

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
DECEMBER 19, 2023
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

Conflict of Interest:

Approval of Agenda:

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

1. 23-37...A request by Shane Sumner, 1583 S. Hughes, for a front yard variance and any other variance deemed necessary by the Zoning Board of Appeals to construct a deck with a pergola.
2. 23-38...A request by Ken Tyler, vacant parcels 4711-29-100-008 and 4711-29-300-001 on Coon Lake Road, a variance to not require a perk test prior to a split of property and any variance deemed necessary by the Zoning Board of Appeals.
3. 23.39... A request by Crystal Gardens and Joe Thomas, 5768 E. Grand River, for a front yard setback variance and any other variance deemed necessary by the Zoning Board of Appeals to replace an existing nonconforming sign.
(APPLICATION WITHDRAWN)
4. 23-40...A request by Peter Wood, 4021 Homestead, for a front, two sides and a waterfront setback variance and any other variance deemed necessary by the Zoning Board of Appeals to construct a new home.

Administrative Business:

1. Approval of minutes for the November 21, 2023 Zoning Board of Appeals meeting.
2. Correspondence
3. Member Discussion
4. Adjournment

<p>*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items may be offered by the Chairman as they are presented. Anyone speaking on an agenda item will be limited to 2 minutes.</p>
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GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 23-37 Meeting Date: Dec 19, 2023 @ 6:30 pm
 PAID Variance Application Fee

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

Applicant/Owner: Shane Sumner Email: Shane Sumner 991@gmail
Property Address: 1583 S Hughes Phone: 517 861-7496
Present Zoning: LRR Tax Code: 4711-11-302-070

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

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

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

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

Please explain the proposed variance below:

1. Variance requested/intended property modifications: Had a deck added built at what is my front porch
- Requesting a front yard variance -

Please note that the packet and staff report for your scheduled Zoning Board of Appeals meeting will be available to review at <https://www.genoa.org/government/boards/zoningboard> five days prior to the meeting.

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.

By changing the front porch i am able to get to the front door and get in and out of my house- made the porch larger and more attractive - And lot of area.

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.

My home was non conforming upon purchase/ mortgage approval - and i added a new porch/ deck for entrance - sort of my improving safety of my home.

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.

this will not in any way affect the public safety of the neighborhood or my property in the event of an emergency could still call for fire and police response with out issue.

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.

Does not impact neighborhood at all. Just affects my property - porch perhaps will improve property value of neighborhood.

Attendance by the applicant is required at the Zoning Board of Appeals meeting.

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 plans and construction plans.

Date: 11.16.23 Signature: [Signature]



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Planning Director
DATE: December 13, 2023
RE: ZBA 23-37

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

STAFF REPORT

File Number: ZBA#23-37
Site Address: 1583 S. Hughes Road
Parcel Number: 4711-11-302-070
Parcel Size: .131 Acres
Applicant: Shane Sumner, 1583 S. Hughes Road, Brighton
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting front yard setback variance to allow a deck with a pergola roof to remain.
Zoning and Existing Use: LRR (Lakeshore Resort Residential) Single Family Dwelling located on property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday December 3, 2023 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

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

- Per assessing records the existing home was constructed in 1970.
- June 2023, code enforcement contacted homeowner in regards to construction of deck and shed without permits.
- October 2023, a land use waiver was issued for the construction a shed.
- The parcel is serviced by a well and public sewer.
- See Assessing Record Card.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter

Summary

The applicant is requesting a front yard setback variance to allow a deck with a pergola roof that was constructed without a permit to remain. Staff became aware of the deck and contacted the applicant in June of 2023.

Aerials show an additional detached accessory structure other than the detached garage and shed. Only two detached structures are allowed on the property and no permit was issued for the structure.

Variance Requests

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

11.04.03 Accessory Structures

(a) Decks, Balconies, Porches, and Similar Structures. Decks, balconies, porches or similar structures are permitted only when they are attached to or abutting buildings that are occupied by a use permitted in the particular zoning district.

(1) Attached or abutting covered or enclosed decks, balconies, porches or similar structures with an open or enclosed roof and/or walls or enclosure shall be considered to be part of the building for purposes of determining setbacks with the exception of one (1) pergola or gazebo as regulated in Section 11.04.03(a)(3) below.

(2) Required Setbacks: When attached or abutting the building uncovered decks and similar structures without a roof, walls or other form of enclosure shall be permitted within all principal structure non-required yards. Within the principal structure required yard, attached or abutting uncovered decks, balconies and similar structures without a roof, walls of other form of enclosure shall be permitted as follows:

a. Front Yard: Attached or abutting uncovered decks, balconies and similar structures without a roof, walls or other form of enclosure may extend twelve (12) feet from the front building line provided they shall be at least twenty (20) feet from the front lot line.

SINGLE FAMILY STRUCTURE	Front Yard Setback
Required Setbacks	20'
Setback Amount	3'6"
Variance Amount	16'6"

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

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

(a) Practical Difficulty/Substantial Justice –Strict compliance with the front yard setback would prevent the applicant from keeping the deck. There are other homes in the vicinity with reduced front yard setbacks 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 same vicinity of the subject parcel.

- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is that it is a non-conforming lot in the LRR district and the non-conforming location of the existing home. The need for the front yard setback variance does not appear to be self-created due to the location of the front door. However it does not appear to be the least amount necessary since the deck could have been located further from the front property line while still accessing the front door or constructed smaller in size. Since the existing steps were removed, any steps, porch or deck will require a variance due to the location of the home.
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

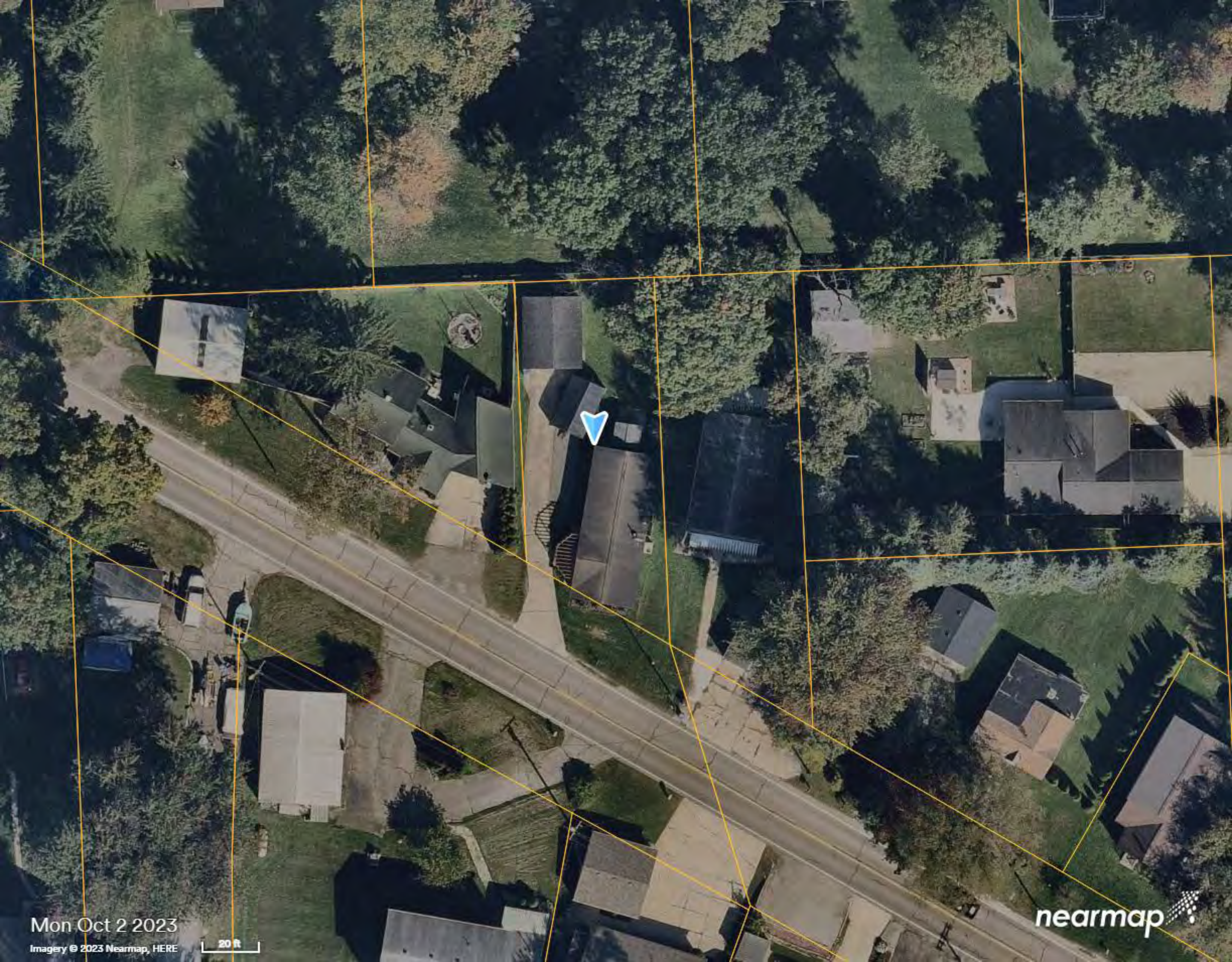
Recommended Conditions

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

1. A land use application will be submitted within 5 business days of ZBA approval with the required documentation.
2. A building permit from the Livingston County Building Department will be applied for within 5 business days after receiving the land use permit from Genoa Charter Township.
3. If permits are not applied for in the required time frame, then the deck must be removed.
4. The additional detached accessory structure must be removed within 10 days of approval.
5. If conditions are not met, enforcement action will commence.

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

1. A land use waiver must be applied for within 5 business days for the demolition of the deck.
2. The additional detached accessory structure will be removed within 10 days of the denial.
3. If conditions are not met, enforcement action will commence.



Mon Oct 2 2023

Imagery © 2023 Nearmap, HERE

20 ft

nearmap 



Genoa Township

2911 Dorr Rd. Brighton, MI 48116

Phone: 810.227.5225 Fax: 810.227.3420 www.genoa.org

Planning & Zoning

Land Use Waiver

Other: See Work Description

PW23-146

Issued: 10/11/2023
Expires: 10/10/2024

LOCATION	OWNER	APPLICANT
1583 S HUGHES RD 4711-11-302-070 Zoning: LRR	SUMNER SHANE 1583 S HUGHES RD BRIGHTON MI 48114-9332 Phone: (517) 861 7496 E-mail: shanesumner991@gmail.com	Koch, Kevin Phone: (517) 404 1264 E-mail:

Work Description: Replacings dilapidated water shed with new 8x8 shed with a roof and access door.

Construction Value: \$7,000.00

Total Square Feet:

Comments/Conditions: **THIS IS A LAND USE WAIVER ONLY. IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT THE LIVINGSTON COUNTY BUILDING DEPARTMENT TO DETERMINE IF BUILDING PERMITS ARE NECESSARY PRIOR TO STARTING ANY WORK.**

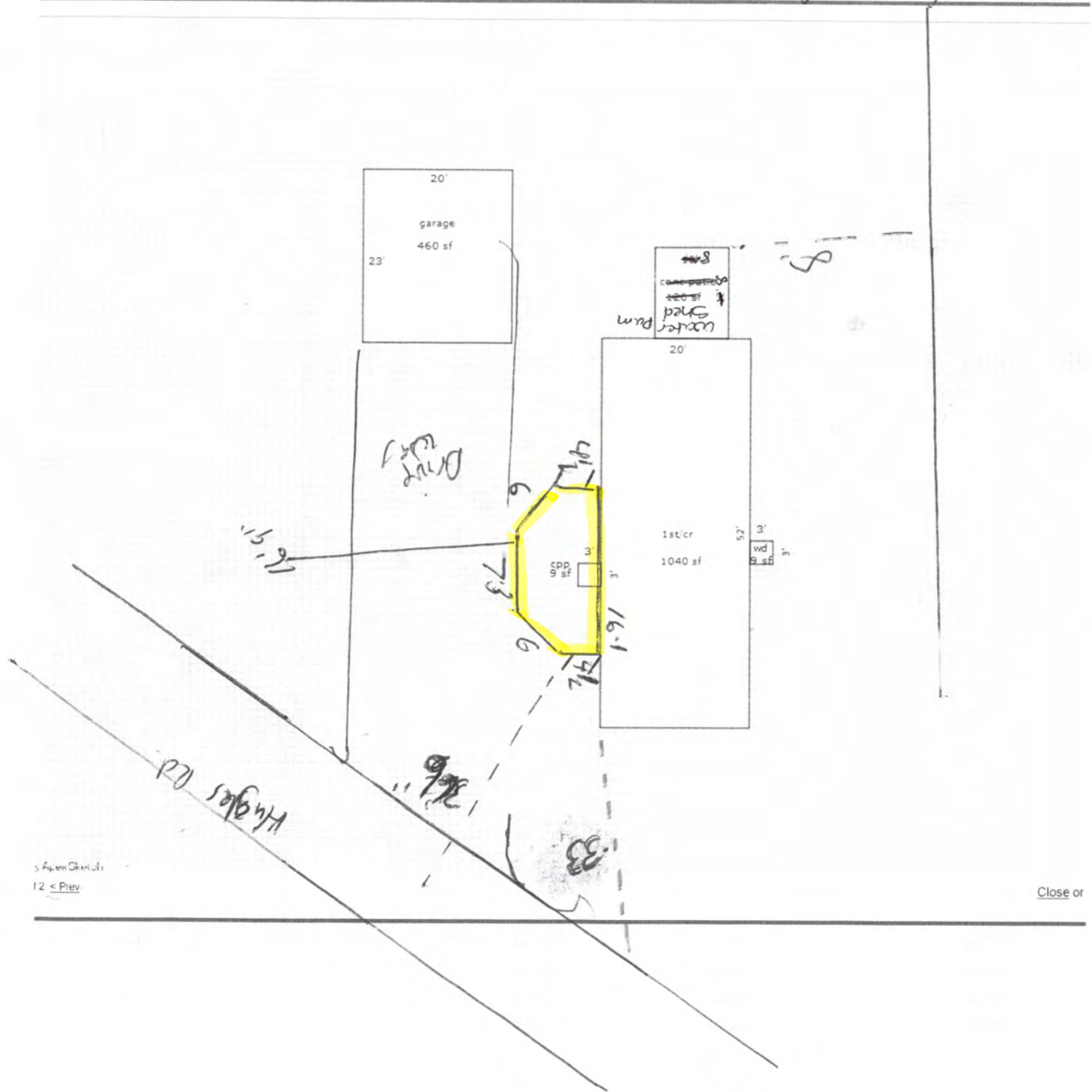
Flood Plain:
Replacings dilapidated water shed with new 8x8 shed with a roof and access door.
New 8 x 8 shed must be 4 ft from principal building and 4 ft from any property line

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

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

1583 J Hughes Brighton Mi 48114



5 Aspen Glen Rd
12 < Prev

Close or

"SUPERVISOR'S PLAT OF BEACON SHORES No. 2."

Part of NW 1/4 SW 1/4, Sec. 11, T29R5E,
Genoa Township, Livingston Co. Mich.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, Henry J. Itsell, Supervisor of the Township of Genoa of Livingston County, State of Michigan, by virtue of authority in me vested by Section 51, Act 172, of 1929, having been duly authorized by the Township Board have caused the land described in the annexed plat to be surveyed, laid out and platted, to be known as "Supervisor's Plat of Beacon Shores No. 2", Part of the N.W. 1/4 S.W. 1/4 Sec. 11, T29R5E, Genoa Township, Livingston Co. Mich. and that the streets and alleys as shown on said plat are now being used for such purposes.

Henry J. Itsell (Sgnl)
Henry J. Itsell
Supervisor of The Township of Genoa

Witnesses:

Frank D. Bush
Frank D. Bush
Edytha Smith
Edytha Smith

ACKNOWLEDGMENT

STATE OF MICHIGAN,)
County of Livingston) ss.

On this 18th day of Sept A.D. 1941, before me, a Notary Public in and for said county, personally came the above named Henry J. Itsell, Supervisor of Genoa Township known to me to be the person who executed the above dedication, and acknowledged the same to be his free act and deed as such Supervisor.

Frank D. Bush
Notary Public in and for Livingston County

My Commission expires Apr 7, 1943

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 48 inches in length, for shorter bars of not less than one-half inch in diameter lapped over each other at least 6 inches with an over-all length of not less than 48 inches, encased in a concrete cylinder at least 4 inches in diameter and 48 inches in depth have been placed at points marked thus o on thereon shown at all angles in the boundaries of the land platted, at all the intersections of streets, intersections of alleys, or of streets and alleys, and at the intersections of streets and alleys with the boundaries of the plat as shown on said plat.

Clay W. Gordon
Clay W. Gordon
Registered Land Surveyor

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 12 day of September 1941 by the Livingston County Board of Road Commissioners.

The Livingston County Board of Road Commissioners do not assume any liability for the construction or maintenance of East St. and West St. in this subdivision.

Rex B. House Chairman
Walter E. Wendell Member
Tracy F. Crandall Member
Glenn H. Chubb

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of "SUPERVISOR'S PLAT OF BEACON SHORES No. 2", Part of the N.W. 1/4 S.W. 1/4 Sec. 11, T29R5E, Genoa Township, Livingston Co. Mich., is described as follows: Beginning at a point 404.5 ft. N 89°53' E from the W 1/4 post of said Sec. 11; Thence N 89°-53'E 929 ft.; S 0°-32' E 1327 ft.; N 86°W 398.8 ft.; N 24°-10' E 484.7 ft.; N 29°-30' W 132 ft.; N 70°-30' W 144 ft.; N 78°-30' W 185.8 ft.; N 14°-50' W 251.3 ft.; N 52°W 135 ft.; N 22°E 127 ft.; N 20°-50' E 67.3 ft.; N 58°W 306.5 ft. to point of beginning.

All measurements are in feet and decimals thereof.
Lots 13 to 36 inclusive extended to the waters edge of Lake Chemung.

COPY

Register's Office
Livingston County, Mich.
By Supervisor's Plat of Beacon Shores No. 2, Genoa Township
was recorded on the 14 day of December 1941. 4:20 PM Clock
A. H. [Signature]
on Page 29
Frank D. Bush
ORIGINAL ON FILE

THEY HEREBY CERTIFY THAT THIS COPY IS A TRUE COPY OF THE ORIGINAL PLAT FILED IN THE REGISTER'S OFFICE FOR RECORDING.

FORWARDED December 2, 1941
Clay W. Gordon
DEPUTY SURVEYOR GENERAL

Examined and Approved

December 13, 1941
Clay W. Gordon
Deputy Surveyor General

FILED IN AUDITOR GENERAL'S DEPT.

January 12, 1942
Clay W. Gordon
Deputy Surveyor General

CERTIFICATE OF MUNICIPAL APPROVAL

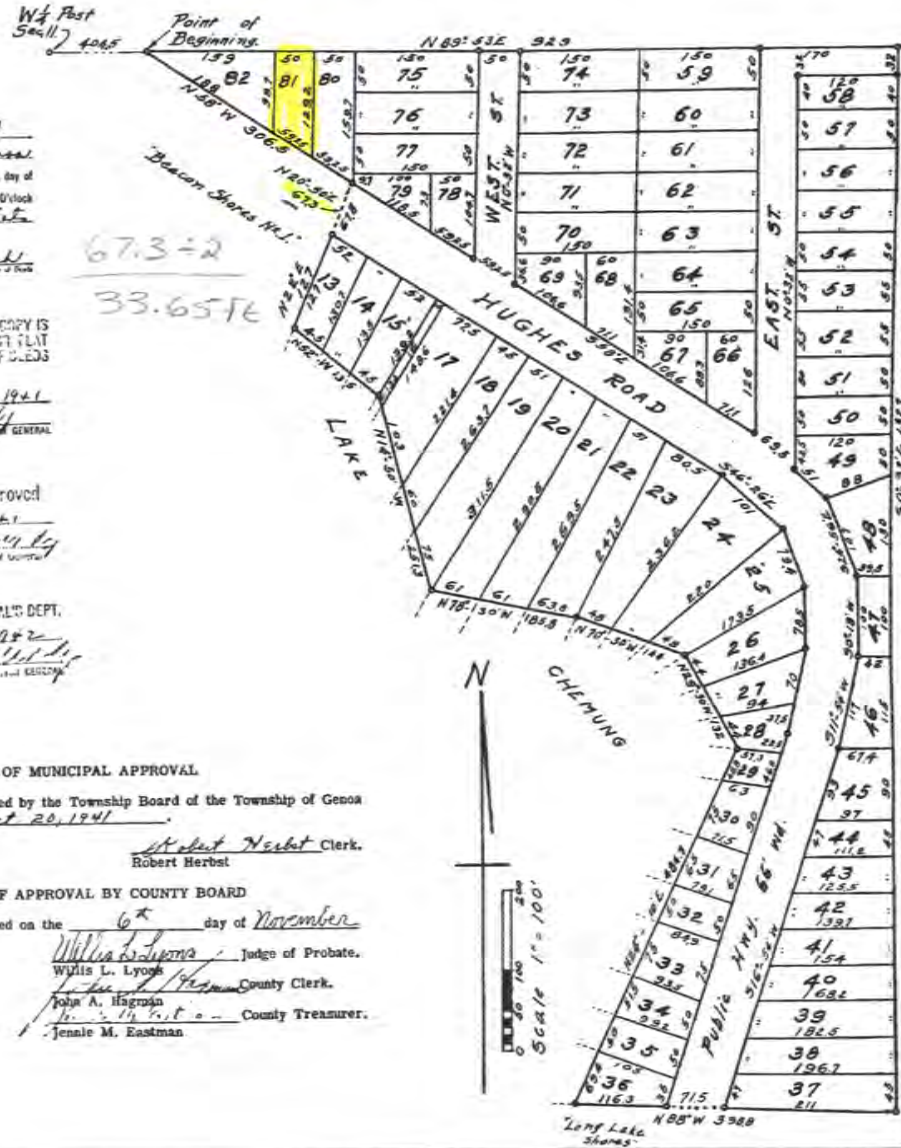
This plat was approved by the Township Board of the Township of Genoa at a meeting held Oct 20, 1941

Robert Herbst Clerk
Robert Herbst

CERTIFICATE OF APPROVAL BY COUNTY BOARD

This plat was approved on the 6th day of November 1941.

Willis L. Lyons Judge of Probate.
John A. Hagman County Clerk.
Jennie M. Eastman County Treasurer.



MLS# 214091428 **1583 S HUGHES Road, Genoa Twp 48114-9332**
Residential **Active**
 Recent Change: 09/03/2014 : Price Increase : \$129,900->\$134,000

List Price: **\$134,000**
 Public Open House: Sat Sep 13, 11:00AM-2:00PM



Property Information

Bedrooms: **3** SqFt Above: **1,040**
 Baths/Lavs: **1 / 0** Fin/Tot Lower: /
 Yr Blt/Remod: **1970 /** Tot Fin SqFt: **1,040**
 Acres/Frnt Ft: **0.13 / 50** SqFt Source: **PRD**
 Lot Dimen: **59x50x129x99**
 School Dist: **Howell**

Location Information

County: **Livingston** Side of Str:
 Township: **Genoa Twp**
 Mailing City: **Brighton**
 MLS Area: **01111 - Genoa Twp**
 Cross Streets: **N of Grand River / E of Hughes**
 Directions: **West on Grand River, North on Hughes, House on East Side.**

Listing Information

Listing Type: **ERTS** Level of Svc: **FS** Trans Type: **Sale** List Date: **09/03/2014**
 Pend Date: Off Mkt Date: BMK Date: Protect Prd: **60 days**
 Short Sale: **No** DaysOnMkt: **N/8/8** Possession: **IMMED** Orig Price: **\$129,900**
 Access: **Lock Box** Exclusions:
 Terms Offered: **Cash, Conventional, FHA**

Agent/Office/Contact Information

Comp (Sub Agt / Buyer Agt / Trans Coord): **Yes - 3 / Yes - 3 / Yes - 3** Comp Arrang:
 Contact: **CHAD KANYO** Contact Phone: **810-227-4600**
 Listing Office: **252481** [RE/MAX Platinum](#) Office Phone: **(810) 227-4600**
 Listing Agent: **383499** [CHAD KANYO](#) Agent Phone: **989-714-2214**

Interior & Utilities Information

Foundation: **Crawl** Basement:
 Fndtn Mtrls: **Other**
 Heating: **Forced Air** Cooling: **Ceiling Fan, Central Air**
 Heat Fuel: **Gas** Water Source: **Well-Existing**
 Water Heater: **Gas** Sewer: **Sewer-Sanitary**
 Interior Feat: **Cable Available, Pets Allowed, Sump Pump, Water Softener (owned)**
 Appliances: **Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove, Washing Machine**

Exterior Information

Garage Size: **1 Car** Garage Dim:
 Arch Level: **1 Story** Garage Feat: **Detached, Workshop**
 Arch Style: **Ranch** Exterior Mtrls: **Vinyl**
 Site Desc: **Irregular** Road: **Paved**
 Porch Type: **Porch** Constr Feat: **Platted Sub.**
 Water Desc: **Lake/River Priv** Roof Mtrls: **Asphalt**
 Water Name: **Lake Chemung** Water Feat:
 Out Buildings:

Room Information

Room	Level	Dimension	Floor Cover	Room	Level	Dimension	Floor Cover
Bath - Full	Entry	8 x 9		Bedroom	Entry	9 x 13	Carpet
Bedroom	Entry	9 x 10	Carpet	Bedroom - Mstr	Entry	9 x 18	Carpet
Dining Room	Entry	9 x 10		Kitchen	Entry	9 x 10	
Laundry Room	Entry	6 x 6		Living Room	Entry	13 x 19	Carpet



1575

1583

1595

1642

1605

1611

1570

1578

S Hughes Rd

All roads adjacent to property

S Hughes Rd





11-11-302-071
1575 S HUGHES RD

11-11-302-070
1583 S HUGHES RD

11-11-302-069
1595 S HUGHES RD



REV	DESCRIPTION	BY	DATE	CHK'D
△	SUBMITTED TO MDNR	CAS	2-1-91	
△	ISSUED FOR BIDS		04-91	
△	FORWARDING TO CONSTRUCTION RECORDS		08-93	
△				

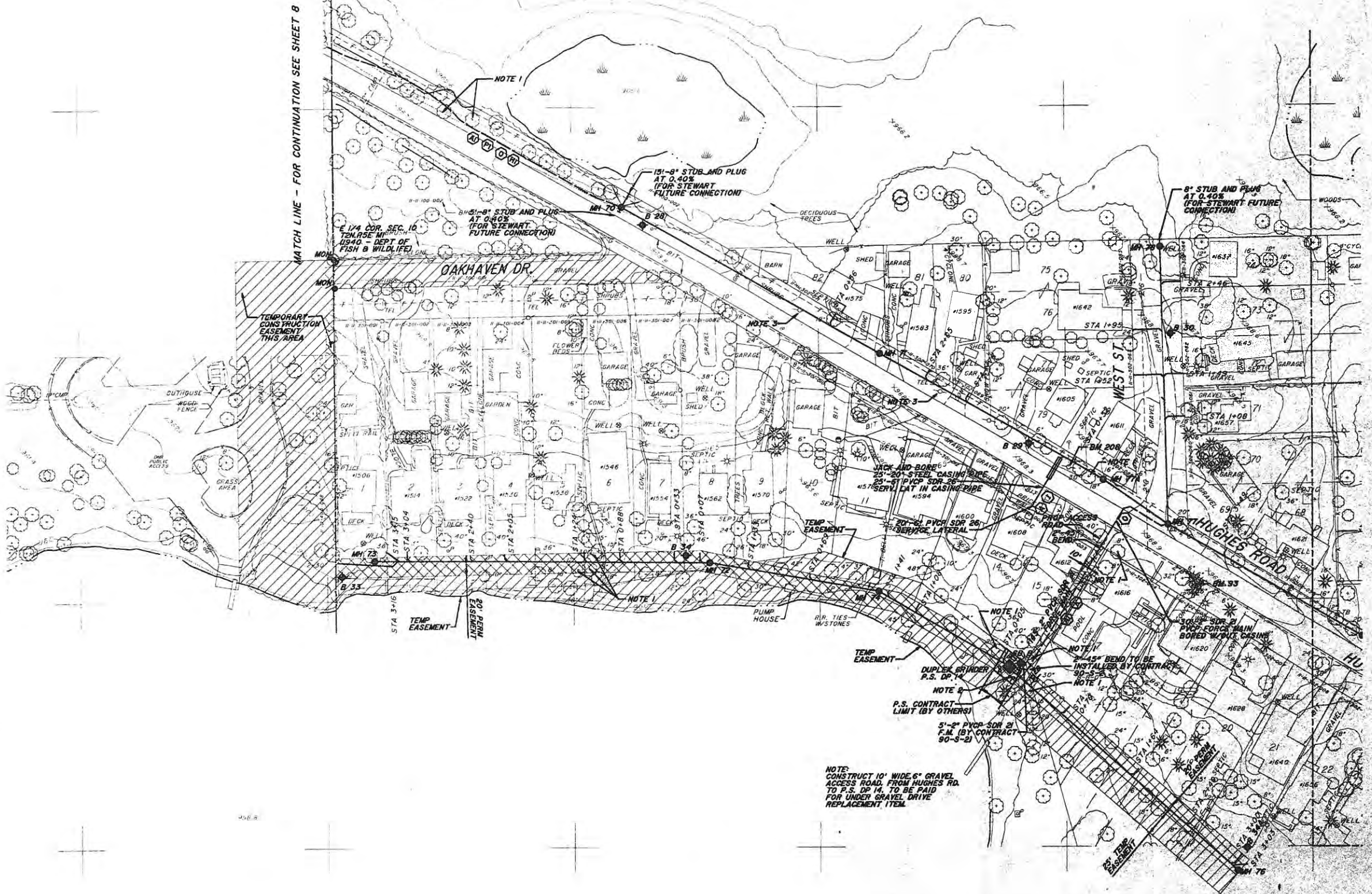


B.M. #208 R.R. SPIKE IN UTILITY POLE NORTH OF HUGHES RD. 8 FT. BETWEEN HOUSE #1605 AND #1611. ELEV. 968.21

B.M. #93 R.R. SPIKE IN N. ROOT 24' TREE IN FRONT OF HOUSE #1616 HUGHES RD. ELEV. 968.80

MATCH LINE - FOR CONTINUATION SEE SHEET 8

MATCH LINE - FOR CONTINUATION SEE SHEET 10



NOTE:
CONSTRUCT 10' WIDE 6\"/>

3131 South State Street
Ann Arbor, MI 48106

McNAMEE PORTER ENGINEERS, INC.

DESIGNED BY: M. CHAMBERLAIN CHECKED BY: S. HANSTRÖM

SCALE: 1"=20'-0" DATE: 08-28-93 PER: S

PART: 90-5-2 (SANITARY SEWER AND FORCE MAIN)

GENOA-BOZELA SANITARY SEWER DRAIN NO. 1
DRAINAGE DISTRICT SERVICE AREA II
LAKE CHARLES SANITARY SEWERS AND FORCE MAIN

HUGHES RD./ OAKHAVEN DRIVE

CONTRACT	SHEET
90-5-2	9

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAUNOVICH RICHARD	SUMNER SHANE	107,000	01/27/2015	WD	03-ARM'S LENGTH	2015R-004068	BUYER/SELLER	100.0
FEDERAL HOME LOAN MORTGAG	PAUNOVICH RICHARD	45,000	02/17/2012	WD	10-FORECLOSURE	2012R-005254	BUYER/SELLER	100.0
GREEN ROBERT J	FEDERAL HOME LOAN MORTGAG	105,155	11/25/2011	SD	10-FORECLOSURE	2011R-017546	BUYER/SELLER	0.0
SMITH, JASON D.	GREEN ROBERT J	124,900	03/30/2007	WD	03-ARM'S LENGTH	2007R-012130	BUYER/SELLER	100.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: LRR	Building Permit(s)	Date	Number	Status
1583 S HUGHES RD	School: HOWELL PUBLIC SCHOOLS		Other: See Work Descriptio	10/11/2023	PW23-146	
	P.R.E. 100% 01/27/2015					
Owner's Name/Address	MAP #: V23-37					
SUMNER SHANE 1583 S HUGHES RD BRIGHTON MI 48114-9332	2024 Est TCV Tentative					
	X Improved	Vacant	Land Value Estimates for Land Table 4300.LAKE CHEMUNG			
	Public Improvements		* Factors *			

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC. 11 T2N, R5E, SUPERVISOR'S PLAT OF BEACON SHORES NO. 2 LOT 81	Dirt Road	50.00	114.00	1.0000	1.0000	860	100		43,000	
	Gravel Road	50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	43,000

Comments/Influences	Description	Rate	Size	% Good	Cash Value
	Land Improvement Cost Estimates				
	D/W/P: 3.5 Concrete	6.91	120	48	398
	Total Estimated Land Improvements True Cash Value =				398

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X REFUSE	2024	Tentative	Tentative	Tentative			Tentative



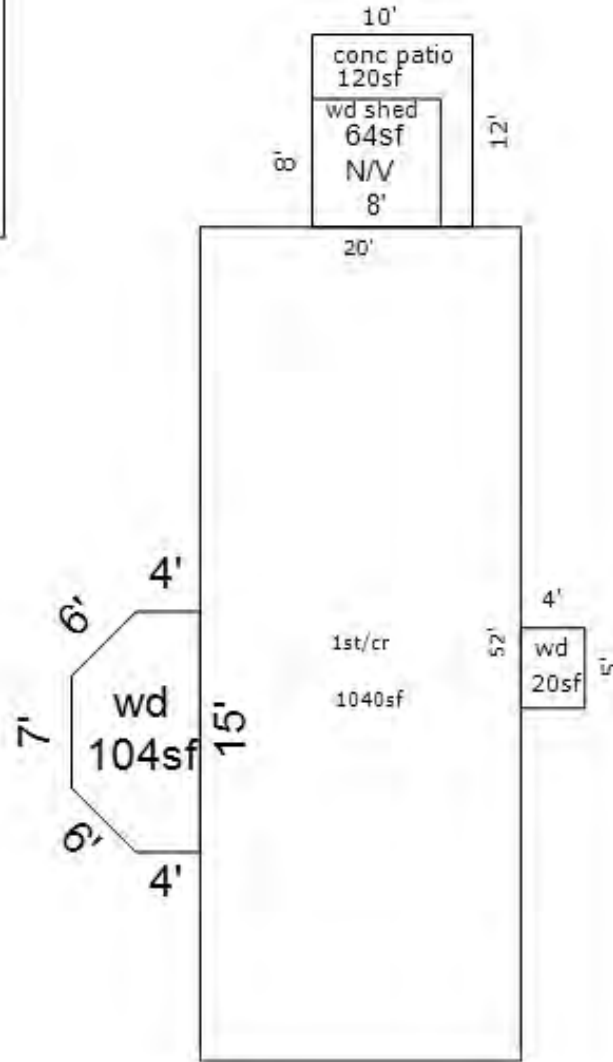
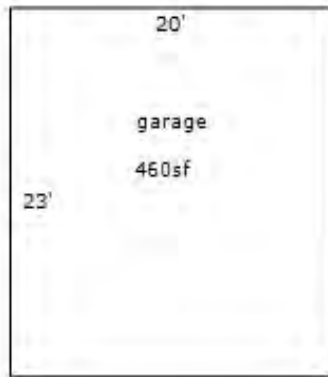
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JB	10/31/2023	INSPECTED	2023	21,000	49,500	70,500			57,929C
LM	05/24/2012	DATA ENTER	2022	21,000	43,100	64,100			55,171C
			2021	20,000	40,000	60,000			53,409C

4711-11-302-070 10/31/2023
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 9 104	Type WPP Treated Wood	Year Built: Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 460 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: C		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 1970	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 3 Bedrooms	(5) Floors															
		Kitchen: Other: Other:															
(1) Exterior		(6) Ceilings															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation																
		No. of Elec. Outlets															
			Many	X Ave.		Few											
(2) Windows		(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0															
		(8) Basement															
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish															
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat		Gambrel Mansard Shed														
X	Asphalt Shingle	(10) Floor Support															
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:															
		Lump Sum Items:															
		Central Air Wood Furnace															
		(12) Electric															
		0 Amps Service															
		No./Qual. of Fixtures															
		Ex.	X Ord.		Min												
		Cost Est. for Res. Bldg: 1 Single Family C															
		(11) Heating System: Forced Heat & Cool															
		Ground Area = 1040 SF Floor Area = 1040 SF.															
		Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54															
		Building Areas															
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost										
		1 Story	Siding	Crawl Space	1,040												
		Total:				149,301	80,622										
		Other Additions/Adjustments															
		Deck															
		Treated Wood				104	2,766	2,711	*								
		Garages															
		Class: C Exterior: Block Foundation: 42 Inch (Unfinished)															
		Base Cost				460	23,524	12,703									
		Water/Sewer															
		Public Sewer				1	1,568	847									
		Water Well, 200 Feet				1	11,276	6,089									
		Porches															
		WPP				9	500	270									
		Totals:				188,935	103,242										
		Notes:															
		ECF (4300 LK CHEMUNG NON WATERFRONT) 1.060 => TCV:						109,437									

*** 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 # 23-38 Meeting Date: DEC. 19, 2023
6:30pm
 PAID Variance Application Fee



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

Applicant/Owner: REN TYLER Email: CHEYENNELAND@yahoo.com
 Property Address: COON LAKE RD Phone: 810-599-5179
 Present Zoning: RES Tax Code: 29-100-008 / 29-300-001

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

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

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

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

Please explain the proposed variance below:

- Variance requested/intended property modifications: NOT TO REQUIRE PERK TESTS ON 5 ACRE PARCELS

Please note that the packet and staff report for your scheduled Zoning Board of Appeals meeting will be available to review at <https://www.genoa.org/government/boards/zoningboard> five days prior to the meeting.

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.

WASTE OF RESOURCES

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.

WASTE

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.

WASTE

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.

WASTE

Attendance by the applicant is required at the Zoning Board of Appeals meeting.

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 plans and construction plans.

Date: 11/17/23 Signature: [Handwritten Signature]



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Planning Director
DATE: December 13, 2023

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

RE: ZBA 23-38

STAFF REPORT

File Number: ZBA# 23-38
Site Address: Vacant, Coon Lake Road
Parcel Number: 4711-29-100-008, 4711-29-300-001
Parcel Size: 008- 14 Acres, 001- 20 acres
Applicant: Ken Tyler, 5200 Richardson Road, Howell
Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a variance to split property without the required perk test per the Zoning Ordinance.

Zoning and Existing Use: CE (Country Estates) Vacant property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday December 3, 2023 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 parcels are vacant.
- The parcels would be serviced by a private water and private septic
- See Assessing Record Card

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter

Summary

Applicant is seeking a variance to split two parcels of land into 6 parcels of land without obtaining perk tests to verify that the properties can accommodate the installation of a septic tank and field.

Variance Requests

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

ARTICLE 20- LAND DIVISIONS

Sec. 20.04 SUBMITTAL REQUIREMENTS

If the land division can be approved by the Zoning Administrator, as outlined above, four (4) copies of a site plan shall be submitted. If the land division requires private road review by the Planning Commission, the applicant shall submit a site plan to the Zoning Administrator in accordance with the review schedule and procedures adopted by the Planning Commission. The submittal shall include all of the following:

20.04.06 Septic and Well. Documentation from the Livingston County Health Department on the suitability of the lot(s) to accommodate safe installation of a septic tank, reserve area and individual well if public utilities are not available. Locations must be shown on the site plan.

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

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

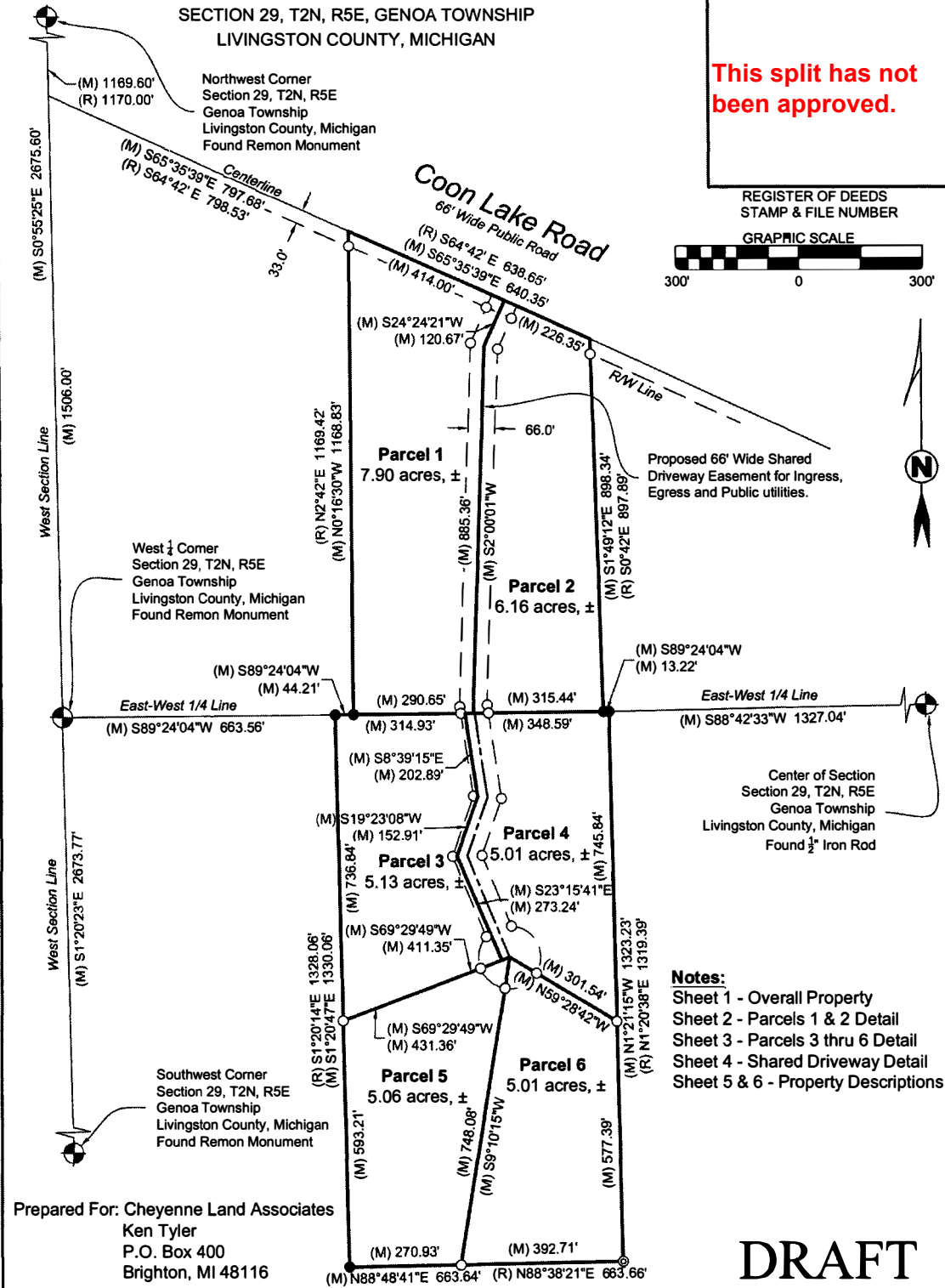
- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the zoning ordinance would prevent the applicant from splitting the parcels into conforming lots. However, granting the variance is not necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties.
- (b) Extraordinary Circumstances** – There are no extraordinary or exceptional conditions of the property. The need for the variance is self-created.
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property 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 not have an impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

CERTIFICATE OF SURVEY

SECTION 29, T2N, R5E, GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

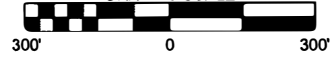
**Proposed property
split survey.**

**This split has not
been approved.**



REGISTER OF DEEDS
STAMP & FILE NUMBER

GRAPHIC SCALE



- Notes:**
- Sheet 1 - Overall Property
 - Sheet 2 - Parcels 1 & 2 Detail
 - Sheet 3 - Parcels 3 thru 6 Detail
 - Sheet 4 - Shared Driveway Detail
 - Sheet 5 & 6 - Property Descriptions

DRAFT

I, Terry R. Campbell, hereby certify that I have surveyed the above mapped and described property, and that this map complies with section 3 (a-f), Act 132, P.A. 1970 and that the Relative Positional Precision of each corner is within the limits accepted by the professional practice of surveying.

LEGEND

- FOUND CAPPED IRON
- SET CAPPED IRON
- FOUND IRON
- FOUND CONCRETE MONUMENT
- (R) RECORD (M) MEASURED

Terry R. Campbell, P.S. No: 60806
ORIGINAL SIGNATURE IN BLUE

OFFICIAL SEAL

Bearing Basis: Survey, Liber 1259, Page 583.

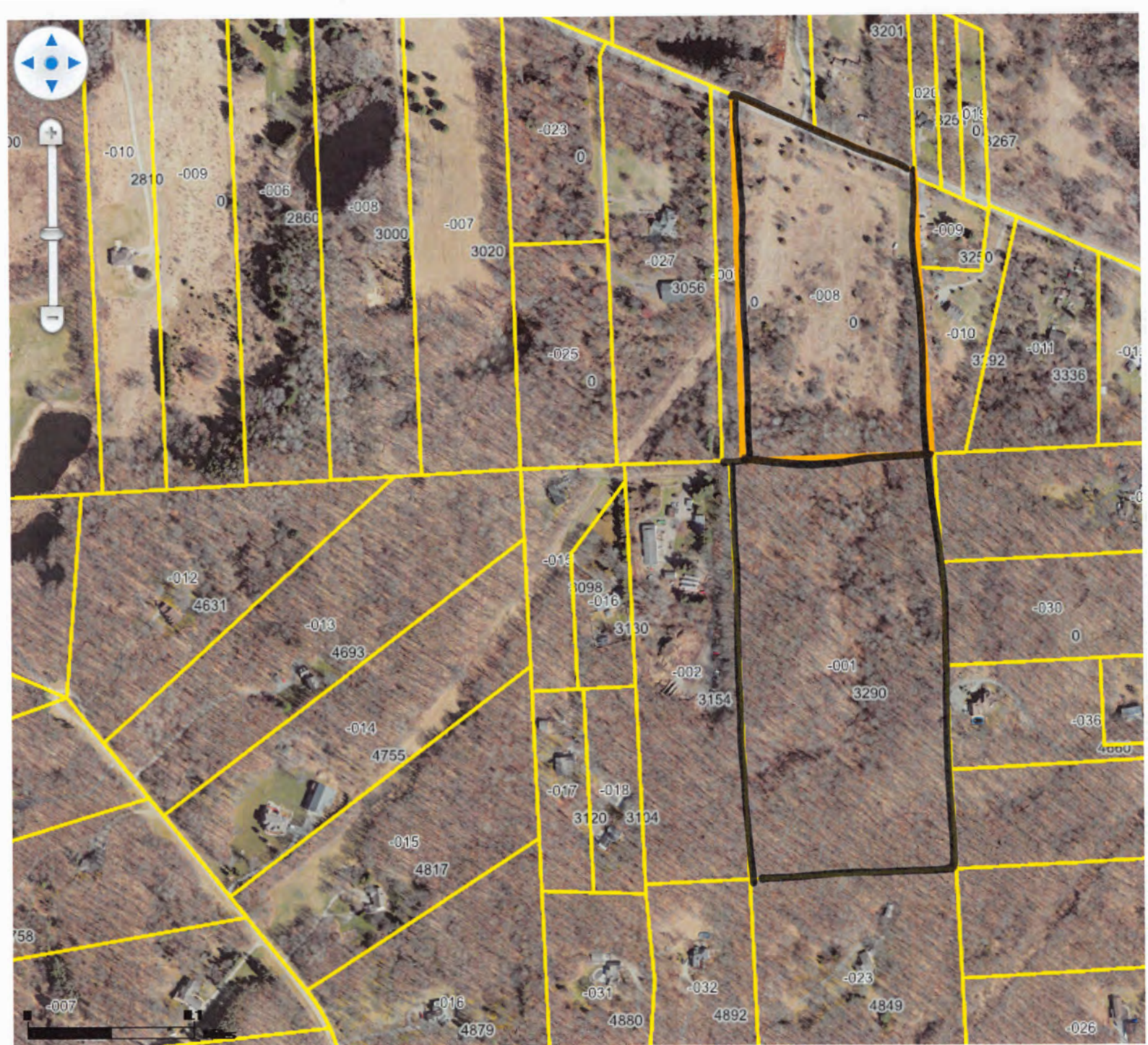
DATE: November 14, 2023	PAGE: Sheet 1 of 6
SCALE: 1" = 300'	REVISED:
DWG NO: S23J25AR	DRAWN BY: TRC
CLIENT: JOB Tyler: S23J25A	CHK:

**Campbell Surveying
Engineering, Inc.**

8437 Pineview Lake Drive
Linden, Michigan 48451

www.campbellse.com
(989) 390-1189

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Kerr Tyler - Parcels

4711-29-100-008 (at Road) 14 ACRES

4711-29-300-001 (BEHIND Rd Parcel) 20
ACRES

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
TYLER, KENNETH	TYLER, KENNETH LTS 9.3	1	10/05/2022	QC	15-LADY BIRD	2022R-032321	BUYER/SELLER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: CE	Building Permit(s)	Date	Number	Status			
VACANT		School: HOWELL PUBLIC SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
TYLER KENNETH 5200 RICHARDSON RD HOWELL MI 48843-7448		MAP #: V23-38		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4500.HOWELL M& B						
SEC. 29 T2N, R5E, E 1/2 OF NW 1/4 OF SW 1/4 20A		Public Improvements		* Factors *				Value			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
		Gravel Road		LAND TABLE A			20.000	Acres	13,750	100	275,000
		Paved Road				20.00	Total Acres	Total Est. Land Value =	275,000		
		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									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative		
				2023	125,000	0	125,000		47,440C		
				2022	125,000	0	125,000	125,000M	45,181C		
				2021	125,000	0	125,000		43,738C		

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Licensed To: Township of Genoa, County of Livingston, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TYLER, KENNETH	TYLER, KENNETH LTS 9.3	1	10/05/2022	QC	15-LADY BIRD	2022R-032321	BUYER/SELLER	0.0				
BROWN	TYLER	145,000	06/14/2001	WD	03-ARM'S LENGTH	3377-0783	BUYER/SELLER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: CE		Building Permit(s)		Date	Number	Status		
VACANT		School: HOWELL PUBLIC SCHOOLS		P.R.E. 0%								
Owner's Name/Address		MAP #: V23-38		2024 Est TCV Tentative								
TYLER KENNETH 5200 RICHARDSON RD HOWELL MI 48843-7448		Improved	X	Vacant	Land Value Estimates for Land Table 4500.HOWELL M& B							
Tax Description		Public Improvements		* Factors *								
SEC 29 T2N R5E COMM NW COR TH S 1170 FT TO C.L. COON LK. RD S64*42'E 798.53 FT TO POB TH S64*42'E 638.65 FT TH S0*42'E 897.89 FT TH N89*53'W 606.66 FT TH N02*42'E 1169.42 FT TO BEG. CORR 3/2022 14AC		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		LAND TABLE A			8.680	Acres	15,071	100		130,820
		Paved Road		WETLANDS			5.320	Acres	9,571	100		50,920
		Storm Sewer		14.00 Total Acres		Total Est. Land Value =						181,740
		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										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative			
				2023	78,200	0	78,200		53,358C			
				2022	78,200	0	78,200		50,818C			
				2021	71,000	0	71,000		49,195C			

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*** 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 # 23-40 Meeting Date: December 14th 2023

PAID Variance Application Fee 6:30 pm

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

Applicant/Owner: Peter Wood Email: pete@rootermd.com

Property Address: 4021 HOMESTEAD Phone: 248-207-1720

Present Zoning: LAKE SHORE RESORT LRR Tax Code: 4711-28-201-006

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:

EXISTING HOME WAS NOT TO CODE AND FLOOR JOIST WERE ROTTEN
I DIDN'T REALIZE I NEED AN ADDITIONAL PERMIT TO DEMO

1. Variance requested/intended property modifications: FOR A 25 FOOT FRONT YARD VARIANCE

FROM THE REQUIRED 35 FT FOR A 10 FT SETBACK, A 1 1/2 FT SIDE YARD VARIANCE

FROM THE REQUIRED 10 FT FOR AN 8.5 FT SETBACK AND A 21.20 FT SHORELINE VARIANCE

FROM THE REQUIRED 36.5 FT FOR A SETBACK OF 36.5 FT, TO CONSTRUCT NEW RESIDENCE
WITH ADDITION, WHICH WOULD INCLUDE A COVERED PATIO W/ TWO CAR GARAGE

Please note that the packet and staff report for your scheduled Zoning Board of Appeals meeting will be available to review at <https://www.genoa.org/government/boards/zoningboard> five days prior to the meeting.

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.

Strict compliance with the setback requirements would unreasonably restrict the use of the property. Granting these variances will provide substantial justice and would make the property consistent with the other properties in the AREA

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 VARIANCES ARE NECESSARY due to the extraordinary circumstances such as the irregular shape of the lot.

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

Granting of the variances will not impair light or air to adjacent property, and will not increase congestion or increase the danger of fire or public safety, comfort, morals or welfare of the inhabitants of Genoa Township

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

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

Attendance by the applicant is required at the Zoning Board of Appeals meeting.

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 plans and construction plans.

Date: 11-20-2023 Signature: 



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Planning Director
DATE: December 13, 2023

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

RE: ZBA 23-40

STAFF REPORT

File Number: ZBA#23-40
Site Address: 4021 Homestead Drive
Parcel Number: 4711-28-201-006
Parcel Size: .092 Acres
Applicant: Peter Wood, 220 N. 5th Street, Brighton
Property Owner: Same as applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variances

Project Description: Applicant is requesting front, two sides, and a waterfront yard setback variance to construct a new single-family home.

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

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday December 3, 2023 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

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

- Per assessing records the existing home was demolished in 2023.
- January 17, 2023 variance were approved for an addition to the existing home.
- April 6, 2023 a land use permit was issued for an addition to the existing home.
- November 13, 2023 land use permit for the addition was canceled after staff was notified that the existing home was demolished.
- November 16, 2023 a land use waiver was issued for the demolition of the home.
- The parcel is serviced by a well and public sewer.
- See Assessing Record Card.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter

Summary

The applicant is requesting a front, two sides and a waterfront setback variance to construct a new single-family home. In January of 2023 that applicant was granted variances to construct an addition however after construction started on the addition, the home has since been demolished without township and Livingston County Building Department approval. Applicant states that the existing home had structural issues which necessitated the need for the existing home to be demolished.

The proposed home is located on the same footprint as the previous home and previously approved addition.

The applicant has received MHOG Utility Department approval for the proposed location of the grinder pump.

Variance Requests

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

Table 3.04.01 (LRR District):

SINGLE FAMILY STRUCTURE	Front Yard Setback	Side Yard Setback	Side Yard Setback	Waterfront Setback
Required Setbacks	35'	10	5'	57.25'
Setback Amount	10'	8.5'	3.6'	36.50'
Variance Amount	25'	1.5'	1.4'	20.75'

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

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

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the zoning ordinance would prevent the applicant from constructing the proposed new single-family home. There are other homes in the immediate vicinity with reduced front, side yard and waterfront setbacks that would support substantial justice.

- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is a non-conforming and irregular shaped lot that reduces the depth of the building envelope. The applicant should address the number of the variances being requested and if they are the least amount necessary since the existing home has been demolished. The proposed home could be reduced in size to minimize the number of variances being requested since it has been demolished.

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

(d) Impact on Surrounding Neighborhood – The proposed variance would have no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood since the home is proposed to be constructed within the same footprint of the existing home and previously approved addition.

Recommended Conditions

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

1. Structure must be guttered with downspouts.
2. A land use permit is required for the construction of the new home.
3. Any retaining walls will require a land use permit and shall meet the Zoning Ordinance.
4. Lot coverage shall adhere to the Zoning Ordinance requirements.

Genoa Township Zoning Board of Appeals Meeting
January 17, 2023
Approved Minutes

Mr. Fons stated the issue before the Board is the height of the structures. Mr. Rockwell agrees; however, he does not see how the request has met all four of the requirements to grant a variance.

Vice-Chairperson McCreary suggested having this item tabled this evening to review the information that was given at the call to the public in order to make a decision knowing all of the facts.

Board Member Ledford stated many requests have been approved for this property and asked if more requests are coming.

Mr. Fons stated the property is being used how it is zoned.

Board Member Ledford would not want to have this in her neighborhood. She would not want her property values to decrease because of it. She would like to investigate the information presented this evening.

Board Member Kreutzberg understands all comments made by the Board members; however, change happens. There are many places in Livingston County that used to be farmland that are now homes. She agrees with Board Member Fons that the Board is asked to review the request for the height of the poles.

Moved by Board Member Kreutzberg, seconded by Board Member Ledford, to table Case #23-03 until the February 21, 2023 ZBA meeting for the Caldean Catholic Church until further information can be uncovered regarding property usage and history. **The motion carried (Ledford - yes; McCreary - yes; Kreutzberg - yes; Rockwell - yes; Fons - no).**

3. 23-04...A request by Peter Wood, 4021 Homestead, for a side, front and waterfront variance to construct an addition to an existing single-family home.

Mr. Peter Wood and Mr. David Hazen, who designed the home, were present. Mr. Wood stated his hardship is that he does not have a garage and would like a first-floor master bedroom. It is a very unique, non-conforming lot. His lot was originally two lots that were split and sold separately. This addition will add value to the neighborhood.

Mr. Hazen provided a review of the proposed changes to the home. He stated the minimum lot size allowed per the ordinance is 80 feet; however, this property is only 30 feet. The location of the home to the road is consistent with the homes on either side of this property. They are proposing the side-entry garage so vehicles will fit in front of the garage.

The call to the public was opened at 8:15 pm with no response.

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to approve Case #23-04 for Peter Wood, 4021 Homestead, for a 25 foot front yard variance from the required 35 feet for a 10 foot setback, a 1.5 foot side yard variance from the required 10 feet for an 8.5 foot setback, and a 21.20 foot shoreline variance from the required 36.5 feet for a setback of 36.5 feet, to construct an addition to the existing residence, which would include a covered patio,

Genoa Township Zoning Board of Appeals Meeting

January 17, 2023

Approved Minutes

attached two-car garage and the removal of the existing shed, based on the following findings of fact:

- Strict compliance with the setback requirements would unreasonably restrict the use of the property. Granting these variances will provide substantial justice and would make the property consistent with other properties in the area.
- The variances are necessary due to the extraordinary circumstances such as the irregular shape of the lot.
- The granting of the variances will not impair adequate light or air to adjacent property, increase congestion or increase the danger of fire or public safety, comfort, morals or welfare of the inhabitants of the Genoa Township.
- The proposed variances would have little or no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. The grinder pump location shall approve by MHOG prior to land use permit issuance.

The motion carried unanimously.

Administrative Business:

1. Approval of minutes for the December 13, 2022 Zoning Board of Appeals meeting.

Moved by Board Member Kreutzberg, seconded by Board Member Fons, to approve the minutes of the November 15, 2022 meeting as presented. **The motion carried unanimously.**

2. Correspondence

Ms. Ruthig stated there will be at least one case at the February meeting.

3. Member Discussion

There were no items to discuss this evening.

4. Adjournment

Moved by Board Member Fons, seconded by Board Member Ledford, to adjourn the meeting at 8:31 pm. **The motion carried unanimously.**

Respectfully submitted:


Patty Thomas, Recording Secretary



Mon Oct 2 2023

Imagery © 2023 Nearmap, HERE

20 ft

nearmap 



Genoa Township

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

Planning & Zoning

P23-029

Issued: 04/06/2023
 Expires: 04/05/2024

Residential Land Use
Residential Addition

LOCATION	OWNER	APPLICANT
4021 HOMESTEAD DR 4711-28-201-006 Zoning: LRR	WOOD PETER & DENISE 220 N 5TH ST BRIGHTON MI 48116 Phone: E-mail:	WOOD PETER & DENISE 220 N 5TH ST BRIGHTON MI 48116 Phone: E-mail:

Work Description: ZBA Case #23-04- Construct an addition of 1162 sq. ft. to existing single family home.

PROJECT INFORMATION:

Front Setback: 10	Side Setback: 8.5	Water/Wetland:
Least Side Setback: 3.6 & 10	Rear Setback: 36.5	Distance from Principal Structure:
Construction Value: \$200,000.00	Height:	Total Square Feet: 2,350
ZBA Approval: 1/17/23		

Comments/ Conditions: Flood Plain: Yes Zone: A Panel#: 260843-340D

Per ZBA Approval 1-17-23:

1. The grinder pump location shall approve by MHOG prior to land use permit issuance. Utility Director approved new location of grinder pump.

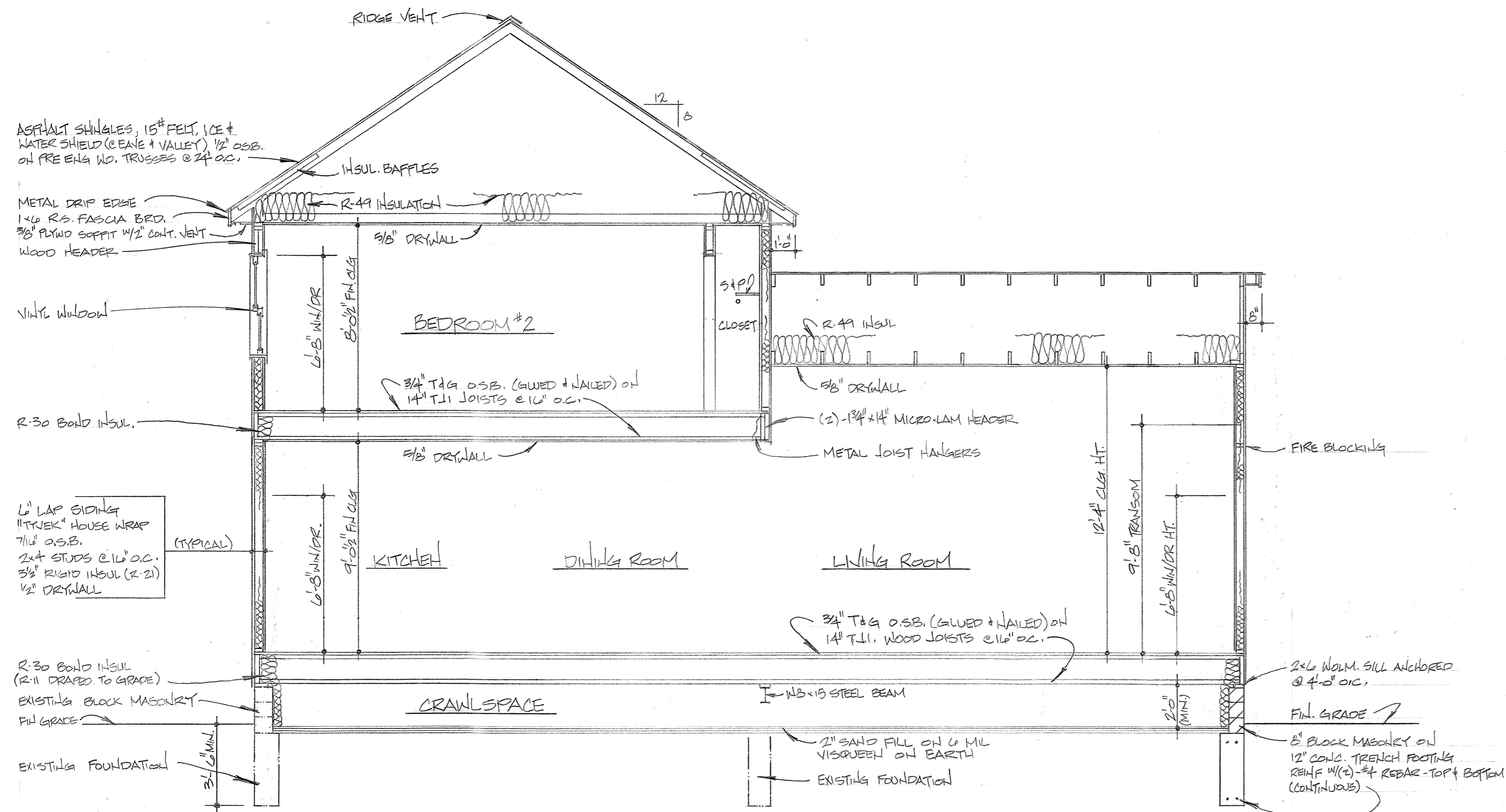
Any retaining walls will must comply with the Township ordinance and require a land use permit.

Any additional impervious surface must comply with the Township Ordinance.

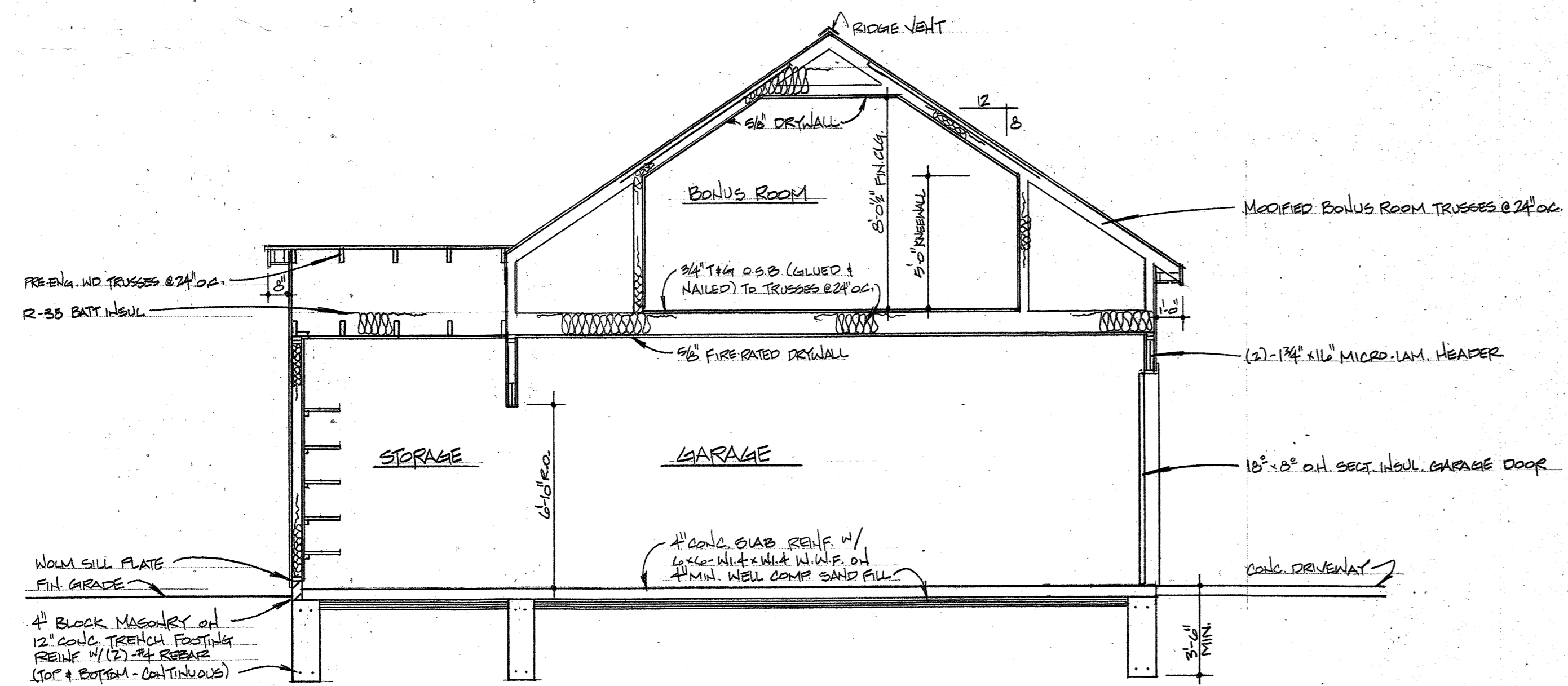
Permit Item	Permit Fee	Fee Basis	Item Total
Residential New Construction/Addition	Permit Fee	1.00	75.00
Oak Pointe Sewer- Control Panel	Sewer Fee	520.00	520.00
Oak Pointe Sewer - Construction Escrow	Sewer Fee	6,000.00	6,000.00
Oak Pointe Sewer - Grinder Can	Sewer Fee	2,420.00	2,420.00

Fee Total:	\$9,015.00
Amount Paid:	\$9,015.00
Balance Due:	\$0.00

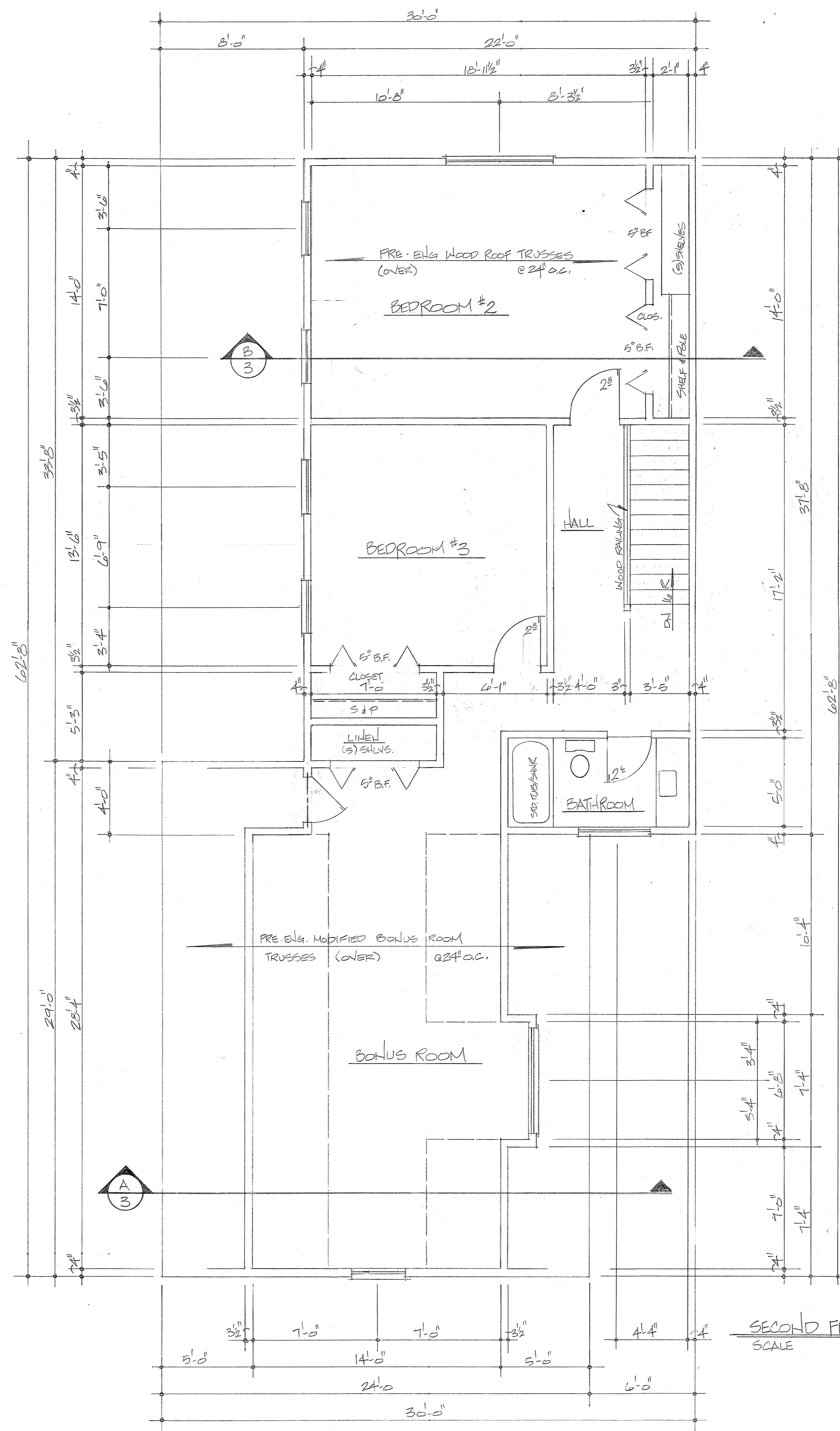
Issuance of this permit confirms the applicants certification that all information and data attached to and made part of this permit are true and accurate and to the best of the applicants knowledge and belief. The applicant has certified that the proposed work has been authorized by the owner of record 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.



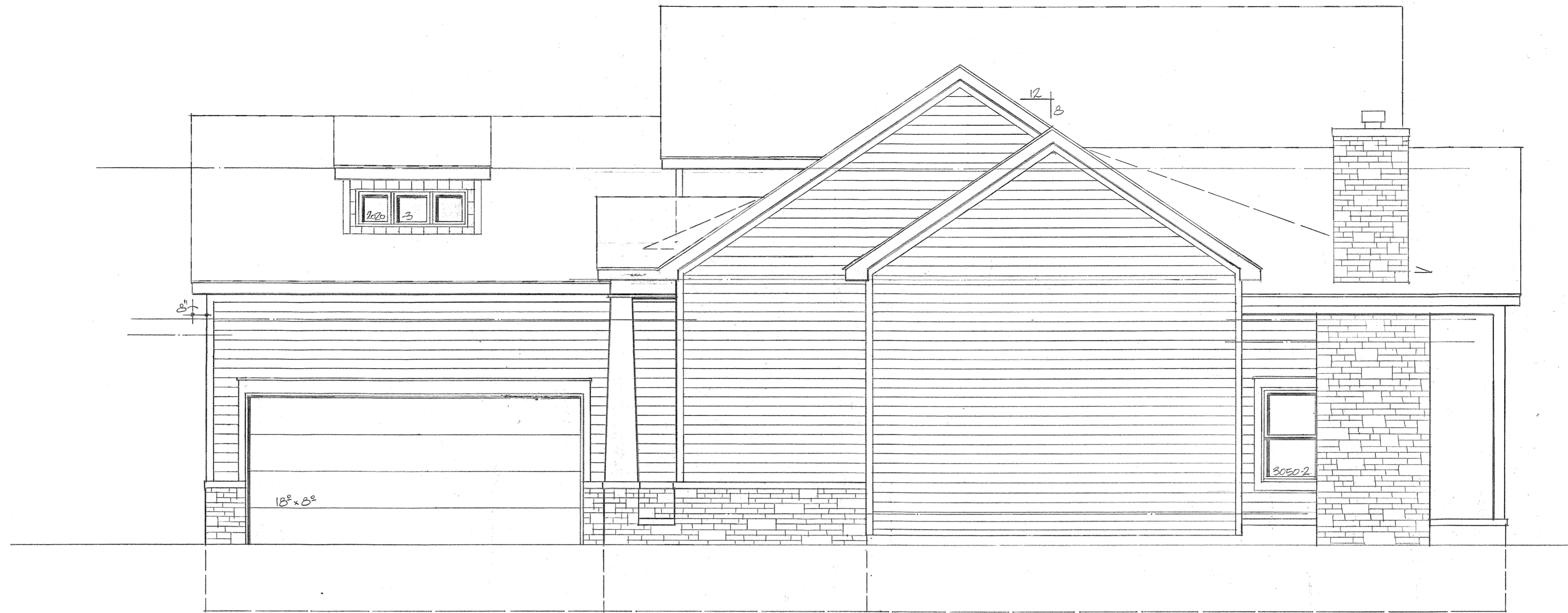
BUILDING SECTION B
SCALE 1/4" = 1'-0"



BUILDING SECTION A
SCALE 1/4" = 1'-0"



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



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



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



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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOOD PETER DENISE & DANIEL	WOOD PETER & DENISE	1	12/09/2020	QC	21-NOT USED/OTHER	2020R-045756	BUYER/SELLER	0.0
WALDO GEORGE E, ALICIA & DANIEL	WOOD PETER J & DENISE	299,900	11/19/2014	WD	03-ARM'S LENGTH	2014R-033148	BUYER/SELLER	100.0
WOOD PETER J & DENISE	WOOD PETER DENISE & DANIEL	299,900	11/19/2014	QC	21-NOT USED/OTHER	2014R-034613	BUYER/SELLER	0.0
WALDO GEORGE E & ALICIA	WALDO GEORGE E, ALICIA & DANIEL	0	06/13/2007	QC	21-NOT USED/OTHER	2007R-020888	BUYER/SELLER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: LRR	Building Permit(s)	Date	Number	Status
4021 HOMESTEAD DR	School: BRIGHTON AREA SCHOOLS		Demolition	11/16/2023	PW23-167	
	P.R.E. 0%		Residential Addition	04/06/2023	P23-029	
Owner's Name/Address	MAP #: V23-40		RES MISCEL	06/30/2005	P05W-080	NO START
WOOD PETER & DENISE 220 N 5TH ST BRIGHTON MI 48116	2024 Est TCV Tentative		RES MISCEL	11/17/2003	P03W-122	NO START

X Improved		Vacant	Land Value Estimates for Land Table 4304.OLD HOMESTEAD								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A LAKE FRONT	30.00	133.00	1.0000	1.0000	4500	100		135,000
			30 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 135,000								

Tax Description	Value
SEC. 28 T2N, R5E, OLD HOMESTEAD LOT 6	

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

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

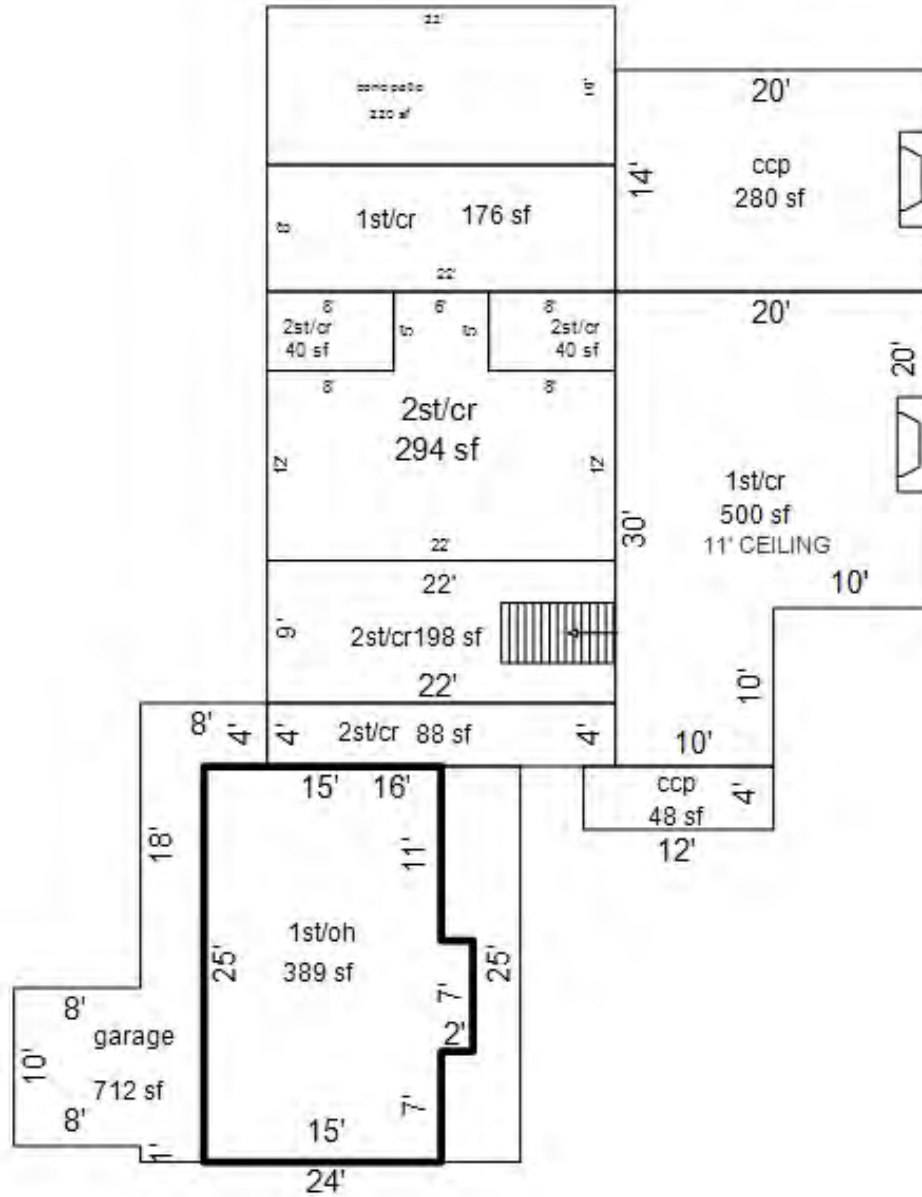
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	Tentative	Tentative	Tentative			Tentative
JB	11/03/2023	INSPECTED	2023	64,500	102,600	167,100			131,618C
			2022	64,500	92,200	156,700			125,351C
			2021	64,500	87,000	151,500			121,347C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	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		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Heat Pump No Heating/Cooling			X			Class: BC Effec. Age: 0 Floor Area: 0 Total Base New : 0 Total Depr Cost: 0 Estimated T.C.V: 0					Class: BC E.C.F. X 1.500	% Good: Storage Area: No Conc. Floor:			
Building Style: BC		X	Drywall Paneled		Plaster Wood T&G			X			Trim & Decoration							Bsmnt Garage:		
Yr Built 2023	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Lg			X	Ord		Small			Carport Area: Roof:	
Condition: Good		Doors:				Solid	X	H.C.	Central Air Wood Furnace											
Room List		(5) Floors			(12) Electric			0			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BC			Cls BC		Blt 2023	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			0			Ex.			X	Ord.		Min	Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/100/100/100					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Many			X	Ave.		Few	Building Areas					
	Wood/Shingle Aluminum/Vinyl Brick				(13) Plumbing			Average Fixture(s)			1			Notes:						
X	Vinyl				3			2			2			Exterior						
X	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			2			Foundation						
(2) Windows		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2			2			Size						
	Many Avg. Few		X	Avg. Small	(9) Basement Finish			1			2			Cost New						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			2			Depr. Cost						
(3) Roof					(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Totals:						
X	Gable Hip Flat		Gambrel Mansard Shed				Lump Sum Items:			1			ECF (4304 OLD HOMESTEAD) 1.500 => TCVCV							
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1			2			0						

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



3 BEDROOMS
2 FULL BATHS
1 HALF BATH
1 EXTRA SINK
2 DV Fireplaces

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
November 21, 2023 - 6:30 PM**

MINUTES

Call to Order: Chairperson McCreary called the regular meeting of the Zoning Board of Appeals to order at 6:34 pm. The members and staff of the Zoning Board of Appeals were present as follows: Marianne McCreary, Jean Ledford, Craig Fons, Michele Kreutzberg, Bill Rockwell, and Amy Ruthig, Planning Director.

Pledge of Allegiance: The Pledge of Allegiance was recited.

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

Conflict of Interest: Board Member Rockwell stated he knows the McDonald family; however, they do not have any of the same financial interests.

Approval of the Agenda:

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

Call to the Public:

The call to the public was opened at 6:31 pm with no response.

OLD BUSINESS:

1. 23-20...A request by Dave McManus, 4143 Highcrest Drive, for front, side, building lot coverage, impervious surface lot coverage and waterfront setback variances and any other variance deemed necessary by the Zoning Board of Appeals to construct a new home.

Mr. McManus presented his modified plan. He is now requesting only two variances, instead of five. He has reduced the size of the home, and eliminated the need for the lot coverage, impervious surface and waterfront setback variances. The variance for the front setback is very consistent with his neighbor to the south. Regarding the second variance, he does not believe a variance is required because there is a two-foot allowance for bay windows, but if the Board believes one is necessary, he requests this be approved as well.

This is a very narrow, odd shaped lot with a small building footprint and a large change in elevation from front to back. What he is proposing for the front setbacks is consistent with homes in the area. Their design will not negatively affect the neighbors and will allow for ample parking on their property and will prevent the need for visitors to park on the street.

Chairperson McCreary questioned the location of the well. Mr. McManus stated the well is not shown in the exact location where it will be placed.

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

Moved by Board Member Rockwell, supported by Board Member Fons, to approve Case #23-20 for Dave McManus of 4143 Highcrest Drive for a front yard variance of 26 feet from the required 35 feet for a setback of 9 feet and a side setback variance of 3 feet, 6 inches from the required 5 feet for a setback of 1 foot, 4 inches to construct a new home, based on the following findings of fact:

- Strict compliance with the front and side yard setbacks would prohibit the applicant from constructing the proposed home. The granting of the front and side yard setbacks would support substantial justice and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity. There are other homes in the vicinity that have reduced front and side yard setbacks.
- The exceptional or extraordinary condition of the property is it is a non-conforming lot within the LRR zoning and the property contains a small building envelope. The need for the front and side yard variances is not self-created. It appears the proposed home will be located slightly further from the front and side property lines than the previous home, which helps bring the project closer into compliance with zoning.
- The granting of the front and side yard variances should 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 front and side yard variances would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. The structure must be guttered with downspouts.
2. No other structures or impervious surfaces are allowed on the lot.
3. Retaining walls must meet the Zoning Ordinance requirements and all required information must be submitted with land use application.

The motion carried unanimously.

NEW BUSINESS:

2. 23-34...A request by Matthew Zitterman, 4701 Richardson Road, for a variance to allow for a detached accessory structure in the front yard and any other variance deemed necessary by the Zoning Board of Appeals to construct a pole barn.

Matthew and Kara Zitterman were present. Mr. Zitterman showed a sketch drawing showing the location of their proposed barn. Their property is narrow, deep and hilly. The location of the existing driveway and the drain field as well as the topography of the property make this location the only accessible, buildable place to put the barn. It is in a wooded area where it will not be seen from the road in the summer and minimally visible in the winter. This will not cause any negative effect on the surrounding neighborhood.

Chairperson McCreary questioned the utility easement that runs through the property. Mr. Zitterman stated he has met the required setback from the easement.

Board Member Fons asked if this is the least amount necessary. He suggested the barn be moved further off of the road to lessen the amount of variance needed. Mr. Zitterman stated due to the grade of the property in that location, it would require a lot of fill to be brought in. Mr. Fons stated that would not be a hardship.

Ms. Zitterman stated moving it further off of the property line would not be practical due to the large ravine in that area.

The call to the public was opened at 7:08 pm with no response.

Moved by Board Member Kreutzberg, supported by Board Member Ledford, to approve Case #23-34 for Matthew Zitterman of 4701 Richardson Road for a front yard variance to allow for a 115 foot dimensional variance to allow a detached accessory structure in the front yard to construct a pole barn, based on the following findings of fact:

- Strict compliance with the setbacks would unreasonably restrict the intended use of the property or cause it to be unbuildable. The variance will provide substantial justice. is the least necessary and would make this property consistent with other properties and homes in the area as several surrounding neighbors have detached accessory structures.
- The variance is necessary due to the location of the home on the property, the topography of the lot, and the septic field location.
- The granting of the variance will not impair an adequate supply of light and air to adjacent property.
- The proposed variance would not have an impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. Section 3.03.02 (a) Home Occupations shall be adhered to
2. Existing vegetation shall remain to maintain a buffer from neighboring properties.

The motion carried (Ledford - yes; McCreary - yes; Kreutzberg - yes; Rockwell - yes; Fons - no).

3. 23-35...A request by Keith and Tara McDonald, 3900 Highcrest, for a front yard setback variance and any other variance deemed necessary by the Zoning Board of Appeals to construct a new home.

Keith and Tara McDonald and their builder, Stan, were present. Mr. McDonald stated they are asking for an 8-foot variance, and not a 12-foot variance as stated in the staff report.

The property is on a curved road and there is a shared driveway parallel to the where the front of the house will be. The setback is being taken off of the curve of the road, not the shared

driveway. There is also telephone and guidelines in the front and the existing well. Ms. Ruthig stated the setback is being taken from the front property line, not the curve of the road.

Board Member McCreary asked for confirmation that the drainage will be moved away from the neighbors to the north. Both Mr. McDonald and the builder confirmed this. They will be installing retaining walls and altering the slope of the property. They were advised that all retaining walls will need to be approved by the township.

The call to the public was opened at 7:19 pm.

Ms. Sherry Slocum of 3910 Highcrest is concerned with the stormwater runoff and heard the applicant and the builder state they were going to address this. She wants to ensure that they are meeting the setback requirements from the telephone pole and guidewires.

Mr. Rod Green of 3894 Highcrest does not have any concerns with the proposal, but questioned if the 24 foot setback is from the lot line or the asphalt. Ms. Ruthig confirmed the setback is from the property line.

The call to the public was closed at 7:28 pm.

Moved by Board Member Kreutzberg, supported by Board Member Ledford, to approve Case #23-35 for Keith and Tara McDonald of 3900 Highcrest, for a front yard setback variance of 12 feet from the required 35 feet for a setback of 23 feet to construct a new home, based on the following findings of fact:

- Strict compliance with the setbacks would unreasonably restrict the intended use of the property. The variance will provide substantial justice, is the least necessary, and would make the property consistent with other properties and homes in the area.
- The variance is necessary due to the extraordinary circumstances, such as the property is a non-conforming lot in the LRR district with a small building envelope and the placement of the power lines dictate the need for the variance.
- 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.
- The proposed variance would have little or no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. The structure must be guttered with downspouts.
2. Any retaining walls that are required shall meet the Zoning Ordinance and all required information must be submitted with land use application.
3. Lot coverage shall adhere to the Zoning Ordinance requirements.

The motion carried unanimously.

Administrative Business:

1. Approval of minutes for the October 17, 2023 Zoning Board of Appeals meeting.

Needed changes were noted.

Moved by Board Member Ledford, seconded by Board Member Kreuzberg, to approve the minutes of the October 17, 2023 Zoning Board of Appeals meeting as corrected. **The motion carried unanimously.**

2. Correspondence

Ms. Ruthig stated there will be four cases on next month's agenda.

3. Member Discussion

Chairperson McCreary stated she will not be at the December meeting.

Ms. Ruthig stated that ZBA members are welcome to attend the planning training being held at the township hall on November 30.

4. Adjournment

Moved by Board Member Ledford, seconded by Board Member Rockwell, to adjourn the meeting at 7:50 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary