

GENOA TOWNSHIP APPLICATION FOR VARIANCE

2911 DORR RD. BRIGHTON, MI 48116
(810) 227-5225 FAX (810) 227-3420

Case # 14-11 Meeting Date: May 20, 2014

- PAID Variance Application Fee
\$125.00 for residential - \$300.00 for commercial/industrial
- Copy of paperwork to Assessing Department

- **Article 23** of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals. (Please see attached)

Applicant/Owner: Charles E. Hornum Corinne Hornum

Property Address: 1828 Hughes Phone: (586) 306-9345

Present Zoning: LRR Tax Code: 11-11-305-004

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because the following peculiar or unusual conditions are present which justify variance.

1. Variance Requested: Front yard, side

2. Intended property modifications: Garage Addition & Second Story

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) Narrow Lot, topography Lot

b. Other (explain) _____

Variance Application Requires the Following:

- **Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all other pertinent information.**
- **Waterfront properties must indicate setback from water for adjacent homes**
- **Property must be staked showing all proposed improvements 3 days before the meeting and remain in place until after the meeting.**
- **Petitioner (or a Representative) must be present at the meeting**

Date: 4/24/14

Signature: [Handwritten Signature]

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

After the decision is made regarding your variance approval contact Ron at the township office to discuss what your next step is.

Charter Township of Genoa
ZONING BOARD OF APPEALS
May 20, 2014
CASE #14-11

PROPERTY LOCATION: 1828 S. Hughes Rd

PETITIONER: Charles E. Horan

ZONING: LRR (Lake Resort Residential)

WELL AND SEPTIC INFO: Public Sewer & Well

PETITIONERS REQUEST: 11' Front Yard Setback Variance, 6.6' Side Yard Setback Variance, 1' Maximum Building Height Variance, 12' Shoreline Setback Variance

CODE REFERENCE: Table 3.04.01; 3.04.02

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Rear	Height	Shoreline
Setbacks for Zoning	35'	10'	10'	40'	25'	90'
Setbacks Requested	24'	3.6'	10.7'	N/A	26'	78'
Variance Amount	11'	6.6'	N/A	N/A	1'	12'



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: May 12, 2014
RE: ZBA 14-11

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

STAFF REPORT

File Number: ZBA#14-11

Site Address: 1828 S. Hughes

Parcel Number: 4711-11-305-004

Parcel Size: 0.187 Acres

Applicant: Charles E. Horan, 7050 Colonial Way, Howell, MI 48855

Property Owner: Same as owner

Information Submitted: Application, site plan, building elevations

Request: Dimensional Variances

Project Description: Applicant is requesting a front yard setback variance, a side yard setback variance, a shoreline setback variance and a variance from the maximum allowable building height to add onto the existing house, convert the first floor into garage space and construct a second story on the existing house.

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 May 4, 2014 and 300 foot mailings were sent to any real property within 300 feet of the property lines in accordance with the Michigan Zoning Enabling Act.

Background

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

- The parcel currently has an existing single family home on it which was built in 1950.
- The property is on public sewer and well.
- The applicant was approved for a variance to construct the second story and construct the 4' X 16.4' in March of 2013, but the variance has expired.
- The findings of fact for this variance request was that the lot was narrow and the location of the existing house.
- See Record Card and Real Estate Summary

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

Summary

The applicant came before the Zoning Board of Appeals in March of 2013 with a variance request to add a second story, a 4' X 16.4' addition and a garage addition to the house. The ZBA granted a side yard setback variance to the applicant and requested that the proposed attached garage be removed from the plans. The applicant has let the variance expire and will need to obtain re-approval for that variance request. There have been changes to the house plans since the previous approval. The applicant has proposed to convert the first floor into a garage and add the living space on the second floor. In this request the applicant has also proposed the same 4' X 16.4' addition at the back of the house as in the previous and he has also included the addition of a second story covered deck which extends toward the shoreline. In order to do this the applicant will need a side yard setback variance, a front yard setback variance, a shoreline setback variance and a variance from the maximum allowable height.

Variance Requests

The regulations in the zoning ordinance pertaining to this variance are as follows:

Table 3.04.01: LRR Required Front Yard Setback: 35'; **Proposed : 24' (Expanding building height within setback)**

Table 3.04.01: LRR Required Side Yard Setback: 10'; **Proposed: 3.6'**

Table 3.04.01 LRR Required Max Building Height: 25'; **Proposed: 26'**

Table 3.04.02 Required Shoreline Setback: 90'; **Proposed: 78'**

Standards for Approval

The following are the standards of approval that are listed in the Zoning Ordinance for Dimensional Variances:

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

(a) 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.

(b) 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.

(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 variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Summary of Findings

Side Yard Setback and Front Yard Setback Request

At the March 2013 Zoning Board of Appeals meeting a front yard setback variance and a side yard setback variance was granted to allow the 4' X 16.4' addition and the second story. My recommendation is to re-grant these variances as these aspects of the property are similar to the previous request. I have attached the March 2013 minutes and information from the previous request for your review.

Shoreline Setback and Building Height Variance Request

The shoreline setback and building height variance request were not included in the March 2013 approval. The applicant has changed the design of the building to increase the height and construct a covered deck on the shoreline side of the building. The following findings are based only on the building height variance and the shoreline setback variance request.

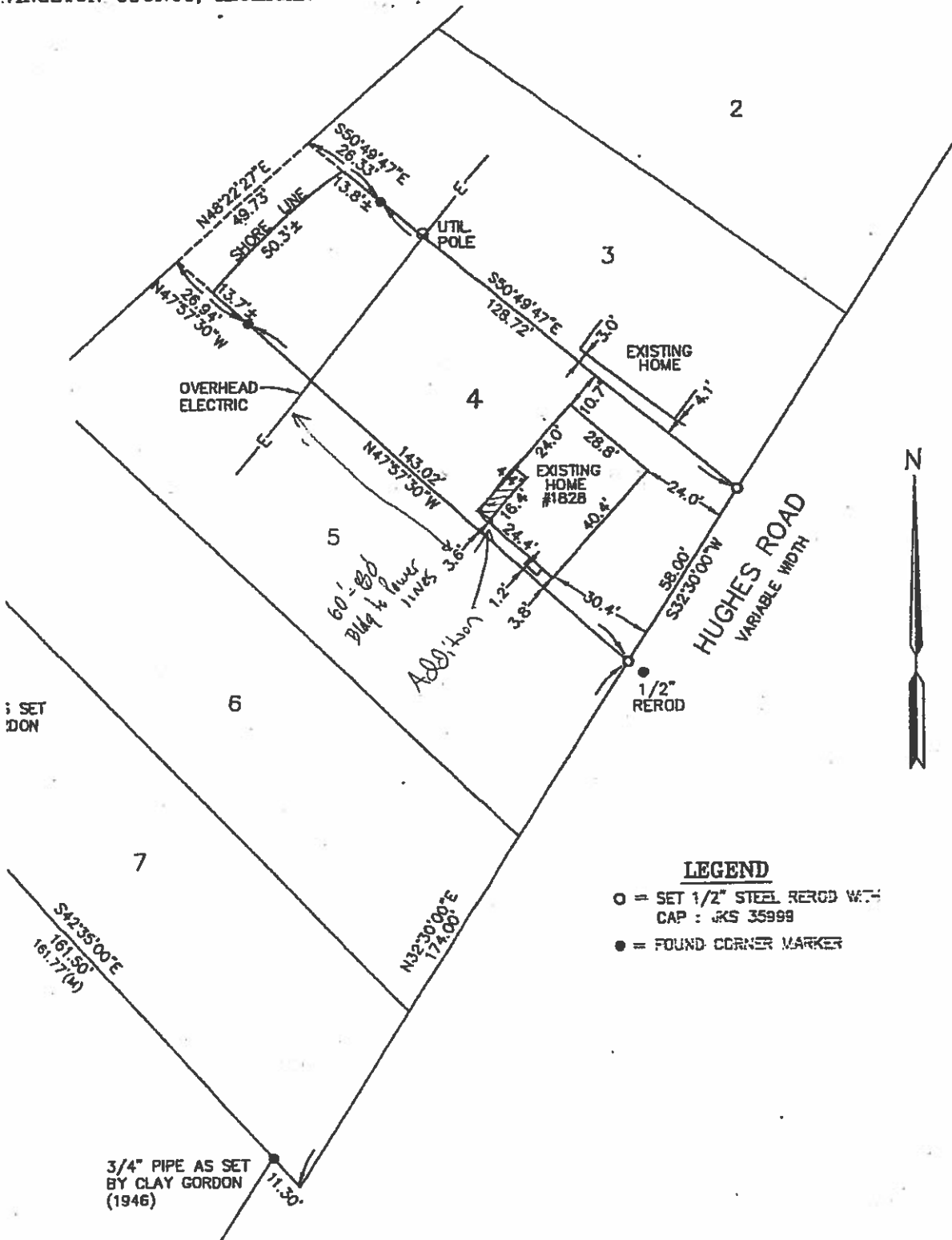
- **Practical Difficulty/Substantial Justice** – Strict compliance with the setback and maximum height guidelines would not unreasonably prevent the use of the property. The applicant could reduce the pitch of the roof to comply with the maximum height requirement of 25' and the applicant could construct a 15' uncovered deck without needing a variance.
- **Extraordinary Circumstances** – The variances would not make the property more consistent with the majority of other properties in the vicinity. The covered deck would make the house closer to the lake than the adjacent neighbors and there are no homes that exceed a height of 25' in surrounding area that I am aware of. The need for the request is self-created because the applicant has the option to reduce the pitch of the roof and construct an uncovered deck rather than a covered one.
- **Public Safety and Welfare** – The variance requests should have no impact on public safety or welfare.
- **Impact on Surrounding Neighborhood** – Building the house closer to the shoreline than what is allowable by the zoning ordinance and closer than the adjacent neighbors, may have a negative impact on property values.

Staff Findings of Fact

1. Strict compliance with the required shoreline setback and the maximum building height requirement would not unreasonably prevent the use of the property due to the applicant having the ability to reduce the pitch of the roof and construct an uncovered deck without having to obtain a variance.
2. If granted, the variances would make the property less consistent with the neighboring properties, as it would make the existing house closer to the lake than the neighboring homes.
3. The need for the shoreline setback and building height variance is not due to conditions of the property, but is self-created because there are reasonable alternatives which comply with the zoning ordinance.
4. 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.
5. There is a potential of a negative impact on the adjacent properties value if the covered porch is constructed closer to the lake than what our ordinance allows.

CERTIFICATE OF SURVEY

LOT 4 OF "LONG LAKE SHORES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED NUMBER 2 OF PLATS ON PAGE 7 IN THE OFFICE OF THE REGISTER OF DEEDS FOR VINGSTON COUNTY, MICHIGAN



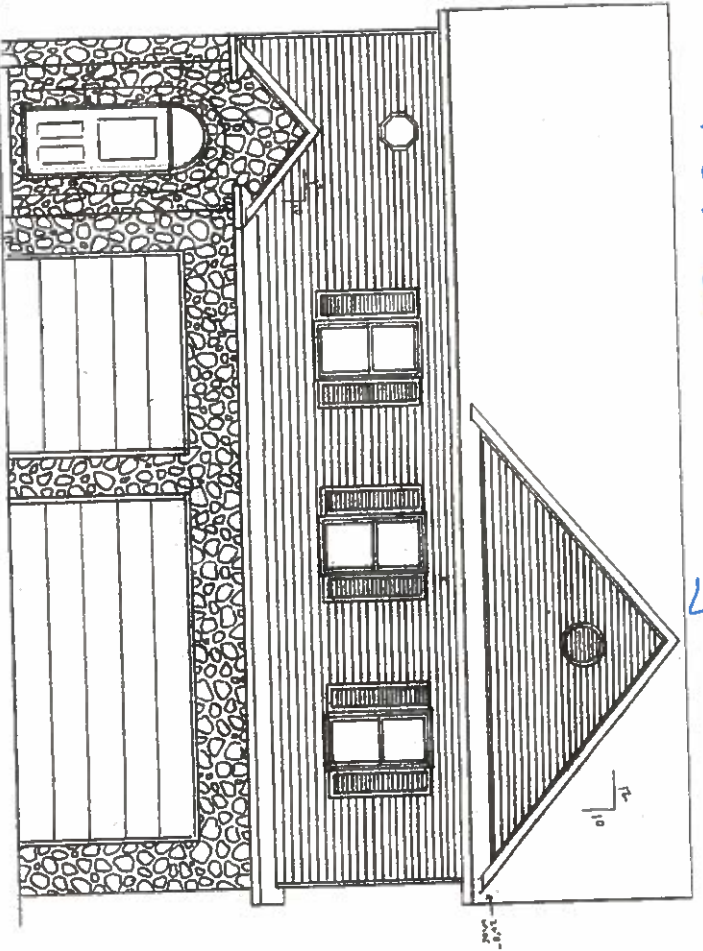
LEGEND

- = SET 1/2" STEEL REROD WITH CAP : JKS 35999
- = FOUND CORNER MARKER

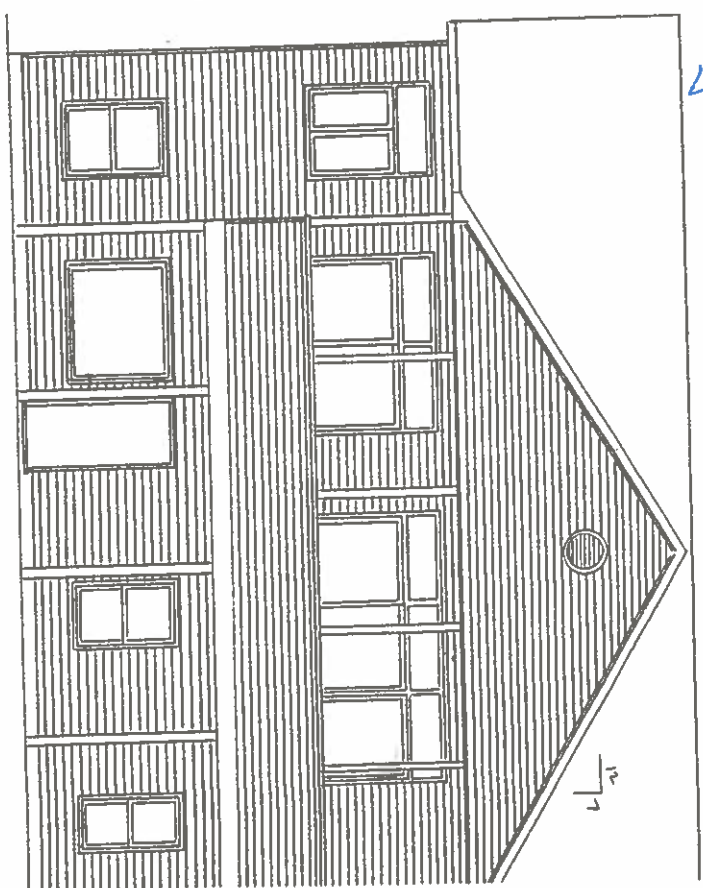
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREIN PLATTED AND/OR DESCRIBED ON 01/04/2013. THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/5,000 OR BETTER. THE REQUIREMENTS OF ACT NO. 232, P.A. 1972 (S.A. 1972) HAVE BEEN COMPLIED WITH.

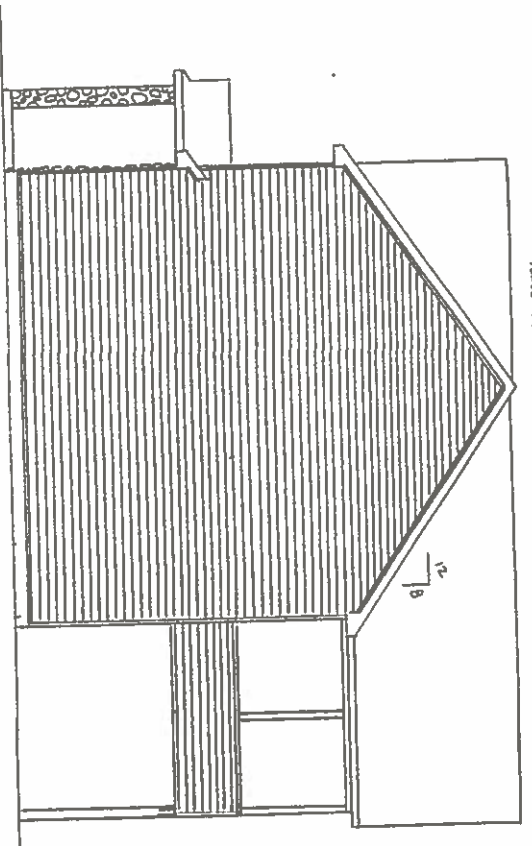
Chuck & Corinne HORANT
1828 S. Hughes Rd. Brighton



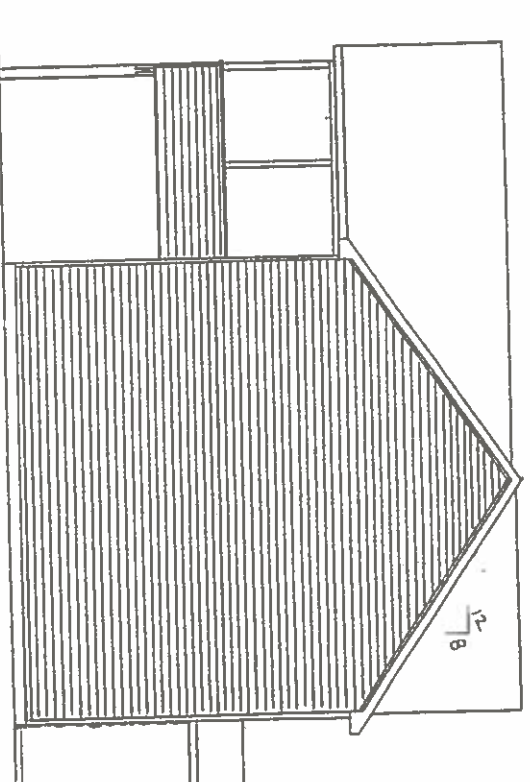
FRONT (Street) ELEVATION
SCALE: 1/4" = 1'-0"



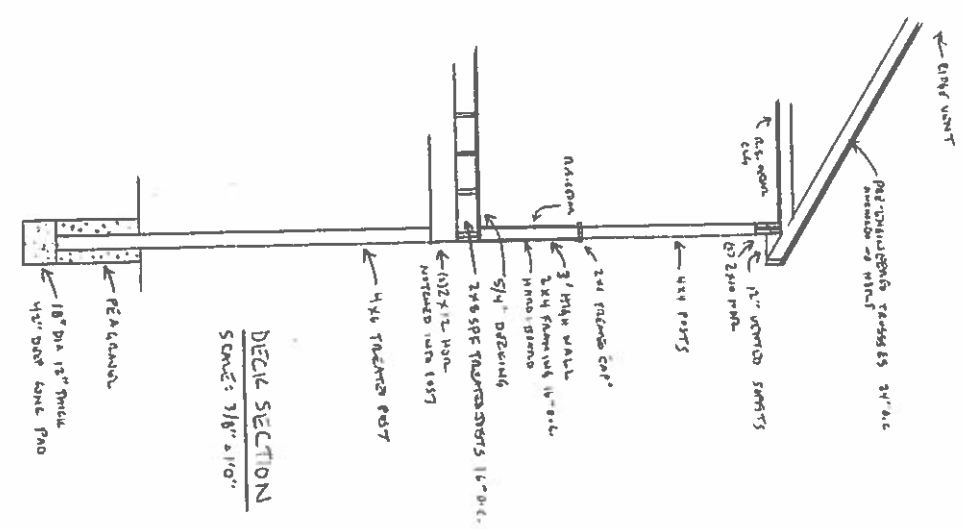
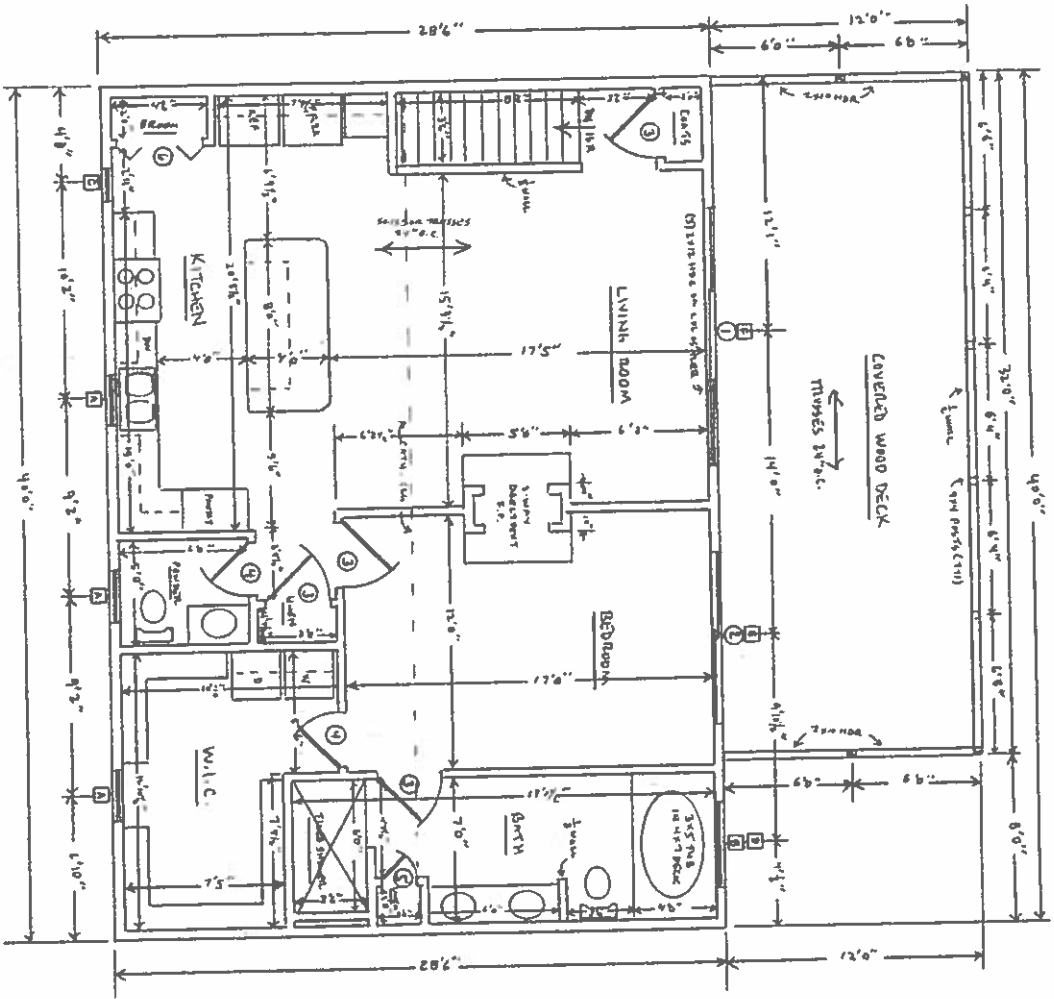
REAR (LAKES) ELEVATION
SCALE: 1/4" = 1'-0"

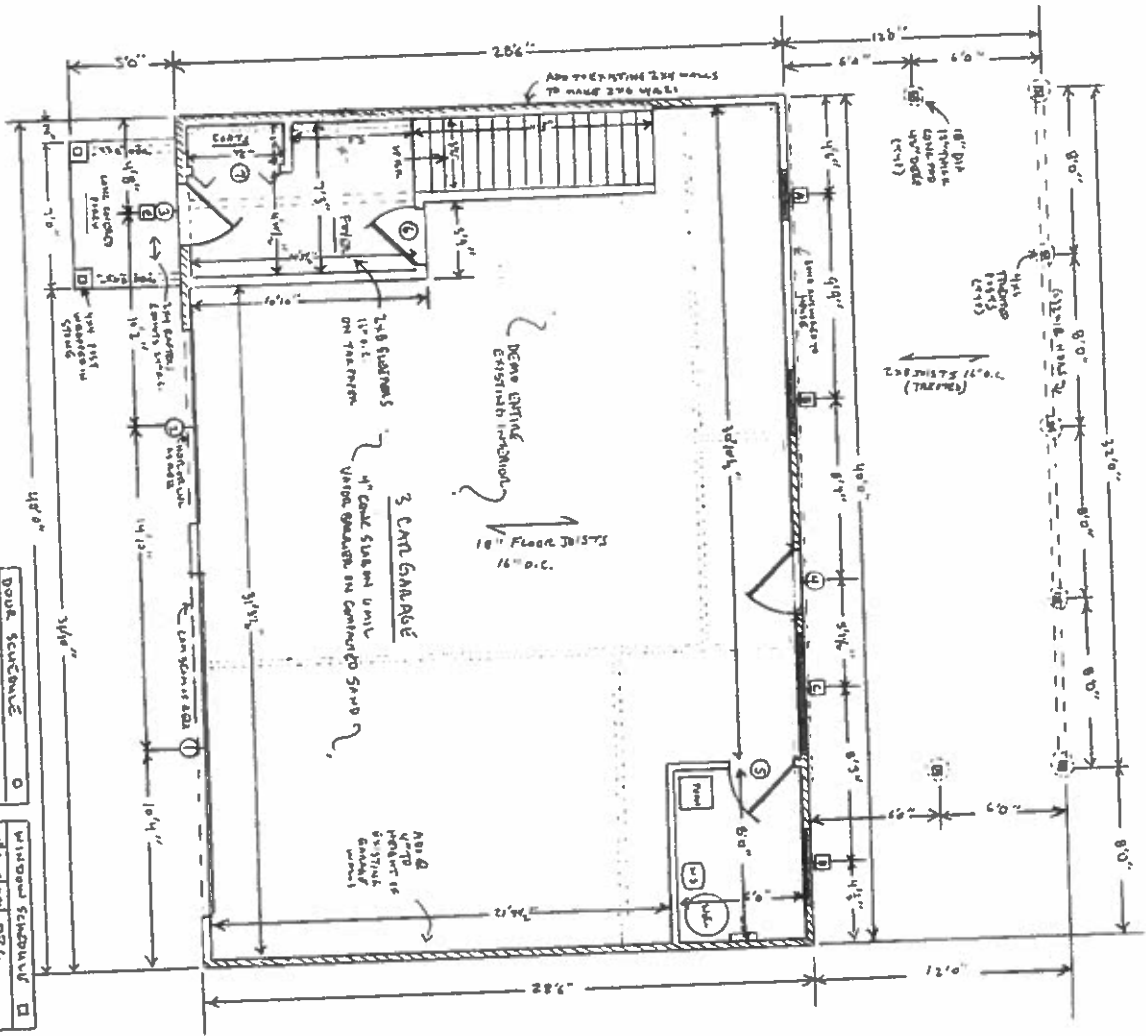


RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"





1ST FLOOR PLAN

Scale: 1/4" = 1'-0" 1/3 B

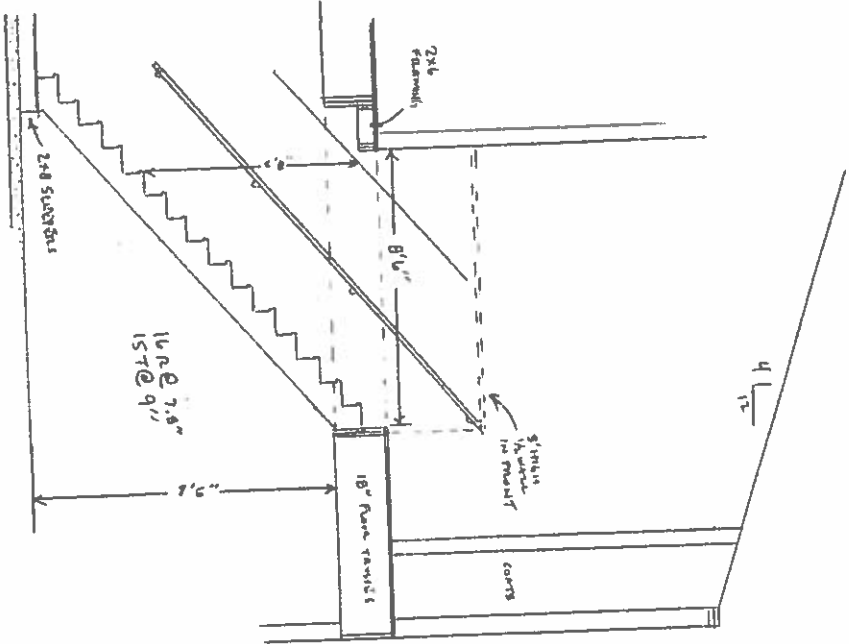
NOTE: 2x4 studs spaced 16" O.C. THICK
 2x4 studs spaced 12" O.C. THICK
 N.B.: 2x12 studs spaced 16" O.C. THICK
 N.B.: VERIFY DIMENSIONS WITH MEASUREMENTS

DOUBLE SCREWS	DOUBLE SCREWS
1 1/2" x 8" 1 O.H. GARAGE	1 1/2" x 8" 1 O.H. GARAGE
2 1/2" x 8" 1 O.H. GARAGE	2 1/2" x 8" 1 O.H. GARAGE
3 1/2" x 8" 1 O.H. GARAGE	3 1/2" x 8" 1 O.H. GARAGE
4 1/2" x 8" 1 O.H. GARAGE	4 1/2" x 8" 1 O.H. GARAGE
5 1/2" x 8" 1 O.H. GARAGE	5 1/2" x 8" 1 O.H. GARAGE
6 1/2" x 8" 1 O.H. GARAGE	6 1/2" x 8" 1 O.H. GARAGE
7 1/2" x 8" 1 O.H. GARAGE	7 1/2" x 8" 1 O.H. GARAGE
8 1/2" x 8" 1 O.H. GARAGE	8 1/2" x 8" 1 O.H. GARAGE
9 1/2" x 8" 1 O.H. GARAGE	9 1/2" x 8" 1 O.H. GARAGE
10 1/2" x 8" 1 O.H. GARAGE	10 1/2" x 8" 1 O.H. GARAGE

WINDOW SCHEDULE	WINDOW SCHEDULE
A 2' x 4' 1 REAR D.W.	A 2' x 4' 1 REAR D.W.
B 3' x 4' 1 REAR D.W.	B 3' x 4' 1 REAR D.W.
C 5' x 4' 1 REAR D.W.	C 5' x 4' 1 REAR D.W.
D 5' x 4' 1 REAR D.W.	D 5' x 4' 1 REAR D.W.
E 3' x 4' 1 REAR D.W.	E 3' x 4' 1 REAR D.W.

LEGEND
 [Symbol] = EXISTING WALL
 [Symbol] = DEMO WALL
 [Symbol] = NEW WALL

STAIR CASE SECTION
 Scale: 3/8" = 1'-0"



1828 S. Hughes



1 inch = 100 feet

* All Measurements are Approximate.
Parcel Boundaries are Approximate.
This is not a survey.
Source: Livingston County GIS Department
Please note that parcel boundaries are not exact.



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WALTER, MATTHEW D. & EMILY	HORAN CHARLES E & CORINNE	124,000	11/16/2012	WD	ARMS-LENGTH	2012R-042827	BUYER	100.0			
WALTER, MATTHEW	WALTER, MATTHEW & EMILY A.	0	04/10/2001	QC	QUIT CLAIM	2958-0851	BUYER	0.0			
DIDONATO	WALTER	0	05/24/1999	QC	QUIT CLAIM	25880677	BUYER	0.0			
SCOTT, FRED & DOREEN	WALTER/DIDONATO	139,000	06/05/1998	WD	ARMS-LENGTH	2394-0015	BUYER	100.0			
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)		Date	Number	Status		
1828 S HUGHES RD		School: HOWELL									
Owner's Name/Address		P.R.E. 0%									
HORAN CHARLES E & CORINNE 7050 COLONIAL WAY HOWELL MI 48855		MAP #: 14-11									
Tax Description		2015 Est TCV Tentative		Land Value Estimates for Land Table 00004.LAKE CHEMUNG							
SEC. 11 T2N, R5E, LONG LAKE SHORES LOT 4		X	Improved	Vacant	* Factors *						
Comments/Influences		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason				Value			
		Dirt Road		LAKE FRONT	50.00	163.00	1.0000	1.0000	2300	100	115,000
		Gravel Road		NON LAKE FRONT	3.00	0.00	1.0000	1.0000	800	100	2,400
		Paved Road		53 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =	117,400		
		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	2015	Tentative	Tentative	Tentative		Tentative	
					2014	58,700	20,100	78,800		74,879C	
					2013	56,100	17,600	73,700		73,700S	
					2012	56,100	19,800	75,900		52,592C	



*** 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 40	Type CSEP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: D		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			CntyMult		Bsmnt Garage:	
Yr Built 1950	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Total Base Cost: 41,024			X	1.470		
Condition for Age: Good		Lg	X	Ord		Small	No Heating/Cooling			Total Base New : 60,306				E.C.F.		
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Total Depr Cost: 27,138			X	1.600	Carport Area: Roof:	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Estimated T.C.V: 43,420						
(1) Exterior				Ex. X Ord. Min			1 Story Siding			Crawl Space			48.00 -8.42		0.59 624 25,066	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			1 Story Siding			Slab			48.00 -9.36		0.59 56 2,197	
	Insulation	(7) Excavation		Many X Ave. Few			Other Additions/Adjustments			Rate			Size Cost			
(2) Windows		Basement: 0 S.F. Crawl: 624 S.F. Slab: 56 S.F. Height to Joists: 0.0		(13) Plumbing			(14) Water/Sewer			Public Sewer			912.00		1 912	
X	Many Avg. Few	X	Large Avg. Small	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			(16) Porches			Public Sewer			4400.00		1 4,400	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			CSEP (1 Story), Standard			49.09			40		1,964	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(17) Garages			Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		22.80 336 7,661	
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			Common Wall: 1 Wall			-1175.00			1 -1,175		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost =			27,138			
Chimney: Brick							ECF (4309 LK CHEMUNG LAKEFRONT)			1.600 => TCV of Bldg: 1 =			43,420			

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

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

05/15/2014 4:11 PM

Parcel: 4711-11-305-004
Owner's Name: HORAN CHARLES E & CORINNE
Property Address: 1828 S HUGHES RD
BRIGHTON, MI 48114

Current Class: 401.401 RESIDENTIAL-IMPROVED
Previous Class: 401.401 RESIDENTIAL-IMPROVED
Gov. Unit: 4711 GENOA CHARTER TOWNSHIP
MAP # 14-11
School: 47070 HOWELL
Neighborhood: 4309 4309 LK CHEMUNG LAKEFRONT

Liber/Page: 2012R-042827 **Created:** / /
Split: / / **Active:** Active

Public Impr.: None
Topography: REFUSE

Mailing Address:

HORAN CHARLES E & CORINNE
7050 COLONIAL WAY
HOWELL MI 48855

Most Recent Sale Information

Sold on 11/16/2012 for 124,000 by WALTER, MATTHEW D. & EMILY A..

Terms of Sale: ARMS-LENGTH

Liber/Page: 2012R-042827

Most Recent Permit Information

None Found

Physical Property Characteristics

2015 S.E.V.: Tentative

2015 Taxable: Tentative

Lot Dimensions:

2014 S.E.V.: 78,800

2014 Taxable: 74,879

Acres: 0.19

Zoning: LRR

Land Value: 117,400

Frontage: 53.0

PRE: 0.000

Land Impr. Value: 0

Average Depth: 153.8

Improvement Data

of Residential Buildings: 1

Year Built: 1950

Occupancy: Single Family

Class: D-10

Style: D

Exterior: Wood Siding

% Good (Physical): 45

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 2

Full Baths: 1 Half Baths: 0

Floor Area: 680

Ground Area: 680

Garage Area: 336

Basement Area: 0

Basement Walls:

Estimated TCV: 43,420

Image



**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 19, 2013
6:30 p.m.**

MINUTES

Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30pm at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The members and staff of the Zoning Board of Appeals were then introduced. The board members in attendance were as follows: Chris Grajek, Marianne McCreary, Jean Ledford, Barbara Figurski and Jeff Dhaenens Also present were Township staff member Adam VanTassell and 8 persons in the audience.

Moved by Figurski, supported by Grajek, to approve the agenda as submitted. **Motion carried unanimously.**

13-05...A request by Brett Gierak, Sec. 9, 921 Sunrise Park, for a side and rear yard variance to construct addition.

Brett Gierak was present for the petitioner.

A call to the public was made with the following response: Michael Suciu, 1071 Sunrise Park, stated this is a welcome addition to the neighborhood. It is being placed on the existing foot print. He is in full support of this variance.

Moved by Grajek, supported by McCreary, to approve case#13-05, 921 Sunrise Park, to approve case#13-05, 921 Sunrise Park, for a 7'4" side yard variance with a 2'6" setback to allow for a second story addition.

The finding of fact is the lack of zoning predated the construction of the house. The practical difficulty is due to the location of the utility lines and the sewer line. **Motion carried unanimously.**

13-07...A request by Charles Horan, Sec. 11, 1828 Hughes Road, for a front, waterfront and side yard variance to construct a garage addition and a second story addition.

A call to the public was made with the following response: Michael Suciu, 1071 Sunrise Park, stated he is in full support of granting the variance and it will improve the neighborhood.

Moved by Ledford, supported by McCreary, case#13-07, 1828 Hughes Road, Charles Horan for a variance to construct a second story that will match the existing footprint with a 4'4" side yard extension. Conditioned upon the garage being removed from the plans and the addition having gutters and downspouts.

The finding of the fact is the narrowness of the lot and pre-existing house where it is built in regards to the current zoning. **Motion carried as follows: Ayes- Grajek, Dhaenens, McCreary and Ledford. Nays- Figurski.**

Moved by Figurski, Supported by Grajek, to approve the February 19, 2013 Zoning Board of Appeals minutes as submitted. **Motion carried unanimously.**

Moved by Figurski, Supported by Grajek, to adjourn the Zoning Board of Appeals meeting at 7:32 p.m. **Motion carried unanimously.**

Charter Township of Genoa
ZONING BOARD OF APPEALS
MARCH 19, 2013
CASE #13-07

PROPERTY LOCATION: 1828 Hughes Road

PETITIONER: Charles Horan

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and Sewer

PETITIONERS REQUEST: Requesting a front, side and waterfront variance to construct an addition and a second story.

CODE REFERENCE: Table 3.04 – Dimensional Standards - LRR (Lakeshore Resort Residential)

STAFF COMMENTS: Petitioner is seeking to add a garage addition to the front yard and a second story to an existing nonconforming home.

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	5	10	40	25	90
Setbacks Requested	14	3.6				90
Variance Amount	11	1.4				

GENOA TOWNSHIP APPLICATION FOR VARIANCE

2911 DORR RD. BRIGHTON, MI 48116
(810) 227-5225 FAX (810) 227-3420

6:30

Case # 13-07 Meeting Date: 3-19-13

- PAID Variance Application Fee
\$125.00 for residential - \$300.00 for commercial/industrial
- Copy of paperwork to Assessing Department

• **Article 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals. (Please see attached)**

Applicant/Owner: Charles E Horan Corinne Horan

Property Address: 1828 Hughes Rd Phone: (506) 306-9345

Present Zoning: LRR Tax Code: 11-11-305-004

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because the following peculiar or unusual conditions are present which justify variance.

1. Variance Requested: Front yard, side

2. Intended property modifications: Garage addition & second story

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) narrow Lot, topography Lot

b. Other (explain) _____

Variance Application Requires the Following:

- Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. *Note: Will need 8 copies of any drawings larger than 8 1/2 and 14 in size*
- **Waterfront properties must indicate setback from water for adjacent homes**
- **Property must be staked showing all proposed improvements 5 days before the meeting and remain in place until after the meeting**
- **Petitioner (or a Representative) must be present at the meeting**

Property must be staked

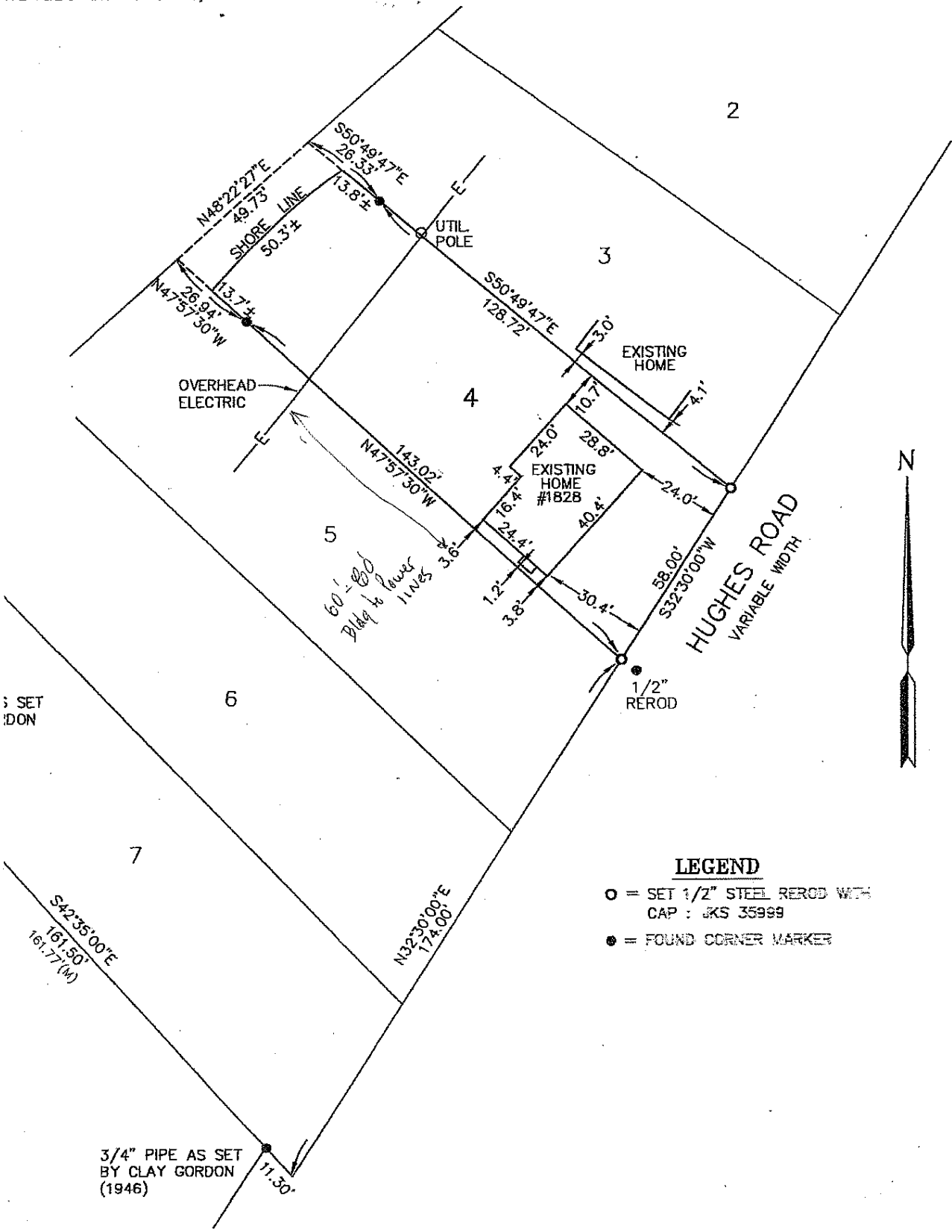
Date: 2/22/2013
Signature: [Handwritten Signature]

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

After the decision is made regarding your variance approval contact Adam or Amy at the township office to discuss what your next step is.

CERTIFICATE OF SURVEY

LOT 4 OF "LONG LAKE SHORES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN REGISTER 2 OF PLATS ON PAGE 7 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINGSTON COUNTY, MICHIGAN

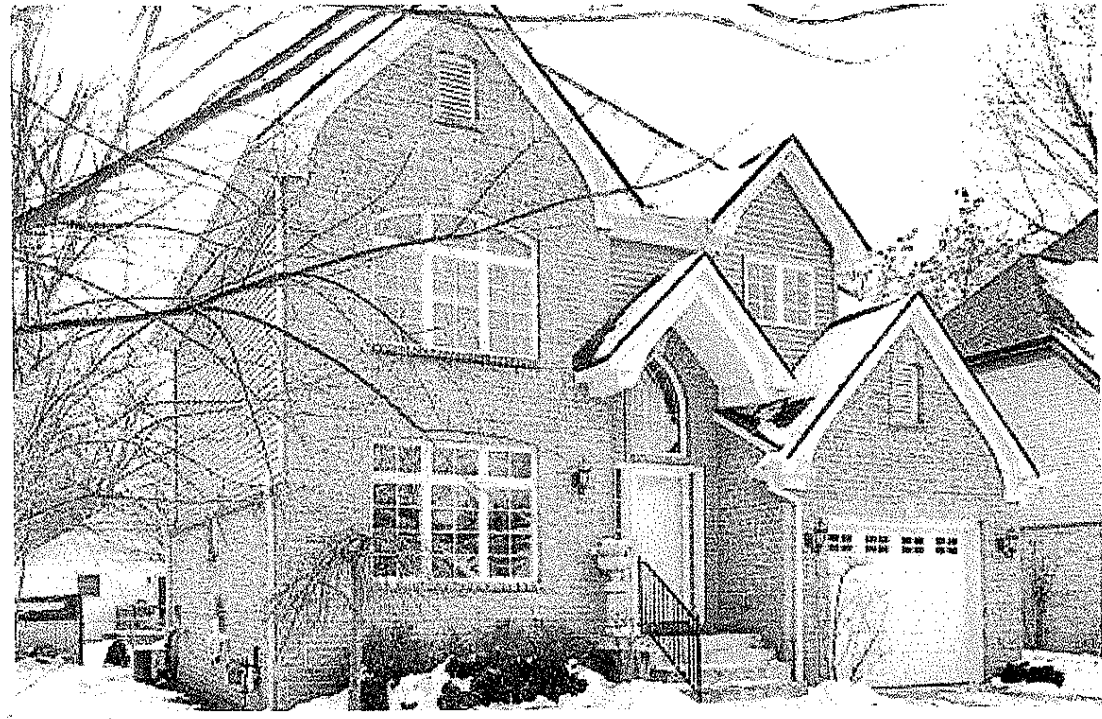


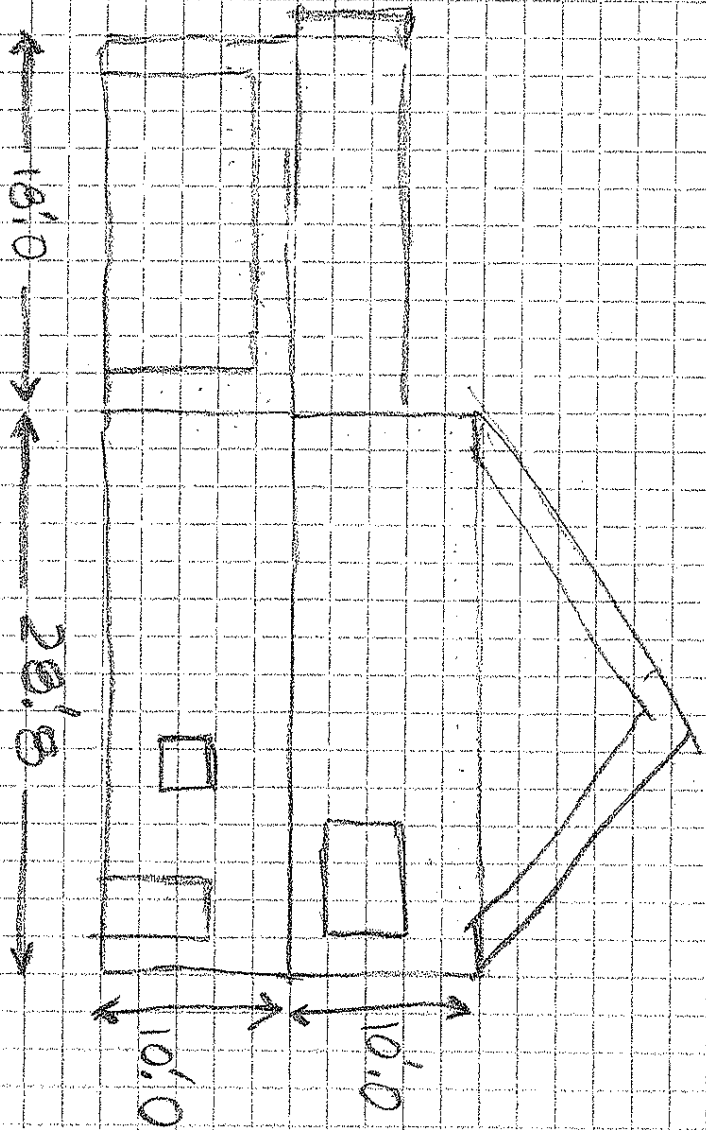
LEGEND

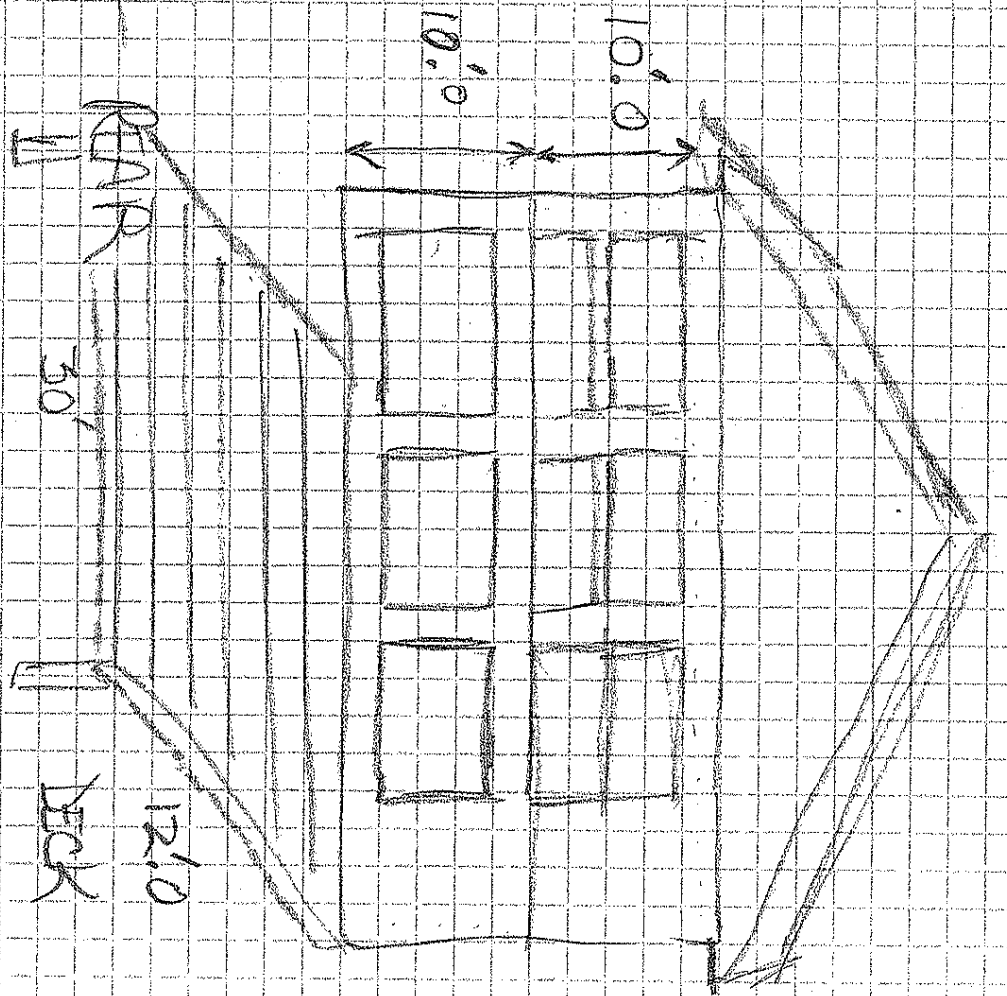
- = SET 1/2" STEEL REROD WITH CAP : JKS 35999
- = FOUND CORNER MARKER

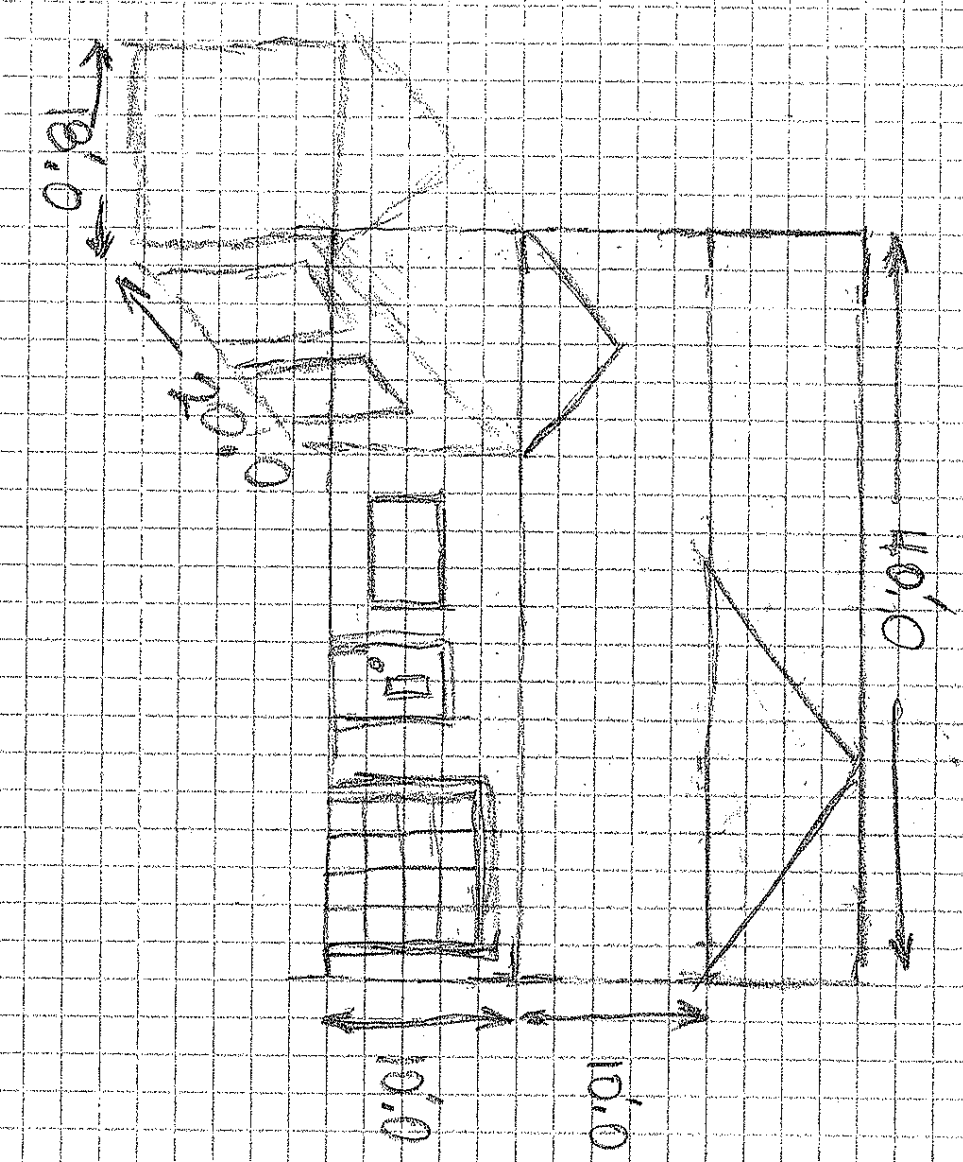
SURVEYOR'S CERTIFICATE

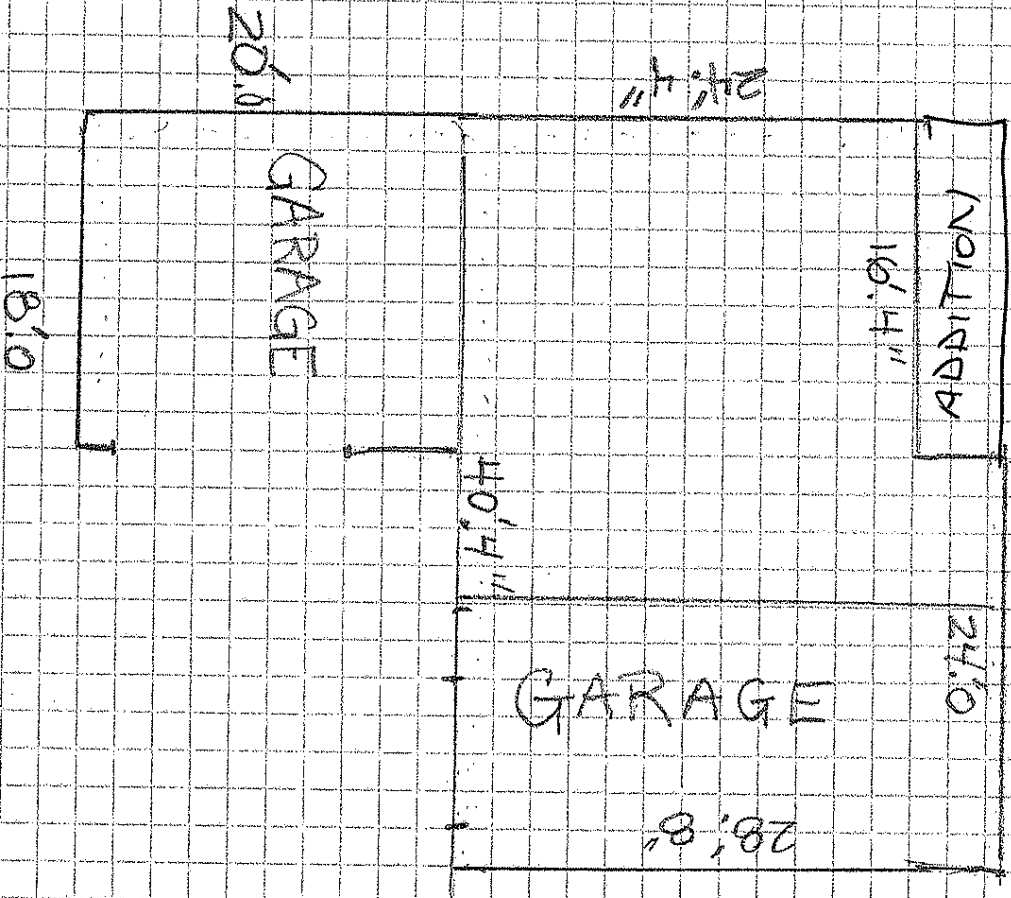
I CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREIN PLATTED AND/OR DESCRIBED ON 01/04/2013. THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/5,000 OR BETTER. ALL THE REQUIREMENTS OF ACT NO. 232, P.A. 1970 (AS AMENDED) HAVE BEEN COMPLIED WITH.











GENOA TOWNSHIP APPLICATION FOR VARIANCE

2911 DORR RD. BRIGHTON, MI 48116
(810) 227-5225 FAX (810) 227-3420

Case # 14-12 Meeting Date: 5-20-2014
 PAID Variance Application Fee
\$125.00 for residential - \$300.00 for commercial/industrial
 Copy of paperwork to Assessing Department

- **Article 23** of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals. (Please see attached)

Applicant/Owner: TODD HURLEY
Property Address: 3292 BECK Phone: 989-233-0855
Present Zoning: RR Tax Code: 4711-08-300-026

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because the following peculiar or unusual conditions are present which justify variance.

1. Variance Requested: 40x60 POLE BUILDING WITH LEAN TO FOR STORAGE
2. Intended property modifications: DRIVEWAY - GRANITE, FINISH/GRADE WITH LANDSCAPE AS NEEDED

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) _____
- b. Other (explain) _____

Variance Application Requires the Following:

- Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all other pertinent information
- Waterfront properties must indicate setback from water for adjacent homes
- Property must be staked showing all proposed improvements 3 days before the meeting and remain in place until after the meeting
- Petitioner (or a Representative) must be present at the meeting

Date: 4-25-14

Signature: 

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

After the decision is made regarding your variance approval contact Ron at the township office to discuss what your next step is.



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: May 14, 2014
RE: ZBA 14-12

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

STAFF REPORT

File Number: ZBA#14-12

Site Address: 3292 Beck Rd

Parcel Number: 4711-08-300-026

Parcel Size: 5.07 Acres

Applicant: Todd Hurley, 3292 Beck, Howell, MI 48843

Property Owner: Same as owner

Information Submitted: Application, site plan, building elevations

Request: Dimensional Variances

Project Description: Applicant is requesting a variance from Article 11.04.01(h) in order to construct a 2,400 square foot accessory building. This accessory building would exceed the maximum allowable square footage of an accessory building (maximum size 1,200 square feet) by 1,200 square feet.

Zoning and Existing Use: RR (Rural Residential)

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday May 4, 2014 and 300 foot mailings were sent to any real property within 300 feet of the property lines in accordance with the Michigan Zoning Enabling Act.

Background

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

- The parcel currently has an existing single family home on it which was built in 1998.
- The property is on septic and well.
- See Record Card and Real Estate Summary
- The property has a 100% Primary Residence Exemption

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

Summary

The applicant is proposing to construct a 2,400 square foot detached accessory building. Due to the property being zoned RR (Rural Residential) the applicant is limited by section 11.04.01(h) to a 1,200 square foot detached accessory building.

Variance Requests

Section 11.04.01(h): Maximum Size: The combined total of all accessory buildings in any residential district shall be a maximum of nine hundred (900) square feet in area for lots less than two (2) acres and one thousand two hundred (1200) square feet in area for lots equal to or greater than two (2) acres. Accessory buildings and structures located on conforming lots in Agricultural and Country Estates Districts shall not be limited by size, provided all required setback are met. **Required: 1,200 sf; Proposed 2,400 sf.**

Standards for Approval

The following is the standards of approval that are listed in the Zoning Ordinance for Dimensional Variances:

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

(a) 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.

(b) 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.

(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 variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

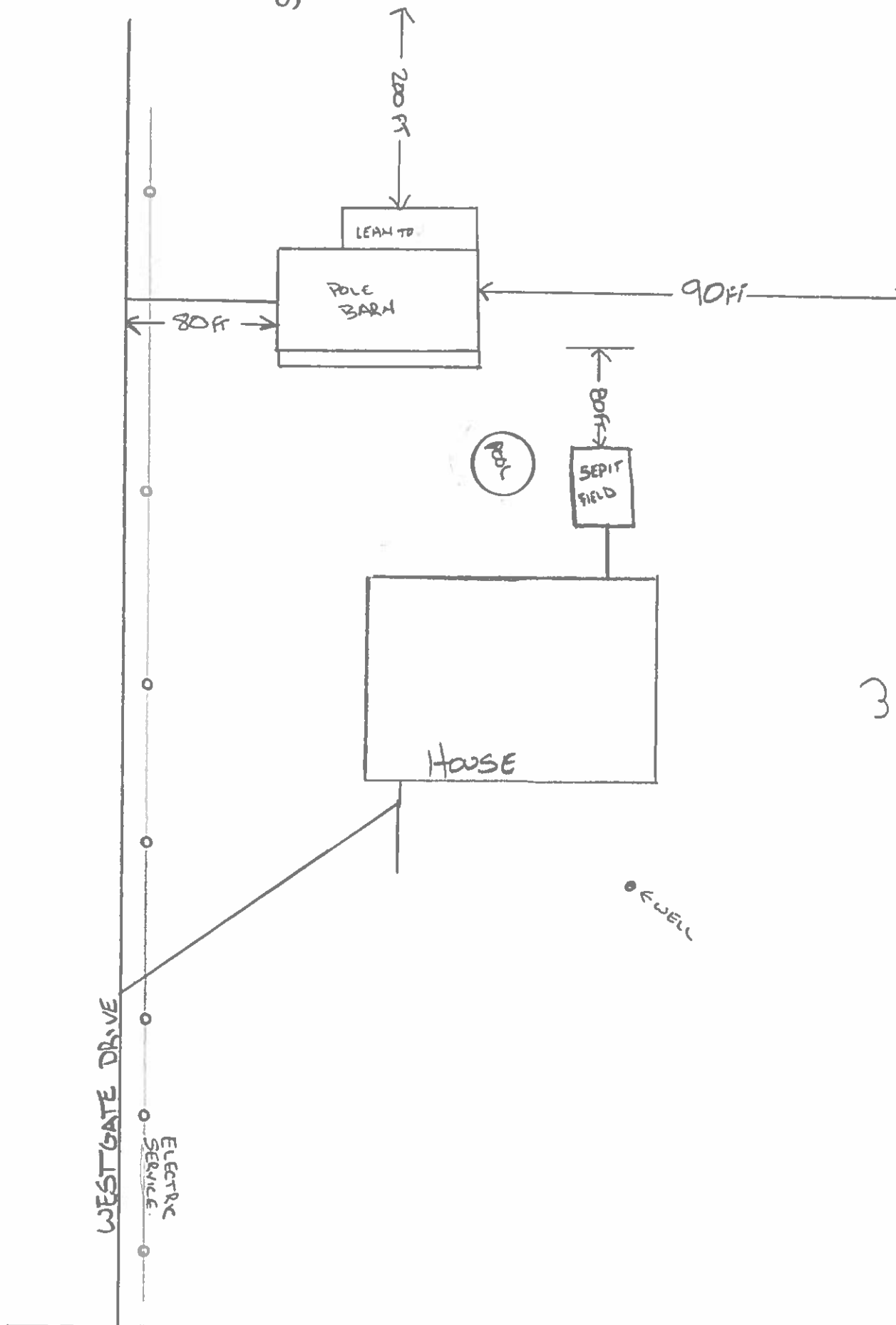
Summary of Findings

The following are findings based upon the presented materials.

- **Practical Difficulty/Substantial Justice** – Strict compliance with this provision of the zoning ordinance would not unreasonably prevent the use of the property as the applicant is allowed and able to place a one thousand two hundred (1200) square foot or less accessory building on the parcel. This is the same property right possessed by other properties outside of the Rural Residential zoning district.
- **Extraordinary Circumstances** – There are other properties in the vicinity with accessory buildings greater than 1,200 square feet, but there are no circumstances applicable to the property that are different than other properties in the same zoning district. The need for the larger accessory building is self-created by the applicant as there are no physical characteristics of the lot which would prevent the construction of a 1,200 square foot building.
- **Public Safety and Welfare** – The additional size of the building will not create any issues with regard to public safety or welfare.
- **Impact on Surrounding Neighborhood** – Constructing a large accessory building is not out of character for the area and would not create any negative externalities.

Staff Findings of Fact

1. Strict compliance with the standards in 11.04.01(h) would not unreasonably prevent the use of the property with regards to accessory buildings as the zoning ordinance allows the applicant to construct a one thousand two hundred (1200) square foot accessory building or less.
2. The need for the variance is self-created as there are no physical characteristics of the property that would prevent the construction of a 1,200 square foot accessory building.
3. There are no extraordinary circumstances which are different than other properties in the same zoning district.
4. 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.
5. The requested variance will not interfere or discourage the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

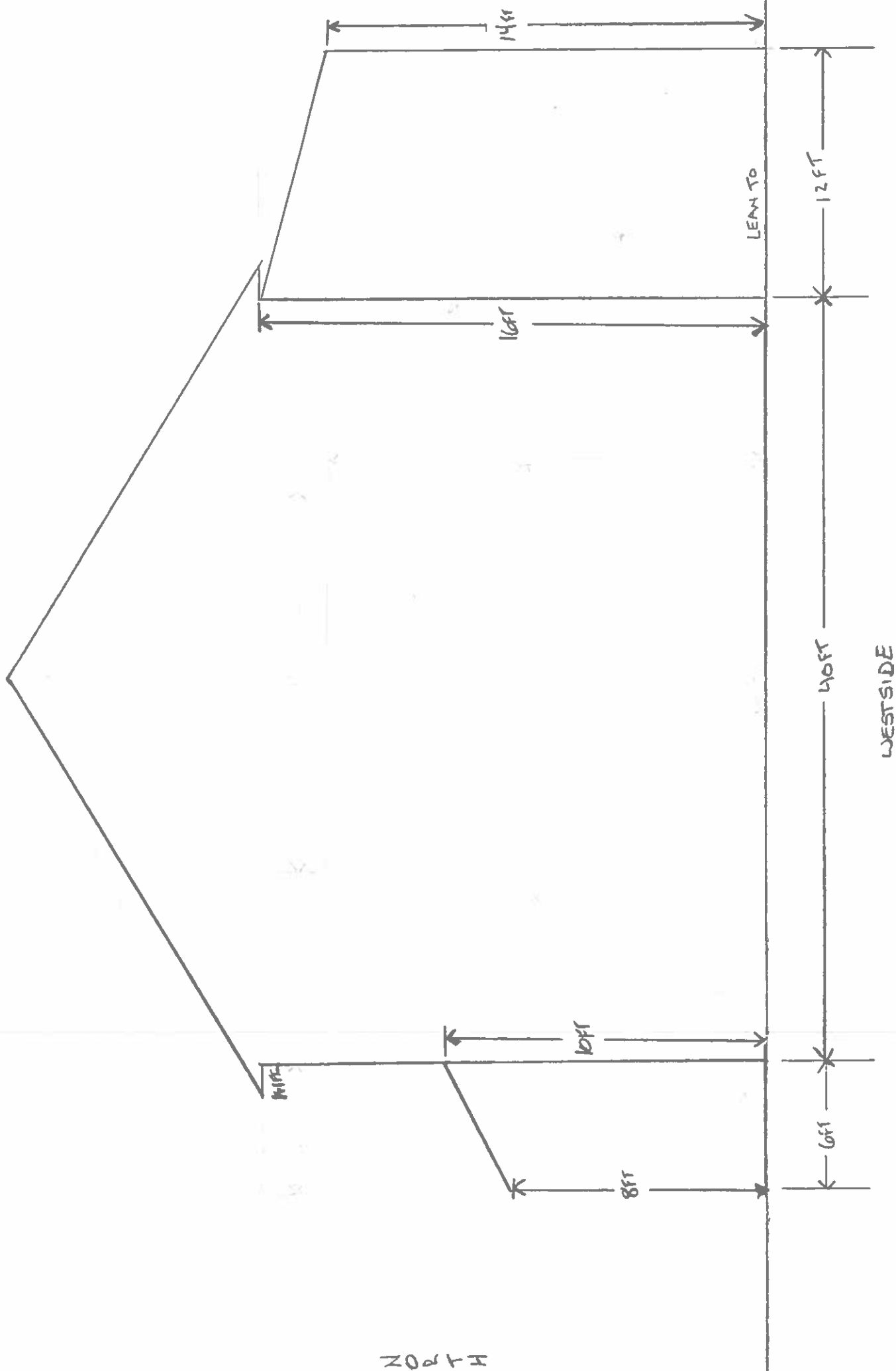


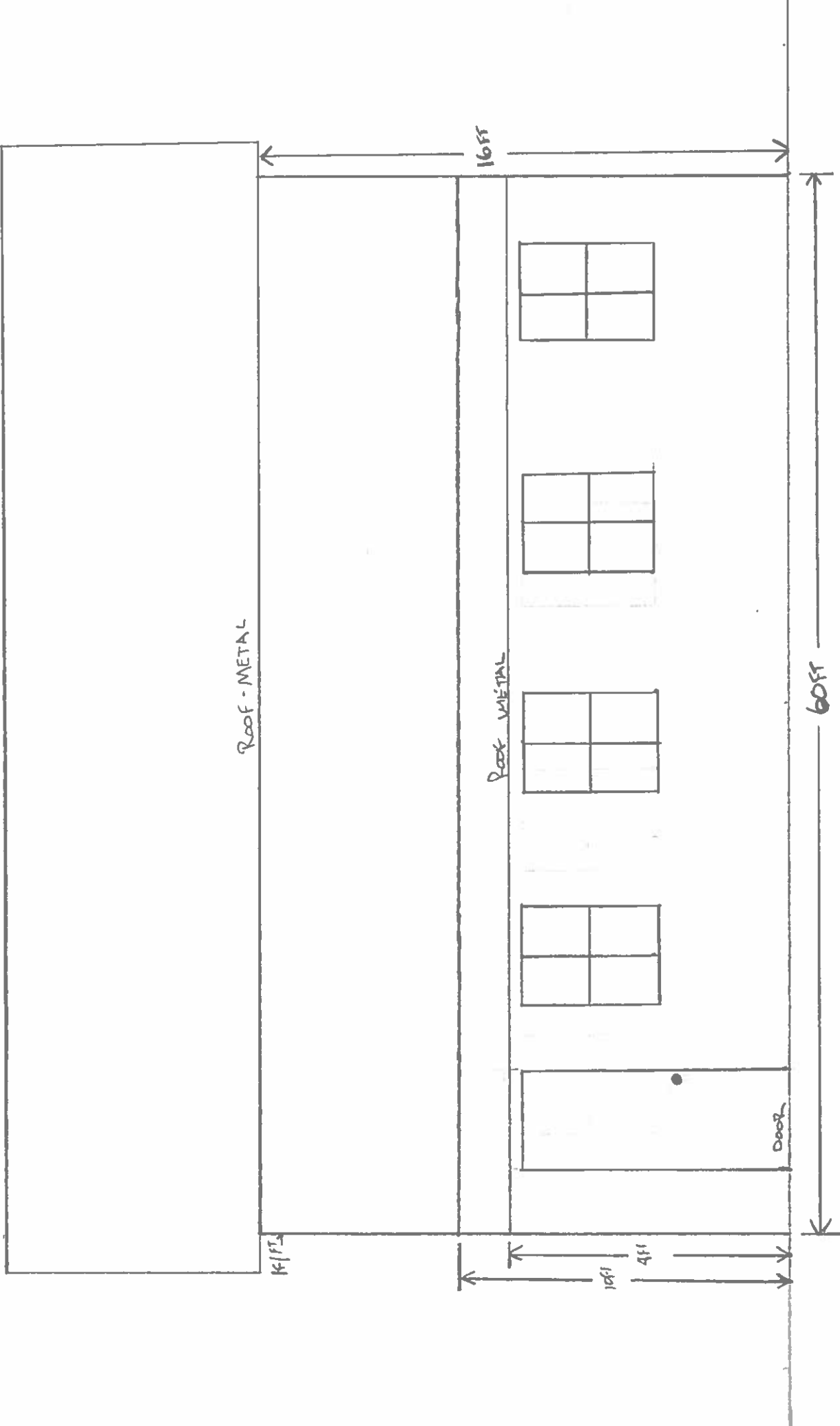
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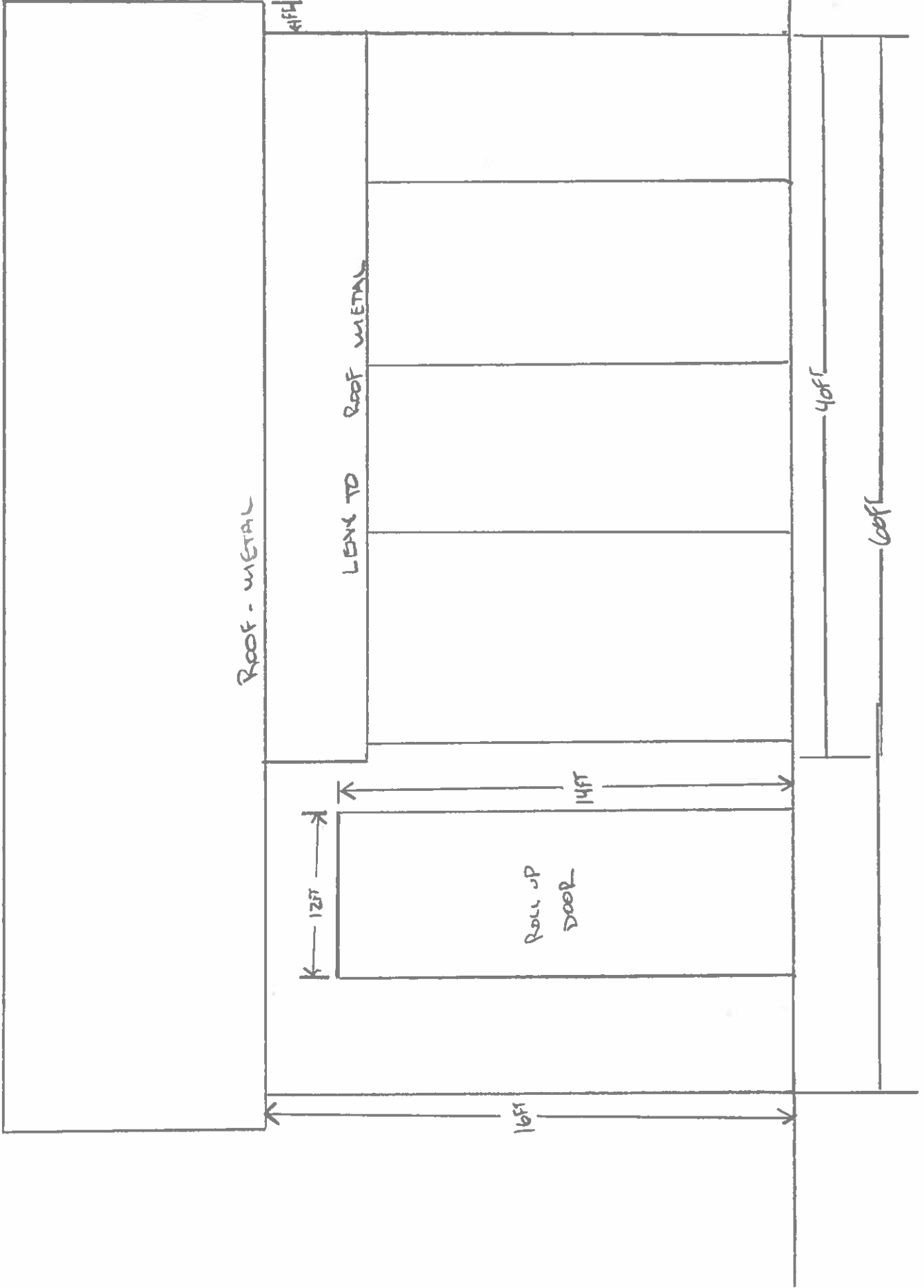
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3





FRONT VIEW NORTH SIDE

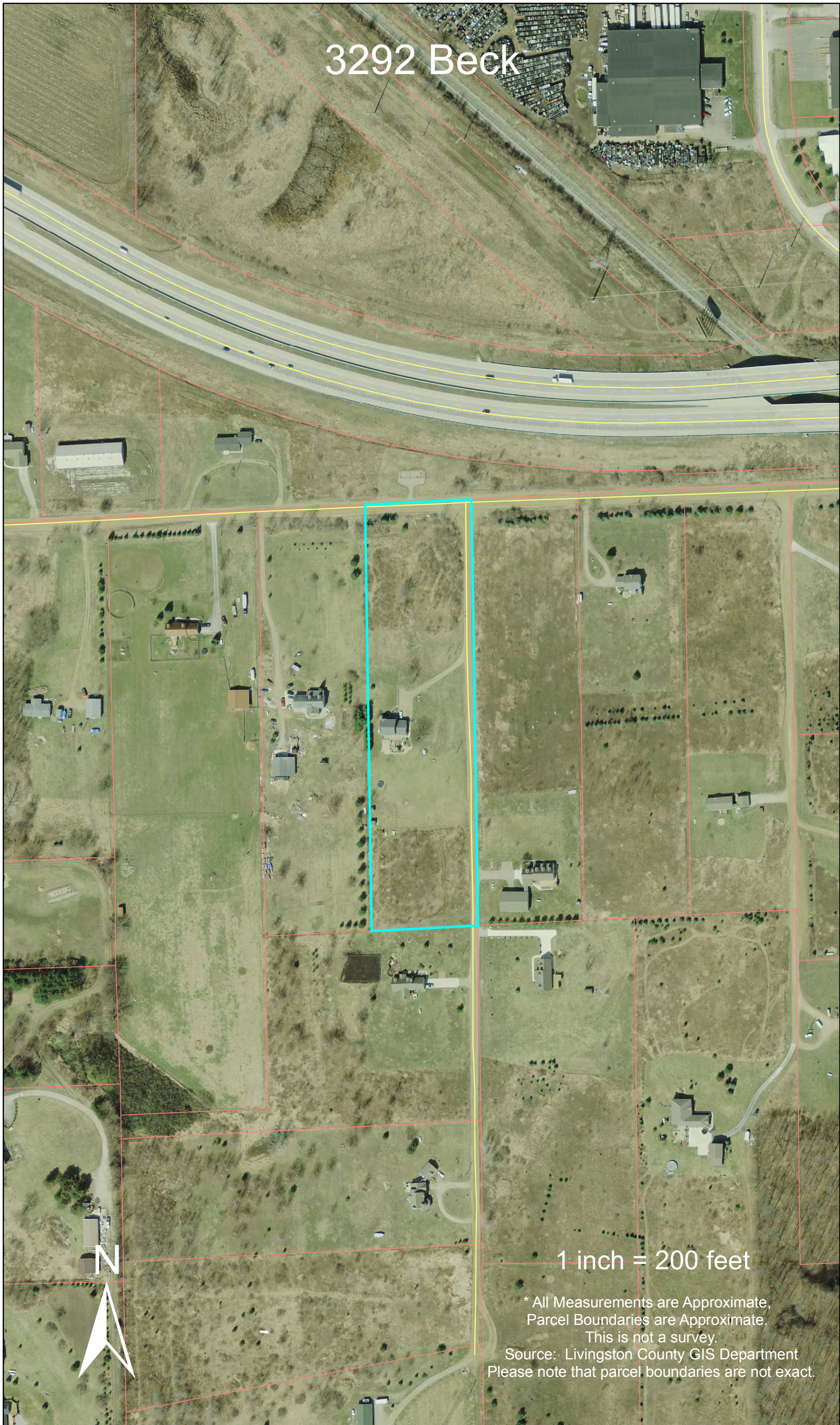


3292 Beck



1 inch = 200 feet

* All Measurements are Approximate,
Parcel Boundaries are Approximate.
This is not a survey.
Source: Livingston County GIS Department
Please note that parcel boundaries are not exact.



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

04/28/2014 11:27 AM

Parcel:	4711-08-300-026	Current Class:	401.401 RESIDENTIAL-IMPROVED
Owner's Name:	HURLEY TODD & CAROL	Previous Class:	401.401 RESIDENTIAL-IMPROVED
Property Address:	3292 BECK RD HOWELL, MI 48843	Gov. Unit:	4711 GENOA CHARTER TOWNSHIP
		MAP #	999
		School:	47070 HOWELL
		Neighborhood:	47070 47070 HOWELL M & B
Liber/Page:	2009R-016222	Created:	//
Split:	//	Active:	Active
Public Impr.:	None		
Topography:	REFUSE		

Mailing Address:

HURLEY TODD & CAROL
3292 BECK RD
HOWELL MI 48843

Most Recent Sale Information

Sold on 05/22/2009 for 165,000 by BANK OF NEW YORK.

Terms of Sale: FORECLOSURE

Liber/Page: 2009R-016222

Most Recent Permit Information

Permit 97-228 on 06/16/1997 for \$185,000 category HOME.

Physical Property Characteristics

2015 S.E.V.:	Tentative	2015 Taxable:	Tentative	Lot Dimensions:	
2014 S.E.V.:	123,300	2014 Taxable:	117,652	Acreage:	5.07
Zoning:	RR	Land Value:	90,175	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Single Family
Class: C
Style: C
Exterior: Wood Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,036
Ground Area: 1,054
Garage Area: 588
Basement Area: 1,212
Basement Walls:
Estimated TCV: 167,011

Image



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
BANK OF NEW YORK	HURLEY TODD & CAROL	165,000	05/22/2009	WD	FORECLOSURE	2009R-016222	BUYER	100.0						
MORTGAGE ELECTRONIC REGIST	BANK OF NEW YORK	0	12/05/2007	QC	FORECLOSURE	2008R-001007	BUYER	0.0						
JAY DOUGLAS BUILDERS, INC.		100	11/12/1996	WD	INVALID SALE	2108-0905	BUYER	100.0						
JAY DOUGLAS BUILDERS, INC.		137,000	05/19/1995	TA	PTA		BUYER	100.0						
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: RR		Building Permit(s)		Date	Number	Status				
3292 BECK RD		School: HOWELL		ABOVE GROUND POOL		07/18/2011		P11-083	NO START					
Owner's Name/Address		P.R.E. 100% 05/22/2009		HOME		06/16/1997		97-228	NO START					
HURLEY TODD & CAROL 3292 BECK RD HOWELL MI 48843		MAP #: 999		2015 Est TCV Tentative										
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 124.HOWELL M& B								
SEC 8 T2N R5E COMM COS TH S88*W 1138.68 FT TO POB TH S 940 FT TH S88*W 235 FT TH N 940 FT TH N88*E 235 FT TO POB CONT 5.07 AC SPLIT 05/93 FR 005 & 024 & (003). PARCEL # 2		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
Comments/Influences		Dirt Road		LAND TABLE A		5.070 Acres 17786 100								
		Gravel Road		5.07 Total Acres		Total Est. Land Value = 90,175								
		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												
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
								2015	Tentative	Tentative	Tentative			Tentative
								2014	45,100	78,200	123,300			117,652C
								2013	45,100	70,700	115,800			115,800S
								2012	45,100	68,800	113,900			113,900S
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 2 Direct-Vented Gas	Area 158 582	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 588 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		(12) Electric 0 Amps Service		Class: C Effec. Age: 16 Floor Area: 2036 Total Base Cost: 146,537 Total Base New : 215,409 Total Depr Cost: 180,944 Estimated T.C.V: 167,011		CntyMult X 1.470 E.C.F. X 0.923	Bsmnt Garage: Carport Area: Roof:				
Building Style: C		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors: Solid X H.C.							
Yr Built 1998	Remodeled 0																			
Condition for Age: Good																				
Room List		(5) Floors		Kitchen: Other: Other:			(6) Ceilings			No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms									X Ex. Ord. Min			2 Story Siding Basement 105.21 0.00 3.83 982 107,077							
(1) Exterior										No. of Elec. Outlets			1 Story Siding Basement 66.58 0.00 1.92 72 4,932							
X	Wood/Shingle Aluminum/Vinyl Brick									Many X Ave. Few			Other Additions/Adjustments Rate Size Cost							
	Insulation									(7) Excavation			Walk out Basement Door(s) 775.00 1 775							
(2) Windows										(8) Basement			(13) Plumbing							
X	Many Avg. Few X Large Avg. Small			Basement: 1212 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0									Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2400.00 1 2,400 1600.00 1 1,600 775.00 1 775 4975.00 1 4,975 3085.00 1 3,085				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor									(14) Water/Sewer							
(3) Roof				(9) Basement Finish									1000 Gal Septic Well, 200 Feet 1000 Gal Septic							
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors No Floor SF									(15) Built-Ins & Fireplaces Fireplace: Direct-Vented Gas (16) Porches CCP (1 Story), Basement (16) Deck/Balcony Treated Wood, Standard (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, ECF (47070 HOWELL M & B)			1200.00 2 2,400 31.99 158 5,054 6.15 582 3,579 19.02 588 11,184 -1300.00 1 -1,300 0.923 => TCV of Bldg: 1 = 167,011				
X	Asphalt Shingle			(10) Floor Support									Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1000 Gal Septic 2000 Gal Septic				
	Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:									Lump Sum Items:							

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

GENOA TOWNSHIP APPLICATION FOR VARIANCE

2911 DORR RD. BRIGHTON, MI 48116
(810) 227-5225 FAX (810) 227-3420

Case # 14-14 Meeting Date: 5-20-14

- PAID Variance Application Fee
\$125.00 for residential - \$300.00 for commercial/industrial
 Copy of paperwork to Assessing Department

- **Article 23** of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals. (Please see attached)

Applicant/Owner: Tom Secret

Property Address: 4089 Homestead Phone: 248 408-1515

Present Zoning: LRR Tax Code: 28-201-020

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because the following peculiar or unusual conditions are present which justify variance.

1. Variance Requested: _____

2. Intended property modifications: Add garage and Raise the roof Bigger Porch

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) _____

b. Other (explain) Non-Conforming set Back side yard

Variance Application Requires the Following:

- Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all other pertinent information.
- Waterfront properties must indicate setback from water for adjacent homes
- Property must be staked showing all proposed improvements 3 days before the meeting and remain in place until after the meeting.
- Petitioner (or a Representative) must be present at the meeting

Date: 4-25-14

Signature: Richard A. Napier

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

After the decision is made regarding your variance approval contact Ron at the township office to discuss what your next step is.

Charter Township of Genoa
ZONING BOARD OF APPEALS
May 20, 2014
CASE #14-14

PROPERTY LOCATION: 4089 Homestead

PETITIONER: Tom Secrest

ZONING: LRR (Lake Resort Residential)

WELL AND SEPTIC INFO: Public Sewer & Well

PETITIONERS REQUEST: 9' Side Yard Setback Variance, 24' Front Yard Setback Variance

CODE REFERENCE: Table 3.04.01

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Rear	Height	Shoreline Setback
Setbacks for Zoning	35'	10'	10'	N/A	25	N/A
Setbacks Requested	11'	1'	13'	N/A	20	N/A
Variance Amount	24'	9'	N/A	N/A	N/A	N/A



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: May 14, 2014
RE: ZBA 14-14

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

STAFF REPORT

File Number: ZBA#14-14

Site Address: 4089 Homestead

Parcel Number: 4711-28-201-020

Parcel Size: 0.17 Acres

Applicant: Tom Secrest, 4089 Homestead, Howell, MI 48843

Property Owner: Same as owner

Information Submitted: Application, site plan, building elevations

Request: Dimensional Variances

Project Description: Applicant is requesting a front yard setback variance and a side yard setback variance to construct an attached garage and second story on an existing 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 May 4, 2014 and 300 foot mailings were sent to any real property within 300 feet of the property lines in accordance with the Michigan Zoning Enabling Act.

Background

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

- The parcel currently has an existing single family home on it which was built in 1955.
- The property is on public sewer and well.
- See Record Card and Real Estate Summary

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

Summary

The applicant is proposing to construct an attached garage and add a second story to the house. In order to do this the applicant will need to obtain a 9' side yard setback variance and a 24' front yard setback variance.

Variance Requests

The regulations in the zoning ordinance pertaining to this variance are as follows:

Table 3.04.01: Lake Resort Residential (LRR) Required Front Yard Setback: 35';
Proposed 11'

Table 3.04.01: Lake Resort Residential (LRR) Required Side Yard Setback: 10';
Proposed 1'

Standards for Approval

The following are the standards of approval that are listed in the Zoning Ordinance for Dimensional Variances:

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

(a) 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.

(b) 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.

(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 variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Summary of Findings

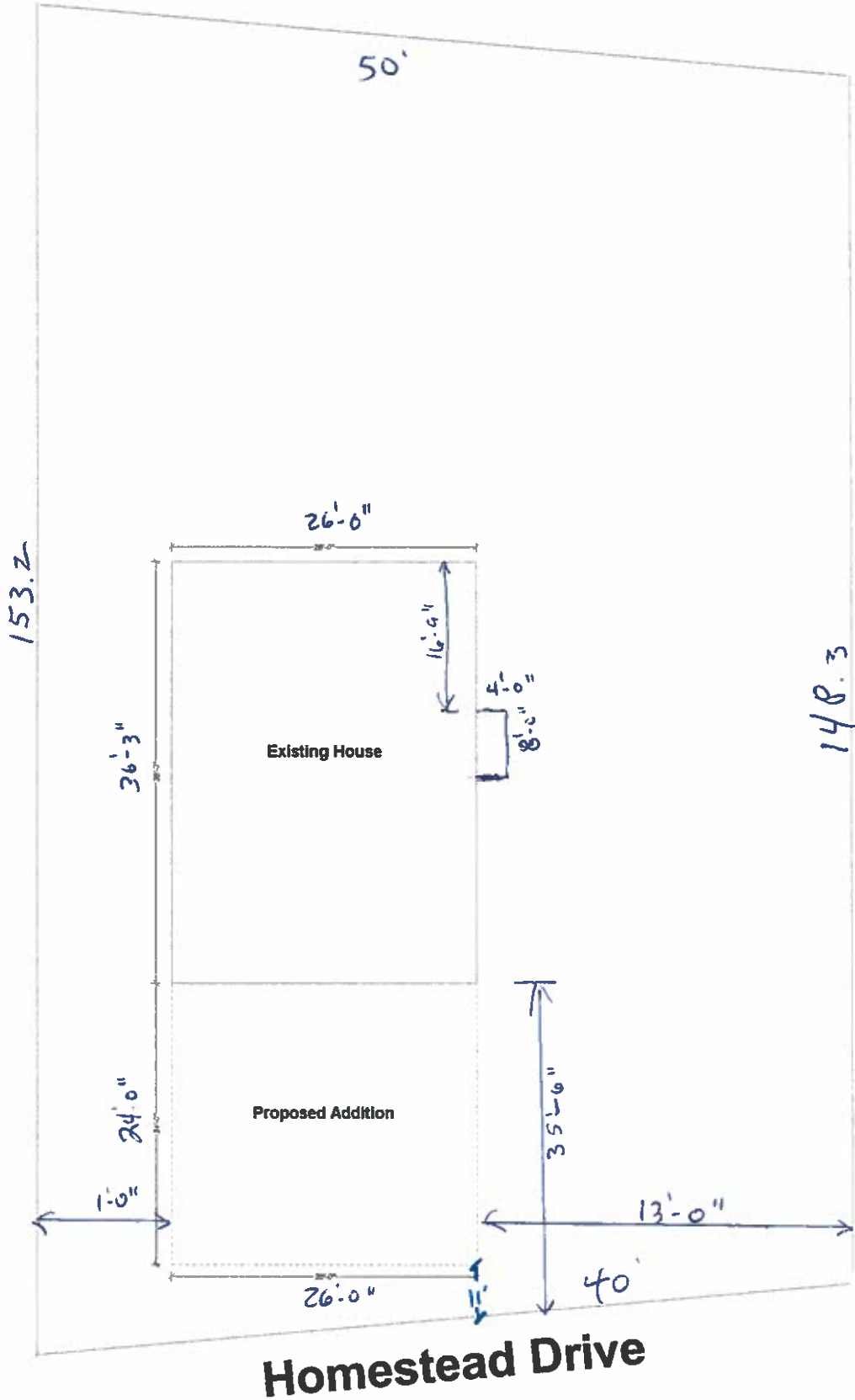
The following are findings based upon the presented materials.

- **Practical Difficulty/Substantial Justice** – Strict compliance with the front yard setback requirement and the side yard setback requirement would prevent the placement of a garage sized accessory building on the property. This is due to the small lot width, the existing location of the house on the property, and the shoreline setback requirement.
- **Extraordinary Circumstances** – The construction of an attached garage would make the property more consistent with those in the vicinity. A variance was granted in April of 2009 for the property to the west for an attached garage with a 4.5' side yard setback variance and 11.4' front yard setback variance. In addition to this there are other properties in the surrounding area with attached garages located in the setback area.
- **Public Safety and Welfare** –The request should not have a detrimental impact on public safety and welfare. The attached garage will provide parking for two (2) vehicles and leave an area approximately 11' X 40' between the front property line and the attached garage for off street parking.
- **Impact on Surrounding Neighborhood** – As it is common for homes to have attached accessory buildings, and homes to be within the front yard setback in this area, I believe that the proposed addition will not create any negative externalities for the surrounding neighborhood.

Staff Findings of Fact

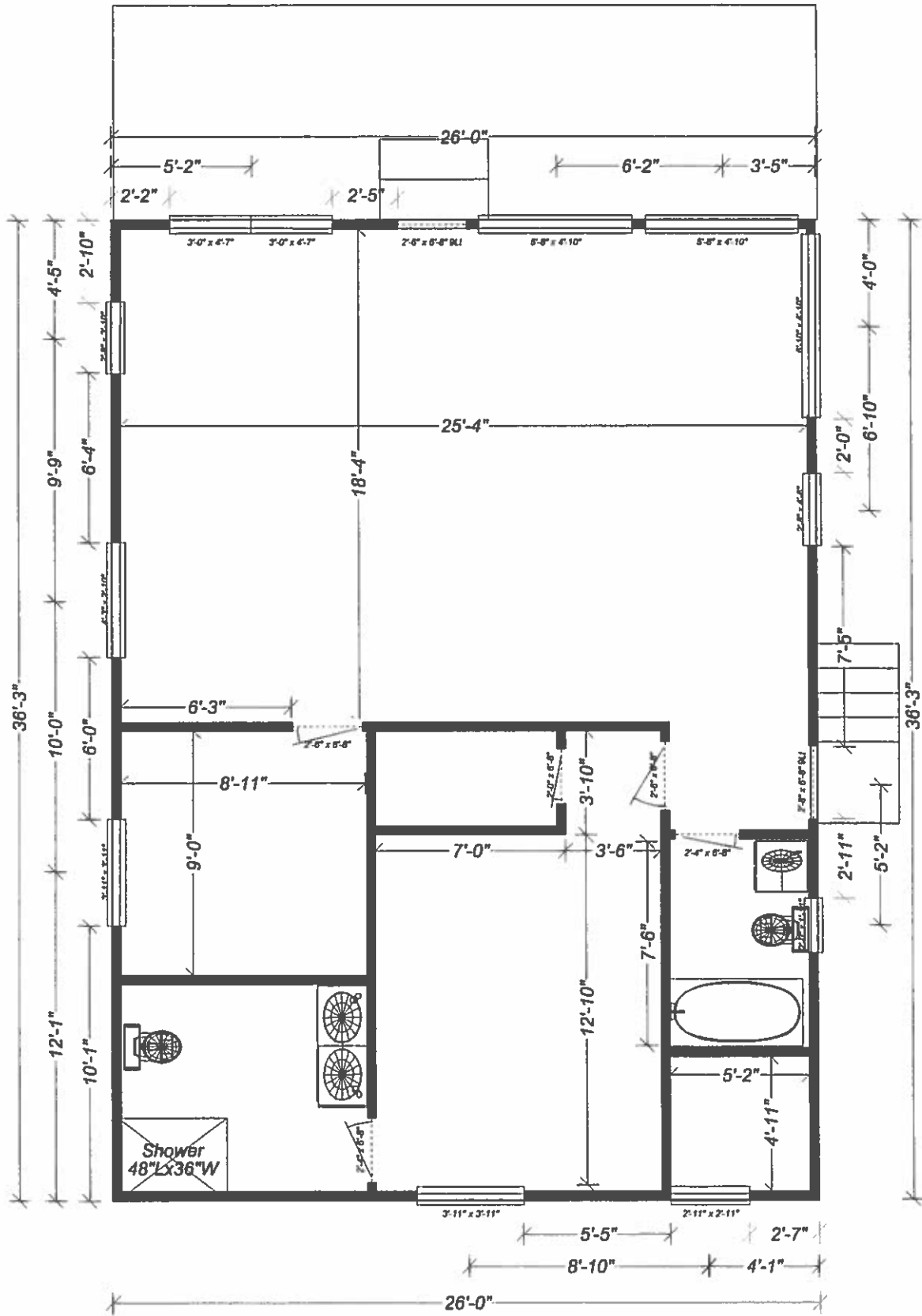
1. Strict compliance with the standards in table 3.04.02 with regards to the side yard setback and the front yard setback would prevent the placement of a garage sized accessory building on the property because of the small lot size and narrow lot width.
2. A front yard setback variance and a side yard setback variance was granted in April of 2009 for the neighbor at 4093 Homestead to construct an attached garage that is 11' from the front property line.
3. The need for the variance is due to the small lot size and narrow lot width.
4. 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 leaves sufficient room for off-street parking.
5. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Crooked Lake



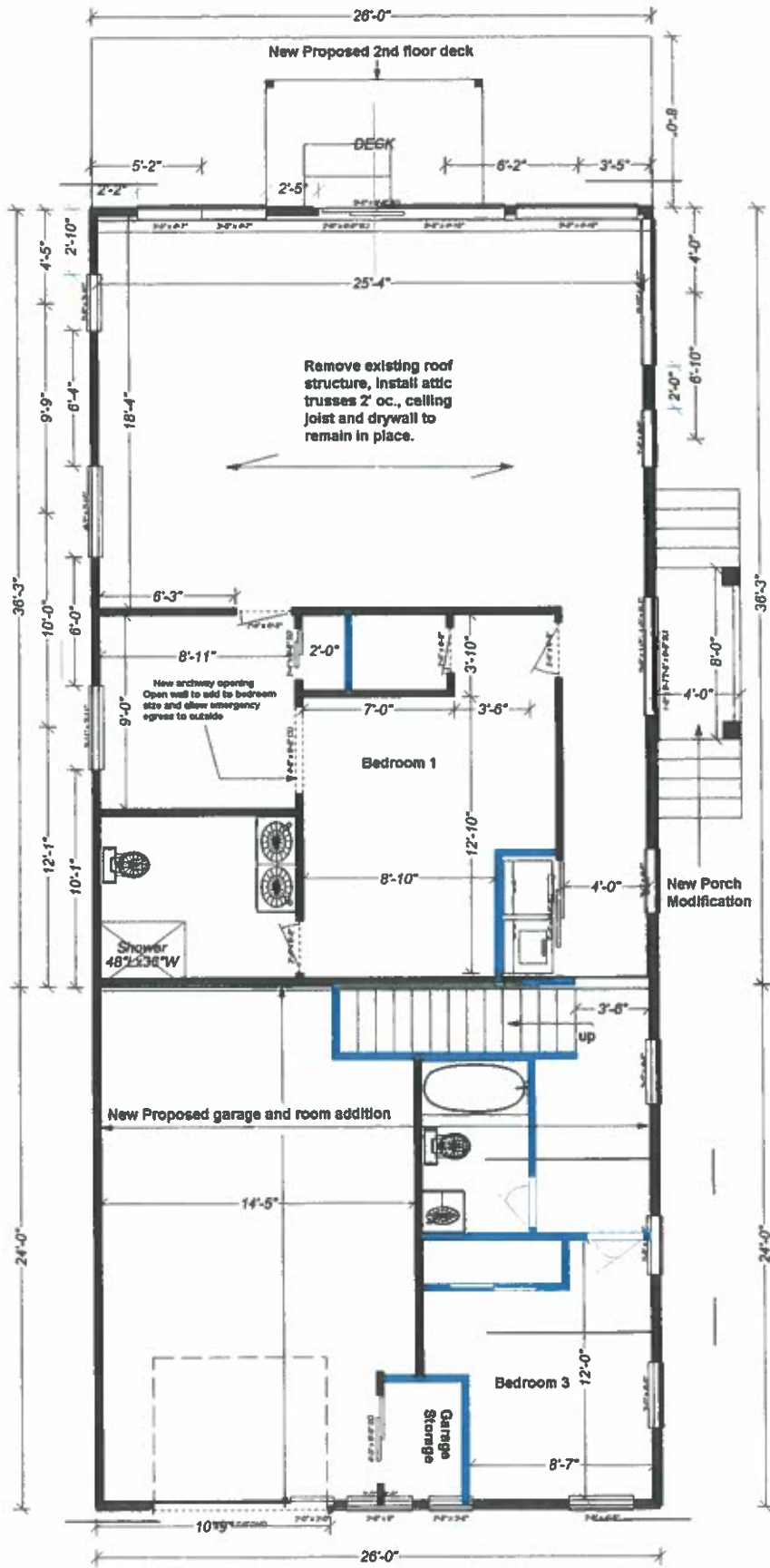
Homestead Drive

Site Plan



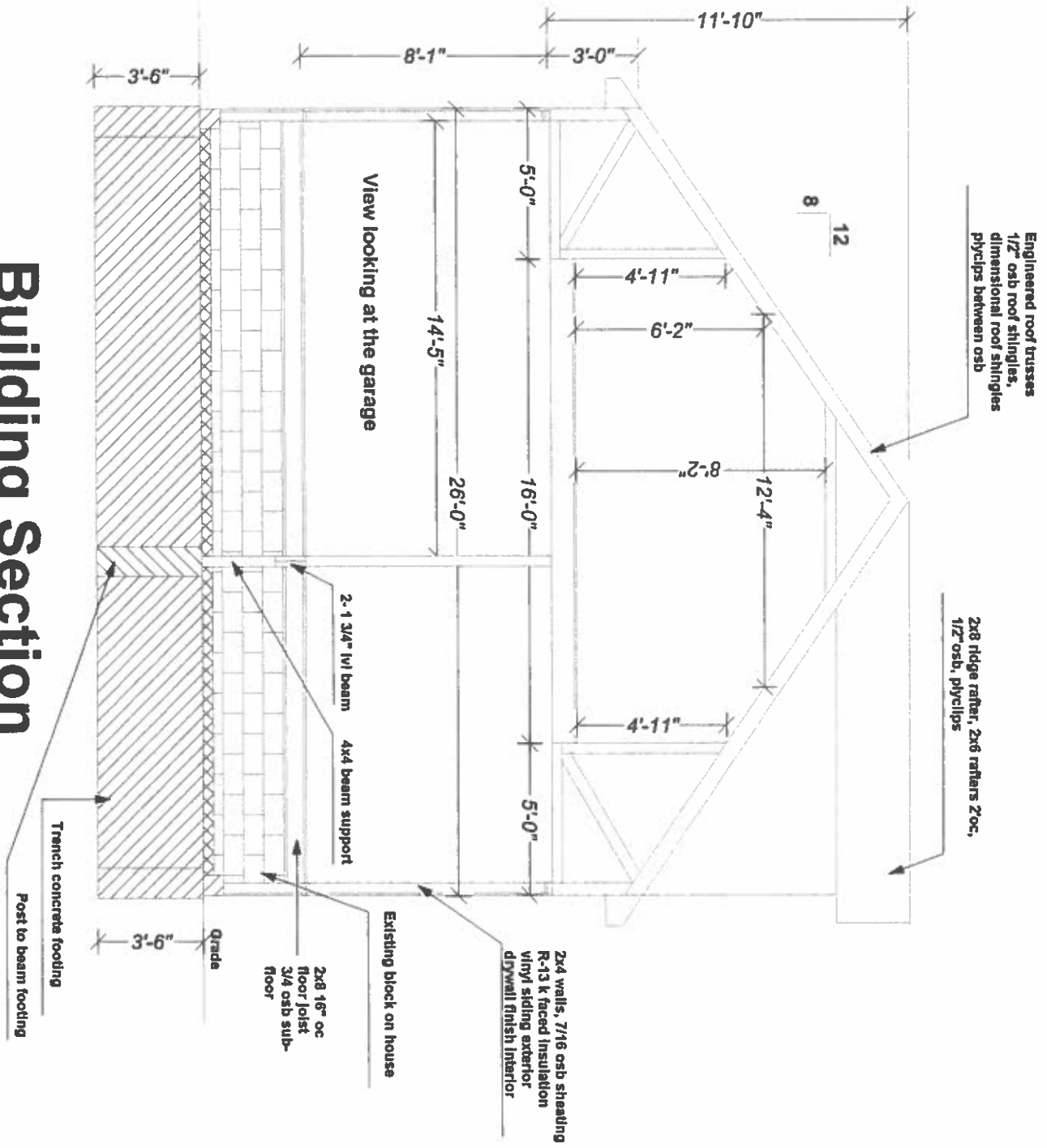
Existing Floor Plan

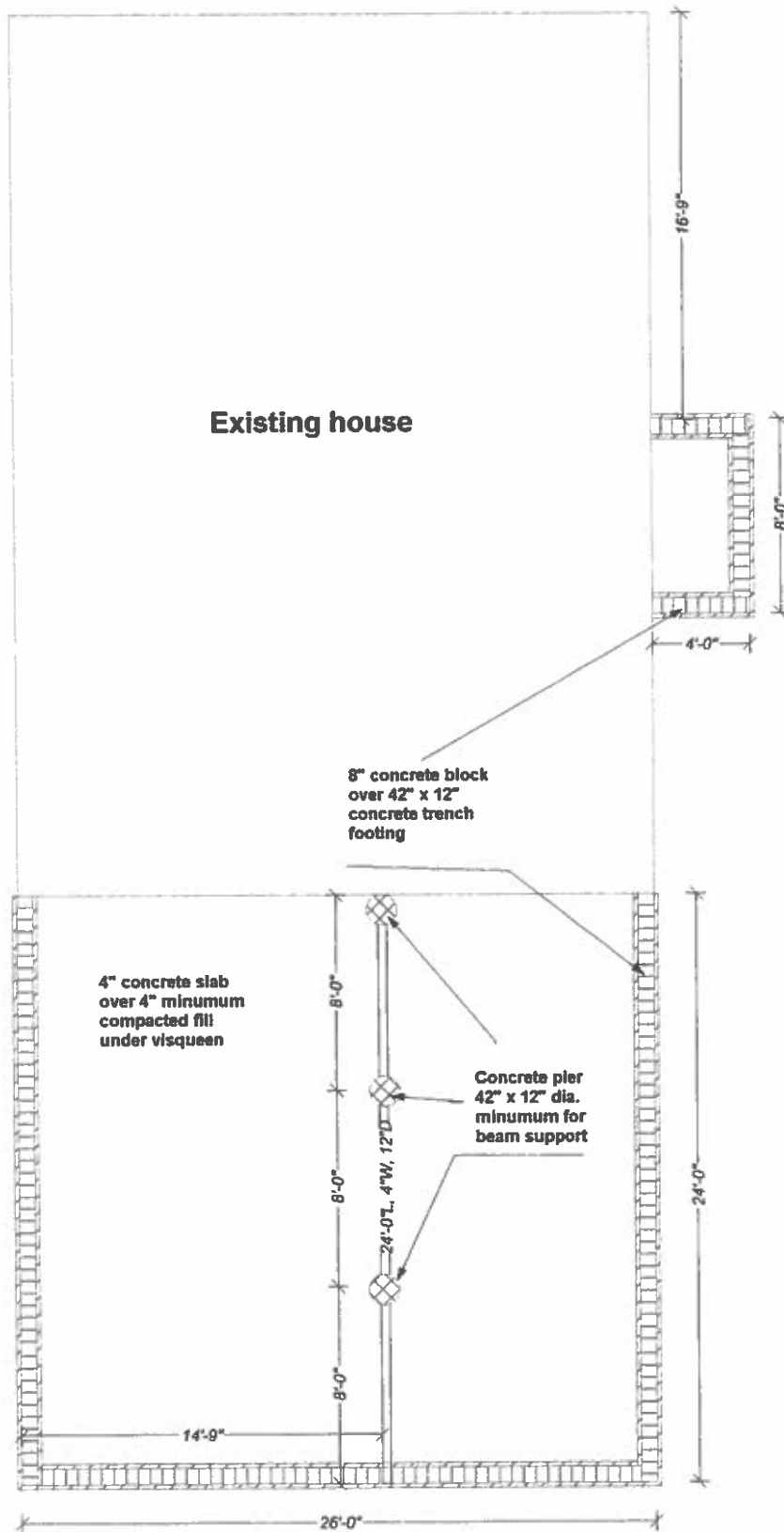
4089 Homestead / Tom Secret



**4089 Homestead / Tom Secret
New proposed garage addition**

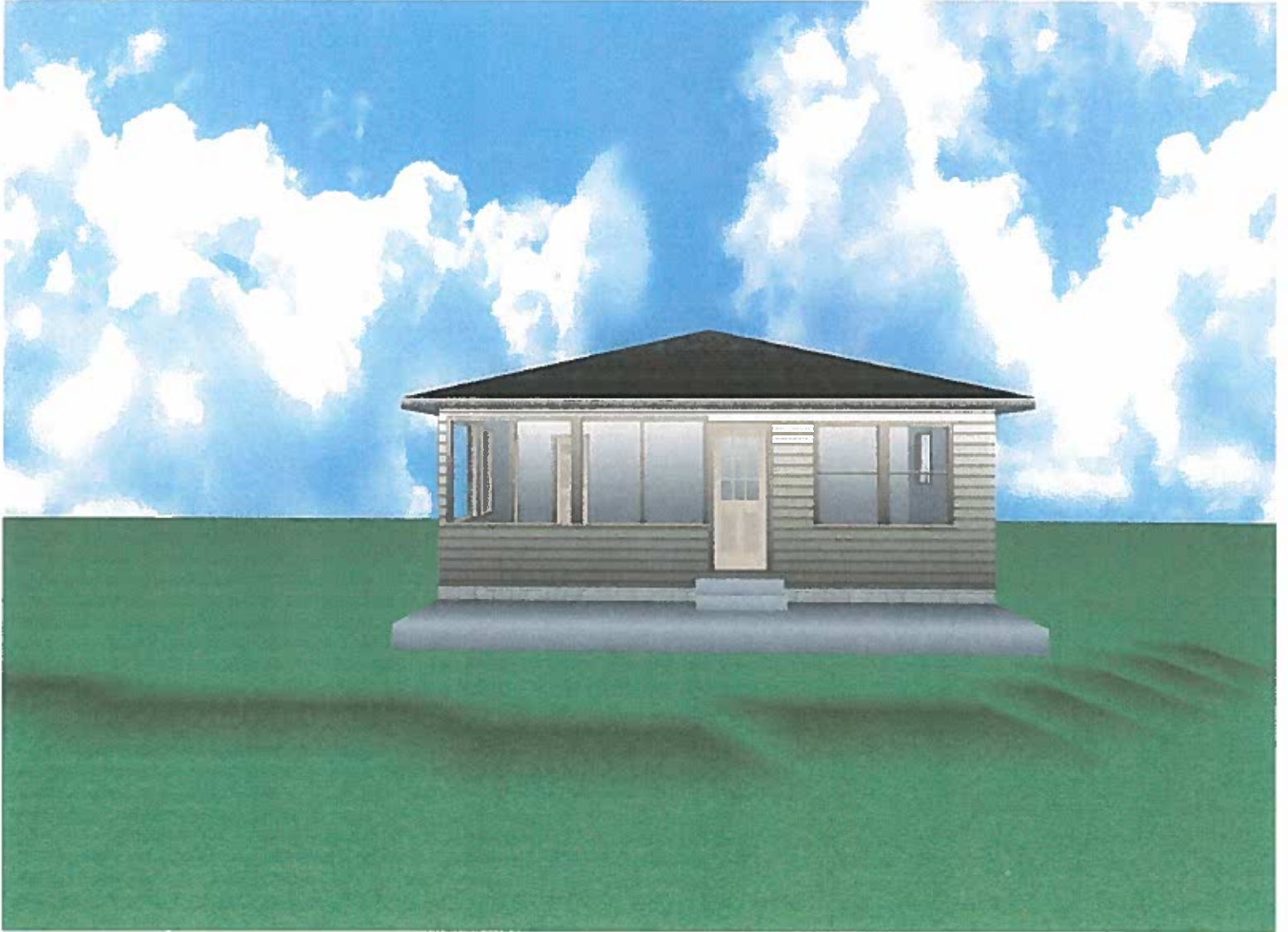
Building Section





Foundation Plan

Existing Front Elevation



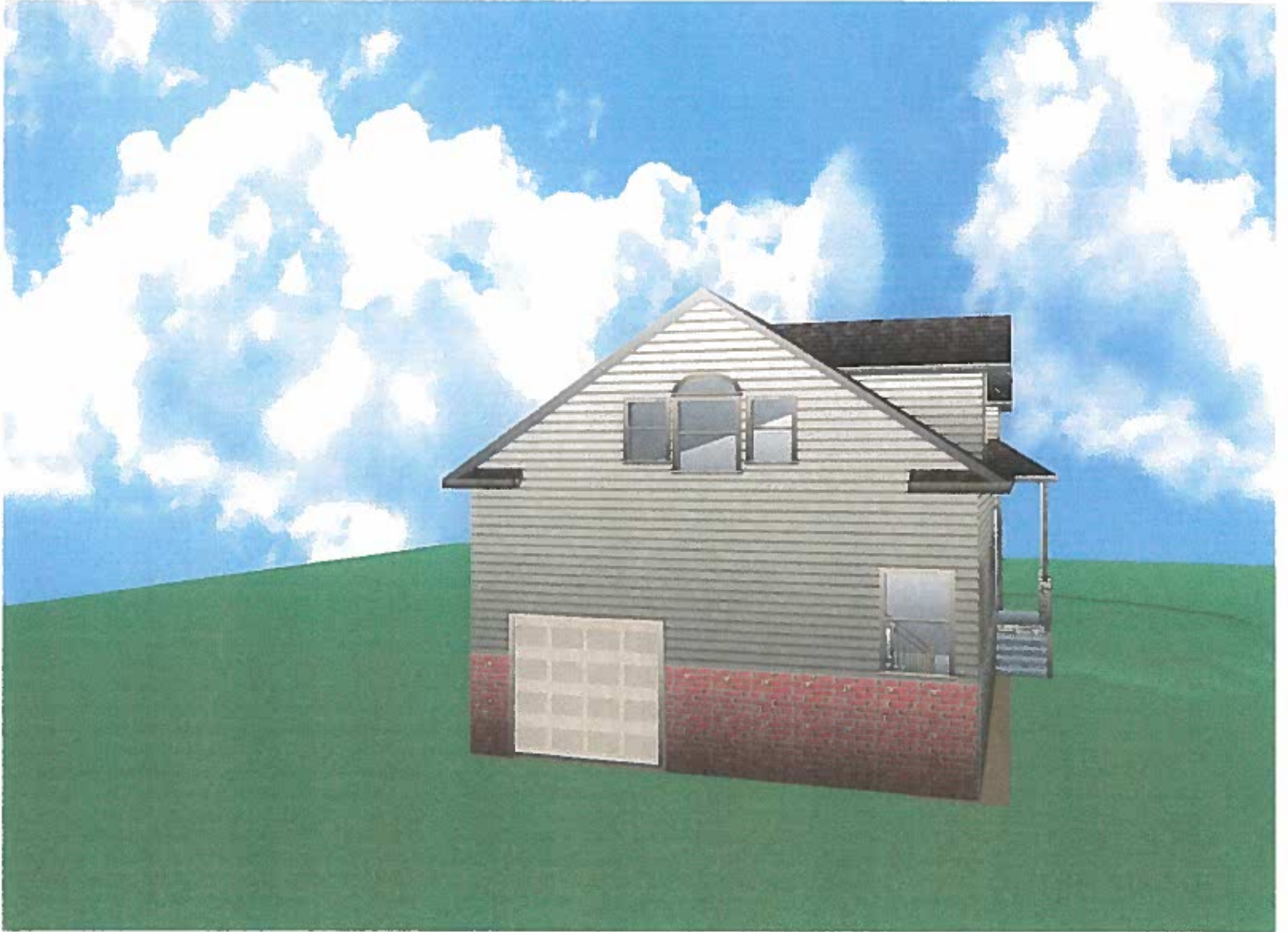
New Front Elevation



Existing Rear Elevation



New Rear Elevation



Existing Right Elevation



New Right Elevation



Existing Left Elevation



New Left Elevation



4089 Homestead



1 inch = 60 feet

* All Measurements are Approximate,
Parcel Boundaries are Approximate.
This is not a survey.

Source: Livingston County GIS Department
Please note that parcel boundaries are not exact.

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

04/28/2014 11:32 AM

Parcel: 4711-28-201-020
Owner's Name: SECHRIST THOMAS H & ROSEMARY J
Property Address: 4089 HOMESTEAD
HOWELL, MI 48843

Current Class: 401.401 RESIDENTIAL-IMPROVED
Previous Class: 401.401 RESIDENTIAL-IMPROVED
Gov. Unit: 4711 GENOA CHARTER TOWNSHIP
MAP # 1317
School: 47010 BRIGHTON
Neighborhood: 4304 4304 OLD HOMESTEAD

Liber/Page: 2011R-023346 **Created:** / /
Split: / / **Active:** Active

Public Impr.: None
Topography: REFUSE

Mailing Address:

SECHRIST THOMAS H & ROSEMARY J
23369 MYSTIC FOREST
NOVI MI 48375

Most Recent Sale Information

Sold on 07/20/2011 for 172,000 by KAUFMAN STEPHEN C & VALETTE A.

Terms of Sale: ARMS-LENGTH

Liber/Page: 2011R-023346

Most Recent Permit Information

None Found

Physical Property Characteristics

2015 S.E.V.: Tentative	2015 Taxable: Tentative	Lot Dimensions:
2014 S.E.V.: 86,000	2014 Taxable: 86,000	Acres: 0.17
Zoning: LRR	Land Value: 120,000	Frontage: 50.0
PRE: 0.000	Land Impr. Value: 426	Average Depth: 148.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: D
Style: D
Exterior: Wood Siding
% Good (Physical): 52
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 936
Ground Area: 936
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: 54,604

Image



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KAUFMAN STEPHEN C & VALETT	SECHRIST THOMAS H & ROSEMA	172,000	07/20/2011	WD	ARMS-LENGTH	2011R-023346	BUYER	100.0				
FILLION, CHARLES R.	KAUFMAN STEPHEN C & VALETT	264,000	09/09/2005	WD	ARMS-LENGTH	4939/0340	BUYER	100.0				
COOLEY, ROBERT D.	FILLION, CHARLES R.	1	08/14/2001	WD	INVALID SALE	3157-0149	BUYER	100.0				
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)	Date	Number	Status				
4089 HOMESTEAD		School: BRIGHTON										
Owner's Name/Address		P.R.E. 0%										
SECHRIST THOMAS H & ROSEMARY J 23369 MYSTIC FOREST NOVI MI 48375		MAP #: 1317										
Tax Description		2015 Est TCV Tentative										
SEC. 28 T2N, R5E, OLD HOMESTEAD LOT 20		X	Improved	Vacant	Land Value Estimates for Land Table 00029.OLD HOMESTEAD							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKE FRONT	50.00	148.00	1.0000	1.0000	2400	100		120,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 120,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	County	Mult.	Size	%Good	Cash Value		
		Water		Shed: Wood Frame	9.06	1.00		100	47	426		
		Sewer		Total Estimated Land Improvements True Cash Value = 426								
		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	2015	Tentative	Tentative			Tentative		
					2014	60,000	26,000	86,000		86,000S		
					2013	60,000	25,700	85,700		85,700S		
					2012	60,000	25,200	85,200		85,200S		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	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:																													
X	Wood Frame		Drywall Paneled				Plaster Wood T&G																																						
Building Style: D		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 48 Floor Area: 936 Total Base Cost: 43,959 Total Base New : 64,620 Total Depr Cost: 33,603 Estimated T.C.V: 54,604			CntyMult X 1.470 E.C.F. X 1.625		Bsmnt Garage:																														
Yr Built 1955	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj		Heat-Adj		Size	Cost																											
Condition for Age: Good		Lg X Ord Small		Ex. X Ord Min			1 Story Siding			Crawl Space			49.21		-8.58		0.66		936	38,647																									
Room List		Doors: Solid X H.C.		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Rate		Rate		Size	Cost																											
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		Many X Ave. Few			(14) Water/Sewer			Public Sewer			912.00		1		912																												
(1) Exterior		(5) Floors		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb.%Good=			52/100/100/100/52.0,			Depr.Cost =		33,603		ECF (4304 OLD HOMESTEAD)		1.625 => TCV of Bldg: 1 =		54,604																								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		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		
Insulation		(7) Excavation		(14) Water/Sewer			Public Water			1 Public Sewer			1 Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																							
(2) Windows		Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Recreation SF			Living SF			Walkout Doors			No Floor SF																													
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish																																						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(10) Floor Support																																									
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:																																									
X	Gable Hip Flat		Gambrel Mansard Shed																																										
X	Asphalt Shingle																																												
Chimney: Brick																																													

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

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

April 15, 2014

6:30 P.M.

MINUTES

Call to Order: Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30 p.m. at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The members and staff of the Zoning Board of Appeals were as follows: Chris Grajek, Jean Ledford, Barbara Figurski, Marianne McCreary and Jeff Dhaenens. Also present was Township staff member Ron Akers. There were 9 people in the audience.

Approval of Agenda: McCreary indicated that she would need to recuse herself from case #14-05 due to conflict of interest as her company had listed the property. Grajek indicated he would recuse himself for case #14-07 due to friendship with the petitioner. **Moved** by Ledford, supported by Figurski to approve the agenda as presented. **Motion passed.**

Call to the Public: (Please Note: The Board will not begin any new business after 10:00 p.m.) There was no public comment.

14-04... A request by Dr. Cyr and Patricia Crane, Section 27, 4283 Clifford, for a shoreline setback variance to construct an addition to the existing house.

Mr. Robert Clark of Four Seasons of Ann Arbor was present for the petitioner.

Mr. Clark indicated they originally asked for a 10-foot variance last fall and that hardship or practical difficulty is due to the placement of the house on the property. The home was built in 1960 and is setback 38 feet from the lake. The issue is where the house is placed and is not self-created. When the petitioner was told last fall that a 10 foot variance was too far into the setback, the item was tabled and the petitioner has since revised the request to five feet.

The house is non-compliant at this point and is 38 feet from water line. Forty feet is the setback requirement. Because the house is already two feet into the setback, they are asking for three feet. The petitioners stated that the project does not create a detriment for the neighborhood. Neighbors will maintain their view of the lake. Homes next to property are two story homes.

Mr. Clark continued saying that in 2012, the property at 4390 Skusa was built, a huge house which received a 12 foot shoreline setback variance. By comparison, the 4283 Clifford project request is small.

Dhaenens indicated that each case is unique and that the neighbor's view would not be hindered. Clark indicated that the masonry fireplace will be taken down. Dhaenens indicated he struggles with identifying the difficulty.

A call to the public was made with no response.

Petitioner Patricia Cramer indicated that she appreciates the challenge the board has that people are compliant with keeping the rules and making sure the community is well taken care of. Their intent is to use the property as their retirement home. She believes the addition will reflect a nice, well-made sunroom and that the Board has opportunity to make exception to the rules when things are in keeping with the proper use for the community.

Clark indicated the project expands out three feet from current home. Ron Akers indicated that the home would be five feet within the setback.

Figurski expressed concern for setting precedent. Grajek indicated that Clark states that the requirements at the time the home was built were different. McCreary stated that all properties are in a row along the shoreline in that area. This home would become unique.

Clark indicated that there is no functionality in the current 10-foot room and there is no line-of-sight issue.

Grajek indicated that the sea wall along the water creates a hard line which may not be fair to the petitioner. Akers indicated that 40 feet is the minimum setback.

Clark indicated that neighbors are okay with it. Neighbors wrote letters on behalf of the petitioner. The case was tabled before when 10 feet was too much. It seemed that if the petitioner made the project smaller, the board might approve it. Cramer indicated that the project is something that improves the area.

Grajek said that the practical difficulty is that the home is not new construction and was built under far different zoning. The project does not detriment other properties around it and there is no detriment to safety.

Dr. Cyr indicated that the lake level is much higher now than it used to be, controlled by dams and rivers. His neighbor has lost beach front. If the dam level were adjusted there would be more land for setback.

Moved by Ledford, supported by Figurski, to deny case#14-04, based on the findings of fact that there is no practical difficulty. **Motion did not pass.**

Moved by Grajek, supported by McCreary for approval of case#14-04 with a variance of 5' shoreline setback due to practical difficulty of the placement of the home and the seasonal movement of the water which is the measuring point in which the setback is measured and due to the fact that the project does not impose on or adversely affect the neighboring community due to the fact there is no safety issue. Motion approved by McCreary and Grajek, opposed by Figurski and Ledford. Chair Dhaenens approved. **Motion passed.**

14-05...A request by Joseph Andrews, Section 10, 1115 Norfolk Drive, for a variance to use the existing building as a duplex.

McCreary recused herself due to conflict of interest. Akers indicated that four votes are needed to pass a motion related to this variance because a two-third majority of the entire board would be required as specified in the Zoning Enabling Act and therefore the remaining board members would need to be unanimous in their vote.

Mr. Joseph Andrews was present for the petitioner.

Mr. Andrews stated that the building is already a duplex. He was told by his realtor that the duplex was grandfathered in and zoned for a duplex but then when he talked to Akers he learned that the property was no longer zoned for duplex. The building is in desperate need of help. Mr. Andrews is proposing an overhaul of the building.

Akers indicated that the property is zoned Lake Resort Residential. Two family residential buildings are not allowed in that district. The building was an existing non-conforming use. Akers indicated that the Zoning Ordinance states that if a nonconforming use is discontinued for 12 continuous months, the property can only be used in conformance with the Zoning Ordinance.

Figuerski indicated that the property has one well. Andrews indicated that most duplexes are set up with one well and one sewer. Akers says that in order to use the property as a duplex, Mr. Andrews would need to pay additional sewer tap fees. Grajek indicated that 6 letters came in from neighbors asking that the property not be allowed to be used as a duplex. Andrews indicated he is not attempting to save the building. He wishes to primarily save the foundation.

A call for the public was made.

Ty Cole, 1120 Norfolk - Cole stated that the building is a tear down. Even if you put \$50,000 into it, you would still not get good renters. Dhaenens clarified that Mr. Cole is against it. Cole indicated yes. Dhaenens indicated that another letter indicated trouble with space in that area, parked cars, visitation, it's an uphill battle. Grajek indicated that neighbors felt a duplex would be a detriment.

The call to the public received no further response and the call to the public was closed.

Moved by Grajek, supported by Figurski, to deny the use variance case #14-05 at 1115 Norfolk for use as a duplex due to the property being vacant for the past 12 months, the location has been reverted to single family residential, all of the neighboring properties are single family residential, based on the findings of fact that there is a lack of undue hardship. The need was created by the previous owner and the use of the property as a two family dwelling would alter the intended character of the neighborhood. **Motion passed.**

14-06...A request by Ronald Stotler, Section 29, 4337 Richardson, for a front yard setback variance, a side yard setback variance, a variance to allow an accessory building in the front yard, and a variance from the maximum allowable size of a detached accessory building to construct a detached accessory building.

Ronald and Margaret Stotler were present for the petitioner.

Mr. Stotler indicated that they are on a corner lot with rustic and wooded areas and additional storage is needed. The building and roof would be green and surrounded by evergreens and people will not notice it.

Dhaenens asked whether the pole barn would run along the neighbor's driveway and whether anything prevented the petitioner from complying with the maximum allowable square footage. Mr. Stotler

indicated that the neighbors are okay with the project and if he buys a 36-foot pole barn he would still need to pay for a 40-foot barn because it is a kit. McCreary indicated that no trees are being taken out. Mrs. Stotler stated that of the many trees on the property, only three small trees would be cut down. McCreary asked why the additional 60 square feet on the barn was needed. Mr. Stotler indicated that he has a lot of stuff to store.

Mr. Stotler clarified the location of the barn and the neighbor's driveway. The barn would be 25 feet from property line. Dhaenens indicated it should be 40 feet and that we are working with the zoning of that particular lot, asking what the hardship might be. The Stotlers indicated that this location is the only location available. The hardship is the existing pool, tree line, and location of septic field. Dhaenens indicated that a 65 foot variance and a 25 foot variance are being requested.

Dhaenens and McCreary indicated the size of the barn is an issue. Grajek indicated that the 960 square feet requested is more than the 900 square feet permitted and may require some compromise.

Grajek asked Akers if the petitioner builds his roof to 40 feet with an overhang would it still work but it would be 900 feet enclosed, moving the wall back two feet. Akers indicated he would check into those details. Dhaenens indicated that support for the size is difficult but there is support for other variances being requested. The project is not consistent with the neighborhood but can be considered due to two front yards.

A call to the public was made with no response.

Moved by Figurski supported by McCreary to approve a front yard setback variance of 65 feet, a side yard setback variance of 15 feet, and a variance to allow an accessory building in the front yard due to the practical difficulty of the non-conforming size of the lot, the location of existing trees, and the location of the pool and septic field. **Motion passed.**

Ron Akers will check on the possibility of an overhang area which might allow Mr. and Mrs. Stotler to build with the 40 foot trusses.

14-07...A request by PB Development LLC, Section 22, 4252 and 4260 Highcrest, Tax ID #4711-22-302-209, for a variance from the required front yard setback and shoreline setback to construct a single family dwelling.

Grajek recused himself due to conflict of interest.

Mr. Blair Bowman was present for the petitioner.

Dhaenens indicated that the variance was granted last year but the petitioner did not move forward with the project. Bowman indicated that a redesign has been completed. A similar house with a smaller front yard variance request than what was approved a year ago. They did not apply for an extension. They believed they had two years. There was much support from the community.

Dhaenens indicated that because the project had been approved already, it appears to be able to move forward. Ledford indicated that the roof on the drawing shows ice shield and metal shielding but no guttering. Bowman indicated there are gutters.

A call to the public was made.

John Booker, 4260 Highcrest, adjacent to the property, indicated that the project looks great, conforms, and doesn't make as big of a footprint as it did previously. We are in favor of it.

The call to the public received no further response and the call to the public was closed.

Moved by Ledford, supported by Figurski to approve case#14-07 for the Blair Bowman residence at 4250 and 4260 Highcrest for a 10 foot front yard and a 2 foot shoreline variance for the construction of a single family residence, contingent upon the house being guttered, based on the following findings of fact: this request was originally approved at the January 15, 2013 ZBA meeting, case # 13-04, based on the topography and conditions of the lot and that the case was null and void because the applicant did not request an extension and the change has been made reducing the front yard setback variance request from 15 to 10 feet making the variance less impactful than previously requested. **Motion passed.**

Grajek indicated that Grajek recused himself at the January 15, 2013 meeting but that minutes from the meeting indicate that he voted nay.

Moved by Figurski supported by Ledford to approve the February 18, 2014 Zoning Board of Appeals minutes as amended. **Motion passed.**

Zoning Board of Appeals 2013 Year End Report - Ron Akers indicated that the format offered in the packet is a sample and the report will be crafted if this format looks good.

Correspondence - There is no additional correspondence. All correspondence is related to the cases on the agenda.

Township Board Representative Report - Ledford stated that there are steps being taken to revise the Township Zoning Ordinance regarding Tent Sales and Temporary Events. The Zoning Ordinance is scheduled to be voted on by the Board in June. Also, the ZBA Board will see a 1.9% increase in their pay.

Planning Commission Representative Report - Figurski stated that Latson Rd has changed from Rural Residential to Non-Residential PUD for the Howell Public Schools. A Zoning Text Amendment is under consideration which allows temporary sales for 28 days per year, up from 14 days. Northridge Church façade upgrades were approved with limitations placed on signage. Northridge may be coming before the ZBA for signage.

Zoning Official Report - The office has been very busy. Permits have been issued for four attached condo units and eight housing units. People are building homes.

Member Discussion - Members indicated that 2|42 church has been a positive change in the community. Dhaenens indicated that difficulty, safety, and not self-created items are being looked for in the packet. Grajek indicated that may be color coding in the packets would be helpful, positives in green, negatives in red.

Adjournment - **Moved** by Figurski, supported by Grajek to adjourn the Zoning Board of Appeals meeting at 8:27 p.m. **Motion passed.**