

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
OCTOBER 19, 2021
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

Approval of Agenda:

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

1. 21-21...A request by Christopher Trotter, 2621 Spring Grove, for a variance to allow an existing detached accessory structure in the front yard.
2. 21-22...A request by Gary and Jan Letkemann, 1146 Sunrise Park, for a variance to split property into two non-conforming lot.
3. 21-23...A request by Spencer and Sons Construction, John Spencer and Tina Porcari, 6842 Mahinske, for a side and waterfront yard setback variance to construct an addition to an existing home.

Administrative Business:

1. Approval of minutes for the September 21, 2021 Zoning Board of Appeals meeting.
2. Correspondence
3. Member Discussion
4. Adjournment



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

Case # 21-21 Meeting Date: 10-19-21 @ 6:30

PAID Variance Application Fee

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

Applicant/Owner: Christopher Trotter Email: Teamtrotter@yahoo.com
Property Address: 2621 Spring Grove Phone: 248 755-6390
Present Zoning: LDR Tax Code: 11-24-200-049

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: I humbly request board approval to be granted for a detached accessory pde barn. I did not realize I needed a permit for this type of structure. My learning disability affects my understanding of what some people may find common sense. I am prepared to work diligently with the board to resolve this.

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

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

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

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

The property sets at high elevation surrounded by drop-offs and uneven land. There is limited flat land.

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

Due to the drop-offs and uneven grounds the site for the pole barn was chosen on the only available flat land on the 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.

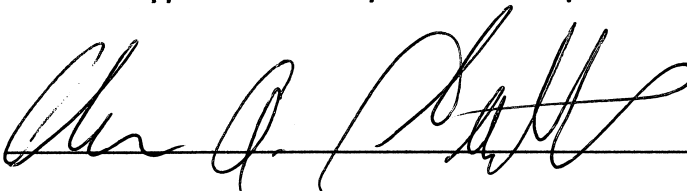
No impact

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

No impact

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: 9-3-2021 Signature: 



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: October 13, 2021
RE: ZBA 21-21

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

STAFF REPORT

File Number: ZBA#21-21
Site Address: 2621 Spring Grove, Brighton 48114
Parcel Number: 4711-24-200-049
Parcel Size: 2.410 Acres
Applicant: Trotter, Christopher and Tiffany, 2621 Spring Grove Dr.
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance

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

Zoning and Existing Use: Low Density Residential (LDR), the property is occupied by a single-family home.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday October 3, 2021 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file:

- See Real Estate Summary and Record Card.
- Per assessing data, the single-family home was built in 1991.
- In 1996, a land use permit was issued for an addition to the existing home.
- In 2010, a land use waiver was issued for a new roof.
- The property is serviced by well and septic.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

The applicant is requesting a front yard variance to allow a detached accessory structure located in the front yard to remain. Staff discovered that the existing detached accessory structure was constructed without a land use permit or a building permit.

Variance Requests

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

Sec. 11.04.01 (C) Restrictions in front yard

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

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

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

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

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

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

Extraordinary Circumstances – The exceptional or extraordinary condition of the property is the location of the existing single-family home, the irregular shape of the lot, location of well and septic field and topography of the lot. The granting of the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance is not self-created in regards to placement of the structure. Staff considers the need for the variance not to be self-created even though the structure was built without permit.

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

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

Recommended Conditions:

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

1. Structure must be guttered with downspouts.
2. Section 03.03.02 Home Occupations of the Zoning Ordinance must be followed.
3. Must obtain a land use permit and a building permit from the Livingston County Building Department within 10 days.
4. It appears that there is a second detached accessory on the property in the front yard also, that must be removed within 30 days.
5. Detached accessory structure or roof (lean to) cannot be enlarged.
6. If any business equipment or personal equipment (trucks, trailers, etc.) are stored on the lot, they must be brought into conformance with the Township ordinance prior to land use permit issuance.



11-24-200-047

11-24-200-048

11-24-200-049

11-24-200-051

11-24-200-050

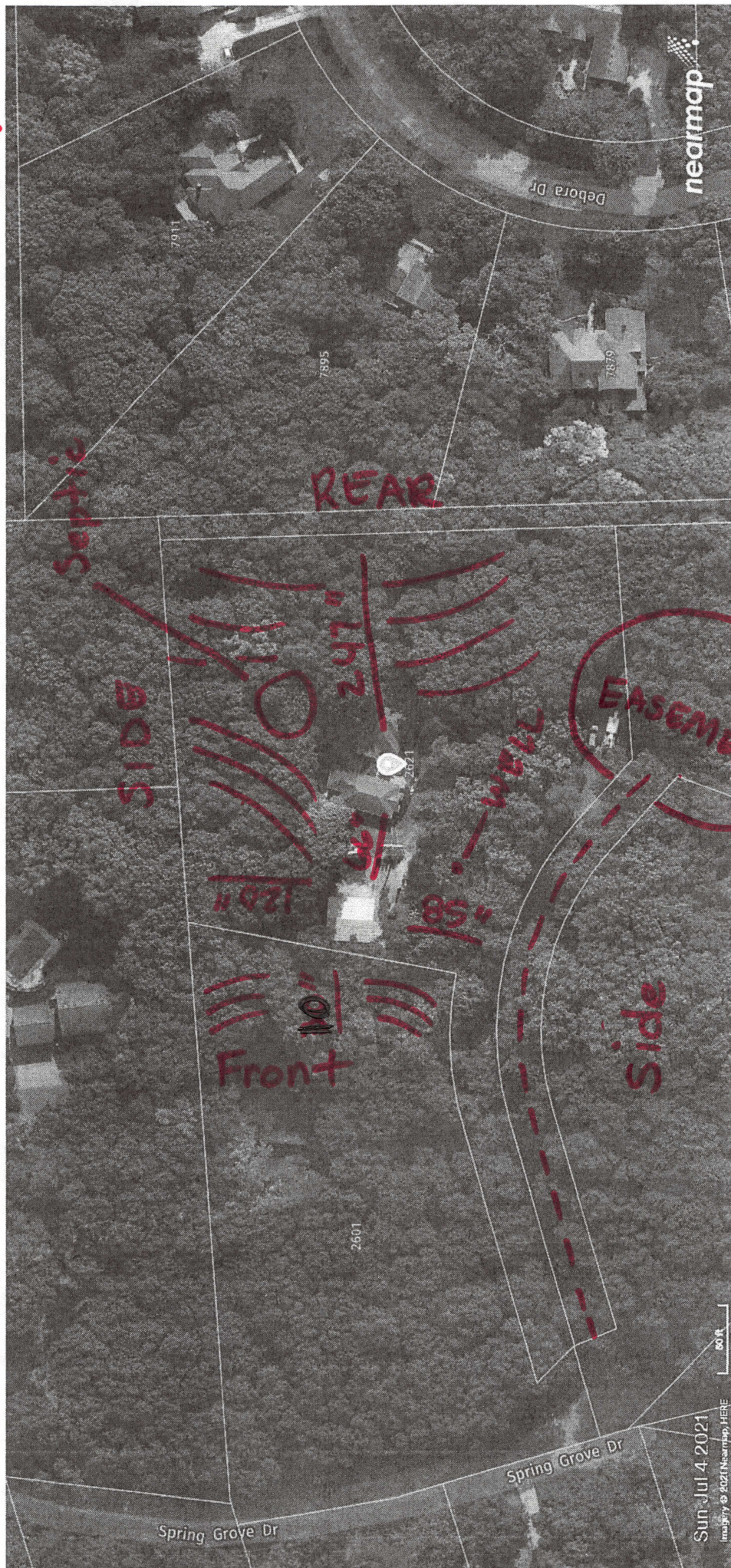
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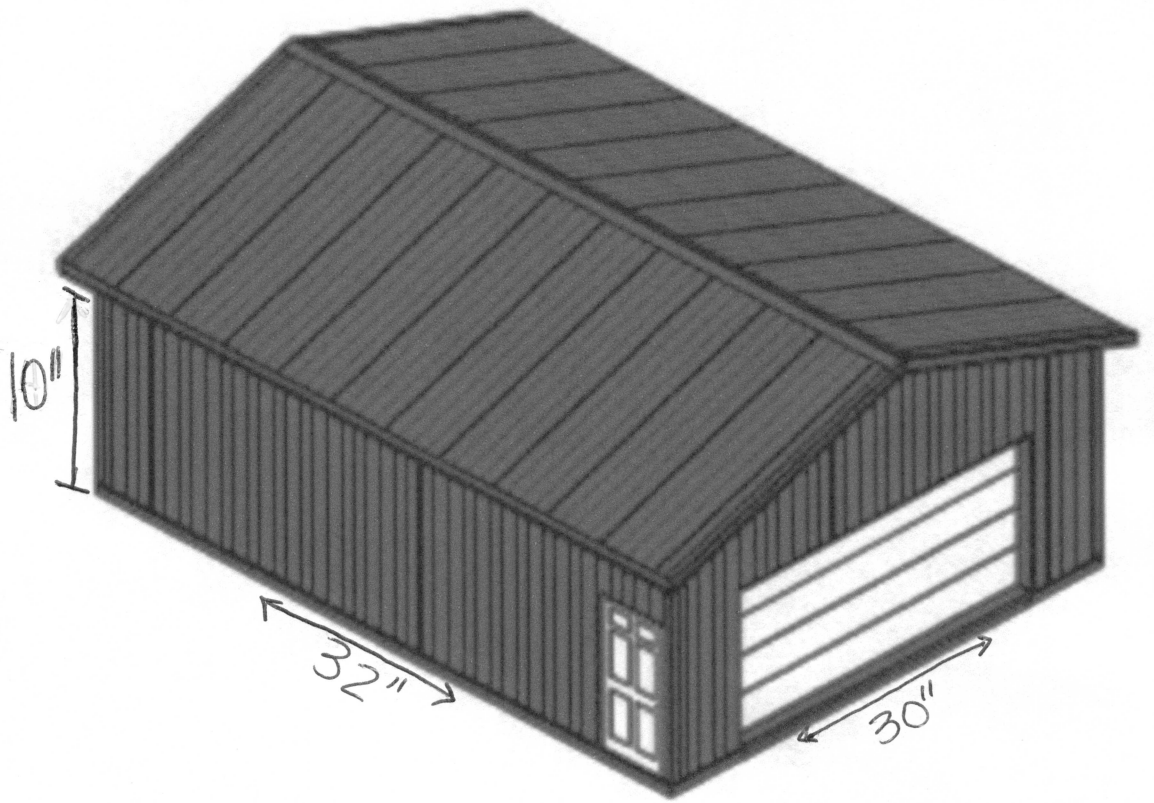
GAP



(((= drop-off



Sun Jul 4 2021
Imagery © 2021 Nearmap, HERE



N 1/4 COR.
SEC. 24
T2N-R5E

NORTH LINE, SECTION 24

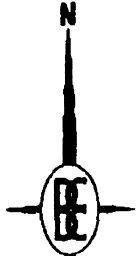
RECORDED

NE COR.
SEC. 24
T2N-R5E

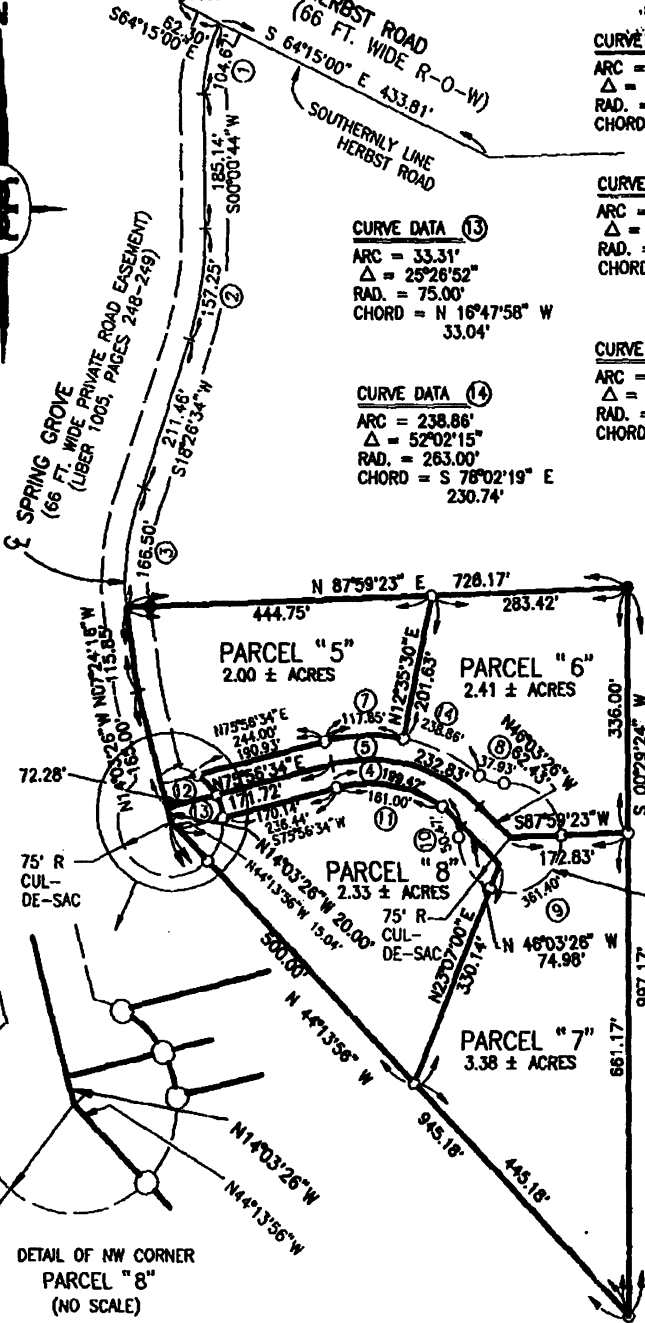
SEP 26 1 12 PM '91

NANCY HAVELAND
REGISTERED PROFESSIONAL SURVEYOR
LIVINGSTON COUNTY, MI

LIBER 1505 PAGE 0951



Certified Land Survey # 4815



CURVE DATA (1)

ARC = 104.67'
Δ = 25°44'18"
RAD. = 233.00'
CHORD = S 12°52'52" W 103.79'

CURVE DATA (3)

ARC = 167.50'
Δ = 19°11'40"
RAD. = 500.00'
CHORD = S 08°50'44" W 166.72'

CURVE DATA (2)

ARC = 157.93'
Δ = 18°25'53"
RAD. = 490.94'
CHORD = N 09°13'39" E 157.25'

CURVE DATA (4)

ARC = 199.42'
Δ = 58°00'00"
RAD. = 197.00'
CHORD = N 75°03'26" W 191.02'

CURVE DATA (13)

ARC = 33.31'
Δ = 25°28'52"
RAD. = 75.00'
CHORD = N 16°47'58" W 33.04'

CURVE DATA (12)

ARC = 38.61'
Δ = 29°29'54"
RAD. = 75.00'
CHORD = S 44°16'21" E 38.19'

CURVE DATA (5)

ARC = 232.83'
Δ = 58°00'00"
RAD. = 230.00'
CHORD = N 75°03'26" W 223.01'

CURVE DATA (14)

ARC = 238.86'
Δ = 52°02'15"
RAD. = 263.00'
CHORD = S 78°02'19" E 230.74'

CURVE DATA (6)

ARC = 232.83'
Δ = 58°00'00"
RAD. = 230.00'
CHORD = S 75°03'26" E 223.01'

CURVE DATA (7)

ARC = 117.85'
Δ = 25°40'27"
RAD. = 263.00'
CHORD = S 88°46'47" W 116.87'

CURVE DATA (8)

ARC = 37.93'
Δ = 43°27'42"
RAD. = 50.00'
CHORD = S 73°45'02" E 37.02'

CURVE DATA (9)

ARC = 361.40'
Δ = 276°05'13"
RAD. = 75.00'
CHORD = S 42°33'43" W 100.29'

CURVE DATA (10)

ARC = 50.47'
Δ = 57°50'11"
RAD. = 50.00'
CHORD = N 28°18'46" W 48.36'

CURVE DATA (11)

ARC = 161.00'
Δ = 46°49'34"
RAD. = 197.00'
CHORD = N 80°38'39" W 158.58'

Part of tax code: 11-24-200-029

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/10,000 AND THAT SAID SURVEY FULLY COMPLIES WITH THE REQUIREMENTS OF PUBLIC ACT NUMBER 132-10.

Nancy R. Bon

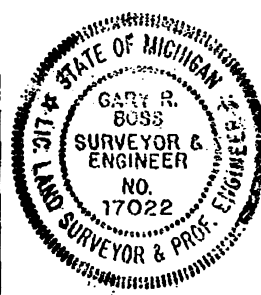
DESCRIPTION:
PART OF THE W 1/2 OF THE
NORTHEAST 1/4 OF SECTION 24,
T2N-R5E, GENOA TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN.



BOSS ENGINEERING
ENGINEERS & SURVEYORS

MAIN OFFICE:
3121 E. GRAND RIVER
HOWELL, MICHIGAN 48843

HOWELL (517)546-4836
BRIGHTON (313)229-4773
CHARLEVOIX (616)547-2672



CLIENT:	MAGRO
JOB NO.	90189
SHEET	1 OF 5
90189SUR	
DATE	05-29-90 04-17-91
FB	CREW
DR. GDB	CHKD. NP
SRM	

- LEGEND
- = IRON SET
 - = IRON FOUND
 - ⊕ = MONUMENT FOUND
 - ⊕ = FENCE
 - (R) = RECORDED
 - (M) = MEASURED

LIBER 1505 PAGE 0952

Certified Land Survey # 4815

Parcel "5":

Part of the West 1/2 of the Northeast 1/4 of Section 24, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the North 1/4 corner of said Section; thence along the centerline of Herbst Road (66 foot wide Right-of-Way) S 64°15'00" E, 746.34 feet; thence S 00°00'44" W, 36.63 feet; thence along the Southerly line of said Herbst Road S 64°15'00" E, 62.30 feet; thence along the centerline of "Spring Grove" a 66 foot wide Private Road Easement as recorded in Liber 1005 on Pages 248-249 of the Livingston County Records, Southwesterly along the arc of a curve to the left, a distance of 104.67 feet, said curve having a radius of 233.00 feet, a central angle of 25°44'18", and a long chord bearing S 12°52'52" W, 103.79 feet; thence continuing along the centerline of said "Spring Grove" S 00°00'44" W, 185.14 feet; thence continuing along the centerline of said "Spring Grove" Southerly along the arc of a curve to the right, a distance of 157.93 feet, said curve having a radius of 490.94 feet, a central angle of 18°25'53", and a long chord bearing S 09°13'39" W, 157.25 feet; thence continuing along the centerline of said "Spring Grove" S 18°26'34" W, 211.46 feet; thence continuing along the centerline of said "Spring Grove" southerly along the arc of a curve to the left, a distance of 167.50 feet, a radius of 500.00 feet, a central angle of 19°11'40", and a long chord bearing S 08°50'44" W, 166.72 feet to the Point of Beginning of the Parcel to be described; thence N 87°59'23" E, 444.75 feet; thence S 12°35'30" W, 201.63 feet; thence along a 66 foot wide Private Road Easement Westerly along the arc of a curve to the left, a distance of 117.85 feet, said curve having a radius of 263.00 feet, a central angle of 25°40'27", and a long chord that bears S 88°46'47" W, 116.87 feet; thence continuing along said Private Road Easement S 75°56'34" W, 190.93 feet; thence along the arc of a curve to the right, a distance of 38.61 feet, said curve having a radius of 75.00 feet, a central angle of 29°29'54", and a long chord which bears S 44°16'21" E, 38.19 feet; thence along the centerline of said Private Road Easement S 75°56'34" W, 72.28 feet to said centerline of "Spring Grove"; thence along the centerline of said "Spring Grove" N 14°03'26" W, 165.00 feet; thence continuing along the centerline of said "Spring Grove" N 07°24'16" W, 115.85 feet to the Point of Beginning; containing 2.00 acres, more or less, and subject to the rights of the public over the existing Herbst Road; also subject to and including the use of "Spring Grove", a 66 foot wide Private Road Easement as described in Liber 1005 of Deeds, Pages 248-249 of the Livingston County Records; also subject to and including the use of a 66 foot wide Private Road Easement for Ingress, Egress and Public Utilities as described below.

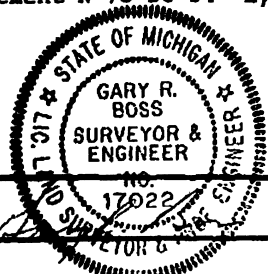
Parcel "6":

Part of the West 1/2 of the Northeast 1/4 of Section 24, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the North 1/4 corner of said Section; thence along the centerline of Herbst Road (66 foot wide Right-of-Way) S 64°15'00" E, 746.34 feet; thence S 00°00'44" W, 36.63 feet; thence along the Southerly line of said Herbst Road S 64°15'00" E, 62.30 feet; thence along the centerline of "Spring Grove" a 66 foot wide Private Road Easement as recorded in Liber 1005 on Pages 248-249 of the Livingston County Records, Southwesterly along the arc of a curve to the left, a distance of 104.67 feet, said curve having a radius of 233.00 feet, a central angle of 25°44'18", and a long chord bearing S 12°52'52" W, 103.79 feet; thence continuing along the centerline of said "Spring Grove" S 00°00'44" W, 185.14 feet; thence continuing along the centerline of said "Spring Grove" Southerly along the arc of a curve to the right, a distance of 157.93 feet, said curve having a radius of 490.94 feet, a central angle of 18°25'53", and a long chord bearing S 09°13'39" W, 157.25 feet; thence continuing along the centerline of said "Spring Grove" S 18°26'34" W, 211.46 feet; thence continuing along the centerline of said "Spring Grove" southerly along the arc of a curve to the left, a distance of 167.50 feet, a radius of 500.00 feet, a central angle of 19°11'40", and a long chord bearing S 08°50'44" W, 166.72 feet; thence continuing along the centerline of said "Spring Grove" S 07°24'16" E, 115.85 feet; thence continuing along the centerline of said "Spring Grove" S 14°03'26" E, 165.00 feet; thence along the centerline of a 66 foot wide Private Road Easement N 75°56'34" E, 72.28

JOB # 90189

SHEET 2 of 5

 BOSS ENGINEERING ENGINEERS & SURVEYORS	MAIN OFFICE: 3121 E GRAND RIVER HOWELL, MICHIGAN 48843
	HOWELL (517) 546-4836 BRIGHTON (313) 229-4773 CHARLEVOIX (616) 547-2872



having a radius of 75.00 feet, a central angle of 25°26'52", and a long chord which bears N 16°47'58" W, 33.04 feet to the Point of Beginning, containing 3.38 acres, more or less, and subject to the rights of the public over the existing Herbst Road; also subject to and including the use of "Spring Grove", a 66 foot wide Private Road Easement as described in Liber 1005 of Deeds, Pages 248-249 of the Livingston County Records; also subject to and including the use of a 66 foot wide Private Road Easement for Ingress, Egress and Public Utilities as described below.

Parcel "g":

Part of the West 1/2 of the Northeast 1/4 of Section 24, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the North 1/4 corner of said Section; thence along the centerline of Herbst Road (66 foot wide Right-of-Way) S 64°15'00" E, 746.34 feet; thence S 00°00'44" W, 36.63 feet; thence along the Southerly line of said Herbst Road S 64°15'00" E, 62.30 feet; thence along the centerline of "Spring Grove" a 66 foot wide Private Road Easement as recorded in Liber 1005 on Pages 248-249 of the Livingston County Records, Southwesterly along the arc of a curve to the left, a distance of 104.67 feet, said curve having a radius of 233.00 feet, a central angle of 25°44'18", and a long chord bearing S 12°52'52" W, 103.79 feet; thence continuing along the centerline of said "Spring Grove" S 00°00'44" W, 185.14 feet; thence continuing along the centerline of said "Spring Grove" Southerly along the arc of a curve to the right, a distance of 157.93 feet, said curve having a radius of 490.94 feet, a central angle of 18°25'53", and a long chord bearing S 09°13'39" W, 157.25 feet; thence continuing along the centerline of said "Spring Grove" S 18°26'34" W, 211.46 feet; thence continuing along the centerline of said "Spring Grove" southerly along the arc of a curve to the left, a distance of 167.50 feet, a radius of 500.00 feet, a central angle of 19°11'40", and a long chord bearing S 08°50'44" W, 166.72 feet; thence continuing along the centerline of said "Spring Grove" S 07°24'16" E, 115.85 feet; thence continuing along the centerline of said "Spring Grove" S 14°03'26" E, 165.00 feet to the Point of Beginning of the Parcel to be described; thence along the centerline of a 66 foot wide Private Road Easement N 75°56'34" E, 72.28 feet; thence along the arc of a curve to the right, a distance of 33.31 feet, said curve having a radius of 75.00 feet, a central angle of 25°26' 52", and a long chord which bears S 16°47'58" E, 33.04 feet; thence continuing along said Private Road Easement N 75°56'34" E, 170.14 feet; thence along the arc of a curve to the right, a distance of 199.42 feet, said curve having a radius of 197.00 feet, a central angle of 58°00'00", and a long chord that bears S 75°03'26" E, 191.02 feet; thence S 46°03'26" E, 74.98 feet; thence S 23°07'00" W, 330.14 feet; thence N 44°13'56" W, 500.00 feet; thence along the centerline of said "Spring Grove" N 14°03'26" W, 20.00 feet to the Point of Beginning; containing 2.33 acres, more or less, and subject to the rights of the public over the existing Herbst Road; also subject to and including the use of "Spring Grove", a 66 foot wide Private Road Easement as described in Liber 1005 of Deeds, Pages 248-249 of the Livingston County Records; also subject to and including the use of a 66 foot wide Private Road Easement for Ingress, Egress and Public Utilities as described below.

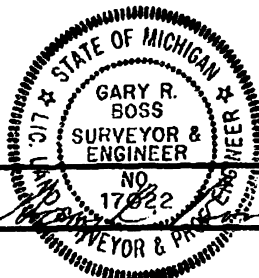
66 FOOT WIDE PRIVATE ROAD EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES:

Part of the West 1/2 of the Northeast 1/4 of Section 24, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the North 1/4 corner of said Section; thence along the centerline of Herbst Road (66 foot wide Right-of-Way) S 64°15'00" E, 746.34 feet; thence S 00°00'44" W, 36.63 feet; thence along the Southerly line of said Herbst Road S 64°15'00" E, 62.30 feet; thence along the centerline of "Spring Grove" a 66 foot wide Private Road Easement as recorded in Liber 1005 on Pages 248-249 of the Livingston County Records, Southwesterly along the arc of a curve to the left, a distance of 104.67 feet, said curve having a radius of 233.00 feet, a central angle of 25°44'18", and a long chord bearing S 12°52'52" W, 103.79 feet; thence continuing along the centerline of said "Spring Grove" S 00°00'44" W, 185.14 feet; thence continuing along the centerline of said "Spring Grove"

JOB # 90189

SHEET 4 of 5

 <p>BOSS ENGINEERING ENGINEERS & SURVEYORS</p>	<p>MAIN OFFICE: 3121 E. GRAND RIVER HOWELL, MICHIGAN 48843</p>
	<p>HOWELL (517) 546-4836 BRIGHTON (313) 229-4773 CHARLEVOIX (616) 547-2872</p>
	<p>NO. 17822</p>



feet to the Point of Beginning of the Parcel to be described; thence along an arc of a curve to the left, a distance of 38.61 feet, said curve having a radius of 75.00 feet, a central angle of 29°29'54", and a long chord which bears N 44°16'21" W, 38.19 feet; thence continuing along said Private Road Easement N 75°56'34" E, 190.93 feet; thence along an arc of a curve to the right, a distance of 117.85 feet, said curve having a radius of 263.00 feet, a central angle of 25°40'27", and a long chord which bears N 88°46'47" E, 116.87 feet; thence N 12°35'30" E, 201.63 feet; thence N 87°59'23" E, 283.42 feet; thence S 00°29'24" W, 336.00 feet; thence S 87°59'23" W, 172.83 feet to the center of a 75 foot radius Cul-De-Sac; thence along the centerline of said 66 foot wide Private Road Easement N 46°03'26" W, 62.43 feet; thence continuing along the centerline of said 66 foot wide Private Road Easement Northwesterly along the arc of a curve to the left, a distance of 232.83 feet, said curve having a radius of 230.00 feet, a central angle of 58°00'00", and a long chord that bears N 75°03'26" W, 223.01 feet; thence continuing along said centerline of said Private Road Easement S 75°56'34" W, 171.72 feet to the Point of Beginning, containing 2.41 acres, more or less, and subject to the rights of the public over the existing Herbst Road; also subject to and including the use of "Spring Grove", a 66 foot wide Private Road Easement as described in Liber 1005 of Deeds, Pages 248-249 of the Livingston County Records; also subject to and including the use of a 66 foot wide Private Road Easement for Ingress, Egress and Public Utilities as described below.

Parcel "7":

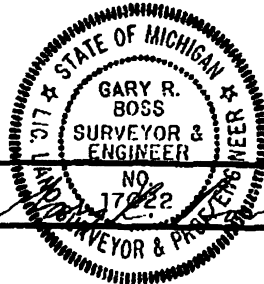
Certified Land Survey # 4815

Part of the West 1/2 of the Northeast 1/4 of Section 24, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the North 1/4 corner of said Section; thence along the centerline of Herbst Road (66 foot wide Right-of-Way) S 64°15'00" E, 746.34 feet; thence S 00°00'44" W, 36.63 feet; thence along the Southerly line of said Herbst Road S 64°15'00" E, 62.30 feet; thence along the centerline of "Spring Grove" a 66 foot wide Private Road Easement as recorded in Liber 1005 on Pages 248-249 of the Livingston County Records, Southwesterly along the arc of a curve to the left, a distance of 104.67 feet, said curve having a radius of 233.00 feet, a central angle of 25°44'18", and a long chord bearing S 12°52'52" W, 103.79 feet; thence continuing along the centerline of said "Spring Grove" S 00°00'44" W, 185.14 feet; thence continuing along the centerline of said "Spring Grove" Southerly along the arc of a curve to the right, a distance of 157.93 feet, said curve having a radius of 490.94 feet, a central angle of 18°25'53", and a long chord bearing S 09°13'39" W, 157.25 feet; thence continuing along the centerline of said "Spring Grove" S 18°26'34" W, 211.46 feet; thence continuing along the centerline of said "Spring Grove" southerly along the arc of a curve to the right, a distance of 167.50 feet, a radius of 500.00 feet, a central angle of 19°11'40", and a long chord bearing S 08°50'44" W, 166.72 feet; thence continuing along the centerline of said "Spring Grove" S 07°24'16" E, 115.85 feet; thence continuing along the centerline of said "Spring Grove" S 14°03'26" E, 165.00 feet; thence along the centerline of a 66 foot wide Private Road Easement N 75°56'34" E, 72.28 feet to the Point of Beginning of the Parcel to be described; thence continuing along the centerline of said 66 foot wide Private Road Easement N 75°56'34" E, 171.72 feet; thence continuing along the centerline of said 66 foot wide Private Road Easement Easterly along the arc of a curve to the right, a distance of 232.83 feet, said curve having a radius of 230.00 feet, a central angle of 58°00'00", and a long chord that bears S 75°03'26" E, 223.01 feet; thence continuing along the centerline of said 66 foot wide Private Road Easement S 46°03'26" E, 62.43 feet to the center of a 75 foot radius Cul-De-Sac; thence N 87°59'23" E, 172.83 feet; thence S 00°29'24" W, 661.17 feet; thence N 44°13'56" W, 445.18 feet; thence N 23°07'00" E, 330.14 feet; thence N 46°03'26" W, 74.98 feet; thence along the arc of a curve to the left, a distance of 199.42 feet, said curve having a radius of 197.00 feet, a central angle of 58°00'00", and a long chord which bears N 75°03'26" W, 191.02 Feet; thence along said Private Road Easement S 75°56'34" W, 170.14 feet; thence along an arc of a curve to the left, a distance of 33.31 feet, said curve

JOB # 90189

SHEET 3 of 5

 <p>BOSS ENGINEERING ENGINEERS & SURVEYORS</p>	<p>MAIN OFFICE: 3121 E GRAND RIVER HOWELL, MICHIGAN 48843</p>
	<p>HOWELL (517) 546-4836 BRIGHTON (313) 229-4773 CHARLEVOIX (616) 547-2872</p>



Southerly along the arc of a curve to the right, a distance of 157.93 feet, said curve having a radius of 490.94 feet, a central angle of 18°25'53", and a long chord bearing S 09°13'39" W, 157.25 feet; thence continuing along the centerline of said "Spring Grove" S 18°26'34" W, 211.46 feet; thence continuing along the centerline of said "Spring Grove" southerly along the arc of a curve to the left, a distance of 167.50 feet, a radius of 500.00 feet, a central angle of 19°11'40", and a long bearing S 08°50'44" W, 166.72 feet; thence continuing along the centerline of said "Spring Grove" S 07°24'16" E, 115.85 feet; thence continuing along the centerline of said "Spring Grove" S 14°03'26" E, 132.00 feet to the Point of Beginning of the Easement to be described; thence N 75°56'34" E, 244.00 feet; thence Southeasterly along the arc of a curve to the right, a distance of 238.86 feet, said curve having a radius of 263.00 feet, a central angle of 52°02'15", and a long chord that bears S 78°02'19" E, 230.74 feet; thence Easterly along the arc of a curve to the left, a distance of 37.93 feet, said curve having a radius of 50.00 feet, a central angle of 43°27'42", and a long chord that bears S 73°45'02" E, 37.02 feet; thence Southwesterly along the arc of a curve to the right, a distance of 361.40 feet, said curve having a radius of 75.00 feet, a central angle of 276°05'13", and a long chord that bears S 42°33'43" W, 100.29 feet; thence Northwesterly along the arc of a curve to the left, a distance of 50.47 feet, said curve having a radius of 50.00 feet, a central angle of 57°50'11", and a long chord that bears N 28°18'46" W, 48.36 feet; thence Northwesterly along the arc of a curve to the left, a distance of 161.00 feet, said curve having a radius of 197.00 feet, a central angle of 46°49'34", and a long chord that bears N 80°38'39" W, 156.56 feet; thence S 75°56'34" W, 236.44 feet; thence N 44°13'56" W, 15.04 feet to the center of a 75 foot radius Cul-De-Sac; thence along the centerline of said "Spring Grove" N 14°03'26" W, 53.00 feet to the Point of Beginning.

Bearings were established in relation to a previous survey by John D. Albright, R.L.S., Job No. 78-25-A, Dated April 4, 1978.

References:

- 1) Survey by John D. Albright, R.L.S., Job No. 78-25-A, Dated April 4, 1978.
- 2) Survey by Boss Engineering Company, Job No. 8967, Dated December 12, 1977, as recorded in Liber 845, Pages 459-460, Livingston County Records.
- 3) Survey by Boss Engineering Company, Job No. 80275, Dated November 7, 1980.

Witnesses:

N 1/4 Cor., Sec. 24, T2N-R5E
Found 1/4" Rerod
 North 9.25' Nail E/S 6" Oak
 East 98.02' Nail S/S 18" Oak
 S50°E 74.61' Nail N/S 30" Oak
 South 52.55 Nail E/S 10" Oak

NE Cor., Sec. 24, T2N-R5E
Found Iron
 W'ly 20.9' Highway R.O.W. Marker
 West 9.0' Edge of Blacktop
 N'ly 80.5 Grand River Ave. Payment
 L. 981, Page 259, L.C.R.

JOB # 90189
 SHEET 5 of 5



	BOSS ENGINEERING ENGINEERS & SURVEYORS
	MAIN OFFICE: 3121 E. GRAND RIVER HOWELL, MICHIGAN 48843 HOWELL (517) 546-4836 BRIGHTON (313) 229-4773 CHARLEVOIX (616) 547-2872

Gary R. Boss

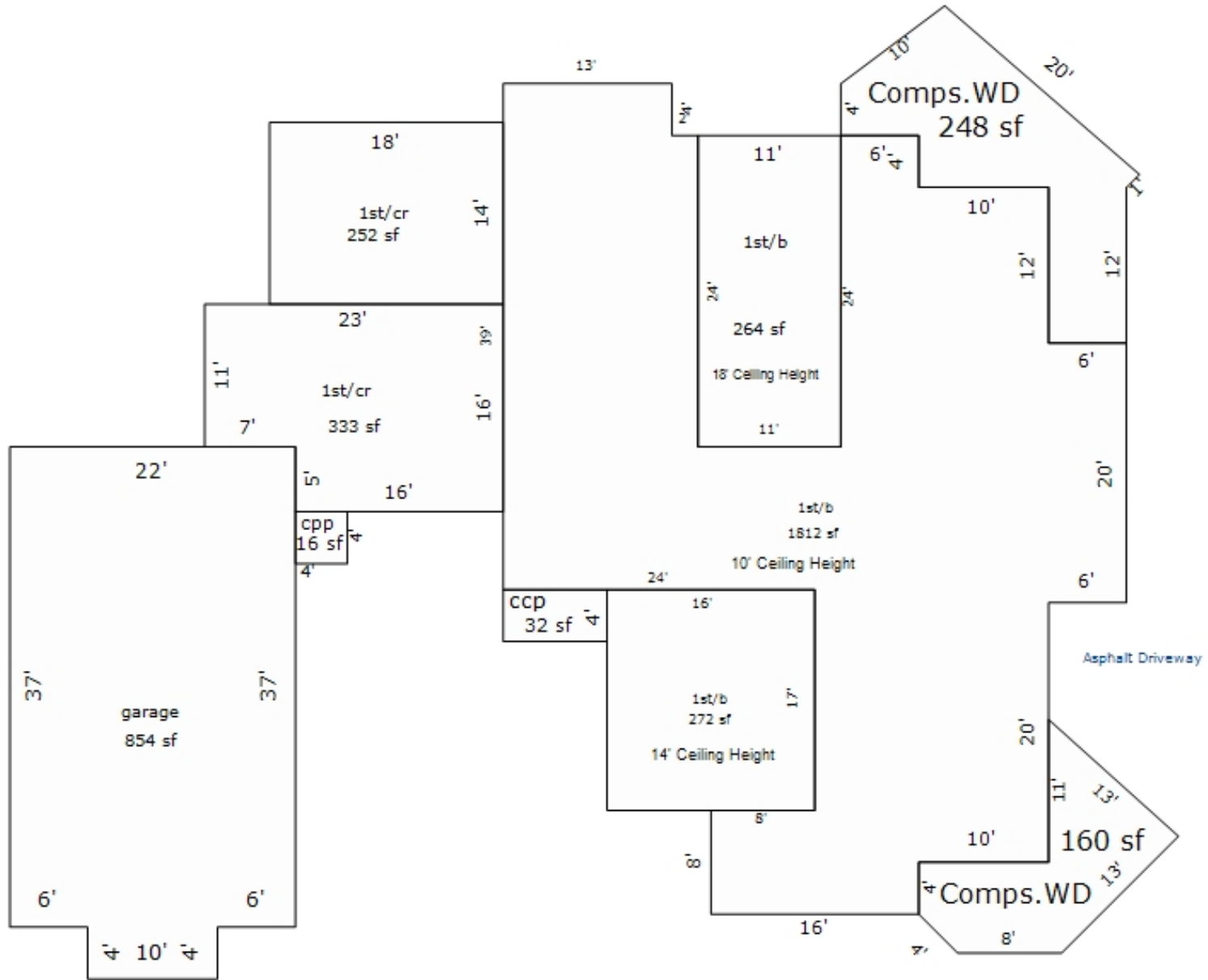
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CAMPBELL, LINN A M.D.	TROTTER CHRISTOPHER & TIFF	470,000	07/18/2016	WD	03-ARM'S LENGTH	2016R-021817	BUYER/SELLER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: LDR		Building Permit(s)		Date	Number	Status		
2621 SPRING GROVE DR		School: BRIGHTON AREA SCHOOLS		REROOF		07/26/2010		W10-071	NO START			
Owner's Name/Address		P.R.E. 100% 07/18/2016		ADDITION		11/12/1996		96-583	NO START			
TROTTER CHRISTOPHER & TIFFANY 2621 SPRING GROVE DR BRIGHTON MI 48114-9448		MAP #: V21-21		2022 Est TCV Tentative								
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4501.BRIGHTON M & B						
SEC 24 T2N R5E COMM AT N 1/4 COR TH S64*15'00"E 746.34 FT TH S00*00'44"W 36.63 FT TH S64*15'00"E 62.30 FT TH ALONG ARC OF A CURVE LEFT CHORD BEARING S12*52'52"W 103.79 FT TH S00*00'44"W 185.14 FT TH ALONG ARC OF A CURVE RIGHT CHORD BEARING S09*13'39"W 157.25 FT TH S18*26'34"W 211.46 FT TH ALONG ARC OF A CURVE LEFT CHORD BEARING S08*52'44"W 166.72 FT TH S07*24'16"E 115.85 FT TH S14*03'26"E 165.00 TH N75*56'34"E 72.28 FT TO POB TH ALONG ARC OF A CURVE LEFT CHORD BEARING N44*16'21"W 38.19 FT TH N75*56'34"E 190.93 FT TH ALONG ARC OF A CURVE RIGHT CHORD BEARING N88*46'47"E 116.87 FT TH N12*35'30"E 201.63 FT TH N87*59'23"E 283.42 FT TH S00*29'24"W 336		Public Improvements		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan		Topography of Site		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		TABLE A		2.41 Total Acres Total Est. Land Value = 65,460				
X REFUSE		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value
Who When What		2022		Tentative		Tentative		Tentative				Tentative
LLG 05/14/2020 REVIEWED R		2021		32,700		231,500		264,200				262,187C
JB 09/13/2017 INSPECTED		2020		32,700		231,700		264,400				258,568C
LM 10/16/2014 REVIEWED R		2019		32,100		223,900		256,000				253,747C



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

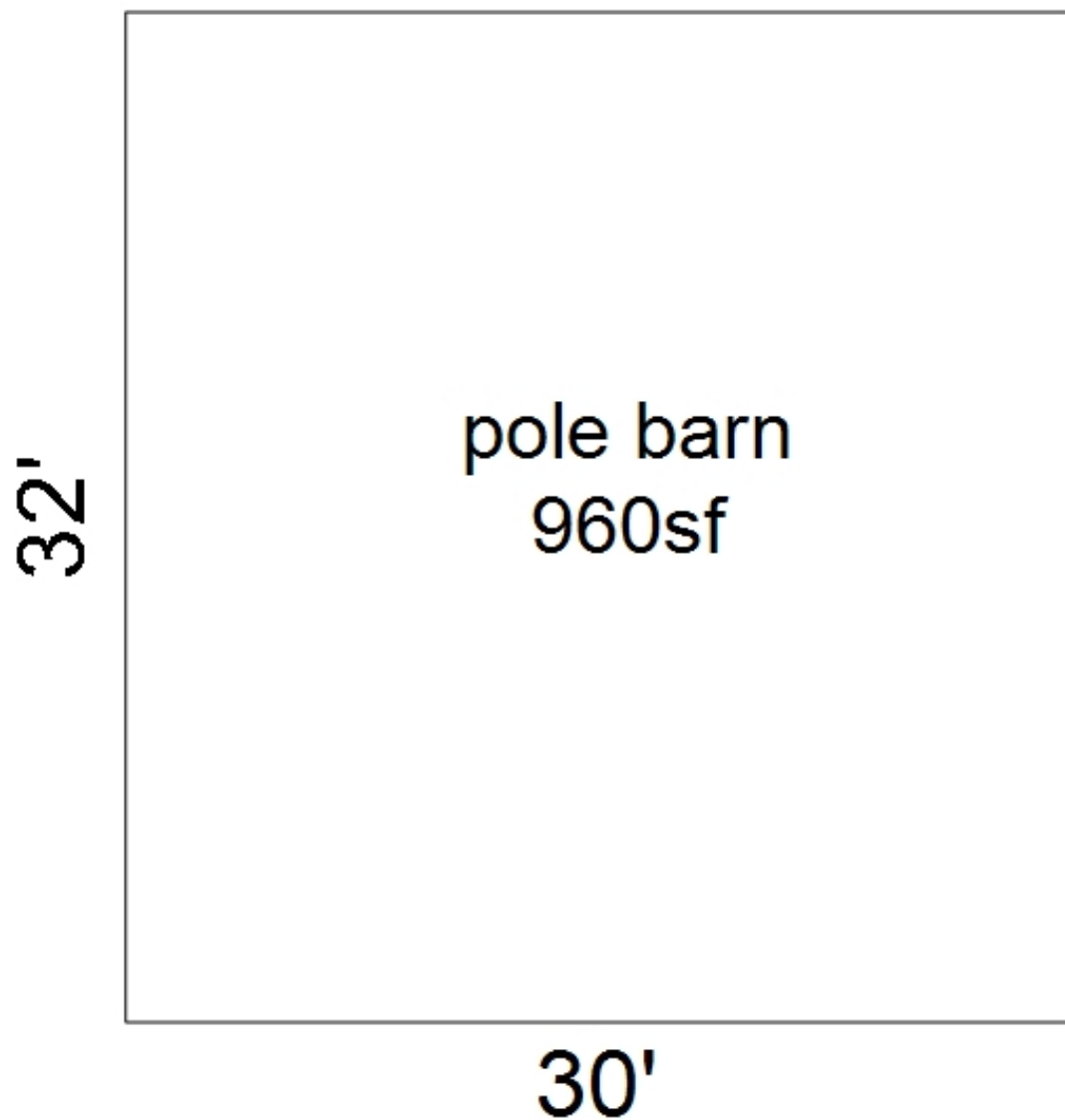
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher 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 1 Two Sided Exterior 1 Story Exterior 2 Story 3 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 32 16 160 248	Type CCP (1 Story) CPP Composite Composite	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 854 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		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: BC		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 26 Floor Area: 2,933 Total Base New : 683,448 Total Depr Cost: 505,750 Estimated T.C.V: 490,578			E.C.F. X 0.970		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1991	Remodeled 0	Size of Closets		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family BC					Cls BC		Blt 1991		
Condition: Good		Doors: Lg X Ord Small		0 Amps Service			Ground Area = 2933 SF Floor Area = 2933 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74									
Room List		(5) Floors		No./Qual. of Fixtures			Building Areas									
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(13) Plumbing			Stories Exterior Foundation			Size		Cost New		Depr. Cost		
(1) Exterior		(6) Ceilings		X Ex. Ord. Min			1 Story Siding/Brick Basement			1,812						
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			1 Story Siding/Brick Basement			264						
	Insulation			Many X Ave. Few			1 Story Siding/Brick Crawl Space			333						
(2) Windows				(14) Water/Sewer			1 Story Siding/Brick Crawl Space			252						
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s)			1 Story Siding/Brick Basement			272						
	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		2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 2 Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total: 495,195		366,445				
(3) Roof		(9) Basement Finish		Public Water Public Sewer			Basement Living Area			1700		80,104		59,277		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors No Floor SF	1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Basement, Outside Entrance, Below Grade			1		3,160		2,338		
X	Asphalt Shingle			Lump Sum Items:			Plumbing									
Chimney: Brick							3 Fixture Bath			1		6,008		4,446		
							2 Fixture Bath			2		8,051		5,958		
							Extra Sink			2		2,475		1,831		
							Separate Shower			1		2,433		1,800		
							Water/Sewer									
							1000 Gal Septic			1		4,957		3,668		
							Water Well, 200 Feet			1		10,304		7,625		
							Porches									
							CCP (1 Story)			32		1,155		855		
							CPP			16		445		329		
							Garages									
							Class: BC Exterior: Siding Foundation: 42 Inch (Finished)									
							Base Cost			854		44,229		32,729		
							Common Wall: 1/2 Wall			1		-1,371		-1,015		
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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

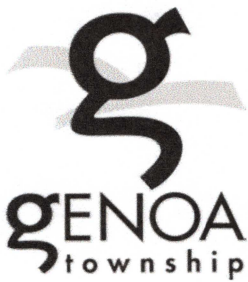


*** Information herein deemed reliable but not guaranteed***

Building Type	Arenas				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Cheap				
# of Walls, Perimeter	4 Wall, 0				
Height	0				
Heating System	No Heating/Cooling				
Length/Width/Area	0 x 0 = 0				
Cost New	\$ 0				
Phy./Func./Econ. %Good	82/100/100 82.0				
Depreciated Cost	\$ 0				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.021				
% Good	82				
Est. True Cash Value	\$ 0				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 0 / All Cards: 0					



*** 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 # 21-22 Meeting Date: Oct 19, 2021 @ 6:30pm
 PAID Variance Application Fee

\$215.00 for Residential

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

Applicant/Owner: _Gary and Jan Letkemann Email: gary.letkemann@yahoo.com

Property Address: 1146 Sunrise Park St Howell, Mi 48843 Phone: 919-923-2493

Present Zoning: _LRR Tax Code: _4711-09-201-163

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:** TO SPLIT THE EXISTING PARCEL WHICH CONTAINS LOTS 151, 152 AND 153 INTO 2 PARCELS. THE REQUESTED VARIANCE IS A 8,765 SQUARE FOOT LOT SIZE FROM THE CURRENT MINIMUM LOT SIZE OF 12,800 SQUARE FEET WHICH IS A DIFFERENCE OF 4,035 SQUARE FEET. WE ARE ALSO REQUESTING A MINIMUM LOT WIDTHE OF 75.16' FROM THE REQUIRED 80' MINIMUM LOT WIDTH.

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

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

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

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

THE PRACTICAL DIFFICULTY BEING THAT SPLITTING THE PARCELS CLOSER TO THE STANDARD SUNRISE PARK LOT DIMENSIONS AND SIZE ENDS UP BEING NON CONFORMING BECAUSE SUNRISE PARK WAS ESTABLISHED BEFORE THE NEWER LOT MINIMUM SQUARE FOOTAGE AND DIMENSIONS WERE ESTABLISHED, THE REQUESTED VARIANCE FOR LOT WIDTH IS NEEDED BECAUSE OF BEING ON A CORNER LOT BOTH SIDES ARE FRONTS REQUIRING 80' MINIMUM WIDTH

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 CIRCUMSTANCES ARE THAT THE LOTS WERE COMBINED BEFORE THE NEW LOT REQUIREMENTS WERE ESTABLISHED AS WELL AS BEING ON A CORNER THE LOT HAS TWO FRONTS

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

The granting of the variance will 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.

THE VARIANCE WILL ENCOURAGE THE DEVELOPMENT OF THE SURROUNDING AREA BY PROVIDING A BUILDING ENVELOPE CONSISTANT WITH SUNRISE PARK LOTS AND PROVIDING A NEW CODE COMPLIANT AND APPEALING STRUCTURE TO BE BUILT INCREASING THE VALUE OF PROPERTIES IN THE NEIGHBORHOOD

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

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

Date: _____ Signature: _____



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

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: October 13, 2021
RE: ZBA 21-22

STAFF REPORT

File Number: ZBA#21-22
Site Address: 1146 Sunrise Park Dr. Howell
Parcel Number: 4711-09-201-163
Parcel Size: .304 Acres
Applicant: Gary and Jan Letkemann, 1146 Sunrise Park Dr.
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variances
Project Description: Applicant is requesting a variance to split property into two non-conforming lots.
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 3, 2021 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file:

- Per assessing records, the home was built in 1945.
- Parcel is serviced by public sewer and private well.
- See Record Card.

The proposed project is to split a parcel into two non-conforming lots. There is an existing home on the property. No setback variances are required for the existing home to create the proposed lot lines.

Variance Requests

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

3.04.01 Residential Schedule of Area and Bulk Requirements. All lots, buildings, and structures shall comply with the area height and bulk requirements in Table 3.04.01:

DISTRICT	Minimum Lot Size ^(m) or Maximum Density	Width
Lakeshore Resort Residential (LRR)	12,800 square feet lots of record in existence on 1/1/91, requires public sanitary sewer 1 acre lots created after 1/1/91 without public sanitary sewer. 21,780 square foot lots created after 1/1/91 with public sanitary sewer.	80 ft

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

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

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the ordinance would prevent the applicant from splitting the parcel. The variance requested appears to be the least necessary to provide substantial justice and granting of the requested variance is necessary for the preservation and enjoyment of the property. There are multiple properties in the immediate vicinity that are non-conforming parcels.
- (b) Extraordinary Circumstances** – The extraordinary circumstances of the property is the parcel is located on a corner and would create two front yards on the new parcel. The need for the variance is self-created.
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property. The proposed variance could 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 due to the parcel being located on a corner.
- (d) Impact on Surrounding Neighborhood** – The proposed variance will not interfere with or discourage 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. All split requirements must be met at the Township and Livingston County.
2. Owner must obtain sewer tap in approval from the MHOG Utility Dept. prior to split.
3. If a sewer tap is available then a tap fee would be due at time of land use permit issuance for a new home.
4. No additional variances including construction of a home, deck, detached accessory structure, etc., will be requested.
5. Payoff of the Road Special Assessment is required.

-159

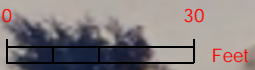
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11-09-201-163

11-09-201-218

11-09-201-164

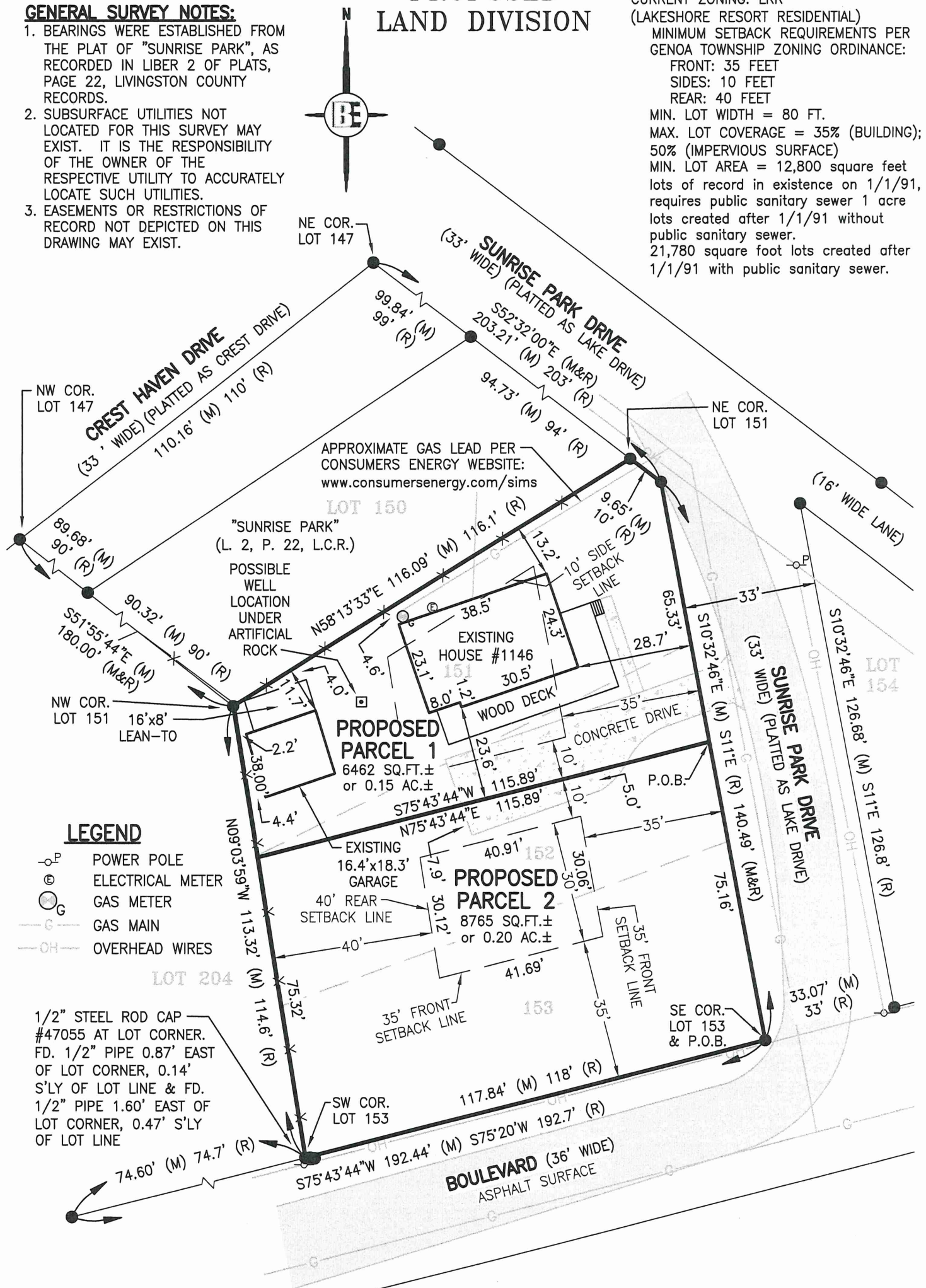


PROPOSED LAND DIVISION

CURRENT ZONING: LRR
(LAKESHORE RESORT RESIDENTIAL)
MINIMUM SETBACK REQUIREMENTS PER
GENOA TOWNSHIP ZONING ORDINANCE:
FRONT: 35 FEET
SIDES: 10 FEET
REAR: 40 FEET
MIN. LOT WIDTH = 80 FT.
MAX. LOT COVERAGE = 35% (BUILDING);
50% (IMPERVIOUS SURFACE)
MIN. LOT AREA = 12,800 square feet
lots of record in existence on 1/1/91,
requires public sanitary sewer 1 acre
lots created after 1/1/91 without
public sanitary sewer.
21,780 square foot lots created after
1/1/91 with public sanitary sewer.

GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "SUNRISE PARK", AS RECORDED IN LIBER 2 OF PLATS, PAGE 22, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.



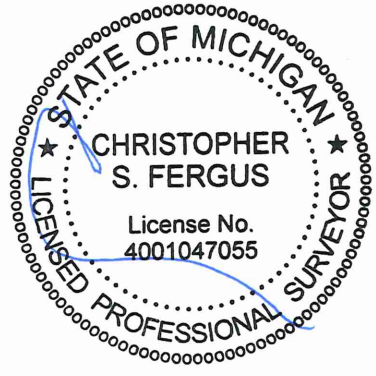
LEGEND

- P POWER POLE
- ⊙ ELECTRICAL METER
- ⊙ G GAS METER
- G — GAS MAIN
- OH — OVERHEAD WIRES

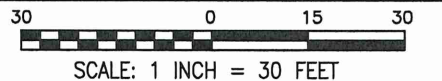
1/2" STEEL ROD CAP #47055 AT LOT CORNER. FD. 1/2" PIPE 0.87' EAST OF LOT CORNER, 0.14' S'LY OF LOT LINE & FD. 1/2" PIPE 1.60' EAST OF LOT CORNER, 0.47' S'LY OF LOT LINE

DESCRIPTION:
Lots 151, 152 & 153 of "Sunrise Park, a subdivision of part of the Northeast 1/4 of Section 9 and a part of the Southeast 1/4 of Section 4, T2N-R5E, Genoa Township, Livingston County, Michigan, as recorded in Liber 2 of Plats, Page 23, Livingston County Records.

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



CLIENT: CHOUINARD
CUSTOM HOMES



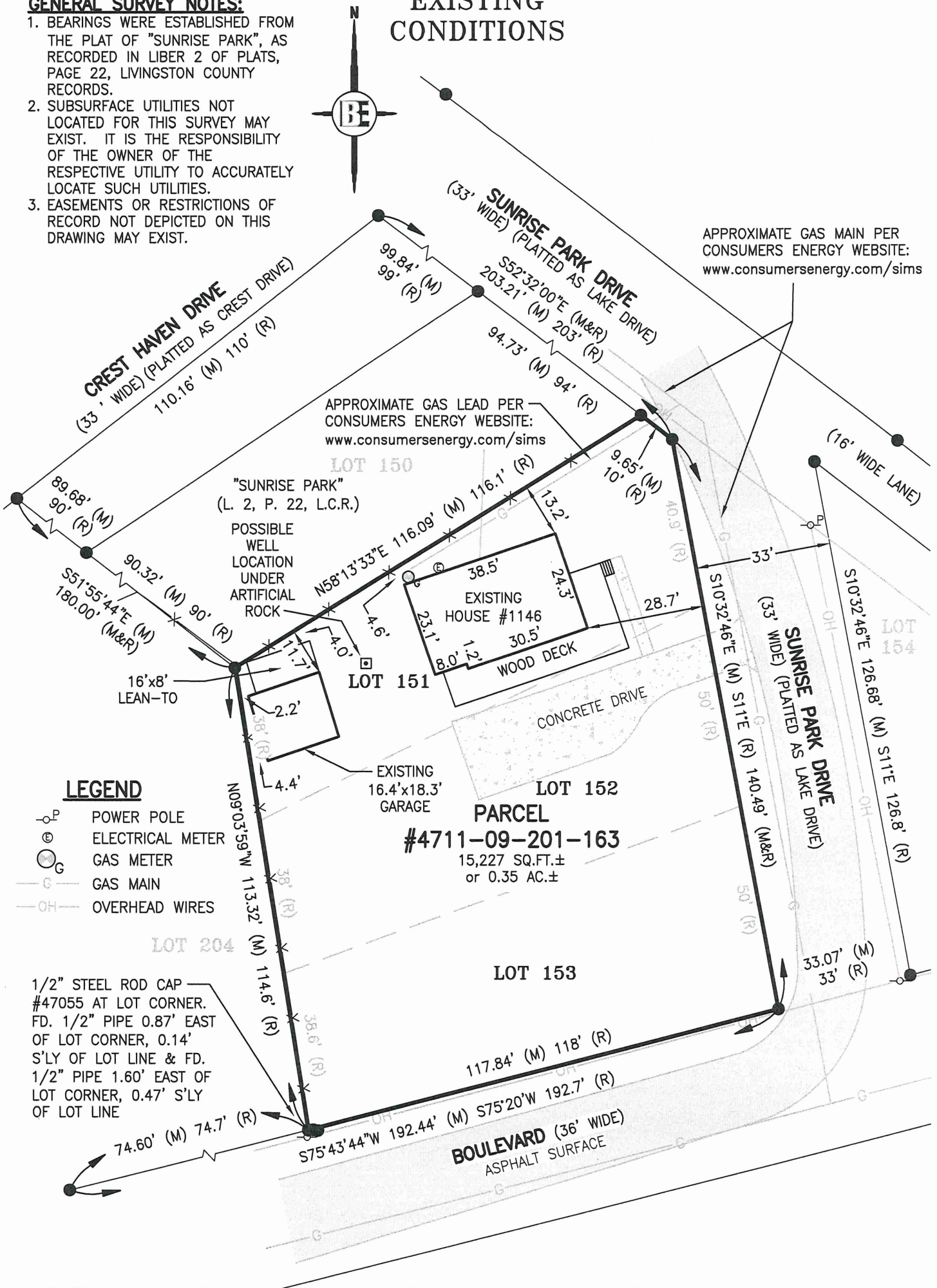
- LEGEND
- = IRON SET
 - = IRON FOUND
 - ⊙ = MONUMENT FOUND
 - * = FENCE
 - (R) = RECORDED
 - (M) = MEASURED

JOB NO.	18-053	DATE	9-9-21		
SHEET	2 OF 3	FB 583	CREW GFD	DR. AEB	CHKD.

GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "SUNRISE PARK", AS RECORDED IN LIBER 2 OF PLATS, PAGE 22, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

EXISTING CONDITIONS



LEGEND

- P POWER POLE
- ⊙ ELECTRICAL METER
- ⊙-G GAS METER
- G— GAS MAIN
- OH— OVERHEAD WIRES

1/2" STEEL ROD CAP #47055 AT LOT CORNER. FD. 1/2" PIPE 0.87' EAST OF LOT CORNER, 0.14' S'LY OF LOT LINE & FD. 1/2" PIPE 1.60' EAST OF LOT CORNER, 0.47' S'LY OF LOT LINE

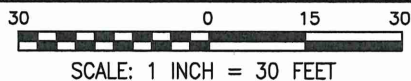
DESCRIPTION:
 Lots 151, 152 & 153 of "Sunrise Park, a subdivision of part of the Northeast 1/4 of Section 9 and a part of the Southeast 1/4 of Section 4, T2N-R5E, Genoa Township, Livingston County, Michigan, as recorded in Liber 2 of Plats, Page 23, Livingston County Records.

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CLIENT: **CHOUINARD
 CUSTOM HOMES**



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

JOB NO. 18-053 DATE 9-9-21
 SHEET 1 OF 3 FB 583 CREW GFD DR. AEB CHKD.

PARCEL #4711-09-201-163 AS PROVIDED:

Lots 151, 152 & 153 of "Sunrise Park, a subdivision of part of the Northeast 1/4 of Section 9 and a part of the Southeast 1/4 of Section 4, T2N-R5E, Genoa Township, Livingston County, Michigan, as recorded in Liber 2 of Plats, Page 23, Livingston County Records.

PROPOSED PARCEL 1:

Lot 151 and part of Lot 152 of "SUNRISE PARK", as recorded in Liber 2 of Plats, Page 23, Livingston County Records, being part of the Northeast 1/4 of Section 9, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southeast Corner of Lot 153 of "SUNRISE PARK"; thence along the East line of Lot 153 and part of East line of Lot 152, also being the West line of Sunrise Park Drive (33 feet wide) (platted as Lake Drive), N 10°32'46" W (recorded as N 11° W), 75.16 feet to the POINT OF BEGINNING of the Parcel to be described: thence S 75°43'44" W, 115.89 feet; thence along part of the West line of Lot 152 and the West line of Lot 151, N 09°03'59" W, 38.00 feet, to the Northwest corner of Lot 151; thence along the North line of Lot 151, N 58°13'33" E, 116.09 feet (recorded as 116.1 feet), to the Northeast corner of Lot 151; thence along the East line of Lot 151 and part of the East line of Lot 152, also being the West line of Sunrise Park Drive (33 feet wide) (platted as Lake Drive), the following two (2) courses: 1) S 52°32'00" E, 9.65 feet (recorded as 10 feet); 2) S 10°32'46" E (recorded as S 11° E), 65.33 feet, to the POINT OF BEGINNING, containing 6462 square feet, more or less or 0.15 acres, more or less, and including the use of Sunrise Park Drive. Also subject to any easements or restrictions of record.

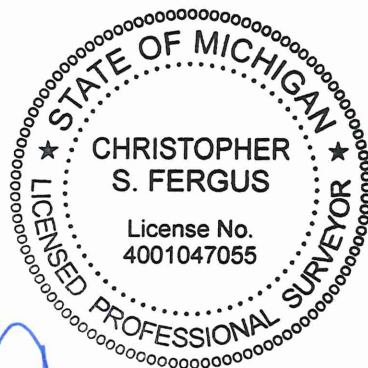
PROPOSED PARCEL 2:

Lot 153 and part of Lot 152 of "SUNRISE PARK", as recorded in Liber 2 of Plats, Page 23, Livingston County Records, being part of the Northeast 1/4 of Section 9, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: BEGINNING at the Southeast Corner of Lot 153 of "SUNRISE PARK"; thence along the South line of Lot 153, also being the North line of Boulevard (33 feet wide), S 75°43'44" W, 117.84 feet (recorded as S 75°20' W, 118 feet), to the Southwest corner of Lot 153; thence along the West line of Lot 153 and part of the West line of Lot 152, N 09°03'59" W, 75.32 feet; thence N 75°43'44" E, 115.89 feet; thence along the East line of part of Lot 152 and the East line of Lot 153, also being the West line of Sunrise Park Drive (33 feet wide) (platted as Lake Drive), S 10°32'46" E (recorded as S 11° E), 75.16 feet, to the POINT OF BEGINNING, containing 8765 square feet, more or less or 0.20 acres, more or less, and including the use of Boulevard and Sunrise Park Drive. Also subject to any easements or restrictions of record.

Bearings are based on the Plat of "SUNRISE PARK", as recorded in Liber 2 of Plats, Page 23, Livingston County Records.

G:\18-053\docs\18-053 Lot Split.docx
September 9, 2021

Job Number: 18-053
Sheet: 3 OF 3



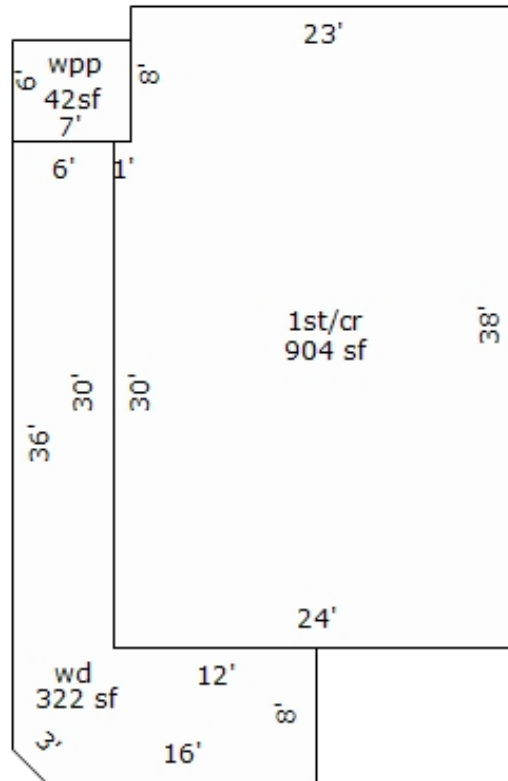
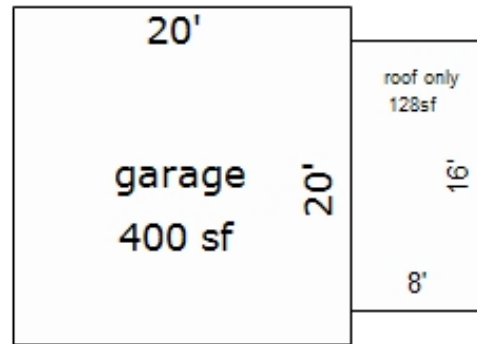
CHRISTOPHER S. FERGUS, P.S.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
RAEDEL BRADLEY M & AMY L	LETKEMANN GARY & JANICE	165,500	12/28/2016	WD	03-ARM'S LENGTH	2017R-000655	BUYER/SELLER	100.0													
RAEDEL, BRADLEY M.	RAEDEL BRADLEY M & AMY L	0	04/08/2014	QC	21-NOT USED	2014R-011530	BUYER/SELLER	0.0													
RAEDEL, BRADLEY M. & SANDR	RAEDEL, BRADLEY M.	1	03/26/2002	QC	21-NOT USED	3364-0060	BUYER/SELLER	0.0													
RAEDEL, BRADLEY M.		0	05/28/1999	QC	21-NOT USED	26620526	BUYER/SELLER	0.0													
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: LRR	Building Permit(s)		Date	Number	Status												
1146 SUNRISE PARK ST		School: HOWELL PUBLIC SCHOOLS																			
Owner's Name/Address		P.R.E. 0%																			
LETKEMANN GARY & JANICE 1146 SUNRISE PARK ST HOWELL MI 48843-8520		MAP #: V21-22																			
Tax Description		2022 Est TCV Tentative		Land Value Estimates for Land Table 4302.SUNRISE PARK																	
SEC. 9 T2N, R5E, SUNRISE PARK LOTS 151, 152, AND 153		X Improved		Vacant		* Factors *															
Comments/Influences		Public Improvements		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value			
		Dirt Road		C NON LF		50.00		125.00		1.0000		1.0000		950 100				47,500			
		Gravel Road		E SURPLU NON LF		56.00		125.00		1.0000		1.0000		500 100				28,000			
		Paved Road		106 Actual Front Feet, 0.30 Total Acres										Total Est. Land Value =				75,500			
		Storm Sewer																			
		Sidewalk																			
		Water																			
		Sewer																			
		Electric																			
		Gas																			
		Curb																			
		Street Lights																			
		Standard Utilities																			
		Underground Utils.																			
		Topography of Site																			
		Level																			
		Rolling																			
		Low																			
		High																			
		Landscaped																			
		Swamp																			
		Wooded																			
		Pond																			
		Waterfront																			
		Ravine																			
		Wetland																			
		Flood Plain																			
		X REFUSE																			
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		JB		11/30/2020		REVIEWED R		2022		Tentative		Tentative		Tentative						Tentative	
								2021		37,800		48,700		86,500						86,500S	
								2020		37,800		48,400		86,200						86,200S	
								2019		37,800		47,600		85,400						85,400S	

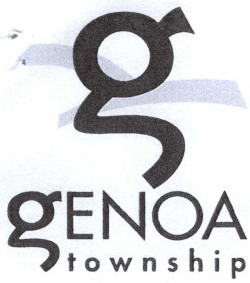


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

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



2 BEDROOMS
1 FULL BATH
A/C
CNC DW - N/V



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

Case # 21-23 Meeting Date: October 19, 2021 @ 6:30 pm
 PAID Variance Application Fee



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

Applicant/Owner: SPENCER & SONS CONSTRUCTION / JOHN SPENCER / TINA POLLARI Email: jspencer89.js@gmail.com
 Property Address: 6842 MAWANSKE, BRIGHTON Phone: 517-404-9996
 Present Zoning: LRR Tax Code: 4711-14-201-041

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

- Variance requested/intended property modifications: A VARIANCE TO THE EXISTING LRR SIDE YARD SET BACKS IS REQUESTED.
 A VARIANCE OF 4' +/- TO THE SOUTH SIDE YARD & A VARIANCE OF 5' 3 1/2" TO THE NORTH SIDE YARD SET BACKS.

The following is per Article 23.05.03:

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

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

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

THE EXISTING SIDE SET BACKS CREATE AN EXISTING NON CONFORMING STRUCTURE. IN SUCH THE EXISTING SET BACKS (SIDE YARDS) DO NOT ALLOW FOR REASONABLE GROWTH GRANTING VARIANCE WILL ALLOW FOR GROWTH WHILE GREATLY ENHANCING APPEARANCE.

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 SIZE & SHAPE OF THE EXISTING PROPERTY COUPLED WITH THE LOCATION OF THE EXISTING HOUSE ON THE PROPERTY DOES NOT ALLOW FOR REASONABLE GROWTH & IMPROVEMENTS. PROPOSED IMPROVEMENTS WILL NOT CHANGE EXISTING FOOT PRINT.

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 REQUESTED VARIANCE WILL NOT IMPACT PUBLIC SAFETY & WELFARE.

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 GRANTING OF THE REQUESTED VARIANCE WILL NOT IMPACT THE NEIGHBORHOODS NEGATIVELY. GRANTING THE VARIANCE WILL ADD VALUE TO SURROUNDING PROPERTIES WHILE IMPROVING THE APPEAR OF THE LAKE AND SURROUNDING PROPERTIES

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: 9/27/2021 Signature: 



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

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

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

MANAGER

Michael C. Archinal

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: October 13, 2021

RE: ZBA 21-23

STAFF REPORT

File Number: ZBA#21-23
Site Address: 6842 Mahinske Dr. Brighton
Parcel Number: 4711-14-201-041
Parcel Size: .168 Acres
Applicant: Spencer & Sons Construction and Tina Porcari
Property Owner: Porcari, Tina, 42443 Beechwood Dr. Canton, MI
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variances
Project Description: Applicant is requesting a side yard setback variance to construct an addition.
Zoning and Existing Use: LRR (Lakeshore Resort Residential), Single Family Dwelling located on property.
Other: Public hearing was published in the Livingston County Press and Argus on Sunday October 3, 2021 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file:

- Per assessing records, the home was built in 1960.
- Parcel is serviced by public sewer and private well.
- In 2003, a land use permit was issued for an addition to existing home.
- See Record Card.

The proposed project is to construct a 2nd story addition on an existing home. In order to construct the proposed addition, the applicant would be required to obtain a side yard variance. The applicant is proposing to maintain the same setbacks as the existing home. The proposed addition meets the height requirement for the LRR zoning. No height variance is required. It was determined after publication that the proposed structure does not require a waterfront variance.

Variance Requests

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

Table 3.04.01 (LRR District):

SINGLE FAMILY STRUCTURE	Side Setback
Required Setbacks	10'
Setback Amount Requested	4'8 ½ "
Variance Amount	5'3 ½ "

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. The proposed placement of the addition will maintain the same setbacks as the existing structure. The variance requested appears to be the least necessary to provide substantial justice and granting of the requested variance is necessary for the preservation and enjoyment of the property. There are multiple homes in immediate vicinity that do not meet the side yard setback.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the location of the existing home and irregular shaped lot. The need for the variance is not self-created.
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance will not interfere with or discourage the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

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

1. Structure must be guttered with downspouts.
2. Building height must not exceed 25 feet.



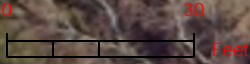
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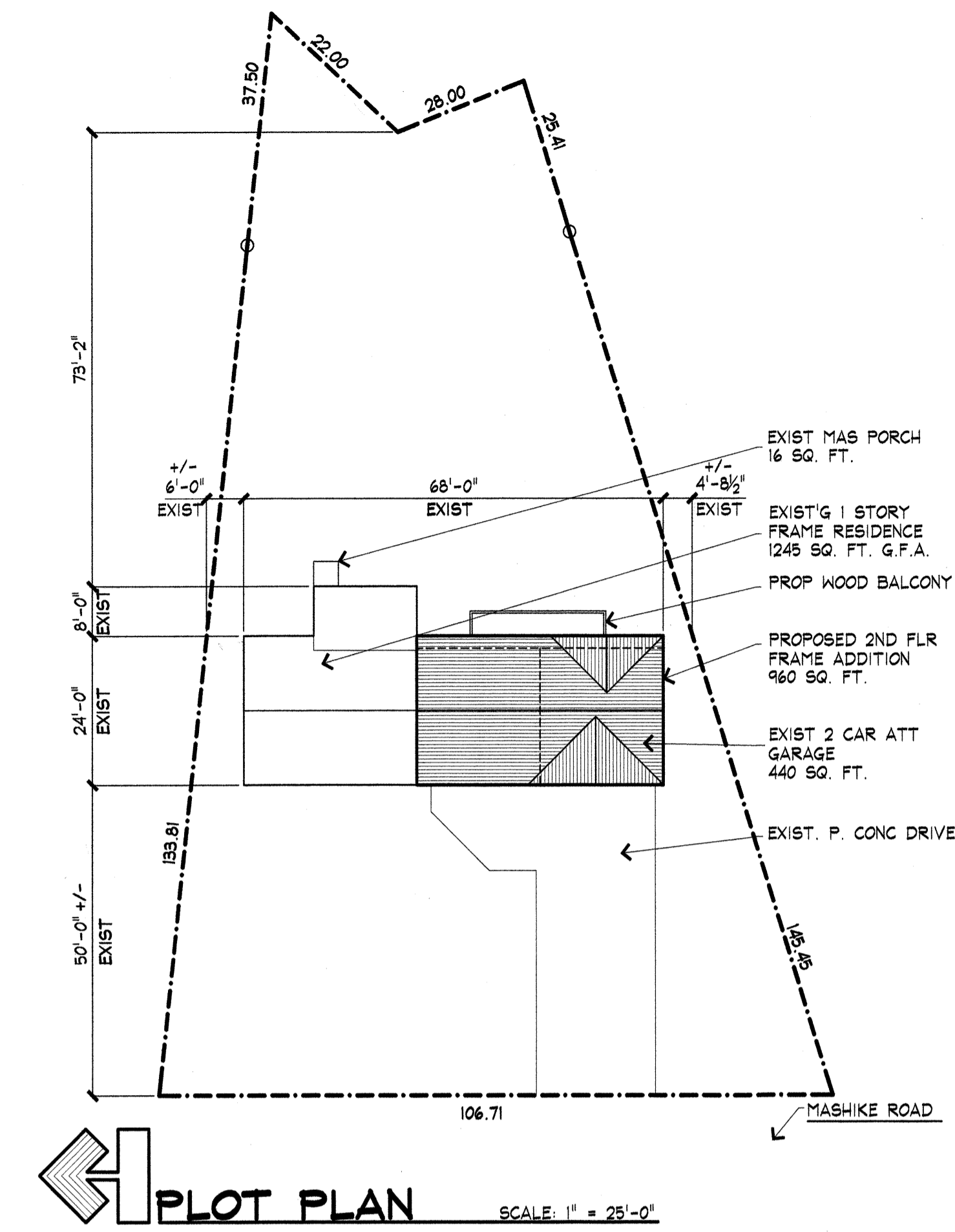
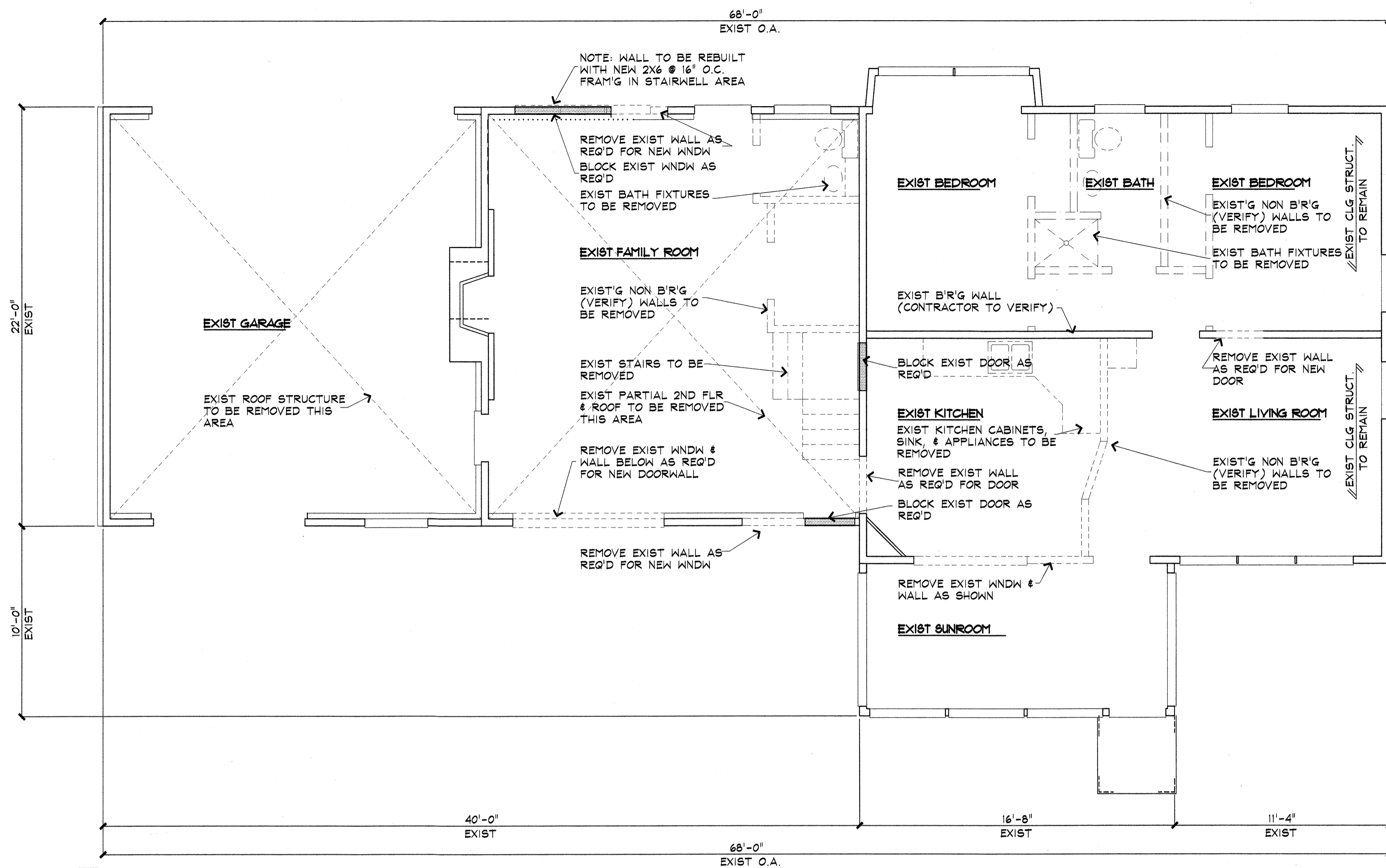
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11-14-201-041

11-14-201-040

11-14-201-039

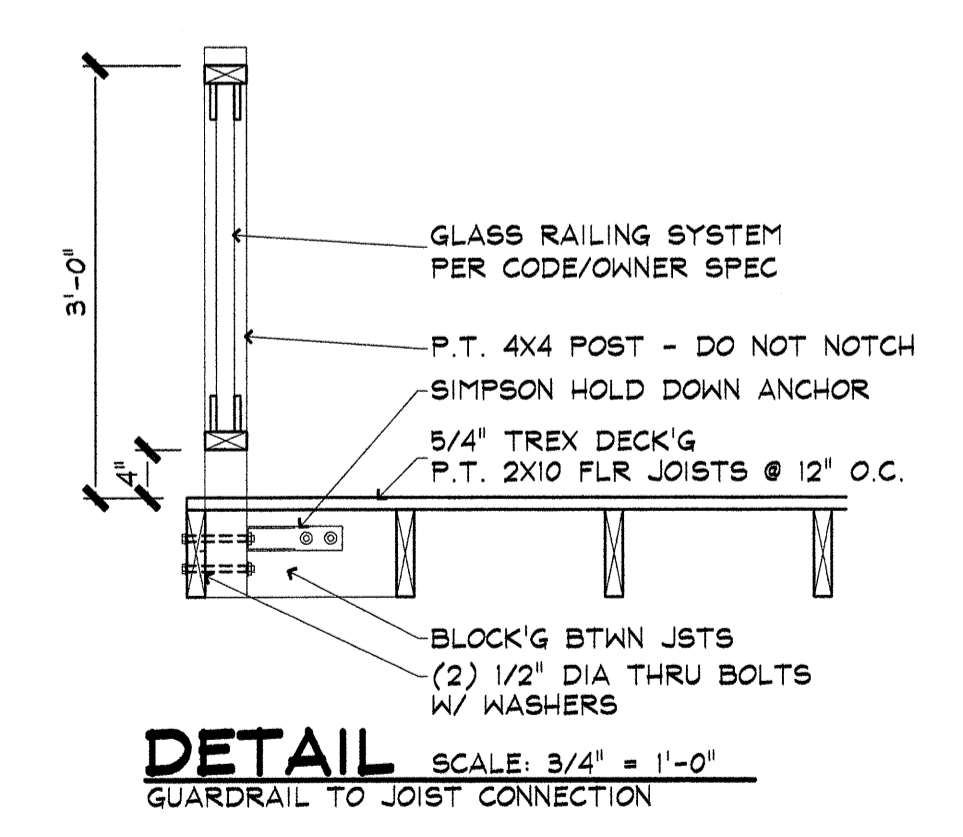
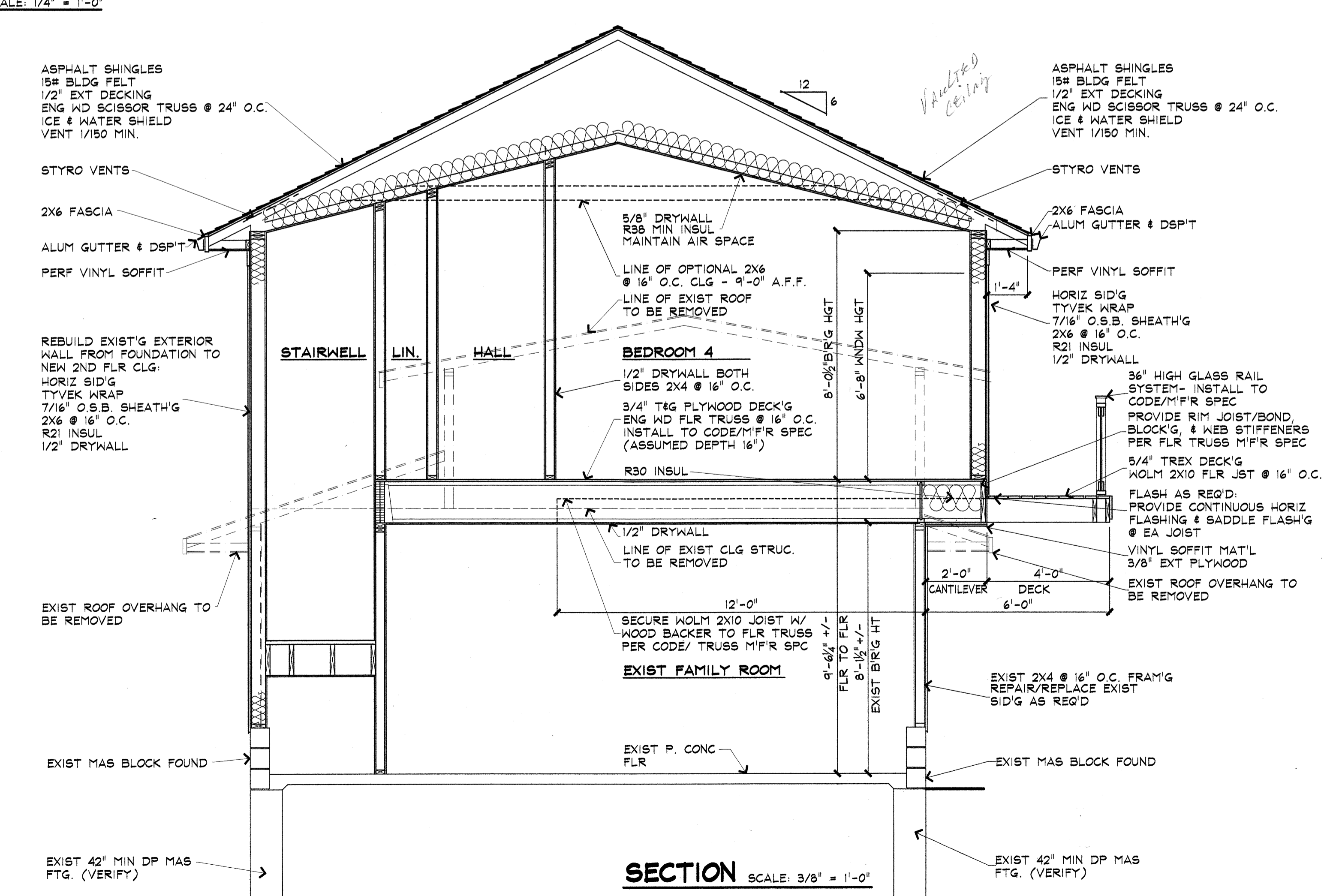




GENERAL NOTES

ALL IMPROVEMENTS PER CITY CODE
CONTRACTOR TO FIELD VERIFY ALL NEW & EXISTING DIMENSIONS & CONDITIONS & ADJUST AS REQ'D
ASSUMED SOIL BEARING CAPACITY IS 2500 PSF. THE TYPE OF SOIL SUPPORTING FOUNDATIONS SHALL BE IN ACCORDANCE WITH TABLE R404.1(1) (2) (3) (4) AS APPLICABLE FOR CONCRETE & MASONRY FOUNDATIONS
MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3000 PSI AT 28 DAYS. PROVIDE CONCRETE COMPRESSIVE STRENGTH & AIR ENTRAINING FOR VARIOUS LOCATIONS & WEATHERING POTENTIAL AS PER TABLE 402.2
CONCRETE WORK & SPECIFICATIONS SHALL CONFORM TO THE LATEST SPECIFICATIONS OF C.R.S.I. & A.S.I.
ALL REINFORCING BARS, DOWELS, & TIES SHALL CONFORM TO A.S.T.M. A615 GRADE 60
ALL STEEL TO CONFORM TO THE LATEST A.S.T.M. SERIAL DESIGNATION A36 & TO A.I.S.C. SUPPLEMENTARY PROVISIONS GOVERNING THE USE OF A36 STEEL
MASONRY BLOCK SHALL BE OF TYPE N1 - MORTAR SHALL BE OF TYPE S
PROVIDE A MINIMUM OF (2) COURSES OF SOLID MASONRY AT ALL BEARING CONDITIONS. PROVIDE SOLID MASONRY OR GROUT FILLED UNITS AT ALL BELOW GRADE CONDITIONS
STEEL LINTELS SUPPORTING BRICK OR STONE VENEER OVER DOOR & WINDOW OPENINGS SHALL COMPLY WITH TABLE 703.7.5
ALL FRAMING LUMBER TO BE MIN F1R #2 OR BETTER
PROVIDE DOUBLE JOISTS ON BOTH SIDES OF LADDERS BELOW ALL BEARING WALLS
PROVIDE (2)2X12 WITH 1/2" PLYWOOD BETWEEN OVER ALL OPENINGS, U.N.O.
INSTALL DRAFTSTOPPING & FIREBLOCKING IN COMPLIANCE WITH SECTIONS R502.12 & R602.8

HOLDS OR NOTCHES BORED OR CUT IN TO FRAMING MEMBERS SHALL BE IN COMPLIANCE WITH SECTIONS R502.8, R602.2, & R602.7
LAMINATED VENEER BEAMS (LVB) SHALL HAVE A MINIMUM F5 OF 2800 PSI
PROVIDE A MINIMUM OF (4) 2X4 BELOW ALL LVL & GIRDER TRUSS ENDS UNLESS OTHERWISE SPECIFIED BY ENGINEERED TRUSS MANUFACTURER SPECIFICATIONS
ROOF ASSEMBLIES WHICH ARE SUBJECT TO WIND UPLIFT PRESSURES OF 20 PSF OR GREATER SHALL HAVE ROOF RAFTERS ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF PROVIDING THE RESISTANCE REQUIRED IN TABLE 602.11. PROVIDE MECHANICAL FASTENERS FROM ROOF TRUSSES TO SUPPORTING WALLS IN COMPLIANCE WITH SECTION R602.10.5
TRUSS MANUFACTURER TO PROVIDE ADDITIONAL STRUCTURAL DATA AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE TRUSS LAYOUT, INCLUDING ANY ADDITIONAL LVL SIZES & LOCATIONS NECESSARY TO CARRY ROOF & FLOOR LOADS
FLOOR TRUSSES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATION, INCLUDING ANY ADDITIONAL BLOCKING, BRACING OR EXT JOIST'S
FLASHING SHALL BE INSTALLED AT THE BOTTOM & SIDES OF ALL WINDOWS NOT CONSIDERED SELF FLASHING, & AT THE TOP OF ALL EXTERIOR DOORS
CONTRACTOR TO PROVIDE FOR DENATERING, FORMING, & SHORING AS NECESSARY, & LOCATE SLEEVES, OPENINGS, & EMBEDDED ITEMS REQUIRED BY OTHER TRADES PRIOR TO POURING CONCRETE
ALL MATERIALS, SUPPLIES, & EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS & CODE
PROVIDE TEMPORARY BRACING & SHORING AS REQUIRED TO INSURE THE STABILITY OF THE NEW STRUCTURE UNTIL THE PERMANENT FRAMING IS IN PLACE
PROVIDE HARD WIRED INTERCONNECTED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS PER SECTION R519



NOTES:
CONTRACTOR TO FIELD VERIFY ALL NEW AND EXISTING DIMENSIONS AND CONDITIONS AND ADJUST AS REQUIRED

ISSUED 9-12-20

CONSTRUCTION

DRAWN R.O.
CHECKED R.O.

TITLE DEMOLITION PLAN
SECTION

PROJECT PROPOSED ADDITION FOR CARLTON RESIDENCE BRIGHTON, MICHIGAN

ROBOELKERS
RESIDENTIAL DESIGN
313.362.2414

CUSTOM HOMES. ADDITIONS. RENOVATIONS

JOB NO. 20076

SHEET NO. A-1 OF 3

NOTES:
CONTRACTOR TO FIELD VERIFY ALL NEW AND EXISTING DIMENSIONS AND CONDITIONS AND ADJUST AS REQUIRED

ISSUED
9-12-20
CONSTRUCTION

DRAWN
R.O.
CHECKED
R.O.

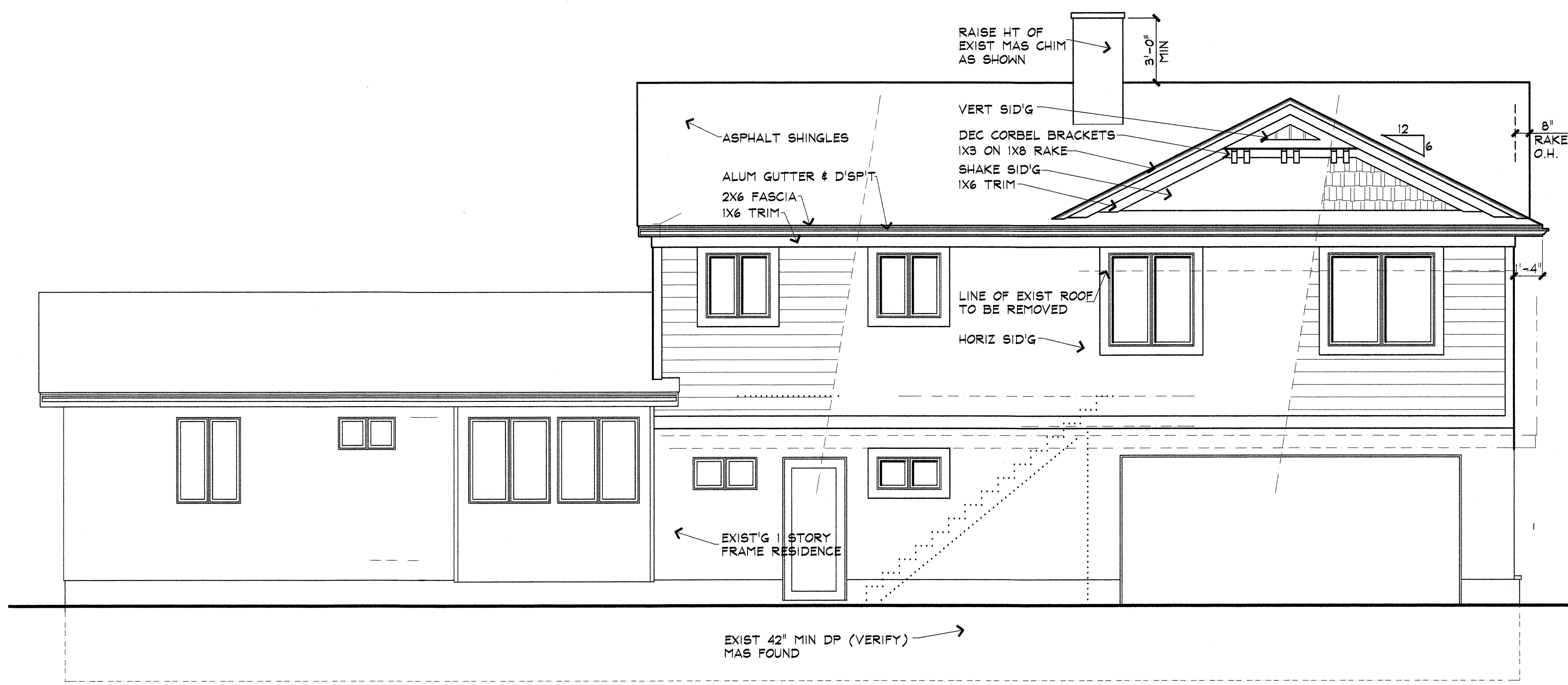
TITLE
ELEVATIONS

PROJECT
PROPOSED ADDITION
TO EXISTING RESIDENCE
6540 W. HUNTER
BRIGHTON, MICHIGAN

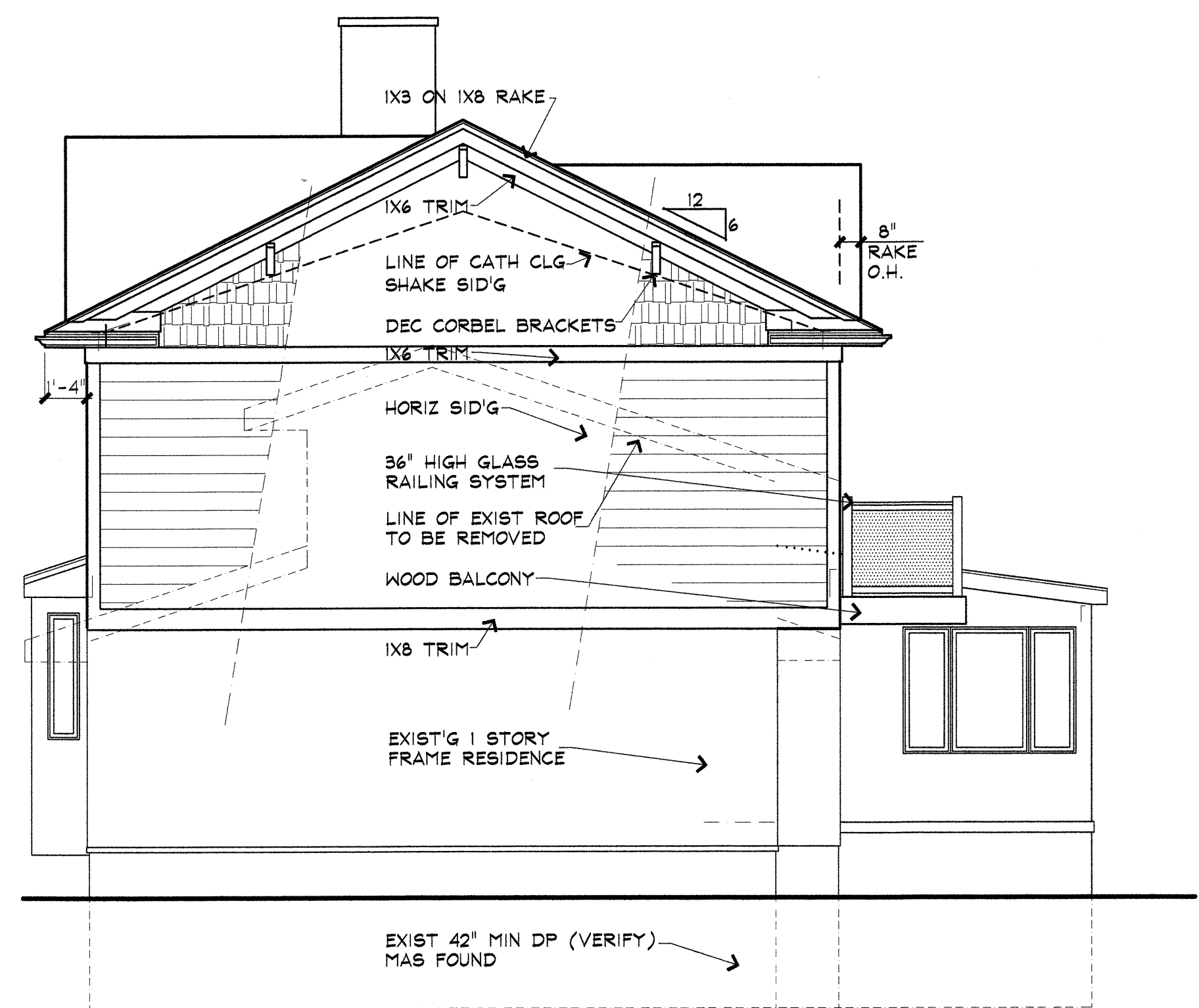
ROBOELKERS
RESIDENTIAL DESIGN
313.962.5414
CUSTOM HOMES, ADDITIONS, RENOVATIONS

JOB NO.
20076

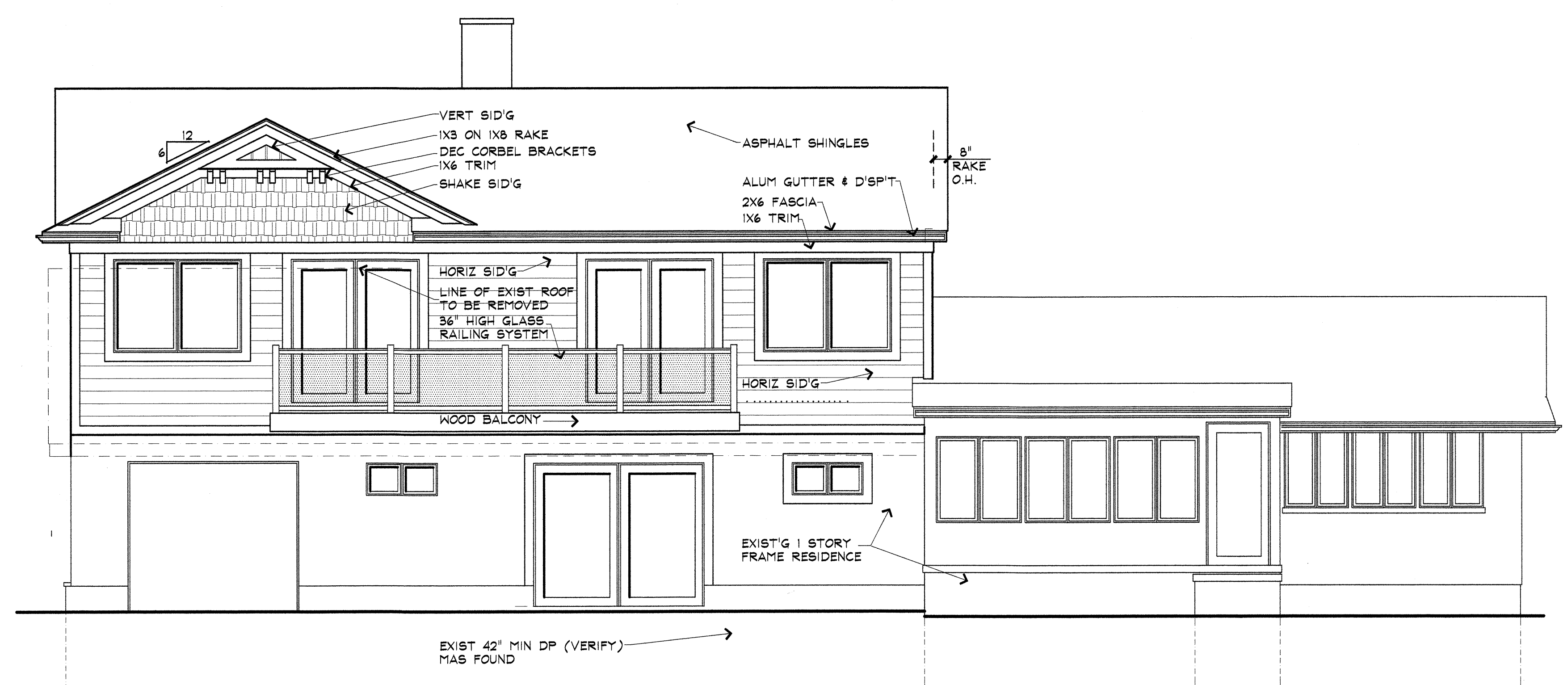
SHEET NO.
A-3
OF 3



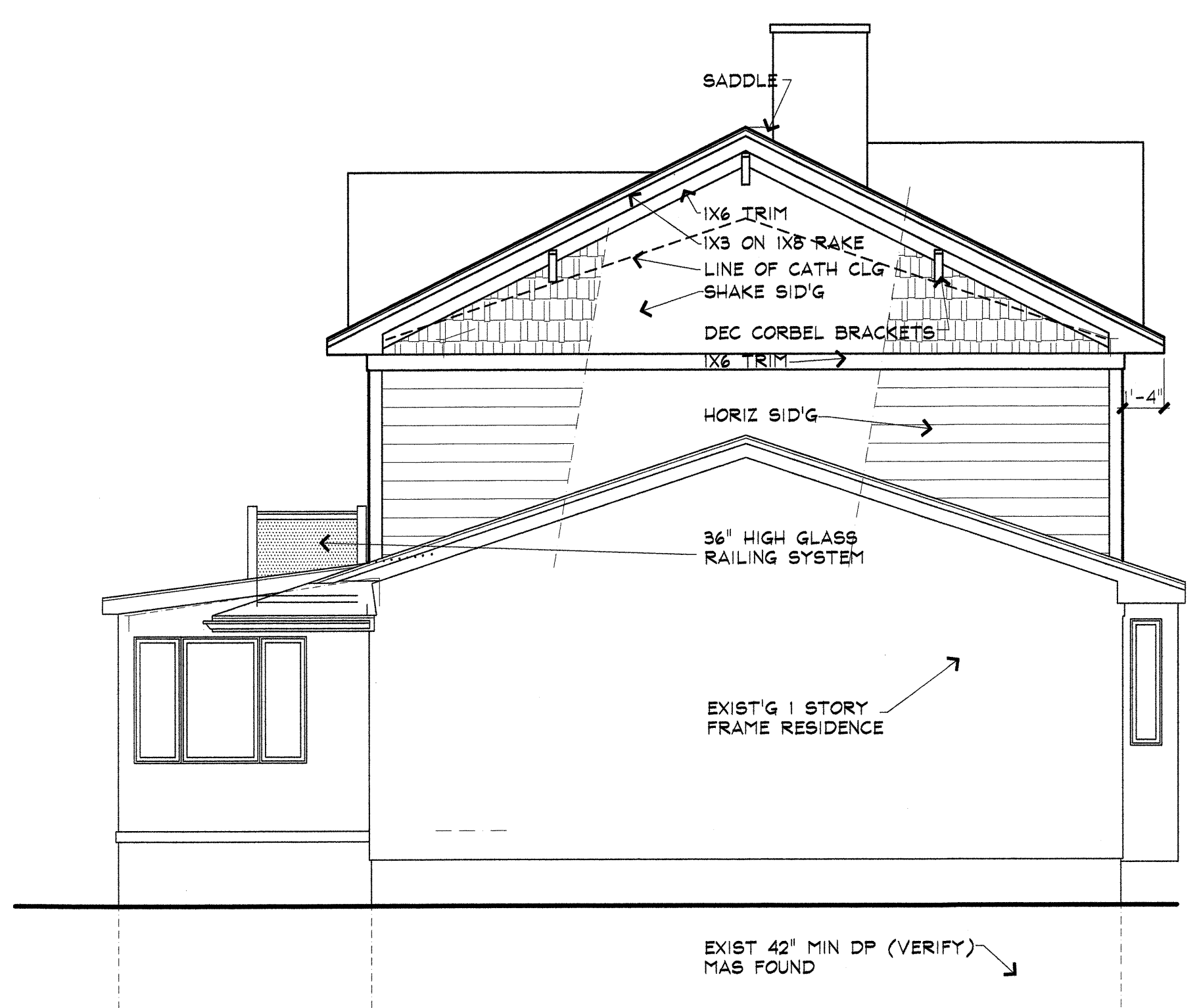
EAST ELEVATION SCALE: 1/4" = 1'-0"




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



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



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

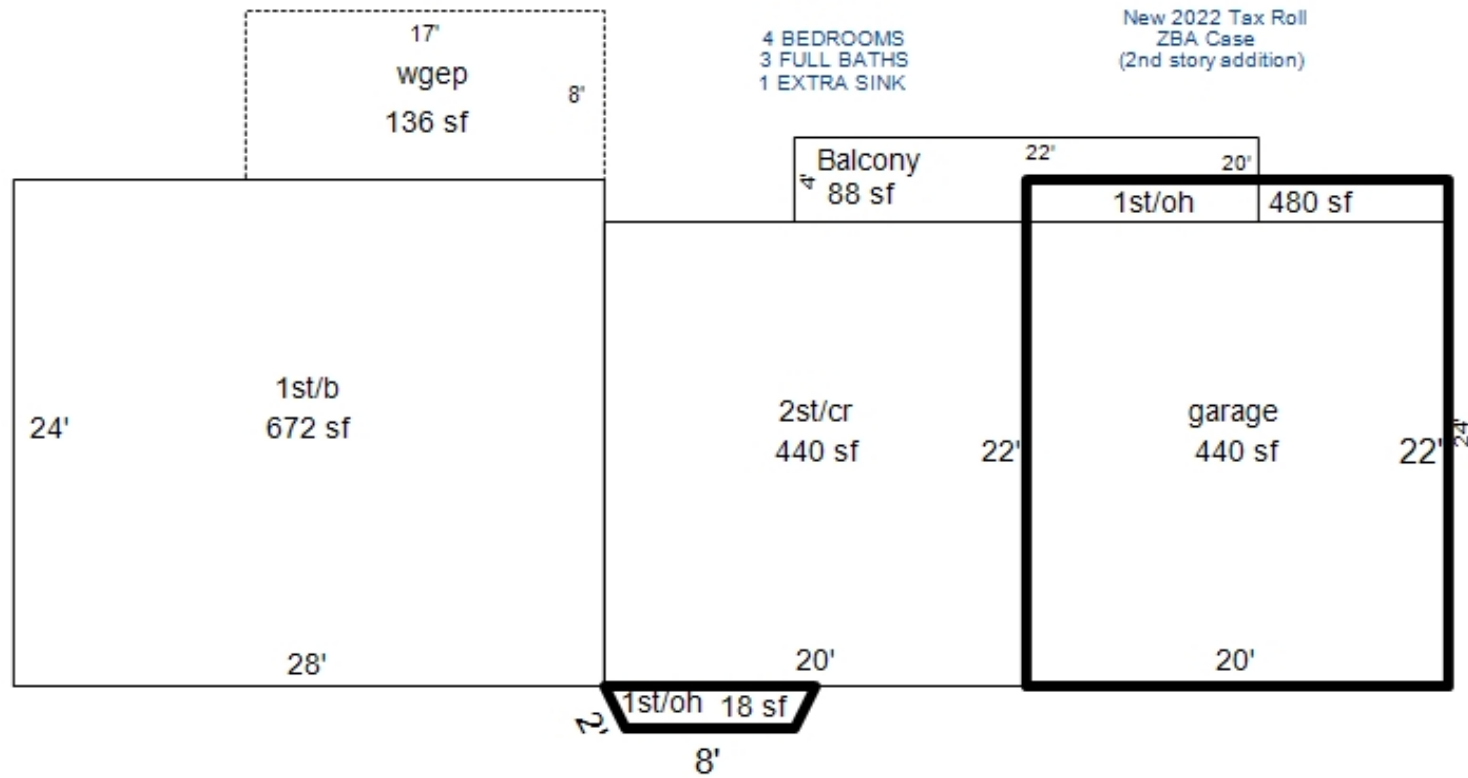
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.												
TALAMONTI, JOSEPH & DORIS	PORCARI TINA	200,000	08/01/2019	WD	09-FAMILY SALE	2019R-028208	BUYER/SELLER	0.0												
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: LRR		Building Permit(s)		Date	Number	Status										
6842 MAHINSKE DR		School: HOWELL PUBLIC SCHOOLS		ADDITION		06/06/2003		03-270	NO START											
Owner's Name/Address		P.R.E. 0%		MAP #: V21-23		2022 Est TCV Tentative														
PORCARI TINA 42443 BEECHWOOD DR CANTON MI 48188-1114		X Improved		Vacant		Land Value Estimates for Land Table 4004.GRAND BEACH														
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value														
SEC 14 T2N R5E PART OF LOT 11 LOT 10 AND PART OF VACATED GRAND BEACH DR. OF GRAND BEACH SUB. DESC. AS FOLLOWS COMM AT SE COR OF SAID SUB TH S88*E 6.01 FT TH N35*E 383.78 FT TH N 44.36 FT TO POB TH N84*W 138.81 FT TH N84*W 37.50 FT TH N43*E 28 FT TH N22*W 22 FT TH N73*E 25.41 FT TH N73*E 145.45 FT TH S 106.71 FT TO POB		Dirt Road		'A' FRONTAGE		50.00 146.00 1.0000 1.0000		1700 100		85,000										
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.17 Total Acres		Total Est. Land Value =		85,000												
		Storm Sewer		Land Improvement Cost Estimates		Description		Rate		Size % Good	Cash Value									
		Sidewalk		Description		Residential Local Cost Land Improvements		Rate		Size % Good		Cash Value								
		Water		LANDSCAPING		1.00		252		91		229								
		Sewer		Total Estimated Land Improvements True Cash Value =								229								
		Electric		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value						
		Gas		X		REFUSE		Who		When		What		2022	Tentative	Tentative	Tentative			Tentative
		Curb		2021		47,500		75,600		123,100						59,003C				
		Street Lights		2020		47,500		72,700		120,200						58,189C				
		Standard Utilities		2019		40,000		71,500		111,500						57,105C				
		Underground Utils.																		
		Topography of Site																		
		Level																		
		Rolling																		
		Low																		
		High																		
		Landscaped																		
		Swamp																		
		Wooded																		
		Pond																		
		Waterfront																		
		Ravine																		
		Wetland																		
		Flood Plain																		
		X REFUSE																		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater 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 136	Type WGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																									
X	Wood Frame		Drywall Paneled				Plaster Wood T&G																																																																																
Building Style: C		Trim & Decoration		X			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: C +10 Effec. Age: 35 Floor Area: 1,332 Total Base New : 197,324 Total Depr Cost: 128,247 Estimated T.C.V: 160,052			E.C.F. X 1.248		Bsmnt Garage: Carport Area: Roof:																																																																								
Yr Built 1960	Remodeled 0	Size of Closets		Lg X Ord			Small																																																																																
Condition: Good		Doors:		Solid X			H.C.																																																																																
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service																																																																																
	Basement 1st Floor 2nd Floor 3 Bedrooms			(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min																																																																																
(1) Exterior	X Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets Many X Ave. Few			(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																																																																																
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 672 S.F. Slab: 440 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																
(3) Roof	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			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																																																
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																																																																			
X	Asphalt Shingle																																																																																						
Chimney: Brick																																																																																							
<p>Cost Est. for Res. Bldg: 1 Single Family C Cls C 10 Blt 1960</p> <p>(11) Heating System: Wall/Floor Furnace</p> <p>Ground Area = 1112 SF Floor Area = 1332 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>672</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Slab</td> <td>440</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4"></td> <td>Total:</td> <td>157,361</td> <td>102,270</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,278</td> <td>2,781</td> </tr> <tr> <td>Water Well, 200 Feet</td> <td>1</td> <td>9,448</td> <td>6,141</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WGEP (1 Story)</td> <td>136</td> <td>10,401</td> <td>6,761</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>440</td> <td>18,198</td> <td>11,829</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,362</td> <td>-1,535</td> </tr> <tr> <td>Totals:</td> <td></td> <td>197,324</td> <td>128,247</td> </tr> </tbody> </table> <p>Notes: ECF (4004 GRAND BEACH/HERBST EST.) 1.248 => TCV: 160,052</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	672				1.5 Story	Siding	Slab	440								Total:	157,361	102,270	Description	Quantity	Cost	Depr. Cost	Water/Sewer				1000 Gal Septic	1	4,278	2,781	Water Well, 200 Feet	1	9,448	6,141	Porches				WGEP (1 Story)	136	10,401	6,761	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	440	18,198	11,829	Common Wall: 1 Wall	1	-2,362	-1,535	Totals:		197,324	128,247
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**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
September 17, 2021 - 6:30 PM**

MINUTES

Call to Order: Vice-Chairperson McCreary called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm. The members and staff of the Zoning Board of Appeals were present as follows: Marianne McCreary, Jean Ledford, Bill Rockwell, Michele Kreutzberg, Craig Fons, and Amy Ruthig, Zoning Official. Absent was Greg Rassel.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board and staff introduced themselves.

Approval of the Agenda:

Moved by Board Member Ledford, 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 6:31 pm with no response.

1. 21-18...A request by Chestnut Development LLC, Chilson Road Tax ID 4711-33-401-027, for a side yard setback variance and a height variance to allow an existing subdivision entrance sign to remain.

Mr. Brad Opfer, representing the applicant, was present. He stated they are requesting a height variance for a sign that has already been installed. Ms. Ruthig advised there are height and setback variances needed. Mr. Opfer stated the sign is nine feet high and two feet within the setback. Vice-Chairperson McCreary stated the request is for a 1.04-foot height variance and a zero side-yard setback variance. She added that the sign height and setbacks were approved when the entire project was approved previously. She asked Mr. Opfer why the sign was not erected within those limits. Mr. Opfer was not involved in that process, but he believes the contractor built and installed it incorrectly. If the variances are not approved, they would have to remove and replace the entire sign. He noted that the lot line is next to their own property and it is an open space.

Vice-Chairperson McCreary advised the applicant to have the contractor remake and place the sign as approved. Board Members Ledford and Kreutzberg agree. Board Member Rockwell

stated the first two requirements for approving a variance have not been met. Ms. Ruthig stated it is the responsibility of the contractor to have the sign erected properly.

Board Member Fons advised that he will be recusing himself from the discussion and vote as he does business with Chestnut Development. **Moved** by Board Member, Ledford, seconded by Board Member Rockwell to recuse Board Member Fons from discussing and voting on this item. **The motion carried unanimously.**

The call to the public was made at 6:48 pm with no response.

Moved by Board Member Rockwell, seconded by Board Member Kreutzberg, to deny Case #21-18 for Chestnut Development, Parcel #4711-33-401-027, for a side yard setback variance and a height variance to allow an existing subdivision entrance sign to remain, based on the following findings of fact:

- Strict compliance with the ordinance would prevent the applicant from maintaining the existing sign. Granting of the requested variances does not provide substantial justice or a substantial property right similar to that possessed by other subdivisions in the same zoning district. Relocating the sign to the original approved location would not place the sign further from Chilson Road.
- There are no exceptional or extraordinary conditions of the property. The need for the variances is self-created. The sign not being constructed in the correct location is not an extraordinary circumstance. Relocating the sign to the original approved location would not place the sign further from Chilson Road.
- 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.
- The proposed variances would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This denial is conditioned upon the following:

1. The sign must be relocated within 60 days from denial.
2. Ground lighting source shall not be visible from the road.

The motion carried unanimously with Board Member Fons abstaining.

2. 21-20...A request by Tim Chouinard, 956 Sunrise Park Drive, for front and rear yard setback variances to increase building height associated with converting the roof from a flat to a reverse gable style on an existing home

Mr. Tim Chouinard was present. He would like to replace the failed flat roof to a reverse gable style. This home is already a non-conforming structure. He will be maintaining the same footprint of the existing home.

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Board Member Ledford asked if the new roof could ever provide space for new living space. Mr. Chouinard stated no; it is not high enough.

The call to the public was made at 6:55 pm with no response.

Moved by Board Member Ledford, seconded by Board Member Kreuzberg, to approve Case #21-20, for Tim Chouinard at 956 Sunrise Park for a front yard setback variance of 8.3 feet from the required 35 feet for a front yard setback of 26.9 feet and a rear yard setback variance of 11.3 feet from the required 40 feet for a rear yard setback of 28.9 feet to convert a flat roof to a reverse gable style roof on an existing home, based on the following findings of fact:

- Strict compliance with the front and rear yard setbacks would prevent the applicant from constructing the new roof. The placement of the new roof will maintain the same setbacks as the existing structure. The requested variances appear to be the least necessary to provide substantial justice and granting of the variances is necessary for the preservation and enjoyment of the property. There are multiple homes in the immediate vicinity that do not meet the front and rear yard setbacks.
- The exceptional or extraordinary condition of the property is the narrowness of the lot and the location of the existing home. The front and rear setback variances would make the property consistent with other properties in the area and the need for the variances 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, increase the danger of fire or endanger the public safety, comfort, morals or welfare of the residents of Genoa Township.
- The variances will not interfere with or discourage the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is based on the following conditions:

1. The structure must be gutted with downspouts.
2. The building height must not exceed 25 feet.
3. Other improvements must meet the Zoning Ordinance.

The motion carried unanimously.

Administrative Business:

1. Approval of minutes for the August 17, 2021 Zoning Board of Appeals meeting.

Needed changes were noted.

Moved by Board Member Rockwell, seconded by Board Member Fons, to approve the minutes of the August 17, 2021 meetings as corrected. **The motion carried unanimously.**

2. Correspondence - Ms. Ruthig stated there will be three items at next month's ZBA meeting.

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3. Member Discussion

There were no items discussed this evening.

4. Adjournment - **Moved** by Board Member Ledford, seconded by Board Member Fons, to adjourn the meeting at 7:18 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary