

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JULY 19, 2022
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

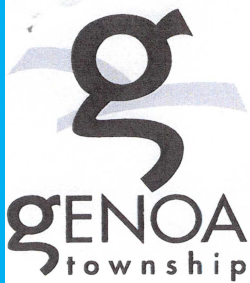
Approval of Agenda:

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

1. 22-15...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.
2. 22-16...A request by Jeremy Clarke, 3742 Westphal, for a side yard and rear yard setback variance to construct a detached accessory structure.
3. 22-18...A request by Tim Chouinard and Teri and Steve Zacharias, 770 Sunset Park, for a rear yard setback variance to demolish two existing structures and construct a new single-family home.
4. 22-19...A request by Tim Chouinard and Kent and Kristen Kildea, 510 S. Hughes, for a waterfront setback variance to construct an addition to an existing home. ***(Since publication, it has been determined that a variance is not required. Staff requests for withdraw of Item #4)***

Administrative Business:

1. Approval of minutes for the June 21, 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 # 22-15 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



REVISED 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 January 24th, 2022, Genoa Township filed a complaint with the Livingston County Circuit Court to have the property and structures brought into compliance.**
- 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.

Applicant submitted a new survey with dimensions and setbacks. After reviewing the new survey, it appears that the measurements on the construction plans do not match the measurements for the proposed north addition on the survey.

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'~~

Since the previous meeting, staff has provided setback and variance information for the north and south additions separately.

North Addition

Required Rear Yard Setback: 40'

Proposed Variance Amount: 12'

Proposed Rear Yard Setback: 28'

South Addition

Required Rear Yard Setback: 40'

Proposed Variance Amount: 35'

Proposed Variance Amount: 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".~~ Applicant supplied a survey by a licensed surveyor with a seal on July 8, 2022.

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 completely 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.

10. The existing non-permitted footings that are not associated with the variance requests must be removed prior to issuance of 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 _____

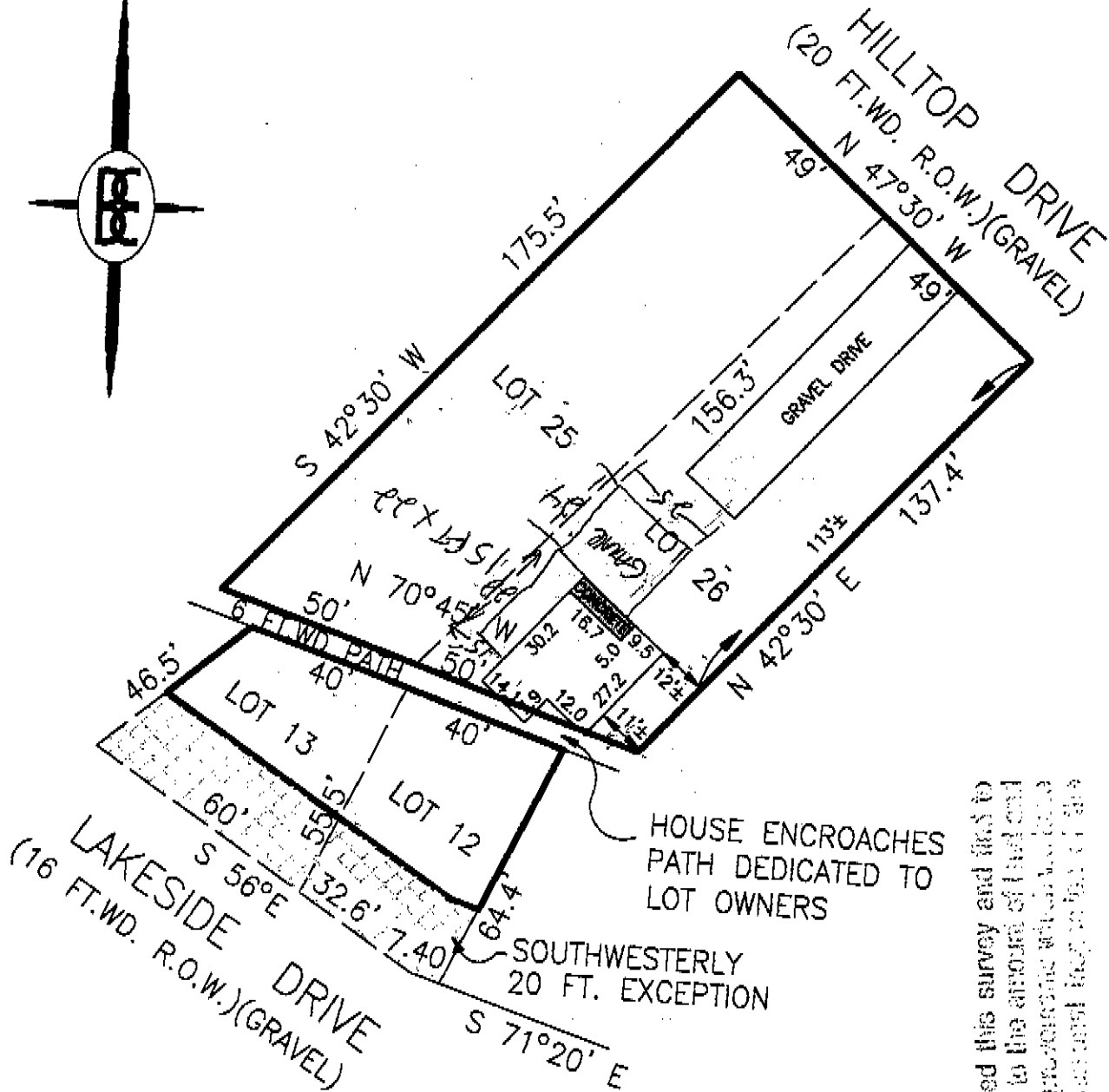
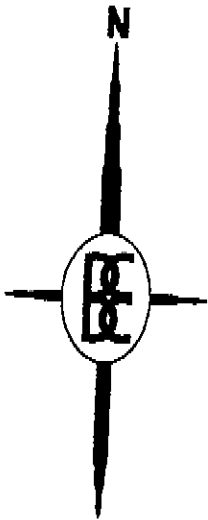
Inspection: Satisfactory Unsatisfactory

Fee _____ Paid 75.00 Date 9-11-96

Zoning Inspector _____

Copies: White-Township Canary-Assessor Pink-Applicant

MORTGAGE REPORT



HOUSE ENCROACHES
PATH DEDICATED TO
LOT OWNERS

SOUTHWESTERLY
20 FT. EXCEPTION

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

We have studied this survey and find it to be the same as to the amount of land and placement of improvements which will be verified by a purchaser independent of the property.

Date

Buyer

Seller

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

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: MI 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: MI 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: Jimmy Dardberg 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

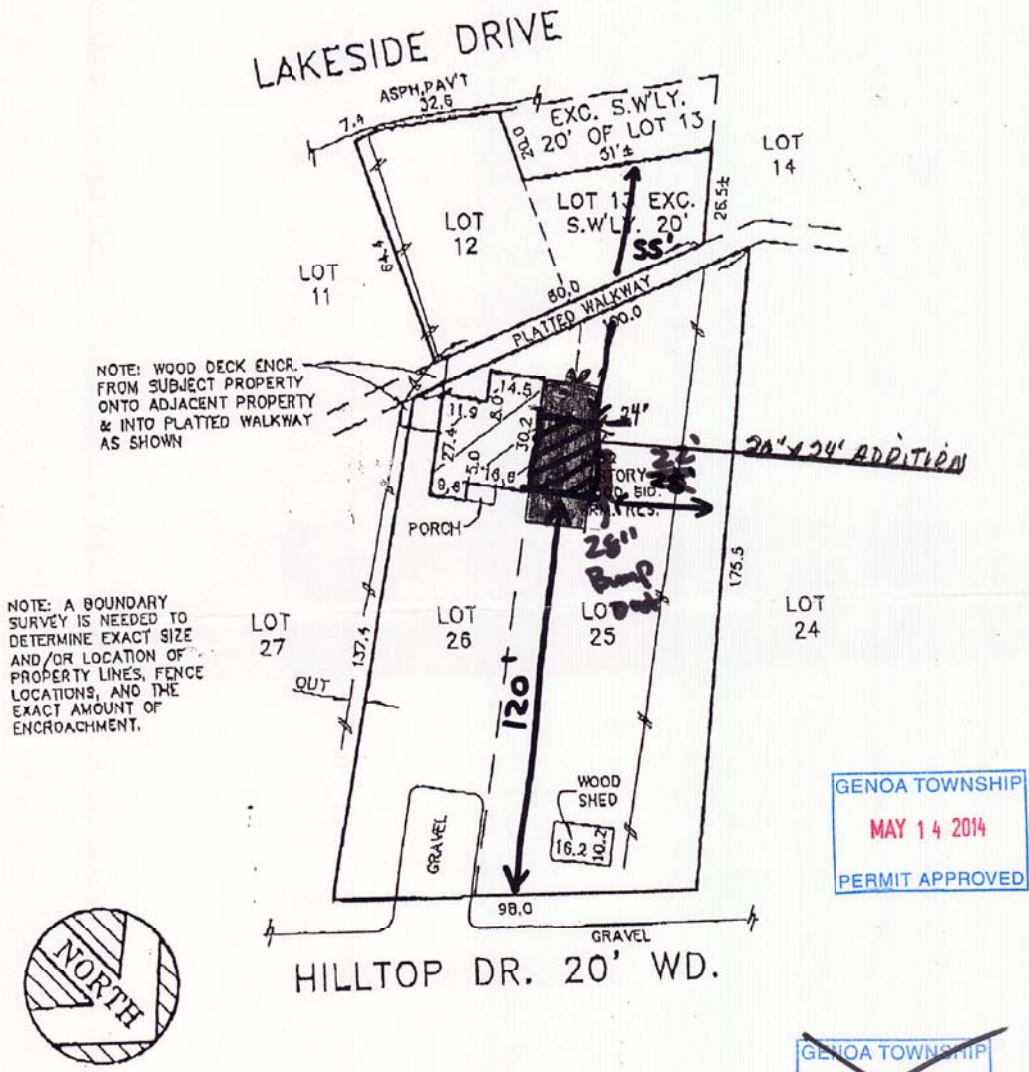
Certified to: NATIONS ONE MORTGAGE

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.



GENOA TOWNSHIP
MAY 14 2014
PERMIT APPROVED

~~GENOA TOWNSHIP
MAY 07 2014
PERMIT APPROVED~~

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, mortgagee, 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

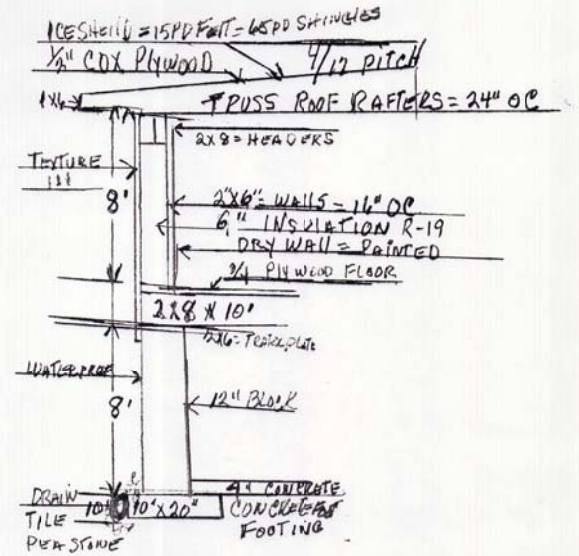
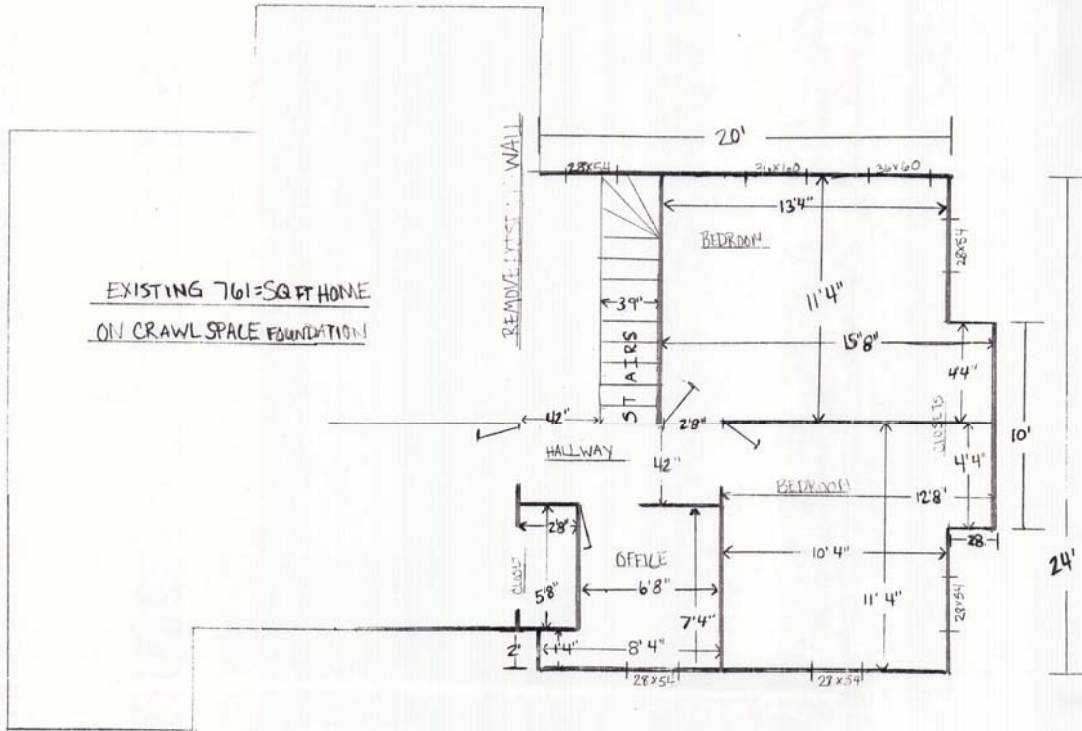
KEM-TEC
LAND SURVEYORS

22588 Grandon Avenue
Eastpointe, MI 48021-2312
(586) 772-8222
FAX: (586) 772-4048

KEM-TEC WEST
LAND SURVEYORS

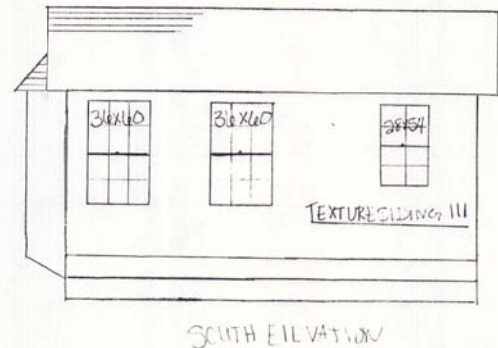
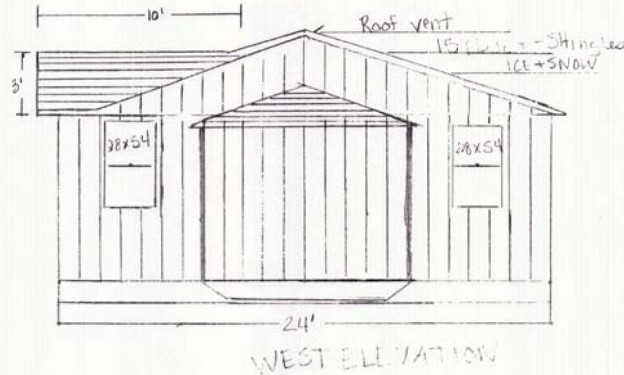
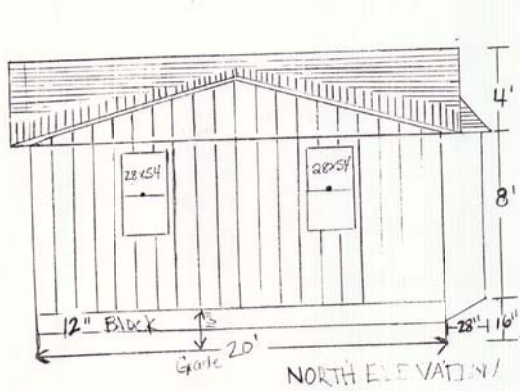
800 E. STADIUM
Ann Arbor, MI 48104-1418
(734) 904-0686 • (800) 433-8133
FAX: (734) 904-0687





NATE + HILLARY DESJARDIN
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: Tengal, 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 Tengal 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.

MORTGAGE SURVEY

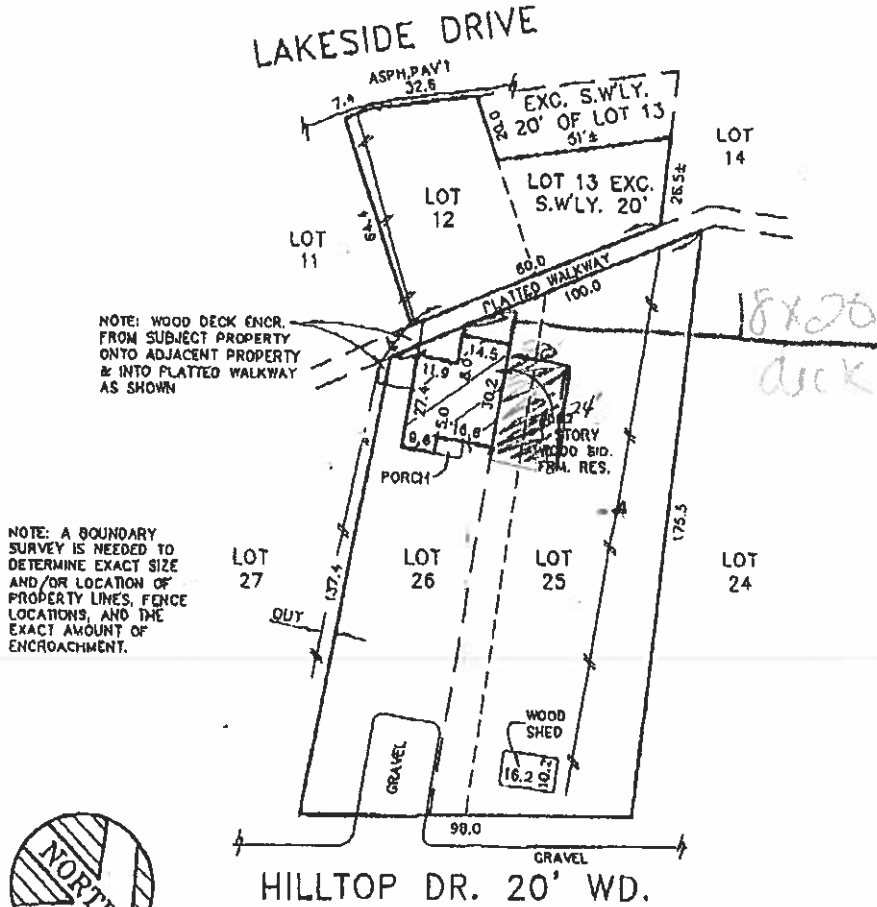
Certified to: NATIONS ONE MORTGAGE

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.



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.

GENOA TOWNSHIP
MAY 15 2020
PERMIT APPROVED

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

PRELIMINARY

JOB NO: 05-61289 SCALE: 1"=40'
DATE: 03/11/05 DR BY: D.R./MCD/CS

KEM-TEC
LAND SURVEYORS

92856 Grand Avenue
Eastpointe, MI 48021-2312
(586) 772-1222
FAX: (586) 772-4048

KEM-TEC WEST
LAND SURVEYORS

800 E. STADIUM
Ann Arbor, MI 48104-1412
(734) 964-0888 • (800) 423-6133
FAX: (734) 964-0887





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.



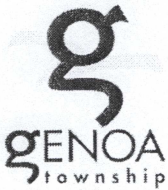
Residential Land Use Permit

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									
A. <u>Principal Structure</u> <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input 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. <u>Total Project Cost:</u> \$ <u>5,000</u>									
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)									
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>4/22/21</u>				

MORTGAGE SURVEY

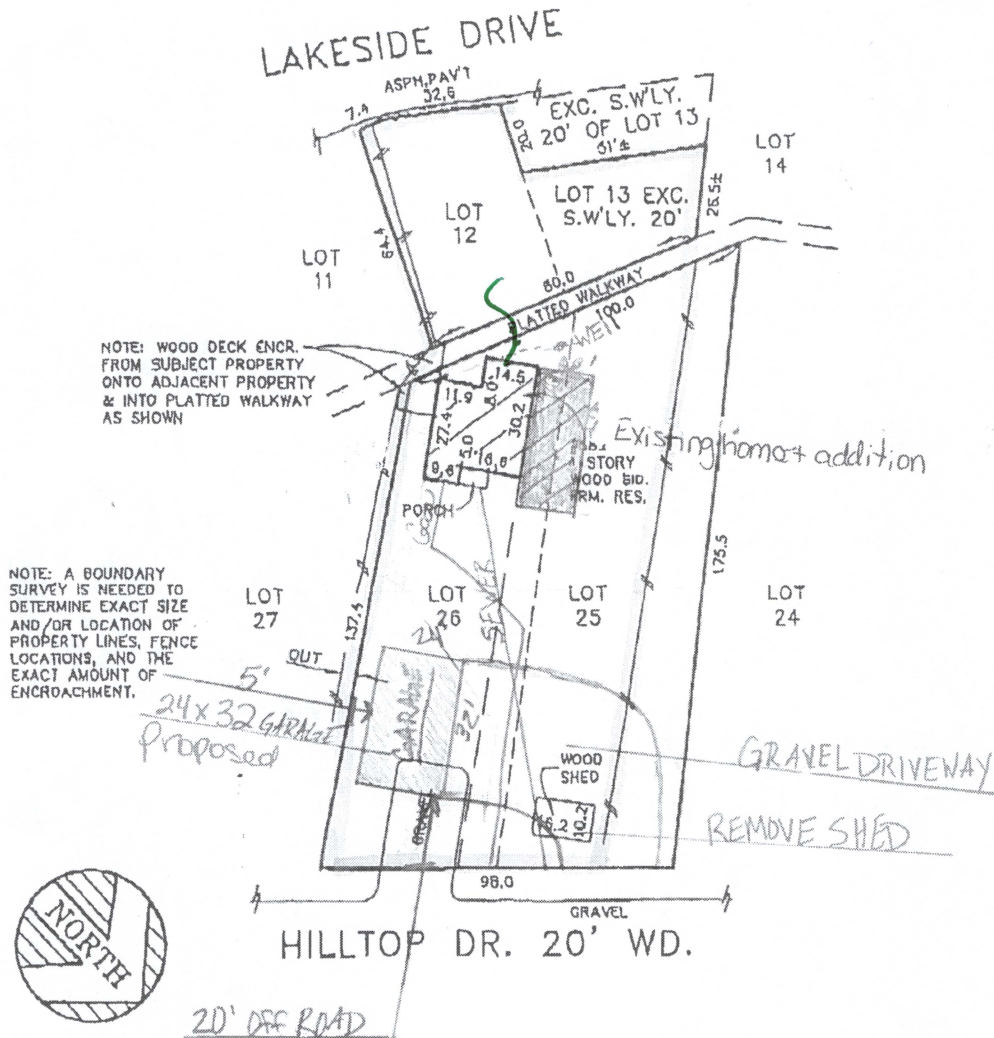
Certified to: NATIONS ONE MORTGAGE

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 ADDENDUM

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

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 189 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

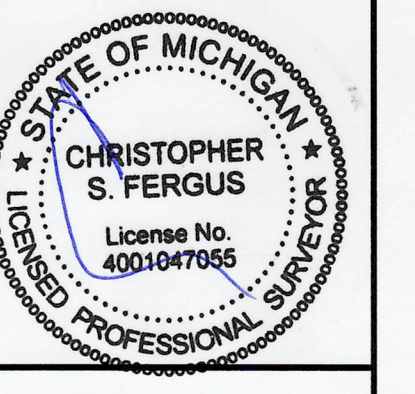
nearmap

SURVEY

PROPERTY DESCRIPTION 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;

Survey submitted 7-8-22
with revised setbacks.

THIS DRAWING AND ALL INFORMATION THEREON, INCLUDING THE DATA AND INFORMATION SHOWN ON THESE DRAWINGS, ARE THE PROPERTY OF BEBOSS ENGINEERING AND ARCHITECTS. NO GUARANTEE IS MADE AS TO THE COMPLETENESS OR ACCURACY OF THE DATA OR INFORMATION. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES AND STRUCTURES. THE CONTRIBUTOR SHALL NOTIFY THE ENGINEER IF ANY CONSTRUCTION OF THE PROJECT WILL AFFECT THE LOCATION OR DEPTH OF ANY UTILITIES OR STRUCTURES SHOWN ON THESE DRAWINGS. BEBOSS ENGINEERING AND ARCHITECTS
CALL MISS DIG
1-800-882-7771
www.beboss.com



BEBOSS

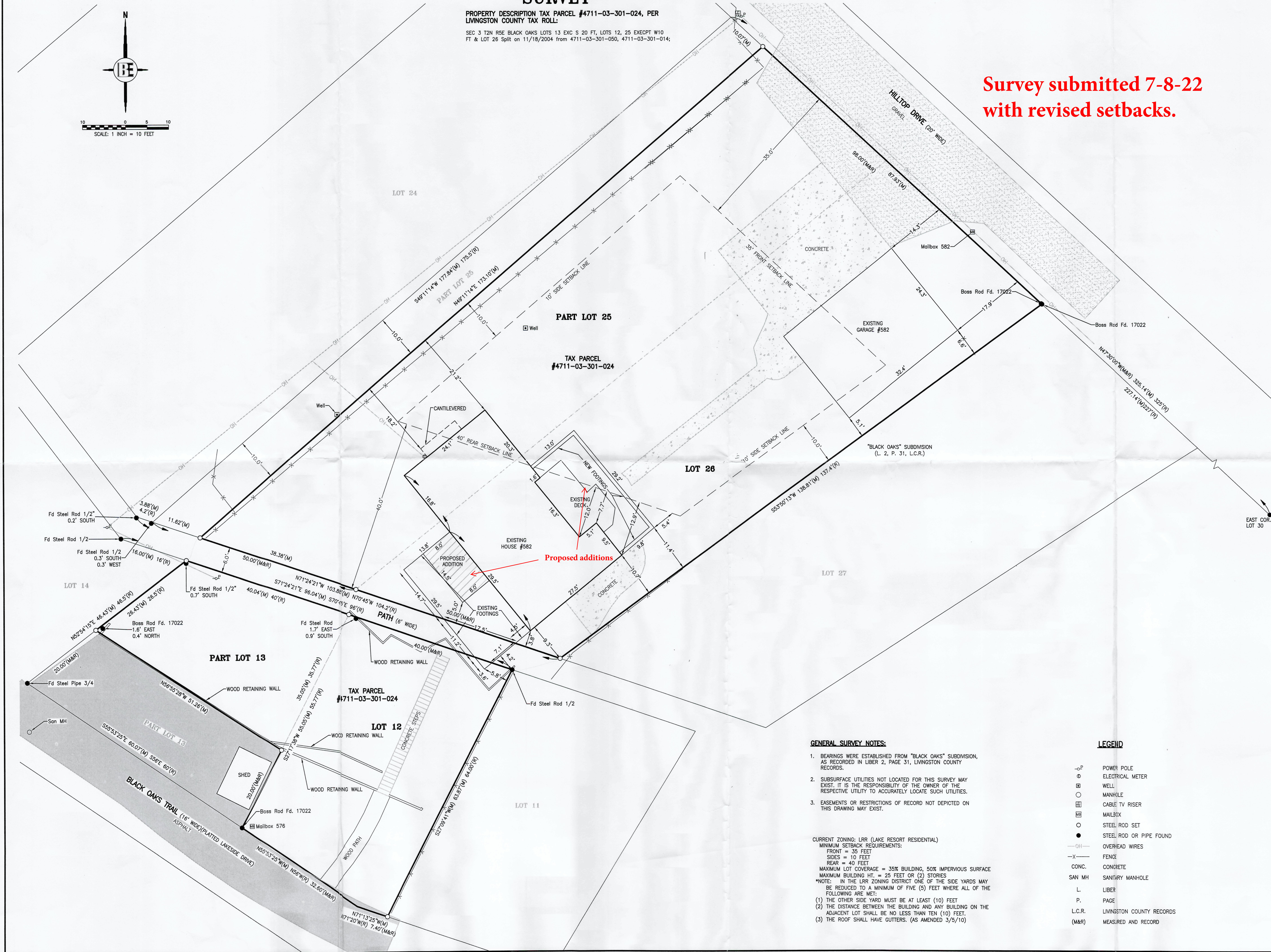
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT: **582 HILLTOP DRIVE, HOWELL**
PREPARED FOR: **MR P. CASTELEYN**
582 HILLTOP DRIVE
HOWELL, MI 48843
810-58-5649

TITLE: **SURVEY**

NO	BY	REVISION PER	DATE
4	TCG	CLIENT COMMENTS	07/09/22
3	AEB	CLIENT COMMENTS	12/20/21
2	AEB	CLIENT COMMENTS	8/23/21
1	TCG	SHEET NAME CHANGE	7/16/21

DRAWN BY: TCG
FIELD CREW: CE/PB
CHECKED BY:
SCALE: 1" = 10'
JOB NO. 21-272
DATE 07/15/21
SHEET NO. **1 OF 1**



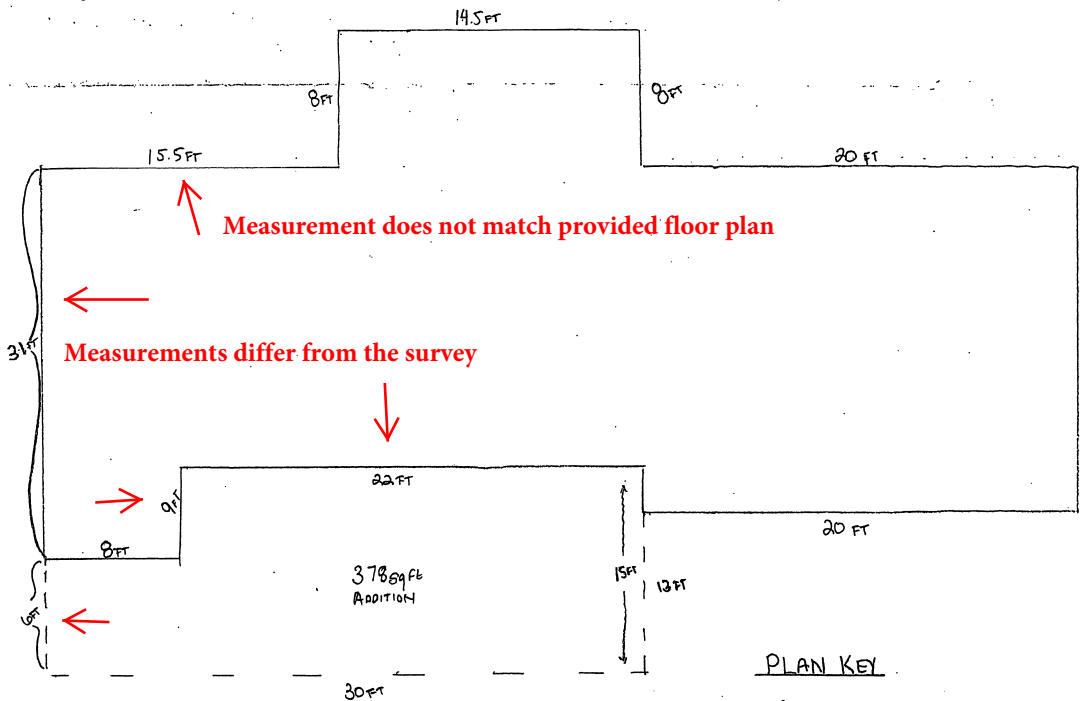
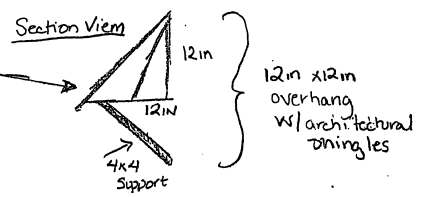
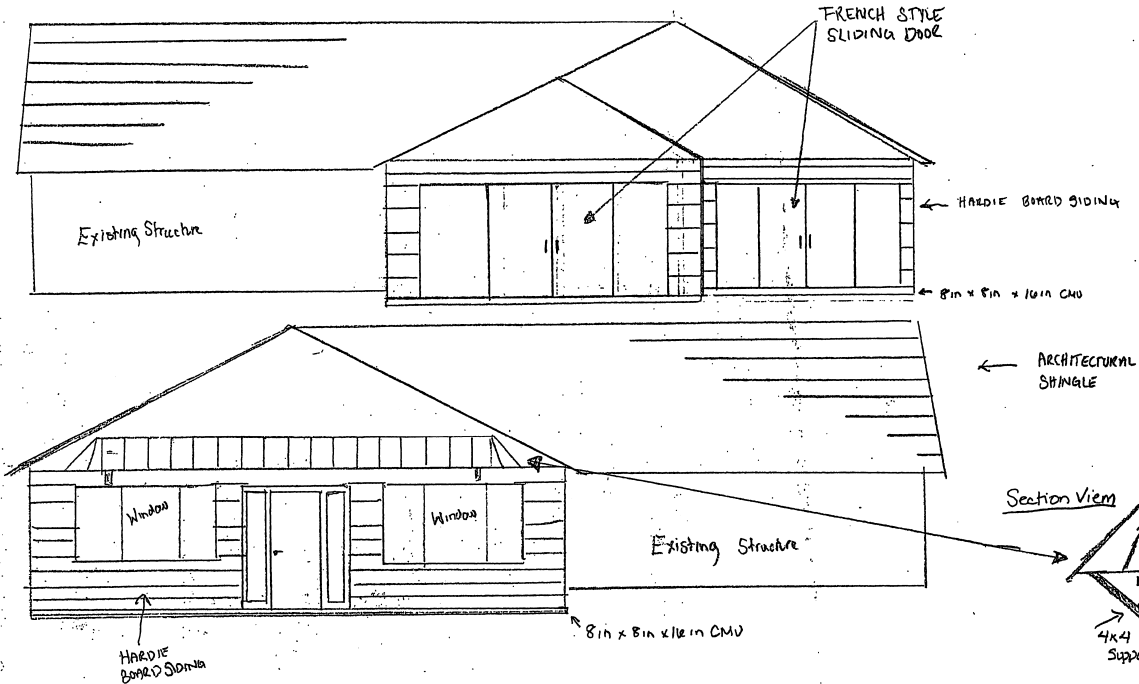
GENERAL SURVEY NOTES:

- BEARINGS WERE ESTABLISHED FROM "BLACK OAKS" SUBDIVISION, AS RECORDED IN LIBER 2, PAGE 31, LIVINGSTON COUNTY RECORDS.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

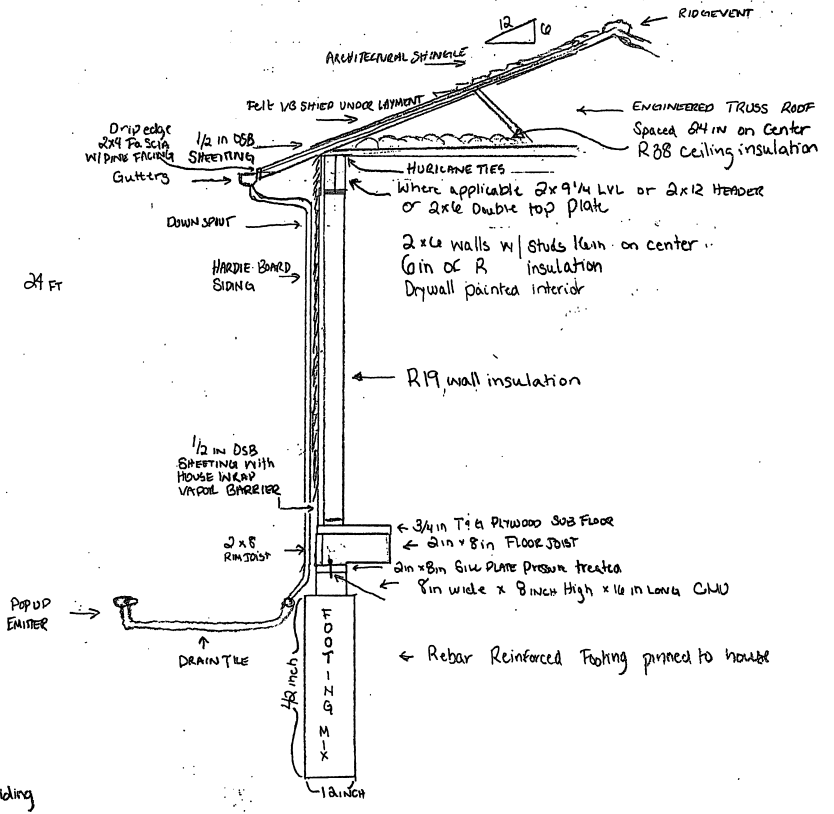
CURRENT ZONING: LRR (LAKE RESORT RESIDENTIAL)
MINIMUM SETBACK REQUIREMENTS:
FRONT = 35 FEET
SIDES = 10 FEET
REAR = 40 FEET
MAXIMUM LOT COVERAGE = 35% BUILDING, 50% IMPERVIOUS SURFACE
MAXIMUM BUILDING HT. = 25 FEET OR (2) STORIES
*NOTE: IN THE LRR ZONING DISTRICT ONE OF THE SIDE YARDS MAY BE REDUCED TO A MINIMUM OF FIVE (5) FEET WHERE ALL OF THE FOLLOWING ARE MET:
(1) THE OTHER SIDE YARD MUST BE AT LEAST (10) FEET
(2) THE DISTANCE BETWEEN THE BUILDING AND ANY BUILDING ON THE ADJACENT LOT SHALL BE NO LESS THAN TEN (10) FEET.
(3) THE ROOF SHALL HAVE GUTTERS. (AS AMENDED 3/5/10)

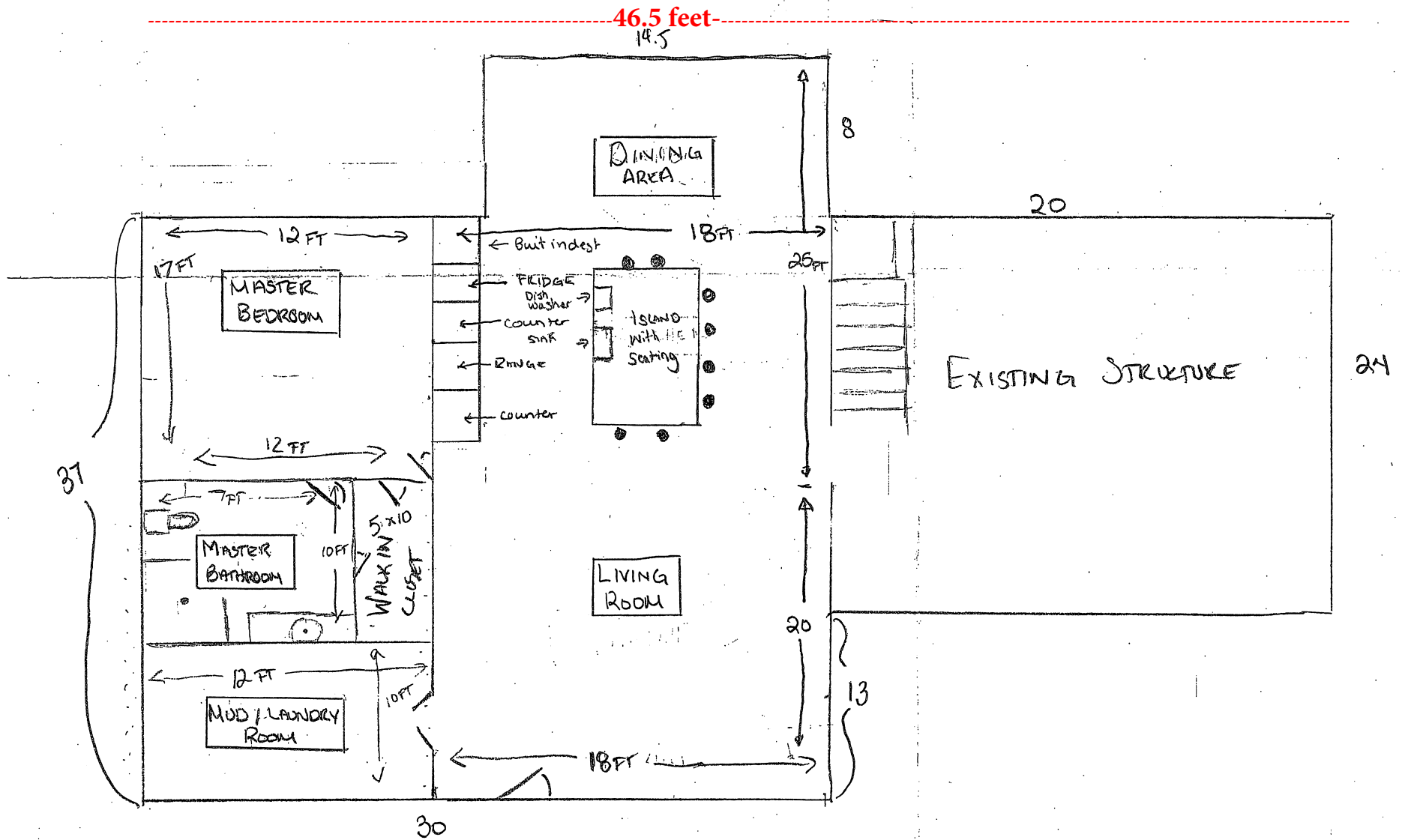
LEGEND

- POWER POLE
- ⊙ ELECTRICAL METER
- ⊠ WELL
- MANHOLE
- ⊠ CABLE TV RISER
- ⊠ MAILBOX
- STEEL ROD SET
- STEEL ROD OR PIPE FOUND
- OH- OVERHEAD WIRES
- X- FENCE
- CONC. CONCRETE
- SAN MH SANITARY MANHOLE
- L. LIBER
- P. PAGE
- L.C.R. LIVINGSTON COUNTY RECORDS
- (M&R) MEAS. RED AND RECORD



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





50 feet

= VANITY

= SHOWER

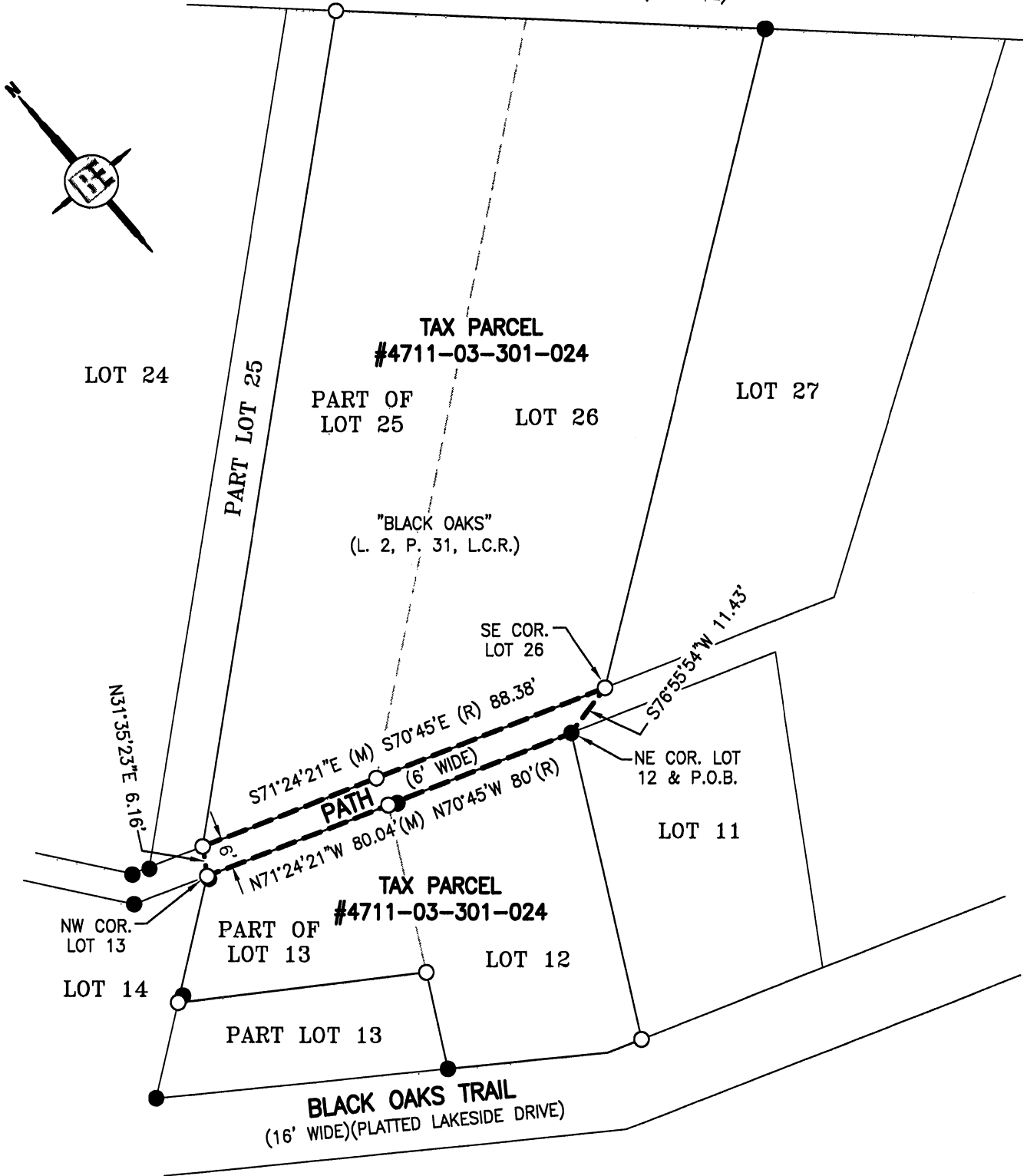
= TOILET

= Bar Seating

The width of the north and south side of the home do not match.

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:

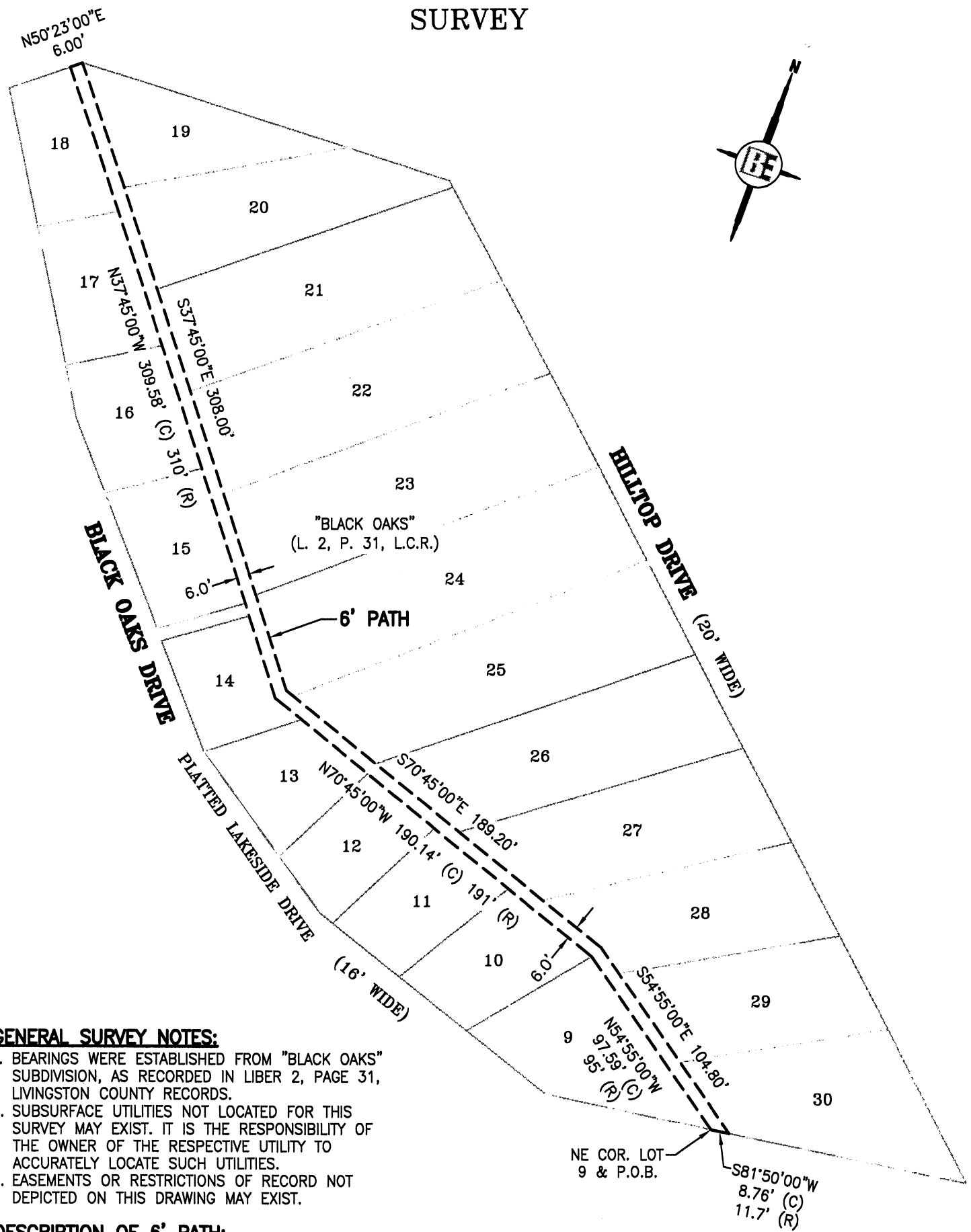
PART OF "BLACK OAKS" SUBDIVISION, AS RECORDED IN LIBER 2 OF PLATS, PAGE 31, LIVINGSTON COUNTY RECORDS, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 3, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 12 OF "BLACK OAKS"; 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:

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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



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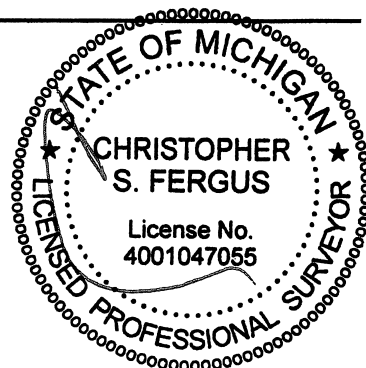
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NOTE: THE ABOVE DESCRIBED PATH WAS PREPARED FROM RECORD BEARINGS AND DISTANCES AS SHOWN ON THE PLAT OF "BLACK OAKS". NO FIELD WORK WAS PERFORMED IN PREPARING THIS DESCRIPTION.

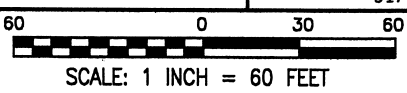
DESCRIPTION:

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:
CASTELEYN



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

JOB NO.	21-271-1	DATE	9-28-21		
SHEET	1 OF 1	FB 632	CREW CE/MD	DR. AEB	CK.

Original
31
Oct 24-1923
Chas. L. Hansen

PLAT of
"BLACK OAKS"

GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
A Subdivision of A PART of SW 1/4 of Sec 3 T2N, R5E.

Dedication

Know All Men By These Presents, That we, James R. McNamara, as pro-
prietor, and Hazel E. McNamara, 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. McNamara (S)
Edna M. Dunning Hazel E. McNamara (S)

STATE OF MICHIGAN }
County of Livingston } ss

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. McNamara and Hazel E. McNamara, 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 N70°E 148.4,
S 62° 5'E 2.9; N 82° 6'E 408.5, thence N 36° 20' W 428.6, W 78° 71, on E & W
1/8 line of SW 1/4 said Sec 3; thence S 54° 1' 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

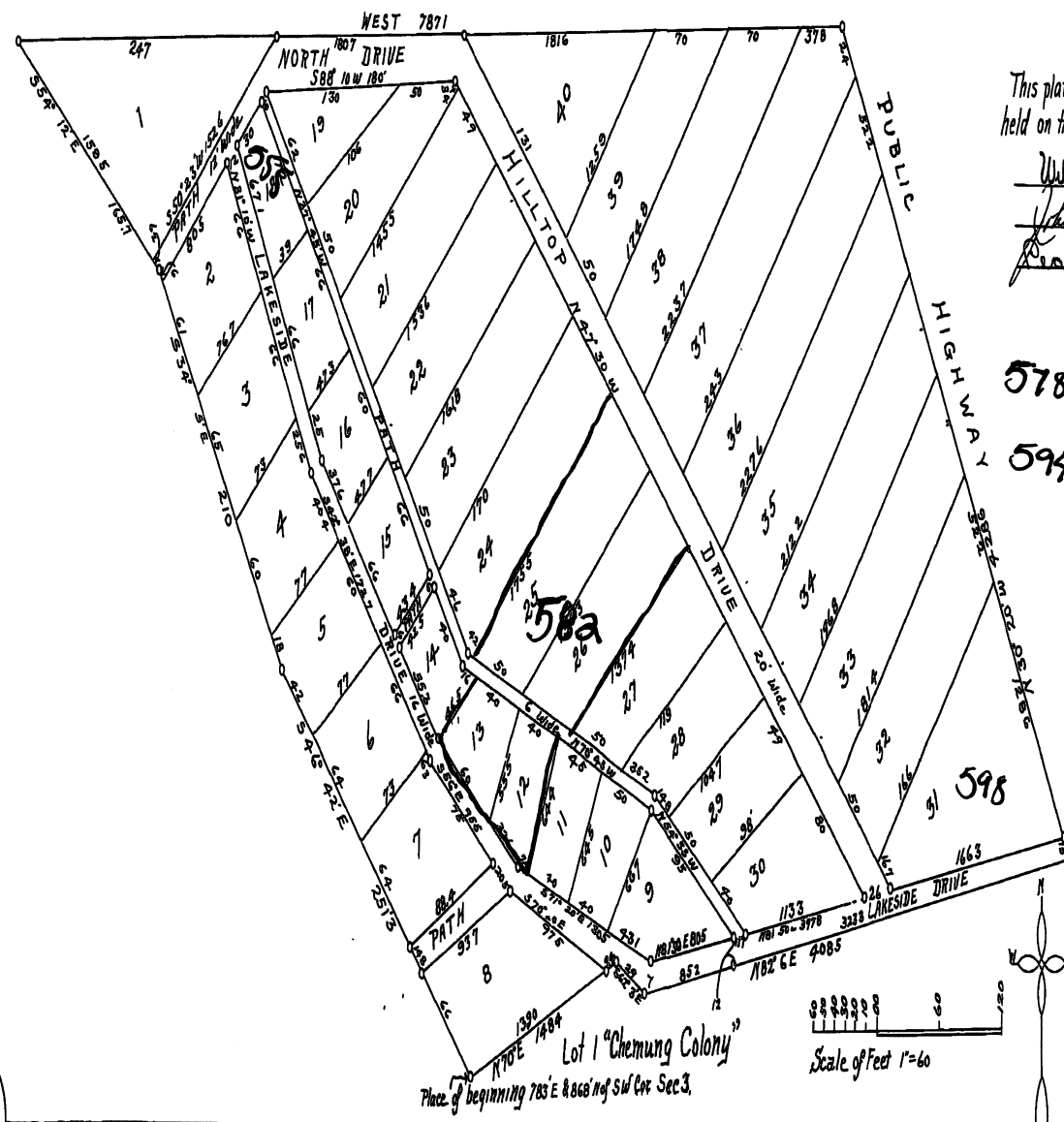
This plat was approved at a meeting
held on the 22 day of October, 1923.

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
on Page 31
W. J. Dunning
Register



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

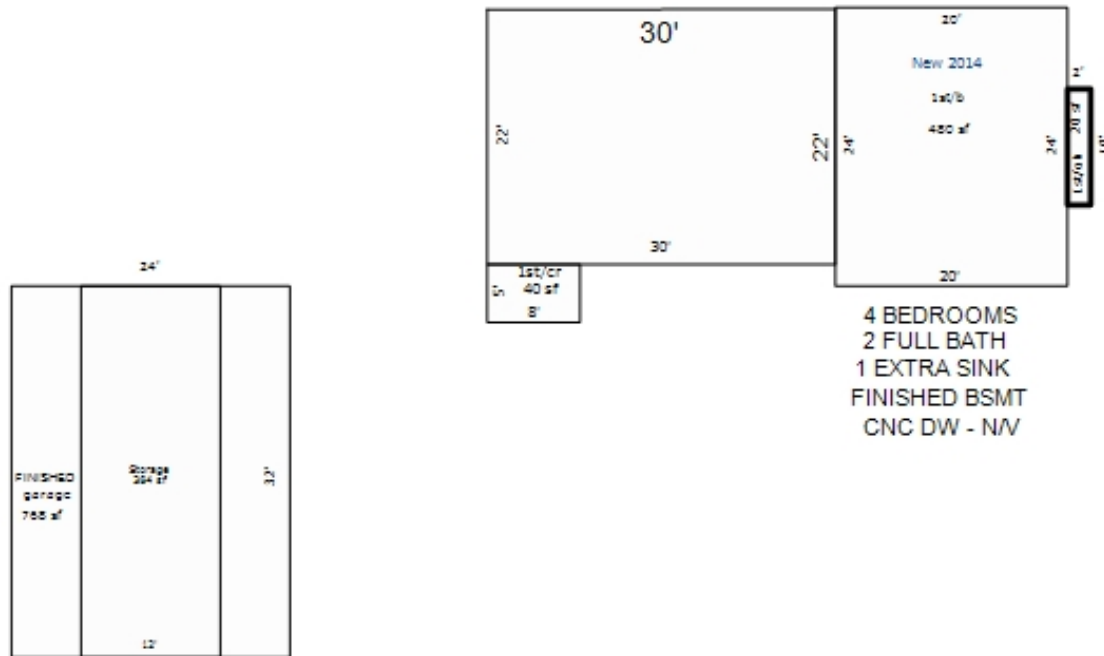
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																					
DESJARDIN NATHAN & HILLARY	CASTELEYN MELISSA & DEWOLF	325,000	12/21/2020	WD	03-ARM'S LENGTH	2020R-047521	BUYER/SELLER	100.0																					
CASTELEYN MELISSA & DEWOLF	CASTELEYN 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																					
Owner's Name/Address		P.R.E. 100% 01/08/2021		Deck		05/15/2020		P20-060																					
CASTELEYN MELISSA & PHILLIP & DEWOLF HILDE 582 HILLTOP DR HOWELL MI 48843-9130		MAP #: V22-15		Detached Accessory		07/18/2018		P18-140																					
Tax Description		2023 Est TCV Tentative		ADDITION		05/07/2014		P14-054		NO START																			
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;		X Improved		Vacant		Land Value Estimates for Land Table 4300.LAKE CHEMUNG																							
Comments/Influences		Public Improvements		* Factors *																									
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;		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk		Water Sewer		Electric		Gas		Curb		Street Lights		Standard Utilities		Underground Utils.					
-----		Topography of Site		Level		Rolling		Low		High		Landscaped		Swamp		Wooded		Pond		Waterfront		Ravine		Wetland		Flood Plain		X REFUSE	
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value															
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan		Who		When		What		2023		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													

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

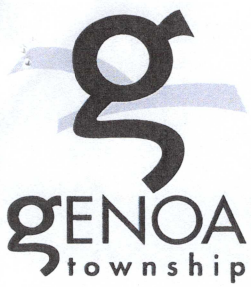
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher 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 Drywall Paneled				Plaster Wood T&G											
Building Style: C		Trim & Decoration		Central Air Wood Furnace			(12) Electric			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		0 Amps Service			No./Qual. of Fixtures			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		No. of Elec. Outlets			(13) Plumbing			Building Areas								
Room List		(5) Floors		Average Fixture(s)			1 Story Siding			Foundation			Size		Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		1 3 Fixture Bath			1 Story Siding			Crawl Space			662					
(1) Exterior		(6) Ceilings		2 Fixture Bath			1 Story Siding			Crawl Space			40					
X	Wood/Shingle Aluminum/Vinyl Brick			Softener, Auto			1 Story Siding			Basement			480					
	Insulation	Basement: 480 S.F. Crawl: 702 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Manual			1 Story Siding			Overhang			20					
(2) Windows		(8) Basement		Solar Water Heat			Other Additions/Adjustments			Recreation Room			360		6,811		5,313	
X	Many Avg. Few	X	Large Avg. Small	No Plumbing			Plumbing			Extra Sink			1		929		725	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Extra Toilet			Porches			WPP			136		3,531		2,754	
(3) Roof		360 Recreation SF Living SF Walkout Doors No Floor SF		Separate Shower			Deck			Treated Wood			422		6,613		5,158	
X	Gable Hip Flat	Gambrel Mansard Shed		Ceramic Tile Floor			Garages			Treated Wood			384		6,217		6,093	
X	Asphalt Shingle	(10) Floor Support		Ceramic Tile Wains			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost			768		35,927		35,208	
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		Ceramic Tub Alcove Vent Fan			Storage Over Garage			Water/Sewer			384		5,165		5,062	
		Lump Sum Items:		Vent Fan			Public Sewer			Public Sewer			1		1,462		1,140	
				Notes:			Water Well, 200 Feet			Water Well, 200 Feet			1		10,514		8,201	
				ECF (4300 LK CHEMUNG NON WATERFRONT) 1.019 => TC			Totals:			Totals:			240,159		207,605		211,549	

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

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



*** 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 # 22-16 Meeting Date: 7/19-22
@6:30 pm

PAID Variance Application Fee

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

Applicant/Owner: Jeremy Clarke Email: jclarke26@sbccglobal.net
Property Address: 3742 Westphal Phone: _____
Present Zoning: CE Tax Code: 4711-19-400-025

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: Barn to be built
20' from property line on two sides
of 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.

Many other properties in the area have barns close to their property lines and setbacks.

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 proposed area is the only spot on the property it fits. Wetlands and septic fields are in the way.

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.

~~XXXXXX~~ The building is far enough to prevent danger.

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 will be no negative affects to surrounding properties.

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

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

Date: 5/24/20 Signature: [Signature]



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: July 12, 2022

RE: ZBA 22-16

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

STAFF REPORT

File Number: ZBA# 22-16
Site Address: 3742 Westphal Road
Parcel Number: 4711-19-400-025
Parcel Size: 7.470 Acres
Applicant: Jeremy Clarke, 3742 Westphal Road, Howell
Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variances

Project Description: Applicant is requesting a side and rear yard setback variance to construct a 50 x 80 detached accessory structure.

Zoning and Existing Use: CE (Country Estates) Single Family Dwelling and one detached accessory structure is located on the property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday July 3, 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 2003.
- In 2007, a land use permit was issued to install an inground pool. (See Attached)
- In 2001, a land use permit was issued to construct a new home. (See Attached)
- See Assessing Record Card

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

The proposed project is to construct a 50 x 80 detached accessory structure. The applicant is seeking a side and rear yard setback variance. The applicant is proposing to access the proposed building by utilizing the private driveway easement that borders the property to the north side property line. It states in the property’s legal description that the applicant has a right to use the easement for ingress and egress.

Variance Requests

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

11.04.02 Accessory Buildings

(1) On lots greater than one (1) acre detached accessory buildings over two hundred (200) square feet of total floor area shall meet the setback requirements for principal buildings. (as amended 10/04/21)

Country Estates (CE) Principal Setbacks

<u>Rear Yard:</u>	
Required Rear Yard Setback	60'
Proposed Rear Yard Setback	20'
Proposed Variance Amount	40'

<u>Side Yard:</u>	
Required Side Yard Setback	40'
Proposed Side Yard Setback	20'
Proposed Variance Amount	20'

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

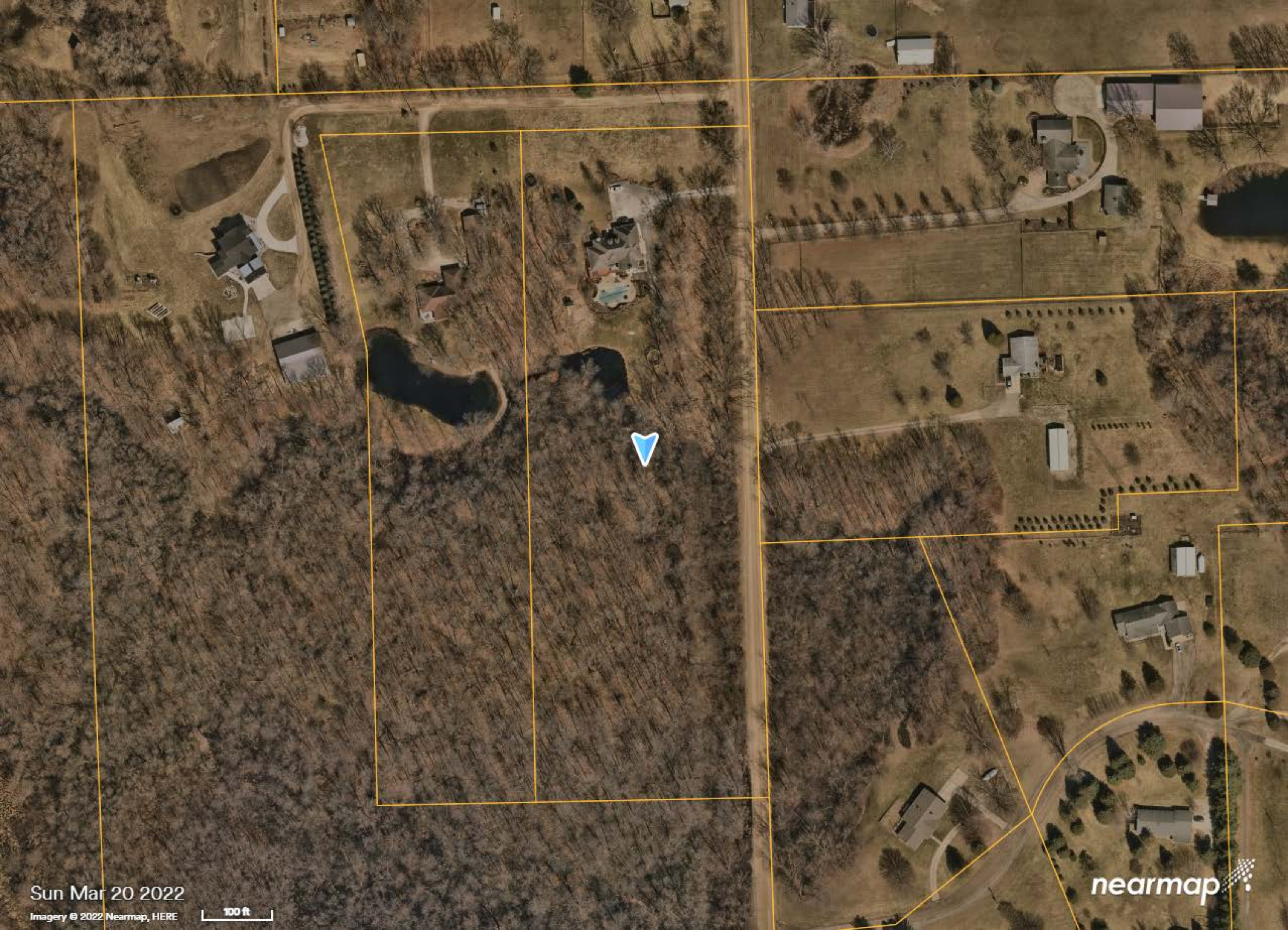
Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the side and rear yard setback would prevent the construction of the proposed structure but would not unreasonably prevent the use of the property. There are multiple detached accessory structures in the vicinity that 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 vicinity. However, the size of the proposed structure is larger than the majority of detached accessory structures in the vicinity.
- (b) Extraordinary Circumstances** – The extraordinary and exceptional condition of the property is the narrow shape of the lot, location of septic field, pond and wetlands on the property. The applicant should address if the variances requested are the least amount necessary due to the large size of the proposed building.
- (c) Public Safety and Welfare** – The granting of these variances will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variances could have an impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood due to the location and substantial size of the proposed structure.

Recommended Conditions

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

1. No outdoor storage is allowed of any Home Occupation vehicles or equipment. Section 3.03.02 of the Zoning Ordinance must be followed.
2. Section 11.02.06 Open storage of vehicles of the Zoning Ordinance must be followed.



Sun Mar 20 2022

Imagery © 2022 Nearmap, HERE

100 ft

nearmap

PERMIT NO. 07 83



Residential Land Use Permit
 Genoa Township • 2911 Dorr Rd. • Brighton, MI 48116
 Phone (810) 227-5225 • Fax (810) 227-3420

11-19-400-025

1. PROJECT INFORMATION					
Site Address: <u>3742 Westphal</u>					Acreage: <u>7.47</u>
2. OWNER/APPLICANT INFORMATION					
Owner Name: <u>Gwen Haggerty</u>			Phone No.: <u>517-545-9964</u>		
Owner Address: <u>3742 Westphal</u>		City: <u>Howell</u>	State: <u>MI</u>	Zip: <u>48843</u>	
Applicant is: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Lessee/Renter <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Other:					
Applicant name: <u>Bath's Pools LLC</u>			Phone No.: <u>517-223-4216</u>		
Applicant Address: <u>P.O. Box 1185</u>		City: <u>Howell</u>	State: <u>MI</u>	Zip: <u>48844</u>	
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					
B. Accessory Structure					
<input type="checkbox"/> Fence		<input type="checkbox"/> Deck		<input type="checkbox"/> Detached Accessory (garage, shed, pole barn)	
<input checked="" type="checkbox"/> Pool/Hot Tub		<input type="checkbox"/> Above ground		<input checked="" type="checkbox"/> In ground	
4. SETBACK AND DIMENSIONAL INFORMATION					
A. Principal Structure Setbacks (in feet)					
Front: <u>100'</u> (measured from front property line, right-of-way line or private road easement, whichever is less)					
Rear: <u>80'</u>	Least Side: <u>180'</u>		Side: <u>100'</u>	Water/Wetland: <u> </u>	
B. Accessory Structure Setbacks (in feet)					
Front: <u>100'+</u>	Least Side: <u>180'</u>	Side: <u>100'+</u>	Rear: <u>93'</u>	Water/Wetland: <u> </u>	Distance from Principle Structure: <u>20'</u>
C. Building/Improvement Dimensions					
Size of Building/Improvement: <u>24x44</u> square feet <u>800</u>					
Height: <u> </u> feet (measured as the vertical distance from grade at the center of the front of the building to the mid level between eaves and ridge for gable, hip and gambrel roofs)					
5. ATTACHMENTS					
<input type="checkbox"/> Attach 3 copies of a plot plan 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.					
<input type="checkbox"/> Attach 3 copies of construction plans. Any questions regarding the required contents for these plans should be directed to the Livingston County Building Department at (517) 546-3240.					
6. SIGNATURE OF APPLICANT					
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 also 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 his/her authorized agent, and we agree to conform to all applicable laws, codes and ordinances of the State of Michigan and Genoa Township. 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.					
Signature of Applicant: <u>Susan Austin</u>				Date: <u>6-14-07</u>	
▽ FOR OFFICE USE ONLY ▽					
A. TOWNSHIP APPROVALS					
		<u>Required</u>		<u>Approved</u>	
Zoning Board of Appeals		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<u> </u>	
B. ASSESSING APPROVAL					
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Approved by: <u>[Signature]</u>		Date: <u>6/15/07</u>	
C. ZONING APPROVAL → → → → → →			Parcel I.D. No.: <u>11 19. 400 025</u>		Zoning: <u> </u>
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Approved by: <u>[Signature]</u>		Date: <u>6-14-07</u>	
Comments/Conditions:					
3. FEES					
Land Use	\$ <u>50.00</u>	Water Connection	\$	Sewer Connection	\$
Meter	\$	Sewer Clean Out	\$	Water New User	\$
Irrigation meter	\$	Other:	\$		\$
Total Due \$ <u>50.00</u>		Date Paid:		Cash or Check No.	

LAND USE PERMIT

GENOA TOWNSHIP

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

Permit No. 01-454 Date 8/7/01
 Owner Raymond Shingledacker Telephone (517) 546-5127
 Site Address 3742 Westphal City Howell Zip 48843
 Contractor Self Telephone left message 87-01
 Address Same City _____ Zip _____
 Subdivision _____ Lot No. _____
 Size of Lot: Front 339.00 Rear 339.00 Side 960.00 Side 960.00
 Acreage 7.47 Zoning Classification Hq
 Tax Code No. 11-19-400-000
025

Application is made to Build new home

- Dwelling Deck Mobile Home Sign
- Addition Swimming Pool Commercial Sewer Connection
- Garage Accessory Bldg Industrial 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 74'0" Rear 74'0" Deep 62'4" Height _____
 Estimate Value \$ 200,000 Total Square Feet 3156
 Building Setback: 185 feet from front property line. 650 feet from rear line. _____ waterfront.
40 feet least side. 40 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 Raymond Shingledacker Date 8/7/01

Approved Disapproved Date 8/7/01
 Conditional _____

Fees	
Land use	<u>7500</u>
Connection-water	_____
-sewer	_____
Meter	_____
Total Paid	<u>7500</u>

Zoning Inspector Maureen J. [Signature]

LAND USE PERMIT

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



Permit No. 01-457 Date 8/7/01
Owner Raymond Shingledecker Telephone (517) 546-5127
Site Address 3742 Westphal City Howell Zip 48843
Contractor Self Telephone left message 8-7-01
Address Same City _____ Zip _____
Subdivision _____ Lot No. _____

Size of Lot: Front 339.00 Rear 339.00 Side 960.00 Side 960.00
Acreage 7.47 Zoning Classification A9
Tax Code No. 11-19-400-021 11-19-400-025
457A

Application is made to Build New home

- Dwelling
- Deck
- Mobile Home
- Sign
- Addition
- Swimming Pool
- Commercial
- Sewer Connection
- Garage
- Accessory Bldg
- Industrial
- 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 74'0" Rear 74'0" Deep 62'4" Height _____

Estimate Value \$ 200,000 Total Square Feet 3156

Building Setback: 185' feet from front property line. 650' feet from rear line. _____ waterfront.
40' feet least side. 40' feet side line.

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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 Raymond Shingledecker Date 8/7/01

Approved Disapproved Date 8/7/01

Conditional Amended 3/19/02 increase deck
Adrian Van Tassel

Fees	
Land use	<u>7500</u>
Connection-water	_____
-sewer	_____
Meter	_____
Total Paid	<u>7500</u>

Zoning Inspector Maureen J. [Signature]

20' From property lines

120' From Road

septic tank

Wet lands

11-19-400-026

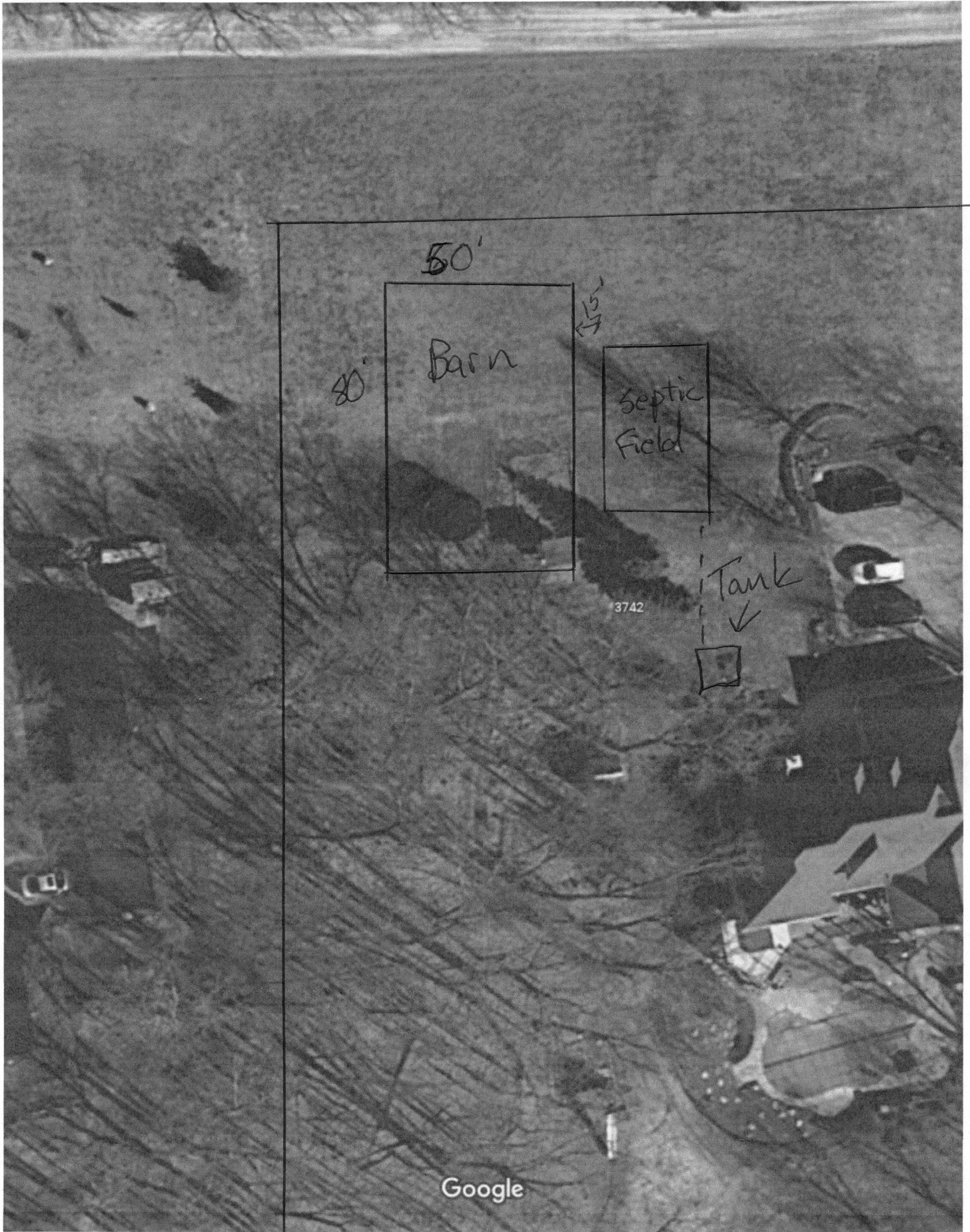
11-19-400-025

11-20-300-021

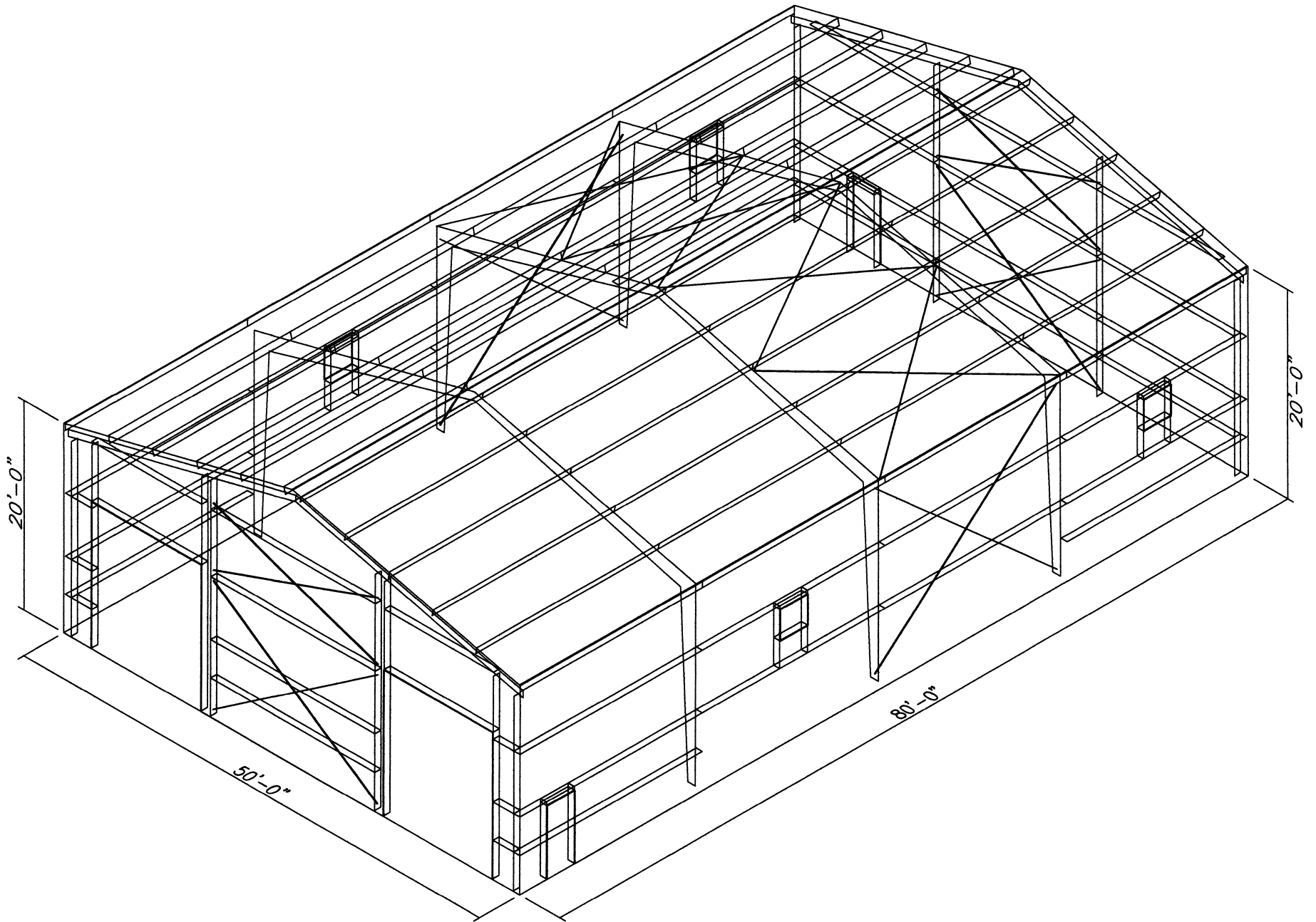
11-19-400-027

11-20-300-015





Google



From: ranger425@aol.com
To: [Amy Ruthig](#)
Subject: oppose variance for extremely large storage building on residential property.
Date: Wednesday, July 6, 2022 3:24:08 PM

To Whom It May Concern Genoa Twp Zoning:

July 6th 2022

This letter reflects my concern as a result of a Zoning variance requested by Mr. Jeremy Clark, 3742 Westphal Rd, Genoa Twp. MI. for consideration of the Zoning commission.

Mr. Clarke proposes the construction of a storage structure 50'x80'x20' in height on his property. The requested variance is to allow construction contrary to approved distances to the property line defining the property known as 3744 Westphal immediately to the West of Clarke's property, and for a variance to build within 20' of the utility easement running West from Westphal Rd to the end of Mr. Clarke's property defining the boundary between my property known as 3710 Westphal directly abutting Mr. Clarke's proposal to the North.

It is my concern that the large dimension structure required by Mr. Clarke is to accommodate large heavy equipment required by his tree and lawn service.

The property that Mr. Clarke proposes that this large storage structure to be built on is nestled between residential and horse raising 5-acre farms. It is my greatest concern that Mr. Clarke's large structure will eventually evolve into a storage/maintenance facility where welding, hammering, chainsaws, an increase in vehicular traffic, and where lawnmowers are repaired and started at all hours of the day and night and mostly, a general degradation to the rural culture that has been established in this area for hundreds of years.

I am against granting this variance.

Robert Lagana
3710 Westphal Rd, Genoa Twp, MI 517-294-1211

From: ranger425@aol.com
To: [Amy Ruthig](#)
Subject: addendum to Jul 6th ltr.
Date: Thursday, July 7, 2022 9:57:32 AM

To Whom It May Concern Genoa Zone Board Committee:

7Jul2022

Please add this as an addendum to my original letter of July 6th, 2022, regarding the zoning variance requested by Mr. Jeremy Clarke of Westphal Rd. Genoa Township.

It would be my observation that the original intent of the requirement for a minimum of 5 acres of land for a single-family housing unit in this particular area of Genoa Township was to preserve the open and rural lifestyle that so many people find attractive.

The astute planners of that era had the foresight to see the diminishing American rural lifestyle and sought a remedy to slow the urbanization, industrialization and high-density of home building, and to preserve areas that could still support the raising of livestock and crops short of commercial farming.

I would hope that not only the actual Genoa zoning laws be observed to preserve this original concept, but also the often-overlooked intent of these laws be given equal consideration.

Property owners who have lived in Genoa Township for 50 to 60 years are witnessing their rural lifestyle steadily encroached upon, not only by rapacious developers but also by Councils who are unwilling to recognize established cultures and lifestyles and continually overlook long-time residents' reasons for choosing Genoa as a place to live.

Stated in a slightly different way would be to say that not all of the sacrifices and all of the acquiescence to modernity and population growth should be made by long time established residents. The burden of established law and ordinances must be equally borne by those who choose to live here but want dramatic change in their favor. In too many instances change demanded by a few for their specific interests does not bode well for the many and their collective interests of the overall community.

I would have no opposition regarding Mr. Clarke and his desire to build a storage building on his property, provided it did not encroach on established property boundaries requiring no variance or exceptions to the current zoning ordinances.

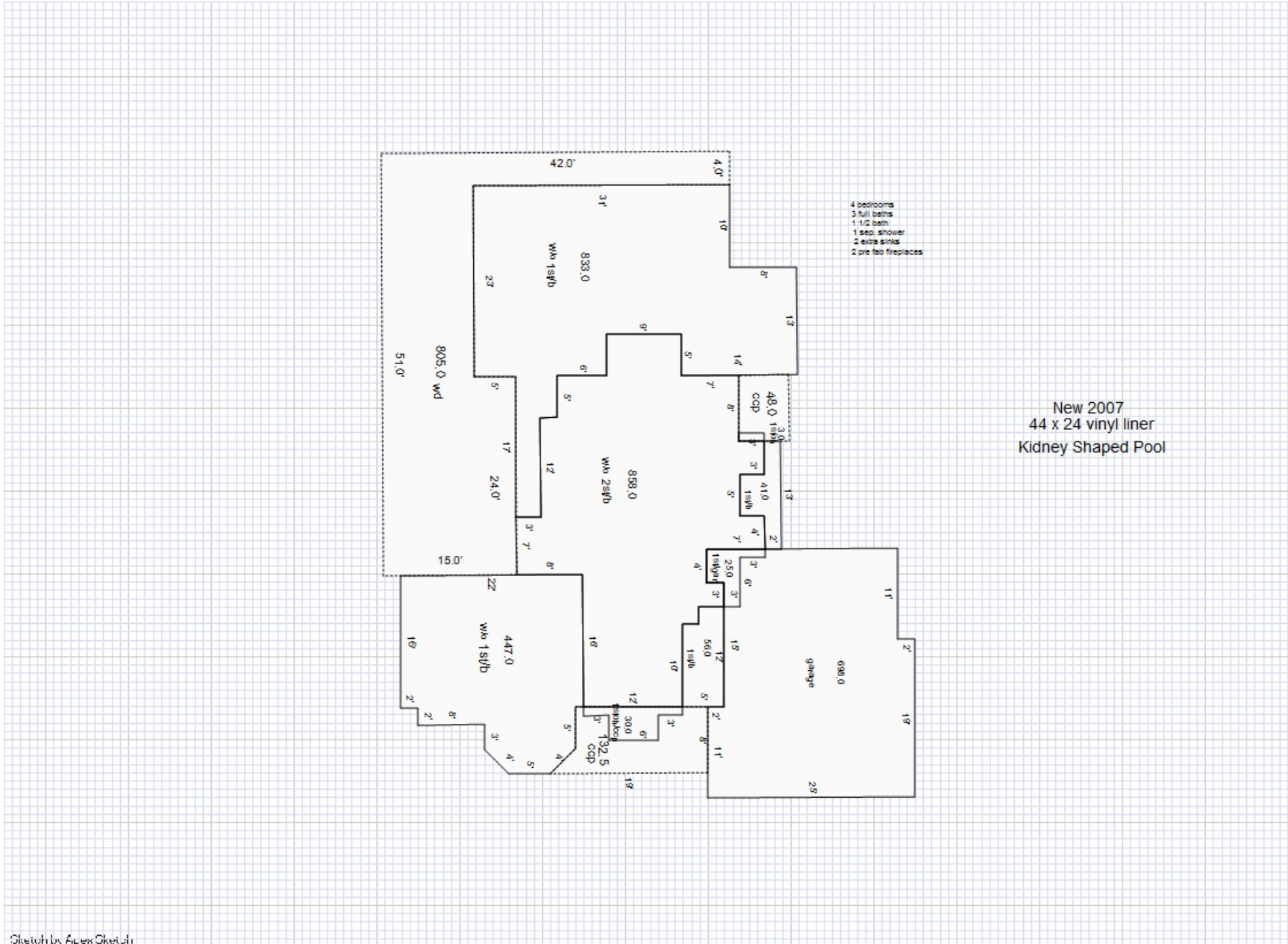
Robert Lagana 3710 Westphal Rd. Genoa Twp

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
SPIRES LONNIE & CHRISTINE	CLARKE JEREMY & KARISE	539,900	08/25/2016	WD	03-ARM'S LENGTH	2016R-025913	BUYER/SELLER	100.0									
HAGGERTY C GWEN	SPIRES LONNIE & CHRISTINE	490,000	08/30/2013	WD	03-ARM'S LENGTH	2013R-036477	BUYER/SELLER	100.0									
SHINGLEDECKER, RAYMOND & D	HAGGERTY C GWEN	575,000	08/31/2006	WD	03-ARM'S LENGTH	2006R-019482	BUYER/SELLER	100.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: CE		Building Permit(s)		Date	Number	Status							
3742 WESTPHAL RD		School: HOWELL PUBLIC SCHOOLS		INGROUND POOL		06/15/2007		07-083	NO START								
Owner's Name/Address		P.R.E. 100% 09/22/2016		WOOD DECK		03/19/2002		01-457A	NO START								
CLARKE JEREMY & KARISE 3742 WESTPHAL RD HOWELL MI 48843-8899		MAP #: V22-16		HOME		08/07/2001		01-457	NO START								
Tax Description		2023 Est TCV Tentative		Land Value Estimates for Land Table 4500.HOWELL M& B													
SEC 19 T2N R5E COMM SE COR SEC TH N 306.43 FT TO POB TH N 960 FT TH N89*W 339 FT TH S 960 FT TH S89*E 339 FT TO POB CONTR. 7.47 AC M/L SPLIT FR 021 2/99 PARCEL # 1		X Improved		Vacant		* Factors *											
Comments/Influences		Public Improvements		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value			
		Dirt Road		LAND TABLE A		7.47		Total Acres		13,452		100		100,483			
		Gravel Road		Land Improvement Cost Estimates		Rate		Size % Good		Cash Value							
		Paved Road		Description		47.71		1056 42		21,160							
		Storm Sewer		Pool: Plastic		Total Estimated Land Improvements		True Cash Value =		21,160							
		Sidewalk		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Water		X		2023		Tentative		Tentative						Tentative	
		Sewer		LM		2022		50,200		292,700						318,492C	
		Electric				2021		50,200		281,700						308,318C	
		Gas				2020		50,200		274,500						304,062C	
		Curb															
		Street Lights															
		Standard Utilities															
		Underground Utils.															
		Topography of Site															
		Level															
		Rolling															
		Low															
		High															
		Landscaped															
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		REFUSE															
		Who		When		What											
		LM		10/28/2013		REVIEWED R											
		The Equalizer. Copyright (c) 1999 - 2009.															
		Licensed To: Township of Genoa, County of Livingston, Michigan															

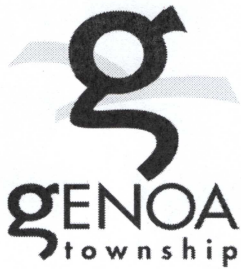
*** Information herein deemed reliable but not guaranteed***

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 2 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 132 805	Type CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 698 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior Drywall Paneled		Plaster Wood T&G									
Building Style: BC		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling										
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min								
Condition: Good		Size of Closets		Lg			X	Ord		Small				
Room List		Doors:		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(5) Floors										
(1) Exterior		(6) Ceilings		Central Air Wood Furnace										
X	Wood/Shingle Aluminum/Vinyl Brick	(12) Electric		No./Qual. of Fixtures										
	Insulation	0 Amps Service		Ex.			X	Ord.		Min				
(2) Windows		(7) Excavation		No. of Elec. Outlets										
X	Many Avg. Few	X	Large Avg. Small	Many			X	Ave.		Few				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 2235 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
(3) Roof		(9) Basement Finish		(13) Plumbing										
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 4 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 2 Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Asphalt Shingle	2000 1 Walkout Doors No Floor SF		(14) Water/Sewer										
Chimney: Brick		(10) Floor Support		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic										
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										
				Public Water Public Sewer 1000 Gal Septic Water Well, 200 Feet										
				Porches CCP (1 Story) CCP (1 Story)										
				Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)										
				<<<<< 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 # 22-18 Meeting Date: July 19th 2022
 PAID Variance Application Fee @ 6:30 pm

\$215.00 for Residential

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

Applicant/Owner: Tim Chouinard / Teri and Steve Zacharias Email: timchouinard@sbcglobal.net
Property Address: 770 Sunrise Park St Phone: 517-546-6587
Present Zoning: LRR Tax Code: 4711-09-201-~~XXX~~ 112

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:

We are requesting a 20' Rear yard setback

1. Variance requested/intended property modifications: _____

The intended property modifications are to remove both existing structures and build a new 1726 square foot home with 790 square foot garage, screen porch, finished basement and deck

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

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

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

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

The practical difficulty is the topography of the land and the depth of the lot make it impractical to use the lots for their intended purpose.

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

The extraordinary circumstances are the steep grade on the lots as well as the depth of the lots the need for the variance was not self created and granting the variance would be consistant with the surrounding properties as well as improve the existing homes distance from the rear yard setback.

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

The granting of the variance will not affect anyone in a negetive way because of the wooded buffer zone between the proposed house and the next buildable location, the proposed project will eliminate one residence helping with congestion and the proposed building will be built using current building practices and standards.

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

The granting of the variance will remove three unsightly structures and replace them with a beautiful home benefiting everyone in the surrounding area.

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

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

Date: _____ Signature: _____



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: July 12, 2022
RE: ZBA 22-18

File Number: ZBA#22-18

Site Address: 770 and 780 Sunrise Park Drive

Parcel Number: 4711-09-201-112 and 4711-09-201-114

Parcel Size: 0.250 (09-201-112) and 0.119 (09-201-114)

Applicant: Tim Chouinard/Teri and Steve Zacharias

Property Owner: Zacharias Family Trust, 49276 Harvest Drive, Plymouth

Information Submitted: Application, site plan, building plans

Request: Dimensional Variance

Project Description: Applicant is requesting a rear yard setback variance to demolish two existing homes and a shed and construct a new single-family home.

Zoning and Existing Use: LRR (Lake Resort Residential), Single Family Residential

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday July 3, 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 there is no date on file for when the homes were built.
- See Record Cards.
- The properties are serviced by public sewer and a well.

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

The applicant is proposing to combine two lots (11-09-201-112 & 11-09-201-114), demolish the existing two homes and shed to be able to construct a new single-family home. In order to construct the proposed home, the applicant must request a rear yard setback variance. The applicant accesses their home off of the unplatted/undedicated alley in the rear of house. The properties are located in a platted subdivision and since the access is not platted Sunrise Park Drive is the front yard.

According to the survey provided, the proposed location of the attached garage is directly abutting and appears to go over the storm sewer. The applicant must obtain approval from the Livingston County Drain Commissioner's office.

The survey does not depict the covered deck properly in the front yard. It does meet setbacks and does not require a variance.

Variance Requests

The following are the various sections of the zoning ordinance that variances are being requested from:

Section 03.04.01: Residential Schedule of Area and Bulk Requirements.

Required Rear Yard Setback: 40'

Proposed Rear Yard Setback: 14.3'

Proposed Variance Amount: 25.7'

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 prevent the applicant from constructing the proposed home. Granting of the requested variance would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel. There are several homes in the area that have reduced rear yard setbacks.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the topography, shape of the lot creating a narrow building envelope and an 8" Livingston County Drain – storm sewer bisects the lot. The need for variance is not self-created.
- (c) Public Safety and Welfare** – The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood. The applicant is proposing to remove three existing non-conforming structures

Recommended Conditions

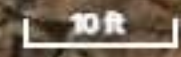
If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval:

1. The two lots must be combined prior to issuance of land use permit.
2. Structure must be guttered with downspouts.
3. Any retaining walls must comply with Article 11.04.03 (J) Retaining walls section of the Zoning Ordinance.
4. Any steps or stairs installed to access the lake or Sunrise Park Drive must comply with Article 11.04.03 (g) and (h) of the Zoning Ordinance.
5. Building height cannot exceed 25 feet.
6. Must receive approval from the Livingston County Drain Commissioner's office prior to land use permit issuance.
7. The survey must be corrected to depict the covered deck prior to land use permit issuance.



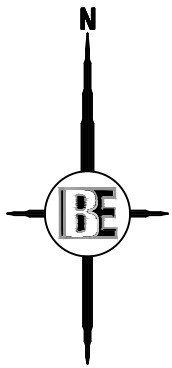
Sun Mar 20 2022

Imagery © 2022 Nearmap, HERE

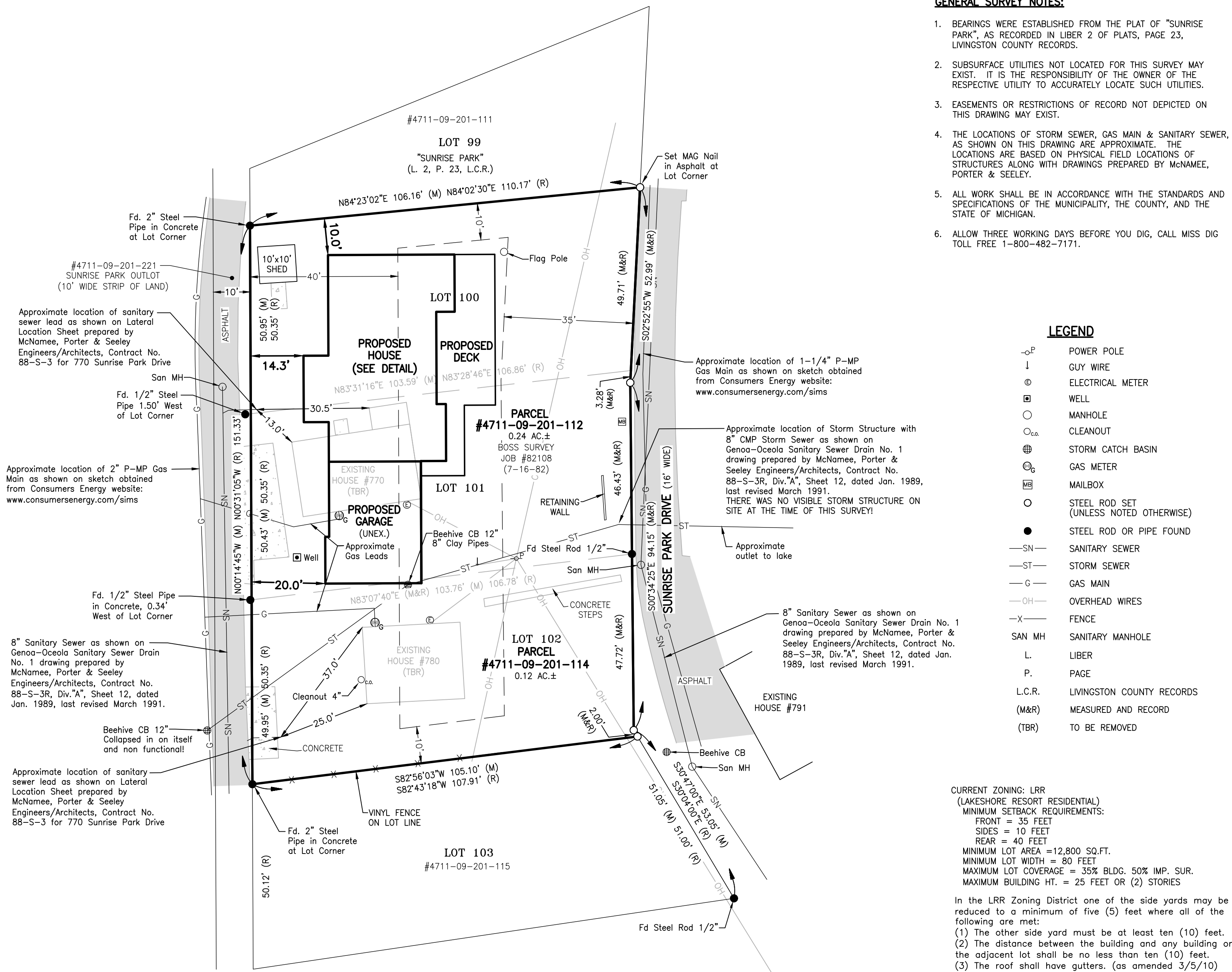


nearmap

PLOT PLAN



SCALE: 1 INCH = 20 FEET



GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "SUNRISE PARK", AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, 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.
4. THE LOCATIONS OF STORM SEWER, GAS MAIN & SANITARY SEWER, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH DRAWINGS PREPARED BY McNAMEE, PORTER & SEELEY.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
6. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

LEGEND

- o-p POWER POLE
- GUY WIRE
- ⊙ ELECTRICAL METER
- ⊠ WELL
- MANHOLE
- CLEANOUT
- ⊕ STORM CATCH BASIN
- ⊙ GAS METER
- ⊠ MAILBOX
- STEEL ROD SET (UNLESS NOTED OTHERWISE)
- STEEL ROD OR PIPE FOUND
- SN— SANITARY SEWER
- ST— STORM SEWER
- G— GAS MAIN
- OH— OVERHEAD WIRES
- X— FENCE
- SAN MH SANITARY MANHOLE
- L. LIBER
- P. PAGE
- L.C.R. LIVINGSTON COUNTY RECORDS
- (M&R) MEASURED AND RECORD
- (TBR) TO BE REMOVED

CURRENT ZONING: LRR
(LAKESHORE RESORT RESIDENTIAL)
MINIMUM SETBACK REQUIREMENTS:
FRONT = 35 FEET
SIDES = 10 FEET
REAR = 40 FEET
MINIMUM LOT AREA = 12,800 SQ.FT.
MINIMUM LOT WIDTH = 80 FEET
MAXIMUM LOT COVERAGE = 35% BLDG. 50% IMP. SUR.
MAXIMUM BUILDING HT. = 25 FEET OR (2) STORIES

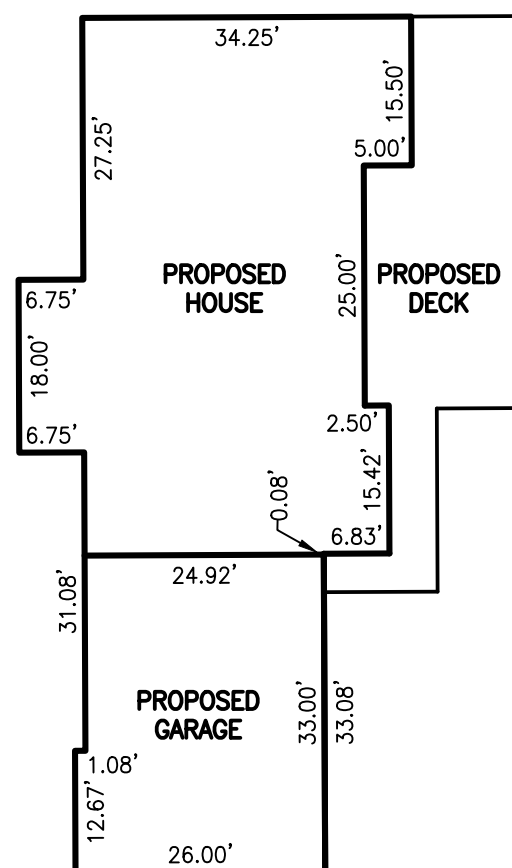
In the LRR Zoning District one of the side yards may be reduced to a minimum of five (5) feet where all of the following are met:
(1) The other side yard must be at least ten (10) feet.
(2) The distance between the building and any building on the adjacent lot shall be no less than ten (10) feet.
(3) The roof shall have gutters. (as amended 3/5/10)

PROPERTY DESCRIPTIONS:

PARCEL #4711-09-201-112 (770 SUNRISE PARK DR.)
LOTS 100 AND 101 OF "SUNRISE PARK", A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 9 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 4, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, LIVINGSTON COUNTY RECORDS.

PARCEL #4711-09-201-114 (780 SUNRISE PARK DR.)
LOT 102 OF "SUNRISE PARK", A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 9 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 4, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, LIVINGSTON COUNTY RECORDS.

PROPOSED HOUSE DETAIL:



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

PROJECT: "SUNRISE PARK" LOTS 100-102
PREPARED FOR: CHOUNARD CUSTOM HOMES
932 SUNRISE PARK DRIVE
HOWELL, MI 48843
517-546-6587
TITLE: PLOT PLAN

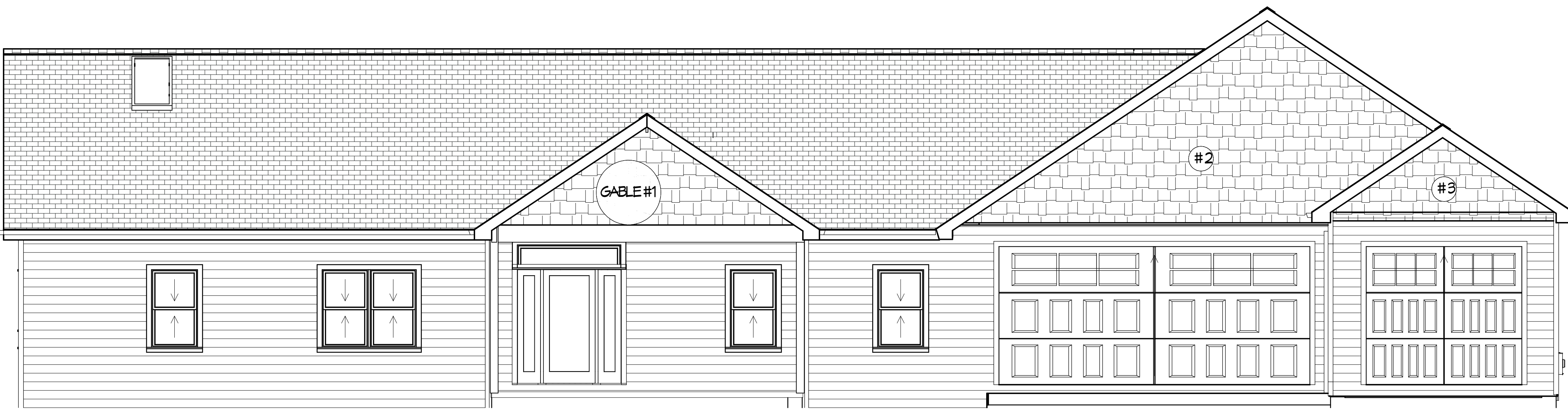
NO	BY	REVISION PER	DATE
2	AEB	ADD PROPOSED HOUSE	6-9-22
1	AEB	SET LOT CORNERS & LOCATE STORM	1-24-22

DRAWN BY: AEB
FIELD CREW: RR/CZ
CHECKED BY:
SCALE: 1" = 20'
JOB NO. 21-520
DATE: 1-18-22

SHEET NO. 1 OF 1
BEBOSS Engineering

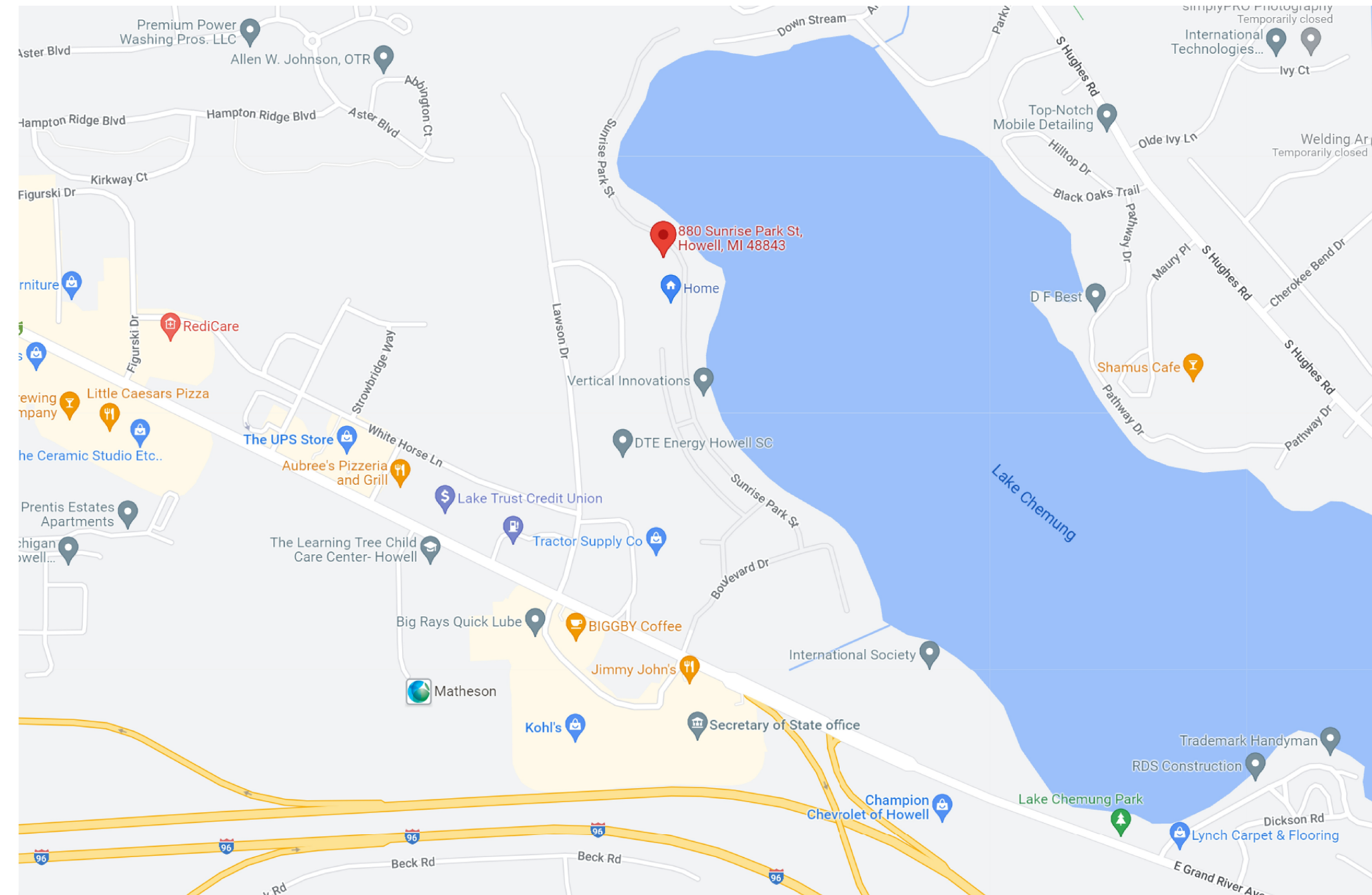
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING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

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171



FRONT ELEVATION

FIRST FLOOR 1726 SQUARE FOOT
 GARAGE 790 SQUARE FOOT
 FOUNDATION FOOT PRINT 2631 SQUARE FOOT
 STORAGE ROOM #2 322 SQUARE FOOT
 MECHANICAL ROOM 119 SQUARE FOOT
 GOLF ROOM 417 SQUARE FOOT
 STAIR CASE 54 SQUARE FOOT
 LOWER LEVEL FINISHED SPACE 1719 SQUARE FOOT



MAP NO SCALE



NORTH SIDE ELEVATION



REAR ELEVATION

CONSTRUCTION NOTES

FOUNDATION- 20' X 10" FOOTING WITH 2- #3 REBAR GARAGE FOUNDATION WALL 10' TALL WITH 8" PRECAST HOLLOW CORE BEAMS CAPPED WITH 4" POURED CONCRETE WITH FIBER MESH. HOUSE WALLS 9" POURED WALLS

FRAMING- 2X6 EXTERIOR WALLS WITH 7/16 O.S.B SHEATHING TYVEK BRAND HOUSE WRAP TAPED AT ALL SEAMS. INTERIOR WALLS 2X4 WITH 2- 2X4 BLOCKS IN ALL CAVITIES. 11 7/8" I JOIST FLOOR SYSTEM WITH 3/4" O.S.B FLOOR SHEATHING GLUED AND SCREWED TO JOISTS. ENGINEERED ROOF TRUSSES SCREWED TO PLATES WITH SIMPSON TRUSS SCREWS 1/2" O.S.B ROOF SHEATHING. SCREENED DECK AREA - HEADERS DOUBLE 12" LVL TIED INTO HOUSE. CONVENTIONAL FRAMED ROOF WITH 2X10 RAFTERS AND DOUBLE 12" LVL RIDGE

SIDING- VINYL SIDING WITH VINYL SOFFITS AND ALUMINUM FASCIA

ROOF- OWENS CORNING DURATION WITH TWO ROWS OF ICE AND WATER AND SYNTHETIC UNDERLAYMENT

DECK- PRESSURE TREATED LUMBER 6X6 POSTS 2X12 BEAMS 2X12 JOISTS WITH TREX SELECT DECKING AND ALUMINUM RAIL STAIR

FRONT, REAR & NORTH SIDE ELEVATION MAP

LOTS 100, 101, 102 T70 & T80 SUNRISE PARK ST HOWELL, MI 48843

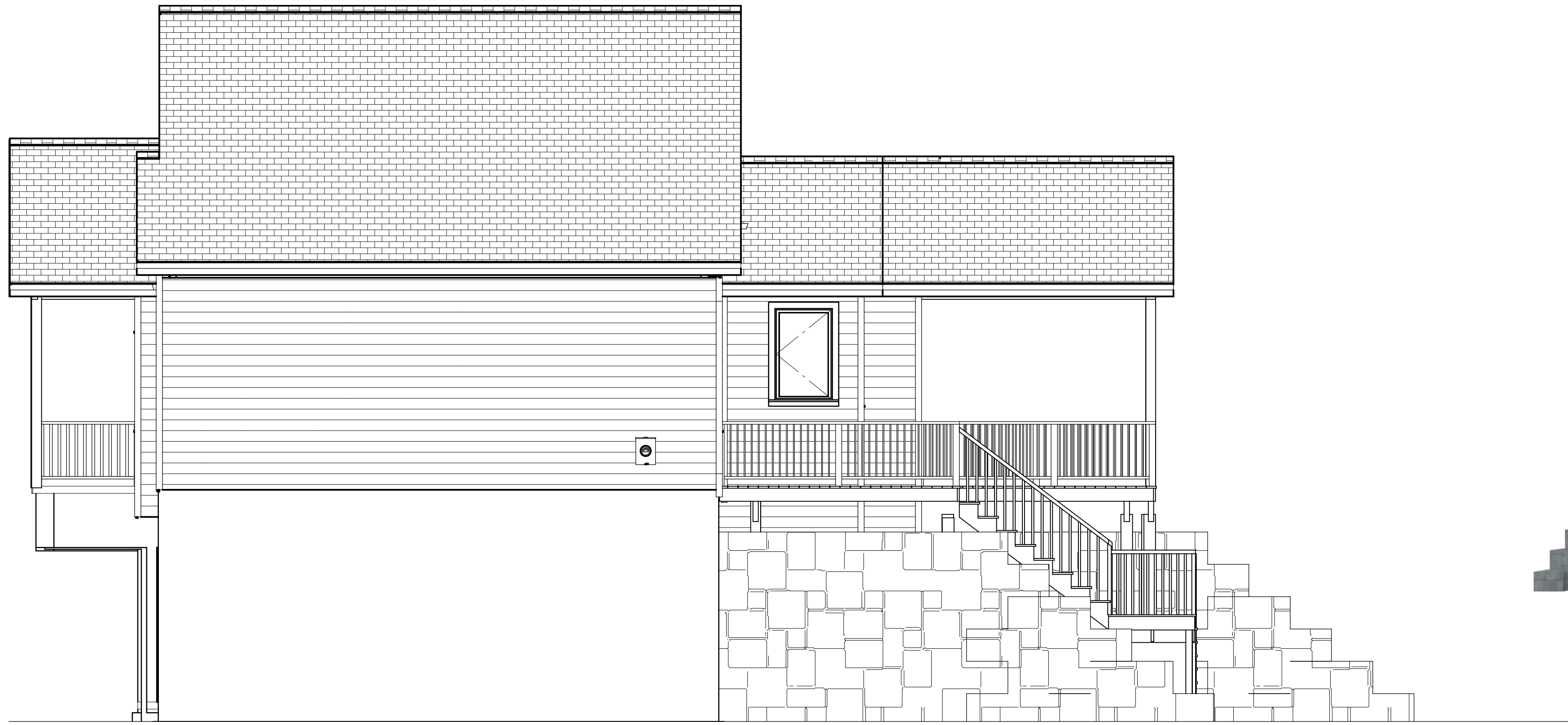
STEVE AND TERI ZACHARIAS 49276 HARVEST DR FLYMOUTH, MI 48170

CHOUINARD CUSTOM HOMES LLC 982 SUNRISE PARK ST HOWELL, MI 48843

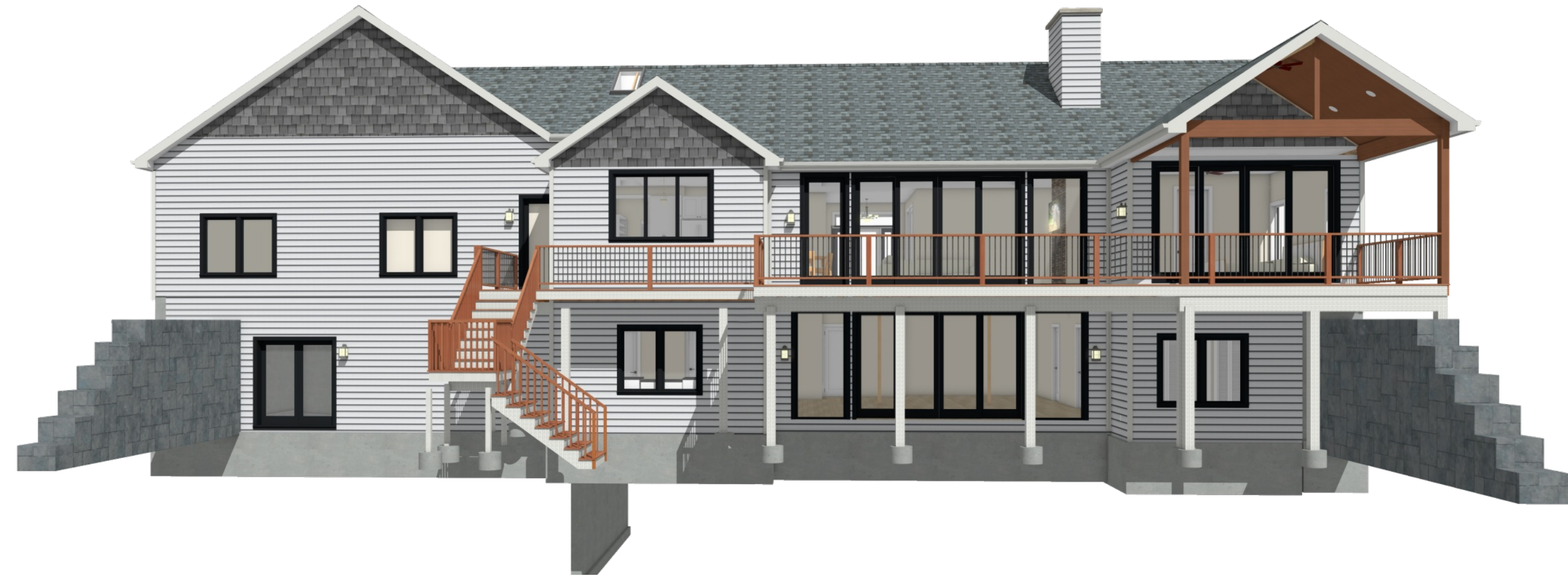
DATE: 5-24-2022

SCALE: 1/4" = 1'

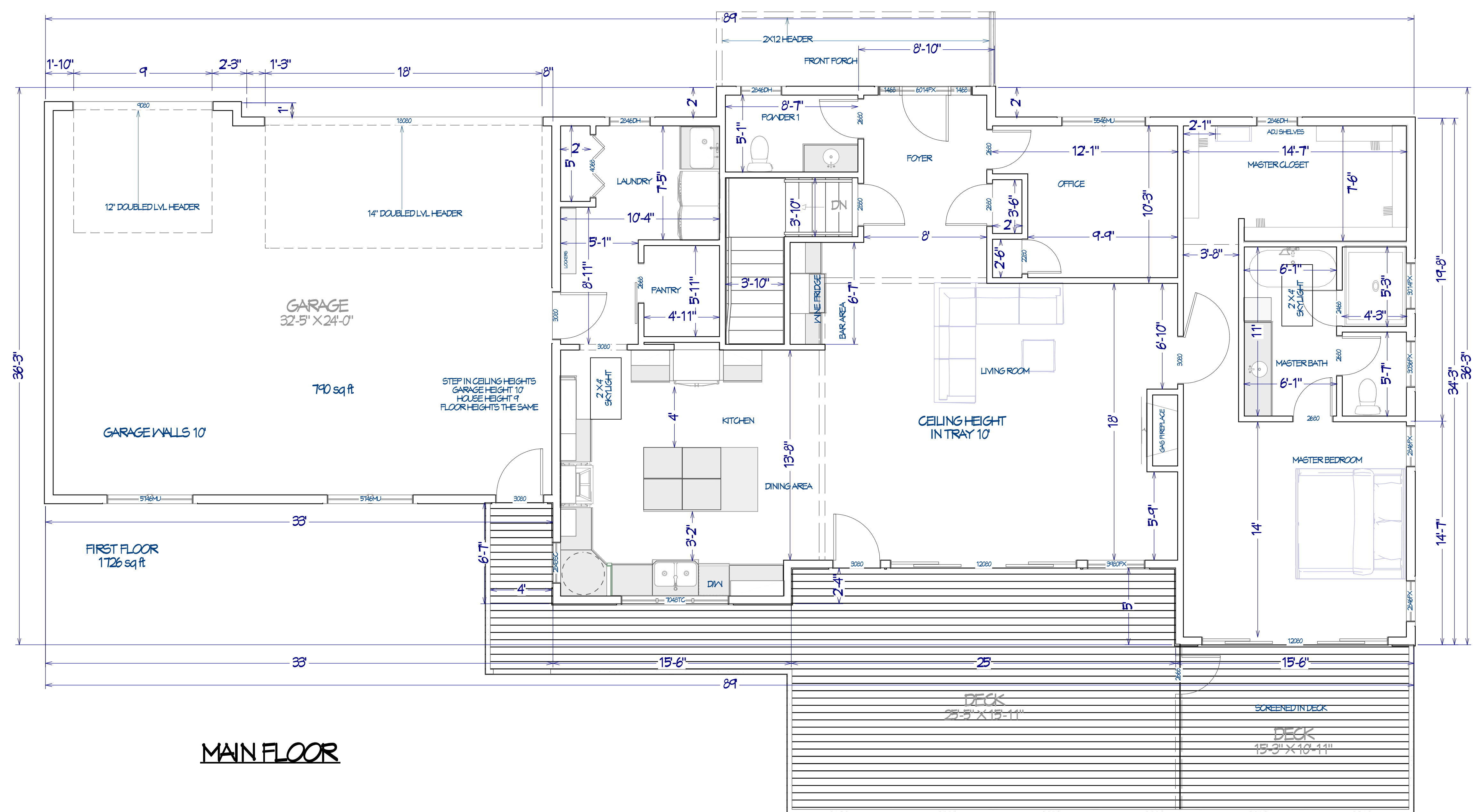
SHEET: A1



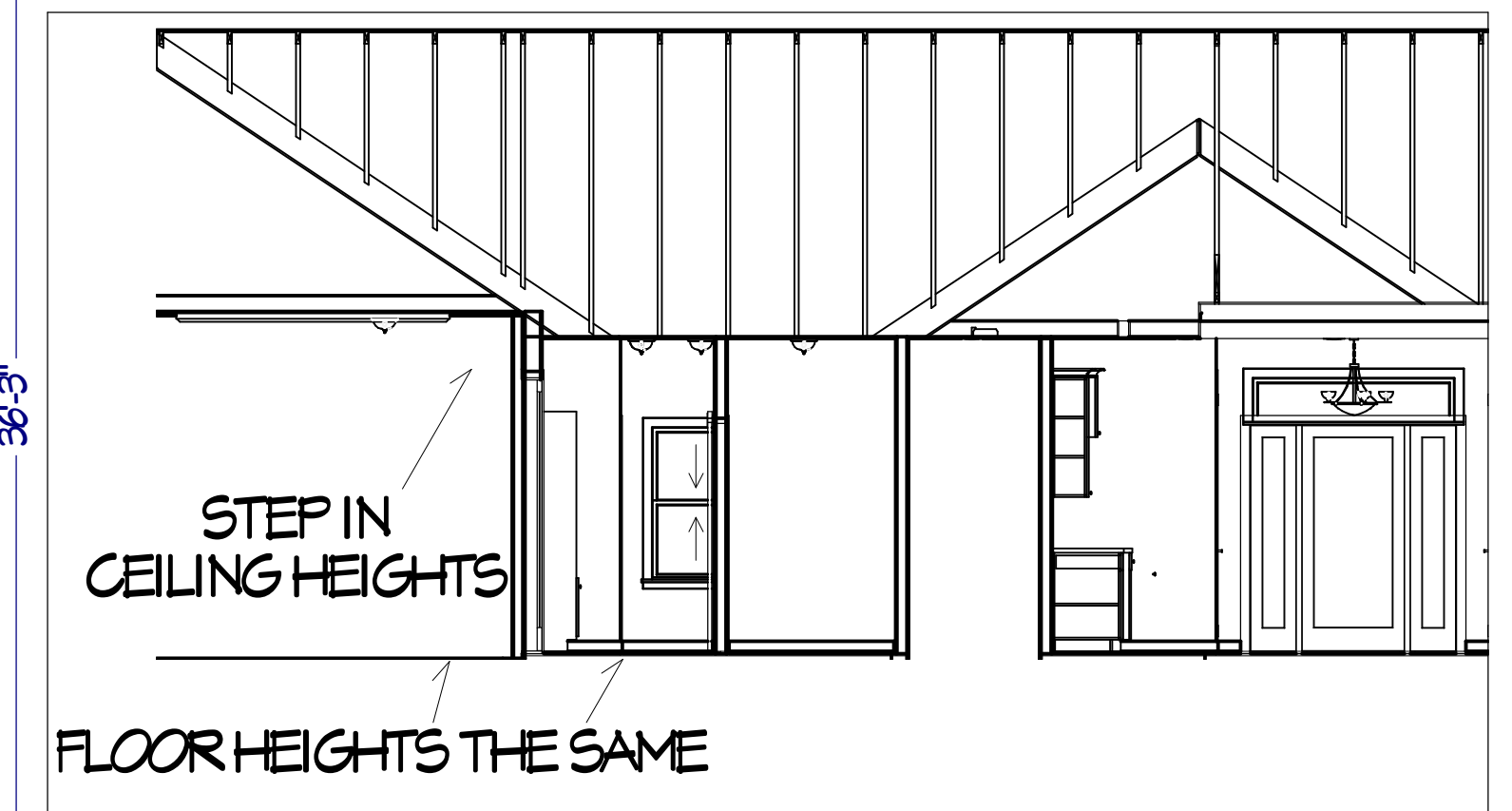
NORTH ELEVATION



**LAKE SIDE ELEVATION
NO SCALE**

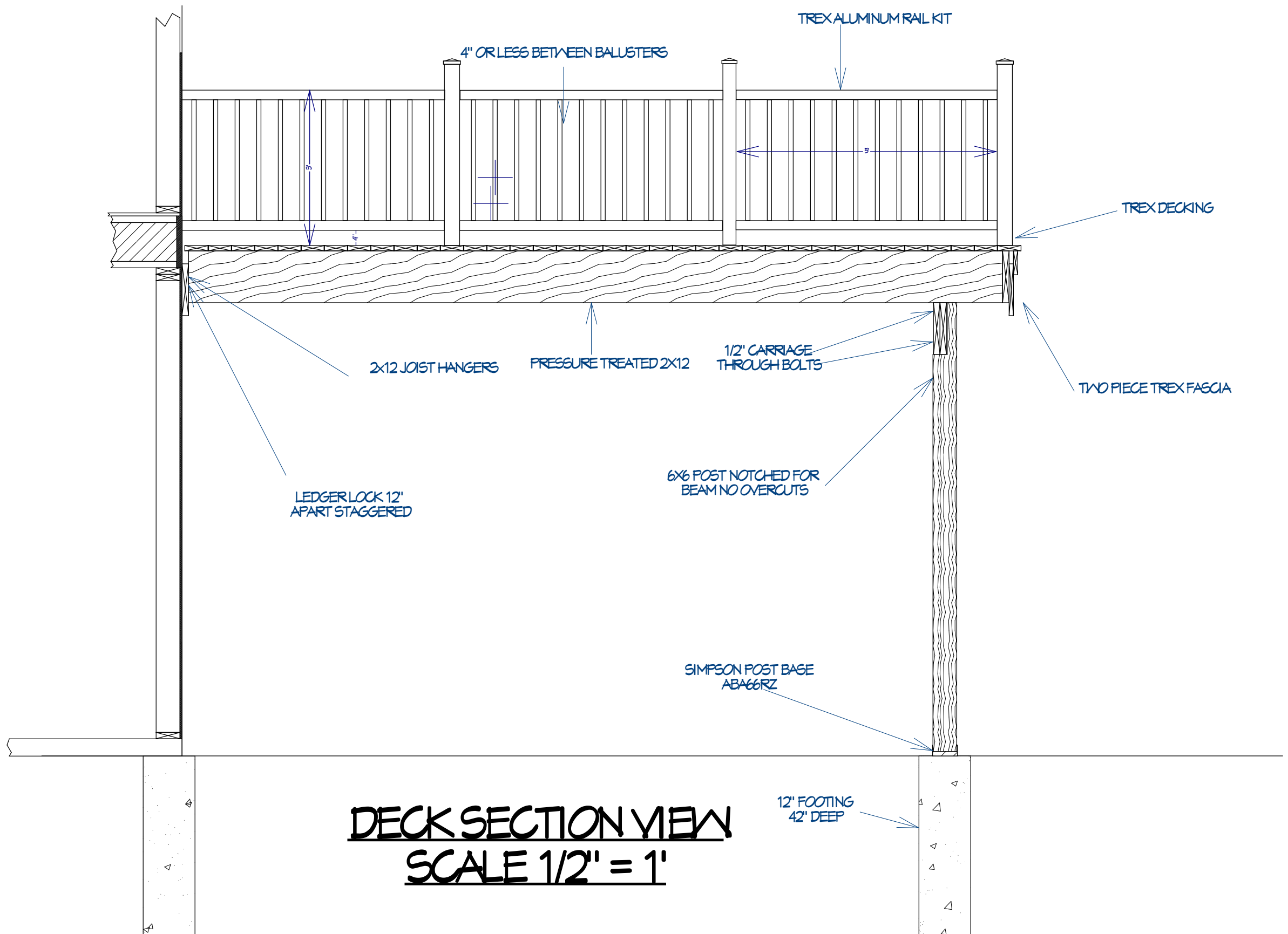
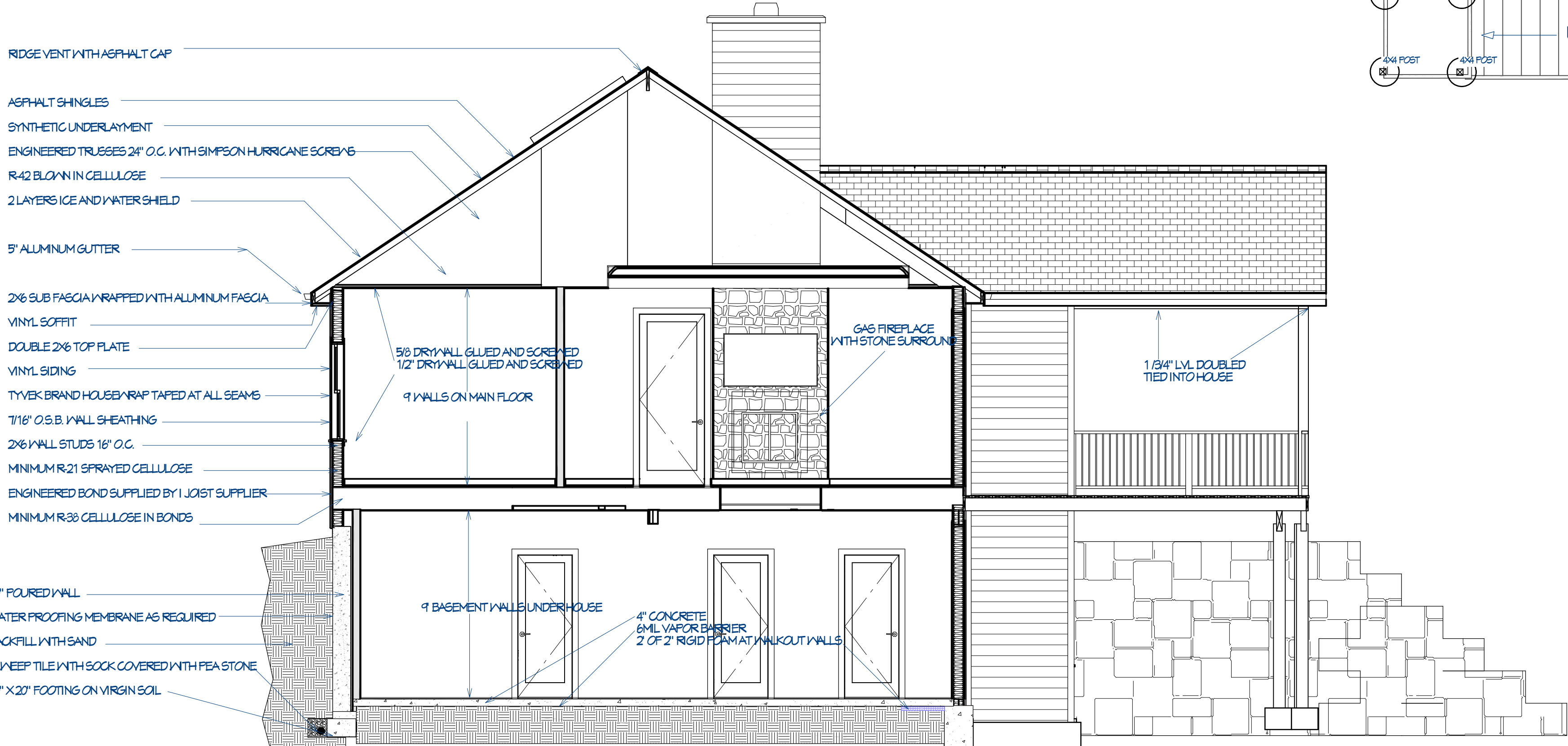
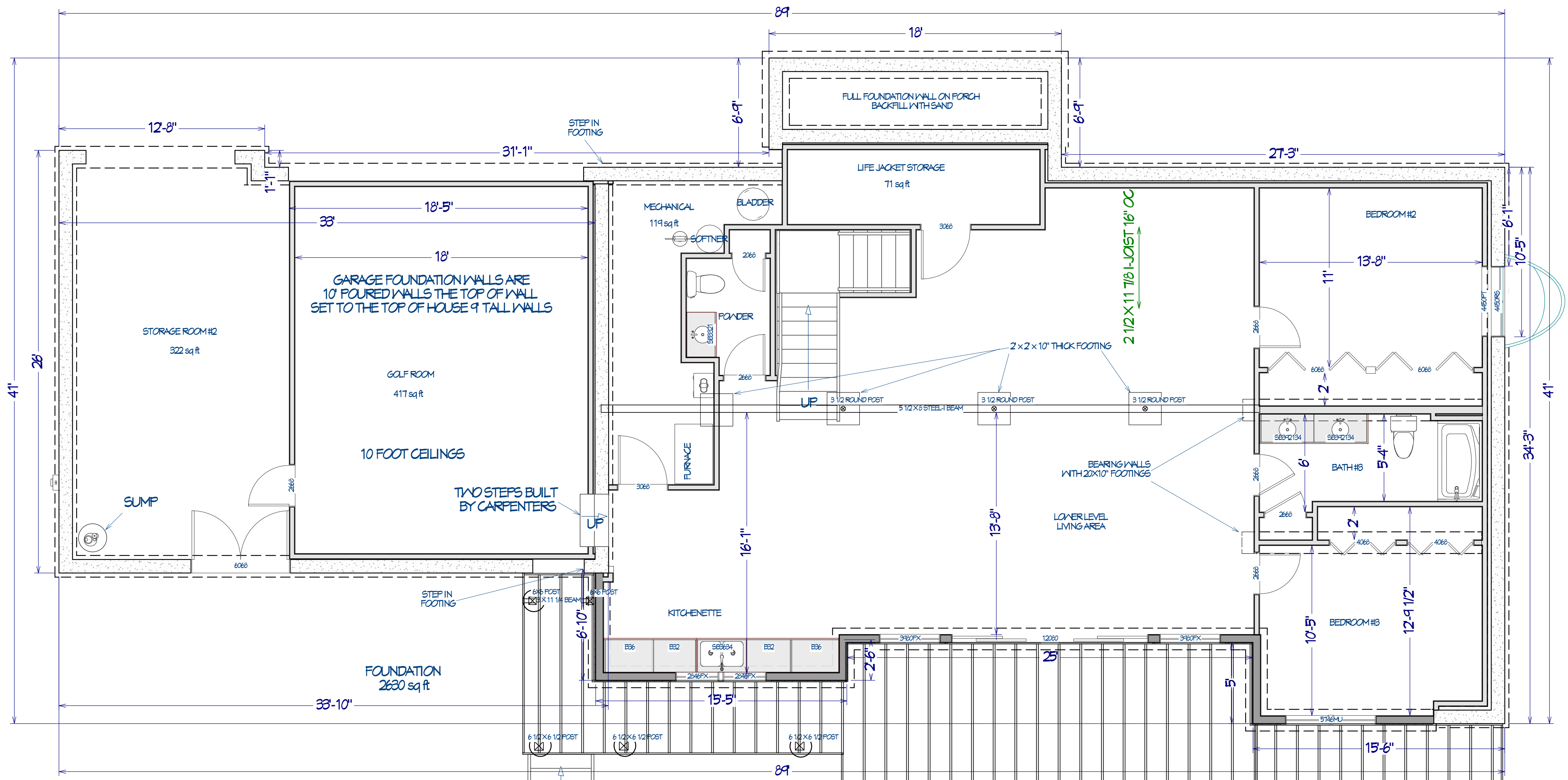
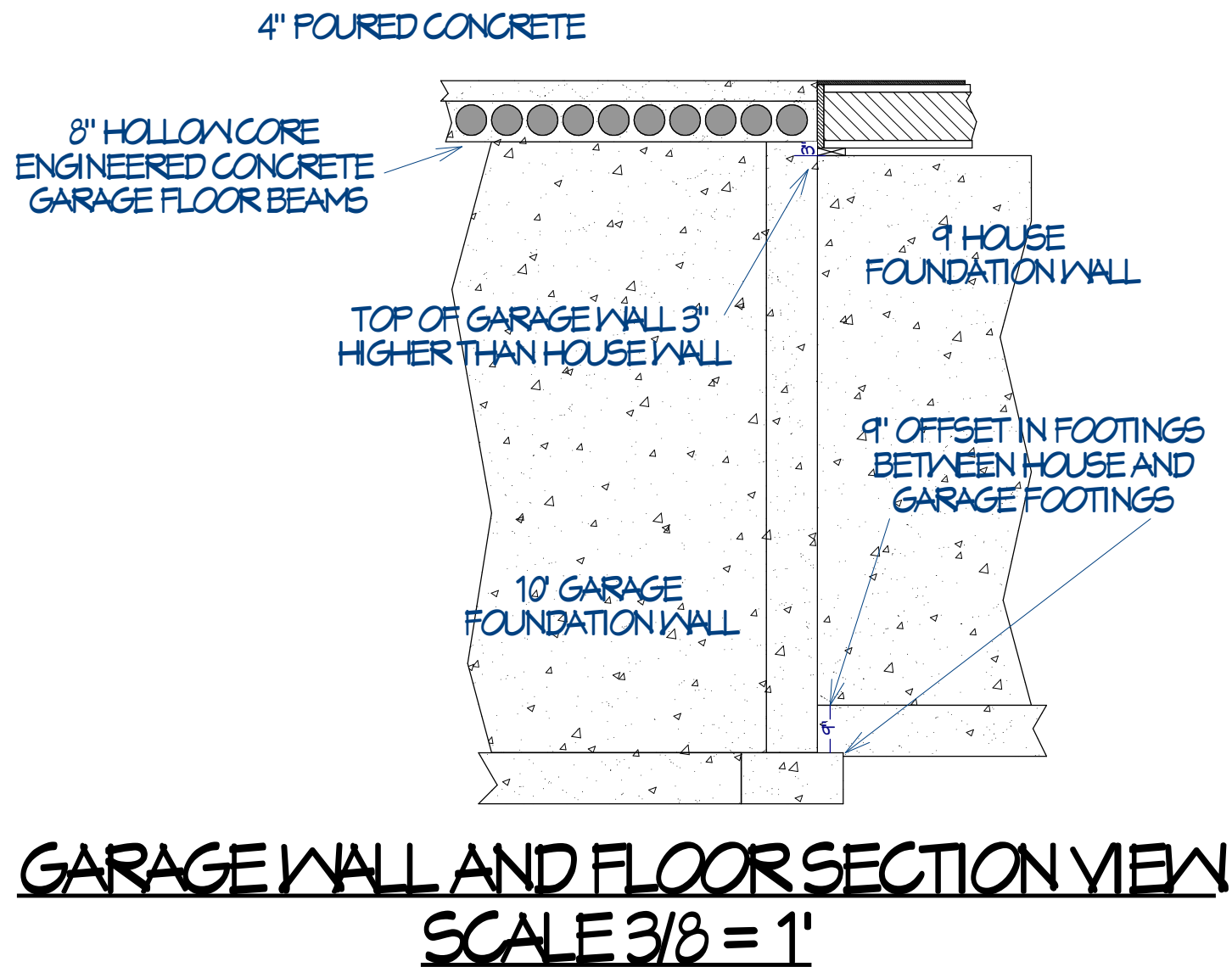
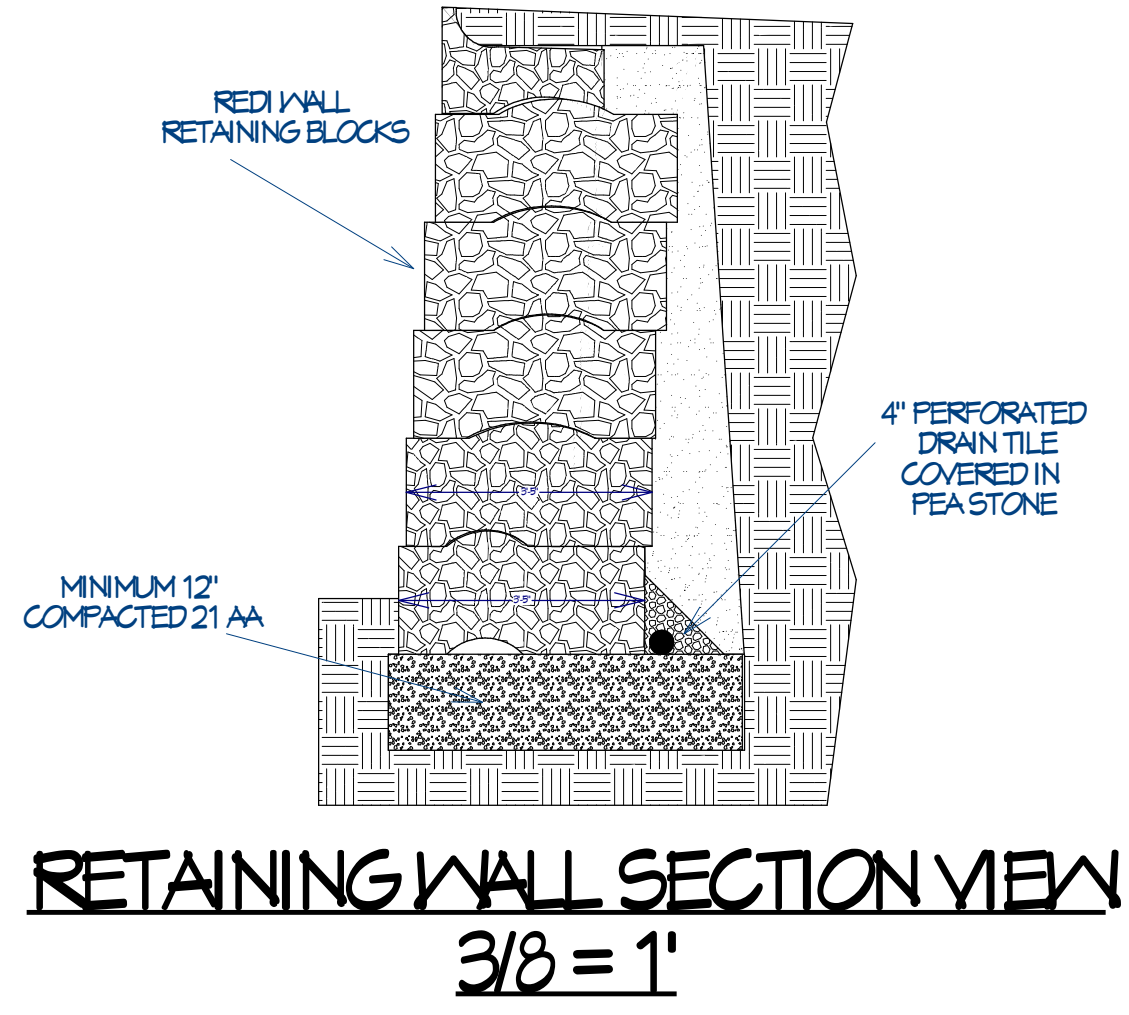


MAIN FLOOR



**GARAGE WALL SECTION VIEW
SCALE 3/16" = 1"**

ELEVATIONS & MAIN FLOOR LAYOUT
 LOTS 100, 101, 102
 T70 & T80 SUNRISE PARK ST
 HONELL, MI 48843
 STEVE AND TERI ZACHARIAS
 49276 HARVEST DR
 FLYMOUTH, MI 48170
 CHOUINARD CUSTOM HOMES LLC
 982 SUNRISE PARK ST
 HONELL, MI 48843
 DRAWINGS PROVIDED BY:
 DATE:
 5-24-2022
 SCALE:
 1/4" = 1"
 SHEET:
A2

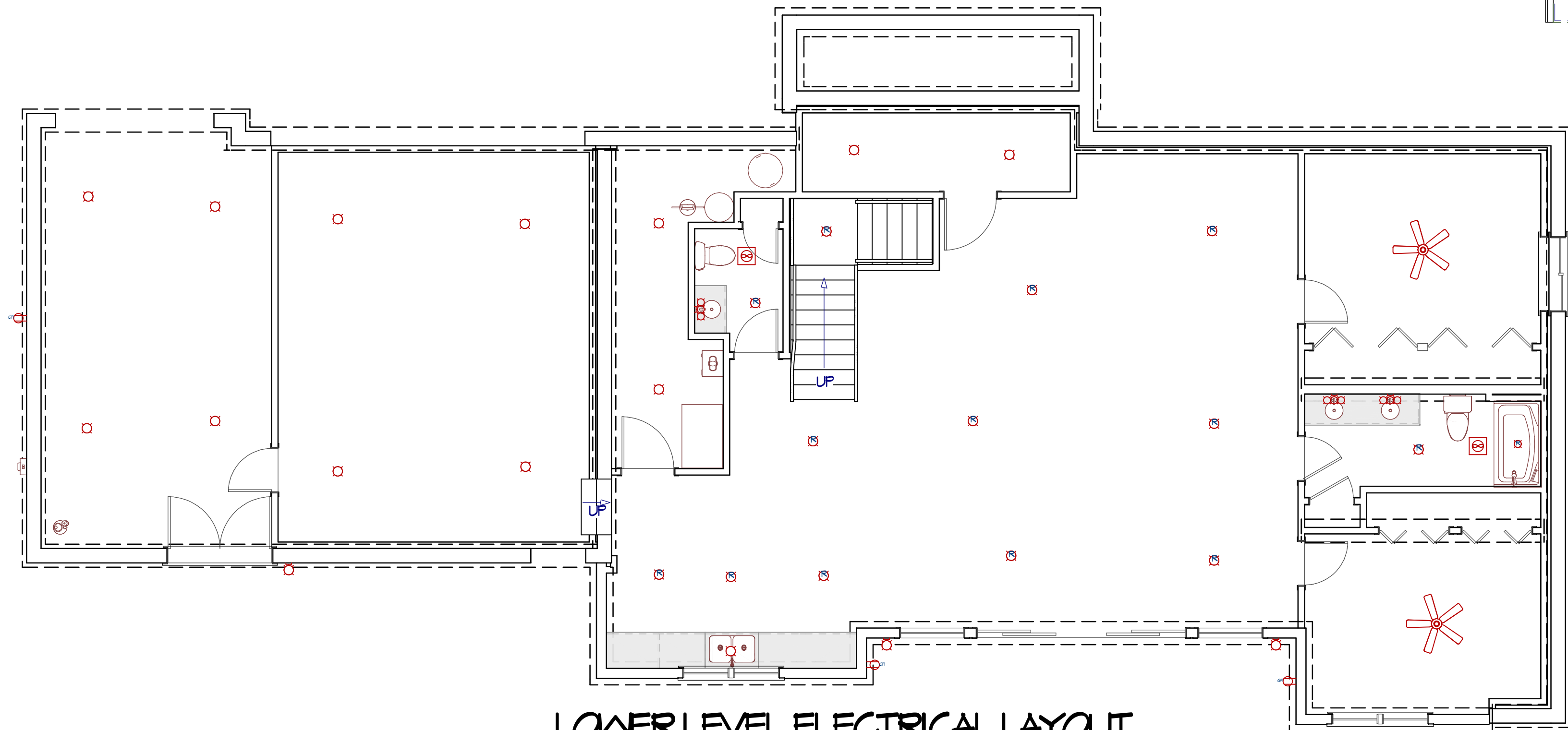
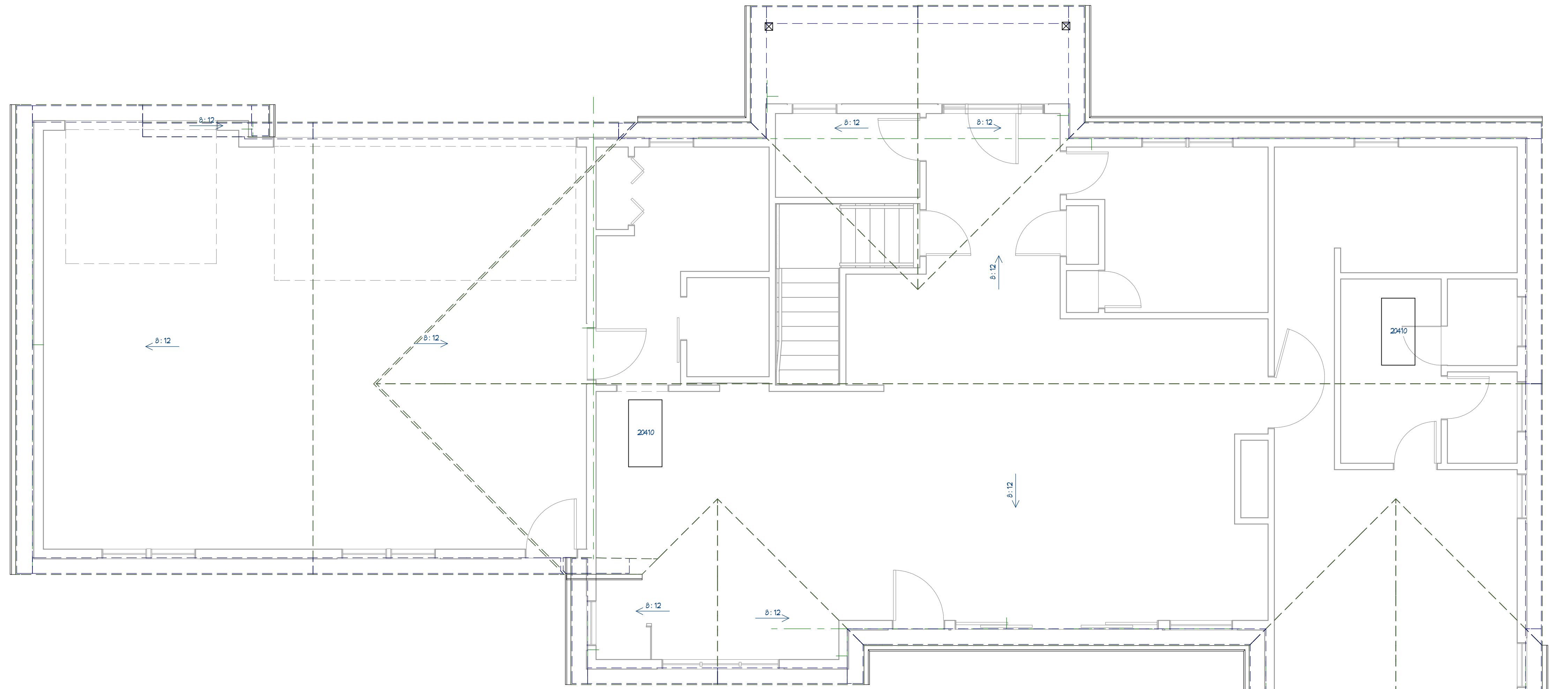
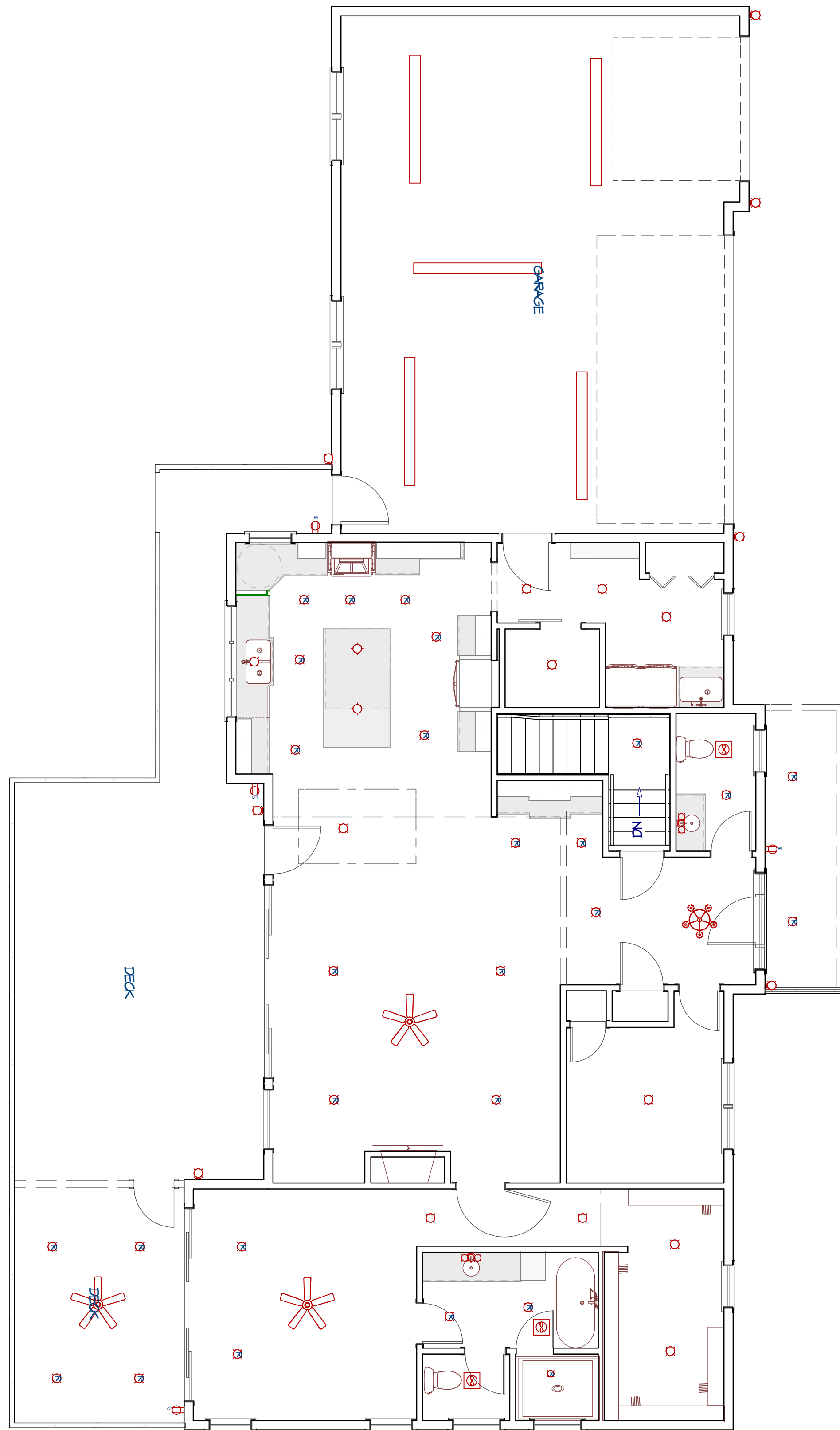



STEVE AND TERI ZACHARIAS
 49276 HARVEST DR
 FLYMOUTH, MI 48170

CHOUINARD CUSTOM HOMES LLC
 982 SUNRISE PARK ST
 HOWELL, MI 48843

LOTS 100, 101, 102
 T70 & T80 SUNRISE PARK ST
 HOWELL, MI 48843

DATE: 5-24-2022
 SCALE:
 SHEET: A3



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WRIGHT, NORMAN	ZACHARIAS FAMILY TRUST	227,000	06/11/2021	WD	19-MULTI PARCEL ARM'S LEN	2021R-030820	BUYER/SELLER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: LRR	Building Permit(s)		Date	Number	Status				
770 SUNRISE PARK ST		School: HOWELL PUBLIC SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
ZACHARIAS FAMILY TRUST 49276 HARVEST DR PLYMOUTH MI 48170		MAP #: V22-18		2023 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4302.SUNRISE PARK								
SEC. 9 T2N, R5E, SUNRISE PARK LOTS 100 AND 101		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		B LAKEVIEW FRT	50.00	109.00	1.0000	1.0000	1300	100		65,000	
		Paved Road		E SURPLU NON LF	50.00	109.00	1.0000	1.0000	500	100			25,000
		Storm Sewer		100 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =				90,000
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		X REFUSE		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2023	Tentative	Tentative	Tentative		Tentative			
		JB	09/17/2018	INSPECTED	2022	45,000	29,400	74,400		74,400S			
					2021	63,800	27,400	91,200		42,159C			
					2020	63,800	27,200	91,000		41,577C			

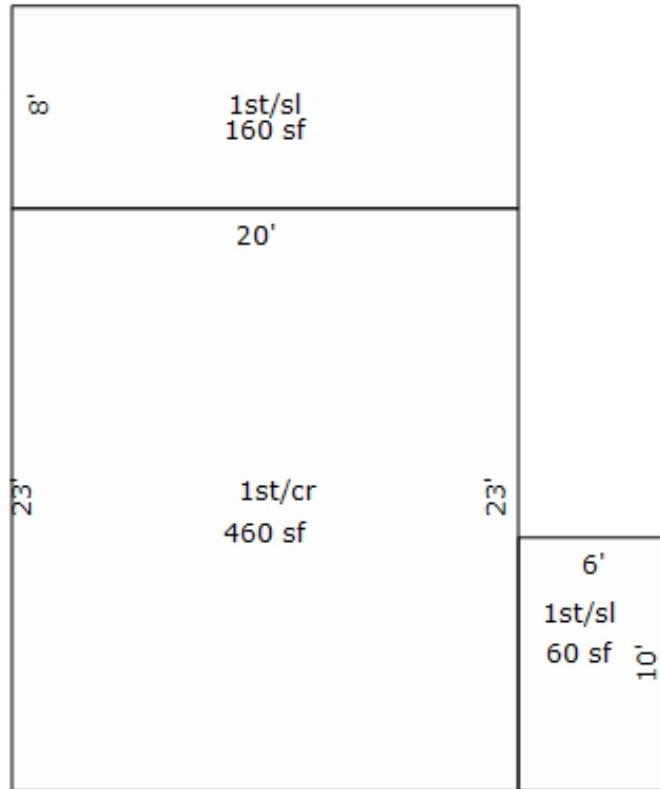
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

*** 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 Direct-Vented Gas	Area	Type	Year Built:	Car Capacity:	Class:	Exterior:	Brick Ven.:	Stone Ven.:	Common Wall:	Foundation:	Finished ?:	Auto. Doors:	Mech. Doors:	Area:	% Good:	Storage Area:	No Conc. Floor:		
			(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									60	CCP (1 Story)																	
X	Wood Frame		Drywall Paneled				Plaster Wood T&G																									
Building Style: D		Trim & Decoration		Ex			X	Ord		Min	Class: D Effec. Age: 40 Floor Area: 680 Total Base New : 89,277 Total Depr Cost: 53,567 Estimated T.C.V: 65,352					E.C.F. X 1.220	Bsmnt Garage:			Carport Area: Roof:												
Yr Built 0	Remodeled 0	Size of Closets		Lg			X	Ord		Small	Total Depr Cost: 53,567						No Conc. Floor:															
Condition: Good		Doors:		Solid			X	H.C.				Total Depr Cost: 53,567																				
Room List		(5) Floors		Kitchen:			Other:			Other:			Total Depr Cost: 53,567																			
	Basement 1st Floor 2nd Floor 1 Bedrooms																															
(1) Exterior		(6) Ceilings		(12) Electric			0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family D			Cls D			Blt 0													
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.			X	Ord.		Min	Ground Area = 680 SF Floor Area = 680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																					
	Insulation			No. of Elec. Outlets			Many			X	Ave.		Few	Building Areas																		
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 460 1 Story Siding Slab 160 Total: 76,871 46,123																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 460 S.F. Slab: 220 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Porches CCP (1 Story) 60 1,465 879 Water/Sewer Public Sewer 1 1,150 690 Water Well, 200 Feet 1 9,791 5,875 Totals: 89,277 53,567																			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																												
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4305 SUNRISE PARK NON LAKEFRONT) 1.220 => TCV: 65,352																						
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																									
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																									
Chimney: Brick																																

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

ROAD SIDE



LAKE SIDE

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WRIGHT, NORMAN	ZACHARIAS FAMILY TRUST	227,000	06/11/2021	WD	20-MULTI PARCEL SALE REF	2021R-030820	BUYER/SELLER	100.0
WRIGHT, NORMAN		0	08/10/2004	WD	03-ARM'S LENGTH		BUYER/SELLER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: LRR	Building Permit(s)	Date	Number	Status
780 SUNRISE PARK	School: HOWELL PUBLIC SCHOOLS					
Owner's Name/Address	P.R.E. 0%					
ZACHARIAS FAMILY TRUST 49276 HARVEST DR PLYMOUTH MI 48170	MAP #: V22-18					
	2023 Est TCV Tentative					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4302.SUNRISE PARK						Value	
				Description	Frontage	Depth	Front	Depth	Rate %Adj.		Reason
SEC. 9 T2N, R5E, SUNRISE PARK LOT 102				B LAKEVIEW FRT	50.00	104.00	1.0000	1.0000	1300	100	65,000
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						65,000	

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



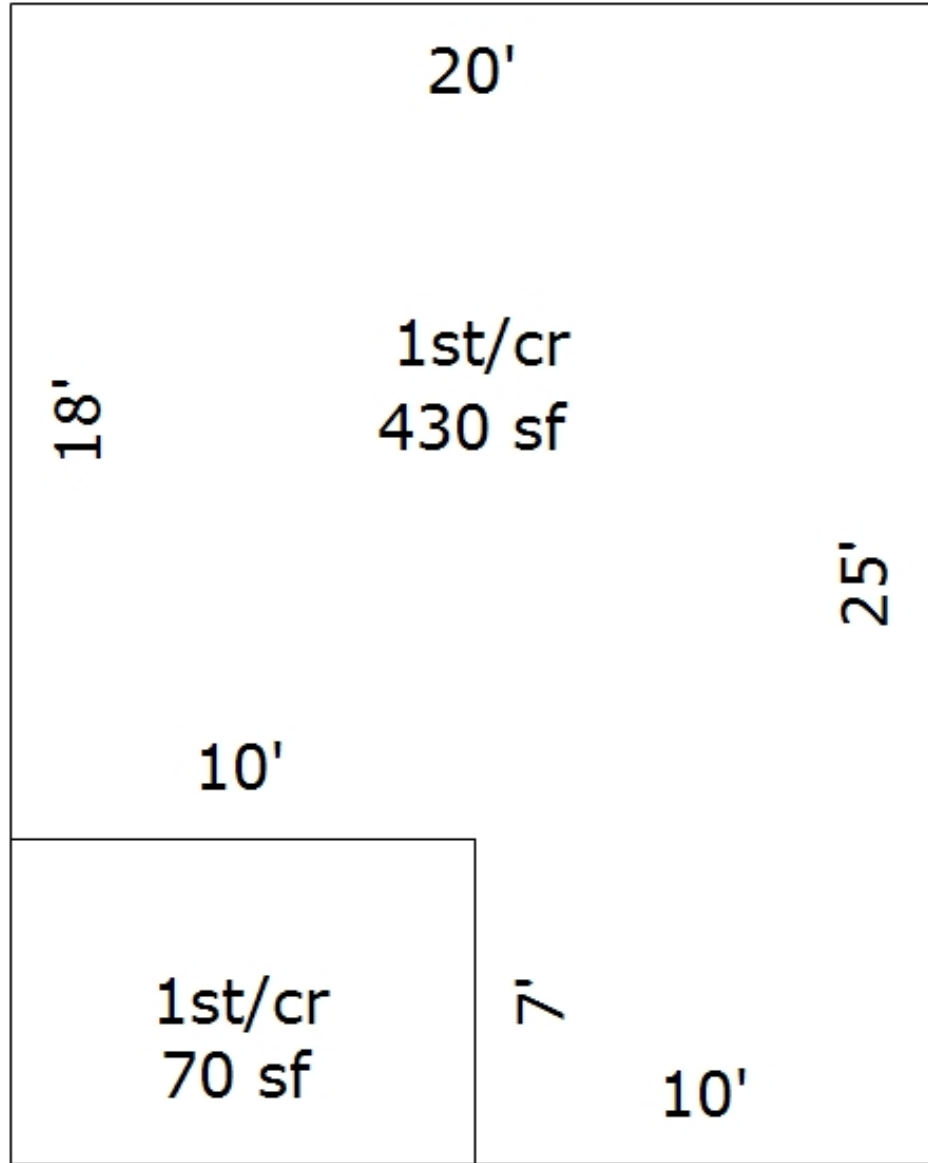
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	Low	2023	Tentative	Tentative	Tentative			Tentative
	High	Landscaped	Swamp	2022	32,500	20,300	52,800			52,800S
	Wooded	Pond	Waterfront	2021	40,000	19,300	59,300			33,761C
	Ravine	Wetland	Flood Plain	2020	40,000	19,100	59,100			33,295C
	REFUSE									

*** 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	Type	Year Built:	Car Capacity:		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G										Class:	Exterior:	
Building Style: D		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											Brick Ven.:	Stone Ven.:	
Yr Built	Remodeled	Ex	X	Ord		Min									Common Wall:	Foundation:	
0	0	Size of Closets													Finished ?:	Auto. Doors:	
Condition: Good		Lg	X	Ord		Small									Mech. Doors:	Area:	
		Doors:		Solid	X	H.C.									% Good:	Storage Area:	
Room List		(5) Floors		Central Air Wood Furnace											No Conc. Floor:		
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service											Bsmnt Garage:		
		(6) Ceilings		No./Qual. of Fixtures											Carport Area:	Roof:	
(1) Exterior				Ex. X Ord. Min													
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets													
		Insulation		(7) Excavation													
(2) Windows		Many Avg. Few		X Avg. Small													
		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing											
				Basement: 0 S.F. Crawl: 500 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof				(8) Basement													
				Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
Chimney: Brick																	

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



**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JUNE 21, 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, Michelle Kreutzberg and Amy Ruthig, Zoning Official.

Pledge of Allegiance: The Pledge of Allegiance was recited.

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

Approval of the Agenda:

Chairman Rassel noted that Case #22-13 has been withdrawn at the request of the applicant.

Moved by Board Member Ledford, seconded by Board Member McCreary, to approve the agenda with the removal of Case #22-13. **The motion carried unanimously.**

Call to the Public:

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

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.

Mr. Pine stated they are proposing a 12 x 24 shed. The practical difficulties are the location of their septic field and the pond. Their pond overflows and floods their property often so it cannot be placed close to that. The neighbor who would be mostly impacted contacted them and is in favor of the variance. The shed is not too large, and they believe it will enhance the neighborhood. It will match their house and they will be putting landscaping around it.

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

Moved by Board Member McCreary, seconded by Board Member Kreutzberg, to approve Case #22-11 for Jeff and Kelly Pine of 3520 Golf Club for a rear yard setback variance of 25 feet, from the required 60 feet, for a setback of 35 feet to construct a detached accessory structure as shown in Pressell Engineering Design plan dated May 15, 2019 with size and elevations noted as submitted in this packet, based on the following findings of fact:

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- This board finds that it meets all the standards of Section 23.05.03 of the Zoning Ordinance.
- Strict compliance with the rear yard setback would prohibit the applicant from constructing the structure in the desired location and by granting this variance it would provide substantial justice necessary for preservation and enjoyment that other property owners possess in the same zoning vicinity. There are multiple detached accessory structures in the vicinity.
- The extraordinary circumstances are the location of a pond and its tendency during springtime to rise in water level. In addition, the septic field and the non-conforming size of the lot constrain the setbacks that other lots with deeper setbacks obtain. The request 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 in public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

The motion carried unanimously.

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.

Mr. Cheresko provided the Board with aerial photos and a landscape plan. He stated they would like to add an addition to their existing garage to make it a three-car garage. The home was built close to the road as there is a large back yard. Both of their neighbors are in favor of the variance request. There are 269 homes in Pine Creek and only three have two-car garages.

Chairman Rassel asked if the homeowner's association approved this. Ms. Cheresko stated they are waiting for the Township to make a decision as the variance is the decision of the Township.

Board Member McCreary advised that the applicant would need to provide details of the revised or new retaining wall.

Board Member Rockwell questioned the purpose of the extra garage space. Mr. Cheresko stated it is for a third vehicle. It will not be for storage.

The call to the public was made at 6:51 pm with no response.

Moved by Board Member Kreutzberg, seconded by Board Member McCreary, to approve Case #22-12 for Donna and Daniel Cheresko of 5589 Wyndam Lane for a front yard setback variance of 5 feet, from the required 40 feet, for a setback of 35 feet to construction a third-bay addition to an existing garage, based on the following findings of fact:

- Strict compliance with the setbacks would unreasonably restrict use of the property. This variance will provide substantial justice, is the least necessary and would make the property consistent with other properties / homes in the area as a majority of homes have three-car garages.
- The variance is required due to the extraordinary circumstances, such as the location of the home on the lot and the distance of the home from the road.
- Granting of the variance will not impair light or air to adjacent property, would not increase congestion or increase danger of fire or threaten public safety or welfare.
- The proposed variance would have little or no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon any new or extended retaining walls requiring a land use permit.

The motion carried unanimously.

3. 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.

Mr. Parsons and Mr. Ollearis were present. Mr. Parsons stated that removing the existing home and building a new one will improve the visibility of the lake for the neighbors. Most of the homes on this street do not meet the current setbacks. The current home is approximately 25 feet from the lake, and they will be building the new home 46 feet from the lake. He stated they are requesting a six-foot variance. Ms. Ruthig stated she calculated the variance amount as 18.8 feet. After a brief discussion and reviewing the calculations, the Board agreed that the variance amount is 18.8 feet.

The call to the public was opened at 7:01 pm with no response.

Moved by Board Member Rockwell, seconded by Board Member Ledford, to approve Case #22-14 for Lawrence and Wendy Ollearis of 4100 Highcrest Drive for a waterfront setback variance of 18.8 feet from the required 64.9 feet for a waterfront setback of 46.1 feet to demolish an existing home and construct a new two-story home, based on the following findings of fact:

- This board finds that it meets all the standards of Section 23.05.03 of the Zoning Ordinance.
- 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.
- 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.

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- The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have little or no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. Structure must be guttered with downspouts.
2. The applicant must contact the MHOG Utility Department in regard to the sewer disconnect and if relocating the grinder, must receive MHOG 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.

The motion carried unanimously.

4. 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.

Mr. Casteleyn stated they would like to add additions to both the back and front of the home. This home will now be similar in size to their neighbors. There is a six-foot path easement that transverses the property. Other neighbors have this path blocked by decks, landscaping or other buildings. It will not negatively affect the public welfare and will enhance the neighborhood.

Board Member McCreary reviewed the violations that have been issued for this property over the past year. There were multiple Stop Work Orders issued that were not complied with. Mr. Casteleyn stated that he did not see many of the Orders as they may have blown away. He admitted that he did work when he should not have.

Mr. Casteleyn stated he is suing to have the path vacated, but there has not been any decision made on this. Many of the properties are up for sale.

Board Member Kreutzberg noted the staff report states 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.

The call to the public was made at 7:31 pm.

Mr. Dan Catrinar of 556 Black Oaks Trail asked if there is anything on the path at this time. Ms. Ruthig stated there is the floor from the addition that was taken down and part of the retaining wall. He stated if the pathway is vacated, the land has to be divided equally between the

property owners. He questioned if the lawsuit should be completed prior to this variance being granted.

Mr. Dennis Phillips of 574 Hilltop lives next to the applicant. There has been a garage and a house built on top of the pathway at other properties throughout the years and they did not obtain permission.

Ms. Carrie Henley of 578 S. Hughes Road lives behind the applicant. She used to live in the applicant's home. No one uses the pathway. She agrees with Mr. Phillips that other buildings have been built on it. What they are proposing will improve the neighborhood.

The call to the public was closed at 7:39 pm.

There was a discussion regarding the requirement for Mr. Casteleyn to remove the existing footings. He does not want to remove the footings; he can remove the cinder blocks that are on top of them and leave them flush with the ground. Ms. Ruthig stated that is a decision that must be made by the building official. It is not able to be done by this Board. Mr. Casteleyn suggested amending his application to only request the variance for the one addition.

After a discussion and attempting to determine what the new variance amount would be, the Board determined it would be best to have this item tabled this evening so the applicant can return with a revised plan with accurate measurements.

Moved by Board Member McCreary, seconded by Board Member Rockwell, to table Case #22-15 for Philip and Melissa Casteleyn of 582 Hilltop Drive until the next scheduled ZBA meeting so the applicant has an opportunity to obtain signed architectural engineering plans and request accurate dimensions and to comply with and remedy any outstanding requests from the Township and the Livingston County Health Department. **The motion carried unanimously.**

Administrative Business:

1. Approval of minutes for the April 19, 2022 Zoning Board of Appeals meeting.

Moved by Board Member Rockwell, seconded by Board Member McCreary, to approve the minutes of the April 19, 2022 meeting as presented. **The motion carried unanimously.**

2. Correspondence - Ms. Ruthig stated there will be four cases on next month's agenda.
3. Member Discussion - There were no items to discuss this evening.
4. Adjournment - **Moved** by Board Member McCreary, seconded by Board Member Ledford, to adjourn the meeting at 8:15 pm. **The motion carried unanimously.**

Genoa Township Zoning Board of Appeals Meeting
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Respectfully submitted:

Patty Thomas, Recording Secretary