

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JUNE 21, 2022
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

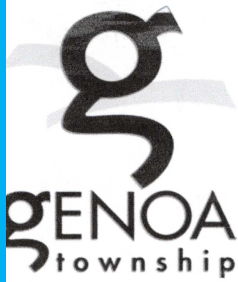
Approval of Agenda:

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

1. 22-11...A request by Jeff and Kelly Pine, 3520 Golf Club, for a rear yard setback variance to construct a detached accessory structure.
2. 22-12...A request by Donna and Daniel Cheresko, 5589 Wyndam Lane, for a front yard setback variance to construct an addition to an existing two-car garage.
3. 22-13...A request by Thomas Adamczyk, 3311 Merrow Lane, for a variance to allow a property split to build a new home on a nonconforming private road.
4. 22-14...A request by builder Brian Parsons and owners Lawrence and Wendy Ollearis, 4100 Highcrest Drive, for waterfront setback variance to demolish an existing home and construct a new two-story home.
5. 22-15...A request by Philip and Melissa Casteleyn, 582 Hilltop Drive, for a rear yard setback variance for an addition to remain and to construct another addition on an existing home.

Administrative Business:

1. Approval of minutes for the April 19, 2022 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 # 22-11

Meeting Date: June 21, 2022
@ 6:30pm

PAID Variance Application Fee

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

Applicant/Owner: Jeff & Kelly Pine Email: JEFF@HTAVINC.COM

Property Address: 3526 Golf Club Phone: 810-923-1734

Present Zoning: Rural Residential Tax Code: 4711-05-100-001

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: Purchasing Lofted Barn
12'x24' ± 12' in height. Position Barn 35' from
South property boundary.

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.

Our older home is situated on a non-conforming lot with a large pond & a double septic field. Available space is limited for our proposed barn/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.

Parts of the yard flood every Spring & following heavy rain falls. We need to avoid these wet areas for our proposed barn/garage.
* Area to the East of planned site is a slope.

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

Granting this variance allows 35' between the back of proposed barn/garage & rear property line. House in lot to the south is set well back from property line.

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.

① There is a forest/valley with a stream/wetland between our rear lot line & the home in the lot to the south. This natural barrier makes that portion of the neighboring lot unbuildable.

② Granting variance will result in storage barn/garage. It will result in storing mowers & tools out of sight. We will also park fewer cars on driveway, improving
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). → property appearance.

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

Date: 5-16-22 Signature: Jeffrey A. Paine



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: June 13, 2022

RE: ZBA 22-11

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

STAFF REPORT

File Number: ZBA#22-11
Site Address: 3520 Golf Club Road
Parcel Number: 4711-05-100-001
Parcel Size: 1.8 Acres
Applicant: Jeff and Kelly Pine
Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a rear yard setback variance to construct a detached accessory structure.

Zoning and Existing Use: RR (Rural Residential) Single Family Dwelling located on property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday June 5, 2022 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 1958.
- The property is serviced by a private well and septic.
- In 2012, a land use waiver was issued for new windows.
- In 2021, a land use waiver was issued for interior work.
- 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 a 12 X 24 detached accessory structure. In order to construct the detached accessory structure as proposed, the applicant needs a rear yard variance.

Variance Requests

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

Sec. 11.04 (f):

Required Rear Yard Setback: 60'

Proposed Rear Yard Setback: 35'

Proposed Variance Amount: 25'

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

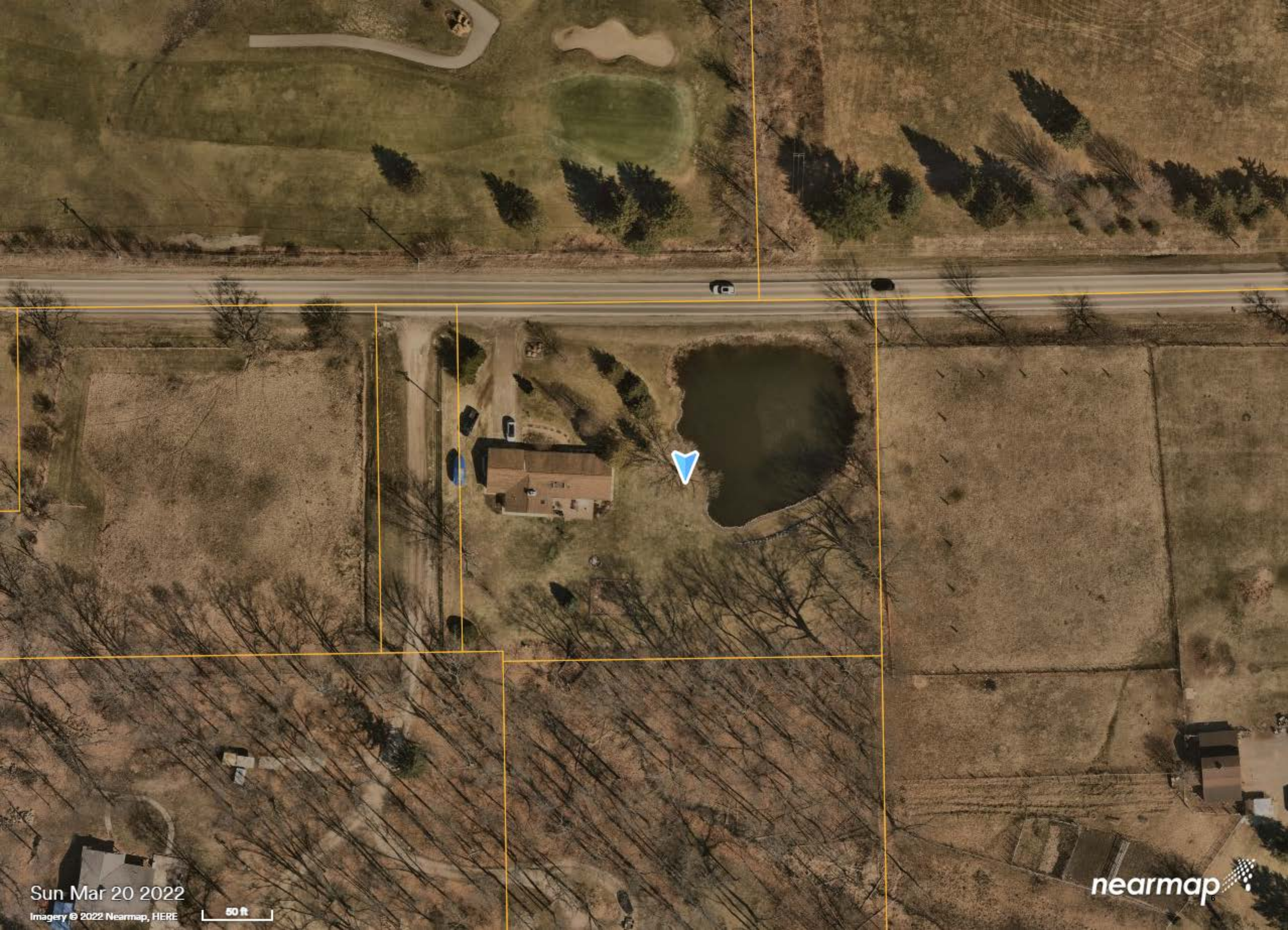
Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the rear yard setback would not allow the applicant to construct the detached accessory structure in the desired location. There are multiple detached accessory structures in the vicinity. The variance would support substantial justice and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the location of the existing home and septic field, pond on the property, and the lot being non-conforming in size. The need for the variance is not self-created. Staff has determined that the applicant demonstrated that the variance requested is the least amount necessary.
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

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

N/A



Sun Mar 20 2022

Imagery © 2022 Nearmap, HERE

50 ft

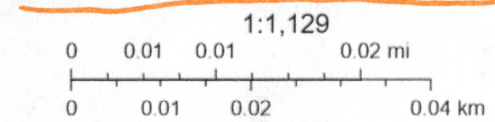
nearmap

Livingston County GIS Map



5/16/2022, 9:59:25 AM

- | | | | |
|---------------------------|--------------------|-------------|--------------|
| Tax Parcel | Roads | State Route | PLSS Section |
| Parcel Dimensions | Interstate Highway | Major Road | Municipality |
| Subdivision / Condominium | U.S. Highway | Minor Road | |
- Handwritten: |||| = spring flooding*



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Livingston County IT/GIS

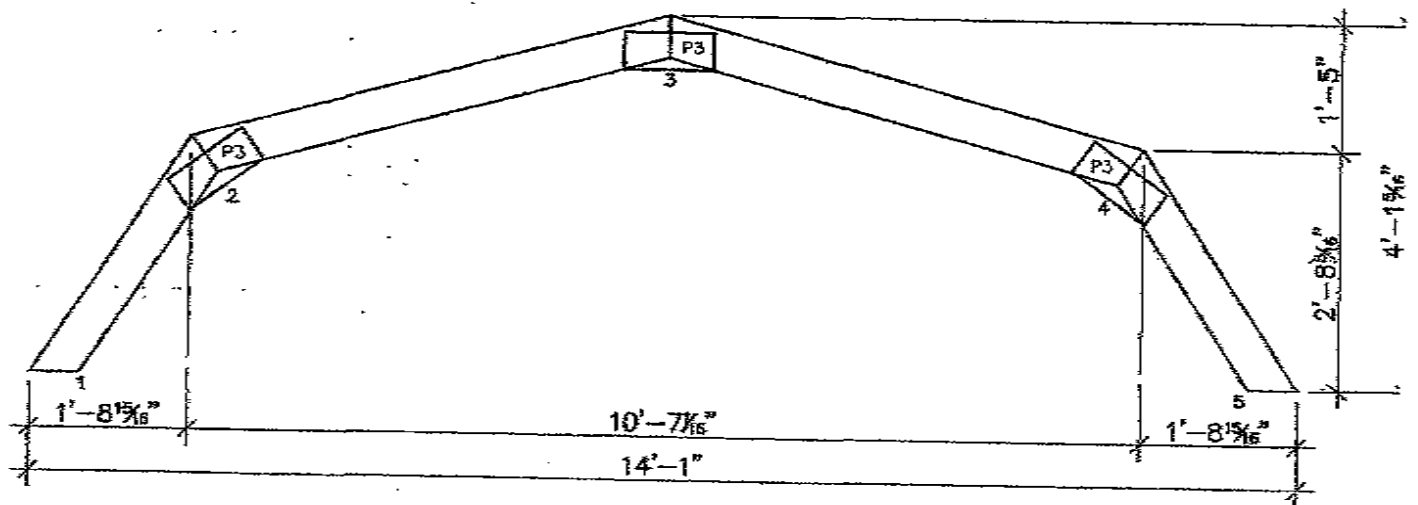
Livingston County IT/GIS

Map information depicted is not intended to replace or substitute for any official or primary source. Boundary measurements and area calculations are approximate and should not be construed as survey measurements.

P. 0017002
 (FAX) 231 825 4047
 11:00 MID MICHIGAN BARN
 05/12/2022

LOADING		REACTION			
GROUND SNOW LOAD, Pg:	70 PSF	JNT TYPE	BRG WIDTH	MAX REACTION	MAX UPLIFT
THERMAL FACTOR, Ct:	1.2	1 WALL	3 1/2"	808 lbs	115 lbs
IMPORTANCE FACTOR, I:	0.8	2 WALL	3 1/2"	808 lbs	115 lbs
BALANCED, TCLL	47 PSF	MEMBER FORCES			
UNBALANCED, TCLL:	56 PSF	MEMBER	TYPE	MATERIAL	MAX FORCE
TCDL	10 PSF	1-2, 5-4	TC1	2x6 No. 2 SPF	1,284 lbs
		2-3, 4-3	TC2	2x6 No. 2 SPF	1,002 lbs
		SIDE PLATES			
		JOINT	PLATE	PLATE SIZE	Gg.
		2, 4	P3	5 x 12	20
		3	P3	5 x 12	20

- LOAD SUMMARY**
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10.
 - This truss has been designed for the effects of balanced and unbalanced snow loads in accordance with ASCE7 - 10.
 - TC bracing: stretched or pushed @ 24" o.c.



- INSTALLATION NOTES**
- Install 2x4 lateral tie at top of wall 8" o.c. max spacing
 - Foosies lateral tie to 2x6 chord w/ 5-184 min

TRUSS PLAN
 SCALE: 1/2" = 1'-0"

PREPARED BY:

pressell
 engineering
 design
 1806 W. 166th Rd.
 Lake City, MI 49651
 231.825.5689

PREPARED FOR:

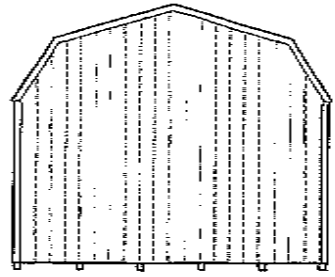
Mid Michigan Minibarn
 2190 W Geers Rd
 McBain, MI 49657

PRODUCT DESCRIPTION:

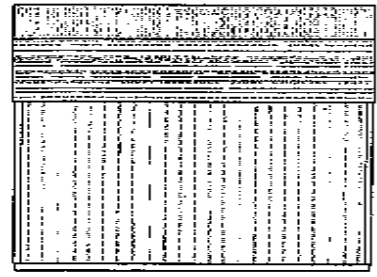
Shop Built Gambrel Truss
 Span: 14'-1"

DATE:
 04/15/19

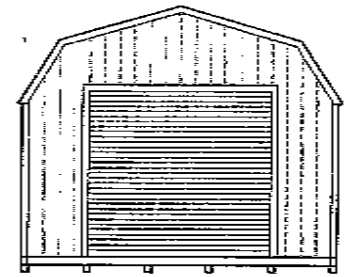
G-14.1



REAR ELEVATION



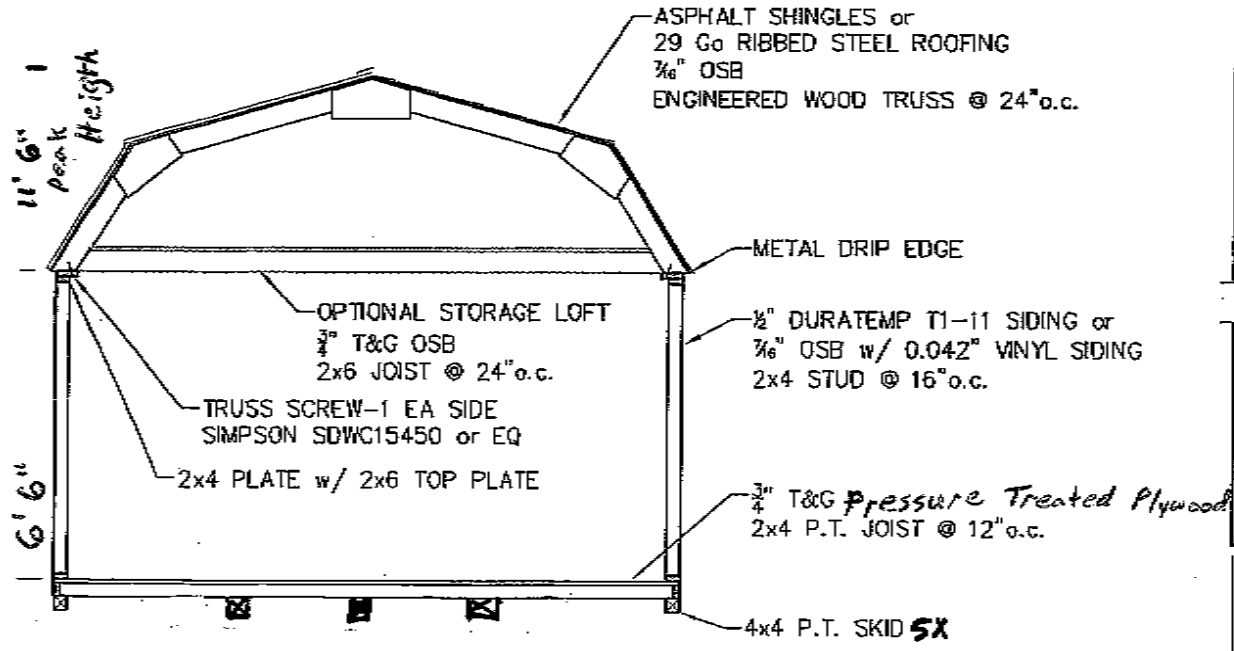
SIDE ELEVATION



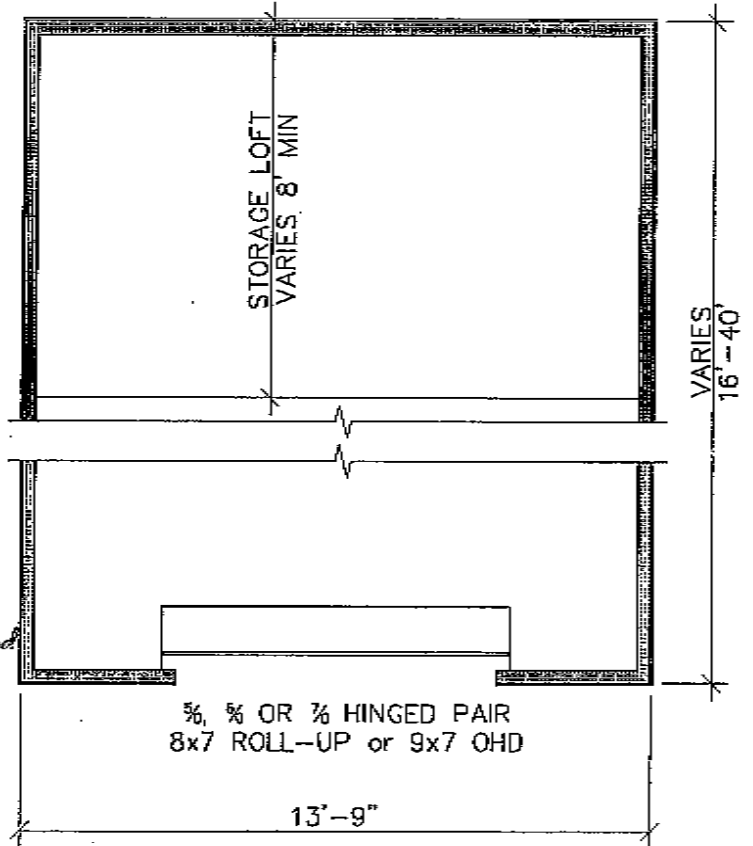
FRONT ELEVATION

CODES	
MICHIGAN DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH BUREAU OF CONSTRUCTION CODES, MICHIGAN BUILDING CODE (MBC) incorporating the 2009 EDITION of the INTERNATIONAL BUILDING CODE.	
USE OR OCCUPANCY	
OCCUPANCY U, UTILITY	
ENGINEERING DATA	
DESIGN LOADS:	
ROOF LOADS:	
ROOF LIVE LOAD	20 psf
GROUND SNOW LOAD, S	60 psf
SNOW EXPOSURE FACTOR, C _e	1.0
SNOW LOAD IMPORTANCE, I	0.8
THERMAL FACTOR, C _t	1.2
FLAT ROOF SNOW LOAD, R	40.3 psf
BASIC WIND SPEED	90 mph

MIN 1 1000011



SECTION
SCALE: 1/4" = 1'-0"



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

From: [Jeff Pine](#)
To: [Amy Ruthig](#)
Cc: kellypine2016@gmail.com
Subject: FW: Case 22-11 - Jeff & Kelly Pine
Date: Monday, May 16, 2022 3:01:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[Invoice.pdf](#)
[3520 FEMA Flood Map.pdf](#)
[IMG_8869.heic](#)

Amy – thanks for your help. I have attached our invoice for the barn. It will show 24' x 12' – I have been told its 12' in height. I am 6' and the attached image will show told height to be accurate. . Below are more details on the construction. It has a lot more features than the picture below – Windows – Side Entry Door – Main door and entry door have glass panels – flower boxes. It's a really beautiful - shed will have custom color to match the color of our house and will have shingles that match too. Its being built so no exact picture but this picture is taken from their web site – Mid Mi Barns.

Also pond is 60' to the front of the shed on asked variance. Attached is a flood zone map (Kelly is realtor) that will show pond is not in jeopardy. Please let us know if you require anything else - - -enjoy your day Amy.



Lofted Barn **SPECIFICATIONS**

- Pressure Treated 4x4 Ground Skids
- Pressure Treated Floor Joist (2x4, 16" O.C.)
- Pressure Treated ¾" Tongue & Groove Flooring
- 2x4 Studs 16" O.C.
- Double Top Plates
- 6'6" Sidewalls
- Roof Lined w/OSB Sub-sheathing
- 29 Gauge Metal Roofing
- 6' Wide Doors (except 8' wide buildings have 5' wide doors)

Jeff Pine

810-923-1734

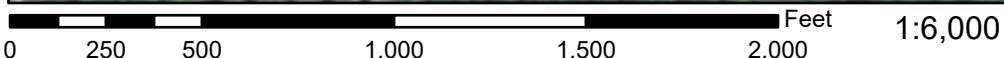


Virus-free. www.avast.com

National Flood Hazard Layer FIRMMette



83°53'24"W 42°36'14"N



83°52'47"W 42°35'48"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/16/2022 at 2:39 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Remit Payment to:
6228 80th Ave
Ewart MI 49631

4126122

Invoice # _____

Painted

Stock Serial # _____

Custom Location _____

Size: 12 x 24

Siding Color _____

Trim Color SEE SPECIAL INSTRUCTIONS

Roof Color RUSTIC CEDAR SHINGLES

Sold To: JEFF PINE Ship To: JEFF PINE

3520 GOLF CLUB RD → SAME

HOWELL, MI 48843

Primary Phone 810-923-1734 Secondary Phone _____

Preferred contact: phone text email jeff@htavinc.com

Custom siding color	\$100	1	\$100
Shingle Roof Charge	\$120	x 1	\$120
Lux Guard Rubber Flooring	\$3.50 / sq. ft.	x	\$
Anchors (installed)	\$25	x	\$

- Gable Shed Double Barn Doors
- Lofted Barn Double Barn Doors, 1/2 Loft
- Gable Garden Shed Double Barn Doors, 2) 2x3 Windows with Shutters
- Lofted Garden Shed Double Barn Doors, 2) 2x3 Windows with Shutters, 2) 4' Lofts
- Gable Garage 8x7 Roll-up Door
- Lofted Garage 8x7 Roll-up Door, 1/2 Loft
- Gambrel Barn Double Barn Doors

Shutter Color: _____

Roll-up Door Color: _____

CUSTOM COLOR	Custom Options	\$100
SHINGLES - RUSTIC CEDAR		\$120
9 LIGHT FIBERGLASS DOUBLE DOORS		\$321
9 LIGHT ENTRY DOOR		\$410
2) 36" x 36" WINDOWS		\$300
24" DOUBLE WORKBENCH		\$300
STAIRS \$185 / 2) FLOWER BOX (80)		\$265
RAMP		\$205

DOORS

Double Barn Doors	\$264	x	\$-264
4 light double barn doors	\$465	x	\$
Fiberglass double doors	\$420	x	\$
9 light fiberglass double doors	\$585	x 1	\$585
Single barn door	\$175	x	\$
4 light single barn door	\$240	x	\$
6 panel entry door	\$340	x	\$
9 light entry door	\$410	x 1	\$410
Roll up door 5'x6'	\$550	x	\$
Roll up door 6'x7'	\$620	x	\$
Roll up door 8'x7'	\$695	x	\$
Insulated Garage door 9'x7'	\$1025	x	\$

RAMPS

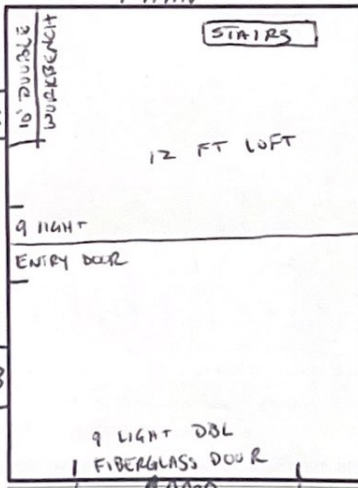
Ramp 4' L x 5' W.	\$175	x	\$
Ramp 4' L x 6' W	\$205	x 1	\$205
Ramp 4' L x 8' W	\$225	x	\$
Ramp 4' L x 9' W	\$250	x	\$

WINDOWS

Shed Window 18x23 <input type="checkbox"/> White <input type="checkbox"/> Brown	\$90	x	\$
Shed Window 24x36 <input type="checkbox"/> White <input type="checkbox"/> Brown	\$120	x	\$
Shed Window 36x36 <input type="checkbox"/> White <input type="checkbox"/> Brown	\$150	x 2	\$300
Vinyl Insulated Window 24x24	\$230	x	\$
Vinyl Insulated Window 24x36	\$250	x	\$
Vinyl Insulated Window 36x36	\$280	x	\$
18" Octagon Window	\$70	x	\$

MISCELLANEOUS

Ridge Light per linear ft.	\$7.50	x	\$
9"x 36" Vinyl Shutters	\$30/pr	x	\$
24" wide single Workbench (per ft)	\$15	x	\$
24" wide double Workbench (per ft)	\$30	x 10	\$300
16" wide Shelving per linear ft	\$12	x	\$
Insulated Floor - per square ft	\$3	x	\$
Flower Boxes	\$40	x	\$
Additional Loft (per square foot)	\$1.96	x	\$
Stairs for Loft	\$185	x 1	\$185
Removable Loft Ladder	\$75	x	\$



- Deposit
- C.C Cash Check# _____

PAID IN FULL
Payment method _____

BASE PRICE	\$7660
OPTIONS	\$2021
SUBTOTAL	\$9,681
SALES TAX	\$580.86
DELIVERY	\$245
FUEL SURCH.	\$290.43
TOTAL	\$10,797.29
DOWN PAYMENT	\$
BALANCE	\$
TERM LENGTH	_____ MONTHS
Monthly Payment	\$

Estimated delivery between 5 116 & 6 13

Special Instructions: DOOR/WINDOW TRIM = WHITE
CURNER
FASCIA

Dealer/Rep Signature [Signature]

Customer Signature _____

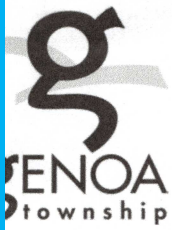
Customer Responsibilities: • Have clear path for access - Approx. 2' wider than building and min. 12' high • Zoning and permitting • Tracks or ruts left in yard after delivery • Make sure all stumps, rocks, limbs, fences, and any obstacles are removed • If unable to be there during delivery-mark all 4 corners where building is to be placed • If anchoring - Make sure ground conditions are penetrable.
By signing this document, Mid-Michigan Barns is released from liabilities due to (but not limited to) fire, storm, flood, loss of contents, and personal injury directly or indirectly related to this building.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																	
PINE, JEFFREY & TARA	PINE JEFFREY & KELLY	1	02/27/2017	QC	09-FAMILY	2017R-006942	BUYER/SELLER	0.0																	
PROSS, KATHERINE		110,000	07/13/1994	WD	03-ARM'S LENGTH	1848-0747	BUYER/SELLER	0.0																	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: RR		Building Permit(s)		Date	Number	Status															
3520 GOLF CLUB RD		School: HOWELL PUBLIC SCHOOLS		Interior Work/Repairs		09/23/2021		PW21-092																	
Owner's Name/Address		P.R.E. 100% 11/13/2002		RES MISCEL		03/08/2012		W12-018		NO START															
PINE JEFFREY & KELLY 3520 GOLF CLUB RD HOWELL MI 48843-9001		MAP #: V22-11		2023 Est TCV Tentative																					
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4500.HOWELL M& B																			
SEC 5 T2N R5E BEG N 1/4 POST, TH N 89* 46'W 300 FT, S 263.5 FT, S 89* 29' E 300 FT, N 262 FT TO BEG. 1.8 AC. SUBJ TO HWY ESMT		X		Public Improvements		* Factors *																			
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value					
		Water		Sewer		LAND TABLE A		1.80		Total Acres		34,333		125		POND FRONTAGE		77,250		77,250					
		Electric		Gas		Land Improvement Cost Estimates		Description		Rate		Size		% Good		Cash Value									
		Curb		Street Lights		D/W/P: 3.5 Concrete		6.44		280		46				829				829					
		Standard Utilities		Underground Utils.		Total Estimated Land Improvements		True		Cash		Value =				829									
		Topography of Site		Level		Rolling		Low		High		Landscaped		Swamp		Wooded		Pond		Waterfront					
		X		Ravine		Wetland		Flood Plain		REFUSE		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Who		When		What		2023		Tentative		Tentative		Tentative		Tentative						Tentative			
		JB		10/26/2021		INSPECTED		2022		38,600		93,800		132,400								82,365C			
		LLG		05/04/2021		INSPECTED		2021		30,900		71,600		102,500								79,734C			
		LM		05/24/2012		DATA ENTER		2020		30,900		66,700		97,600								78,634C			



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

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



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
 2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
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@ 6:30pm

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

Applicant/Owner: Donna + Daniel Cheresko Email: dgc@Lyonmech.com

Property Address: 5589 Wyndam Ln. Phone: 248-819-0496

Present Zoning: _____ Tax Code: 4711-36-301-198

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: _____

extend existing 2 car garage to 3 car
5' variance

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.

Our home is 1 of 3 out of a total of 269 homes in Pine Creek Ridge Subdivision with a two-car garage to the best of our knowledge and speaking to the HDA.

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 original home was constructed with a 2-car garage and is within 9' or so from the front yard setback of 40'. There is not any other option that can accommodate for the 3 car garage based on the original home construction location.

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

There would be no impact based on the variance for the garage extension.

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.

There would be no impact based on the 5' or so variance. We have lawn care curves at our home and the existing trees/vegetation on the site line would also make the extended garage of 5' un-noticable from the street and alignments from adjacent homes.

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

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

Date:

5-23-22

Signature:



5589 Wyndam Lane

Brighton Mi 48116

Cheresko Residence

Garage Variance

Practical Difficulty/substantial justice:

Our home is 1 of 3 out of a total of 269 homes in Pine Creek Ridge subdivision with a two-car garage to the best of our knowledge and speaking to the HOA.

Extraordinary Circumstances:

The original home was constructed with a 2-car garage and is within 9' or so from the front yard setback of 40'. There is not any other option that can accommodate for the 3-car garage based on the original home construction location.

Public Safety and Welfare:

There would be no impact based on the variance for the garage extension.


Impact on Surrounding Neighborhood:

There would be no impact based on the 5' or so variance. Wyndam Lane curves at our home and the existing trees/vegetation on the site line would also make the extended garage of 5' un-noticeable from the Street and alignments from adjacent homes.

Date:

5-23-22

Signature:

A handwritten signature in black ink, appearing to read "J. Cere", written over the "Signature:" label.



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: June 13, 2022

RE: ZBA 22-12

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

STAFF REPORT

File Number: ZBA# 22-12
Site Address: 5589 Wyndam Lane
Parcel Number: 4711-36-301-198
Parcel Size: Est. .68 Acres
Applicant: Donna and Daniel Cheresko
Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a front yard setback variance to construct an addition to an existing home.

Zoning and Existing Use: RPUD (Residential Planned Unit Development) Single Family Dwelling is located on the property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday June 5, 2022 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 2004.
- In 2004, a land use permit was issued for a new construction home. (See attached permit)
- In 2021, a land use permit was issued for an addition and interior work. (See attached permit)
- The parcel is serviced by public water 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 a third bay to an existing attached garage. The proposed addition would require a front yard setback variance.

Variance Requests

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

Table 3.04.01 (RPUD District):

Required Front Yard Setback: 40'

Proposed Front Yard Setback: 35'

Proposed Variance Amount: 5'

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

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

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the zoning ordinance and PUD Agreement would prevent the construction of the proposed addition however it does not prevent the use of the property. The property is a conforming lot in the Residential Planned Unit Development. There are several homes in the vicinity that have three car attached garages which would provide substantial justice. Applicant has stated that there are only 3 two-car attached garages in the subdivision.
- (b) Extraordinary Circumstances** – There is no extraordinary or exceptional conditions of the property except for the location of the existing home. It appears that the variance requested is the least amount necessary.
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

(e) Recommended Conditions

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

1. Any new retaining walls would require a land use permit.

LAND USE PERMIT

GENOA TOWNSHIP

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

Permit No. 011-210 Date 5/12/04
Owner Steve + Lynn Lamy Telephone 734-397-2242
Site Address 5589 Wyndune Lane City Canton Twp MI Zip 48188
Contractor Scarsella Homes Inc Telephone 248-698-7661
Address 50 Acorn Ct ~~Wendover~~ City White Lake MI Zip 48386
Subdivision Pine Creek Ridge #5 Lot No. 198
Size of Lot: Front 113.38 Rear 151.83 Side 231.47 Side 221.45
Acreage _____ Zoning Classification LDR / PUD
Tax Code No. 11-36-301-198

Application is made for the following:

- | | | | |
|--|---|--------------------------------------|---|
| <input checked="" type="checkbox"/> Dwelling | <input type="checkbox"/> Deck | <input type="checkbox"/> Mobile Home | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Commercial | <input type="checkbox"/> Sewer Connection |
| <input type="checkbox"/> Garage | <input type="checkbox"/> Accessory Bldg | <input type="checkbox"/> Industrial | <input type="checkbox"/> Water Connection |

Type of Construction: Brick Stone Frame Cinder Block Steel Other
Foundation: Basement Full Part Poured Block Walkout Conventional Crawlspace Slab
Size of Building: Front 67'1" Rear 45' Deep 48' Height 20'
Estimate Value \$ 480,000 Total Square Feet 3755
Building Setback: 72'5" feet from front property line. 94'6" feet from rear line. _____ waterfront.
27'6" feet least side. 37'3" feet side line.

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

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

Applicant Signature Bruce Lamy Date 5/12/04

Approved Disapproved Date 6/2/04
Conditional _____

Fees	
Land use	<u>75</u>
Connection-water	<u>4397</u>
-sewer	<u>5523</u>
Meter	<u>440</u>
Total Paid	<u>10,435.-</u>

Zoning Inspector [Signature]
Copies: White-Township Canary-Assessor Pink-Applicant

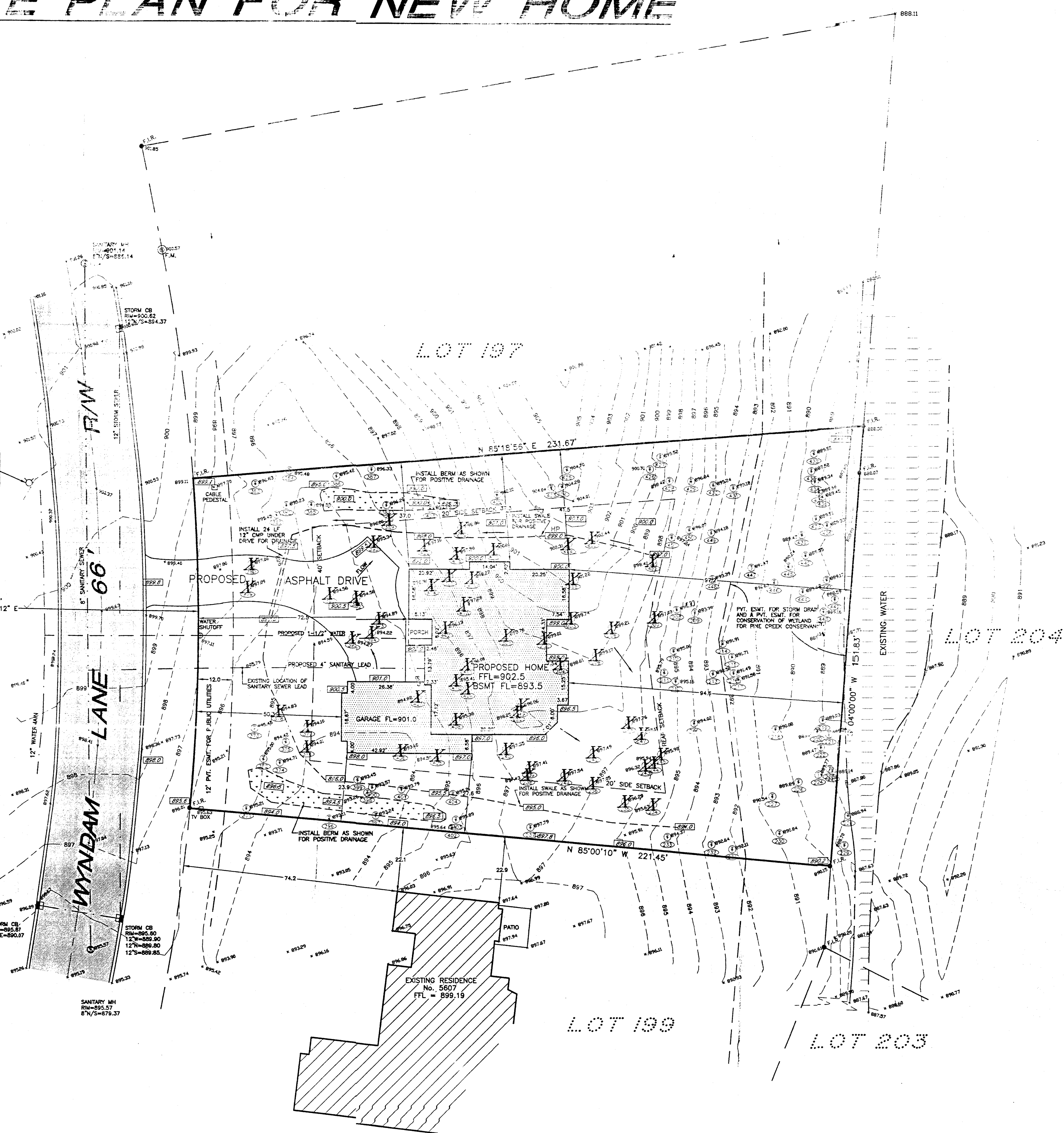
SITE PLAN FOR NEW HOME

TREE LIST (TBR = TO BE REMOVED)

Point	Description
201	24 pine
202	10 pine
203	11 pine
204	12 pine
205	15 pine
206	16 pine
207	17 pine
208	18 pine
209	19 pine
210	20 pine
211	21 pine
212	22 pine
213	23 pine
214	24 pine
215	25 pine
216	26 pine
217	27 pine
218	28 pine
219	29 pine
220	30 pine
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222	32 pine
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226	36 pine
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452	262 pine
453	263 pine
454	264 pine
455	265 pine

BENCHMARK
TOP OF FIRE HYDRANT
ELEVATION 903.10

L=113.38'
R=671.00'
Δ=09°40'55"
C LEN=113.25'
BRC=N 00°09'12" E



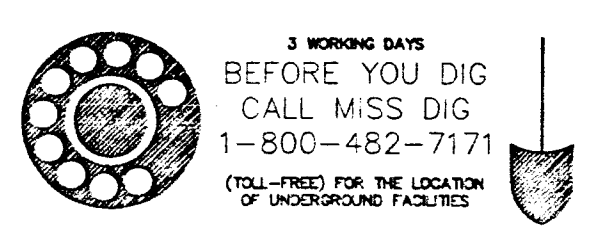
PROPERTY DESCRIPTION:
LOT 198 OF "PINE CREEK RIDGE SUBDIVISION No. 5", A SUBDIVISION OF PART OF THE N.W. & S.W. 1/4 OF SECTION 36, T.2N., R.5E., GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

- SOIL EROSION CONTROL MEASURES:**
1. SOIL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO CONSTRUCTION.
 2. INSTALL SILT FENCE AS SHOWN, OR AS DIRECTED BY TOWNSHIP/CITY OFFICIALS.
 3. CONSTRUCT NEW HOME.
 4. FINE GRADE SITE.
 5. SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS.
 6. AFTER SOIL IS STABILIZED, REMOVE SILT FENCE.

LEGEND

●	F.I.R.	FOUND IRON ROD
○	F.I.P.	FOUND IRON PIPE
○	F.M.	FOUND CONCRETE MONUMENT
○	S.C.I.	SET CAPPED IRON
(R)	(R)	RECORDED
(M)	(M)	MEASURED
CB	CB	STORM CATCH BASIN
STM MH	STM MH	STORM MANHOLE
SAN MH	SAN MH	SANITARY MANHOLE
CO	CO	SANITARY CLEANOUT
GW	GW	WATER GATEWELL
HYD	HYD	WATER HYDRANT
PP	PP	POWER POLE
LP	LP	LIGHT POLE
TS	TS	TRAFFIC SIGN
○	○	EXISTING TREE LOCATION
○	○	CORRESPONDING TREE NUMBER
---	---	PROPOSED ELEVATION
---	---	OVERHEAD WIRES
---	---	FENCE LINE
---	---	UNDERGROUND STORM SEWER
---	---	UNDERGROUND SANITARY SEWER
---	---	UNDERGROUND WATERMAIN
---	---	UNDERGROUND GASMAIN

UTILITY STATEMENT
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, THAT THE PROPERTY LINES ARE AS SHOWN, AND THAT ENCROACHMENTS, IF ANY, ARE AS NOTED.

JOSEPH L. BISHOP R.L.S., P.C.
BY JOSEPH L. BISHOP P.S.—PRESIDENT

Joseph L. Bishop
JOSEPH L. BISHOP P.S.
PROFESSIONAL SURVEYOR NO. 25629

DRAWN	R.P.P.
FIELD BK	CHECKED J.L.R.
REV. DRIVEWAY/SEWER PER CLIENT	
REV. SETBACKS/TREE REMOVAL	
3-22-04	
3-30-04	
JOSEPH L. BISHOP R.L.S., P.C. 31 OTTAWA DRIVE PONTIAC, MICHIGAN 48041-1631 (248) 334-2742	
SITE PLAN FOR NEW HOME ON LOT 198 OF PINE CREEK RIDGE No. 5, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN	
CLIENT:	SCARSELLA HOMES, INC. 50 ACCORN COURT WHITE LAKE, MI 48386 (248) 698-7661
DATE	12-10-03
SCALE	1"=20'
SHEET NO.	1 OF 1
JOB NO.	C3-175



Genoa Township

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

Planning & Zoning

P22-141

Issued: 06/10/2022
 Expires: 06/10/2023

Residential Land Use

Residential Addition

LOCATION	OWNER	APPLICANT
5589 WYNDAM LN 4711-36-301-198 Zoning: RPUD	CHERESKO DANIEL & DONNA 5589 WYNDAM LN BRIGHTON MI 48116-4719 Phone: E-mail:	CHERESKO DANIEL & DONNA 5589 WYNDAM LN BRIGHTON MI 48116-4719 Phone: E-mail:

Work Description: Addition to master bathroom and addition of a sunroom. Reconfigure interior rooms, renovation of basement.

Renovation does NOT include patio/spa or garage addition.
 No new baths or bedrooms.

There is a pending ZBA case at this address for the proposed garage addition: #22-12 on 6-21/22

PROJECT INFORMATION:

Front Setback: 40	Side Setback: 37	Water/Wetland:
Least Side Setback: 23.9	Rear Setback: 86	Distance from Principal Structure:
Construction Value: \$125,000.00	Height:	Total Square Feet: 01
ZBA Approval: n/a		

**Comments/
Conditions:**

Flood Plain: N/A

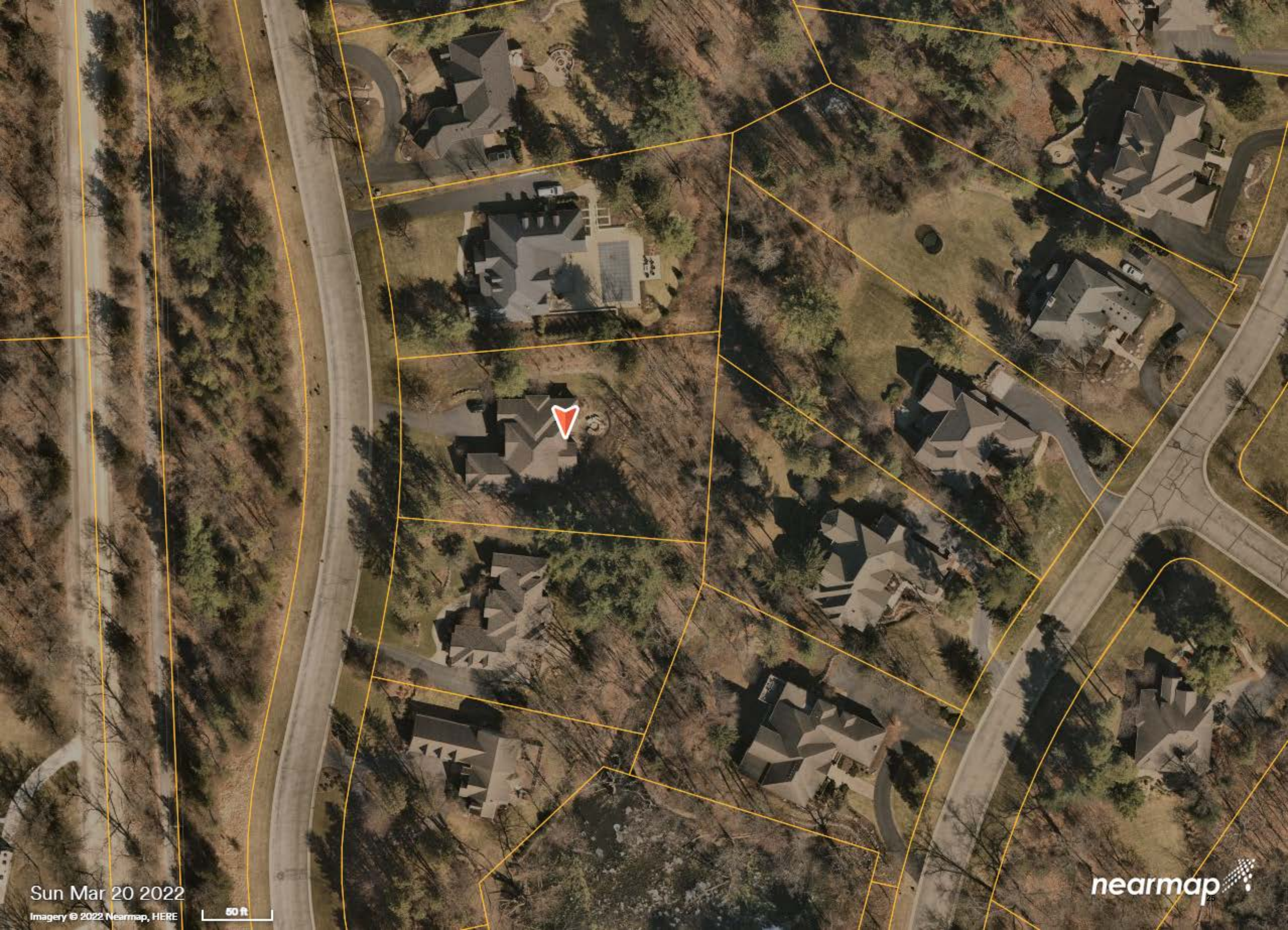
The addition to the garage and the patio/spa are NOT included in this approval.

No new retaining walls are allowed without a land use permit.

Permit Item	Permit Fee	Fee Basis	Item Total
Residential New Construction/Addition	Permit Fee	1.00	75.00

Fee Total: \$75.00
 Amount Paid: \$75.00
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.

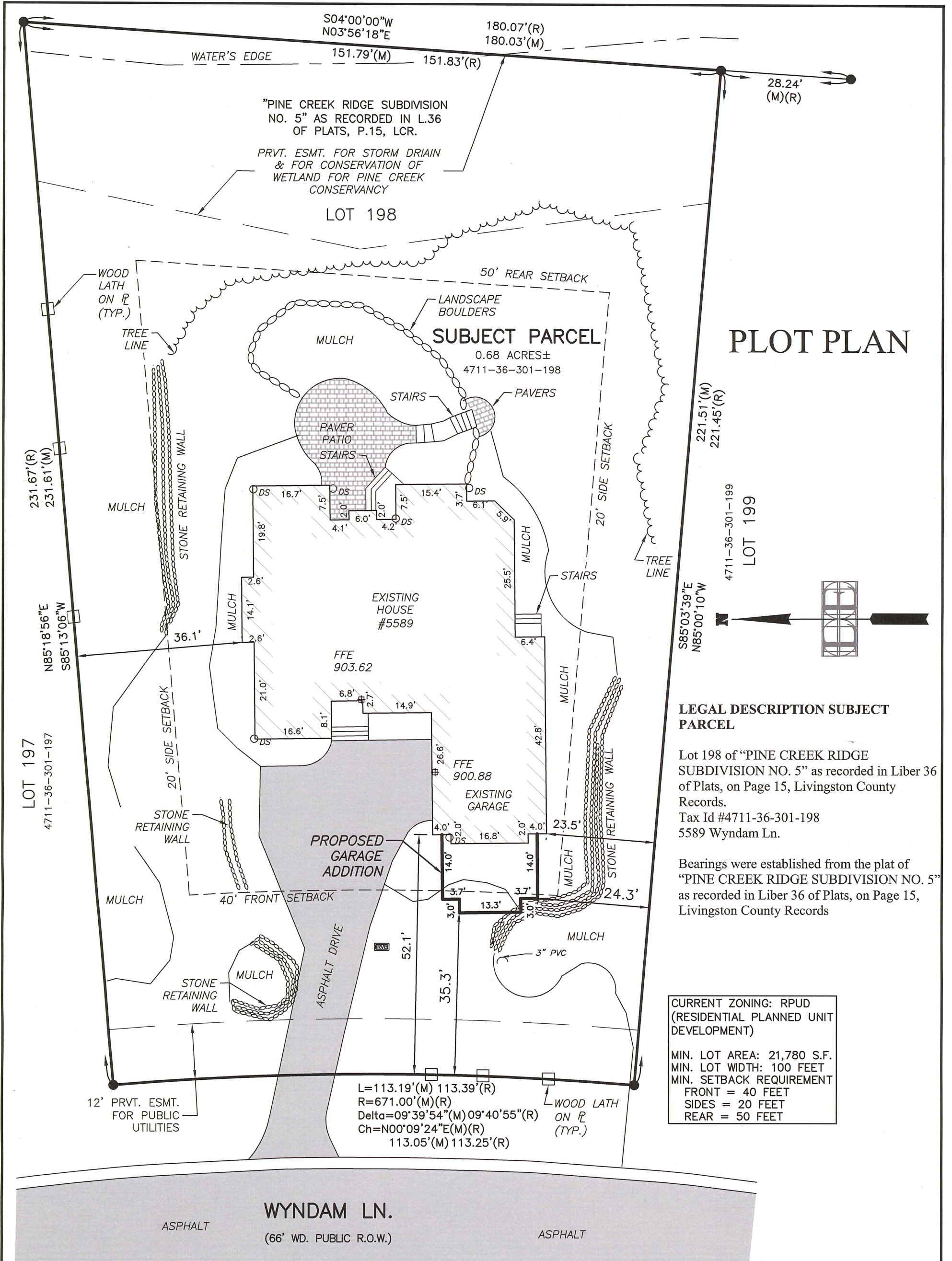


Sun Mar 20 2022

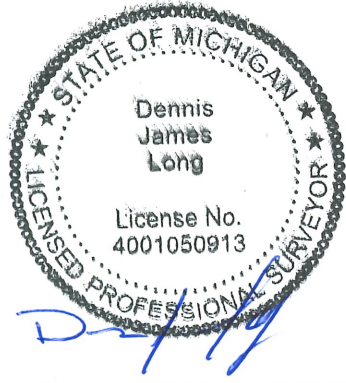
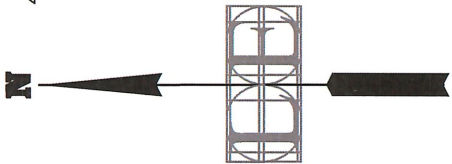
Imagery © 2022 Nearmap, HERE

50 ft

nearmap

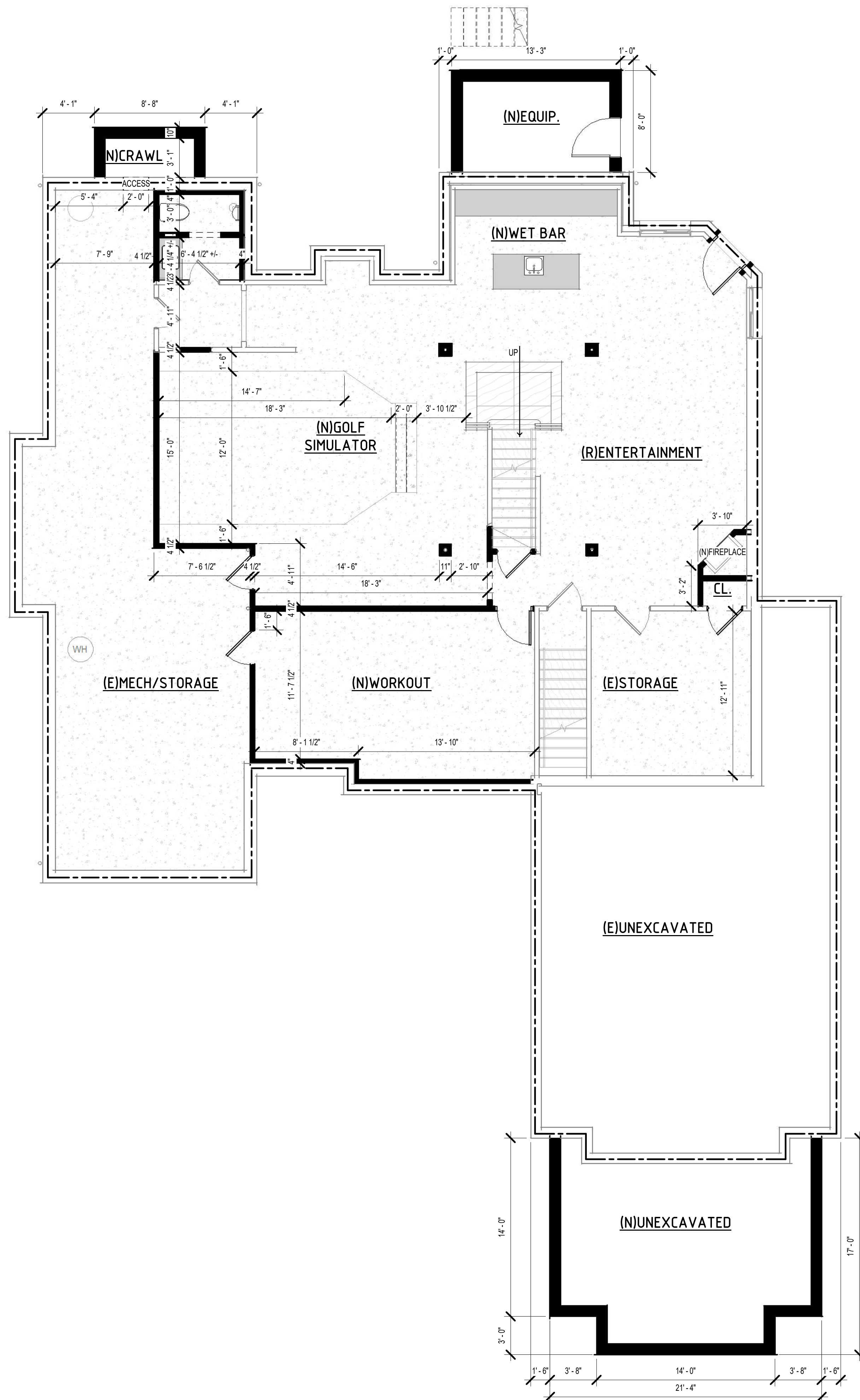


PLOT PLAN

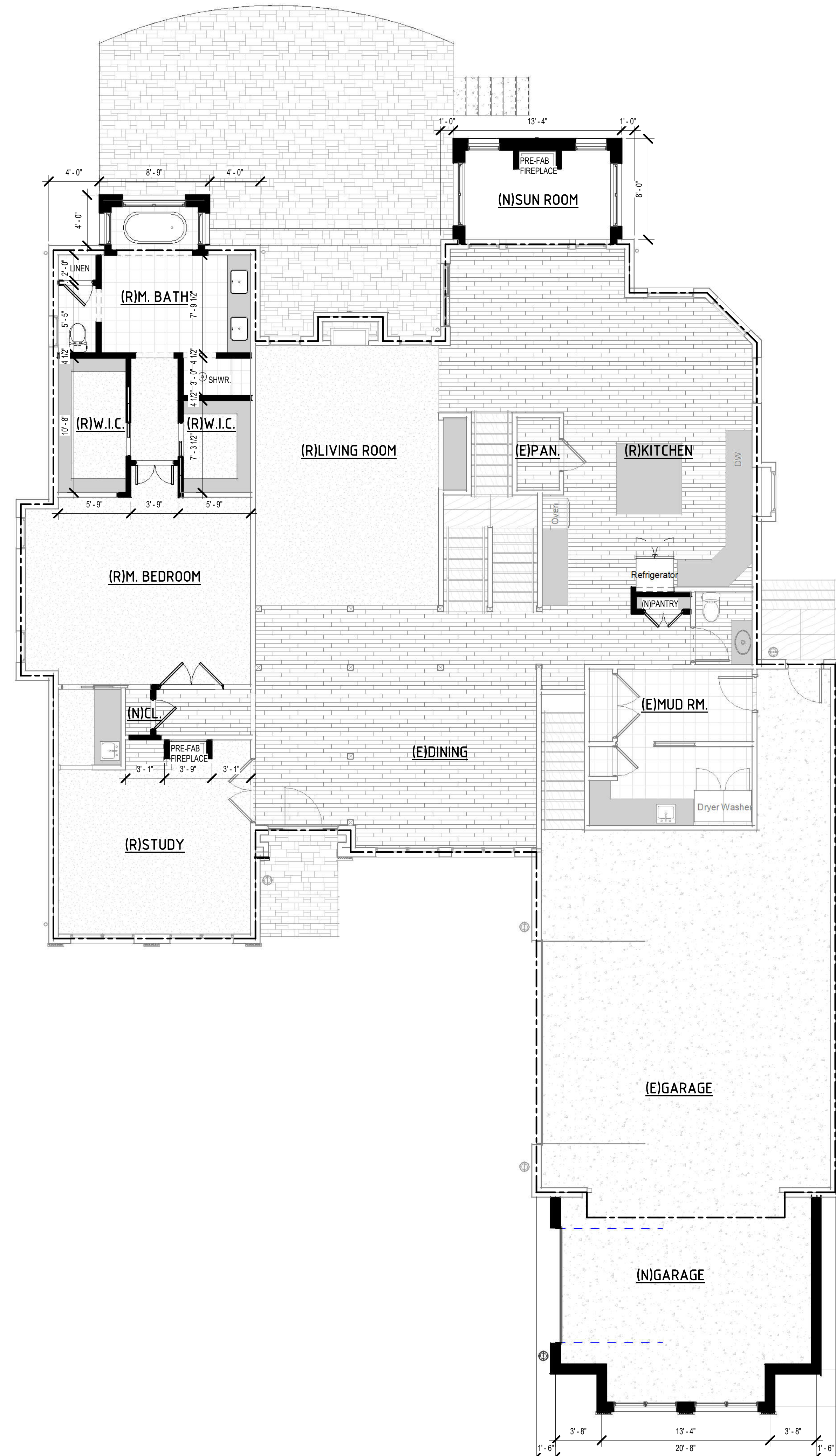


LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING
 3300 S. OLD U.S., BRIGHTON, MI 48114
 INTERNET: WWW.LIVINGSTONENG.COM PHONE: (810) 225-7100 FAX: (810) 225-7699

CLIENT CHERESKO	0' 20' 40'	DATE 05-05-2022	DESCRIPTION LOT 198 "PINE CREEK RIDGE SUBDIVISION #5" LIVINGSTON COUNTY, MICHIGAN
	SCALE 1"=20'	REV.	
SHEET No. 1 of 1	JOB No. 22135	CREW ME	
	DRAWN N. LEMONS	CHECK	



2 (N)LOWER LEVEL PLAN
3/16" = 1'-0"



1 (SD) FLOOR PLAN
3/16" = 1'-0"

CLIENT SUBMITTAL REVIEW
AS THE CLIENT (OR CLIENT'S REPRESENTATIVE) FOR THIS PROJECT, I HAVE REVIEWED THIS SUBMITTAL AS REQUIRED PER THE PROPOSAL AND SCOPE OF WORK.

I UNDERSTAND THAT DESIGN REVISIONS MADE AFTER THE FOLLOWING PHASES ARE SUBJECT TO ADDITIONAL FEES.
(REFER TO APPROVED PROPOSAL & SCOPE OF WORK)
(SD)SCHEMATIC DESIGN PHASE & REVISIONS
(CD)CONSTRUCTION DRAWING PHASE
(CA)CONSTRUCTION ADMINISTRATION

CHECK ONE:

APPROVED AS NOTED

NOT APPROVED - REVISE & RESUBMIT PER MARK UPS ON PLAN

CLIENT SIGNATURE REQUIRED

CLIENT _____

DATE _____

(SD)CLIENT APPROVAL



BIGGDESIGNS, LLC
DESIGN@BIGGDESIGNS.COM
WWW.BIGGDESIGNS.COM
131 E COMMERCE ST.
MILFORD, MI 48381
248.886.4460

*SCHEMATIC ONLY
NOT FOR CONSTRUCTION
COPYRIGHT 2022
BIGGDESIGNS, LLC*

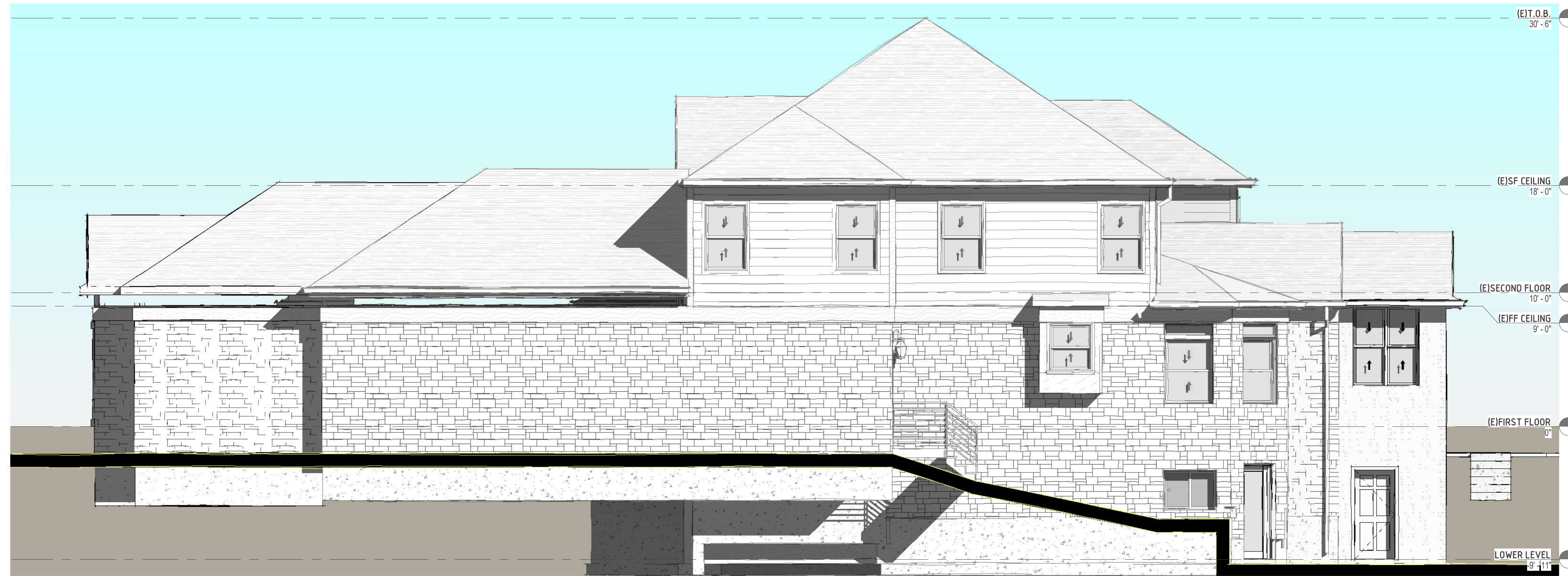
PROJECT

22012
DGC HOME & GARAGE
ADDITION
5589 WYNDAM LANE
BRIGHTON, MI 48116

SD-1
SCHEMATIC PLAN
03.08.2022

REV	NOTE	DATE

SD-A1



3 (SD) SOUTH ELEVATION
3/16" = 1'-0"



2 (SD) EAST ELEVATION
3/16" = 1'-0"



1 (SD) WEST ELEVATION
3/16" = 1'-0"



BIGGDESIGNS, LLC
DESIGN@BIGGDESIGNS.COM
WWW.BIGGDESIGNS.COM
131 E COMMERCE ST.
MILFORD, MI 48381
248.886.4460

*SCHEMATIC ONLY
NOT FOR CONSTRUCTION
COPYRIGHT 2022
BIGGDESIGNS, LLC*

PROJECT

22012
DGC HOME & GARAGE
ADDITION
5589 WYNDAM LANE
BRIGHTON, MI 48116

SD-1
SCHEMATIC ELEVATIONS
03.08.2022

REV	NOTE	DATE

SD-A2

CLIENT SUBMITTAL REVIEW
 AS THE CLIENT (OR CLIENT'S REPRESENTATIVE) FOR THIS PROJECT, I
 HAVE REVIEWED THESE CONSTRUCTION DOCUMENTS AS REQUIRED FOR
 BIDDER SUBMITTAL AND SCOPE OF WORK.

I UNDERSTAND THAT DESIGN REVISIONS MADE AFTER COMPLETION OF
 CONSTRUCTION DRAWINGS AND DURING CONSTRUCTION ARE SUBJECT
 TO ADDITIONAL FEES.

CHECK ONE:

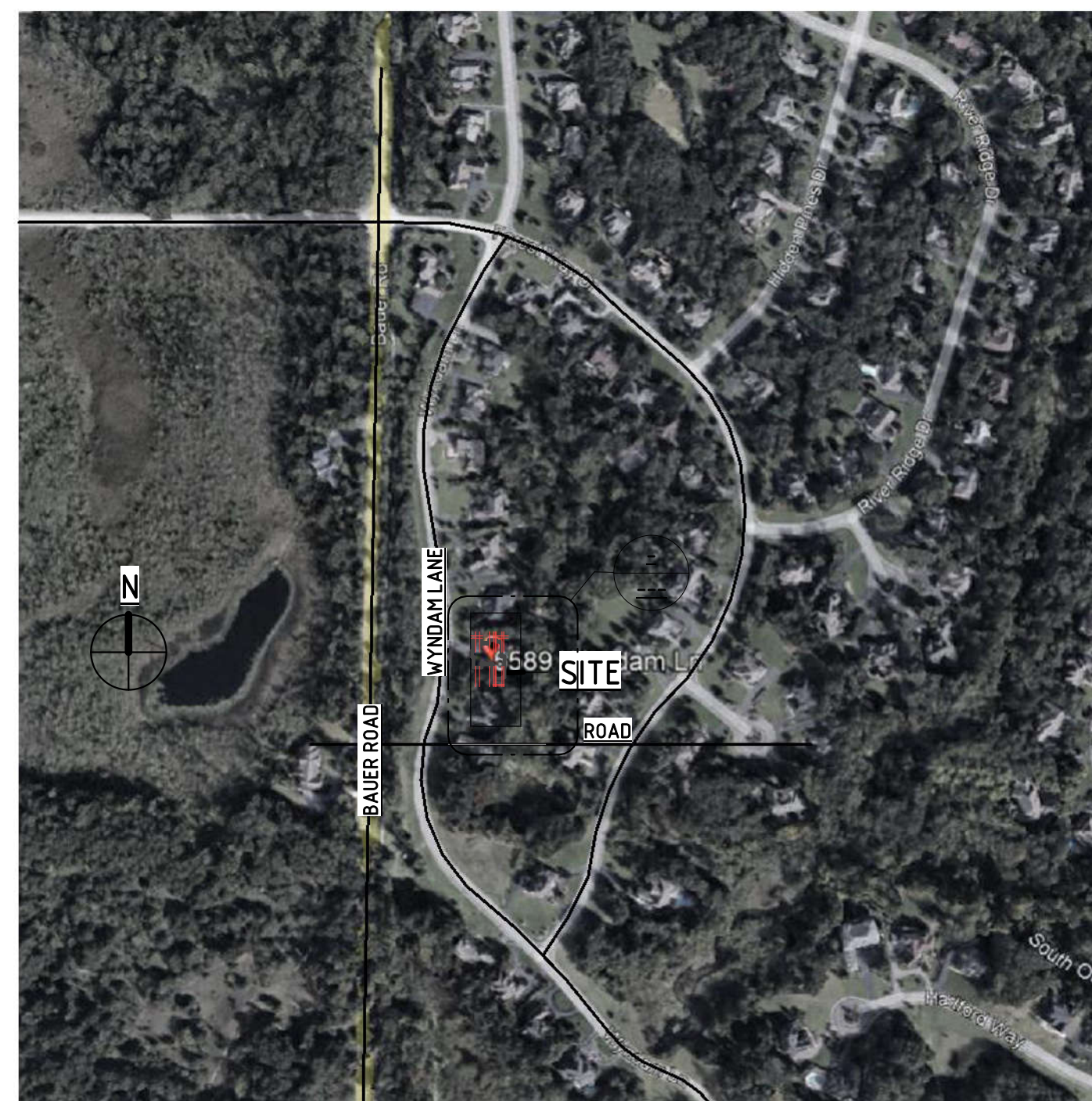
- APPROVED AS NOTED
 NOT APPROVED - REVISE & RESUBMIT PER MARK UPS ON PLAN

CLIENT SIGNATURE REQUIRED

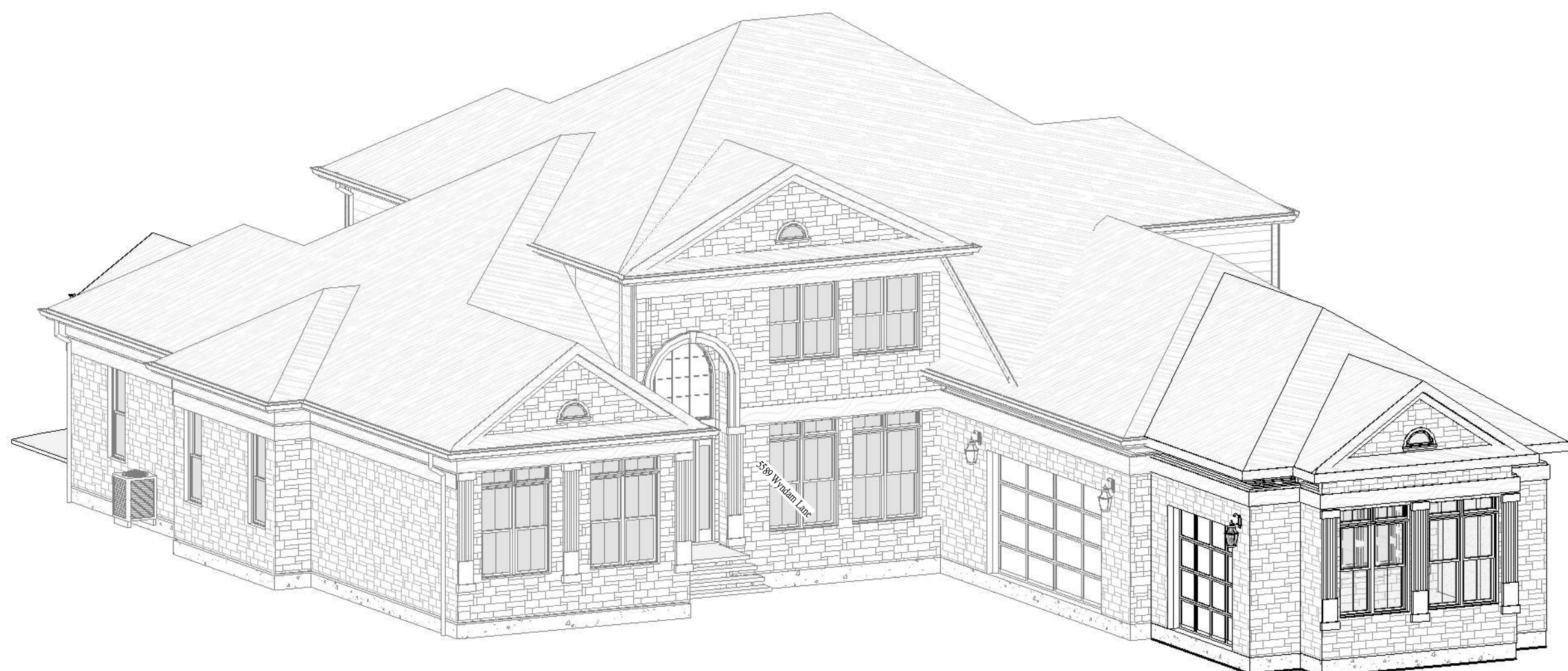
CLIENT _____ DATE _____
 (CD)CLIENT APPROVAL



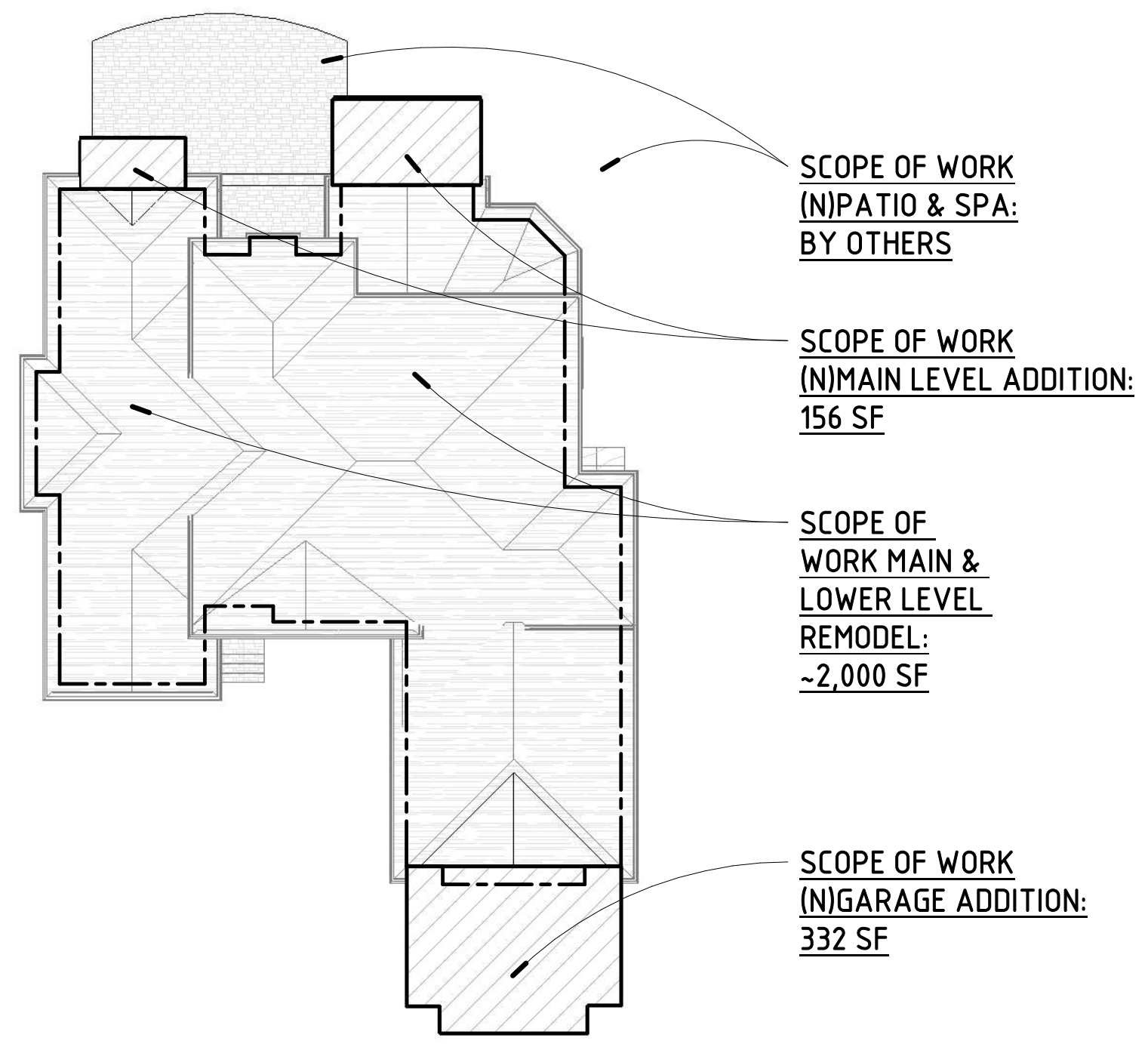
1 LOCATION MAP
 1" = 12000'



2 VICINITY MAP
 1" = 300'-0"



3 (E)ISOMETRIC VIEW



5 KEY PLAN
 1/16" = 1'-0"

PROJECT INFORMATION

CLIENT

- DAN CHERESKO
- 5889 WYNDAM LANE
- BRIGHTON, MI 48116
- dgc@lyonmech.com
- 248.819.0496

ARCHITECT (AR)

- BIGGDESIGNS, LLC
- CHRIS BIGGERS, NCARB
- LIC: 1301055316 EXP: 04.21.2023
- 131 E. COMMERCE ST.
- MILFORD, MI 48381
- DESIGN@BIGGDESIGNS.COM
- 248.886.4460

CONSULTING ENGINEER (C.E.)

- _____
- _____
- _____

GENERAL CONTRACTOR (G.C.)

- _____
- _____
- _____

LAND OWNER (L.L.)

- DAN CHERESKO
- 5889 WYNDAM LANE
- BRIGHTON, MI 48116
- dgc@lyonmech.com
- 248.819.0496

SCOPE OF WORK (SOW)

USE STATEMENT: STATEMENT DESCRIPTION OF PROJECT

- SITE: _____
- EXTERIOR: _____
- INTERIOR: _____
- ELECTRICAL: _____
- MECHANICAL: _____
- PLUMBING: _____
- STRUCTURAL: _____

SHEET INDEX

SHEET	NAME	DATE	REV.
1-PD			
T01	COVER SHEET	03.08.2022	
PD00	FIELD DOCUMENTATION	02.25.2022	
PD-SUV	SURVEY	DEFERRED	
PD01	(E)FLOOR PLAN(S)	02.25.2022	
PD02	(E)EXTERIOR ELEVATIONS	02.25.2022	
X01	DEMO PLAN	03.08.2022	
2-SD			
SD-A1	SCHEMATIC PLAN	03.08.2022	
SD-A2	SCHEMATIC ELEVATIONS	03.08.2022	
3-CD-A			
A00	RESIDENTIAL NOTES	___,2022	
A01	ARCHITECTURAL SITE PLAN	___,2022	
A02	FLOOR PLAN	___,2022	
A03	CEILING PLAN	___,2022	
A04	ROOF PLAN	___,2022	
A05	EXTERIOR ELEVATIONS	___,2022	
A06	BUILDING SECTIONS	___,2022	
A07	WALL SECTIONS	___,2022	
A08	ISO-PERSPECTIVES	___,2022	
3-CE-MEPS			
E00	ELECTRICAL SPECS	DEFERRED	

NOTES

- CODE
- 2015 MICHIGAN RESIDENTIAL CODE (MRC)
 - 2015 MICHIGAN PLUMBING CODE (PC)
 - 2015 MICHIGAN MECHANICAL CODE (MC)
 - 2015 MICHIGAN ENERGY CONSERV. CODE (EEC)
 - 2017 NATIONAL ELECTRICAL CODE (NEC)
 - LOCAL ZONING ORDINANCE

BUILDING CLASSIFICATION

- CONSTRUCTION TYPE: V-B
- FIRE SUPPRESSION: NO

REQUESTS FOR INFORMATION (RFI)

- ALL RFIS SHALL BE SUBMITTED ELECTRONICALLY VIA EMAIL. TEXT/CALL RFIS WILL NOT BE ACCEPTED.
- SUBSTITUTIONS/ALTERNATES MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASE/INSTALL.
- RFIS/SUBSTITUTIONS/ALTERNATES MAY REQUIRE A MIN. \$150.00 PAYMENT UNLESS OTHERWISE APPROVED IN CLIENT CONTRACT.

DEFERRED SUBMITTALS

- ALL PLANS LABELED AS DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR LOCAL AUTHORITY FOR APPROVAL PRIOR TO INSTALLATION.

NOTES

- DO NOT SCALE PLANS
- THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH LOCAL CONSTRUCTION CODES IN AFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH SAME CODES. ISSUED AND APPROVED CODE MODIFICATIONS AND/OR LOCAL CONSTRUCTION BOARDS OF APPEALS RULING AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.
- COORDINATE ALL DRAWINGS, DETAILS, AND EQUIPMENT SPECS.
- ALL TRADES SHALL REVIEW AND HAVE ACCESS TO ENTIRE SET OF PLANS AND SPECS PRIOR TO BIDDING AND DURING CONSTRUCTION.
- SUBMIT WEEKLY UPDATES TO OWNER/ARCHITECT INCLUDING SCHEDULE, PHOTOS, AND PROGRESS REPORT.
- FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY INCONSISTENCIES TO ARCHITECT. G.C. SHALL SUBMIT ALL AS-BUILTS AND DEVIATIONS FROM THE PLANS TO OWNER & ARCHITECT.
- PROVIDE STORAGE FOR ALL EQUIPMENT AND MATERIALS IN ACCORDANCE TO MANUFACTURERS SPECS FOR DURATION OF CONSTRUCTION.
- WORK SHALL NOT COMMENCE PRIOR TO RECEIPT OF ALL APPROVED PERMITS.
- THE PLANS AND DETAILS INCLUDED IN THIS PROJECT ARE FOR THE SOLE PURPOSE OF THIS PROJECT. THE USE OF THESE DETAILS ON ANOTHER PROJECT IS STRICTLY PROHIBITED UNLESS APPROVED BY ARCHITECT.
- COPYRIGHT 2022 BIGGDESIGNS, LLC



BIGGDESIGNS, LLC
 DESIGN@BIGGDESIGNS.COM
 WWW.BIGGDESIGNS.COM
 131 E. COMMERCE ST.
 MILFORD, MI 48381
 248.886.4460

PROJECT

**22012
 DGC HOME & GARAGE
 ADDITION**
 5889 WYNDAM LANE
 BRIGHTON, MI 48116

**SD-1
 COVER SHEET
 03.08.2022**

REV

REV	NOTE	DATE

T01

NOT FOR CONSTRUCTION

DEMO NOTES

TAG	NOTE CONTENT
X11	DEMO (E) WALLS AND DOORS AS SHOWN
X12	SAW CUT AND TRENCH (E) CONC. AS REQ'D FOR UNDERGROUND UTILITIES. COORDINATE W/ TRACES.
X13	REMOVE AND SCRAP ALL (E) FINISHES AND PREP FOR (N) FINISHES.
X14	CUT BACK AND REMOVE ALL UNUSED ELECTRICAL.
X15	REMOVE (E) CEILING, LTG. AND DIFFUSERS AS REQ'D. SALVAGE EQUIPMENT AND DIFFUSERS FOR RE-USE

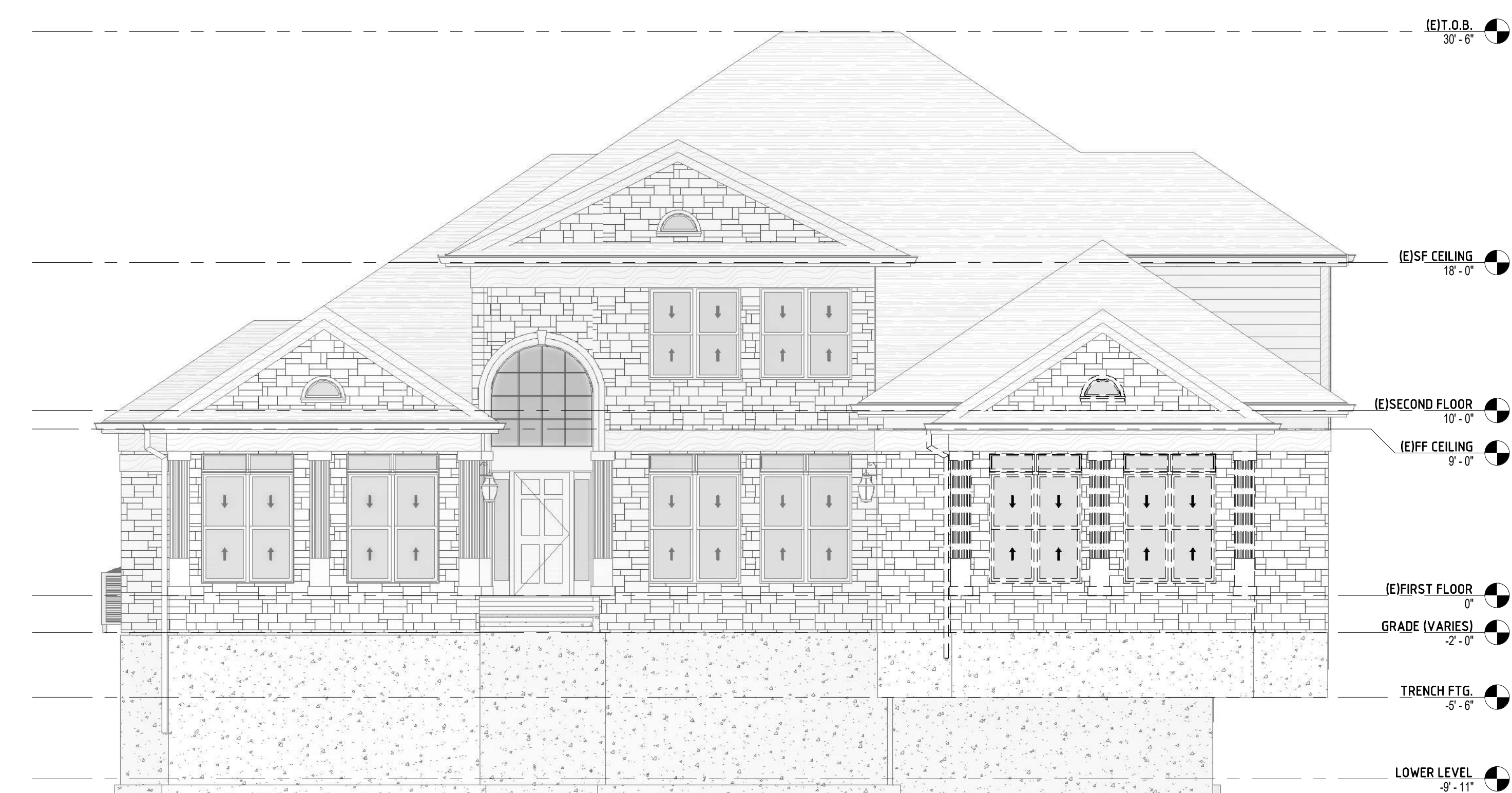
DEMOLITION NOTES

- GENERAL:**
- THE INTENT OF THE DEMOLITION PLAN IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE. THE G.C. IS RESPONSIBLE FOR VISITING THE JOB SITE AND VERIFYING THE (E) CONDITIONS. THE G.C. SHOULD IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
 - CAUSE NO DAMAGE TO (E) CONSTRUCTION TO REMAIN. TAKE CARE NOT ENCRoACH ON ADJACENT OCCUPIED AREAS OR AREAS NOT WITHIN THE SCOPE OF WORK. PROTECT ALL (E) FINISHES, DOORS, FRAMES, ETC. WHICH ARE TO REMAIN. USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST TO ADJACENT AREAS.
 - CONDUCT DEMOLITION OPERATIONS & THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES FOR RECYCLING AND TREATMENT OF ITEMS TO BE RECYCLED.
 - DISPOSE OF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY AND DISPOSAL REQUIREMENTS.
 - THE ARCHITECT HAD NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION. NOTIFY OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING WITH OTHER WORK.
 - MAINTAIN (E) UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
 - SCHEDULE ALL SERVICE SHUT-DOWNS WITH THE OWNER. NOTIFY OWNER A MINIMUM PERIODS OF ONE WEEK PRIOR AND AGAIN ONE (1) HOUR PRIOR TO SHUT DOWNS.
 - REMOVE ALL ABANDONED ANCHOR BOLTS AND EMBEDDED ITEMS IN CONCRETE FLOOR THAT PROTRUDE ABOVE THE CONCRETE FLOOR SURFACE.
 - REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SPEC DEMOLITION NOTES REGARDING PLUMBING ITEMS REMOVED SHALL BE CAPED AND IDENTIFIED.
 - UPON COMPLETION CLEAN THE ENTIRE AREA OF DEMOLITION TO A TIDY, UNIFORM CONDITION. REMOVING ALL DEBRIS, DUST PARTITIONS AND ASSOCIATED MATERIALS USED DURING THE DEMOLITION. CLEAN ALL AREAS IMPACTED BY DEMOLITION INCLUDING BUT NOT LIMITED TO ADJACENT OCCUPIED AREA AND AREAS NOT WITHIN THE SCOPE OF WORK.
 - PROVIDE (N) SUPPORT RACK OR HANGERS FOR ABOVE CEILING ITEMS WHICH WERE ORIGINALLY SUPPORTED BY REMOVED WALLS. ABANDONING ITEMS OR UNUSED UTILITIES IN PLACE IS STRICTLY PROHIBITED, UNLESS SPECIFICALLY PERMITTED BY OWNER. PATCH/PAINT FINISHES: TAPE, PATCH, SAND SMOOTH, AND PAINT ALL (E) INTERIOR WALLS WHERE DAMAGED TO UPGRADE TO CLIENTS' ACCEPTED CONDITIONS. ALL ADJACENT EXIST FINISHES DAMAGED OR AFFECTED BY DEMOLITION OR CONSTRUCTION OF THE (N) AREA IN SCOPE OF WORK SHALL BE PATCHED AND REPAIRED.
 - AT ALL TIMES COMPLY WITH ALL STANDARD LOCAL NATIONAL STATE CODES.

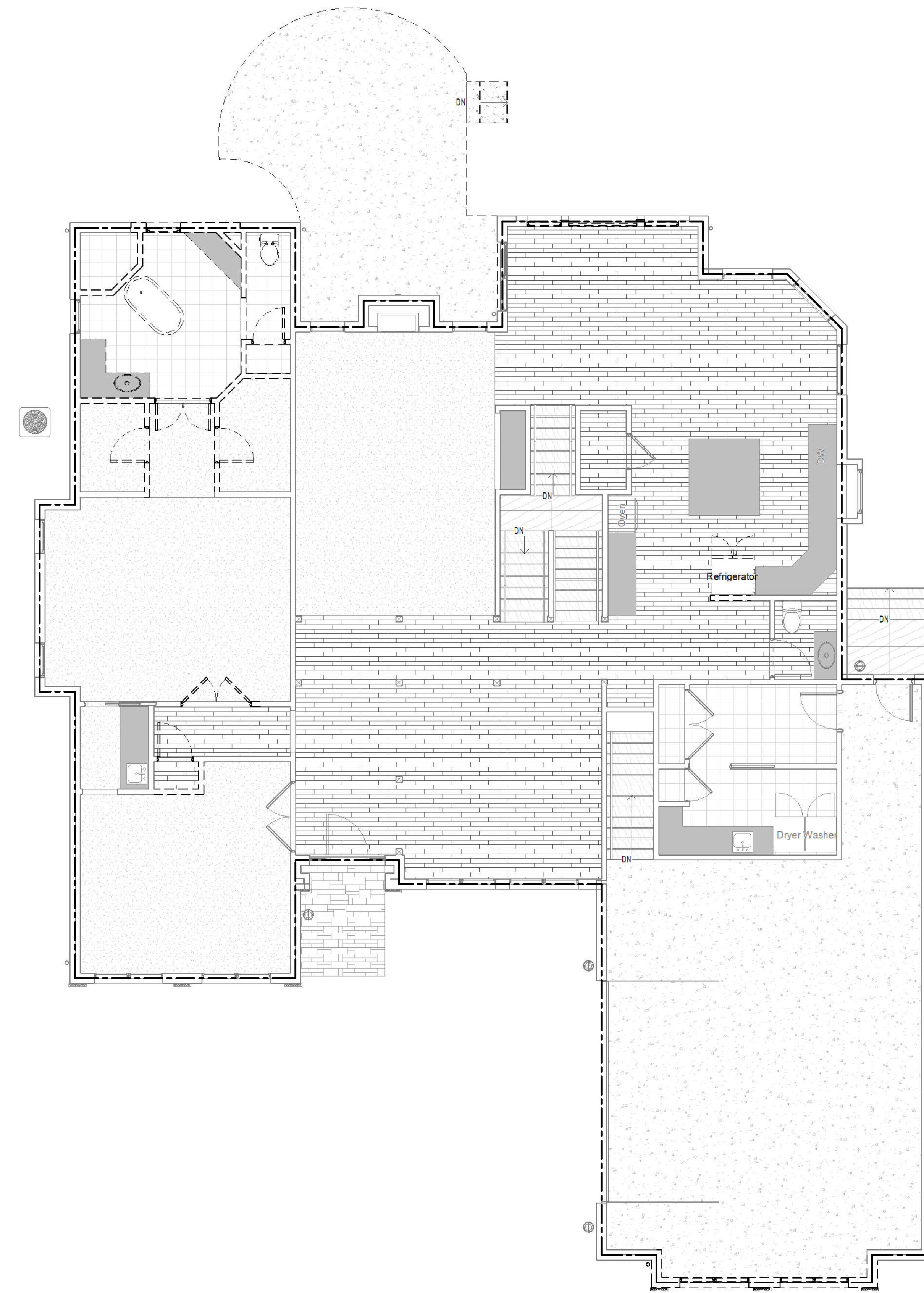
- GENERAL ELECTRICAL DEMOLITION NOTES:**
- THE ELECTRICAL CONTRACTOR SHALL, AS PART OF HIS WORK, PERFORM ALL RELATED DEMOLITION, MODIFICATIONS, RELOCATION OF SERVICES AND RELATED WORK, INCLUDING (N) WORK NECESSARY TO COMPLETE THE PROJECT.
 - THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING BIDS. REFER TO ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL WORK SHOWN ON OTHER DRAWINGS AND VISIT THE SITE TO DETERMINE THE EXTENT OF THE DEMOLITION AND (N) WORK REQUIRED.
 - THE ELECTRICAL CONTRACTOR SHALL NOT DISCONNECT EQUIPMENT AND ELECTRICAL CIRCUITS IN THE RENOVATION AREA OR ANY PART OF THE BUILDING WITHOUT PRIOR NOTIFICATION AND PERMISSION FROM THE OWNER. EXTREME CARE SHALL BE TAKEN TO MINIMIZE DISTURBANCE TO THE SURROUNDING AREA.
 - ITEMS REMOVED AND NOT SCHEDULED TO BE RELOCATED SHALL BE OFFERED TO THE OWNER FOR HIS/HER USE AND IF NOT ACCEPTED BY THE OWNER, THE ELECTRICAL CONTRACTOR SHALL DISPOSE OF THE MATERIAL FROM THE SITE IN ACCORDANCE WITH E.P.A. REGULATIONS. THE ELECTRICAL CONTRACTOR SHALL DELIVER ITEMS ACCEPTED BY THE OWNER TO THE DESIGNATED LOCATION AS DIRECTED BY THE OWNER. ITEMS TO BE RETURNED TO THE OWNER ARE: TELEVISIONS, EXIT SIGNS, AND FIRE ALARM DEVICES.
 - IN ALL CASES WHERE WORK IS REMOVED, THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, EQUIPMENT AND LABOR TO SUSTAIN OPERATION OF ALL PARTS OF SYSTEMS CONNECTING TO, OR FROM, THE PART REMOVED, COMPLETING ALL WORK IN STRICT ACCORDANCE WITH APPLICABLE CODES.
 - ALL WIRING, CABLES AND FEEDERS INCLUDING BOTH THOSE CONNECTED TO DEVICES AND EQUIPMENT TO BE DEMOLISHED AND THOSE (E) THAT WERE ABANDONED IN PLACE, SHALL BE REMOVED BACK TO THEIR SOURCES UNLESS NOTED OTHERWISE. CONDUITS AND/OR WIRING SHALL, WHERE NECESSARY, BE RE-CIRCUITED AROUND THE REMOVED PART. KEEPING OCCUPIED PARTS OF THE BUILDING SYSTEM IN FULL SERVICE. EACH TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND RELOCATION OF SERVICES, EQUIPMENT AND MATERIALS RELATING TO HVAC, PLUMBING/FIRE PROTECTION AND ELECTRICAL TRADES, RESPECTIVELY.
 - ALL (E) CONDUIT THAT HAS BEEN ABANDONED OR IS UNUSED SHALL BE REMOVED. PROVIDE BLANK METAL COVER PLATES FOR ALL JUNCTION/DEVICE BOXES NO LONGER IN USE THAT ARE EMBEDDED IN FLOOR SLAB OR MASONRY WALLS. PROVIDE PLUGS FOR ALL PANELS WHERE CONDUIT HAS BEEN REMOVED. COVER PLATES SHALL BE PAINTED TO MATCH (E) CONDITIONS.
 - COORDINATE WITH THE ARCHITECTURAL DRAWINGS AND THE G.C. FOR (E) PARTITIONS TO BE REMOVED. DISCONNECT (E) BRANCH CIRCUITS SERVING DEVICES IN PARTITIONS TO BE REMOVED. MAINTAIN CONTINUITY OF CIRCUITS SERVING (E) DEVICES IN OTHER AREAS THAT ARE TO REMAIN.
 - LIGHTING FIXTURES: CONTROL, WHEN THE FIXTURE TO BE REMOVED IS SERVED BY A CIRCUIT THAT SUPPLIES RECEPTACLES IN OTHER AREAS THAT ARE TO REMAIN, THE E.C. SHALL MAINTAIN THE CONTINUITY OF THE CIRCUIT TO THE REMAINING FIXTURES.
 - POWER RECEPTACLES: RECEPTACLE TO BE REMOVED IS SERVED BY A CIRCUIT THAT SUPPLIES RECEPTACLES IN OTHER AREAS THAT ARE TO REMAIN, THE E.C. SHALL MAINTAIN THE CONTINUITY OF THE CIRCUIT TO THE REMAINING RECEPTACLES.
 - THE E.C. SHALL PROVIDE TEMPORARY LIGHTING AND POWER AS REQUIRED.
 - THE E.C. SHALL PROVIDE UPDATED, TYPEWRITTEN PANEL DIRECTORIES FOR ALL PANELS AFFECTED BY THE DEMOLITION AND/OR (N) WORK. CIRCUIT BREAKERS NOT USED FOR (N) WORK SHALL BE LABELED AS SPARE.
 - FOR (E) DEVICES/CIRCUITRY THAT ARE INDICATED TO BE REMOVED BACK TO THE POINT OF ORIGIN UNLESS (E) DEVICES LOCATED OUTSIDE THE AREA OF WORK ARE TO REMAIN ON THE SAME CIRCUIT. IN THAT CASE, REMOVE THE (E) DEVICES/CIRCUITRY IN AREA OF WORK BACK TO THE (E) DEVICES TO REMAIN. ALL DEVICES/CIRCUITRY IN SURROUNDING AREAS THAT ARE TO REMAIN ARE TO BE KEPT ENERGIZED. FOR REMOVAL OF CONDUIT AND WIRING OUTSIDE THE AREA OF WORK, COORDINATE AND SCHEDULE WITH THE OWNER PRIOR TO PERFORMING WORK.

- GENERAL HVAC DEMOLITION NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL WORK NECESSARY TO RENOVATE, ALTER, CHANGE, AND REPAIR (E) SYSTEMS BASED UPON THE ACTUAL FIELD CONDITIONS.
 - ALL DEMOLITION WORK SHALL BE PERFORMED WITH DUE CARE AND DILIGENCE SO AS TO PREVENT THE UNNECESSARY DESTRUCTION AND/OR DAMAGE TO SYSTEMS THAT SHALL REMAIN IN OPERATION AT THE CONCLUSION OF THIS WORK. DETERMINE THE EXACT LOCATION OF ALL (E) EQUIPMENT, DEVICES AND WIRING BEFORE COMMENCING WORK.
 - LOCATE AND PRESERVE ALL PORTIONS OF THE (E) HVAC SYSTEMS WHICH SHALL REMAIN.
 - CONTROLS, DEVICES AND WIRING ARE NOT SHOWN ON THE DEMOLITION PLAN AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL (E) HVAC DEVICES, EQUIPMENT, AND WIRING BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT OCCUR BECAUSE OF THE CONTRACTOR'S FAILURE TO ACCURATELY DISCOVER, LOCATE, AND PROTECT ANY AND ALL PORTIONS OF THE (E) HVAC SYSTEM.
 - (E) DUCTWORK AND CONTROLS WIRING MAY BE REUSED WHERE THEY ARE OF THE TYPE SPECIFIED, MEET THE REQUIREMENTS FOR THE (N) WORK AS DEFINED BY THE CONTRACT DOCUMENTS, AND REMAIN IN GOOD CONDITION.
 - REMOVE AND RE-INSTALL (OR PROVIDE PROTECTION IN PLACE) ALL (E) EQUIPMENT AND DEVICES TO REMAIN ON OR IN WALLS, CEILINGS AND FLOORS WHICH SHALL BE EXPOSED TO DEMOLITION AND CONSTRUCTION ACTIVITIES, AND WHICH MAY BE DAMAGED BY DUST, DEBRIS, ETC.
 - WHERE (E) EQUIPMENT AND DEVICES SHALL BE REMOVED, THE CONTRACTOR SHALL REMOVE ALL THE ASSOCIATED DUCTWORK, PIPING, AND CONTROLS THAT WILL NOT REMAIN IN OPERATION. BACK TO THEIR RESPECTIVE SOURCES OR TO THE POINT ON A SHARED SYSTEM FROM WHERE THE EQUIPMENT OR DEVICE IS SERVED.
 - RELOCATE AS NECESSARY ALL (E) DUCTWORK, PIPING, AND CONTROLS FOUND PASSING THROUGH THE AREA OF CONSTRUCTION, AND WHICH ARE PRESENTLY IN USE IN OTHER PORTIONS OF THE BUILDING UNAFFECTED BY THIS PROJECT PHASE, TO MAINTAIN THE CONTINUITY OF SERVICE AND GROUNDING, AND CONCEAL THEM ABOVE (N) CEILINGS.
 - ALL (E) DAMAGED DUCTWORK, GRILLES, AND DEVICES WITHIN THE AREA OF CONSTRUCTION AND SHOWN TO REMAIN IN OPERATION SHALL BE REPLACED WITH (N) MATERIALS CONFORMING TO THESE CONTRACT DOCUMENTS.
 - ALL EQUIPMENT, DEVICES AND MATERIALS REMOVED DURING DEMOLITION WORK AND NOT INDICATED TO BE REUSED OR TURNED OVER TO THE OWNER, SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR FOR DISPOSAL.
 - THE CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING NECESSARY TO REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES PERFORMED BY THE CONTRACTOR. THIS WORK INCLUDES AREAS OUTSIDE ANY LIMITS OF CONSTRUCTION LINES SHOWN ON THE DRAWINGS.

- GENERAL PLUMBING DEMOLITION NOTES:**
- REMOVE ALL (E) WATER PIPING AND PLUMBING FIXTURES EXCEPT AS NOTED ON PLANS. BACK TO MAIN WATER LINES INSIDE BUILDING. P.C. MAY REUSE (E) WATER PIPING WHERE PRACTICAL.
 - REMOVE ALL (E) WAST AND VENT PIPING AND PLUMBING FIXTURES EXCEPT AS NOTED ON PLANS. BACK TO MAIN SANITARY WAST LINE. P.C. MAY REUSE EXISTING WAST AND VENT PIPING WHERE PRACTICAL.
 - REMOVE (E) WATER HEATER AND ALL ASSOCIATED WATER PIPING BACK TO CONNECTION WITH MAIN PLUMBING LINES.
 - P.C. SHALL VISIT JOB SITE PRIOR TO CONSTRUCTION TO DETERMINE FINAL SCOPE OF PLUMBING DEMOLITION WORK COORDINATE WITH GC.



2 (DEMO) SOUTH ELEVATION
3/16" = 1'-0"



1 (DEMO) FLOOR PLAN
3/16" = 1'-0"

NOTES

- CODE**
- 2015 MICHIGAN RESIDENTIAL CODE (MRC)
 - 2015 REHAB. CODE FOR EX. BUILDINGS
 - INTERNATIONAL FIRE CODE (IFC)
 - NATIONAL FIRE PREVENTION ASSOCIATION (NFPA) FIRE PREVENTION CODE #1
 - NFPA LPE SAFETY CODE #101
 - NFPA #1141
 - 2015 MICHIGAN MECHANICAL CODE (M.C)
 - 2015 MICHIGAN PLUMBING CODE (P.C)
 - 2015 FUEL GAS CODE (FGC)
 - 2015 MICHIGAN ENERGY CONSERV. CODE (EECC)
 - 2017 NATIONAL ELECTRICAL CODE (NEC)
 - 2009 ICC ANS A117.1
 - LOCAL ZONING ORDINANCE

- BUILDING CLASSIFICATION**
- CONSTRUCTION TYPE: V-B
 - FIRE SUPPRESSION: NO

- REQUESTS FOR INFORMATION (RFI)**
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 - COPYRIGHT 2021 BIGGDESIGNS, LLC

PROJECT

22012
DGC HOME & GARAGE
ADDITION
5589 WYNDAM LANE
BRIGHTON, MI 48116

SD-1
DEMO PLAN
03.08.2022

REV

REV	NOTE	DATE

X01

NOT FOR CONSTRUCTION

- (X11)
- (X12)
- (X13)
- (X14)

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BANK OF NEW YORK	CHERESKO DANIEL & DONNA	455,000	09/26/2014	WD	10-FORECLOSURE	2014R-027663	BUYER/SELLER	100.0
LAMAY, STEPHEN C. & LYNN S	BANK OF NEW YORK	588,458	02/28/2012	SD	10-FORECLOSURE	2012R-038024	BUYER/SELLER	0.0
RIVER PLACE/ABBAY LTD. PAR	LAMAY, STEPHEN C. & LYNN S	118,900	10/06/2003	WD	03-ARM'S LENGTH	4225-0032	BUYER/SELLER	100.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: RPUD	Building Permit(s)	Date	Number	Status			
5589 WYNDAM LN	School: BRIGHTON AREA SCHOOLS		HOME	06/02/2004	04-212	NO START			
	P.R.E. 100% 09/26/2014								
Owner's Name/Address	MAP #: V22-12								
CHERESKO DANIEL & DONNA 5589 WYNDAM LN BRIGHTON MI 48116-4719	2023 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4022.PINE CREEK						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value E>	E	BASE	VALUE	130000	100	130,000
						0.00	Total Acres	Total Est. Land Value =	130,000
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: Brick on Sand	26.33	129	42	1,427		
			D/W/P: Brick on Sand	26.33	138	42	1,526		
			Total Estimated Land Improvements True Cash Value =				2,953		
			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	2023	Tentative	Tentative	Tentative		Tentative
	LM	10/01/2014	REVIEWED R	2022	55,000	310,600	365,600		313,391C
				2021	55,000	272,200	327,200		303,380C
				2020	60,000	262,300	322,300		299,192C

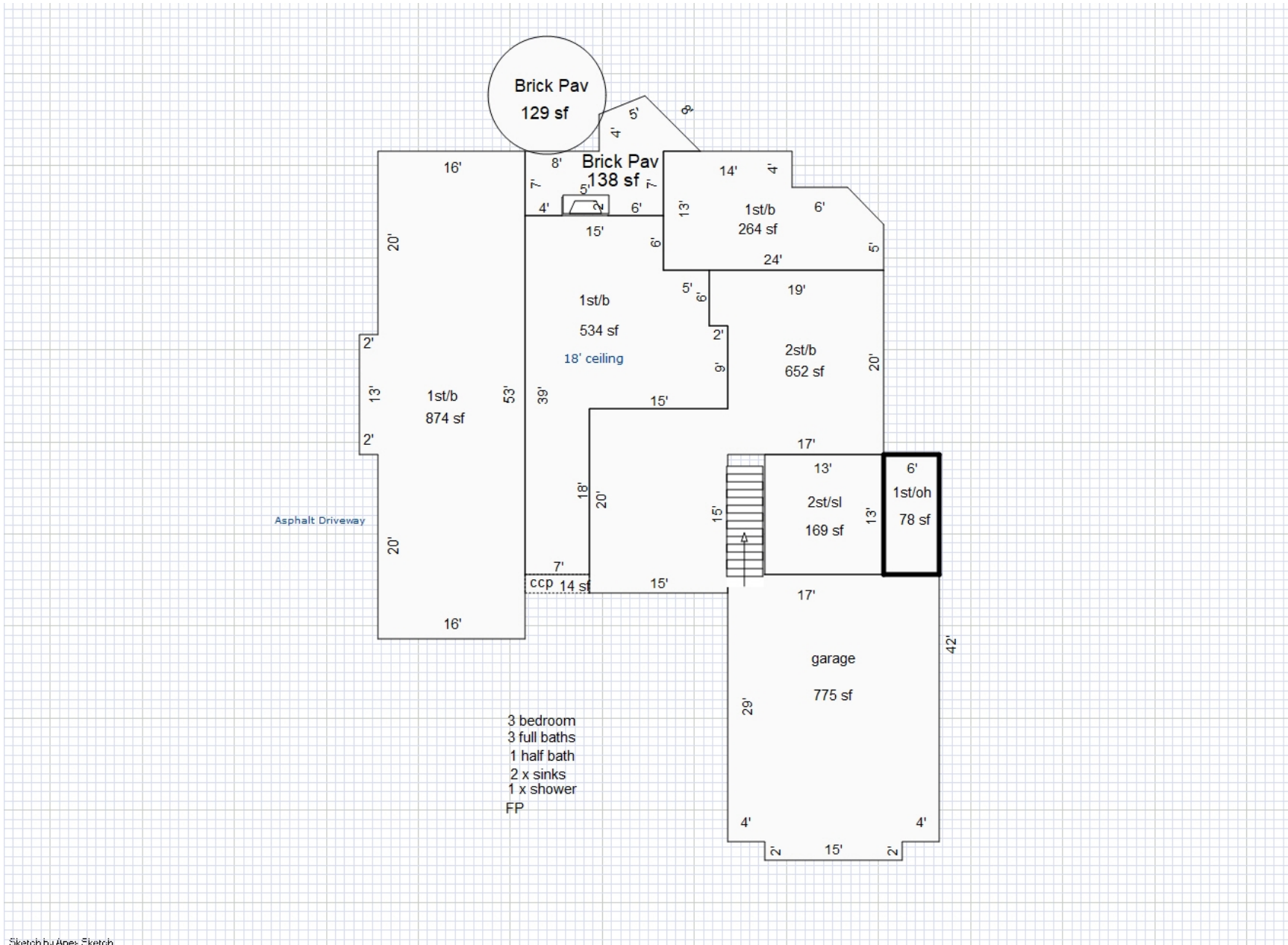


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

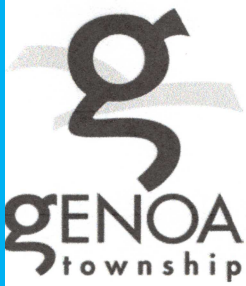
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 14	Type CCP (1 Story)	Year Built: Car Capacity: Class: A Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 775 % 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		Central Air Wood Furnace		(12) Electric 0 Amps Service		Class: A Effec. Age: 9 Floor Area: 3,392 Total Base New : 1,080,659 Total Depr Cost: 983,400 Estimated T.C.V: 688,380		E.C.F. X 0.700	Bsmnt Garage: Carport Area: Roof:		
Building Style: A		Trim & Decoration		Kitchen: Other: Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family A			Cls A Blt 2004					
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 2571 SF Floor Area = 3392 SF.								
Condition: Good		Lg	X	Ord		Small	Many			X	Ave.		Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91					
Room List		(5) Floors		(6) Ceilings			(13) Plumbing			Building Areas								
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Basement: 2324 S.F. Crawl: 0 S.F. Slab: 169 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 1 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			Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior		(7) Excavation		(8) Basement			(14) Water/Sewer			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Basement: 2324 S.F. Crawl: 0 S.F. Slab: 169 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing								
(2) Windows		(8) Basement		(9) Basement Finish			Lump Sum Items:			Garages								
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF			Public Water			Class: A Exterior: Siding Foundation: 42 Inch (Finished)								
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			Public Sewer			Base Cost								
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			Water Well			Common Wall: 1 Wall								
X	Asphalt Shingle	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			1000 Gal Septic			Water/Sewer								
Chimney: Brick		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			2000 Gal Septic			Public Water								
		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:			Public Sewer								
		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF						Fireplaces								
		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF						Direct-Vented Gas								
		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF						Porches								
		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF						CCP (1 Story)								
		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF						14								
		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

*** 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 # 22-13 Meeting Date: 6-21-21

PAID Variance Application Fee

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

Applicant/Owner: Thomas Adamczyk Email: tom@RosedaleInvestments.com
 Property Address: 3311 Merrow Ln. Phone: 734-250-1906
 Present Zoning: Suburban Residential Tax Code: 4711-22-200-028

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: Parcel 4711-22-200-028 is
expected to be split and another home built on
Merrow Ln, which is a nonconforming private road.
The road cannot be improved to meet the Zoning Ordinance
Requirements, however the road can be improved for
safety by expanding it by 2 feet on to the property
and provide a means for emergency vehicles to
turn around.

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.

Morrow Lane is approximately 14 feet wide with a dead end. There are utilities, trees, water ways, and septic systems preventing the road from being much wider. However, the subject property can be utilized to widen the road in areas and provide a turnaround.

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.

An emergency vehicle turnaround on Morrow Ln. is not possible without encroaching significantly onto someone's property. This extraordinary condition can be rectified by adding the proposed new driveway with a turnaround.

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.

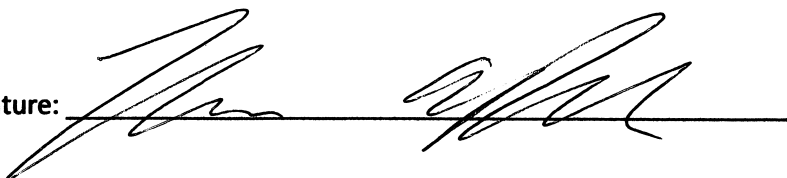
Widening Morrow Lane and providing a means for emergency vehicles to turn around will increase public safety and the general welfare of its inhabitants.

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 proposed improvements to Morrow Lane will increase the value and provide better use to adjacent 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: 5-23-22 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: June 14, 2022
RE: ZBA 22-13

STAFF REPORT

File Number: ZBA#22-13
Site Address: 3311 Merrow Lane
Parcel Number: 4711-22-200-028
Parcel Size: 7.414 Acres
Applicant: Thomas Adamczyk
Property Owner: Same as applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a variance to split property to create an additional lot on a non-conforming private road.

Zoning and Existing Use: LRR (Lakeshore Resort Residential), Single Family Dwelling and detached accessory structure is located on property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday June 5, 2022 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 1988, remodeled in 2017.
- In 1986, .709 acres was split from this property. Creating an additional lot on Merrow Lane.
- In 2012, a land use waiver was issued for new windows.
- In November 2021, staff discovered that the applicant did unauthorized work in the drainage easement, wetland and wetland buffer.
- In December of 2021, a land use waiver was issued for tree removal for visibility on the property. This waiver required restoration/protection of the wetland buffer. (See attached waiver)
- Applicant was informed by EGLE that a permit to construct a bridge to go over the stream/drain prior to any work being performed on the stream/drain. Applicant has stated that he applied for the permit however he has not received

it yet. Unfortunately, work has been done to the stream/drain without the permit.

- On April 12, 2022, a land use waiver was issued for wetland buffer restoration. (See attached waiver)
- On June 14, 2022, after an onsite inspection, a cease and desist notice was posted on the property due to wetland buffer violations. It was also discovered that the wetland restoration plan has not been completed.
- Current parcel is serviced by public sewer and private well.
- Proposed parcel would be serviced by private well and private septic. Per Utility Department, public sewer is not available.
- See Record Card.

Summary The proposed project is to split a parcel into two lots on a non-conforming private road. No setback variances are required for the existing home to create the proposed lot lines. The private road does not meet the Zoning Ordinance Private Road Design Standards.

The Zoning Administrator and staff met with the Brighton Area Fire Department on site to discuss what upgrades could be made to the road. See attached letter from the Brighton Area Fire Department. If the split is allowed, the minimum they would request would be to widen the entire road 2-feet and provide a turn around for emergency vehicles.

Staff notes that the survey submitted does not indicate where the road improvements are proposed especially where the applicant is providing the turnaround for emergency vehicles. Staff is concerned that the new driveway or turn around could be located within the 25-foot natural features buffer near the stream/drain. The survey also shows that an additional split is being requested however the application only states for 1 new parcel. There is concern that the building envelope appears to be located within the Livingston County Drain Commissioners Easement.

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

15.05.04 Existing Nonconforming Private Roads and Access Easements

The Township recognizes there exist private roads, service roads and access easements which were lawful prior to the adoption of this Article that do not fully conform with the standards herein. Such roads are declared by this Section to be legal nonconforming roads or easements. The intent of this Section is to permit legal nonconforming roads and easements to continue and undergo routine maintenance for safety purposes, as determined by the Zoning Administrator. This Section is also intended to allow new construction to occur on existing lots which front along such a road on the effective date of this Article (October 7, 1991), if the roads are reasonably capable of providing sufficient access for the uses permitted in the zoning district and for provision of emergency service vehicles as determined by the Township. It shall be the responsibility of the land owner to maintain this access.

However, this Section is also intended to discourage the extension of nonconforming roads or increase the number of lots or building sites served by such a road, except in platted subdivisions, divisions of land or site condominium projects existing on the adoption date of this Section, unless provisions are made to upgrade such road to comply with the standards herein. Any reconstruction, widening or extension of a non-conforming private road or access easement shall be in conformity with this Article.

*** Please see attached Article 15- Private Road Design Standards**

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 does not prevent unreasonable use of the property. The parcel is currently used for single family residential use. The variance requested does not provide substantial justice and granting of the requested variance is not necessary for the preservation and enjoyment of the property right. This parcel has previously benefited from one land division in 1986 which created a new non-conforming parcel and furthermore, the other waterfront lots on the roadway have combined parcels to reduce the road impact.
- (b) Extraordinary Circumstances** – There are no extraordinary circumstances of the property. 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 on the private road due to the creation of an additional parcel on the non-conforming road. There is currently an existing vacant lot on the non-conforming private road which could be occupied by a principal structure in the future. The proposed upgrades to the road would benefit the public safety and welfare of property owners on Merrow Lane, however the road would still be below required standards.
- (d) Impact on Surrounding Neighborhood** – The proposed variance could interfere with or discourage the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood with the additional traffic on the non-conforming road.

Recommended Conditions

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

1. All outstanding violations will be brought into conformance within 30 days of approval.
2. An accurate survey will be provided including all split application requirements, wetland information and road improvement information prior to split approval.
3. If required approval must be obtained in writing from all property owners giving their permission to widen the roadway on their property.
4. A road improvement plan must be submitted and approved by the Township Engineer. The cost of the review is to be paid by the applicant.
5. A land use permit will be required prior to any start of road work.
6. Certification that the road was constructed per plan shall be provided.
7. All permits required from outside agencies will be submitted with split application.
8. Approval from the Brighton Area Fire Dept. will be required for road improvement plan with cortication provided after work is completed on the road prior to split.
9. A road maintenance agreement signed by all property owners with deeded access to Merrow Lane must be recorded at the Livingston County Register of Deeds and a copy submitted to the township prior to split approval.
10. The property must be staked
11. No additional variance request including construction of a home, deck, detached accessory structure, natural features setback, retaining walls, etc. will be allowed.

12. No other additional splits will be allowed from the parent parcel or the new parcel that is created from the proposed split unless Merrow Lane is brought up to the Private Road Standards of the Zoning Ordinance.

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

1. All outstanding violations will be brought into conformance within 30 days of denial.
2. If violations are not brought into conformance within the 30 days, enforcement action will continue with additional civil infractions being issued.



Genoa Township

2911 Dorr Rd. Brighton, MI 48116

Phone: 810.227.5225 Fax: 810.227.3420 www.genoa.org

Planning & Zoning

Land Use Waiver

Other: See Work Description

PW21-127

Issued: 12/03/2021
Expires: 12/03/2022

LOCATION	OWNER	APPLICANT
3311 MERROW LN 4711-22-200-028 Zoning: SR	ADAMCZYK THOMAS & LAUREN 3311 MERROW LANE HOWELL MI 48843 Phone: (734) 250 1906 E-mail:	Harding, Chris Phone: (586) 615 3416 E-mail:

Work Description: Tree removal for visibility on property.

Construction Value: \$2,500.00

Total Square Feet:

**Comments/
Conditions:**

Only work allowed by Livingston County Drain Commission allowed per this waiver

Property owner understand this lot is subject to a 25 foot natural features setback from the regulated wetlands and that the 25 feet area must remain natural and undisturbed. Article 13 Section 13.02.04.

Wetland delineation and 25 foot natural buffer must be replaced before any other work can be preformed, or any other permit will be issued.

Wetland restoration plan must be submitted by certified wetland ecologist or similar.

No storage allowed in any wetland or wetland setback.

Permit Item	Permit Fee	Fee Basis	Item Total
-------------	------------	-----------	------------

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

Issuance of this waiver confirms the applicants certification that all information and data attached to and made part of this waiver 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 waiver 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 waiver authorizes on-site inspections by an official representative of Genoa Charter Township. This waiver 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.



AA livgov.maps.arcgis.com



9:07



Genoa Township

2911 Dorr Rd. Brighton, MI 48116

Phone: 810.227.5225 Fax: 810.227.3420 www.genoa.org

Planning & Zoning

Land Use Waiver

Other: See Work Description

PW22-039

Issued: 04/12/2022
Expires: 04/12/2023

LOCATION	OWNER	APPLICANT
3311 MERROW LN 4711-22-200-028 Zoning: SR	ADAMCZYK THOMAS & LAUREN 3311 MERROW LANE HOWELL MI 48843 Phone: (734) 250 1906 E-mail:	ADAMCZYK THOMAS & LAUREN 3311 MERROW LANE HOWELL MI 48843 Phone: (734) 250 1906 E-mail:

Work Description: Stump removal, site cleanup, wetland restoration

Construction Value: \$2,500.00

Total Square Feet:

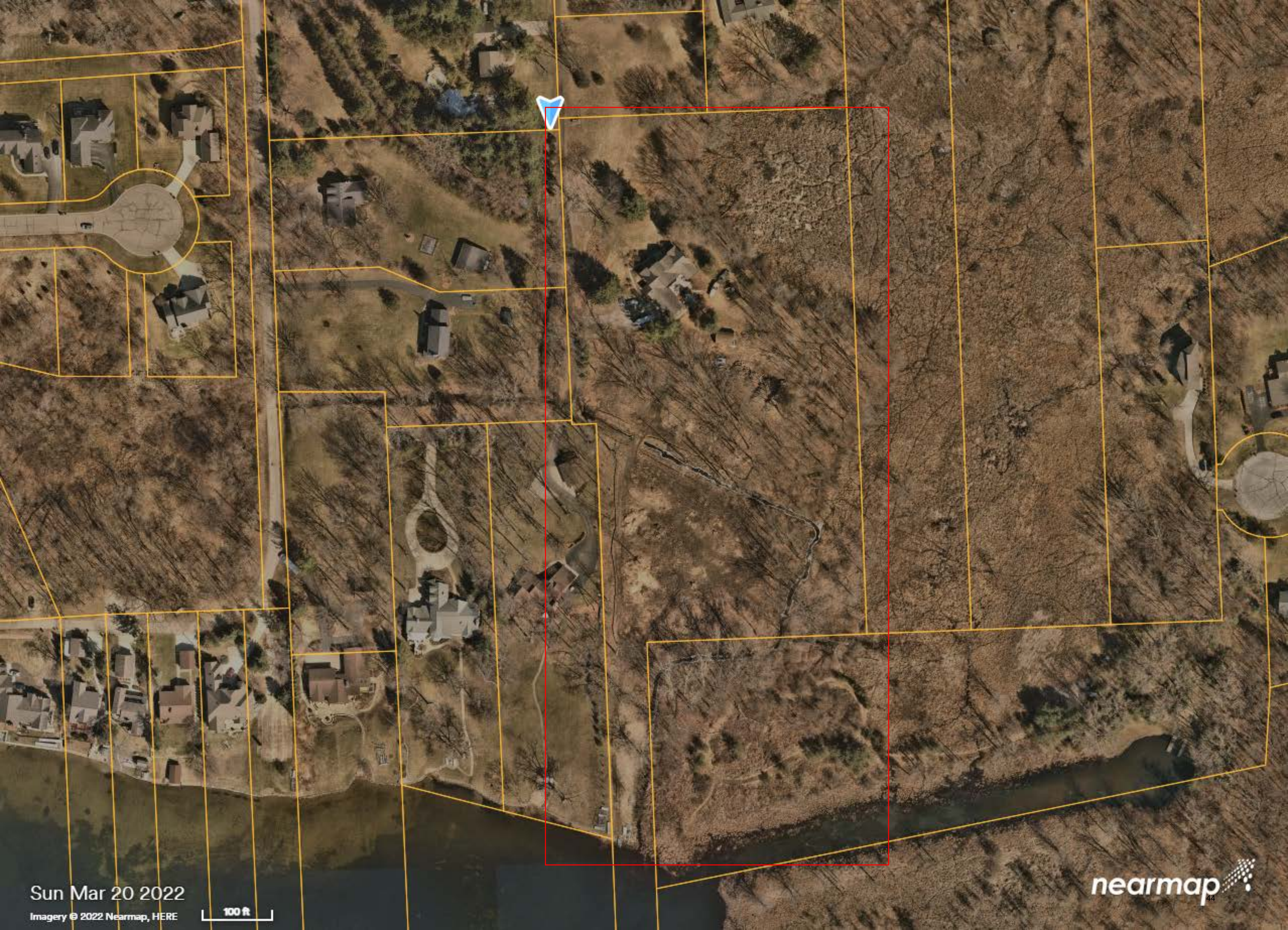
Comments/Conditions: wetland restoration plan, may proceed as approved.
Any revision must be approved by Township and EGLE.

Permit Item	Permit Fee	Fee Basis	Item Total
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Fee Total: \$0.00
Amount Paid: \$0.00
Balance Due: \$0.00

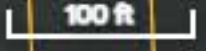
Issuance of this waiver confirms the applicants certification that all information and data attached to and made part of this waiver are true and accurate and to the best of the applicants knowledge and belief. The applicant has certified that the proposed work has been authorized by the owner of record and that the applicant has been authorized by the owner to obtain this waiver 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 waiver authorizes on-site inspections by an official representative of Genoa Charter Township. This waiver 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.





Sun Mar 20 2022

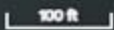
Imagery © 2022 Nearmap, HERE



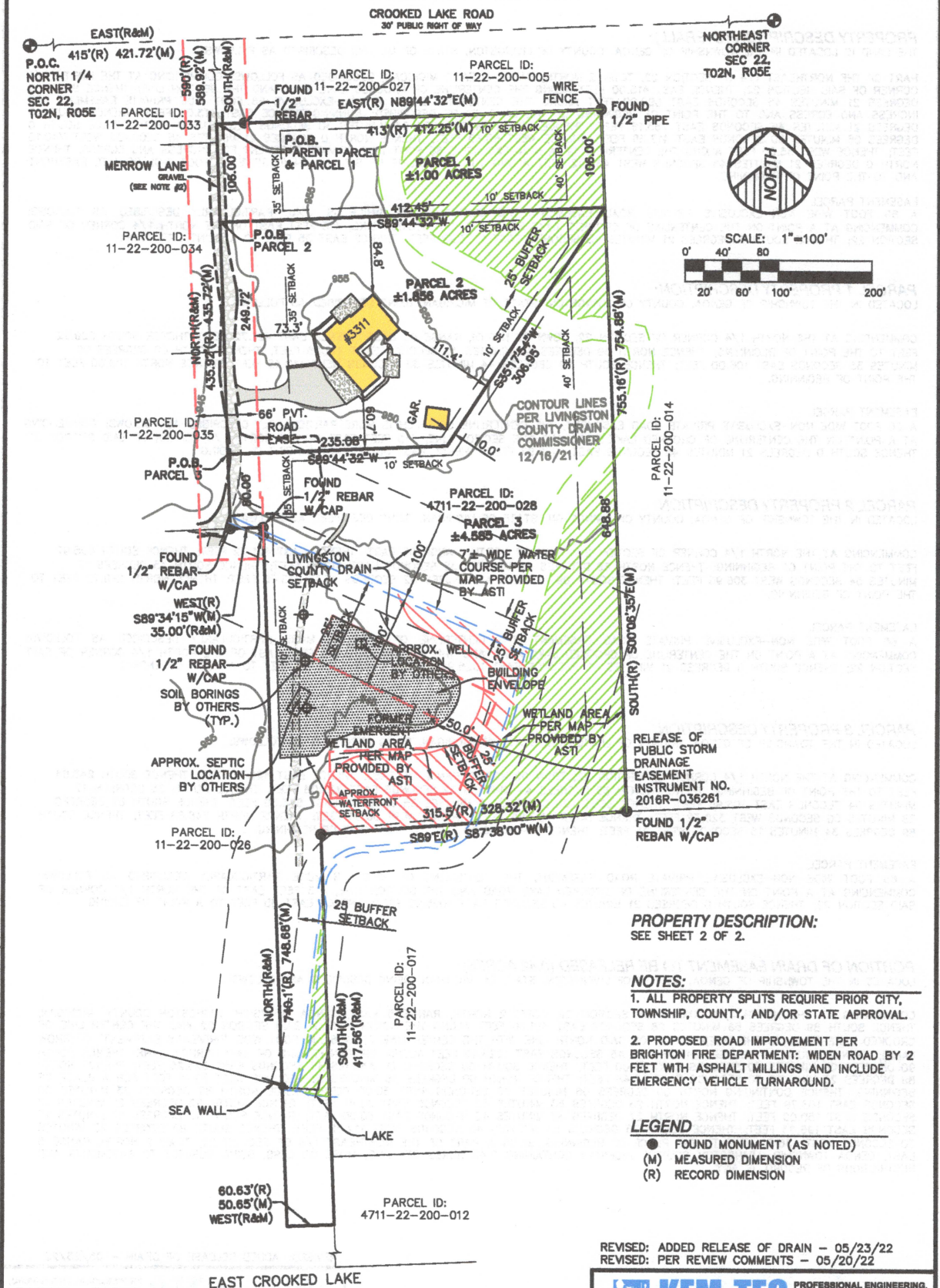


Fri Mar 12 2021

Imagery © 2022 Nearmap, HERE



BOUNDARY SURVEY



I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN DESCRIBED AND THAT THIS MAP REPRESENTS THE RESULTS OF THE SURVEY.

DRAFT

ANTHONY T. SYKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES

A GROUP OF COMPANIES

Eastpointe (800) 286.7222	Detroit (313) 759.0677	Ann Arbor (734) 994.0888	Grand Blanc (888) 694.0001
FAX: (800) 772.4048	FAX: (313) 772.4048	FAX: (734) 994.0887	FAX: (810) 694.9955

www.kemtecagroupofcompanies.com

CERTIFIED TO: MAC CONTRACTING SERVICES LLC

FIELD SURVEY: AG/RC	DATE: APRIL 27, 2022
DRAWN BY: GST/MRJ	SHEET: 1 OF 2
SCALE: 1" = 100'	JOB NO.: 21-02013

BOUNDARY SURVEY

PROPERTY DESCRIPTION (OVERALL):

THE LAND IS LOCATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MI, AND DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 2 NORTH, RANGE 5 EAST, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE EAST 415.00 FEET ALONG THE CENTERLINE OF CROOKED LAKE ROAD AND THE SECTION LINE; THENCE SOUTH 0 DEGREES 21 MINUTES 45 SECONDS EAST 590.00 FEET ALONG THE CENTERLINE OF OF A NON-EXCLUSIVE 66 FOOT WIDE PRIVATE EASEMENT FOR INGRESS AND EGRESS AND TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; RUNNING THENCE EAST 413.00 FEET; THENCE SOUTH 0 DEGREES 21 MINUTES 45 SECONDS EAST 755.16 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 30 SECONDS WEST 315.50 FEET; THENCE SOUTH 0 DEGREES 06 MINUTES 30 SECONDS EAST 417.56 FEET; THENCE WEST 60.63 FEET; THENCE NORTH 0 DEGREES 21 MINUTES 45 SECONDS WEST 740.10 FEET; THENCE WEST 35.00 FEET ALONG THE CENTERLINE OF A NON-EXCLUSIVE 66 FOOT WIDE PRIVATE EASEMENT FOR INGRESS AND EGRESS, THENCE NORTH 0 DEGREES 21 MINUTES 45 SECONDS WEST 435.92 FEET ALONG THE CENTERLINE OF SAID NON-EXCLUSIVE 66 FOOT WIDE PRIVATE EASEMENT AND TO THE POINT OF BEGINNING.

EASEMENT PARCEL

A 66 FOOT WIDE NON-EXCLUSIVE PRIVATE ROAD EASEMENT, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTERLINE OF CROOKED LAKE ROAD AND THE SECTION LINE, 415 FEET EAST OF THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE SOUTH 0 DEGREES 21 MINUTES 45 SECONDS EAST 1025.92 FEET; THENCE EAST 35 FEET TO A POINT OF ENDING.

PARCEL 1 PROPERTY DESCRIPTION:

LOCATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 22, TOWN 02 NORTH, RANGE 05 EAST; THENCE EAST 421.72 FEET; THENCE SOUTH 589.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 44 MINUTES 32 SECONDS EAST 412.25 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 35 SECONDS EAST 106.00 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 32 SECONDS WEST 412.45 FEET; THENCE NORTH 106.00 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL

A 66 FOOT WIDE NON-EXCLUSIVE PRIVATE ROAD EASEMENT, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTERLINE OF CROOKED LAKE ROAD AND THE SECTION LINE, 415 FEET EAST OF THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE SOUTH 0 DEGREES 21 MINUTES 45 SECONDS EAST 1025.92 FEET; THENCE EAST 35 FEET TO A POINT OF ENDING.

PARCEL 2 PROPERTY DESCRIPTION:

LOCATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 22, TOWN 02 NORTH, RANGE 05 EAST; THENCE EAST 421.72 FEET; THENCE SOUTH 695.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 44 MINUTES 32 SECONDS EAST 412.45 FEET; THENCE SOUTH 35 DEGREES 17 MINUTES 54 SECONDS WEST 306.95 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 32 SECONDS WEST 235.08 FEET; THENCE NORTH 249.72 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL

A 66 FOOT WIDE NON-EXCLUSIVE PRIVATE ROAD EASEMENT, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTERLINE OF CROOKED LAKE ROAD AND THE SECTION LINE, 415 FEET EAST OF THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE SOUTH 0 DEGREES 21 MINUTES 45 SECONDS EAST 1025.92 FEET; THENCE EAST 35 FEET TO A POINT OF ENDING.

PARCEL 3 PROPERTY DESCRIPTION:

LOCATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 22, TOWN 02 NORTH, RANGE 05 EAST; THENCE EAST 421.72 FEET; THENCE SOUTH 945.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 44 MINUTES 32 SECONDS EAST 235.08 FEET; THENCE NORTH 35 DEGREES 17 MINUTES 54 SECONDS EAST 306.95 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 35 SECONDS EAST 648.88 FEET; THENCE SOUTH 87 DEGREES 38 MINUTES 00 SECONDS WEST 328.32 FEET; THENCE SOUTH 417.56 FEET; THENCE WEST 50.56 FEET; THENCE NORTH 748.68 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 15 SECONDS WEST 35 FEET; THENCE NORTH 80.00 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL

A 66 FOOT WIDE NON-EXCLUSIVE PRIVATE ROAD EASEMENT, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTERLINE OF CROOKED LAKE ROAD AND THE SECTION LINE, 415 FEET EAST OF THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE SOUTH 0 DEGREES 21 MINUTES 45 SECONDS EAST 1025.92 FEET; THENCE EAST 35 FEET TO A POINT OF ENDING.

PORTION OF DRAIN EASEMENT TO BE RELEASED (0.42 ACRES):

LOCATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 22, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE SOUTH 89 DEGREES 56 MINUTES 28 SECONDS EAST 415.00 FEET ALONG THE NORTH LINE OF SAID SECTION 22 AND THE CENTER LINE OF CROOKED LAKE ROAD TO THE INTERSECTION OF SAID NORTH LINE WITH THE CENTER LINE OF A 66.00 FOOT WIDE "DRIVEWAY EASEMENT" (MALLOW LANE); THENCE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS EAST 1025.49 FEET ALONG THE CENTER LINE OF SAID MALLOW LANE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 35.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS EAST 323.25 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST 62.48 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST 30.41 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST 50.00 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST 103.79 FEET; THENCE NORTH 23 DEGREES 53 MINUTES 43 SECONDS EAST 33.41 FEET; THENCE NORTH 62 DEGREES 21 MINUTES 17 SECONDS WEST 150.00 FEET; THENCE NORTH 27 DEGREES 38 MINUTES 43 SECONDS EAST 50.00 FEET; THENCE SOUTH 62 DEGREES 21 MINUTES 17 SECONDS EAST 196.83 FEET; THENCE SOUTH 23 DEGREES 53 MINUTES 43 SECONDS WEST 112.39 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 30 SECONDS WEST 136.39 FEET TO THE PLACE OF BEGINNING. BEING A PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN CONTAINING 0.42 ACRES OF LAND, MORE OR LESS. BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

REVISED: ADDED RELEASE OF DRAIN - 05/23/22

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Eastpointe (800) 295.7222 Detroit (313) 758.0877 Ann Arbor (734) 994.0888 Grand Blanc (888) 894.0001
FAX: (588) 772.4048 FAX: (588) 772.4048 FAX: (734) 994.0887 FAX: (610) 694.9555
www.kemtecgroupofcompanies.com

CERTIFIED TO: MAC CONTRACTING SERVICES LLC	
FIELD SURVEY: N/A	DATE: APRIL 27, 2022
DRAWN BY: GST/MRJ	SHEET: 2 OF 2
SCALE: N/A	JOB NO.: 21-02013



BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.
Brighton, MI 48116
o: 810-229-6640 f: 810-229-1619

May 11, 2022

Mike Archinal
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Merrow Rd. Parcel Split
Genoa Twp., MI

Mr. Archinal:

The Brighton Area Fire Authority has reviewed the above-proposed project. A site visit took place with Chief Michael O'Brian to evaluate the current condition of the roadway. The private road would be described as an existing non-conformance. The scope of the project does not require full compliance with current codes. The surface has been improved in its stability but there remains additional concern. The roadway was evaluated with the site requirements of the International Fire Code (IFC) 2021 edition.

1. The current road surface has been improved upon through the addition of what appears to be millings. It is recommended that the clear width of the road be increased by two-feet to better serve emergency vehicle traffic.
2. The road is a long dead-end and is currently not provided with an appropriate means of vehicle turnaround. The fire authority recommends that the driveway of the proposed parcel to be split be improved to accommodate a means of turn-around capable of maneuvering and support of an emergency vehicle. This could include an improved surface on the driveway in conjunction with the existing road.

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

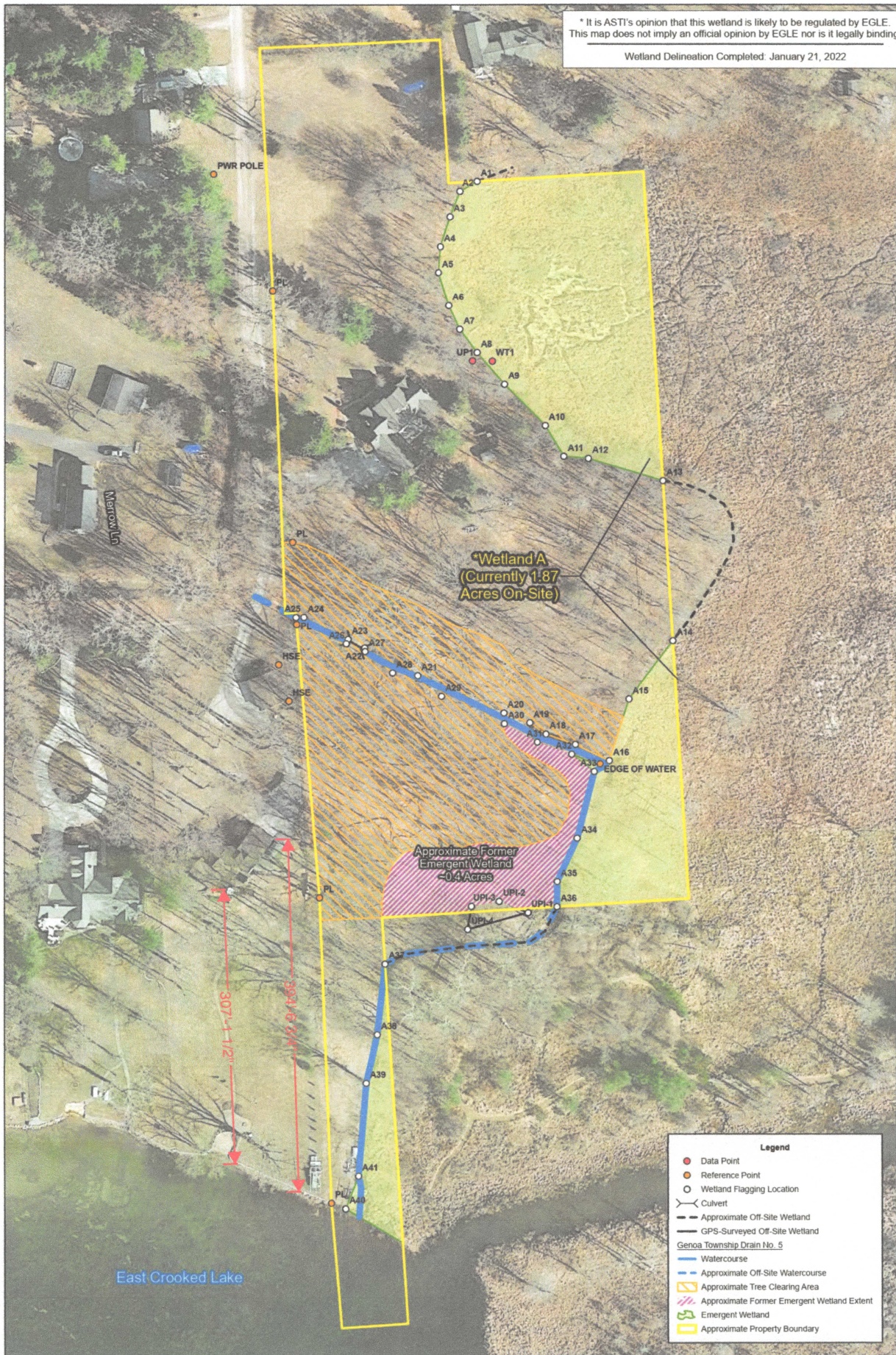
Cordially,

A handwritten signature in black ink, appearing to read "R. Boisvert".

Rick Boisvert, FM, CFPS
Fire Marshal

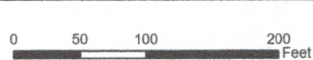
* It is ASTI's opinion that this wetland is likely to be regulated by EGLE. This map does not imply an official opinion by EGLE nor is it legally binding.

Wetland Delineation Completed: January 21, 2022



3311 Merrow

Genoa Twp.,
Livingston Co., MI



Client: MAC Contracting, LLC
Created by: RMH, January 25, 2022, ASTI Project 1-9737
Imagery: Google Earth March 2021

Figure 1 - GPS-Surveyed Wetland Boundaries




Livingston County, Michigan
 Information Technology Department
 G.I.S. Division 517.548.3230



11-22-200-028 2' Contours



Orthophotos Flown Spring 2020
 Printed May 20, 2022
 Parcel lines are a representation only;
 Not intended for survey purposes.

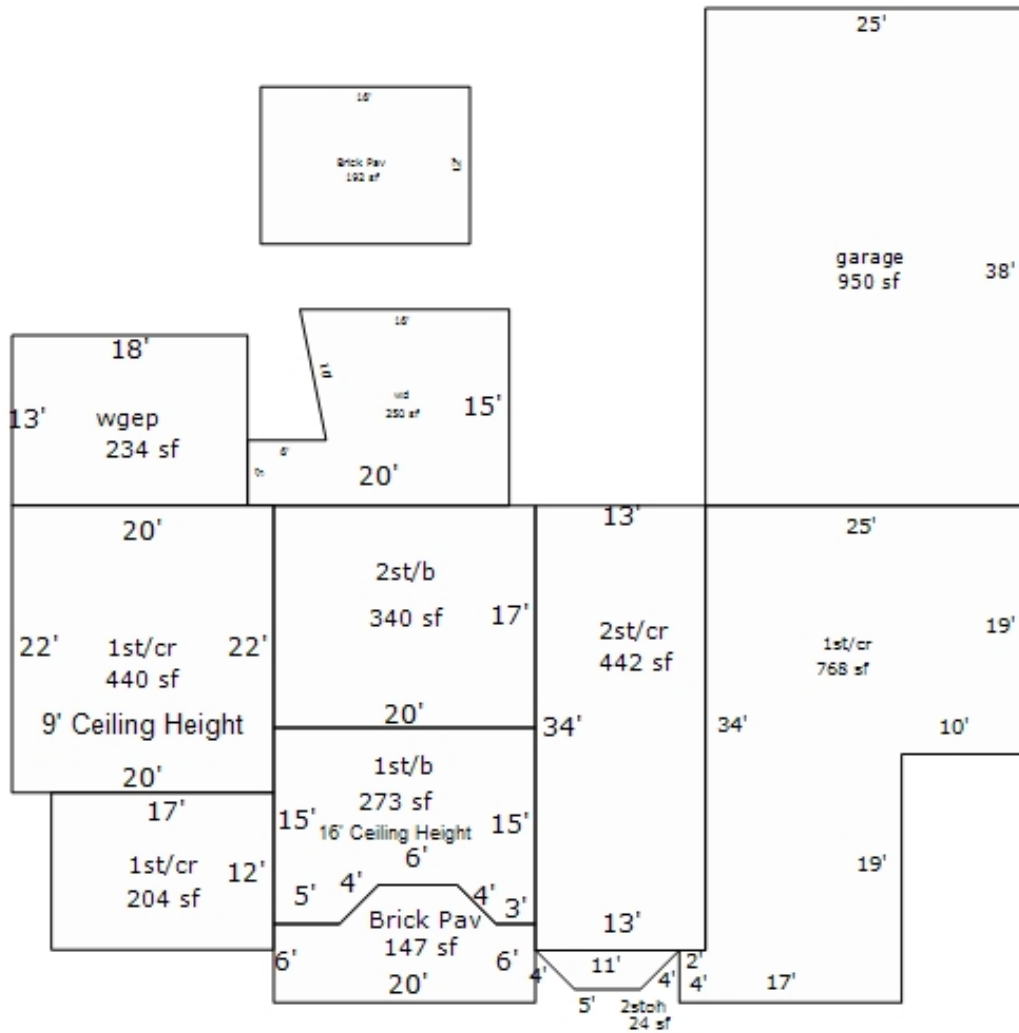
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
NABOZNY JR BARRY	ADAMCZYK THOMAS & LAUREN	900,000	06/30/2021	WD	03-ARM'S LENGTH	2021R-028572	BUYER/SELLER	100.0		
NASTWOLD, DAVID J. & ASHLE	NABOZNY JR BARRY	745,000	05/29/2019	WD	19-MULTI PARCEL ARM'S LEN	2019R-014329	BUYER/SELLER	100.0		
OLD KENT MORTGAGE CO.	NASTWOLD, DAVID J. & ASHLE	550,000	09/03/2002	WD	21-NOT USED/OTHER	3528-0151	BUYER/SELLER	100.0		
SCHICK, EDMUND J. & ANN H.	OLD KENT MRTG. CO.	84,253	10/17/2001	PTA	21-NOT USED/OTHER		BUYER/SELLER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: SR		Building Permit(s)		Date	Number	Status
3311 MERROW LANE		School: HOWELL PUBLIC SCHOOLS		Other: See Work Descriptio		04/12/2022		PW22-039		
Owner's Name/Address		P.R.E. 100% 04/05/2022		Other: See Work Descriptio		12/03/2021		PW21-127		
ADAMCZYK THOMAS & LAUREN 3311 MERROW LANE HOWELL MI 48843		MAP #: V22-13		WINDOW/DOOR REPLACEMENT		11/01/2012		W12-190		NO START
Tax Description		2023 Est TCV Tentative		Land Value Estimates for Land Table 4041.SHARP DR						
SEC 22 T2N R5E COM N1/4 COR, TH E 415 FT, TH S 590 FT TO POB, TH E 413 FT, TH S 755.16 FT, TH S89*W 315.5 FT, TH S 417.56 FT, TH W 60.63 FT, TH N 740.1 FT, TH W 35 FT, TH N 435.92 FT TO POB 7.51 AC M/L SPLIT 9/86 FROM 025 (006) CORR 6/88		X Improved		Vacant		* Factors *				
Comments/Influences		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		Dirt Road		A LAKE FRONT 60.00 291.00 1.0000 1.0000 4300 100					258,000	
		Gravel Road		B SURP LFRONT 2.00 291.00 1.0000 1.0000 900 100					1,800	
		Paved Road		ACREAGE 7.000 Acres 13,571 100					95,000	
		Storm Sewer		62 Actual Front Feet, 7.41 Total Acres Total Est. Land Value =					354,800	
		Sidewalk		Land Improvement Cost Estimates						
		Water		Description Rate Size % Good Cash Value						
		Sewer		D/W/P: Brick on Sand 23.46 192 88					3,964	
		Electric		D/W/P: Brick on Sand 23.46 147 88					3,035	
		Gas		Total Estimated Land Improvements True Cash Value =					6,999	
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		X REFUSE		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2023	Tentative	Tentative	Tentative		Tentative
		CG	07/18/2016	REVIEWED R	2022	177,400	252,700	430,100		430,100S
					2021	167,500	238,500	406,000		406,000S
					2020	174,100	253,100	427,200		427,200S

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

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

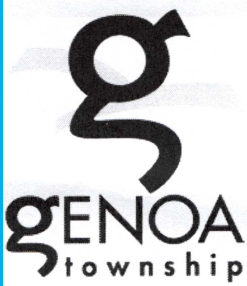
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 2 Prefab 1 Story 2 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 234 250	Type WGEP (1 Story) Pine	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 950 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																		
X	Wood Frame		(4) Interior Drywall Paneled		Plaster Wood T&G			1	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																																																																																																																							
Building Style: B		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 X Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B Effec. Age: 21 Floor Area: 3,297 Total Base New : 781,161 Total Depr Cost: 617,119 Estimated T.C.V: 555,407		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:																																																																																																																		
Yr Built 1988	Remodeled 2017	Size of Closets		Lg X Ord			Small			Total Base New : 781,161		Total Depr Cost: 617,119		Estimated T.C.V: 555,407																																																																																																																		
Condition: Good		Doors:		Solid X			H.C.			Total Base New : 781,161		Total Depr Cost: 617,119		Estimated T.C.V: 555,407																																																																																																																		
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service			Total Base New : 781,161		Total Depr Cost: 617,119		Estimated T.C.V: 555,407																																																																																																																		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Total Base New : 781,161		Total Depr Cost: 617,119		Estimated T.C.V: 555,407																																																																																																																		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Total Base New : 781,161		Total Depr Cost: 617,119		Estimated T.C.V: 555,407																																																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1053 S.F. Crawl: 1414 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 781,161		Total Depr Cost: 617,119		Estimated T.C.V: 555,407																																																																																																																		
(2) Windows		(8) Basement		(14) Water/Sewer			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Total Base New : 781,161		Total Depr Cost: 617,119		Estimated T.C.V: 555,407																																																																																																																		
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:			Total Base New : 781,161		Total Depr Cost: 617,119		Estimated T.C.V: 555,407																																																																																																																		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 781,161		Total Depr Cost: 617,119		Estimated T.C.V: 555,407																																																																																																																		
(3) Roof		(10) Floor Support		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 781,161		Total Depr Cost: 617,119		Estimated T.C.V: 555,407																																																																																																																		
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 781,161		Total Depr Cost: 617,119		Estimated T.C.V: 555,407																																																																																																																		
X	Asphalt Shingle	Chimney: Brick		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 781,161		Total Depr Cost: 617,119		Estimated T.C.V: 555,407																																																																																																																		
<p>Cost Est. for Res. Bldg: 1 Single Family B (11) Heating System: Forced Heat & Cool Ground Area = 2467 SF Floor Area = 3297 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding/Brick</td> <td>Crawl Space</td> <td>768</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding/Brick</td> <td>Basement</td> <td>340</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding/Brick</td> <td>Crawl Space</td> <td>442</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding/Brick</td> <td>Basement</td> <td>273</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding/Brick</td> <td>Basement</td> <td>440</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding/Brick</td> <td>Crawl Space</td> <td>204</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Overhang</td> <td>24</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>619,778</td> <td>489,626</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>10,230</td> <td>8,082</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>6,820</td> <td>5,388</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>5,984</td> <td>4,727</td> </tr> <tr> <td>Water Well, 200 Feet</td> <td>1</td> <td>12,091</td> <td>9,552</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WGEP (1 Story)</td> <td>234</td> <td>23,037</td> <td>18,199</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Pine</td> <td>250</td> <td>4,145</td> <td>3,275</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: B Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>950</td> <td>62,216</td> <td>49,151</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-3,568</td> <td>-2,819</td> </tr> </tbody> </table> <p>Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding/Brick	Crawl Space	768			2 Story	Siding/Brick	Basement	340			2 Story	Siding/Brick	Crawl Space	442			1 Story	Siding/Brick	Basement	273			1 Story	Siding/Brick	Basement	440			1 Story	Siding/Brick	Crawl Space	204			2 Story	Siding	Overhang	24			Total:				619,778	489,626	Item	Quantity	Cost	Depr. Cost	Plumbing				3 Fixture Bath	1	10,230	8,082	2 Fixture Bath	1	6,820	5,388	Water/Sewer				1000 Gal Septic	1	5,984	4,727	Water Well, 200 Feet	1	12,091	9,552	Porches				WGEP (1 Story)	234	23,037	18,199	Deck				Pine	250	4,145	3,275	Garages				Class: B Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	950	62,216	49,151	Common Wall: 1 Wall	1	-3,568	-2,819
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*** Information herein deemed reliable but not guaranteed***



New 2022 Tax Roll
Tree removal for visibility on property

*** 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 # 22-14 Meeting Date: June 21, 2022 @ 6:30 pm

PAID Variance Application Fee

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

Applicant/Owner: Brian Parsons (Builder) Lawrence and Wendy Olearis (Owner) Email: brianparsons74@gmail.com
 Property Address: 4100 Highcrest Drive Phone: 810-533-5014
 Present Zoning: LRR Tax Code: 4711-22-302-161

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:

Since the submittal of the application, the setbacks have been revised.

1. Variance requested/intended property modifications: _____
 Remove existing single family home located approximately 25' from waters edge to construct
 a new two story home located 39.1' from waters edge. The average waterfront setback in this
 area is 52.3' requiring a 13.2' waterfront setback variance

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

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

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

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

The waterfront setback is determined by the average of neighbors on each side. Many of the homes along this street are set over the front yard setback requirements resulting a higher average waterfront setback. This variance would allow for reasonable use of the property while meeting all other requirements

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 location of other homes along the street were not in the control of the applicant. This subdivision was also developed prior to the current zoning ordinance.

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

Granting this variance will not impair the supply of light or air to the adjacent properties. It will actually move back further from the waters edge then the existing structure is currently improving the neighbors conditions

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.

This variance does not interfere with continued use of the adjacent properties. By moving back further from the water we will be improving their conditions from what is existing.

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

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

Date: 5-23-22 Signature: Brian Parsons



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: June 13, 2022

RE: ZBA 22-14

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

STAFF REPORT

File Number: ZBA#22-14
Site Address: 4100 Highcrest Drive
Parcel Number: 4711-22-302-161
Parcel Size: 0.320 Acres
Applicant: Brian Parsons, Vantage Construction and Lawrence and Wendy Ollearis
Property Owner: Lawrence and Wendy Ollearis, 4300 Highcrest Drive, Brighton
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a waterfront setback variance to demolish and construct a new single-family home.
Zoning and Existing Use: LRR (Lakeshore Resort Residential) Single Family Dwelling located on property.

Other:
Public hearing was published in the Livingston County Press and Argus on Sunday June 5, 2022 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 1966.
- In 2022, a land use waiver was issued for the demolish of the existing 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 demolish the existing home and construct a new single-family home. In order to construct the new home as proposed, the applicant is required to obtain a waterfront setback variance. The proposed single-family home will be located further from the waterfront than the non-conforming location of existing home. The existing home is located 24.7 feet from the waterfront. The applicant is proposing to locate the new home 46.1' feet from the waterfront while maintain the front yard setback to have adequate parking on the site.

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	Waterfront Yard Setback
Requirement	64.9'
Request	46.1'
Variance Amount	18.8'

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 setback would prevent the applicant from constructing the proposed new single-family home. There are other homes in the vicinity with reduced waterfront setbacks. Granting the variance would support substantial justice and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same vicinity of the subject parcel.

- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the irregular shoreline of the lot. The variance seems to be the least amount necessary since the applicant is locating the home further from the waterfront than the existing home. The proposed location of the home will bring the home more into compliance with the required waterfront setback.

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

- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

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

1. Structure must be guttered with downspouts.
2. The applicant must contact the MHOG Utility Dept. in regards to the sewer disconnect and if relocating the grinder, must receive MHOG Utility Dept. approval for new location prior to land use permit issuance.
3. Any retaining walls will require a land use permit to be obtained.
4. Every effort should be made not to block the road during construction or cause congestion.
5. Building height cannot exceed 25 feet.



Genoa Township

2911 Dorr Rd. Brighton, MI 48116

Phone: 810.227.5225 Fax: 810.227.3420 www.genoa.org

Planning & Zoning

Land Use Waiver

Demolition

PW22-072

Issued: 05/20/2022

Expires: 05/20/2023

LOCATION	OWNER	APPLICANT
4100 HIGHCREST DR 4711-22-302-161 Zoning: LRR	OLLEARIS LAWRENCE & WENDY 4300 HIGHCREST DR BRIGHTON MI 48116-7710 Phone: E-mail: larryoacc@gmail.com	Haslock and Sons 5275 Coon Lake Road Howell MI 48843 Phone: (517) 202 0146 E-mail: haslock@haslockandsons.com

Work Description: Removing existing structure and garage

emailed waiver to 'larryoacc@gmail.com' on 5/20

Construction Value: \$1.00

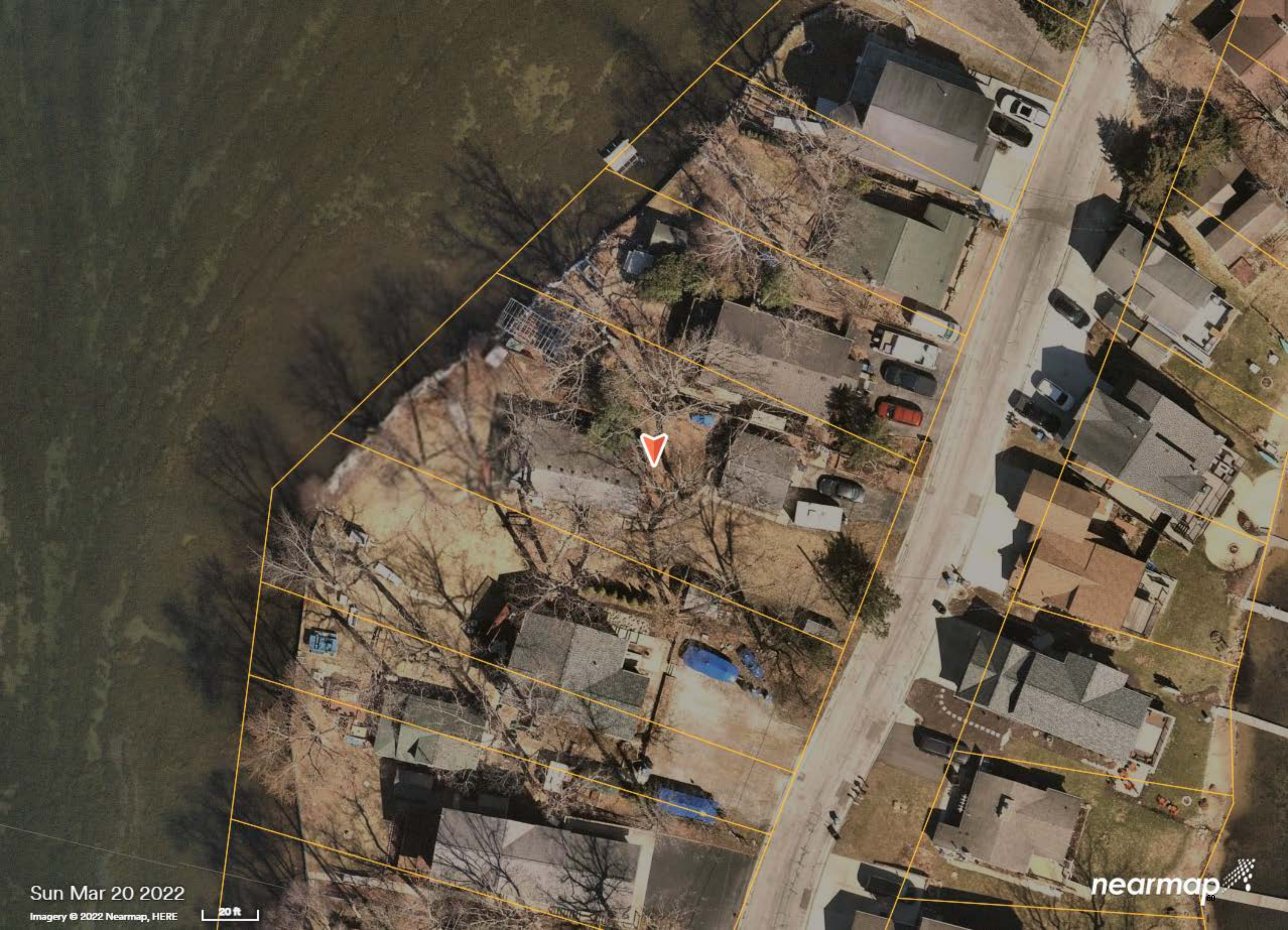
Total Square Feet:

Comments/ Conditions: **Remove existing home and garage**
As required by the Livingston County Building Department, demolition shall include the complete removal of all supporting and improved surfaces and the site shall be restored to a pre-construction state with top soil and seed.
Must go to Livingston County Building Department for permits also

Permit Item	Permit Fee	Fee Basis	Item Total
-------------	------------	-----------	------------

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

Issuance of this waiver confirms the applicants certification that all information and data attached to and made part of this waiver 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 waiver 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 waiver authorizes on-site inspections by an official representative of Genoa Charter Township. This waiver 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.



Sun Mar 20 2022

Imagery © 2022 Nearmap, HERE

20 ft

nearmap 

DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY

GINO CASSIA
 CUSTOM RESIDENTIAL PLANNING AND DESIGN
 22542 MAYWOOD DR. #4306
 Phone: (810) 360 3613 EMAIL: g.cassia@msn.com

PROJECT: OLERIS RESIDENCE
 HIGHEST DR.
 BRIGHTON, MI.
 SHEET TITLE: FRONT ELEVATION
 LEFT ELEVATION

REVISIONS

CHECKED BY: GC
 DATE: 5-25-22

DRAWN BY: GC
 FILE NO:

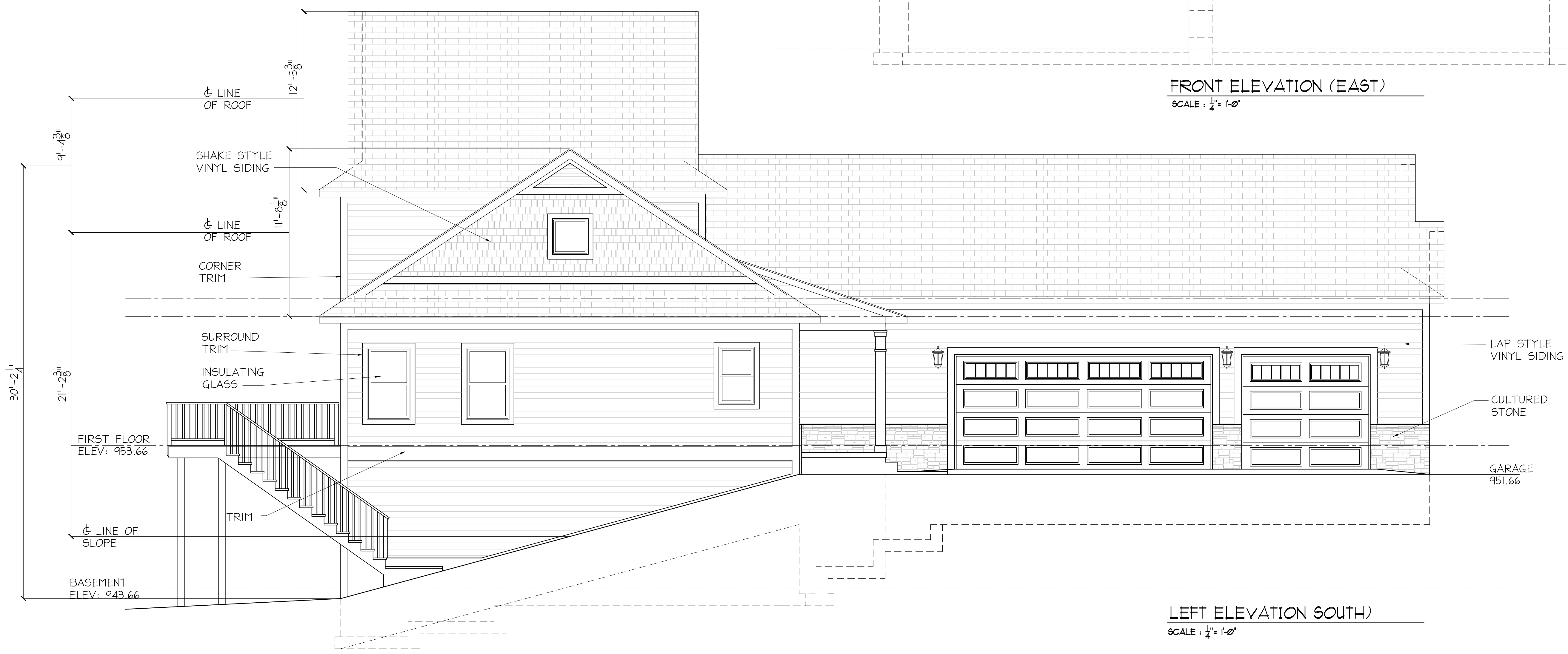
SHEET No:

A3



FRONT ELEVATION (EAST)

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



LEFT ELEVATION (SOUTH)

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

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GINO CASSIA
CUSTOM RESIDENTIAL PLANNING AND DESIGN
22542 MAYWOOD DR. #4306
Phone: (800) 360 3613 EMAIL: g.c.cassia@msn.com

PROJECT: OLERIS RESIDENCE
HIGHCREST DR
BRIGHTON, MI.
SHEET TITLE: REAR ELEVATION (WEST)
RIGHT ELEVATION (NORTH)

PROJECT
SHEET TITLE

REVISIONS

CHECKED BY
DATE: 5-25-22

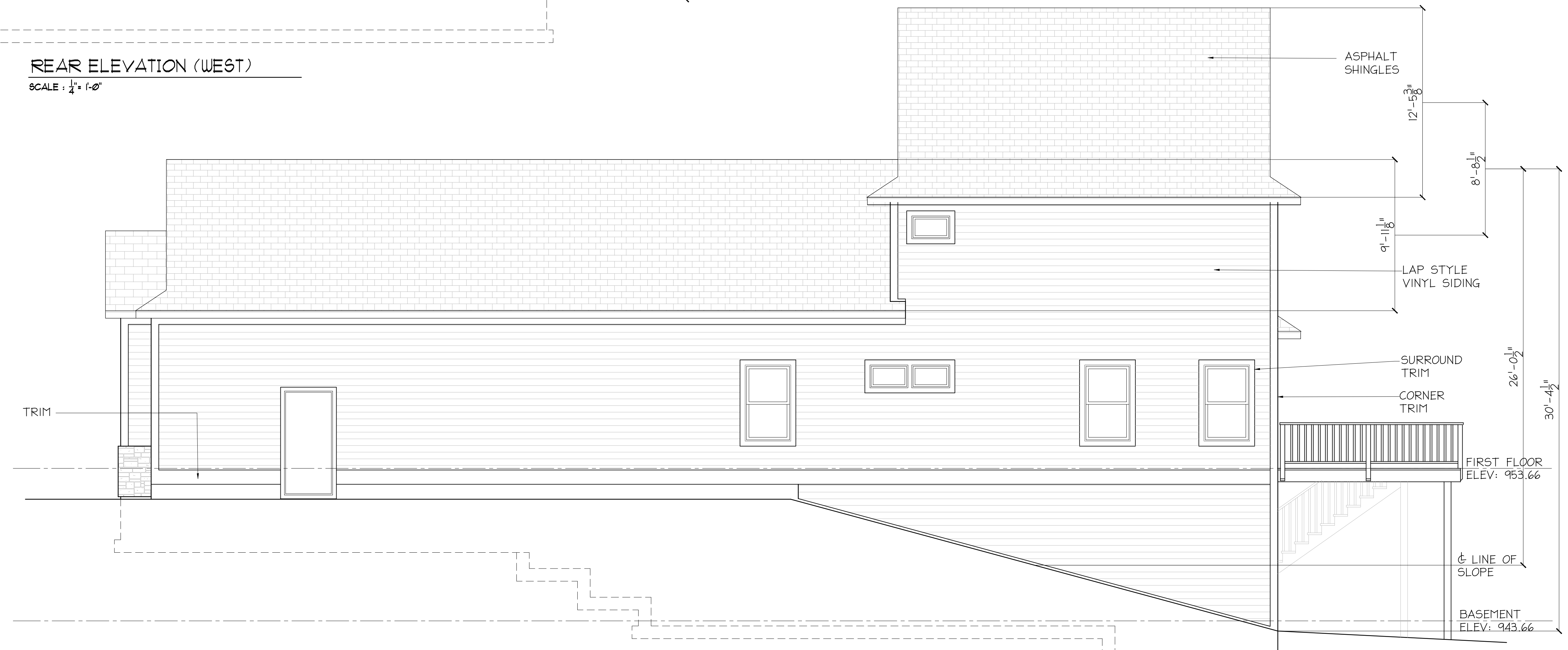
DRAWN BY: GC
FILE NO

SHEET No

A4



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



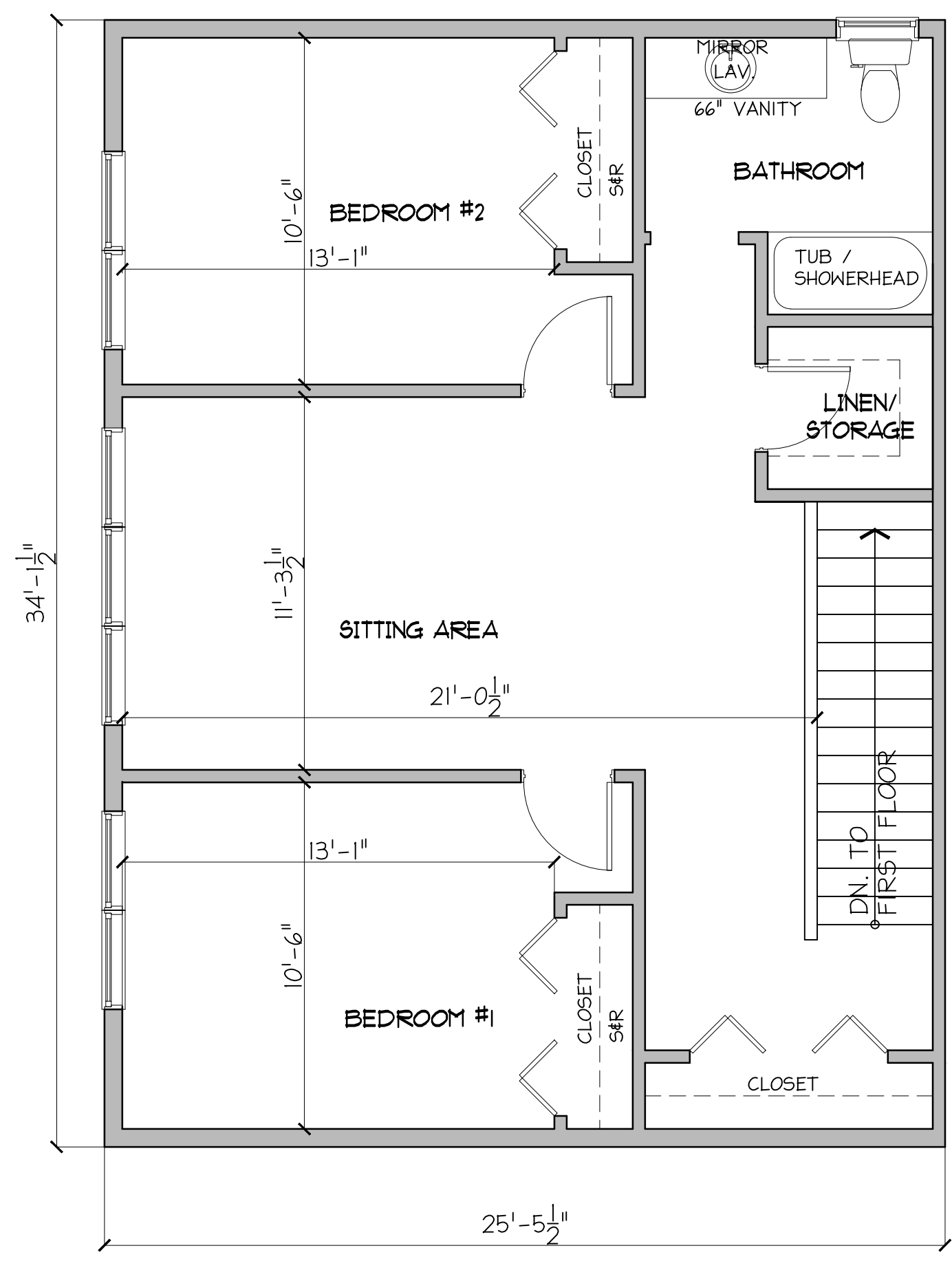
RIGHT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

AREA CALCULATION
 FIRST FLOOR : 1693 SF
 SECOND FLOOR : 819 SF
 TOTAL HOUSE AREA : 2512 SF

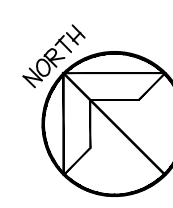
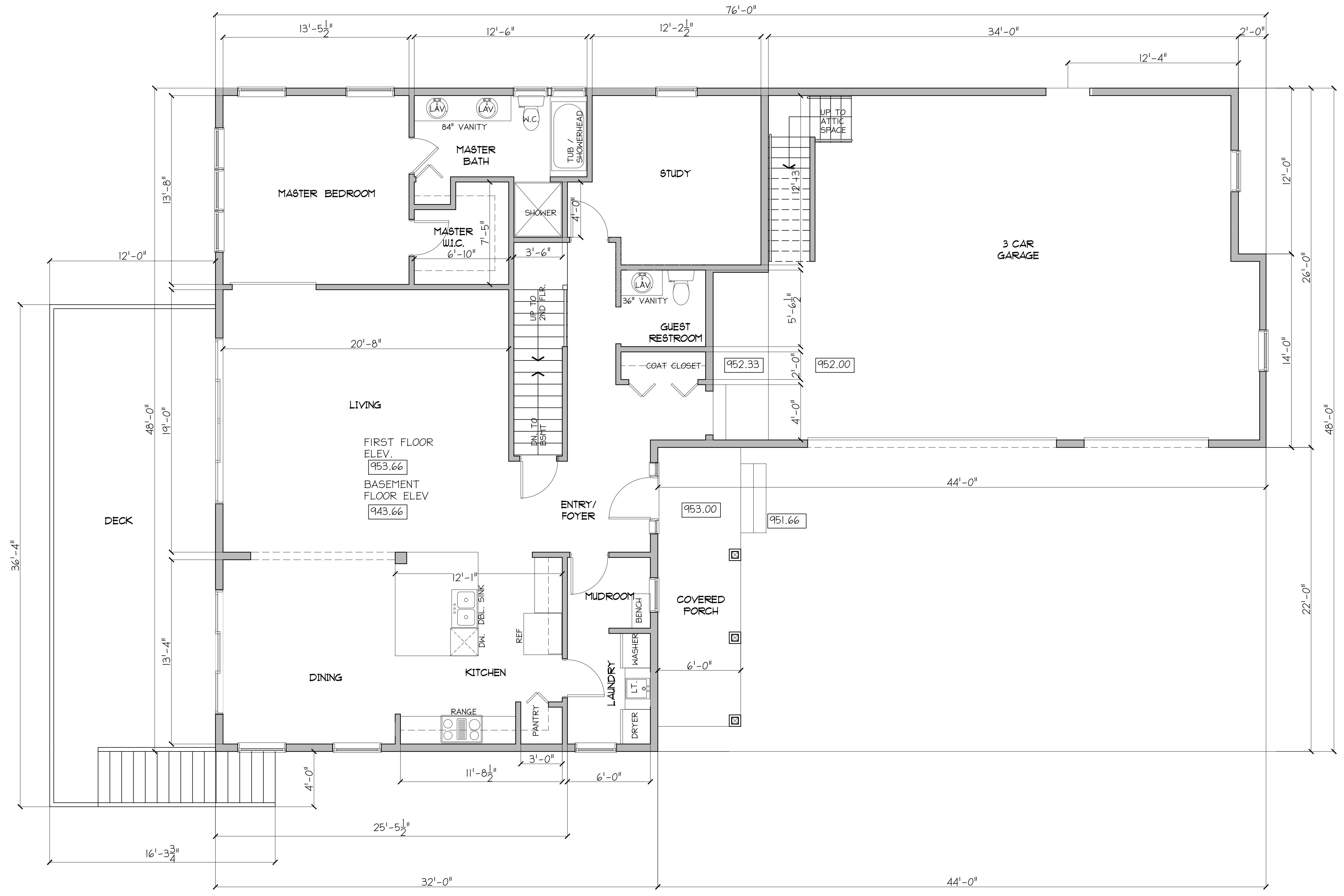
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GINO CASSIA
 CUSTOM RESIDENTIAL PLANNING AND DESIGN
 22542 MAYWOOD DR. #4106
 Phone: (800) 360 3613 EMAIL: g.cassia@msn.com

PROJECT: **OLERIS RESIDENCE**
 HIGHEST DR.
 BRIGHTON, MI.
 SHEET TITLE: **PROPOSED FIRST AND SECOND FLOOR PLAN**



PROPOSED SECOND FLOOR PLAN
 SCALE : 1/4" = 1'-0"
 819 SF



PROPOSED FIRST FLOOR PLAN
 SCALE : 1/4" = 1'-0"
 1693 SF

REVISIONS	CHECKED BY	DATE
	GC	5-25-22

SHEET No
A2

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHAPOSKA BRITTNEY & SHAPOS	OLLEARIS LAWRENCE & WENDY	600,000	05/13/2022	WD	03-ARM'S LENGTH	2022R-015083	BUYER/SELLER	100.0
SHAPOSKA, THOMAS	SHAPOSKA BRITTNEY & SHAPOS	1	01/18/2018	QC	09-FAMILY	2018R-001716	BUYER/SELLER	0.0
HUPP	SHAPOSKA	50,000	01/30/2001	QC	21-NOT USED/OTHER	3679-0815	BUYER/SELLER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: LRR	Building Permit(s)	Date	Number	Status			
4100 HIGHCREST DR	School: BRIGHTON AREA SCHOOLS		Demolition	05/20/2022	PW22-072				
	P.R.E. 0%								
Owner's Name/Address	MAP #: V22-14								
OLLEARIS LAWRENCE & WENDY 4300 HIGHCREST DR BRIGHTON MI 48116-7708	2023 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	50.00	181.00	1.0000	1.0000	4300 100	215,000
			B SURPLUS LF	27.00	181.00	1.0000	1.0000	1600 100	43,200
			77 Actual Front Feet, 0.32 Total Acres		Total Est. Land Value =		258,200		
Tax Description	SEC. 22 T2N, R5E, CROOKED LAKE HIGHLANDS SUB. LOT 82 AND N 1/2 OF LOT 83								
Comments/Influences	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
	Topography of Site								
	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain REFUSE		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2023	Tentative	Tentative	Tentative		Tentative
	JB	01/30/2018	INSPECTED	2022	129,100	53,500	182,600		90,485C
	CG	07/20/2016	REVIEWED R	2021	129,100	50,200	179,300		87,595C
				2020	120,300	47,700	168,000		86,386C

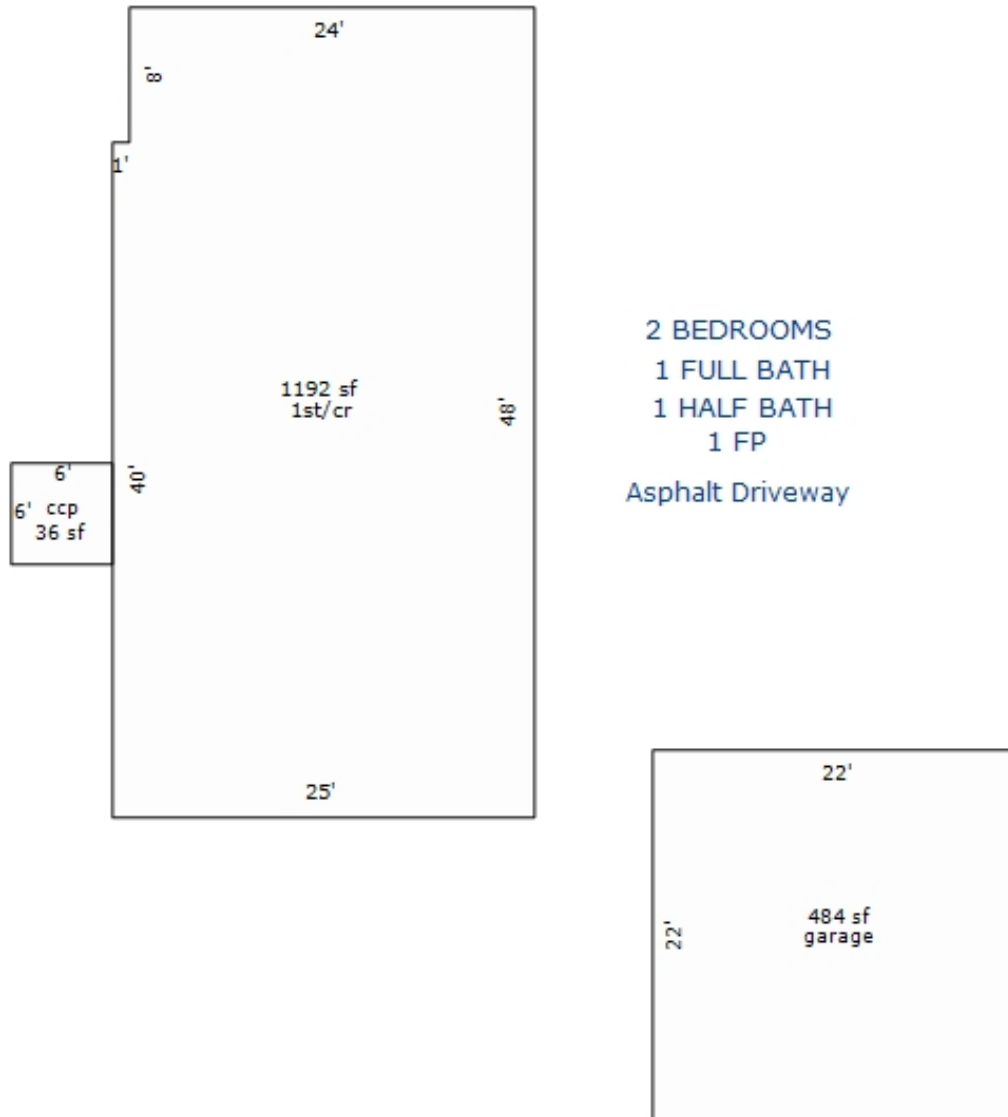


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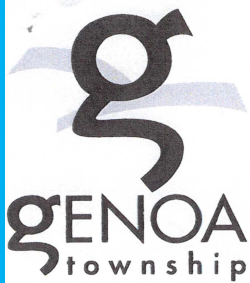
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 36	Type CCP (1 Story)	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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: D		Trim & Decoration		Central Air Wood Furnace													
Yr Built 1966	Remodeled 0	Ex	X	Ord		Min	(12) Electric										
Condition: Good		Size of Closets		0 Amps Service													
Room List		(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family D								Cls D Blt 1966		
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			Ground Area = 1192 SF Floor Area = 1192 SF.										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50										
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			Building Areas										
	Insulation	(7) Excavation		Many X Ave. Few			Stories Exterior Foundation										
(2) Windows		Basement: 0 S.F. Crawl: 1192 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1 Story Siding Crawl Space										
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s)			Other Additions/Adjustments										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing										
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Porches										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water			CCP (1 Story)										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		1 Public Sewer			Garages									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Water Well			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)										
Chimney: Brick				Lump Sum Items:			Base Cost										
							Water/Sewer										
							Public Sewer										
							Water Well										
							1000 Gal Septic										
							2000 Gal Septic										
							Fireplaces										
							Exterior 1 Story										
							Notes:										
							ECF (4306 TRI LAKES LAKE FRONT) 1.500 => TCV:								119,067		
							Totals:										
							158,765										
							79,378										
							4,863										
							2,431										
							1,150										
							9,791										
							1,192										
							123,094										
							61,544										

*** 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 # 22-15 Meeting Date: 6-21-22

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: 582 Hilltop Dr. Howell 48843 Phone: 810-588-3649 / 248-255-6677

Present Zoning: LRR Tax Code: 11-03-301-051

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

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

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

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

Please explain the proposed variance below:

1. Variance requested/intended property modifications: Seeking variance of 33.5ft reducing our Rear yard setback to 6.5 ft to allow us to add an addition to our home in both the front & rear of the property

The following is per Article 23.05.03:

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

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

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

Granting the variance would allow us to enjoy a home similar in size to our neighbors without restricting access to the neighborhoods easement path transvering our backyard

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.

There is a loft path/leasement that trans verses the property that is not in use. Other neighbors also have this path but have it blocked by landscaping, Homes Decks or structures encroaching into the path. I have removed a deck and structure encroaching into my portion of this unusable path.

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.

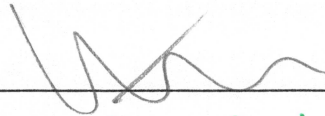
No it will not

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, this would help set a standard that one may utilize their property up to the path but also acknowledge its existence and should remain usable for neighborhood enjoyment.

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: MAY 24, 2022 Signature: 
Philip Castekyn



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: June 14, 2022
RE: ZBA 22-15

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

STAFF REPORT

File Number: ZBA#22-15
Site Address: 582 Hilltop Drive
Parcel Number: 4711-03-301-051
Parcel Size: .404 Acres
Applicant: Philip and Melissa Casteleyn
Property Owner: Philip and Melissa Casteleyn and Hilde Dewolf
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance

Project Description: Applicant is requesting a variance to construct two additions to an existing single-family home.

Zoning and Existing Use: Lakeshore Resort Residential (LRR), the property is occupied by a single-family home.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday June 5, 2022 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

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

- Per assessing records the home was constructed in 1964, remodeled in 2015.
- In 1996, a land use permit was issued for an addition to the existing home. (See attached permit)
- In 2014, a land use permit was issued for an addition. The permit was issued in error and the setbacks listed did not accurately represent the pathway property line. (See attached permit)
- In 2018, a variance was approved for a detached accessory structure. (See attached minutes)
- In 2018, a land use permit was issued for the construction of a detached accessory structure. (See attached permit)

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

- In 2020, a land use permit was issued for the construction of a deck. The permit was issued in error due to the setbacks listed did not accurately represent the pathway property line. (See attached permit)
- On April 20, 2021, the Livingston County Building Department posted a “stop work order” on the property.
- On April 22, 2021, a land use application was submitted for “repair to existing bump outs”. No permit was issued because the scope of work did not accurately reflect what was performed on site. (See attached application)
- On April 23rd, 2021, staff observed construction commencing without a permit. It was also observed that the applicant was constructing two additions and not doing repair work. A fence was also installed without a permit. On the same day, a stop work order was posted at the property.
- On April 26th, 2021, staff observed that more construction has taken place even after the “stop work” order was posted.
- On April 30th, 2021, Code Enforcement Officer informed applicant that no construction work can be done on the property by email.
- On May 3rd, 2021, an onsite inspection showed more construction work was continuing. Another “stop work” order was posted.
- On May 4th, 2021, Code Enforcement Officer issued a ticket for construction work continuing on the property.
- On May 14, 2021, the Livingston County Building received a temporary Injunction to stop any and all construction of the additions without proper permits.
- On May 17, 2021, a revised land use application was submitted. A permit was not issued due to incomplete application information, the proposed additions were located within the platted pathway. (See attached application)
- On May 20, 2021, an onsite inspection revealed that construction was still commencing on the property of the addition without permits including the construction of walls and the installation of trusses.
- On May 21, 2021, a joint inspection with the Building Department of the interior of the home was conducted. The interior of the home was demolished and walls were constructed without any permits.
- On November 30, 2021, the Livingston County Building received a permanent injunction to stop any and all construction on the parcel.
- In December of 2021, a land use application was submitted. The application was denied due to a multiple of reasons. (See attached denied permit)
- On February 7, 2022, applicant filed a summons in court to vacate the pathway. Staff does not know the status on the vacation of the path.
- On May 2, 2022, a land use waiver was issued for the demolition of the non-permitted addition and fence. (See attached waiver)
- The property is serviced by well and public sewer.
- See attached record card.

The proposed project is to reconstruct an addition at the rear of home in the same location and size as the structure that was removed as part of unauthorized construction of bigger addition. The existing structure lost its non-conforming status and the applicant is now required to obtain a variance to reconstruct the structure. The applicant is also seeking a variance to construct an addition at the front of the home. Both additions would encroach into the 40-foot rear yard setback.

Applicant was made aware of the need for a land use permit and building permit prior to construction work commencing on the home. After multiple attempts to stop the construction, an injunction was brought forward by the Livingston County Building Dept. Please see the background section above.

Staff notes that the survey supplied with the ZBA application does not have a seal from a licensed surveyor and it appears that the setbacks were not verified by the surveyor due to the “approx. new addition per client” statement on the survey. The survey that does not include structures is sealed by a licensed surveyor.

Variance Requests

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

Sec. 03.04.01:

Required Rear Yard Setback: 40’

Proposed Rear Yard Setback: 6.5’

Proposed Variance Amount: 33.5’

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 constructing the proposed additions. There are homes in the vicinity that have reduced setbacks to the pathway however granting the variance would not provide substantial justice for the addition in the rear of the home since there is a large predominately undeveloped building envelope in the front of the home. In regards to the addition located in the front of the home, granting that 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 since the proposed addition is located closer and partially in the building envelope.

Extraordinary Circumstances – The exceptional or extraordinary condition of the property is the location of the existing single-family home and the location of the pathway. There is a large building envelope that is mostly undeveloped. Since the applicant was undergoing an extensive interior remodel, they should demonstrate why the addition to the rear of home has to be reconstructed since there is plenty of room to expand in the front of the home. The variance request for the addition to be constructed in the front of the home is not self-created. The need for the variance to reconstruct the addition at the rear of the home is self-created since the applicant removed the non-conforming structure without receiving approval or permits and there is ample room in the front of the home to construct a larger addition.

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 will not have an impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions for approval:

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

1. A survey with a seal and setbacks supplied by a licensed surveyor must be submitted prior to land use permit issuance. The survey should not say "approx. new addition per client".
2. Structure must be guttered with downspouts.
4. No work on the property can commence without obtaining a land use permit and a building permit from the Livingston County Building Department.
5. The remaining floor of the addition in the rear of the home shall be completed removed.
6. A deck or patio would have to conform with the Zoning Ordinance and obtain a land use permit.
7. Any work proposed for the interior of the home will require a land use waiver and a Livingston County Building permit.
8. If any personal equipment (trucks, trailers, boats, etc.) are stored on the lot, they must follow the Township ordinance.
9. Any repairs to the existing retaining walls will require a land use waiver and any new retaining walls will require a land use permit.

Recommended Conditions for denial:

1. All non-permitted structures on the property will be completely removed within 30 days of denial.
2. Any outdoor storage on the property must comply with the Township Zoning Ordinance within 30 days of denial.
3. If violations are not completely removed or conform to the ordinance than civil fines will be issued after the 30 days.
4. A land use waiver will not be issued for work on the interior of the home until the violations are remedied.

APPLICATION & LAND USE PERMIT

GENOA TOWNSHIP

2980 Dorr Road • Brighton, MI 48116
(810) 227-5225

Permit No. 96-492 Date 9-11-96
Owner TIM + CARRIE HORSTMANN Telephone (517) 546-2059
Site Address 582 Hilltop Drive City Howell Zip 48843
Contractor SELF Telephone SAME
Address SAME City SAME Zip SAME
On the West side of HILLTOP between LAKE SIDE and HUGHES roads.
Subdivision BLACK OAKS Lot No. 26, 25, 13, 12
Size of Lot: Front 100.0 Rear 98.0 Side 222.0 Side 201.80
Acreage _____ Zoning District Classification RESIDENTIAL
Tax Code No. 11-03-301-050
Application is made to INCREASE SIZE + UPGRADE HOME - Addition

- | | | | |
|--|--|--------------------------------------|--|
| <input type="checkbox"/> Dwelling | <input type="checkbox"/> Pole Barn | <input type="checkbox"/> Sign | <input type="checkbox"/> Industrial |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Commercial | <input type="checkbox"/> Sewer & Water Fee |
| <input checked="" type="checkbox"/> Garage | <input type="checkbox"/> Accessory Bldg. | <input type="checkbox"/> Mobile Home | <input type="checkbox"/> Other |

Type of Construction: Brick Stone Frame Cinder Block Steel Other

Foundation: Basement Full Part Poured Block Walkout Conventional Crawlspace Slab GARAGE

Size of Building: Front 26' Rear 26' Deep 22' Height 1 STORY RANCH HOUSE

Estimate Value \$ 79,000.00 Total Square Feet 729 - Garage 24x24 addition 15x22

15' from easement/
Building Setback: 55.5 feet from front property line. 95 feet from rear line. N/A waterfront.
27' feet least side. 43 feet side line.

Attach drawing showing the following: dimensions of property; all roads adjacent to property; indicate private or county; easements; lakes and streams; all structures; existing or proposed septic tank and field; existing or proposed well; dimensions from buildings to property line; dimensions of proposed building.

Attach proof of ownership of property.

I hereby certify that all information and data attached to and made part of this application are true and accurate to the best of my knowledge and belief. I understand that there may be deed restrictions that may apply to this project.

Applicant Signature Carrie A. Horstmann Date 9-11-96

Approved Disapproved Date _____

Conditional _____

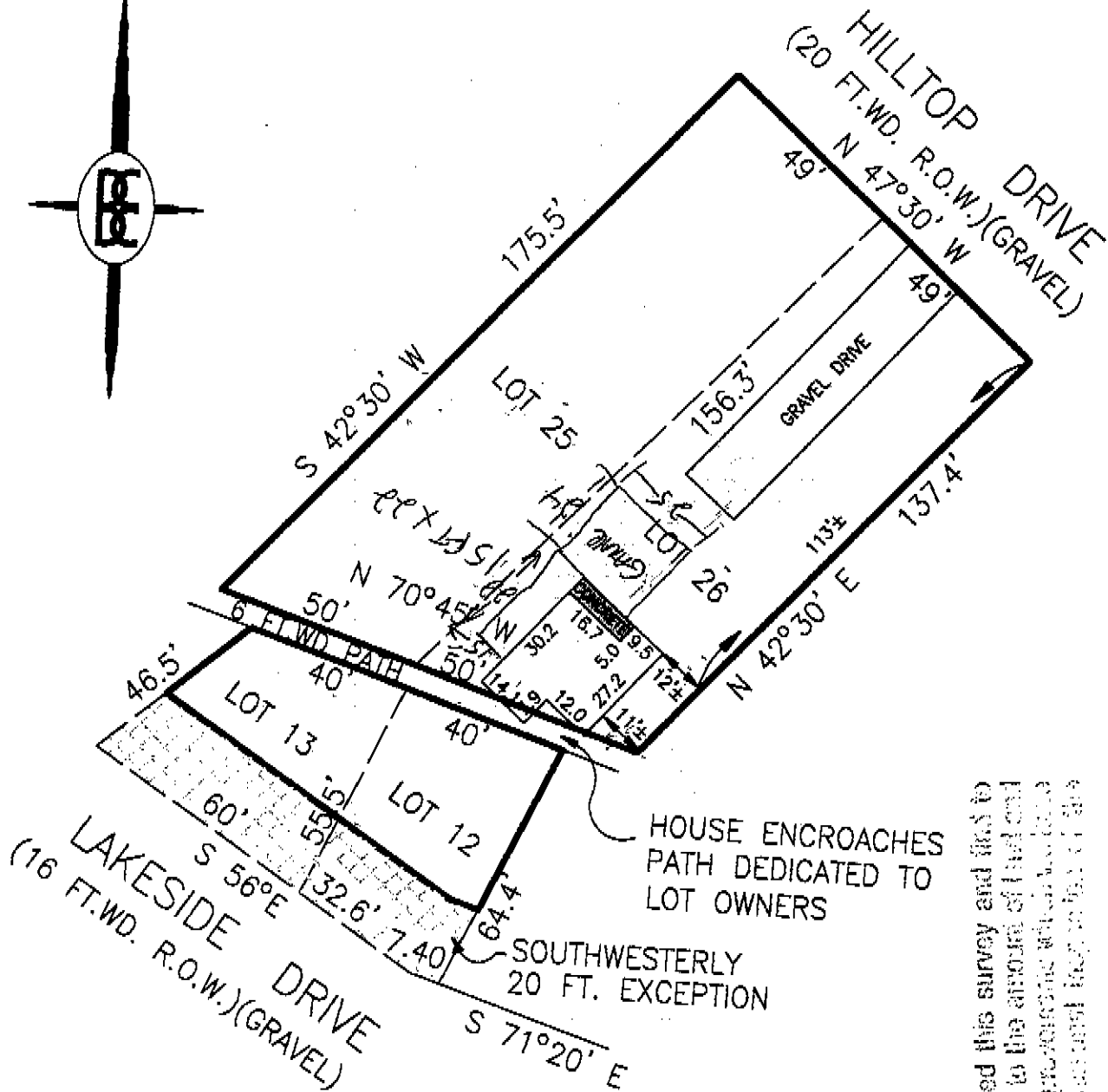
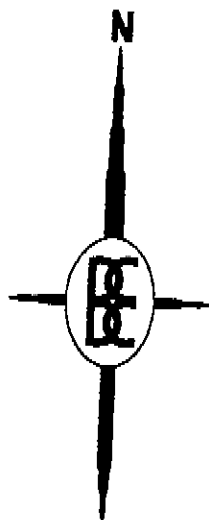
Inspection: Satisfactory Unsatisfactory

Fee _____ Paid 75.00 Date 9-11-96

Zoning Inspector _____

Copies: White-Township Canary-Assessor Pink-Applicant

MORTGAGE REPORT



HOUSE # 582
 1 STORY
 WOOD FRAME
 WOOD EXTERIOR
 NO BASEMENT
 GRAVEL DRIVE
 GRAVEL ROAD

We have studied this survey and find to be the same as to the amount of land and placement of improvements which were verified by a personal inspection of the property.

Date: _____
 Buyer: _____
 Buyer: _____

BOSS ENGINEERING
ENGINEERS & SURVEYORS

MAIN OFFICE: 3121 E. GRAND RIVER - HOWELL, MICHIGAN 48843 - (317)548-1838 - BRIGHTON (810)228-4773

Scale: 1"=40'
 Job No.: M34654-76

AMENDED

1. PROJECT INFORMATION

Site Address: 582 = Hill Top DR Acreage: _____

2. OWNER/APPLICANT INFORMATION

Owner Name: NATE & HILLARY DESTARIN Phone No.: 734-277-1085

Owner Address: 582 Hill Top DR City: Howell State: MICH. Zip: 48843

Applicant is: Owner Contractor Lessee/Renter Architect/Engineer Other:

Applicant name: NATE DESTARIN Phone No.: 734-277-1085

Applicant Address: 582 Hill Top DR City: Howell State: MICH Zip: 48843

3. TYPE OF IMPROVEMENT

A. Principal Structure
 New Single Family New Multiple Family Addition to Existing Building Grading/Site Work
 Other: _____

B. Accessory Structure
 Fence Deck Detached Accessory (garage, shed, pole barn) Pool/Hot Tub
 Other: NONE OF ABOVE

4. PROPOSED SETBACK AND DIMENSIONAL INFORMATION

A. Proposed Principal Structure Setbacks (in feet)

Front: _____ (measured from front property line, right-of-way line or private road easement, whichever is less)

Rear: _____ Least Side: _____ Side: _____ Water/Wetland: _____

B. Proposed Accessory Structure Setbacks (in feet)

Front: 55 Least Side: NA Side: 55' Rear: 120' Water/Wetland: NONE Distance from Principle Structure: _____

C. Proposed Building/Improvement Dimensions

Size of Building/Improvement: 20' x 24' square feet 480 Height: 13'4" feet

5. SIGNATURE OF APPLICANT

I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent. The owner and applicant agree to conform to all applicable ordinances of Genoa Township. Any modification to location, size or dimensions must be approved by Genoa Township. A Land Use Permit is valid for a period of 12 months from the date of issue. In signing of this application, I am permitting an official representative of Genoa Charter Township to do on-site inspections. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.

Signature of Applicant: Nate Destarin Printed Applicant name: NATE DESTARIN Hillary Date: 05-05-14

FOR OFFICE USE ONLY

FLOODPLAIN

Floodplain: No Panel #: 330D Zone #: _____

ASSESSING APPROVAL

Approved Disapproved Approved by: Tommy Lindberg Date: 5-7-14

Parcel I.D. No.: 11-03-301-051 Zoning: LRR

Approved Disapproved Approved by: Donald A. Allen Date: 5-7-14

Comments/Conditions:

3/14/14 - Amended to add 28" bump out on east side of addition and change floorplan.

ZBA Case #/Approval date: _____ Conditions: _____

3. FEES

Land Use: \$ 75.00 Water/Sewer: \$ — Meter: \$ —

MORTGAGE SURVEY

Certified to: NATIONS ONE MORTGAGE

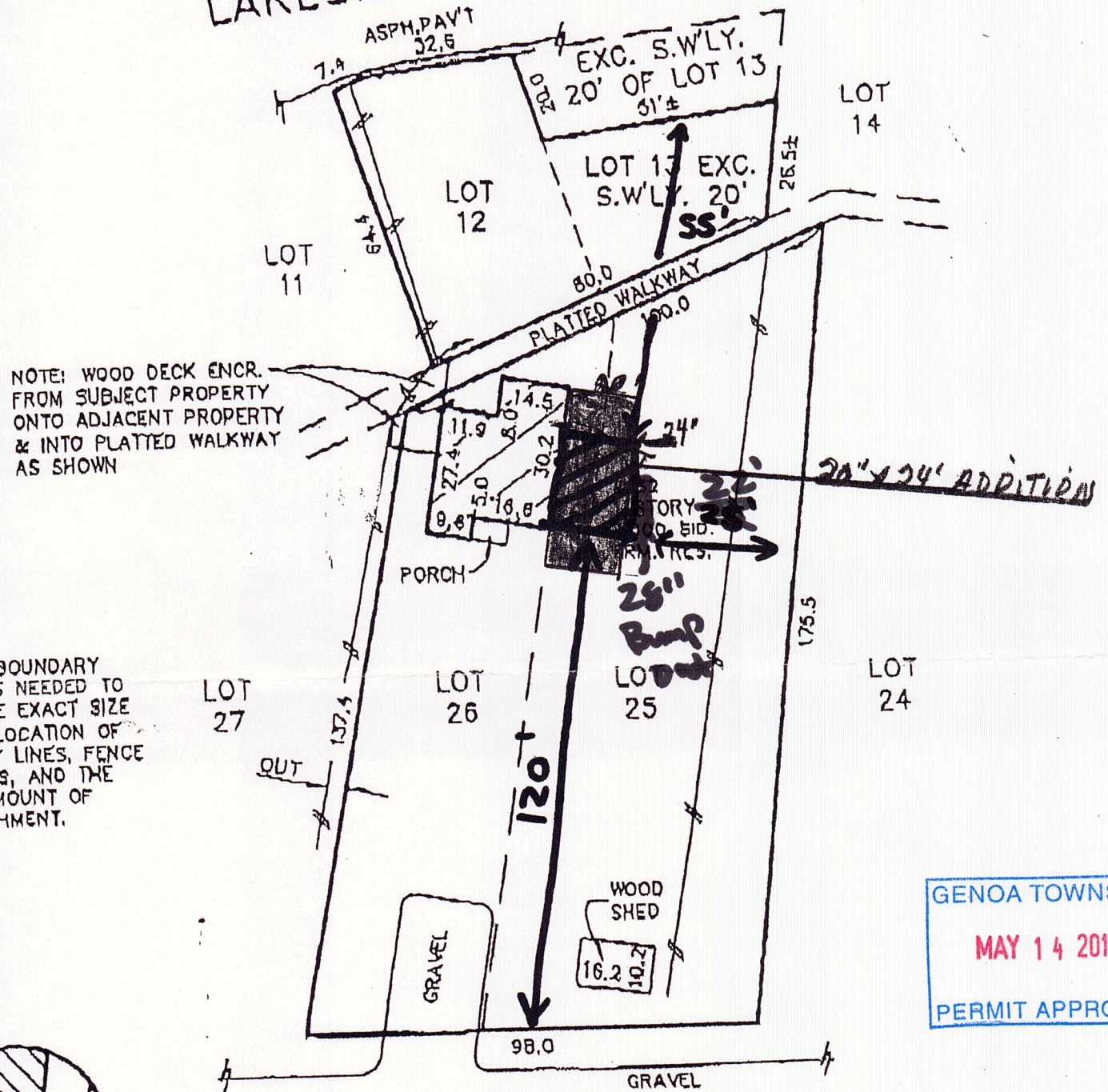
Applicant: NATHAN D. DESJARDIN

Property Description:

Lots 12, 25, 26 and 13 except the Southwesterly 20 feet of Lot 13; BLACK OAKS, Genoa Township, Livingston County, Michigan; a subdivision of a part of S.W. 1/4 of Sec. 3, T2N, R5E, as recorded in Liber 2 of Plats, Page 31, Livingston County Records.

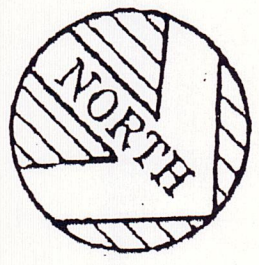
NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.

LAKESIDE DRIVE



NOTE: WOOD DECK ENCR. FROM SUBJECT PROPERTY ONTO ADJACENT PROPERTY & INTO PLATTED WALKWAY AS SHOWN

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, FENCE LOCATIONS, AND THE EXACT AMOUNT OF ENCROACHMENT.



GENOA TOWNSHIP
MAY 14 2014
PERMIT APPROVED

~~GENOA TOWNSHIP
MAY 07 2014
PERMIT APPROVED~~

HILLTOP DR. 20' WD.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

PRELIMINARY

JOB NO: 05-61269 SCALE: 1"=40'
DATE: 03/11/05 DR BY: D.R./MGD/CS

KEM-TEC
LAND SURVEYORS

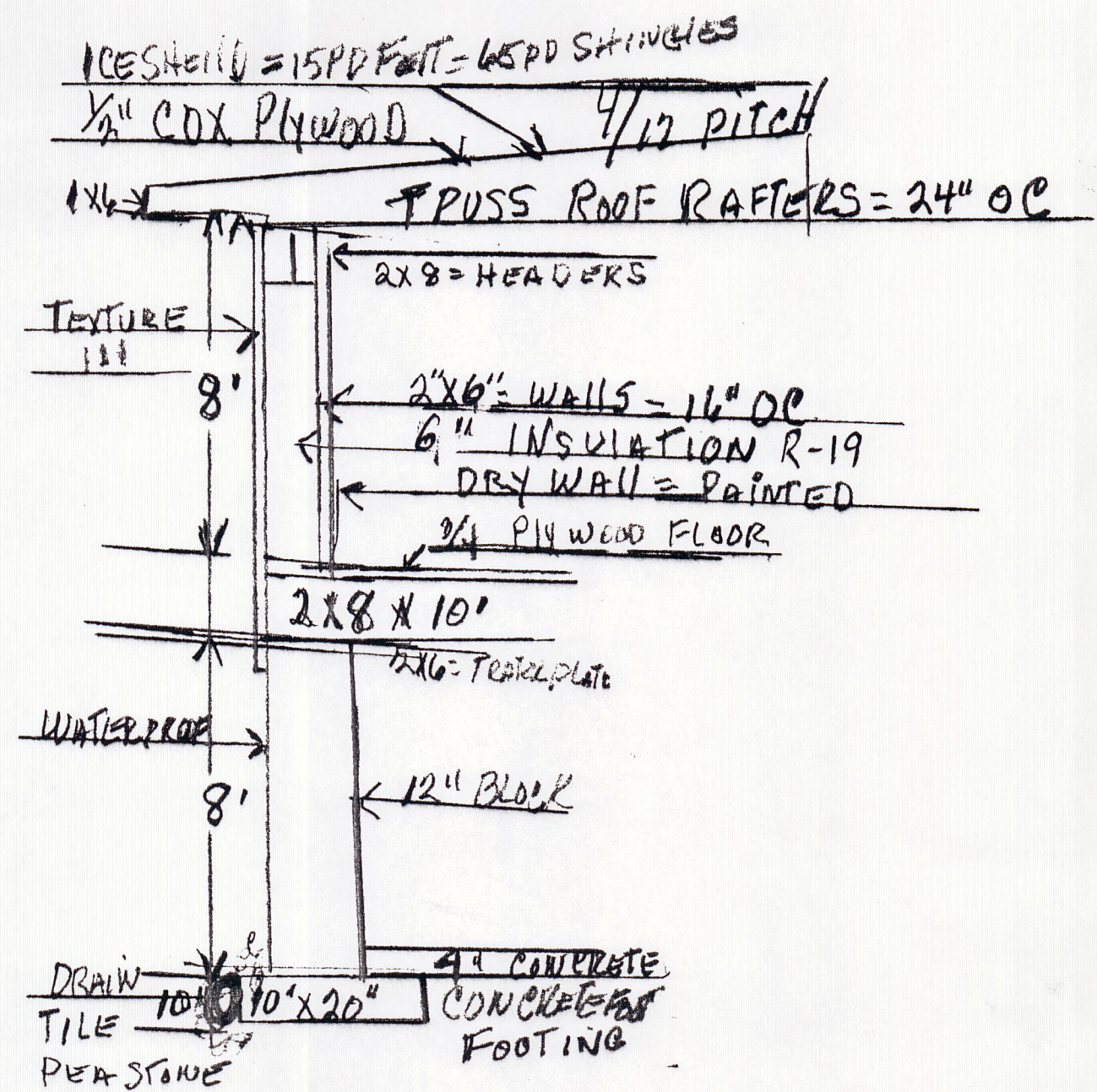
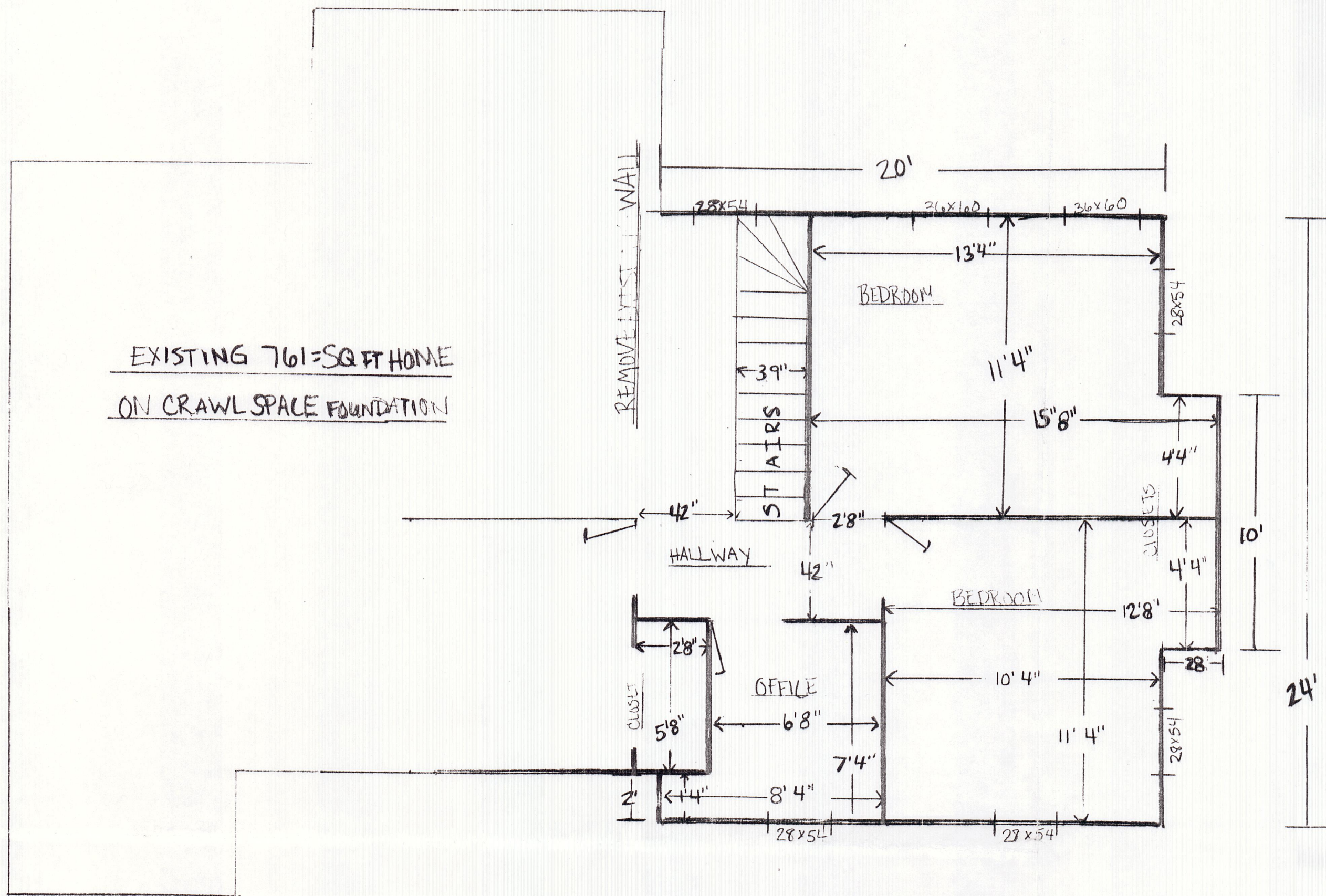
22858 Grand Avenue
Eastpointe, MI 48021-2312
(586) 772-2222
FAX: (586) 772-4048



KEM-TEC WEST
LAND SURVEYORS

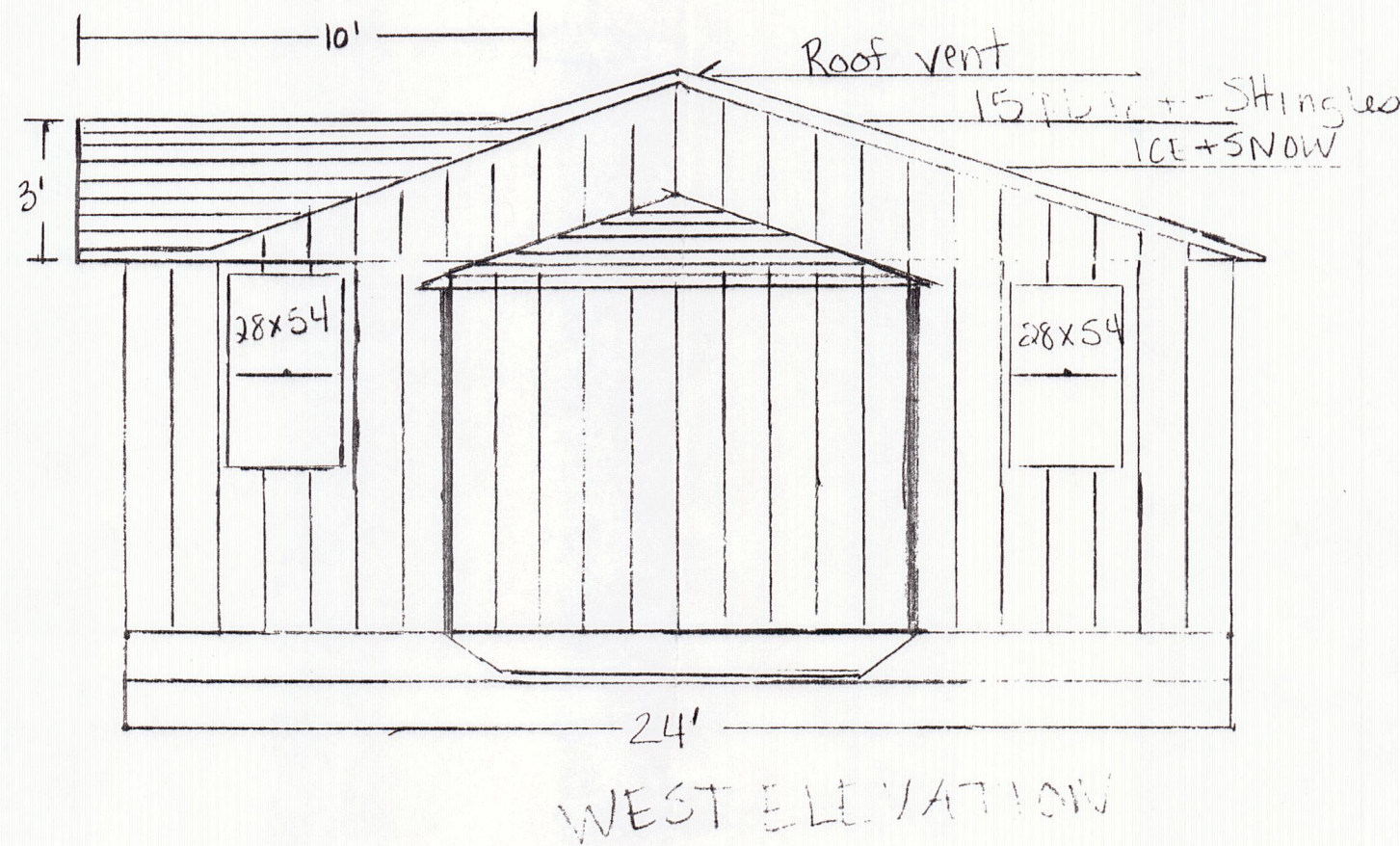
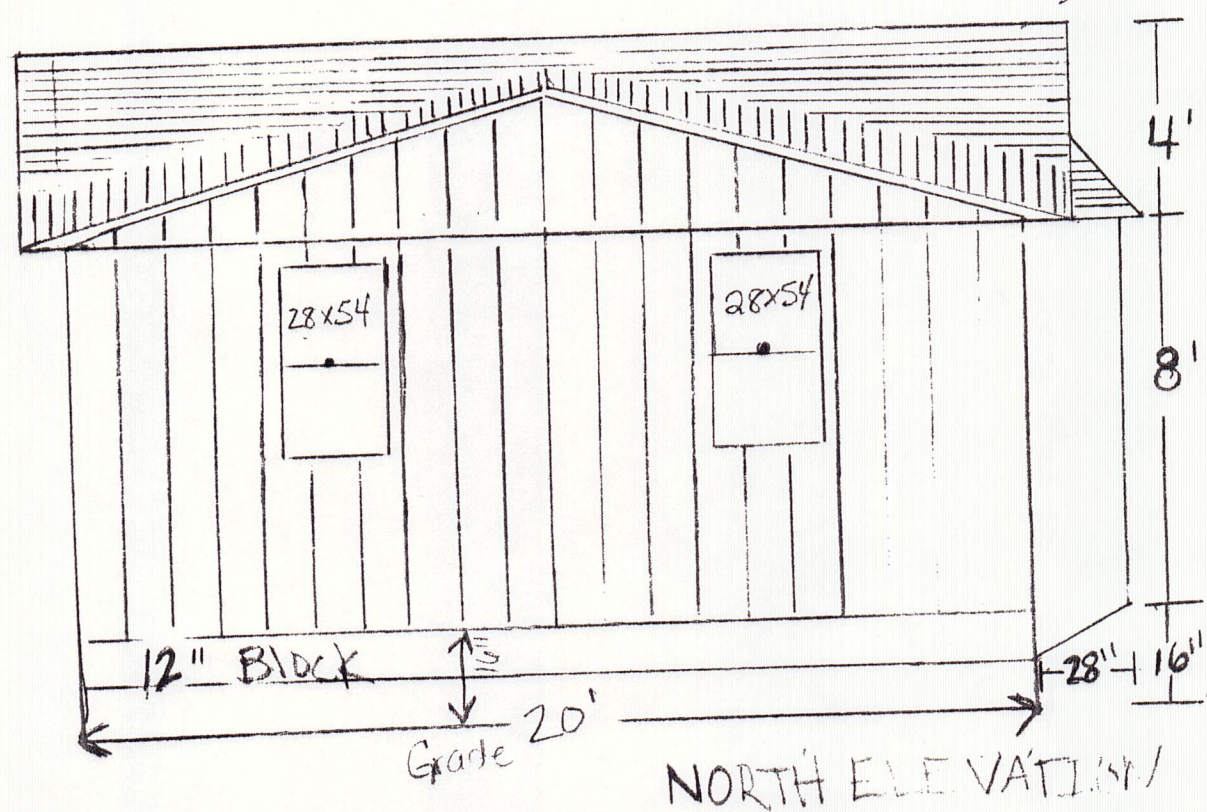
800 E. STADIUM
Ann Arbor, MI 48104-7412
(734) 994-0888 • (800) 433-6133
FAX: (734) 994-0887

EXISTING 761-SQ FT HOME
ON CRAWL SPACE FOUNDATION



NATE + HILLARY DESTARDIN
582 HILLTOP DR
HOWELL MI 48843

GENOA TOWNSHIP
MAY 14 2014
PERMIT APPROVED



5-15-18 ZBA Approved

1. The structure must be guttered with downspouts and drainage must be maintained on the lot.
2. The conditions of the Utility Director's letter dated 5-3-17 (5-3-2018) must be followed.

The motion carried unanimously.

2. **18-10 ... A request by David and Deborah Sullivan, 5372 Wildwood Drive, for a size variance and a variance to construct detached accessory structure in the front yard.**

The petitioner was not present for the meeting.

Moved by Board Member McCreary, supported by Board Member Tengel, to moved case #18-10, David and Deborah Sullivan, 5372 Wildwood Drive to the end of the agenda for tonight's meeting. **The motion carried unanimously.**

3. **18-11 ... A request by Nathan DesJardin, 582 Hilltop Drive for a variance to construct a detached accessory structure in the front yard.**

Nathan DesJardin, homeowner, was present for the petitioner. Mr. DesJardin stated that he would like to construct a detached garage in the front yard due to the steep hill at the rear of the house.

Board Member McCreary stated that the location of the gas and sewer lines leaves the homeowner limited room for placement of the garage. Board Member McCreary spoke to Mrs. DesJardin at the site. Ms. DesJardin stated that the side property line is where the fence is currently located. Board Member McCreary stated that she would like to see where the side property line actually is located by a line survey. If the road is a public road the Livingston County Road Commission would need to approve a secondary drive permit.

A call to the public was made with the following response: Gary Boyd, 2715 Meadowlark Street, Brighton 48114, stated that if the neighbor had issues they would be here tonight.

Moved by Board Member Tengel, supported by Board Member Ledford, to approved case #18-11 for Nathan DesJardin, 582 Hilltop for a variance to construct a detached accessory structure in the front yard per the following findings of facts:

1. Practical Difficulty or Substantial Justice – Compliance with the strict letter of the

ordinance would prevent the applicant from constructing a detached accessory structure. Granting of the requested variance would do substantial justice to the applicant as well as to other property owners in the district. There are some detached accessory structures in the front yards within the surrounding neighborhood.

2. Extraordinary Circumstances – The exceptional or extraordinary condition of the property is location of the existing single family home pushed back to the rear of the lot to create a large front yard and topography of the property. The property is considered a through lot with two front yards. The need for the variance was not self-created by the applicant.

3. 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.

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

The following conditions must be followed:

1. The detached accessory structure will be guttered with downspouts. The applicant must maintain drainage on their property.
2. Detached accessory structure located in the front yard will be removed before issuance of Certificate of Occupancy. **The motion carried as follows:
Ayes: Tengel, Rockwell, Dhaenans and Ledford. Nay: McCreary**

4. 18-12 ... A request by Samuel Orvelo, 1752 Woodhill Drive, for a rear yard variance to allow for an addition to the existing home.

Samuel Orvelo, homeowner and Gary Boyd, 2715 Meadowlark Drive, were present for the applicant. Mr. Boyd stated that he built the structure. The owner needed additional storage and the breezeway was leaking. He chose to make the addition flush with the rear of the home. If required to remove the 3 feet from the rear of the structure, water could leak into the storage area.

Board Member Tengel explained to the applicant that there has to be a hardship with the land. The Zoning Board of Appeals is creating a legal document when approving a variance.



Genoa Township

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

Planning & Zoning

P18-140

Issued: 07/18/2018
 Expires: 07/18/2019

Residential Land Use

Detached Accessory

LOCATION	OWNER	APPLICANT
582 HILLTOP DR 4711-03-301-051 Zoning: LRR	DESJARDIN NATHAN & HILLARY 582 HILLTOP HOWELL MI 48843 Phone: E-mail:	DESJARDIN NATHAN & HILLARY 582 HILLTOP HOWELL MI 48843 Phone: E-mail:

Work Description: Building detached garage

PROJECT INFORMATION:

Front Setback: 32	Side Setback: 24	Water/Wetland:
Least Side Setback: 24	Rear Setback: 32	Distance from Principal Structure:
Construction Value: \$9,000.00	Height: 16	Total Square Feet: 768
ZBA Approval: 5/15/18		

Comments/ Conditions: **Approved ZBA case 18-11.**
Structure will be downspouted and guttered.
Drainage must stay on property
Detached accessory structure must be removed before C of O is issued

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.



Genoa Township

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

Planning & Zoning

P20-060

Issued: 05/15/2020
 Expires: 05/15/2021

Residential Land Use

Deck

LOCATION	OWNER	APPLICANT
582 HILLTOP DR 4711-03-301-051 Zoning: LRR	DESJARDIN NATHAN & HILLARY 582 HILLTOP HOWELL MI 48843 Phone: E-mail:	DESJARDIN NATHAN & HILLARY 582 HILLTOP HOWELL MI 48843 Phone: E-mail:

Work Description: expanding existing deck for a total of 18' x 22' deck

PROJECT INFORMATION:

Front Setback: n/a	Side Setback: 40	Water/Wetland:
Least Side Setback: 18	Rear Setback: 93	Distance from Principal Structure:
Construction Value: \$800.00	Height:	Total Square Feet: 396
ZBA Approval: n/a		

Comments/ Conditions: Please pull permit at Livingston County Building department

Permit Item	Permit Fee	Fee Basis	Item Total
Deck/Fence/Swimming Pool	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.



Genoa Township

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

Planning & Zoning

P21-074

Residential Land Use

Issued:
Expires:

Residential Addition

LOCATION	OWNER	APPLICANT
582 HILLTOP DR 4711-03-301-051 Zoning: LRR	CASTELEYN MELISSA & PHILLIP 582 HILLTOP DR HOWELL MI 48843-9130 Phone: E-mail:	CASTELEYN MELISSA & PHILLIP Phone: E-mail:

Work Description: Repairing existing bumpouts on home
 Owner submitted a new permit application. AR

PROJECT INFORMATION:

Front Setback: 0	Side Setback: 0	Water/Wetland:
Least Side Setback: 0	Rear Setback: 0	Distance from Principal Structure:
Construction Value: \$5,000.00	Height:	Total Square Feet: 01
ZBA Approval: n/a		

Comments/ Conditions: **Denied due to Scope of work already done does not correspond with drawings**

Permit Item	Permit Fee	Fee Basis	Item Total
Residential New Construction/Addition	Permit Fee	1.00	75.00

Fee Total: \$75.00
 Amount Paid: \$0.00
Balance Due: \$75.00

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.



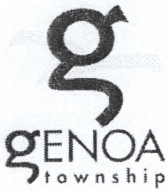
Residential Land Use Permit

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

PERMIT NO. P21-074

revised 10/09/14

1. PROJECT INFORMATION					
Site Address: <u>582 Hilltop Dr. Howell 48843</u>					Acreage:
2. OWNER/CONTRACTOR INFORMATION					
Owner Name: <u>Philip; Melissa Casteleyn</u>			Phone No.: <u>810 588 3649</u>		<input type="checkbox"/>
Owner Address: <u>582 Hilltop Dr.</u>		City: <u>Howell</u>	State: <u>MI</u>	Zip: <u>48843</u>	
Contractor name:			Phone No.:		<input type="checkbox"/>
Contractor Address:		City:	State:	Zip:	
3. TYPE OF IMPROVEMENT					
A. Principal Structure					
<input type="checkbox"/> New Single Family <input type="checkbox"/> New Multiple Family <input type="checkbox"/> Addition to Existing Building <input type="checkbox"/> Grading/Site Work					
<input type="checkbox"/> Other: <u>Repairing existing bumpouts on home</u>					
B. Accessory Structure					
<input type="checkbox"/> Fence <input type="checkbox"/> Deck <input type="checkbox"/> Detached Accessory (garage, shed, pole barn) <input type="checkbox"/> Pool/Hot Tub					
<input type="checkbox"/> Other: _____					
4. PROPOSED SETBACK AND DIMENSIONAL INFORMATION					
A. Proposed Principal Structure Setbacks (in feet)					
Front: _____ (measured from front property line, right-of-way line or private road easement, whichever is less)					
Rear:	Least Side:	Side:	Water/Wetland:		
B. Proposed Accessory Structure Setbacks (in feet)					
Front:	Least Side:	Side:	Rear:	Water/Wetland:	Distance from Principle Structure:
C. Proposed Building/Improvement Dimensions					
Size of Building/Improvement: _____ square feet			Height: _____ feet		
6. SIGNATURE OF APPLICANT					
I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent. The owner and applicant agree to conform to all applicable ordinances of Genoa Township. Any modification to location, size or dimensions must be approved by Genoa Township. A Land Use Permit is valid for a period of 12 months from the date of issue. In signing of this application, I am permitting an official representative of Genoa Charter Township to do on-site inspections. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.					
Applicant is: <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Lessee/Renter <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Other:					
Signature of Applicant: <u>[Signature]</u>			Printed Applicant name: <u>Philip Casteleyn</u>		Date: <u>4/22/21</u>
▽ FOR OFFICE USE ONLY ▽					
FLOODPLAIN					
Floodplain:		Panel #:	Zone #:		
ASSESSING APPROVAL					
<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Approved by:		Date:	
ZONING APPROVAL					
<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Parcel I.D. No.:		Zoning:	
<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Approved by:		Date:	
Comments/Conditions:					
Date picked up:					
ZBA	Case #/Approval date:		Conditions:		
3. FEES					
Land Use:	\$	Water/Sewer:	\$	/	Meter: \$



**GENOA TOWNSHIP ASSESSING DEPARTMENT
REQUIRED LAND USE INFORMATION FORM**
2911 Dorr Road ❖ Brighton, Michigan 48116
Phone: (810) 227-5225 ❖ Fax: (810) 227-3420 ❖ www.genoa.org

PERMIT NO. P21-074

1. PROJECT INFORMATION									
Site Address: <u>582 Hilltop Dr.</u>				Parcel I.D. No.:			Zoning:		
2. TYPE OF IMPROVEMENT									
<p>A. <u>Principal Structure</u> <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Addition to Existing Building</p> <p>B. <u>Accessory Structure</u> <input type="checkbox"/> Fence <input type="checkbox"/> Deck <input type="checkbox"/> Detached Accessory (garage, shed, pole barn) <input type="checkbox"/> Sunroom <input type="checkbox"/> Pool/Hot Tub: <input type="checkbox"/> Above ground <input type="checkbox"/> In ground</p> <p>C. <u>Total Project Cost:</u> \$ <u>5,000</u></p>									
3. SELECTED CHARACTERISTICS OF IMPROVEMENT									
Building Style		<input type="checkbox"/> Ranch		<input type="checkbox"/> 1.5 Story		<input type="checkbox"/> 2 Story			
Frame		<input type="checkbox"/> Masonry, Wall Bearing		<input type="checkbox"/> Wood Frame		<input type="checkbox"/> Structural Steel		<input type="checkbox"/> Reinforced Concrete	
Exterior		<input type="checkbox"/> Brick		<input type="checkbox"/> Stone		<input type="checkbox"/> Siding		<input type="checkbox"/> Wood	
Foundation		<input type="checkbox"/> Basement		<input type="checkbox"/> Crawl		<input type="checkbox"/> Slab			
Area		New Building Square Footage:				Addition Square Footage:			
Bedrooms		No. of:							
Bathrooms		No. of Full:		No. of Half:		No. of Sinks:		No. of Showers	
Basement		Walkout: <input type="checkbox"/> Yes <input type="checkbox"/> No	Finished: <input type="checkbox"/> Yes <input type="checkbox"/> No	Finished Square Footage:		Basement Baths:	No. of Full:		No. of Half:
Central Air		<input type="checkbox"/> Yes <input type="checkbox"/> No				Fire Suppression:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Fireplace		<input type="checkbox"/> Direct Vent		<input type="checkbox"/> Pre-fab		<input type="checkbox"/> Other:			
Garage		<input type="checkbox"/> Attached	<input type="checkbox"/> Detached	Height: feet		Depth: feet		Width: feet	
Inground Pool		<input type="checkbox"/> Fiberglass		<input type="checkbox"/> Gunite		<input type="checkbox"/> Plastic			
Driveway		<input type="checkbox"/> Gravel	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Brick	<input type="checkbox"/> Other _____			
Accessory Structure		Height: feet	Depth: feet	Width: feet		Flooring:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Dirt	<input type="checkbox"/> Wood
4. APPLICANT SIGNATURE (below)									
<p>I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent and agree to conform to all applicable ordinances of Genoa Township. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.</p>									
Signature of Applicant: <u>[Signature]</u>					Date: <u>4/22/21</u>				

revised 2/21/14

MORTGAGE SURVEY

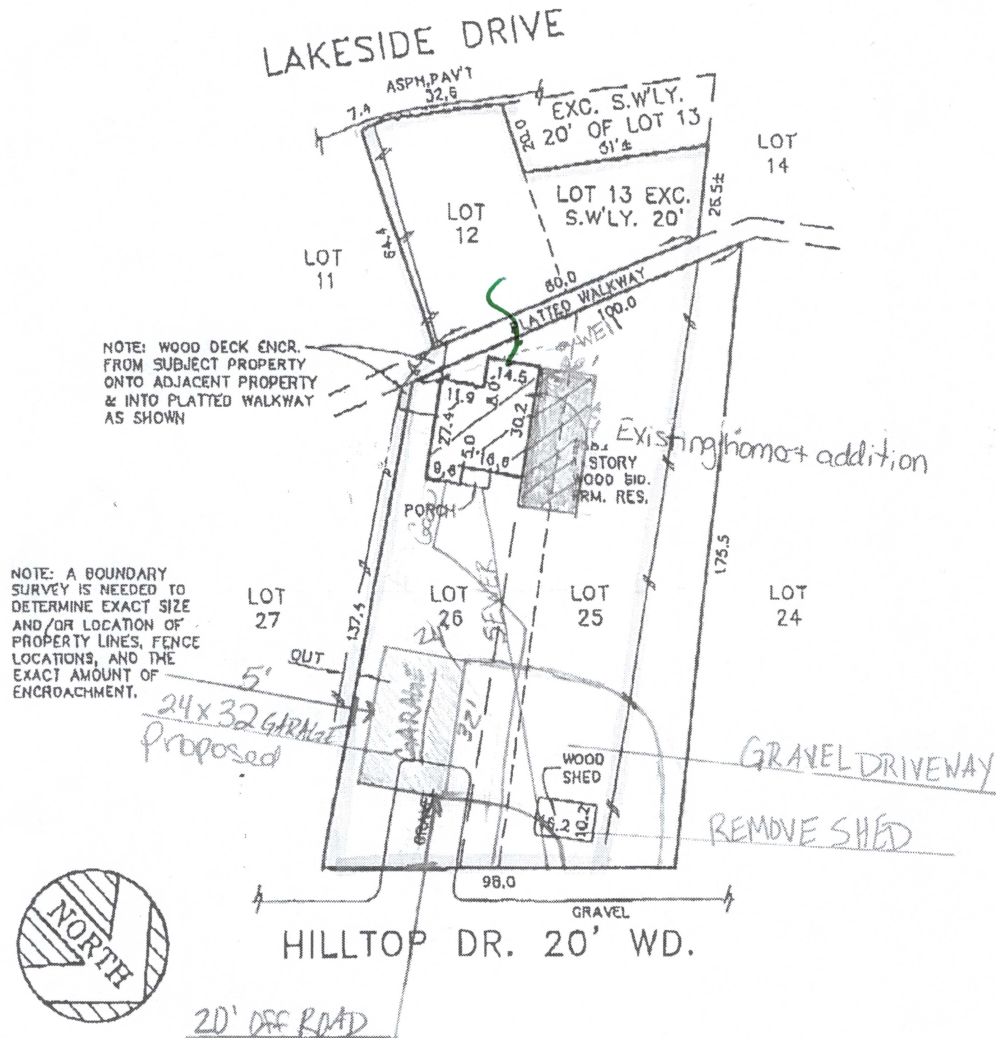
Certified to: NATIONS ONE MORTGAGE

Applicant: NATHAN D. DESJARDIN

Property Description:

Lot 12, 25, 26 and 13 except the Southwesterly 20 feet of Lot 13; BLACK OAKS, Genoa Township, Livingston County, Michigan, a subdivision of a part of S.W. 1/4 of Sec. 3, T2N, R5E, as recorded in Liber 2 of Plats, Page 31, Livingston County Records.

NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicant, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

PRELIMINARY

JOB NO: 05-61269 SCALE: 1"=40'
DATE: 03/11/05 DR BY: D.R./MGD/CS

KEM-TEC
LAND SURVEYORS

22558 Gratiot Avenue
Eastpointe, MI 48021-8318
(588) 772-2222
FAX (588) 772-4024



KEM-TEC WEST
LAND SURVEYORS

800 E. STADIUM
Ann Arbor, MI 48104-1418
(734) 964-0688 • (800) 433-8133
FAX (734) 964-0687



Genoa Township

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

Planning & Zoning

P21-083

Residential Land Use

Issued:
Expires:

Residential Addition

LOCATION	OWNER	APPLICANT
582 HILLTOP DR 4711-03-301-051 Zoning: LRR	CASTELEYN MELISSA & PHILLIP 582 HILLTOP DR HOWELL MI 48843-9130 Phone: E-mail:	CASTELEYN MELISSA & PHILLIP Phone: E-mail:

Work Description: Repair and replace existing structure. See attached addendum.

Owner submitted a new permit application.AR

PROJECT INFORMATION:

Front Setback: 0	Side Setback: 0	Water/Wetland:
Least Side Setback: 0	Rear Setback: 0	Distance from Principal Structure:
Construction Value: \$25,000.00	Height:	Total Square Feet: 01
ZBA Approval: n/a		

Comments/ Conditions: **DENIED**

Permit Item	Permit Fee	Fee Basis	Item Total
Residential New Construction/Addition	Permit Fee	1.00	75.00

Fee Total: \$75.00
 Amount Paid: \$0.00
Balance Due: \$75.00

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.



Residential Land Use Permit

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

PERMIT NO. P21-083

revised 10/09/14

1. PROJECT INFORMATION

Site Address: 582 HILLTOP DR. HOWELL, MI 48843 Acreage:

2. OWNER/CONTRACTOR INFORMATION

Owner Name: PHILIP CASTREYN Phone No.: 810-588-~~00~~3649

Owner Address: 582 HILLTOP DR City: HOWELL State: MI Zip: 48843

Contractor name: Phone No.:

Contractor Address: City: State: Zip:

3. TYPE OF IMPROVEMENT

A. Principal Structure
 New Single Family New Multiple Family Addition to Existing Building Grading/Site Work
 Other: REPAIR + REPLACE EXISTING STRUCTURE - SEE APPENDUM

B. Accessory Structure
 Fence Deck Detached Accessory (garage, shed, pole barn) Pool/Hot Tub
 Other: RECONSTRUCTION

4. PROPOSED SETBACK AND DIMENSIONAL INFORMATION

A. Proposed Principal Structure Setbacks (in feet)

Front: (measured from front property line, right-of-way line or private road easement, whichever is less)

Rear: Least Side: Side: Water/Wetland:

B. Proposed Accessory Structure Setbacks (in feet)

Front: Least Side: Side: Rear: Water/Wetland: Distance from Principle Structure:

C. Proposed Building/Improvement Dimensions 630/

Size of Building/Improvement: 630/240 square feet 240 Height: 15 feet (FOUNDATION TO TOP OF GABLE)

6. SIGNATURE OF APPLICANT

I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent. The owner and applicant agree to conform to all applicable ordinances of Genoa Township. Any modification to location, size or dimensions must be approved by Genoa Township. A Land Use Permit is valid for a period of 12 months from the date of issue. In signing of this application, I am permitting an official representative of Genoa Charter Township to do on-site inspections. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.

Applicant is: Owner Contractor Lessee/Renter Architect/Engineer Other:

Signature of Applicant: [Signature] Printed Applicant name: PHILIP CASTREYN Date: MAY 17, 2021

FOR OFFICE USE ONLY

FLOODPLAIN

Floodplain: Panel #: Zone #:

ASSESSING APPROVAL

Approved Disapproved Approved by: Date:

ZONING APPROVAL Parcel I.D. No.: Zoning:

Approved Disapproved Approved by: Date:

Comments/Conditions:

Date picked up:

ZBA Case #/Approval date: Conditions:

3. FEES

Land Use: \$ Water/Sewer: \$ / Meter: \$



**GENOA TOWNSHIP ASSESSING DEPARTMENT
REQUIRED LAND USE INFORMATION FORM**

2911 Dorr Road ❖ Brighton, Michigan 48116

Phone: (810) 227-5225 ❖ Fax: (810) 227-3420 ❖ www.genoa.org

PERMIT NO. P21-083

1. PROJECT INFORMATION											
Site Address: <u>582 HILLTOP DR</u>				Parcel I.D. No.:			Zoning:				
2. TYPE OF IMPROVEMENT											
A. <u>Principal Structure</u>											
<input type="checkbox"/> Single Family			<input type="checkbox"/> Multi-Family			<input checked="" type="checkbox"/> Addition to Existing Building					
B. <u>Accessory Structure</u>											
<input type="checkbox"/> Fence		<input type="checkbox"/> Deck		<input type="checkbox"/> Detached Accessory (garage, shed, pole barn)			<input type="checkbox"/> Sunroom				
<input type="checkbox"/> Pool/Hot Tub:		<input type="checkbox"/> Above ground		<input type="checkbox"/> In ground							
C. Total Project Cost: \$ <u>25,000</u>											
3. SELECTED CHARACTERISTICS OF IMPROVEMENT											
Building Style		<input checked="" type="checkbox"/> Ranch			<input type="checkbox"/> 1.5 Story			<input type="checkbox"/> 2 Story			
Frame		<input type="checkbox"/> Masonry, Wall Bearing		<input checked="" type="checkbox"/> Wood Frame		<input type="checkbox"/> Structural Steel		<input type="checkbox"/> Reinforced Concrete			
Exterior		<input type="checkbox"/> Brick		<input type="checkbox"/> Stone		<input checked="" type="checkbox"/> Siding		<input type="checkbox"/> Wood			
Foundation		<input type="checkbox"/> Basement			<input checked="" type="checkbox"/> Crawl			<input type="checkbox"/> Slab			
Area		New Building Square Footage:				Addition Square Footage: <u>086 NEW 154 EXISTING/REPLACE</u>					
Bedrooms		No. of:									
Bathrooms		No. of Full:		No. of Half:		No. of Sinks:		No. of Showers:			
Basement		Walkout: <input type="checkbox"/> Yes <input type="checkbox"/> No	Finished: <input type="checkbox"/> Yes <input type="checkbox"/> No	Finished Square Footage:		Basement Baths:	No. of Full:		No. of Half:		
Central Air		<input type="checkbox"/> Yes <input type="checkbox"/> No			Decks:		<input type="checkbox"/> Treated	<input checked="" type="checkbox"/> Composite			
Fireplace		<input type="checkbox"/> Direct Vent		<input type="checkbox"/> Pre-fab		<input type="checkbox"/> Other:					
Garage		<input type="checkbox"/> Attached	<input type="checkbox"/> Detached	Height:	feet	Depth:	feet	Width:	feet		
Inground Pool		<input type="checkbox"/> Fiberglass			<input type="checkbox"/> Gunite			<input type="checkbox"/> Plastic			
Driveway		<input type="checkbox"/> Gravel	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Brick	<input type="checkbox"/> Other _____					
Accessory Structure		Height:	feet	Depth:	feet	Width:	feet	Flooring:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Dirt	<input type="checkbox"/> Wood
4. APPLICANT SIGNATURE (below)											
I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent and agree to conform to all applicable ordinances of Genoa Township. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.											
Signature of Applicant: <u>[Signature]</u>						Date: <u>MAY 17, 2021</u>					

ADDENDUM

Scope of proposed work.

In the rear of the home (lakeside): There was an existing 12ftx14ft exterior enclosed porch that had previously been finished and enjoined to the house. We believe this was enjoined to the house in 2014 based on the dates on the materials found inside the walls and floor when investigating a water leak and subsequent damage. At this time, we found this area to be sitting on 3 cinderblocks on the dirt with no supporting framing or proper footing.

Our scope includes removal and replacement of the existing (12ftx14ft) 168 sqft area and constructing a new addition totaling 420 sqft which includes the 168sqft that was existing. This addition will be place on 12in wide x 42in deep reinforced concrete footer that was pinned to the existing house and poured to grade with one row of cinderblocks above grade.

In front of the home: There was an (8ft x 9ft) 72sqft bump out that was preciously added and that served as a laundry room and utility closet. Based on concerns from the initial home inspection report indicating presence of mold at the time of purchase. While investigating the mold we subsequently discovered water damage, evidence that animals had taken up residence in the walls and ceiling. The entire bump out 8ft x 9ft sub floor was completely rotted and upon its removal we found the supporting structure underneath rotted and incorrectly built.

Our scope includes removal and replacement of the existing (8ftx9ft) 72 sqft area and constructing a new addition totaling 450sqft which includes the 72sqft that was existing. This addition will be place on 12in wide x 42in deep reinforced concrete footer that was pinned to the existing house and poured to grade with one row of cinderblocks above grade.



Genoa Township

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

Planning & Zoning

P21-239

Issued: **DENIED**
 Expires:

Residential Land Use - DENIED

Residential Addition

LOCATION	OWNER	APPLICANT
582 HILLTOP DR 4711-03-301-051 Zoning: LRR	CASTELEYN MELISSA & PHILLIP 582 HILLTOP DR HOWELL MI 48843-9130 Phone: E-mail:	CASTELEYN MELISSA & PHILLIP Phone: (810) 588 3649 E-mail:

Work Description: Construct an addition

PROJECT INFORMATION:

Front Setback: 0	Side Setback: 0	Water/Wetland:
Least Side Setback: 0	Rear Setback: 0	Distance from Principal Structure:
Construction Value: \$50,000.00	Height:	Total Square Feet: 01
ZBA Approval: n/a		

**Comments/
Conditions:**

Flood Plain: N/A

Denial of the land use application is due to the following:

1. Improvements as shown on the site plan do not meet required setbacks for the LRR district
2. Both additions encroach into the required 40 foot rear yard setback.
3. A survey was required. The survey provided does not show the seal of the surveyor.

In addition, the application is not filled out completely. The items are missing:

1. Complete section #4, Item A
2. Must complete section #4, Item C
3. Section 5, also appears to be missing information
4. Staff is unclear if the application includes an interior remodel of the existing house since a majority of the interior has been removed completely or removed to the studs
5. Application should include the demo of the structure that was constructed in the platted path
6. If a portion of the deck is remaining then that should be included on the permit also with dimensions
7. The fence that was installed without permits must be added to the application with height and location on the site plan
8. Clarification is required in regards to the submitted "Survey". The survey states "Approx. new addition per client" There is no seal on the survey and did the survey company visit the property and measure the addition location or use owner provided information?

Permit Item	Permit Fee	Fee Basis	Item Total
Residential New Construction/Addition	Permit Fee	1.00	75.00
		Fee Total:	\$75.00
		Amount Paid:	\$0.00
		Balance Due:	\$75.00

DENIED

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.



Genoa Township

2911 Dorr Rd. Brighton, MI 48116

Phone: 810.227.5225 Fax: 810.227.3420 www.genoa.org

Planning & Zoning

Land Use Waiver

Demolition

PW22-053

Issued: 05/02/2022

Expires: 05/02/2023

LOCATION	OWNER	APPLICANT
582 HILLTOP DR 4711-03-301-051 Zoning: LRR	CASTELEYN MELISSA & PHILLIP 582 HILLTOP DR HOWELL MI 48843-9130 Phone: E-mail:	CASTELEYN MELISSA & PHILLIP Phone: E-mail:

Work Description: Demolition of an unpermitted fence and addition

Construction Value: \$1.00

Total Square Feet:

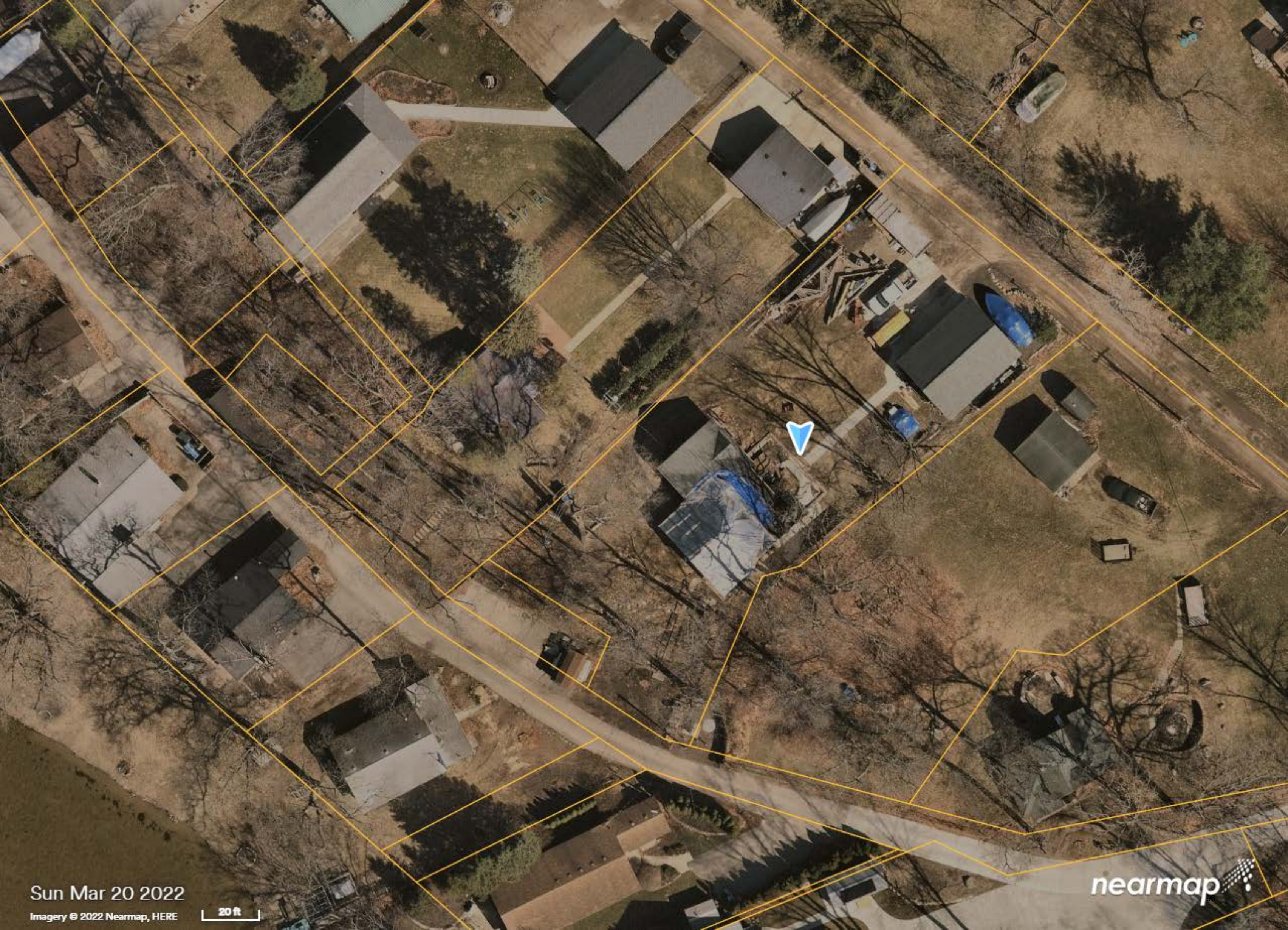
**Comments/
Conditions:**

**Demolition of an unpermitted fence and addition.
Removal of block and footings and restore to lawn area
NO interior work allowed without permits
Any restoration of home will need new permits, except for temporary walls to secure building after taking down unpermitted addition.
Livingston County Building Department must approve a demolition permit also.
Fence material cannot be stored on property and must be removed.**

Permit Item	Permit Fee	Fee Basis	Item Total
-------------	------------	-----------	------------

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

Issuance of this waiver confirms the applicants certification that all information and data attached to and made part of this waiver 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 waiver 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 waiver authorizes on-site inspections by an official representative of Genoa Charter Township. This waiver 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.



Sun Mar 20 2022

Imagery © 2022 Nearmap, HERE

20 ft

nearmap

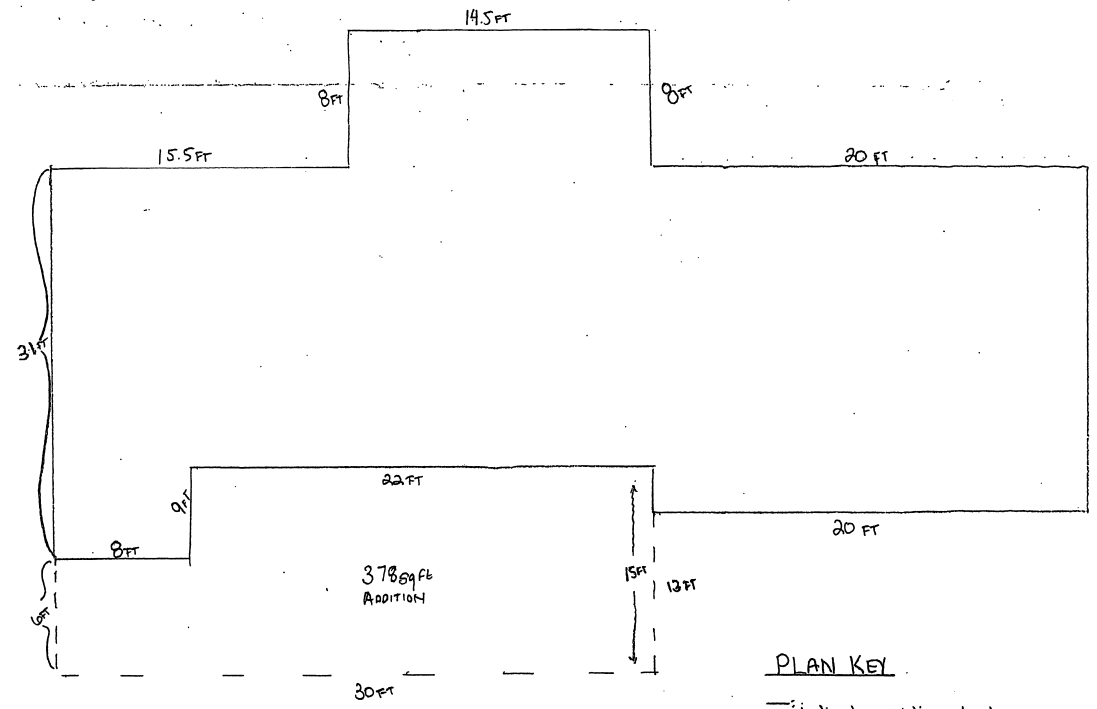
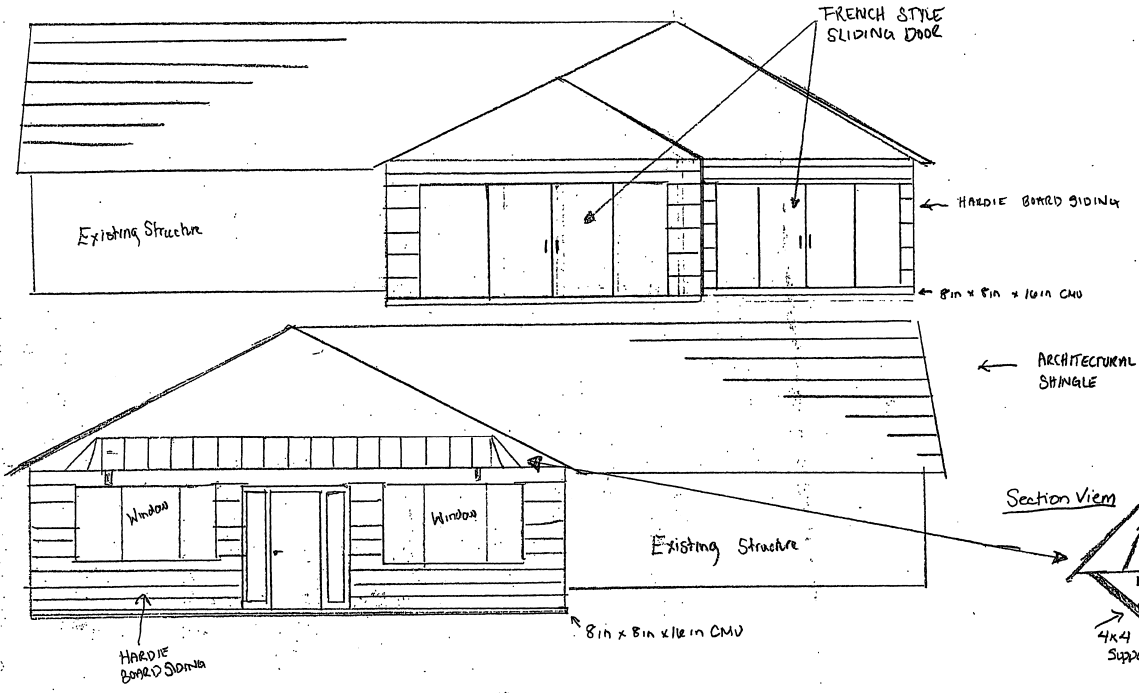


Fri Mar 12 2021

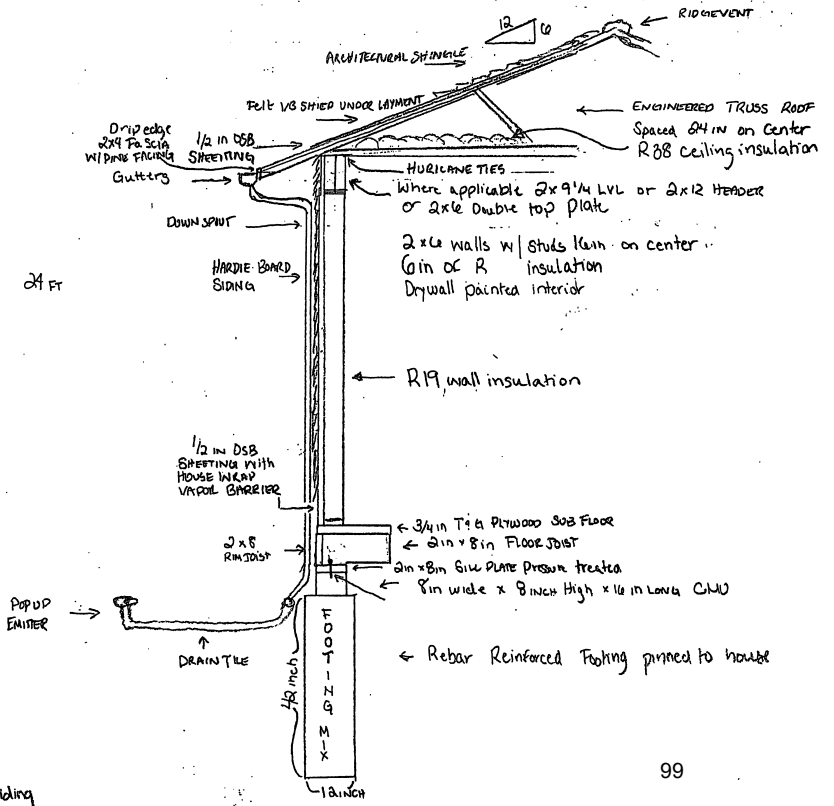
Imagery © 2022 Nearmap, HERE

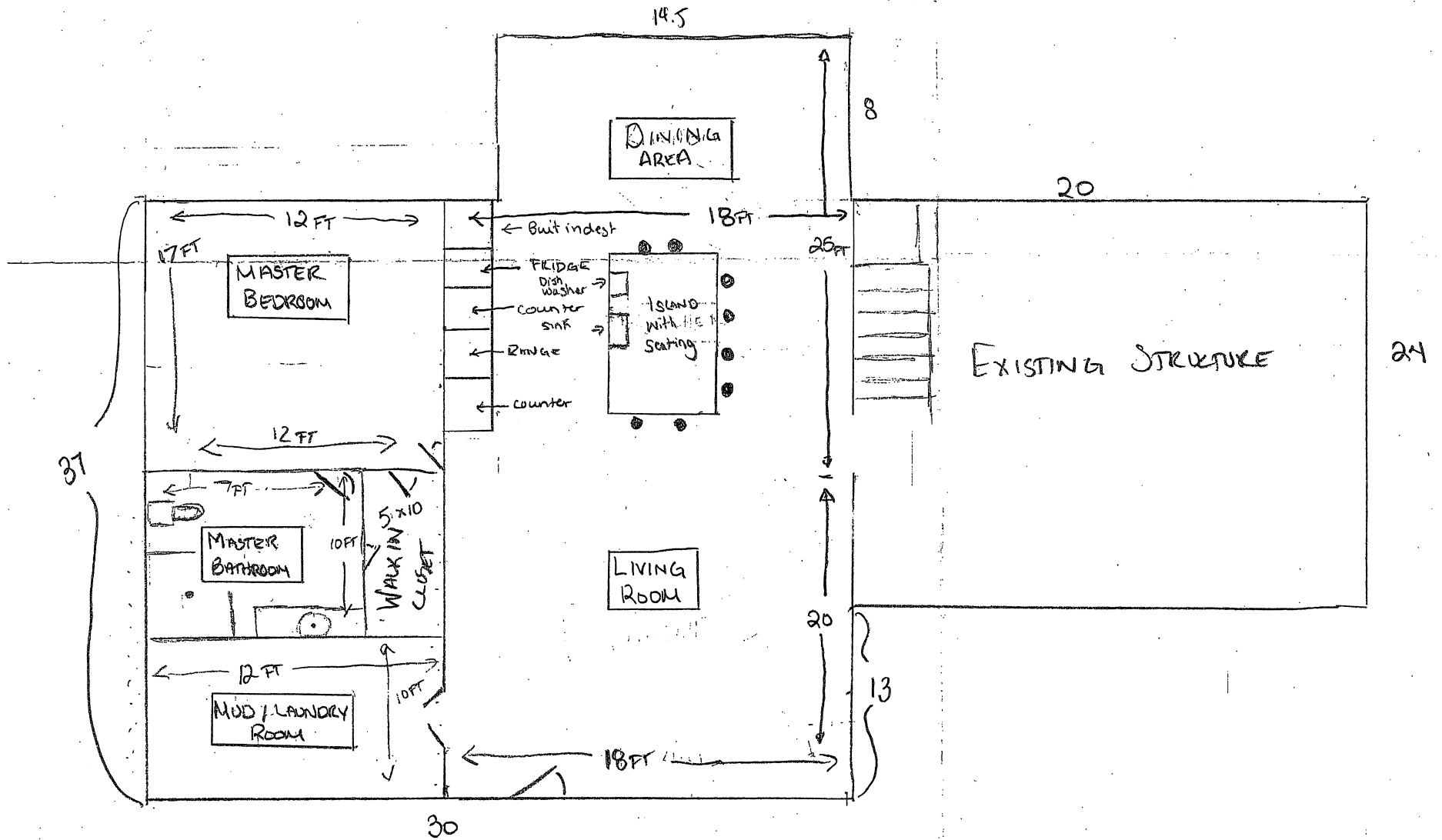
20 ft


nearmap





- PLAN KEY**
- indicates existing structure
 - - - indicates area of proposed addition
 - ▨ architectural shingle
 - ▧ Hardie Board Cement board Siding






 = VANITY

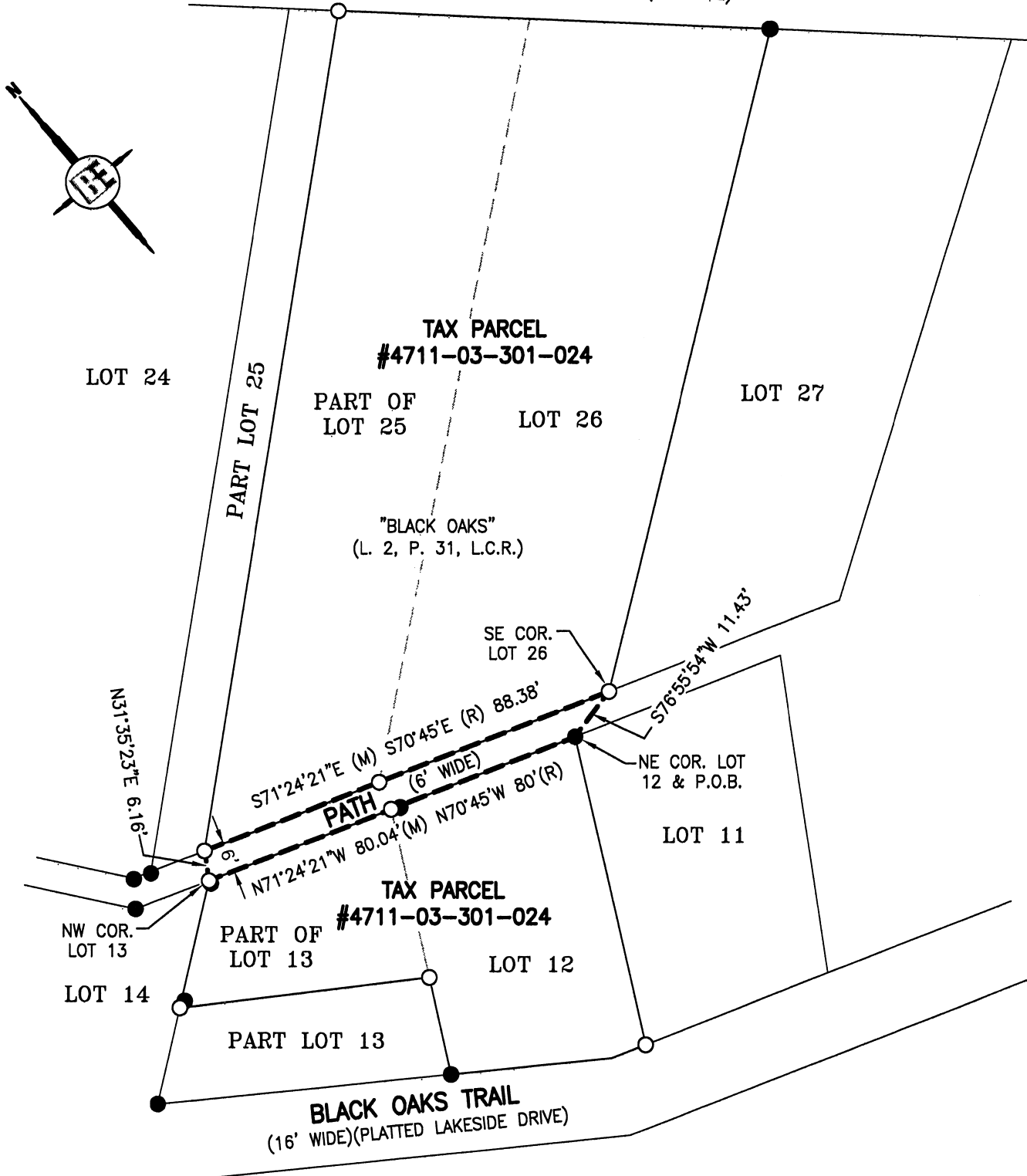
 = SHOWER

 = TOILET

 = Bar Seating

SURVEY

HILLTOP DRIVE (20' WIDE)



PROPERTY DESCRIPTION OF TAX PARCEL #4711-03-301-024, PER LIVINGSTON COUNTY TAX ROLL:
 SEC 3 T2N R5E BLACK OAKS LOTS 13 EXC S 20 FT, LOTS 12, 25 EXCEPT W10 FT & LOT 26 Split on 11/18/2004 from 4711-03-301-050, 4711-03-301-014;

DESCRIPTION OF 6' PATH:

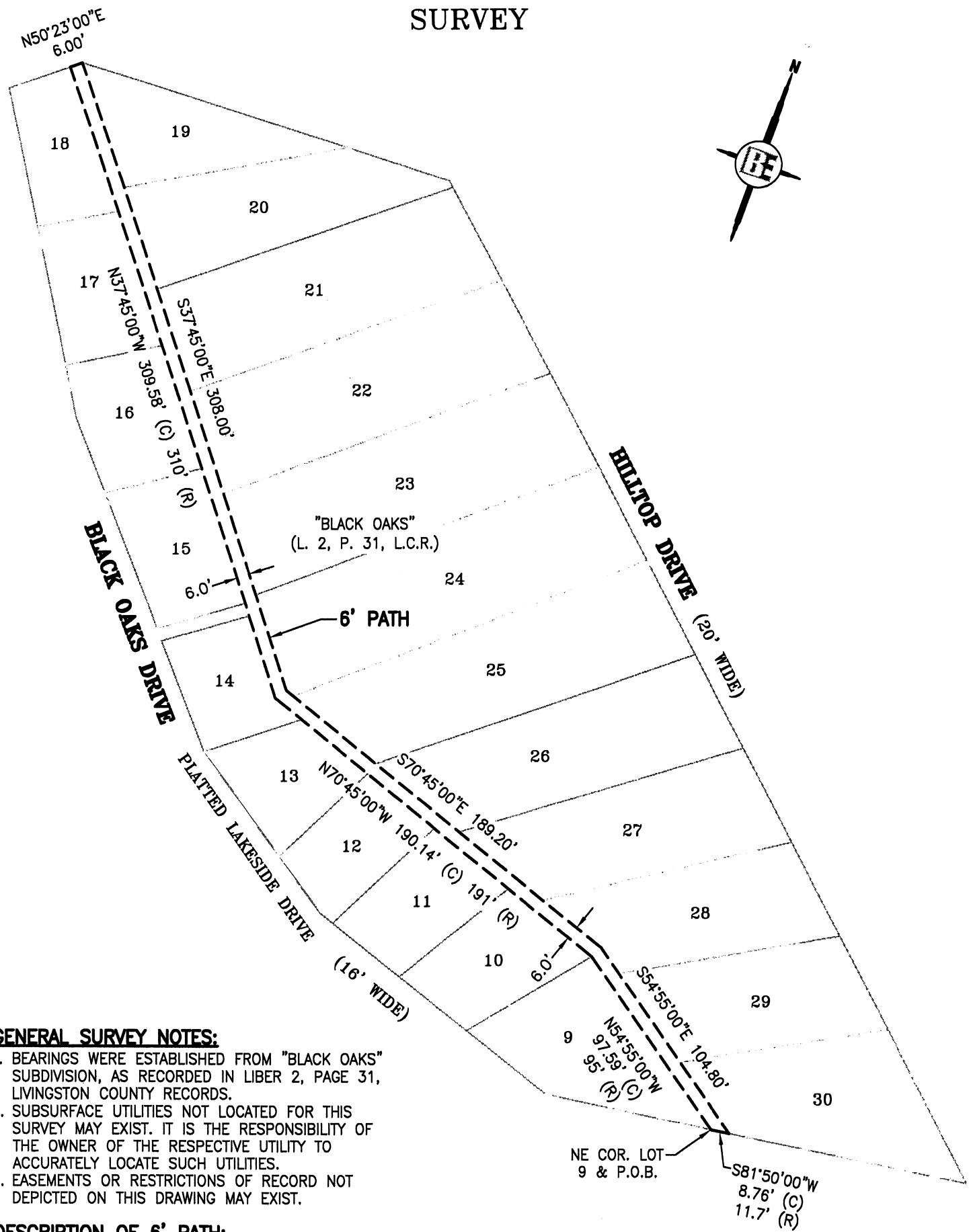
PART OF "BLACK OAKS" SUBDIVISION, AS RECORDED IN LIBER 2 OF PLATS, PAGE 31, LIVINGSTON COUNTY RECORDS, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 3, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 12 OF "BLACK OAKS"; THENCE ALONG THE NORTH LINE OF LOTS 12 AND 13, N 71°24'21" W, 80.04 FEET (RECORDED AS N 70°45' W, 80'), TO THE NORTHWEST CORNER OF LOT 13; THENCE N 31°35'23" E, 6.16 FEET; THENCE ALONG THE SOUTH LINE OF LOTS 25 AND 26, S 71°24'21" E (RECORDED AS S 70°45' E), 88.38 FEET, TO THE SOUTHEAST CORNER OF LOT 26; THENCE S 76°55'54" W, 11.43 FEET, TO THE POINT OF BEGINNING, CONTAINING 505 SQUARE FEET OR 0.01 ACRES, MORE OR LESS AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM "BLACK OAKS" SUBDIVISION, AS RECORDED IN LIBER 2, PAGE 31, 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.

DESCRIPTION: PART OF "BLACK OAKS" SUBDIVISION, AS RECORDED IN LIBER 2 OF PLATS, PAGE 31, LIVINGSTON COUNTY RECORDS, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 3, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN	 Engineers Surveyors Planners Landscape Architects 3121 E. GRAND RIVER AVE. HOWELL, MI. 48843 517.546.4836 FAX 517.548.1670	
CLIENT: CASTELEYN	 SCALE: 1 INCH = 30 FEET	LEGEND ○ = IRON SET ● = IRON FOUND ⊙ = MONUMENT FOUND * = FENCE (R) = RECORDED (M) = MEASURED
JOB NO. 21-272-1 SHEET 1 OF 1	DATE 9-29-21 FB 632 CREW CE/MD DR. AEB CK.	

SURVEY



GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM "BLACK OAKS" SUBDIVISION, AS RECORDED IN LIBER 2, PAGE 31, 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.

DESCRIPTION OF 6' PATH:

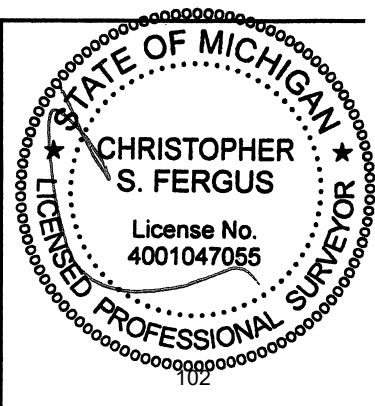
PART OF "BLACK OAKS" SUBDIVISION, AS RECORDED IN LIBER 2 OF PLATS, PAGE 31, LIVINGSTON COUNTY RECORDS, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 3, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 9 OF "BLACK OAKS"; THENCE N 54°55'00" W, 97.59 FEET (RECORDED AS 95 FEET); THENCE N 70°45'00" W, 190.14 FEET (RECORDED AS 191 FEET); THENCE N 37°45'00" W, 309.58 FEET (RECORDED AS 310 FEET); THENCE N 50°23'00" E, 6.00 FEET; THENCE S 70°45'00" E, 308.00 FEET; THENCE S 70°45'00" E, 189.20 FEET; THENCE S 54°55'00" E, 104.80 FEET; THENCE S 81°50'00" W, 8.76 FEET (RECORDED AS 11.7 FEET), TO THE POINT OF BEGINNING, CONTAINING 3598 SQUARE FEET OR 0.08 ACRES, MORE OR LESS AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

NOTE: THE ABOVE DESCRIBED PATH WAS PREPARED FROM RECORD BEARINGS AND DISTANCES AS SHOWN ON THE PLAT OF "BLACK OAKS". NO FIELD WORK WAS PERFORMED IN PREPARING THIS DESCRIPTION.

DESCRIPTION:

PART OF "BLACK OAKS" SUBDIVISION, AS RECORDED IN LIBER 2 OF PLATS, PAGE 31, LIVINGSTON COUNTY RECORDS, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 3, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

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



CLIENT:	 SCALE: 1 INCH = 60 FEET				
JOB NO.	21-271-1	DATE	9-28-21		
SHEET	1 OF 1	FB 632	CREW CE/MD	DR. AEB	CK.

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

Original
31
Oct 24-1923
Chas. L. Hansen

PLAT of
"BLACK OAKS"

GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
A Subdivision of A PART of S W 1/4 of Sec 3 T 2 N, R 5 E.

Dedication

Know All Men By These Presents, That we, James R. McNameara, as pro-
prietor, and Hazel E. McNameara, his wife, have caused the land embraced
in the annexed plat to be surveyed laid out and platted, to be known as
"BLACK OAKS," Genoa Township, Livingston County, Michigan and that
the paths and drives as shown on said plat are hereby dedicated to the
use of the lot owners.

Signed and Sealed in Presence of

Grant A. Dunning (S) James R. McNameara (S)
Grant A. Dunning (S) Hazel E. McNameara (S)

STATE OF MICHIGAN } ss
County of Livingston }

On this 20th day of October, 1923, before me a Notary
Public, in and for said County, personally came the above nam-
ed James R. McNameara and Hazel E. McNameara, his wife, known
to me to be the persons who executed the above dedication and
acknowledged the same to be their free act and deed

My Commission expires JAN 31st 1927
Grant A. Dunning
Notary Public

Description of Land Platted
Beginning at the NW Corner of Lot 1, "Chemung Colony" Genoa Twp,
Livingston County, Mich and 785' E and 868' N of the SW corner of Sec 3
said Twp, thence along the N line of said lot 1 as follows N 70° E 148.4,
S 62° 5' E 29; N 82° 6' E 408.5, thence N 30° 20' W 428.6, W 78.71, on E W
1/8 line of S W 1/4 said Sec 3; thence S 54° 12' E 165.7; S 84° 5' E 210; S 4° 42' E
251.3 To the place of beginning.

Office of Livingston County Treasurer

I hereby certify, That there are no tax liens or titles held by the
State on the lands described above, and that there are
no tax liens or titles held by individuals on said lands, for
the five years preceding the 22nd day of Oct 1923, and
that the taxes for said period of five years are all paid,
as shown by the records of this office

Paul M. Parker County Treasurer

Surveyor's Certificate

I hereby certify the plat hereon delineated is a correct one and
that permanent monuments, consisting of 1/2" round iron rods, 18" long
have been planted at points marked thus o, as thereon shown, at all
angles in the boundaries of the land platted, and at all intersections of or ang-
les in, drives and paths.

Grant A. Dunning
Registered Civil Engineer

Approval

This plat was approved by the Genoa
Township Board at a meeting held on
the 20th day of October, 1923.

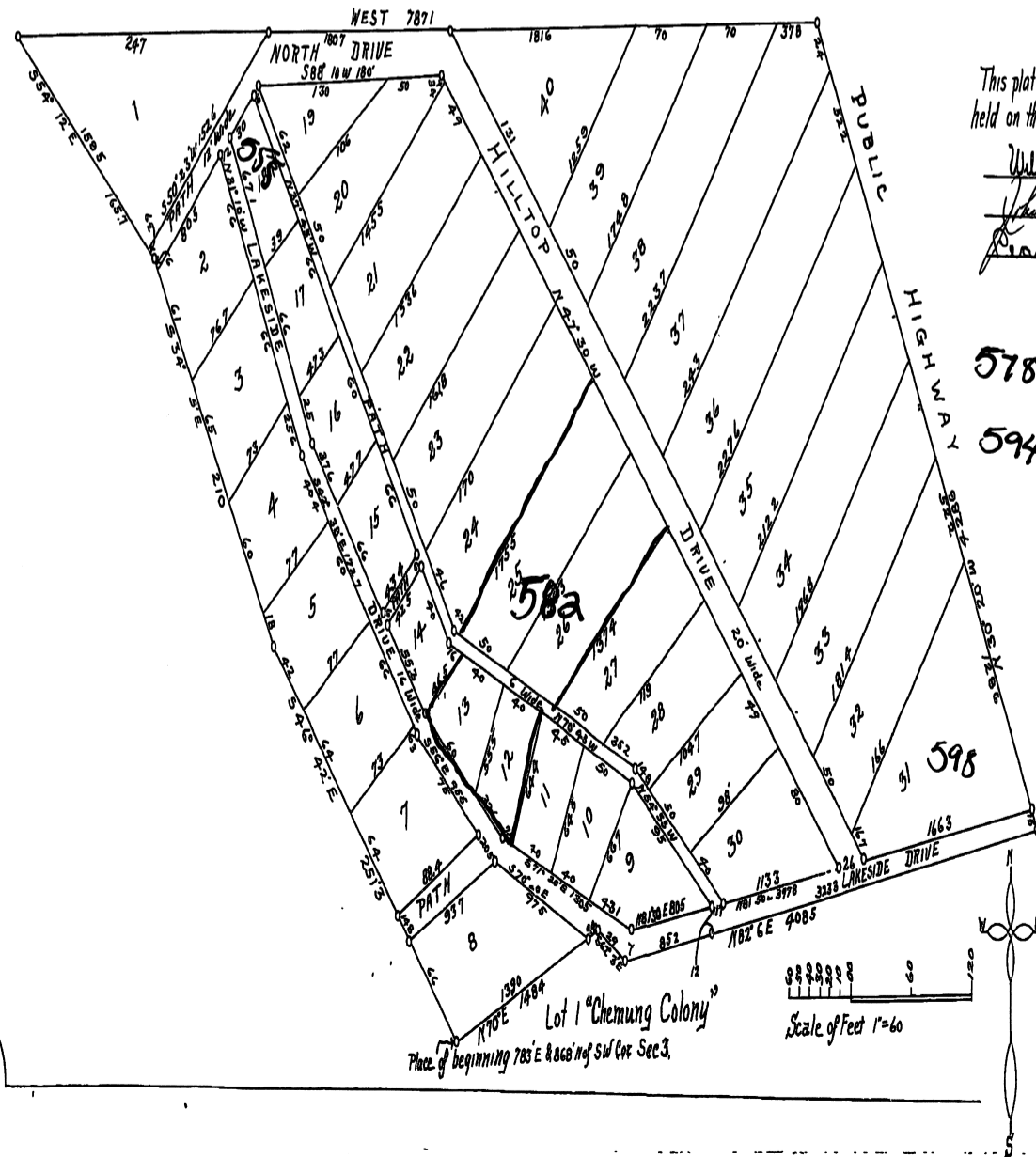
Leola Larson Township Clerk

This plat was approved at a meeting
held on the 22 day of October, 1923.

William L. Johnson Judge of Probate
John A. Chapman County Clerk
Paul M. Parker County Treasurer

578
594

Register's Office, Livingston County } ss
Received for record the 27th
day of Oct A. D. 1923 at 10
o'clock A. M. and recorded in Liber
Two of Plate
31
W. J. Dreyfus
Register



Court Order L 1468 P 6003-Sever & Drain Easements Resolved changing Lakeside Dr to Black Oaks Dr Liber 3729 page 580

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DESJARDIN NATHAN & HILLARY	CASTELEYN MELISSA & DEWOLF	325,000	12/21/2020	WD	03-ARM'S LENGTH	2020R-047521	BUYER/SELLER	100.0
CASTELEYN MELISSA & DEWOLF	CASTELEYN MELISSA & PHILLIP	1	12/21/2020	QC	21-NOT USED/OTHER	2021R-047522	BUYER/SELLER	0.0
DESJARDIN NATHAN D	DESJARDIN NATHAN & HILLARY	1	06/09/2017	QC	09-FAMILY	2017R-017893	BUYER/SELLER	0.0
HULSWITT PATRICK	DESJARDIN NATHAN D	152,000	03/16/2005	QC	03-ARM'S LENGTH		BUYER/SELLER	100.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: LRR	Building Permit(s)	Date	Number	Status			
582 HILLTOP DR	School: HOWELL PUBLIC SCHOOLS		Demolition	05/02/2022	PW22-053				
	P.R.E. 100% 01/08/2021		Deck	05/15/2020	P20-060				
Owner's Name/Address	MAP #: V22-15		Detached Accessory	07/18/2018	P18-140				
CASTELEYN MELISSA & PHILLIP & DEWOLF HILDE 582 HILLTOP DR HOWELL MI 48843-9130	2023 Est TCV Tentative		ADDITION	05/07/2014	P14-054	NO START			
	X Improved	Vacant	Land Value Estimates for Land Table 4300.LAKE CHEMUNG						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			C NON LF	50.00	200.00	1.0000 1.0000	840 100		42,000
			D NONLF SURPLUS	38.00	200.00	1.0000 1.0000	588 100		22,344
			88 Actual Front Feet, 0.40 Total Acres			Total Est. Land Value =			64,344
Tax Description	SEC 3 T2N R5E BLACK OAKS LOTS 13 EXC S 20 FT, LOTS 12, 25 EXECPT W10 FT & LOT 26 Split on 11/18/2004 from 4711-03-301-050, 4711-03-301-014;								
Comments/Influences	Split/Comb. on 11/18/2004 completed 11/18/2004 DUFFY ; Parent Parcel(s): 4711-03-301-050, 4711-03-301-014; Child Parcel(s): 4711-03-301-051, 4711-03-301-052;								
	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	2023	Tentative	Tentative	Tentative		Tentative
	JB	10/02/2020	INSPECTED	2022	32,200	95,000	127,200		122,617C
	JB	11/14/2018	INSPECTED	2021	30,600	88,100	118,700		118,700S
	JB	10/31/2016	INSPECTED	2020	29,500	74,000	103,500		84,292C



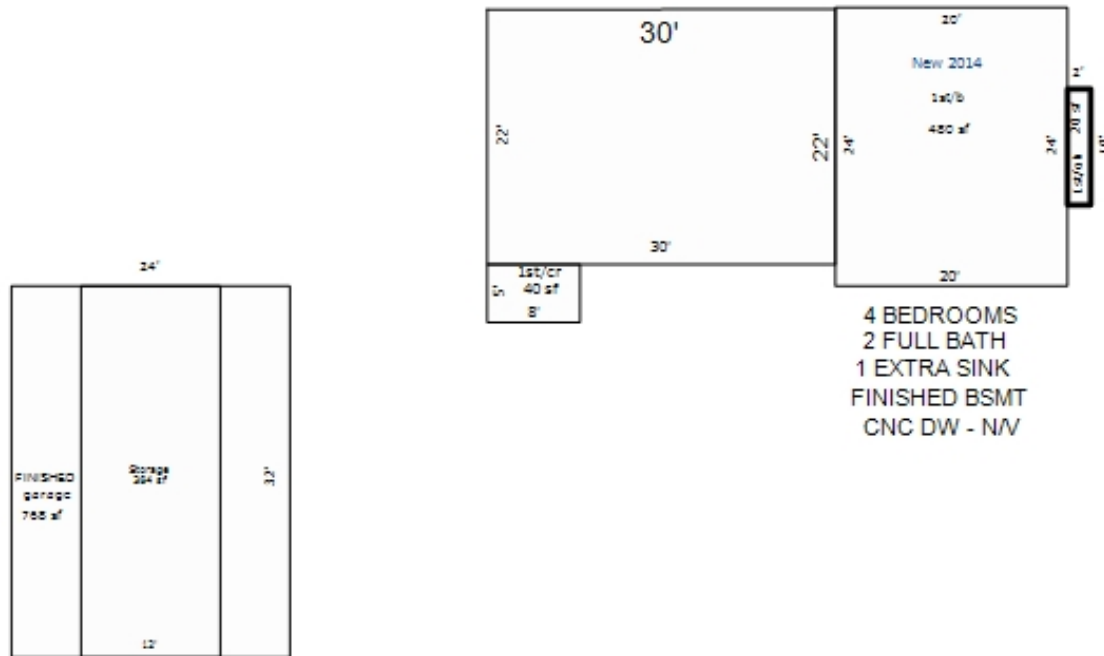
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 136 422 384	Type WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 98 Storage Area: 384 No Conc. Floor: 0		
X	Wood Frame		(4) Interior	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											
Building Style: C		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 22 Floor Area: 1,202 Total Base New : 240,159 Total Depr Cost: 207,605 Estimated T.C.V: 211,549			E.C.F. X 1.019		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1964	Remodeled 2015	Size of Closets		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family C (11) Heating System: Forced Air w/ Ducts Ground Area = 1182 SF Floor Area = 1202 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78			Cls C		Blt 1964				
Condition: Good		Doors: Lg X Ord Small		0 Amps Service			Building Areas			Total: 162,990		137,951				
Room List		(5) Floors		No./Qual. of Fixtures			Stories Exterior Foundation			Cost New		Depr. Cost				
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1 Story Siding Crawl Space 1 Story Siding Crawl Space 1 Story Siding Basement 1 Story Siding Overhang			662 40 480 20						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			360 1 136		6,811 929 3,531				
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 480 S.F. Crawl: 702 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Recreation Room Plumbing Extra Sink Porches Deck			768 384		35,927 5,165				
	Insulation	(7) Excavation		(13) Plumbing			Garages			1 422 384		1,462 10,514				
(2) Windows		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Storage Over Garage Water/Sewer Public Sewer Water Well, 200 Feet			1 1		8,201				
X	Many Avg. Few X Large Avg. Small	(9) Basement Finish		(14) Water/Sewer			Notes:			Totals: 240,159		207,605				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	360 Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4300 LK CHEMUNG NON WATERFRONT) 1.019 => TCV:			768 384		35,208 5,062				
(3) Roof		(10) Floor Support		Lump Sum Items:						211,549						
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Brick																

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New 2023 Tax Roll
Demo of additions & fencing that were never permitted



4 BEDROOMS
2 FULL BATH
1 EXTRA SINK
FINISHED BSMT
CNC DW - N/W

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**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
APRIL 19, 2022 - 6:30 PM**

MINUTES

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

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 McCreary, 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. 22-08...A request by Tracy Feliks, 5530 Wildwood, for a front yard setback variance to allow for the reconstruction of a non-conforming deck.

Ms. Feliks stated they would like to rebuild the existing steel second-story deck on the home they just purchased. The inspector's report said the posts are not up to code and the deck is unsafe. She will be using the same footprint of the existing deck, which is non-conforming. It will not affect her neighbors.

Board Member McCreary advised the applicant that she will only be able to park vehicles on her driveway and not at the road. Ms. Feliks will comply with this requirement.

The call to the public was made at 6:37 pm with no response.

Moved by Board Member Rockwell, seconded by Board Member Ledford, to approve Case #22-08 for Tracy Feliks of 5530 Wildwood for a front yard setback variance of 18 feet from the required 20 feet for a setback of 2 feet to demolish and reconstruct a non-conforming deck, based on the following findings of fact:

- Strict compliance with the front yard setback would prevent the applicant from reconstructing the deck. The proposed placement of the deck 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 the immediate vicinity that do not meet the front-yard setback.
- The exceptional or extraordinary condition of the property is the location of the existing home, location of the road located between the house and the lake, and the irregular shaped lot. The need for the variance is not self-created.
- The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase congestion on 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 will not interfere with or discourage the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. Parking must be maintained on the lot. No parking is allowed in the street.

The motion carried unanimously.

2. 22-09...A request by Evan A. Baker, 3937 Highcrest Drive, for side yard variance setback to construct a single-story addition to an existing home.

Mr. Baker is requesting to remove the existing back deck, which is the width of the house and approximately 16 feet off the back, to build an extension to the home. The home was built in the 1950's. The existing home is only 950 square feet so he would like to put in a master bedroom, office, and a sunroom. The lot is very long and narrow. It is a single-story addition and will not obstruct his neighbors' views as their houses are much closer to the lake than his.

Board Member McCreary asked about the second structure that is shown on the plans. Mr. Baker stated that will not be constructed.

The call to the public was made at 6:43 pm with no response.

Moved by Board Member McCreary, seconded by Board Member Ledford, to approve Case #22-09 for Evan Baker of 3937 Highcrest for a side yard variance of 4 feet 4 inches from the required setback of 10 feet for a setback of 5 feet 6 inches to construct a single-story addition to an existing home, based on the following findings of fact:

- Strict compliance with the side yard setback would prevent the applicant from constructing the proposed addition. The applicant is proposing to construct the addition to keep with the same sideline as the existing home. 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 the immediate vicinity that do not meet side yard setbacks.

- The exceptional or extraordinary condition of the property is the irregular shape of the lot and the location of the existing home. 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 on public streets or increase the danger of fire, public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance will not interfere with or discourage 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.
2. The site plan showing a second detached accessory on the lot will not be built.

The motion carried unanimously.

3. 22-10...A request by Tim Chouinard and Nadar Abouzenni, 564 Black Oaks Trail, for a front yard setback variance to demolish existing home and to construct a new home.

Mr. Chouinard stated the existing home is over the side lot line and very close to the road. They are requesting a variance to the front yard setback; however, it will bring the new house more into compliance than the existing one. The home will be moved further from the road.

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

Mr. Dennis Phillips of 574 Hilltop stated there are a lot of big houses that are being built and are blocking the views of the lake. Chairman Rassel advised this is a civil matter that should be discussed with the homeowner's association. Mr. Chouinard stated the home will not be higher than the allowable 25 feet.

The call to the public was closed at 6:52 pm.

Moved by Board Member Ledford, seconded by Board Member McCreary, to approve Case #22-10 for 546 Black Oaks Trail for Tim Chouinard and Nadar Abouzenni for a front-yard setback variance of 29.8 feet from the required setback of 35 feet for a front-yard setback of 5.4 feet to demolish an existing home and a construct a new home, based on the following findings of fact:

- Strict compliance with the front yard setback would prevent the applicant from reconstructing the home. The proposed placement of the new home will locate the home further from the front property line than the existing home. 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 the immediate vicinity that do not meet the front yard setback.

- The exceptional or extraordinary condition of the property is the small size of the lot. The need for the variance is not self-created.
- The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion on 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 will not interfere with or discourage the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. Parking must be maintained on the lot.
2. Structure must be guttered with downspouts.
3. Any additional structures or impervious surfaces will require a land use waiver for lot coverage conformance.
4. The building height cannot exceed 25 feet per the Zoning Ordinance.
5. Any additional retaining walls will require a land use permit.

The motion carried unanimously.

Board Member McCreary stated that these conditions are for the property owner's benefit.

Administrative Business:

1. Approval of minutes for the March 22, 2022 Zoning Board of Appeals meeting.

Needed changes were noted.

Moved by Board Member Ledford, seconded by Board Member McCreary, to approve the minutes of the March 22, 2022 meeting as corrected. **The motion carried unanimously.**

2. Correspondence - Ms. Ruthig stated that as of today, there are no cases for next month.
3. Member Discussion - There were no items to discuss this evening.
4. Adjournment - **Moved** by Board Member Rockwell, seconded by Board Member McCreary, to adjourn the meeting at 7:01 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary