

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
PUBLIC HEARING
JANUARY 18TH, 2012 (Weds.)
6:30 P.M.

AGENDA

Call to Order:

Pledge of Allegiance:

Introduction:

Approval of Agenda:

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

1. 12-01...A request by Peter Young, Section 26, 6442 Forest Beach, for a side yard variance to construct an addition.
2. 12-02...A request by Michael Biliskov, Sec. 26, 4556 Bauer Road, for a variance to construct a detached accessory structure in the front yard.

ADMINISTRATIVE BUSINESS:

- A. Approval of minutes for the December 13th, 2011 Zoning Board of Appeals meeting.**
- B. Correspondence**
- C. Member Discussion**
- D. Adjournment**

Charter Township of Genoa
ZONING BOARD OF APPEALS
JANUARY 18, 2012
CASE #12-01

PROPERTY LOCATION: 6442 Forest Beach Drive

PETITIONER: Peter Young

ZONING: LDR (Low Density Residential)

WELL AND SEPTIC INFO: Well and septic

PETITIONERS REQUEST: Requesting a side yard variance to construct an addition.

CODE REFERENCE: Table 3.04 – Dimensional Standards - LDR (Low Density Residential)

STAFF COMMENTS: Petitioner is seeking to place a roof on an existing deck on the rear of the home. Per the Township ordinance, such a structure must meet the principal setbacks of that zoning district.

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	50	30	30	60		-
Setbacks Requested		15				
Variance Amount		15				

JAN 18 6:00 PM

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 12-01 Meeting Date: 1-18-12

- 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: Peter M. Gurney
 Property Address: 6442 Forest Beach Phone: 734 323 3951
 Present Zoning: LDR Tax Code: 11-26-301-045

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: Sun room on existing deck

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) Property line setback in to close
- 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**
- **A Land Use Permit Application to be submitted with ZBA Variance Application.**
- **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**

Date: 12-10-11

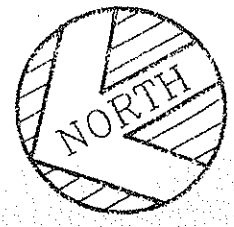
Signature: Peter M. Gurney

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

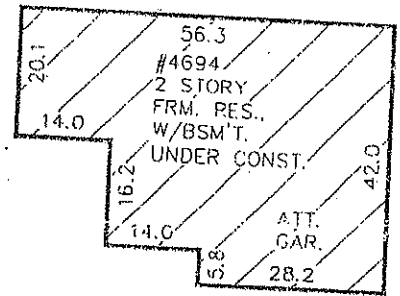
After the decision is made regarding your variance approval contact Adam or Amy at

Paid Cash 12-15-01

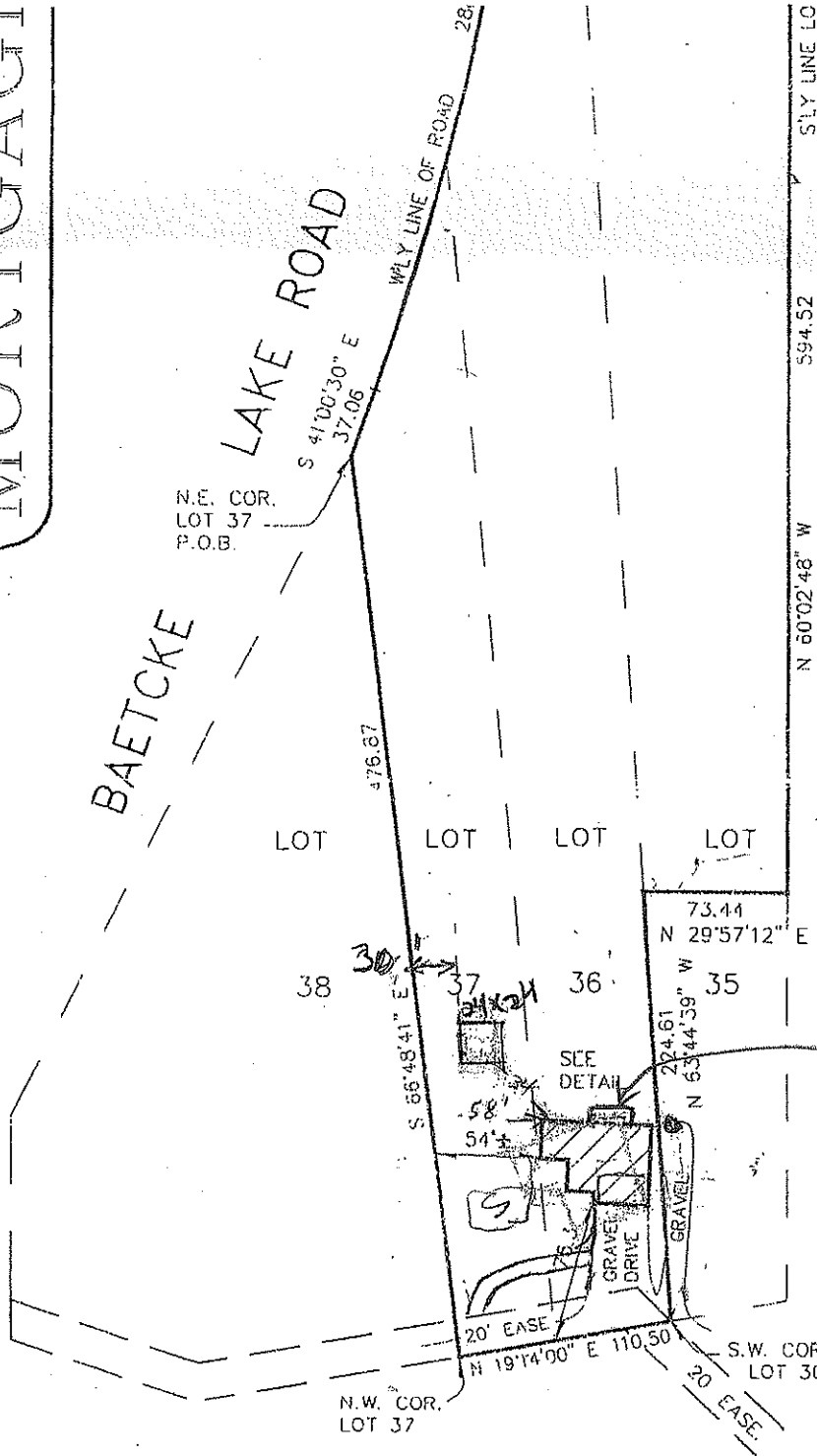
MORTGAGI



24624
Pole Barn

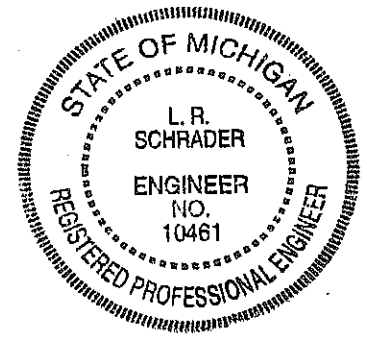


BUILDING DETAIL
SCALE: 1" = 30'



*34
Sun room over
deck*

NOTE
TO ENSURE THAT NO
ENCROACHMENTS EXIST
A BOUNDARY SURVEY
SHOULD BE PERFORMED



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

L.R. Schrader, P.E.

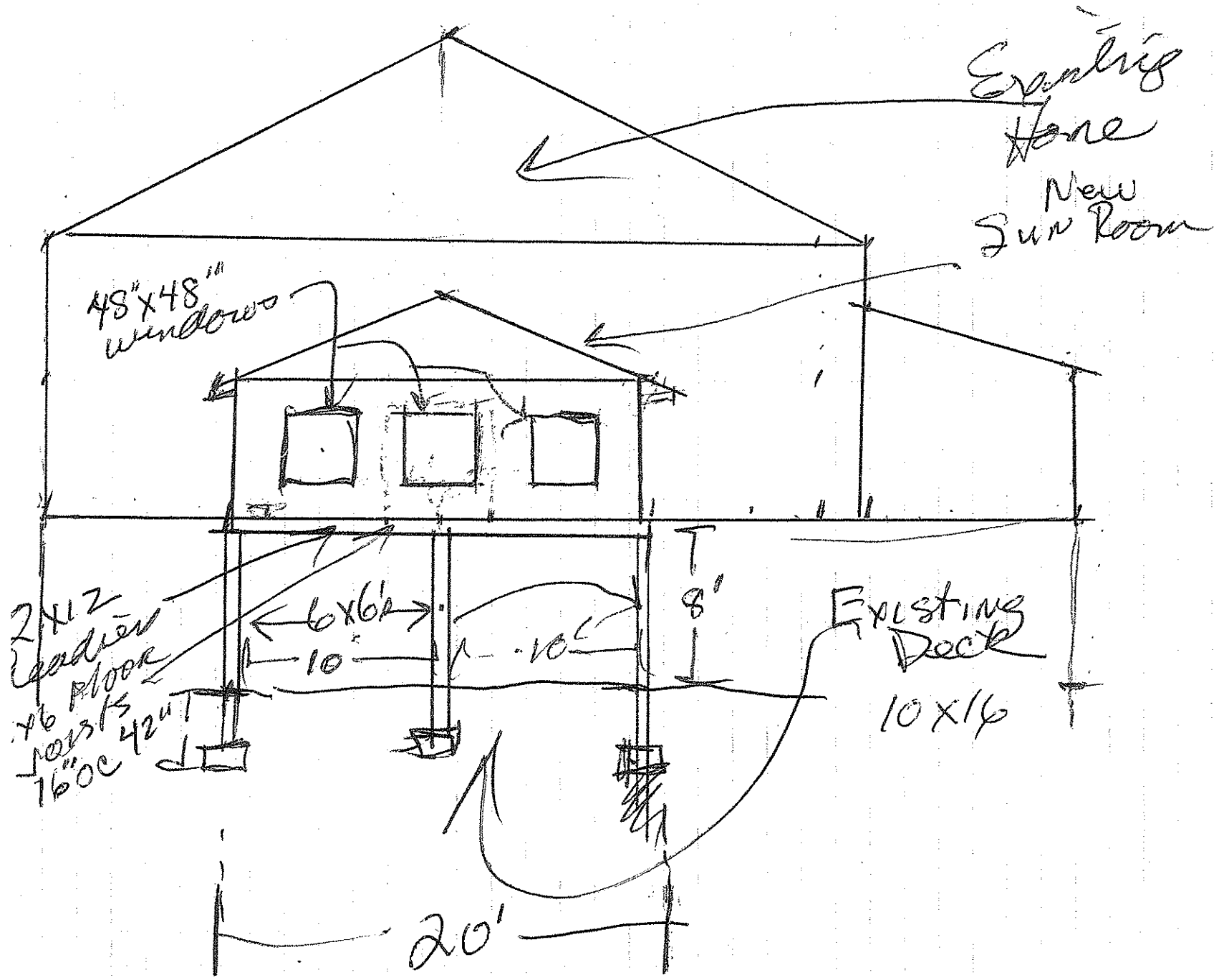
JOB NO: 02-62297 SCALE: 1" = 100'
DATE: 04/24/2002 DR BY: DRU/SLD

KEM-TEC
LAND SURVEYORS
22556 Gratiot Avenue
Eastpointe, MI 48021-2319
(919) 772-2222
FAX: (010) 772-4048

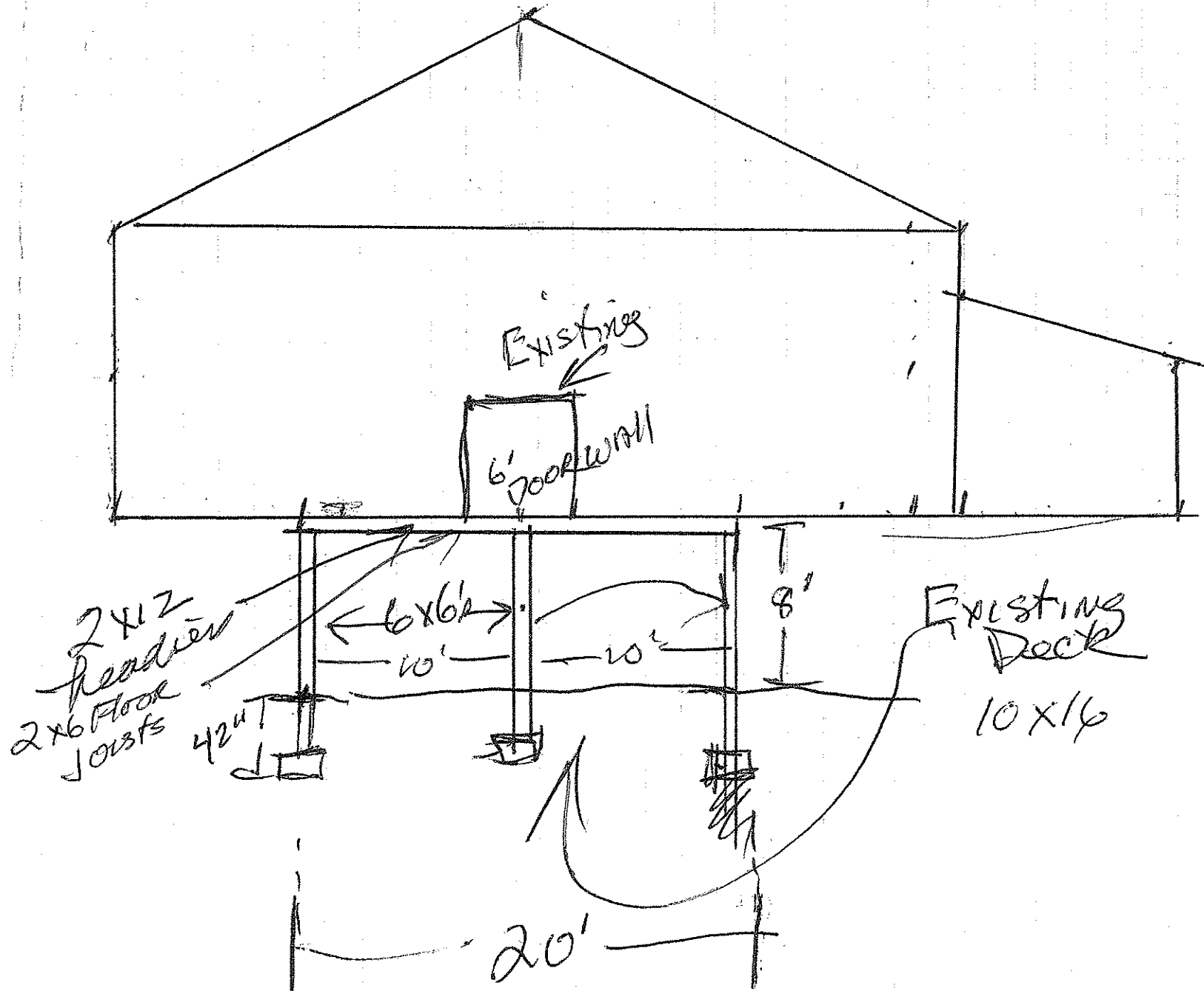


KEM-TEC WEST
LAND SURVEYORS
800 E. STADIUM
Ann Arbor, MI 48104-4355
(734) 994-0888 * (800) 433-6133
FAX: (734) 994-0867

(3)



①



Single Trusses 24" OC
roof deck
1 1/2" OSB

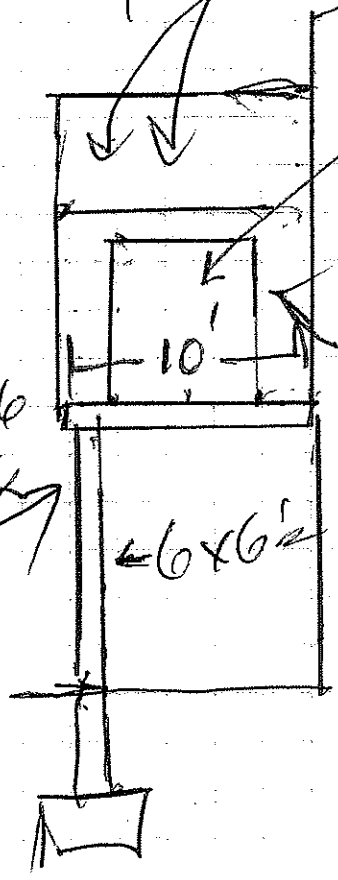
76'0" x 6'8" Deck wall

Spikes House

cedar siding

10x16 Deck

6x6's



Charter Township of Genoa
ZONING BOARD OF APPEALS
JANUARY 18, 2012
CASE #12-02

PROPERTY LOCATION: 4556 Bauer Road

PETITIONER: Michael Biliskov (John Banfield)

ZONING: LDR (Low Density Residential)

WELL AND SEPTIC INFO: Well and septic

PETITIONERS REQUEST: Requesting a variance to construct a detached accessory structure in the front yard.

CODE REFERENCE: Section 11.04.01 (c) – Detached accessory structures in the front yard

STAFF COMMENTS: Petitioner is seeking to place a detached accessory building in the front yard. Staff recommends that if approved that the proposed setbacks be part of any motion.

DETACHED ACCESSORY STRUCTURE	Principal building setback	One Side	Other Side	Front	Size	Height
Setbacks of Zoning	10	30	30	n/a		
Setbacks Requested		16		124		
Variance Amount		14		124		

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 12-02 Meeting Date: 1/18/2012

- ck. #1829
- 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: John Banfield Jr.

Property Address: 4556 Bauer Rd Phone: 734 891 9478

Present Zoning: Residential Tax Code: 11-26-400-014

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: to build in front yard $\frac{1}{2}$ 16'
from side lot line
2. Intended property modifications: 24 x 16 x 10 accessory structure


This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) The back yard is another properties front yard, impossible to access back yard.
- b. Other (explain) _____

Variance Application Requires the Following: (failure to meet these requirements may result in tabling of this petition.)

- **PROPERTY MUST BE STAKED SHOWING ALL** proposed improvements 5 days before the meeting and remain in place until after the meeting
- 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 11 x 17.
- Waterfront properties must indicate setback from water from adjacent homes.
- Petitioner (or a Representative) must be present at the meeting

Date: 12-16-11

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.

Michael Biliskov
4556 Bauer Rd
Brighton, MI. 48116
December 20, 2011

Amy Ruthig
Administrative Assistant
Genoa Township
2911 Door Rd
Brighton, MI. 48116

Dear Amy:

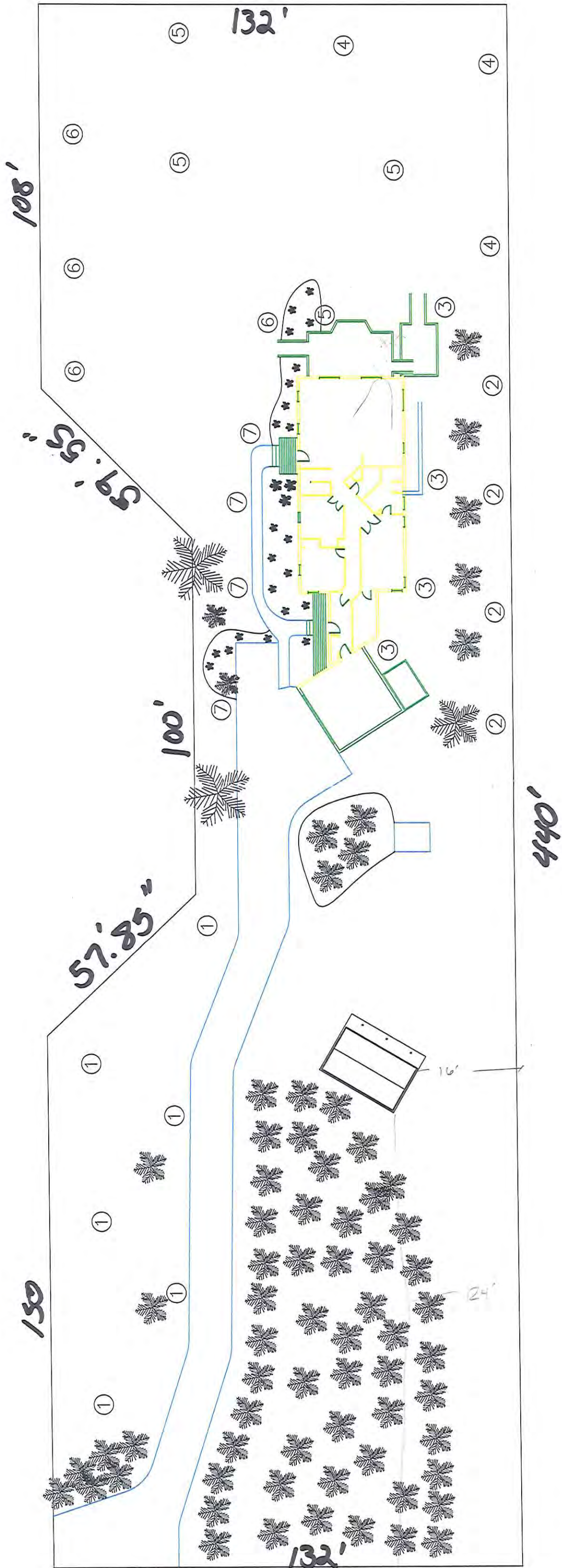
This letter is in regards to a phone call you made to John Banfield, regarding a zone variance to my property.

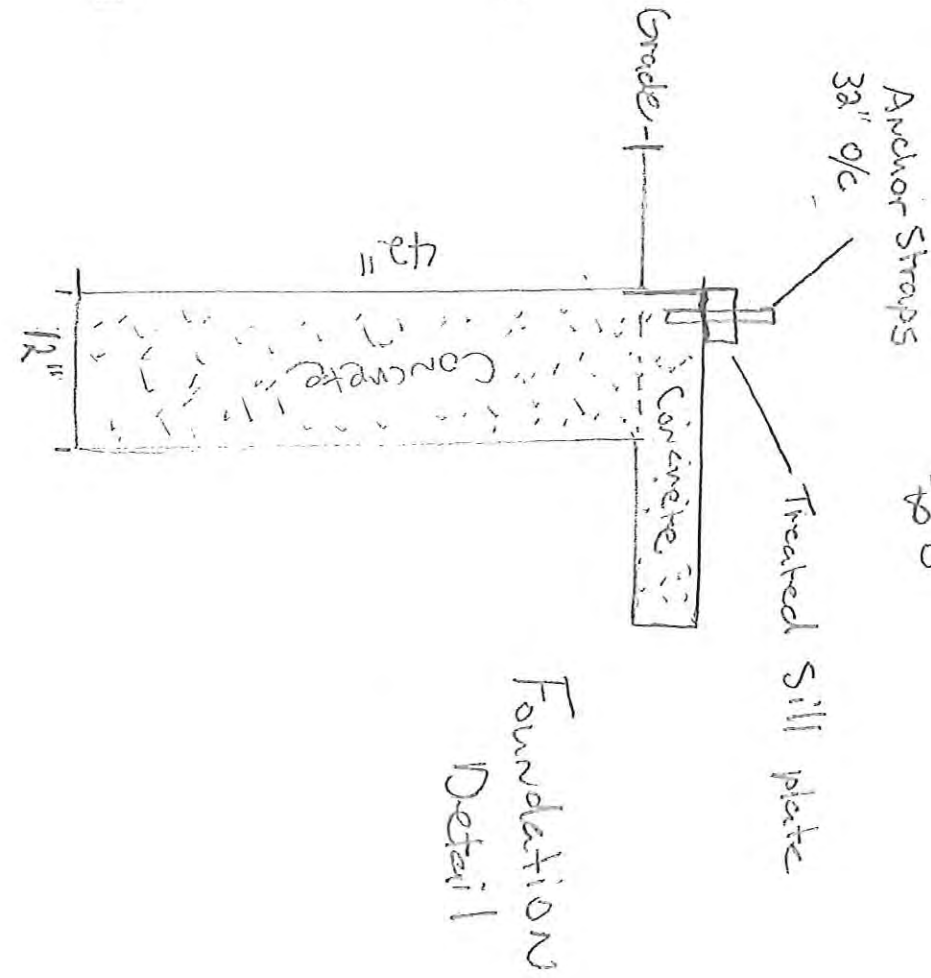
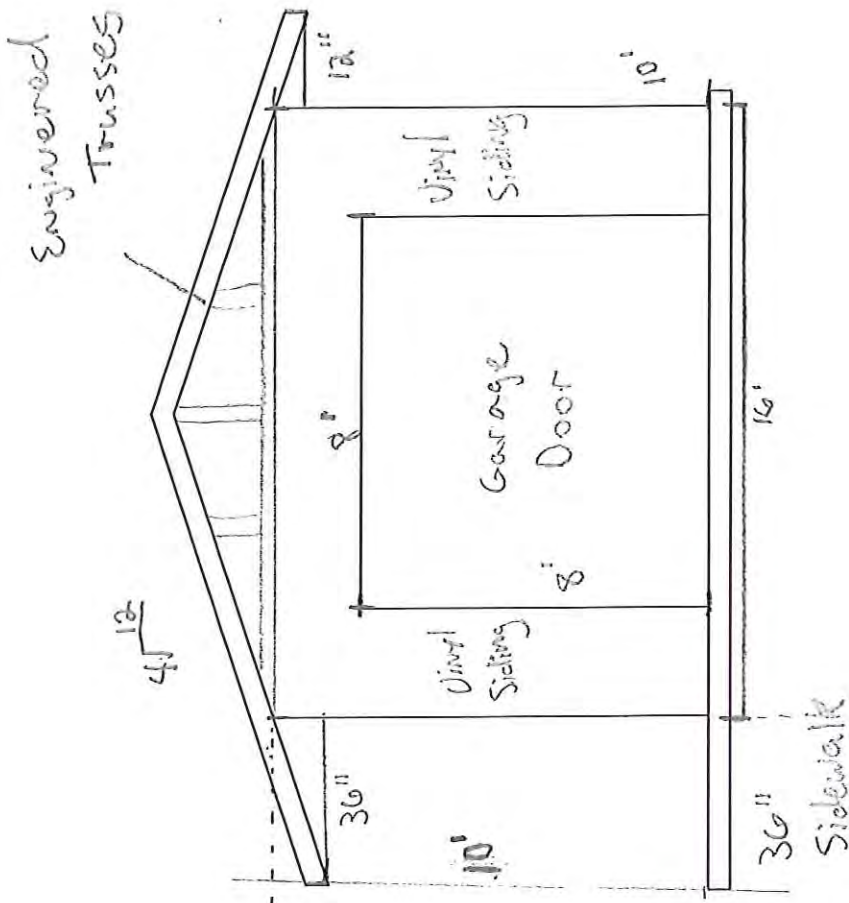
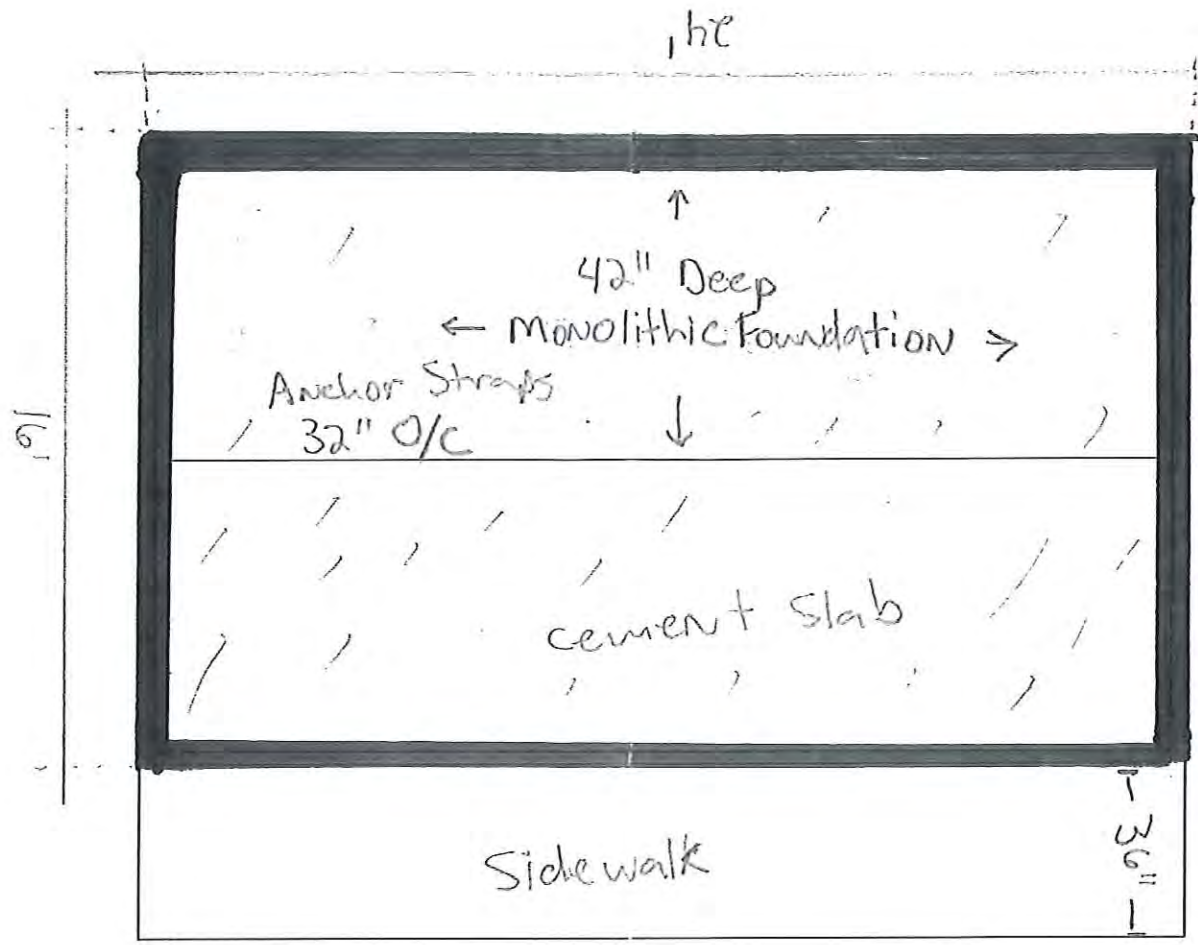
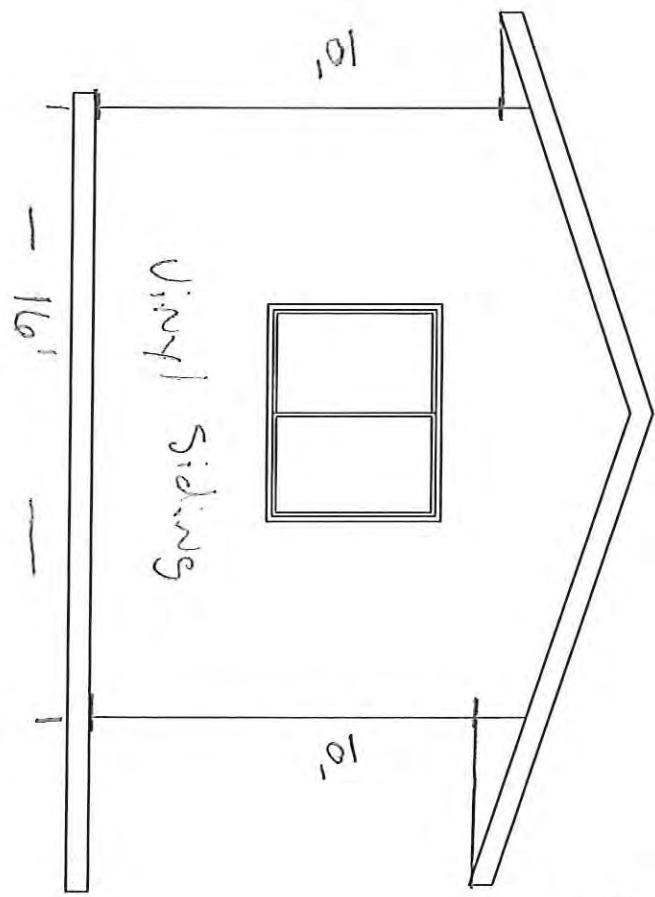
I would like to request a variance to my property at the above address. I authorize you and John Banfield to proceed with this variance request.

If there is other information required, please let me know.

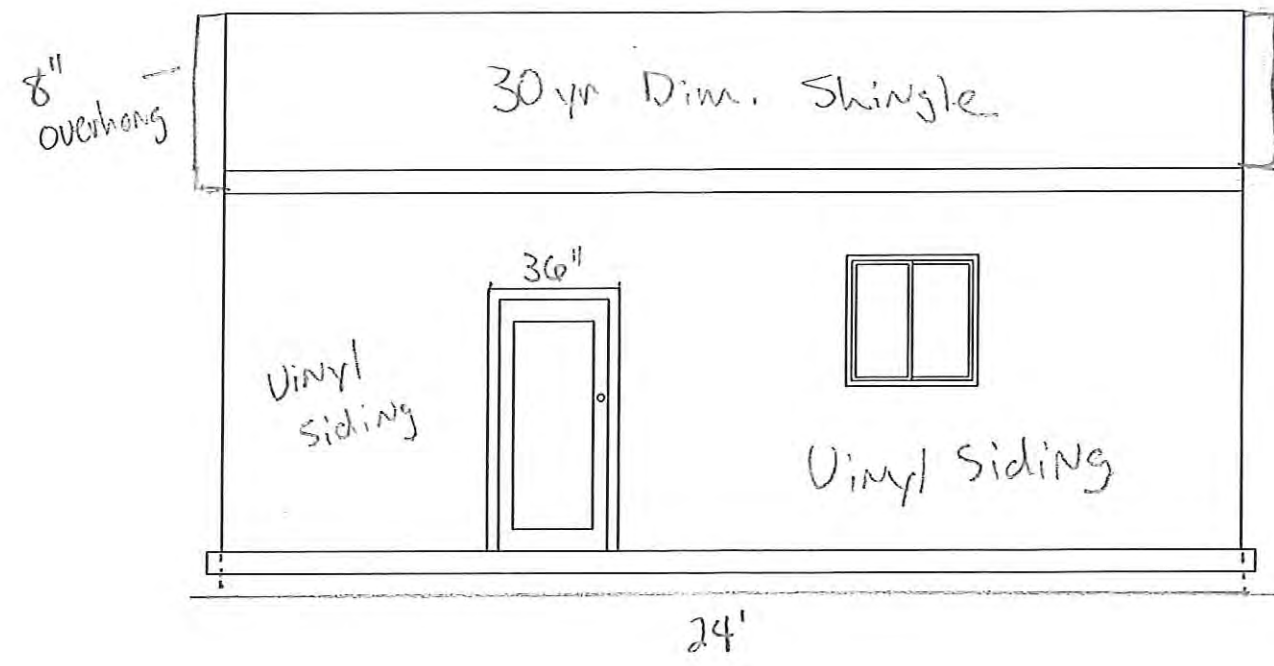
Thank you for your time,
Sincerely,

Michael Biliskov





Foundation Detail



8" overhang

BANFIELD CONSTRUCTION
29717 Brandt Ct
Garden City, MI 48135

John Banfield
(734) 891-9478

12-13-11 Unapproved Minutes

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
DECEMBER 13, 2011
6:30 P.M.**

MINUTES

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 board members in attendance were as follows: Marianne McCreary, Chris Grajek, Barbara Figurski, Steve Wildman and Jeff Dhaenens. Also present was Township staff member Adam VanTassell and 5 persons in the audience.

Moved by Figurski, supported by McCreary to approve the agenda with the following items to be tabled #1 and #3 until the next meeting also with item #2 to be deleted.
Motion carried unanimously.

A call to the public was made with no response.

11-23...A request by James Koerschen, Sec. 11, 1764 Hughes Road, for a front yard variance to construct an addition.

Ken Sexton of Alpha Contracting and Bradley Alvord of Lindhout Associates Architects was present for the petitioner.

A call to the public was made with no response.

Moved by Wildman, Supported by Figurski to grant case#11-23 1764 Hughes Road for a front setback of 17 feet with a variance of 18 feet. The approval is conditioned upon the addition being guttered. The finding of fact is the placement of the existing home on the property and the topography of the land. **Motion carried unanimously.**

11-25...A request by Steve Schenck (Liberty Tax Service), Sec. 4, 4072 E. Grand River, for a sign variance.

A call to the public was made with no response.

Moved by Figurski, supported by Wildman to grant 11-25 petitioner's request for a (1) year period with 2 banners, 2 windfeathers and balloons for an additional 3 weeks from the allowed 2 weeks per the ordinance. The finding of fact is the temporary type of seasonal business and the hardship of the location off the road. **Motion carried unanimously.**

Moved by Figurski, supported McCreary to approve the November 15, 2011 Zoning Board of Appeals minutes with the correction. **Motion carried unanimously.**

Moved by Figurski, supported by McCreary to adjourn the Zoning Board of Appeals meeting at 7:05 p.m. **Motion carried unanimously.**