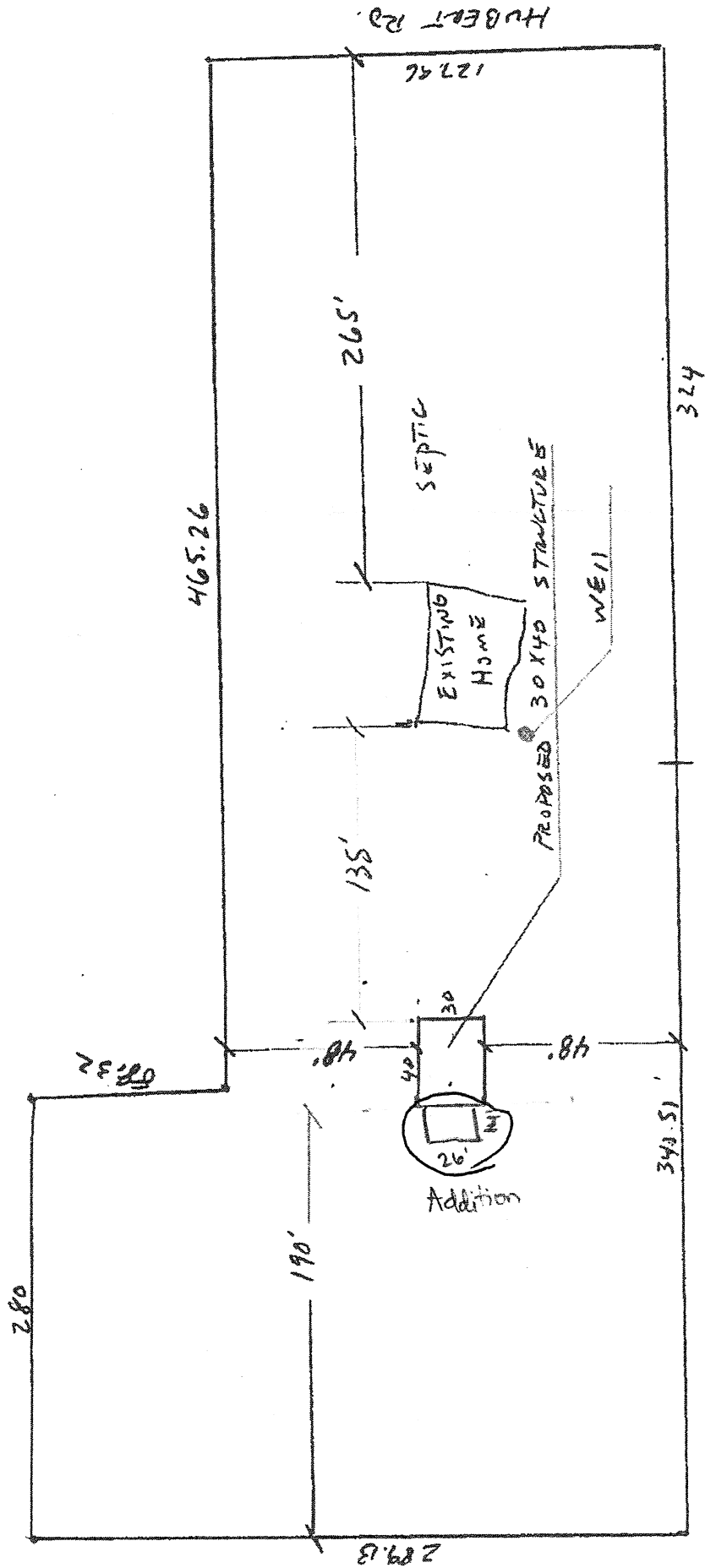
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GENOA TOWNSHIP
 APR 17 2020
 PERMIT APPROVED

GENOA TOWNSHIP





GENOA TOWNSHIP
APR 17 2020
PERMIT APPROVED



4711-14-400-023

09/15/2020

4711-14-400-023

2638 HUBERT RD

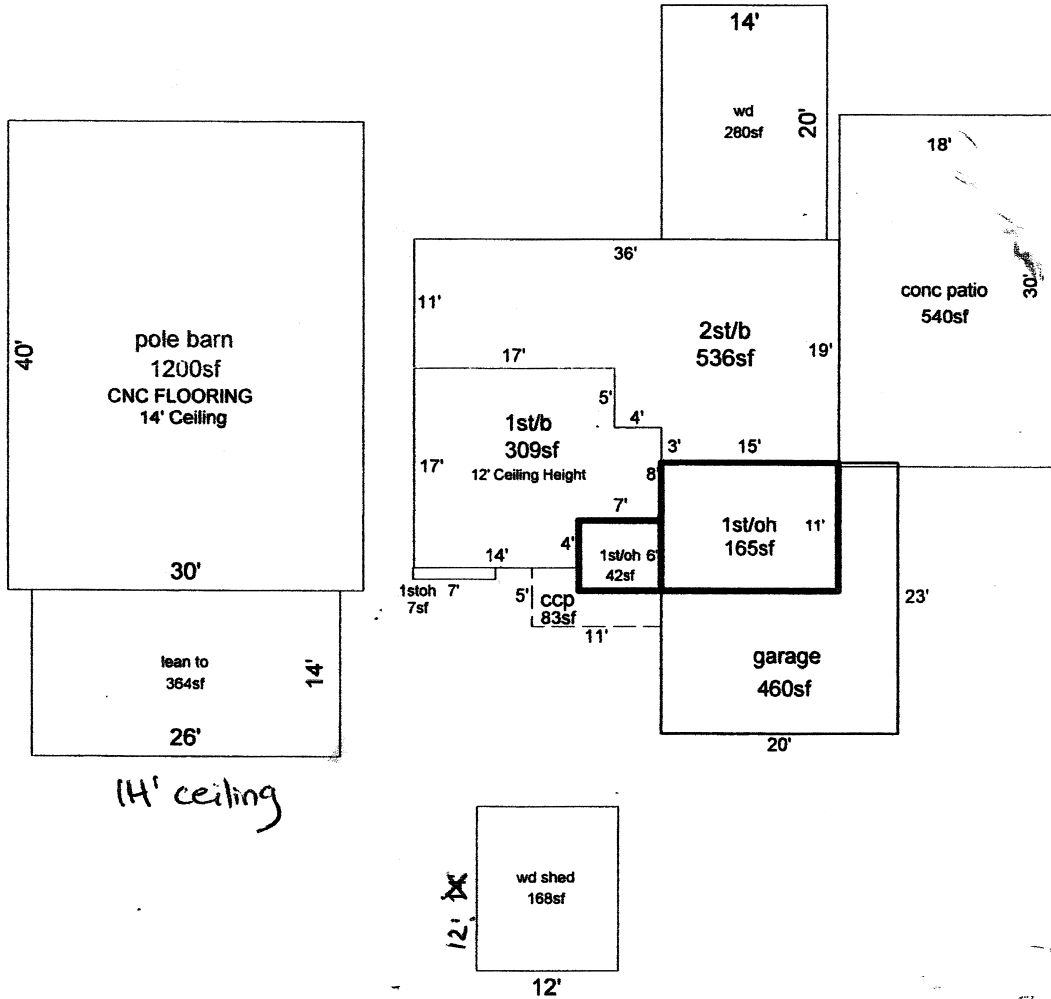
9/15/2020

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 4711-14-400-023 Parcel No.: 4711-14-400-023
 Property Address: 2638 HUBERT RD
 City: Brighton County: LIVINGSTON State: MI ZipCode: 48114
 Owner: LANNING SARAH
 Client: 00000 Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
15	2st/b	1	536	110	536
16	1st/oh	1	165	52	
	1st/oh	1	42	26	
	1stoh	1	7	16	214
3	1st/b	1	309	76	309
ccp	ccp	1	83	40	83
conc pat	conc patio	1	540	96	540
garage	garage	1	460	86	460
lean	lean to	1	364	80	364
pole bar	pole barn	1	1200	140	1200
wd	wd	1	280	68	280
wd shed	wd shed	1	168	52	168

COMMENT TABLE 1

COMMENT TABLE 2 | COMMENT TABLE 3

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANNING, SARAH	SMALLWOOD SARAH	0	06/06/2006	QC	INVALID SALE	2006R-6869	BUYER	0.0
HALLIKAINEN TRUST	LANNING, SARAH	72,000	08/08/2002	WD	VACANT LAND	3488-0861	BUYER	0.0
HALLIKAINEN, MAIJA K.	LANNING, SARAH	75,000	02/05/2002	WD	ARMS-LENGTH	32930092	BUYER	100.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: RR	Building Permit(s)	Date	Number	Status
2638 HUBERT RD	School: HOWELL PUBLIC SCHOOLS		Detached Accessory	04/17/2020	P20-044	7 FINAL BL
	P.R.E. 100% 12/14/2004		HOME	05/20/2003	03-228	50%
Owner's Name/Address	MAP #: V20-20					
LANNING SARAH 2638 HUBERT RD Brighton MI 48114	2021 Est TCV Tentative					
	X Improved	Vacant	Land Value Estimates for Land Table 4501.BRIGHTON M & B			
	Public Improvements		* Factors *			

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 14 T2N R5E BEG. E 1/4 COR TH S01*59'17"E 557.92 FT TO POB TH S01*59'17"E 200 FT TH S87*49'02"W 665.37 FT TH N01*57'31"W 289.11 FT TH N88*02'29"E 200 FT TH S01*57'31"E 88.32 FT TH N87*49'02"E 465.26 FT TO POB CONT. 3.46 AC M/L SPLIT FR 014 11/01 CORR LEGAL 2/02 PARCEL C	TABLE A			3.460 Acres		20,740	100		71,760
	Land Improvement Cost Estimates		3.46 Total Acres		Total Est. Land Value =		71,760		
	Description	Rate	Size	% Good	Cash Value				
	D/W/P: 3.5 Concrete	5.46	540	50	1,474				
	Wood Frame	21.57	168	50	1,812				
	Total Estimated Land Improvements True Cash Value =				3,286				

Comments/Influences	Street Lights	Standard Utilities	Underground Utils.

Topography of Site

Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X REFUSE	2021	Tentative	Tentative	Tentative			Tentative

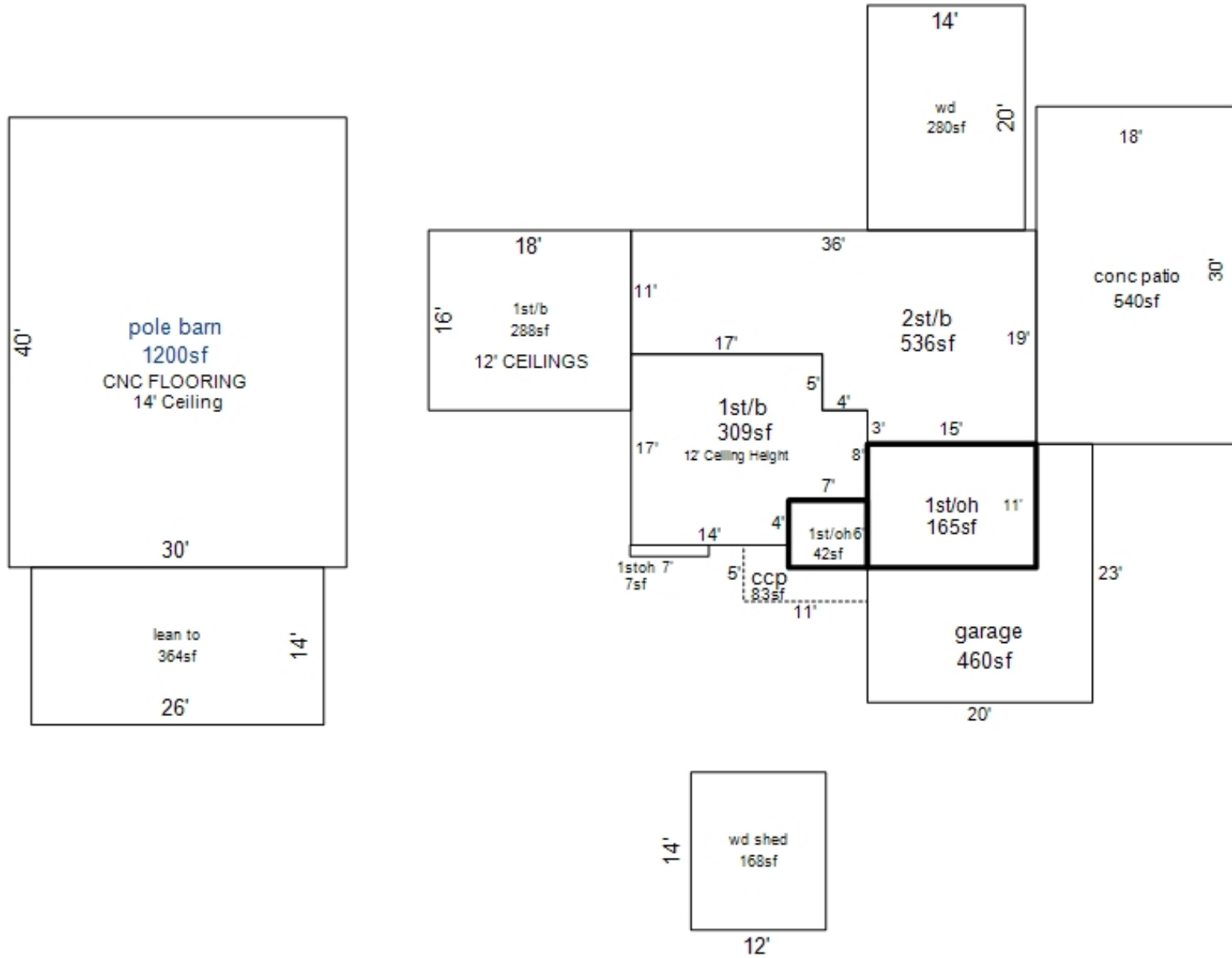
Who	When	What	2020	35,900	101,500	137,400		115,188C
	09/15/2020	INSPECTED	2019	34,800	98,800	133,600		113,041C
			2018	34,800	97,300	132,100		110,392C

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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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 83 280	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 460 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: C		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			(12) Electric 0 Amps Service			Class: C Effec. Age: 8 Floor Area: 1,883 Total Base New : 274,465 Total Depr Cost: 254,435 Estimated T.C.V: 249,346			E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2003	Remodeled 0	Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family C (11) Heating System: Forced Heat & Cool Ground Area = 1298 SF Floor Area = 1883 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92			Cls C Blt 2003							
Condition: Good		Doors: Solid X H.C.		No. of Elec. Outlets Many X Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		(5) Floors Kitchen: Other: Other:		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Recreation Room 800 12,832 11,805 Basement, Outside Entrance, Below Grade 1 2,124 1,954 Plumbing 3 Fixture Bath 1 3,855 3,547 2 Fixture Bath 2 5,159 4,746 Extra Sink 1 788 725 Separate Shower 1 1,128 1,038 Water/Sewer 1000 Gal Septic 1 4,036 3,713 Water Well, 200 Feet 1 8,914 8,201 Porches CCP (1 Story) 83 1,977 1,819 Deck Treated Wood 280 4,287 3,944 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Total: 210,627 195,704							
(1) Exterior		(6) Ceilings		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Water/Sewer 1000 Gal Septic 1 4,036 3,713 Water Well, 200 Feet 1 8,914 8,201 Porches CCP (1 Story) 83 1,977 1,819 Deck Treated Wood 280 4,287 3,944 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)										
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 1133 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room 800 12,832 11,805 Basement, Outside Entrance, Below Grade 1 2,124 1,954 Plumbing 3 Fixture Bath 1 3,855 3,547 2 Fixture Bath 2 5,159 4,746 Extra Sink 1 788 725 Separate Shower 1 1,128 1,038 Water/Sewer 1000 Gal Septic 1 4,036 3,713 Water Well, 200 Feet 1 8,914 8,201 Porches CCP (1 Story) 83 1,977 1,819 Deck Treated Wood 280 4,287 3,944 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Total: 210,627 195,704							
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room 800 12,832 11,805 Basement, Outside Entrance, Below Grade 1 2,124 1,954 Plumbing 3 Fixture Bath 1 3,855 3,547 2 Fixture Bath 2 5,159 4,746 Extra Sink 1 788 725 Separate Shower 1 1,128 1,038 Water/Sewer 1000 Gal Septic 1 4,036 3,713 Water Well, 200 Feet 1 8,914 8,201 Porches CCP (1 Story) 83 1,977 1,819 Deck Treated Wood 280 4,287 3,944 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Total: 210,627 195,704							
X	Many Avg. Few	X	Large Avg. Small	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room 800 12,832 11,805 Basement, Outside Entrance, Below Grade 1 2,124 1,954 Plumbing 3 Fixture Bath 1 3,855 3,547 2 Fixture Bath 2 5,159 4,746 Extra Sink 1 788 725 Separate Shower 1 1,128 1,038 Water/Sewer 1000 Gal Septic 1 4,036 3,713 Water Well, 200 Feet 1 8,914 8,201 Porches CCP (1 Story) 83 1,977 1,819 Deck Treated Wood 280 4,287 3,944 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Total: 210,627 195,704							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish 800 Recreation SF Living SF 1 Walkout Doors No Floor SF		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room 800 12,832 11,805 Basement, Outside Entrance, Below Grade 1 2,124 1,954 Plumbing 3 Fixture Bath 1 3,855 3,547 2 Fixture Bath 2 5,159 4,746 Extra Sink 1 788 725 Separate Shower 1 1,128 1,038 Water/Sewer 1000 Gal Septic 1 4,036 3,713 Water Well, 200 Feet 1 8,914 8,201 Porches CCP (1 Story) 83 1,977 1,819 Deck Treated Wood 280 4,287 3,944 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Total: 210,627 195,704							
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room 800 12,832 11,805 Basement, Outside Entrance, Below Grade 1 2,124 1,954 Plumbing 3 Fixture Bath 1 3,855 3,547 2 Fixture Bath 2 5,159 4,746 Extra Sink 1 788 725 Separate Shower 1 1,128 1,038 Water/Sewer 1000 Gal Septic 1 4,036 3,713 Water Well, 200 Feet 1 8,914 8,201 Porches CCP (1 Story) 83 1,977 1,819 Deck Treated Wood 280 4,287 3,944 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Total: 210,627 195,704							
X	Gable Hip Flat	Gambrel Mansard Shed			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room 800 12,832 11,805 Basement, Outside Entrance, Below Grade 1 2,124 1,954 Plumbing 3 Fixture Bath 1 3,855 3,547 2 Fixture Bath 2 5,159 4,746 Extra Sink 1 788 725 Separate Shower 1 1,128 1,038 Water/Sewer 1000 Gal Septic 1 4,036 3,713 Water Well, 200 Feet 1 8,914 8,201 Porches CCP (1 Story) 83 1,977 1,819 Deck Treated Wood 280 4,287 3,944 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Total: 210,627 195,704						
X	Asphalt Shingle			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room 800 12,832 11,805 Basement, Outside Entrance, Below Grade 1 2,124 1,954 Plumbing 3 Fixture Bath 1 3,855 3,547 2 Fixture Bath 2 5,159 4,746 Extra Sink 1 788 725 Separate Shower 1 1,128 1,038 Water/Sewer 1000 Gal Septic 1 4,036 3,713 Water Well, 200 Feet 1 8,914 8,201 Porches CCP (1 Story) 83 1,977 1,819 Deck Treated Wood 280 4,287 3,944 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Total: 210,627 195,704							
Chimney: Brick				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room 800 12,832 11,805 Basement, Outside Entrance, Below Grade 1 2,124 1,954 Plumbing 3 Fixture Bath 1 3,855 3,547 2 Fixture Bath 2 5,159 4,746 Extra Sink 1 788 725 Separate Shower 1 1,128 1,038 Water/Sewer 1000 Gal Septic 1 4,036 3,713 Water Well, 200 Feet 1 8,914 8,201 Porches CCP (1 Story) 83 1,977 1,819 Deck Treated Wood 280 4,287 3,944 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Total: 210,627 195,704							

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



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

Building Type	Farm Utility Buildings	Utility Lean-Tos		
Year Built	2020	2020		
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Average	Average		
# of Walls, Perimeter	4 Wall, 140	Lean-To, 80		
Height	14	9		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	40 x 30 = 1200	26 x 14 = 364		
Cost New	\$ 16,920	\$ 3,425		
Phy./Func./Econ. %Good	100/100/100 100.0	100/100/100 100.0		
Depreciated Cost	\$ 16,920	\$ 3,425		
+ Unit-In-Place Items	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost				
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 1.035	X 1.035		
% Good	100	100		
Est. True Cash Value	\$ 17,512	\$ 3,545		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 21057 / All Cards: 21057				

*** 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 # 20-21

Meeting Date: Oct. 20, 2020
@ 6:30 pm

PAID Variance Application Fee

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

Applicant/Owner: Philip & Melissa Casteleyn Email: pcasteleyn@icloud.com

Property Address: 1717 S. Hughes Rd Phone: 810 588 3649

Present Zoning: _____ Tax Code: _____

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 side yard
variance of 9ft to reduce the side yard
set back to 1ft.

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

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

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

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

Granting a variance would allow us to enjoy a home similar in size to our neighbors without reshaping access to our properties Back yard.

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 home was built 1ft off of property line. Lot is small and to allow access to back of property variance to extend off existing house would allow continued use of property

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.

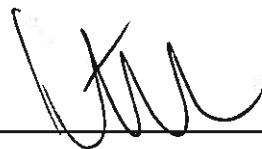
No it will not

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. it will not

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: 9/24/2020 Signature: 



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: October 7, 2020

RE: ZBA 20-21

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

STAFF REPORT

File Number: ZBA#20-21
Site Address: 1717 S. Hughes Road
Parcel Number: 4711-11-302-034
Parcel Size: .144 Acres
Applicant: Philip and Melissa Casteleyn
Property Owner: Same as Applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a side yard setback variance to construct an addition to an existing 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 October 4, 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 1950.
- In 2017, a land use waiver was issued for an interior remodel.
- In 2019, a land use permit was issued for a fence.
- 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

Summary

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

Variance Requests

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

Table 3.04.01 (LRR District):

Table 3.04.01 LRR District	Side Yard Setback
Requirement	5'
Request	.8"
Variance Amount	4'4"

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

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

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the side yard setback would prevent the applicant from constructing the proposed addition in line with the existing home. There are other homes in the vicinity with reduced side yard setbacks however due to the setback of less than a foot off of the side yard property line, staff is unsure if it would support substantial justice and if it 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 narrowness of the lot and location of the existing single family home. The need for a side yard setback variance is not self-created however applicant should demonstrate if it is the least amount necessary by reducing the width of the addition or shifting of the location.

- (c) Public Safety and Welfare** – The granting of the variance could impair an adequate supply of light and air to the adjacent property. Applicant should state how the home will be constructed and maintained without entering the neighboring property since the applicant is requesting to construct the addition 8 inches from the property line.

- (d) Impact on Surrounding Neighborhood** – The applicant should demonstrate that the side yard setback request will not have an impact on the adjacent properties.

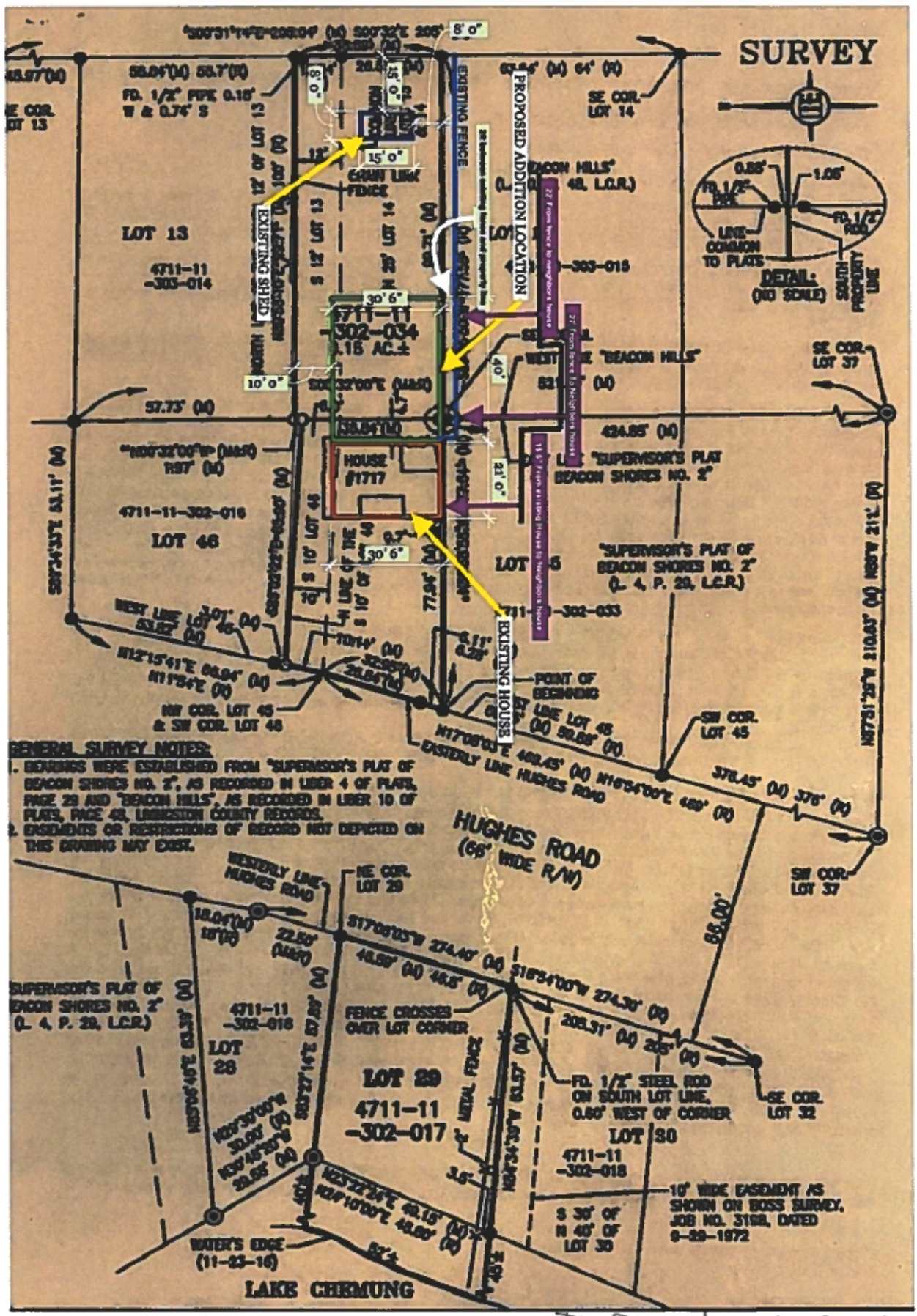
Recommended Conditions

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. 10 feet must be maintained from the existing shed on property.
3. Must maintain 40 feet from the rear property line.
4. Approval from adjacent neighbor to enter property to construct and maintain the addition if required.

GENOA TOWNSHIP





A.O.1

of property used by home.

25.5%

1855

7259

Existing: 6035

Addition: 62094

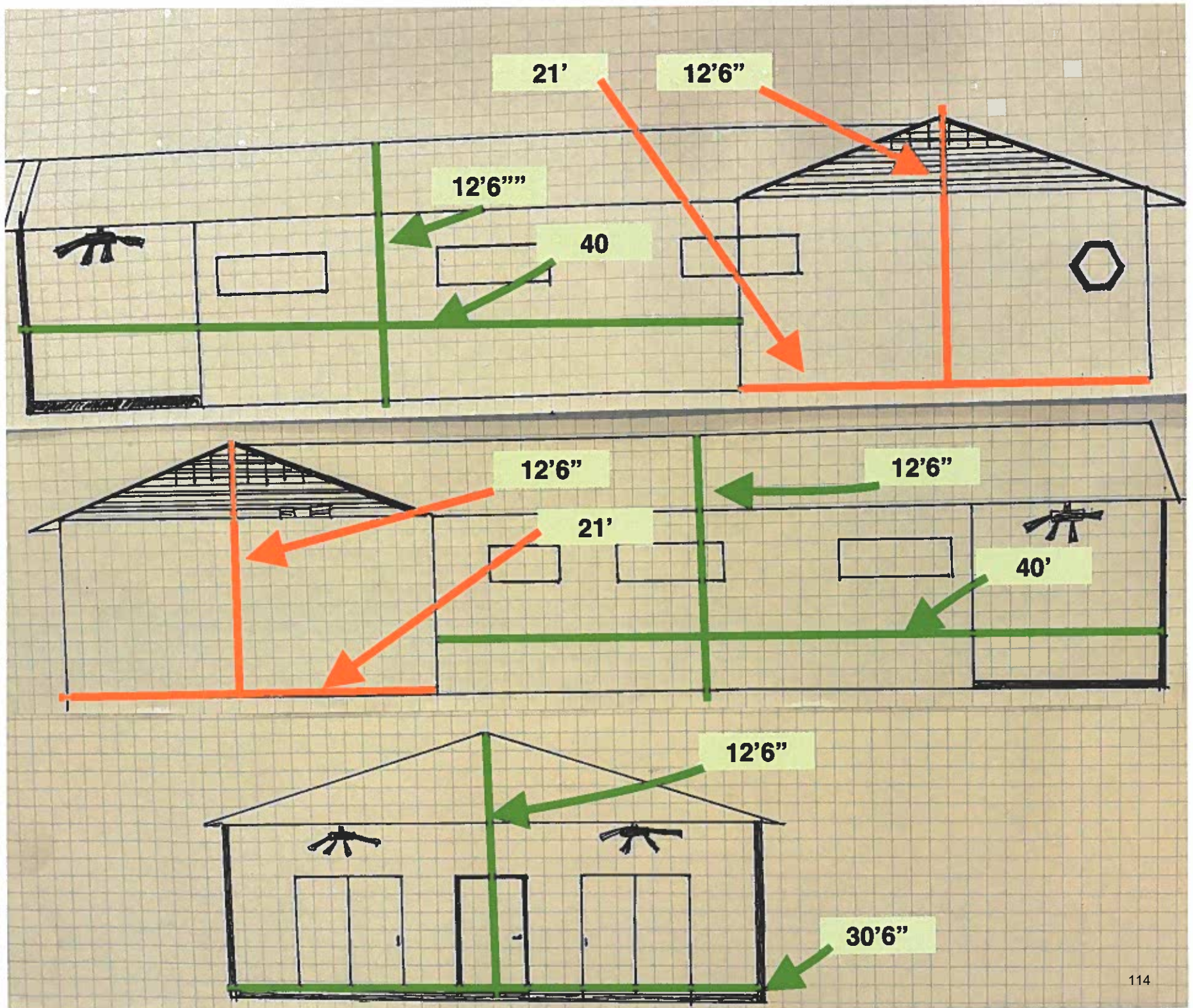
TOTAL: 72594

DISCREPANCY PLAN VIEW

DATE: September 23, 2020

SCALE: 1" = 30'

NOTES

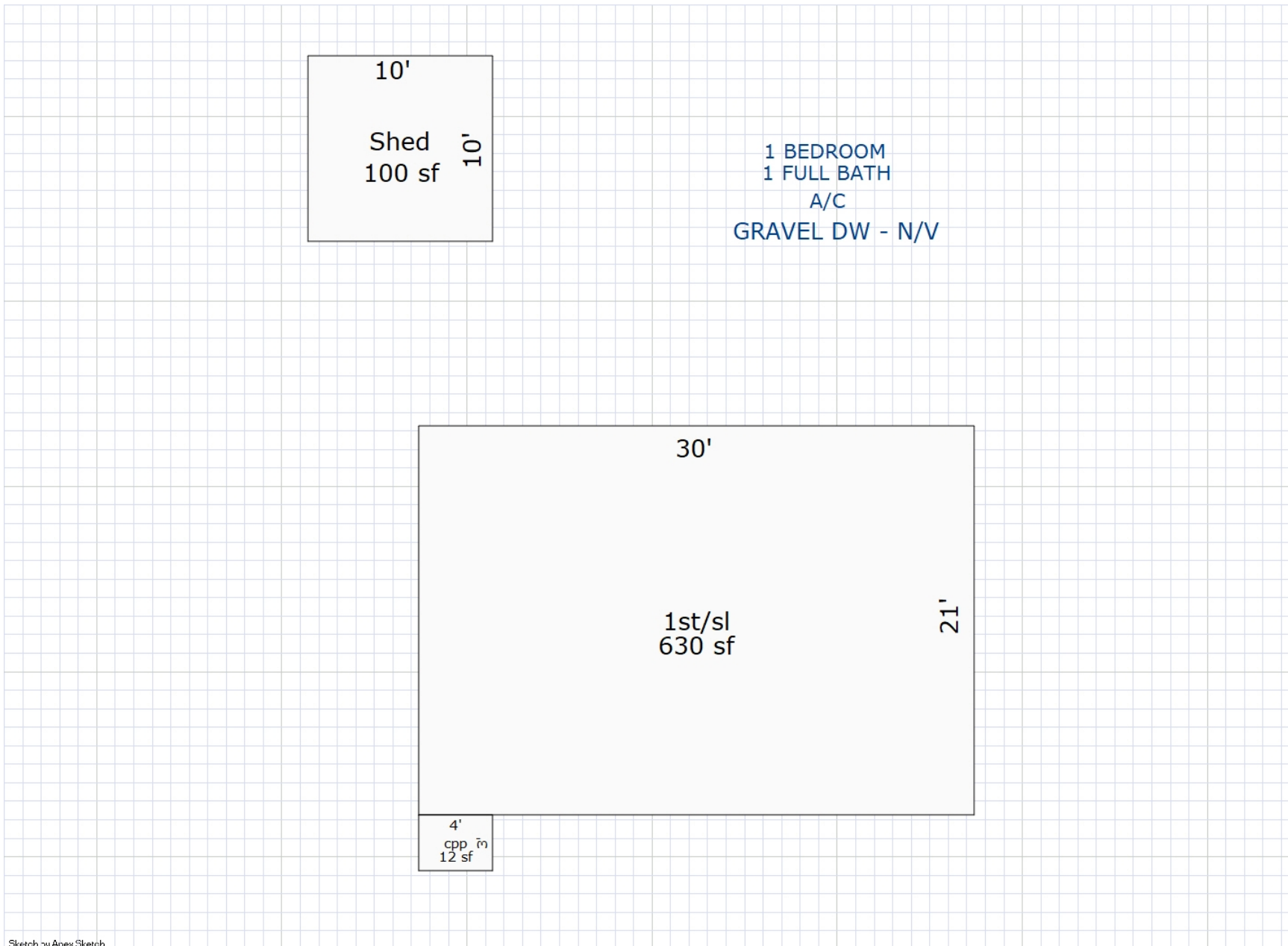


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ADAMS BRODY & ARA	CASTELEYN PHILIP & MELISSA	240,000	05/03/2019	WD	ARMS-LENGTH	2019R-011516	BUYER	100.0		
MC GRATH, JOSEPH & DOROTHY	ADAMS BRODY & ARA	0	08/05/2016	QC	QUIT CLAIM	2016R-024120	BUYER	100.0		
MCGRATH DOROTHY	ADAMS BRODY & ARA	90,000	08/05/2016	WD	ARMS-LENGTH	2016R-024578	BUYER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: LRR		Building Permit(s)		Date	Number	Status
1717 S HUGHES RD		School: HOWELL PUBLIC SCHOOLS		Fence		05/16/2019		P19-070		
Owner's Name/Address		P.R.E. 100% 05/03/2019		RES MISCEL		01/03/2017		W17-001		NO START
CASTELEYN PHILIP & MELISSA 1717 S HUGHES RD BRIGHTON MI 48114		MAP #: V20-21		2021 Est TCV Tentative						
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4300.LAKE CHEMUNG				
SEC. 11 T2N, R5E,PARTS OF LOTS 13 & 14 OF BEACON HILLS AND ALSO LOTS 45 & 46 OF SUPERVISORS PLAT OF BEACON SHORES #2DESCRIBED AS: COMM AT SW CORNER OF LOT 45 SUPERVISORS PLAT OF BEACON SHORES #2 TH ALONG WEST LINE OF LOT 45N17*08'03"E 60.05 FT TO POB TH CONT ALONG WEST LINE OF LOT 45 N17*08'03"E 32.95 FT TO NW COR LOT 45 TH N12*15'41"E 10.11 FT TH S86*02'22"E 65.90 FT TH ALONG A LINE COMMON TO BEACON HILLS AND SUPERVISORS PLAT OF BEACON SHORES #2 N00*32'00"W 1.97 FT TH N89*58'10"E 99.71 FT TH S00*31'14"E		Public Improvements		* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.
		X		C NON LF 38.00 165.00 1.0000 1.0000 800 100 30,400 38 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 30,400						
				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				Wood Frame/Conc.	29.39	100	49	1,440		
				Total Estimated Land Improvements True Cash Value = 1,440						
		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
4711-11-302-034 11/05/2019		LLG	11/05/2019	INSPECTED	2020	15,200	29,500	44,700		44,700S
The Equalizer. Copyright (c) 1999 - 2009.		JB	06/21/2019	SALES REVI	2019	15,200	22,900	38,100		29,483C
Licensed To: Township of Genoa, County of Livingston, Michigan		JB	05/17/2017	INSPECTED	2018	15,200	17,200	32,400		28,792C

*** 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 12	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: C		Trim & Decoration		X			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 630 Total Base New : 88,443 Total Depr Cost: 61,910 Estimated T.C.V: 61,848			E.C.F. X 0.999		Bsmnt Garage:		
Yr Built 1950	Remodeled 2019	Size of Closets		X			(12) Electric 0 Amps Service								Carport Area: Roof:		
Condition: Good		Lg	X	Ord		Small											
Room List		(5) Floors		X			Kitchen: Other: Other:										
	Basement 1st Floor 2nd Floor 1 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family C (11) Heating System: Wall/Floor Furnace, Air Conditioning Ground Area = 630 SF Floor Area = 630 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Cls C		Blt 1950		
(1) Exterior				Ex.			X	Ord.	Min	No. of Elec. Outlets							
X	Wood/Shingle Aluminum/Vinyl Brick			Many			X	Ave.	Few	(13) Plumbing							
	Insulation			(7) Excavation			Average Fixture(s)			Other Additions/Adjustments							
(2) Windows				Basement: 0 S.F. Crawl: 0 S.F. Slab: 630 S.F. Height to Joists: 0.0			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			Water/Sewer 1000 Gal Septic Water Well, 200 Feet Porches CPP			Size 630		Cost New 75,215		Depr. Cost 52,650
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Notes: ECF (4300 LK CHEMUNG NON WATERFRONT) 0.999 => TCV:						Totals: 88,443		195 61,910		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish													
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
Chimney: Brick																	

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



Sketch by Apex Sketch

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

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
September 15, 2020 - 6:30 PM**

MINUTES

Call to Order: Chairman Rassel called the regular meeting of the Zoning Board of Appeals to order at 6:31 pm. The members and staff of the Zoning Board of Appeals were present as follows: Greg Rassel, Michelle Kreutzberg, Jean Ledford, Bill Rockwell, Craig Fons, and Amy Ruthig, Zoning Official. Marianne McCreary was absent.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

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

Call to the Public:

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

New Business

1. 20-07 ... A request by Nicole Bartolomucci, 3968 Highcrest, for front, side and waterfront setback variances to construct a new home.

Ms. Bartolomucci was present. She wants to demolish the existing home and build a new one. She reviewed the variances she is requesting. She has lived on Highcrest for over 18 years; 10 years in her current home. She has seen the size of the homes increase. She and her husband are blending two families with four small children. The current home is not large enough. Also, the existing foundation could not support a second floor.

The hardship is the topography and the narrowness of the lot. The lot width is currently non-conforming. The waterfront setback will not encroach further than it is currently so as not to interfere with residents' views of the lake. The proposed garage will be further from the roadway than the existing garage, which will increase the safety of their children when playing in the area. She showed plans outlining the locations of the current and proposed homes. These improvements will help support increasing the values of homes in the area. She provided

examples of properties on Highcrest that were granted similar variances to what she is requesting.

Board Member Ledford asked the applicant if she is aware that a letter was sent to the Township from Tedd Handelsman, who is their next door neighbor. Ms. Bartolomucci is aware of the letter. She is within the required side-yard setbacks on the north side. The other side variance of one foot is needed for the chimney.

The call to the public was made at 6:49 pm.

Mr. Tedd Handelsman of 3262 Highcrest, which is directly north of the applicant's property, stated that when he purchased his home, he checked on the setback requirements. The windows in his home all face the applicant's home. The size of the home and the variances would obstruct some of his views from the windows on that side of his house and could hurt his property value. Flipping the house would help his views.

Chairman Rassel asked for clarification that the waterfront setback is remaining the same and the house is moving further back one foot from the road. Ms. Ruthig agreed.

The call to the public was closed at 6:55 pm.

Moved by Board Member Kreutzberg, seconded by Board Member Fons, to approve Case #20-07 for Nicole Bartolomucci of 3968 Highcrest granting the front yard setback variance of 27 feet 1 inch, a side yard setback of 1 foot and a waterfront variance of 9.02 feet to demolish and construct a new single-family home, based on the following findings of fact:

- Strict compliance with front, side and waterfront setbacks would unreasonably restrict use of the property or cause it to be unbuildable. There are other homes in the vicinity with reduced setbacks. The applicant is keeping the waterfront setback the same as the existing structure. Granting these variances would provide substantial justice in granting the applicant the same rights as similar properties in the neighborhood.
- The exceptional or extraordinary condition of the property is the narrowness and typography of the property. The need for the variances are not self-created and appear to be the least necessary and would make the property consistent with other properties in the area.
- The granting of the variances will not impair adequate light or air to adjacent properties or unreasonably increase the congestion or increase the danger of fire or endanger the public safety, comfort, morals or welfare.
- The proposed variances would have little or no impact on appropriate development, continued use or value of adjacent properties and surrounding neighborhood.

This approval is conditioned upon the following:

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
4. The applicant must receive MHOG Utility Dept. approval for new location prior to land use permit issuance.

The motion carried unanimously.

2. 20-15 ... A request by Chestnut Development, 6253 Grand River, for a height variance for an addition to an existing monument sign.

Board Member Fons requested to be excused from any discussion or decision regarding Chestnut Development.

The applicant was not present.

Moved by Board Member Ledford, seconded by Board Member Rockwell, to table Case #20-15 until the end of the meeting to allow the applicant to arrive. **The motion carried unanimously.**

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.

Board Member Fons stated that he sold this property to Mr. Newton two years ago. He asked the Board to vote if he should excuse himself from the discussion and decision. All Board Members agreed that it would be appropriate for Board Member Fons to participate in the discussion and decision on this case. **Moved** by Board Member Kreutzberg, seconded by Board Member Rockwell, to allow Mr. Fons to discuss and vote on Case #20-16. **The motion carried unanimously.**

Mr. Newton was present. He apologized to the entire Board because he did not seek formal approval for constructing the addition to the shed. He was not being dishonest or trying to deceive the Township. He received all positive responses from his neighbors when he advised them he was planning to build an addition to the structure.

This is a very difficult property. While it appears to be one piece of property, there are actually three pieces of property that are separated by the walking path; however, no one uses the walking path and residents have built fences and sheds across the path. The practical difficulty is that he is surrounded by several homes that have sheds, but he cannot build a shed on that property because there is no house there. He does not believe there is any danger to public safety if he puts this addition on the building. He has spoken to his neighbors and they are all in support of this variance. Many have submitted letters to the Township.

Board Member Ledford asked if this is Mr. Newton's permanent home. He stated that they live in Plymouth Township, but are here each weekend. They also hope to retire to this property.

Board Member Kreutzberg asked if there was a house on the vacant lot, would Mr. Newton be able to build an accessory structure. Ms. Ruthig stated that if there was a house, he could build a 900-square-foot accessory structure on the lot.

The call to the public was made at 7:20 with no response.

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to approved Case #20-16 for Chad Newton of 47327 Hunters Park Drive, Plymouth, MI for a variance to allow a 16x12 existing non-conforming detached accessory structure on a lot on the northeast corner of GRA and Wildwood Drive, Lot #3, based on the following findings of fact:

- The Applicant owns a single home at 5536 Wildwood.
- The two properties are divided by a six-foot platted walkway preventing him from combining all parcels into one tax code parcel.
- Strict compliance with the ordinance would prevent the 16 x 12 addition to the existing detached accessory structure to remain.
- 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.
- 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, increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of Genoa Township.
- The proposed variance will 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. No other additional structures are allowed on the lot.
2. Deed restrictions requiring vacant lot cannot be sold separately from 5536 Wildwood and must be recorded with the Register of Deeds.

Prior to Chairman Rassel calling for the vote, Mr. Newton questioned the condition of the motion stating that no other buildings could be built on this property. Chairman Rassel answered "yes". Mr. Newton advised that he hopes to build a house on that property when he and his wife retire.

There was a brief discussion between the Board and the application. Mr. Newton requested to have his request tabled this evening as the condition of the deed restriction is not agreeable to him.

Board Member Ledford rescinded her motion and Board Member Kreutzberg rescinded her second.

Zoning Board of Appeals
September 15, 2020 - 6:30 pm
Unapproved Minutes

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to table Case #20-16 until the October 20, 2020 Zoning Board of Appeals meeting at the applicant's request. **The motion carried unanimously.**

2. 20-15 ... A request by Chestnut Development, 6253 Grand River, for a height variance for an addition to an existing monument sign.

The applicant for Case #20-15 was not present.

Moved by Board Member Rockwell, seconded by Board Member Fons, to table Case #20-15 until the October 20, 2020 ZBA meeting. **The motion carried unanimously.**

Administrative Business:

1. Adjournment

Moved by Commissioner Fons, seconded by Commissioner Ledford, to adjourn the meeting at 7:39 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
September 15, 2020 - 7:30 PM**

MINUTES

Call to Order: Chairman Rassel called the regular meeting of the Zoning Board of Appeals to order at 7:40 pm. The members and staff of the Zoning Board of Appeals were present as follows: Greg Rassel, Michele Kreutzberg, Jean Ledford, Bill Rockwell, Craig Fons, and Amy Ruthig, Zoning Official. Marianne McCreary was absent.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

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

Call to the Public:

The call to the public was made at 7:41 pm with no response.

New Business

1. 20-17 ... A request by William and Kristi Shaffer, 5294 Sharp Drive, for a side yard setback to allow for a cantilevered chimney.

Mr. and Mrs. Shaffer were present. Mr. Shaffer stated they are in the process of building a house. They are requesting to put in a 15 ½ foot cantilever chimney. They have kept within the setbacks in building their home; however, in order to accommodate the chimney, they are requesting a 3 foot, 8.5 inch variance for the side yard.

The building envelope for their property is very difficult. This variance will not have a negative impact on the neighbors or surrounding neighborhood. It will not prohibit the use or views of the lake for their neighbors. It will not increase traffic or affect light or air for their neighbors.

The call to the public was made at 7:45 pm with no response.

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to approve Case #20-17 for 5294 Sharp Drive for William and Kristi Shaffer for a side yard setback variance of 3

foot, 8.5 inches from the required 5 foot setback to 1 foot, 3.5 inches to construct a cantilever chimney into the side yard setback of a proposed addition to a newly-constructed home, based on the following findings of fact:

- Strict compliance with the side yard setback would prevent the applicant from constructing the addition. The variance requested appears to be the least necessary to provide substantial justice. Granting of the requested variance is necessary for the preservation and enjoyment of the property due to other properties in the vicinity with reduced side yard setbacks.
- The exceptional or extraordinary condition of the property is the triangular shape of the lot, location of the cul-de-sac at the front of the property, with irregular shoreline which creates a difficult building envelope. Due to the difficult building envelope, the need for the variance is not self-created.
- The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Genoa Township
- The proposed variance would not have an impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

The motion carried unanimously.

2. 20-18 ... A request by Ventures Design, 3470 Pineridge Lane, for a waterfront setback variance to install a swimming pool and a variance to construct retaining walls in the required waterfront yard.

Mr. Skye Durrant and Mr. Brandon Bertrang of Ventures Design were present to represent the applicant. Mr. Durrant stated they are asking for two variances to construct a retaining wall and an infinity pool. The current retaining wall structure is 80 feet from the waterfront and the proposed setback would be 60 feet, which is further from the waterfront than other homes in the neighborhood. Other homes have been granted variances. He cited other lots in the neighborhood that have homes, decks, etc. closer to the water's edge than they are requesting. Allowing this variance would provide substantial justice. The variance is not for a structure, it is for a retaining wall and a pool. They will not be setting a precedent for reducing the waterfront setback for homes if this variance is granted. The hardship is the severe topographic drop of the property toward the lake. They will need to install the retaining wall for the stability of the home that is currently being constructed. The new retaining wall will be built higher than the existing slope so it will not interfere with the lake views of the neighbors. There is no other location on the property for the pool. He noted that the homeowner could build a deck 15 feet beyond the house on the second story and this would have a greater impact on the line of sight for the neighbors. The pool is being placed in the same location where the previous home's ground floor deck was placed. He noted that the Ordinance for retaining walls is outdated and does not address the need for retaining walls. He does not believe an underground pool should be required to meet the same setbacks as structures.

He presented a slideshow with details of the previous home and retaining walls, the steep slope of the property, the proposed home, pool, and retaining wall. The wall is in the lower portion of the property and does not extend any higher than the pool and the higher grade of the slope. He showed an overlay of how the proposed pool will be in the same location as the previous deck. He presented examples of other pools and retaining walls in the neighborhood around Crooked Lake.

Board Member Rockwell asked for the dimensions of the pool. Mr. Durrant stated the width is 30 feet, 18 feet, 4 inches long with a spa on the back side of the pool that is 12 feet wide and 7 feet deep. Board Member Rockwell stated this is further than a deck would be able to extend. Mr. Durrant stated one wall of the pool would be used as part of the retaining wall. He confirmed that it will be 7 feet further from the home than a deck would be allowed, but that is due to the location of where the retaining wall needs to be because of the natural slope of the property.

Board Member Rockwell asked if the applicant could have moved the home further to the road. Mr. Durrant stated that if they did that, they would then have to install retaining walls on the side of the home to accommodate the walk-out basement, which would require side-yard setback variance requests. Board Member Rockwell noted that the home could have been made smaller. Mr. Durrant reiterated that the setback requirements for pools are the same as for structures and in ground pools should not have to abide by the same setback requirements as floors and walls. The request for this variance is not self-created due to the topographic change of the property.

An engineering plant was presented by the applicant showing the location of the previous home and the slope of the property prior to it being removed and earth being moved. They have not changed the slope of the land with the building of this new home.

Board Member Fons advised the applicant that they must ensure that they will be able to maintain all of the storm water on this lot and not have it encroach onto the neighbors' properties.

The call to the public was made at 8:17 pm.

Mr. Tom Sivak of 3480 Pineridge Lane stated he is in support of the variance.

Mr. Michael Balagna 3450 Pineridge Lane is concerned with the slope of the property. He stated that storm water is now ponding on his property and leaching into the lake. There has been approximately four to five feet of dirt added to the site and it is higher and deeper toward the lake that it was previously and it has changed his view. He asked if there will be stairs from the second level that will bring the property owners down to the pool. He wants to know how the side of the property where there is currently a six-foot drop will be restored. A lot of trees

have been removed from the property. He feels the owners should have made this request when they first designed the house.

Mr. Bob Musch owns 3500 and 3510 Pineridge Lane. He and his wife are not supporting the variance request. It is a platted subdivision and has setback requirements. All property owners, except for one, have met the setbacks. When someone is on the lake, it is obvious which home has received the variance as it sits further toward the lake than the others. He is also interested in the water management on this property.

Ms. Donie Bettles of 3430 Pineridge read the letter that she submitted to the Township. They are requesting to put the pool and retaining wall 20.5 feet closer to the lake than what is required by the Township. It is inconsistent with the surrounding homes. She also noted there is one home on the lake that impedes the views and enjoyment of the lake for almost every other home on the lake. This will decrease the value of their homes.

Mr. John Bender of 3370 Pineridge agrees with Mr. Musch that the variance that was approved for the one property negatively affected the views of 15 homeowners. He is not opposed to this request because it is not bothering any of the neighbors.

Mr. Douglas Brown of 3420 Pineridge stated that the applicant has created the need for this variance and should not be allowed to have the variance approved.

Mr. Slider, the property owner, stated that because the property is so steep, there will be a retaining wall needed, so they are requesting to put the pool in as part of the retaining wall.

Mr. Durrant stated that they are not discussing the construction of the home this evening. The items mentioned this evening are not relevant to the discussion tonight and the request being made. He reiterated that they are seeking a 60 foot waterfront setback and the property to the north is 40 feet from the lake. The issue with this grade was not self-created. There was already a severe slope on this property. The walkout level is at the same elevation as the previous home.

Mr. Bertrang reiterated that if they moved the house back further from the lake, then they would have to put retaining walls on the side of the home, which would require a variance also. Additionally, with regard to any of the storm water runoff, the builder needs to obtain approval from the Livingston County Building Department to ensure that what is being built on this property does not go onto the neighboring properties.

Mr. Brown questioned why the other home was given a variance. Mr. Lock read the report that was submitted by that applicant at that time outlining the reasons given for why the variance was needed.

Mr. Balagna stated that the builder raised the land and are moving the retaining wall further toward that lake and that is why they need a variance.

Mr. Durrant disagreed with Mr. Balagna. They have the survey from an engineer that shows that the grades before and after are the same.

Board Member Fons confirmed from the engineering plans that the slope and grade of the property is the same as before. He agrees with the applicant that the Livingston County Building Department will have to approve the storm water plan.

Mr. Durrant stated there have been 40 variances granted on Crooked Lake for structures to be built closer to the lake than the Ordinance allows. It is very unusual that a pool follows the same setbacks as accessory structures.

Mr. Musch is unsure where the 40 variances were from, perhaps they are from the other side of Crooked Lake; however, they try to keep the natural features of the lake and properties in their subdivision.

The call to the public was closed at 8:47 p.m.

Board Member Ledford stated the homeowner was previously denied a request for a 12-foot waterfront setback variance and now they are asking for a 20 foot variance. Ms. Ruthig stated that variance request was for the house and this request is for the pool and the retaining walls.

Board Member Rockwell likes the design of the house and the pool, but the request does not meet two of the four criteria needed to grant a variance.

Board Member Kreutzberg questioned if the applicant needs a variance for the retaining wall or just the pool. Ms. Ruthig stated that the Ordinance is silent to waterfront setbacks for pools so they refer to the accessory structure section of the Ordinance. She noted that they could put a patio or a deck 15 feet out from the house toward the water.

Mr. Durrant noted they are required to obtain a variance for the retaining wall. They need a wall in that location due to the topography of the lot, and their position is they could put the pool there or they could put grass. He added that there is another infinity edge pool on this same lake beyond the variance so it would be unjust to not allow the Sliders this same opportunity. He stated again that other owners were allowed to put their homes closer to the water with the same types of lots, which are triangle shaped and sloped.

Mr. Lock noted that they must install retaining walls on this site and there is no language in the Ordinance regarding retaining walls. Chairman Russel stated the walls could be put within the building envelope or prove that the variance being requested is the least necessary. Mr. Slider stated they are following the natural slope of the land and they are proposing to put the new

retaining walls in the same location as the previous ones. Mr. Lock agrees that this is the ideal location for the retaining wall.

Ms. Ruthig suggested having the Township Engineer review the plans. Mr. Balagna would welcome the engineer to review the plans to determine that this is the appropriate location for the retaining wall

Moved by Board Member Fons, seconded by Board Member Ledford, to table Case #20-18 until the October 20, 2020 Zoning Board of Appeals meeting to allow the Township Engineer to review the proposed plans. **The motion carried unanimously.**

Administrative Business:

1. Approval of minutes for the August 18, 2020 Zoning Board of Appeals meeting.

Needed changes were noted. **Moved** by Board Member Ledford, seconded by Board Member Kreutzberg, to approve the minutes of the August 18, 2020 ZBA meeting as corrected. **The motion carried unanimously.**

2. Correspondence - Ms. Ruthig had no correspondence this evening.
3. Township Board Representative Report - Board Member Ledford stated a Board Meeting was not held since August 17.
4. Planning Commission Representative Report - Board Member McCreary was not present.
5. Zoning Official Report - Ms. Ruthig had nothing to report.
6. Member Discussion - There were no items to discuss this evening.
7. Adjournment - **Moved** by Board Member Ledford, seconded by Board Member Fons, to adjourn the meeting at 9:19 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary