GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 21, 2012
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. 12-16...A request by Charles and Linda Szafran, 7584 McClements, Sec. 12, for a size variance to rebuild and increase the size of a non-conforming structure.

2. 12-17...A request by Scott Sherman, 3743 Westphal, Sec. 20, for a side yard variance to construct an addition to an existing non-conforming structure.

3. 12-18...A request by James and Emma Seger, 5715 Cherokee Bend, Sec. 3, for a front yard variance to construct an addition.

4. 12-19...A request by Robert and Mary Spensley, 4390 Skusa, Sec. 27, for a front, rear and waterfront variance to construct a new home.

5. 12-20...A request by John and Carrie Mitter, 5287 Edgewood Shores Drive, Sec. 22, for a side yard variance to construct an addition.

6. 12-21...A request by Roderick Smith, 3773 Highcrest, Sec. 22, for a front and side yard variance to construct a detached accessory structure.

ADMINISTRATIVE BUSINESS:

A. Approval of minutes for the July 17, 2012 Zoning Board of Appeals meeting.
B. Correspondence
C. Member Discussion
D. Adjournment
Charter Township of Genoa
ZONING BOARD OF APPEALS
AUGUST 21, 2012
CASE #12-16

PROPERTY LOCATION: 7584 McClements

PETITIONER: Szafran, Charles and Linda

ZONING: LDR (Low Density Residential)

WELL AND SEPTIC INFO: Well and septic

PETITIONERS REQUEST: Requesting a size variance to rebuild and increase the size of a non-conforming detached accessory structure.

CODE REFERENCE: Section 11.04.01 (h) – Maximum size of detached accessory buildings on lots not zoned AG/CE.

STAFF COMMENTS: Petitioner currently has a nonconforming structure due to its size (1280 square feet) which was built prior to 1990. Petitioner is on a 5 acre lot but is zoned LDR and therefore is restricted to 1200 feet maximum.

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<th>DETACHED ACCESSORY STRUCTURE</th>
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GENOA TOWNSHIP APPLICATION FOR VARIANCE
2911 DORR RD. BRIGHTON, MI 48116
(810) 227-5225 FAX (810) 227-3420

Case # 12-16 Meeting Date: Aug. 8, 2012

- 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: Szafran, Charles & Linda
Property Address: 7584 McClements Phone: 810-623-6900, 810-623-6963
Present Zoning: L.D.R. Tax Code: 4711-12-200-009

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: 1920 SQUARE FOOT GARAGE

2. Intended property modifications: 

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) 
   LOT IS 5 ACRE IN SIZE
   PROPRIETE BUILDING IS NORMAL FOR THIS SIZE LOT.

b. Other (explain) 
   REPLACE EXISTING POLE BARN.

Variance Application Requires the Following:

- Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. Note: Will need 5 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

Date: 7-16-2012

Signature: Charles Szafran

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.
Contracting

1205 Ashlyn Court, Fowlerville, MI 48836

Quote

July 11, 2012

RE: Charles Szafran – 7584 McClemens
Garage

$48\times40 = 1920$

Construct a 32' x 40' garage in same location as existing garage.
Includes material, and labor:

8" block concrete base wall; two block high; trench footing foundation
4" concrete slab in interior only

14' sidewall 2' x 6' construction
30-yr shingled roof
Double 4 vinyl siding
(6) 2' x 4' non-opening windows (white)
(1) 8' x 8' overhead insulated door installed/with openers
(1) 12' x 13' overhead insulated door installed/with openers
(1) 3' flat steel service door (right swing)

Permits Included: Building, grading, and land use

No interior finish work included (osb, drywall, paint, etc.)
No electrical permits or work included

$35,300.00

Additional Charge Option:

Demolish existing garage, includes removal of materials, including concrete

$1,400.00

Quote valid for 30 days, alterations, adjustments, or additions subject to price change/increase
Charter Township of Genoa
ZONING BOARD OF APPEALS
AUGUST 21, 2012
CASE #12-17

PROPERTY LOCATION: 3743 Westphal
PETITIONER: Sherman, Scott
ZONING: CE (Country Estates)
WELL AND SEPTIC INFO: Well and septic
PETITIONERS REQUEST: Requesting a side yard variance to construct an addition on an existing non-conforming detached accessory structure.
CODE REFERENCE: Section 11.04.01 (f) (1) – Required setbacks for detached accessory structures over 120 square feet on lots greater than one (1) acre.
STAFF COMMENTS: Petitioner is seeking to expand a nonconforming horse stable.

Portions of the petitioners proposed structure are inside the working horse riding area and thus are not staked so as not to injure/confuse horses. Please exercise caution when doing on-site visits so as to not spook the horses, the petitioner stated they would accommodate visiting board members when/if encountered.

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GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE
2911 DORR RD. BRIGHTON, MI 48116
(810) 227-5225 FAX (810) 227-3420

Case # 12-17 Meeting Date: 8-21-12
☐ 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: SCOTT SHERMAN
Property Address: 3743 WESTPHAL Phone: 517-540-0224
Present Zoning: C.E. Tax Code: 11-20-300-013

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: ADDITION TO EXISTING BARN IN SIDE-YARD SETBACK EXISTING BARN WITHIN 100' RADIUS OF HOUSE

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) SEE NARRATIVE SHEET SP-1

b. Other (explain) SEE NARRATIVE SHEET SP-1

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: 07/19/2012

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.
NEIGHBOR'S CONSENT TO PROJECT AND VARIANCE

I am a neighbor located within 300 feet of the property located at 3743 Westphal, Genoa Township, owned by Scott and Charlotte Sherman. Scott has reviewed with me his plans dated July, 16, 2012 for an addition to a horse barn. He has explained that a Township Variance is required for this project because the existing barn and the proposed addition does not comply with the current Township Zoning Ordinance with respect to side yard setback requirements and the minimum distance between an occupied residence and a barn. After review of this proposed addition I wish to inform the Zoning Board of Appeals that I have no objection to this project or any variances that may be required.

Neighbor Brenda Bearden
Address 3711 Westphal
Signature Brenda Bearden
Relationship to 3743 NORTH

Neighbor A Wayne Bearden
Address 3711 Westphal
Signature A Wayne Bearden
Relationship to 3743 NORTH

Neighbor Robert Lagana
Address 3710 Westphal
Signature Robert Lagana
Relationship to 3743 NORTH WEST

Neighbor Lynn Lagana
Address 3710 Westphal
Signature Lynn Lagana
Relationship to 3743 NORTH WEST

Neighbor Gwen Haggerty-Bearden
Address 3742 Westphal Rd.
Signature Gwen Haggerty-Bearden
Relationship to 3743 WEST

Neighbor Steven Bearden
Address 3742 Westphal Rd.
Signature Steven W Bearden
Relationship to 3743 WEST

Neighbor Bryan Belkowski
Address 3823 Westphal
Signature Bryan J Belkowski
Relationship to 3743 SOUTH
Charter Township of Genoa  
ZONING BOARD OF APPEALS  
AUGUST 21, 2012  
CASE #12-18

PROPERTY LOCATION:  5715 Cherokee Bend

PETITIONER:  James and Emma Seger

ZONING:  MHP (Manufactured Housing Park)

WELL AND SEPTIC INFO:  Well and sewer

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

CODE REFERENCE:  Table 3.04 – Dimensional Standards - MHP (Manufactured Housing Park)

STAFF COMMENTS:  Petitioner was denied for a front yard variance for a 14 foot addition at the July 17th 2012 ZBA meeting. Petitioner has submitted a new petition for a 12 foot addition.

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GENOA TOWNSHIP APPLICATION FOR VARIANCE
2911 DORR RD. BRIGHTON, MI 48116
(810) 227-5225 FAX (810) 227-3420
Case # 12-18 Meeting Date: 8-21-12
☐ 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: JAMES & EMMA Seger
Property Address: 5215 Cherokee Blvd, Phone: 517-404-5635
Present Zoning: MHP Tax Code: 11-03-401-050

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 VARIANCE

2. Intended property modifications: ADDITION TO PRESENT HOME

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) UNUSAL SHAPE OF LOT

b. Other (explain)

Variance Application Requires the Following:

- Plot Plan Diagrams showing setbacks and elevations of proposed buildings showing elevation plan for existing homes. No Variance in case of residential single family
- 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

Date: 7-26-2012
Signature: EMMA SEGER

chk# 1297

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.
GENERAL SURVEY NOTES:
1. CURRENT ZONING: MHP (MANUFACTURED HOUSING PARK)
2. MINIMUM SETBACK REQUIREMENTS:
   FRONT = 35 FEET
   SIDES = 10 FEET
   REAR = 40 FEET
3. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "RED OAKS OF CHEMUNG NO. 3", AS RECORDED IN LIBER 14 OF PLATS, PAGE 26, LIVINGSTON COUNTY RECORDS.
4. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
5. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

DESCRIPTION:
LOT 50, "RED OAKS OF CHEMUNG NO. 3", (L. 14, P. 26, L.C.R.), BEING PART OF S 1/2, SEC. 3,
T2N--RSE, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICH.
NOTES:
R-13 MIL. CRAWL SPACE WALL INSULATION
R-38 ATTIC INSULATION
R-19 WALL INSULATION

SOUTH ELEV
SEBOE RESIDENTE SCALE 1/4"=1'-0"

R11 FOAM 3/8" LST 3/19
SST 030 CALL 3/19
Charter Township of Genoa
ZONING BOARD OF APPEALS
AUGUST 21, 2012
CASE #12-19

PROPERTY LOCATION: 4390 Skusa

PETITIONER: Spensley, Robert and Mary

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and sewer

PETITIONERS REQUEST: Requesting a front, rear and waterfront variance to construct a new home.

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

STAFF COMMENTS: Petitioner originally received variances for a proposed home in 2005 but never pursued the project. (See attached 2005 ZBA file)

Petitioner is seeking to demolish an existing nonconforming building and construct a new home.

Any approval must include the condition that the lots be combined into one tax code.

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GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE
2911 DORR RD. BRIGHTON, MI 48116
(810) 227-5225   FAX (810) 227-3420

Case # 12-19    Meeting Date: 8/21/12
☐ 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: ROBERT & MARIE SCHRISLEY

Property Address: 4390 S. KIVA Phone: 517-404-4542


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: FRONTYARD OF 16'-2" FROM 35' TO 16'-10"
   WATERFRONT OF 11'-5" FROM 40' TO 26'-7"

This variance is requested because of the following reasons:

A. Unusual topography/shape of land
   (explain)

B. Other
   (explain) SUBSTANDARD LOT AREA IMPOSES A PRACTICAL
   DIFFICULTY MEETING SETBACKS FRONT TO BACK.

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
  8½/2 and 14½ 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: 7/27/12

Signature: DENNIS DINSER

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.
GENOA TOWNSHIP  
ZONING BOARD OF APPEALS  
DECEMBER 13, 2005  
6:30 P.M.  

MINUTES

Chairman Doug Brown called the regular meeting of the Zoning Board of appeals to order at 6:30 p.m. at the Genoa Township Hall. The Pledge of the Allegiance was then said. The following board members were present constituting a quorum for transaction of business: Doug Brown, Steve Wildman, Barbara Figurski, and Joe Perri. Also present was Township staff member Adam Van Tassell and approximately 9 persons in the audience.

Chairman Brown gave a brief introduction of the Board members including new Board member Steve Wildman and a report on why the Zoning Board of Appeals exists.

Moved by Figurski, supported by Wildman, to approve the agenda as presented. Motion carried unanimously.

A call to the public was made for non-agenda items with no response.

05-35...A request by Robert and Mary Spensley, Section 27, 4390 Skusa, for two side yard variances, front yard variance and a rear yard variance to construct a new home.

A call to the public was made with no response.

Moved by Perri, supported by Figurski, to grant petitioner's request of case #05-35 located at 4390 Skusa Drive for a 5' variance on the west side with a 5' setback, 15' variance on the south side (road side), 7' variance on the north side (waterfront), and 15' variance from the rear lot line to construct a new home conditioned with the home being guttered. The practical difficulty is the size of the lots and the topography of the lake. Motion carried unanimously.

05-45...A request by Chris Malysz, Section 12, 1330 Clark Lake Road, is for a variance to split property into two nonconforming lots.

Mr. Malysz introduced his brother Karl Malysz that will be representing him tonight. Mr. Karl Malysz stated for the record that he was born and raised in Michigan but for the past couple of years he has been living Kentucky and that he is an urban planner and is AICP certified.

A call to the public was made with the following comments: Mr. George Kandler- 1475 Clark Lake Road, I live across the street and am against this variance for a number of reasons. If these splits were to happen they would lose a garage and there would be no
LEFT SIDE ELEVATION
Charter Township of Genoa  
ZONING BOARD OF APPEALS  
AUGUST 21, 2012  
CASE #12-20

PROPERTY LOCATION: 5287 Edgewood Shores Drive

PETITIONER: Mitter, John and Carrie

ZONING: RPUD (Residential Planned Unit Development)

WELL AND SEPTIC INFO: Well and sewer

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

CODE REFERENCE: Northshore Village PUD – principal building setbacks

STAFF COMMENTS: Petitioner’s home was built with a side entry garage, allowing the side yard setbacks to adjust from 20 feet on each side to 20 feet on the garage side and reduced to 10 feet on the other side to allow for turning radius and driveway. Petitioner is currently seeking to construct an addition which expands into the 20 foot side yard setback. Any such addition could not be closer than 30 feet to adjacent structures.

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GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case #: 12-20 Meeting Date: 8-31-12 6:30 pm

☑ 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 and Carrie Mitter
Property Address: 5287 Edgewood Shores Drive 517-546-2492
Present Zoning: RPD Tax Code: 11-22-102-159

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 move eastside setback to be 10 ft. to put an addition on our house.

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain)

b. Other (explain) To add an addition on to our house

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: 7/30/12
Signature: John S. Mitter

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.
UNIT 159

NOTE:
1. ALL BUILDING DIMENSIONS AND SEWER LEADS TO BE FIELD VERIFIED BY CONTRACTOR.
2. FINISH FLOOR, FLOOR GRADE & SPOT ELEVATIONS INDICATED ARE APPROXIMATE ELEVATIONS.
   FINAL ELEVATIONS SHALL BE DETERMINED IN THE FIELD BY THE BUILDING CONTRACTOR.

160

158

EDGECWOOD SHORES DRIVE

APPROVED

LAND USE PLAN

GENOA TOWNSHIP

RE:

6/27/08
the parking lot be lighted or the walkway? Ferlito - No there will be no lighting. Wolzak - What is the opening between lots 67 and 58? Ferlito - That will provide access to the area to the south. There will be a wood chip construction to the docks.

Robertson - The impact assessment includes a written description of the 14 slip facility. Leclaire - The lake access information is also included in the drawing. Robertson - The lot numbers should be included in the by-laws. Ferlito - They will be included in the master deed and the by-laws. Robertson - With regard to natural features you refer to 20 boats and that should be 14 slips. The impact assessment can be changed.

Wolzak - Will there be water or sewer hook up in that area? Ferlito - No.

* PLANNING COMMISSION DISPOSITION OF MR. FERLITO'S PETITION.

Moved by Pobuda, supported by Litogot, by to recommend approval of an amendment to the PUD agreement with the changing in the side yard setback for homes being built with a side entrance garage with the following conditions:
1. The abutting side yard is 20' so there is a minimum of 30' between buildings.
2. The reduction is to accommodate a side entry garage on the lot with the 10' side yard.
The motion carried unanimously.

Moved by Litogot, supported by Pobuda, to recommend approval of an amendment to the PUD agreement to allow homes with areas of 950 square feet on first floor and a total of 2000 square feet in area in Phase III of the development. The motion carried unanimously.

A. RECOMMENDATION REGARDING IMPACT ASSESSMENT.

Moved by Litogot, supported by Pobuda, to recommend approval of the impact assessment with a revised date 01-25-96, further, correcting item letter C paraphrasing under natural features changing the number of slips from 20 to 14. The motion carried unanimously.

B. DISPOSITION OF SITE PLAN.

Moved by McCririe, supported by Litogot, to approve the site plan conditional upon the following:
- the petitioner will renumber the lots on page 3.
- That split rail fences will be provided at the entries to the walking paths from the roadways.
- That an easement be provided between lots 113 and 112 for a pedestrian path which may be eliminated should a bike trail be provided along the road right-of-way.
- Township Board approval of impact assessment.
The motion carried unanimously.
Charter Township of Genoa  
ZONING BOARD OF APPEALS  
AUGUST 21, 2012  
CASE #12-21

PROPERTY LOCATION: 3773 Highcrest  
PETITIONER: Smith, Roderick  
ZONING: LRR (Lakeshore Resort Residential)  
WELL AND SEPTIC INFO: Well and sewer  
PETITIONERS REQUEST: Requesting a front yard variance to construct a detached accessory structure.  
CODE REFERENCE: Section 11.04.01 (f) – Detached Accessory structure setbacks over 120 square feet on lots less than 1 acre.  
STAFF COMMENTS: Petitioner is seeking to reconstruct an existing garage as a side entry garage.  

On a related note, Township staff is currently reviewing a change to the ordinance to allow side entry garages in the LRR district to be setback 5 feet from the front lot line instead of the current setback of 10 feet.

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<th>Principal building setback</th>
<th>One Side</th>
<th>Other Side</th>
<th>Front</th>
<th>Size</th>
<th>Height</th>
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</thead>
<tbody>
<tr>
<td>Setbacks of Zoning</td>
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<tr>
<td>Setbacks Requested</td>
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<td>3</td>
<td></td>
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<tr>
<td>Variance Amount</td>
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<td>7</td>
<td></td>
</tr>
</tbody>
</table>
GENOA TOWNSHIP APPLICATION FOR VARIANCE
2911 DORR RD. BRIGHTON, MI 48116
(810) 227-5225 FAX (810) 227-3420

Case #: 12-21 Meeting Date: Aug 21st 6:30 p.m.
☐ 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: RODERICK B. SMITH
Property Address: 3713 HIGH CREST Phone: 810 360 0851
Present Zoning: LRR Tax Code: 4711-22-301-001

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 SETBACK FOR SIDE
ENTRY GARAGE

2. Intended property modifications:________________________________________________________

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) NARROWNESS OF LOT & PLACEMENT OF WELL

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 3 copies of any drawings larger than 81/2 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

Date: 8/11/12
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.
Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm 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, Barbara Figurski, Jeff Dhaenens, and Steve Wildman. Also present was Township staff member Adam VanTassell and 8 persons in the audience.

Moved by Figurski, support by Wildman, to approve the agenda as presented. Motion carried unanimously.

A call to the public was made with no response.

12-09 A request by Douglas Milne, 6501 Forest Beach Drive, for a height variance to allow an 8’ fence.

Mr. Milne stated he would consider 6 foot so it matches the existing fence on his property.

A call to the public with the following responses:

Linda Breed, 6489 Forest Beach Drive, stated her support of Mr. Milne’s fence petition and Patricia Hanaford, 6471 Forest Beach Drive also stated her support for the petition.

Moved by Figurski, Supported by Grajek, to deny case #12-09, 6501 Forest Beach Drive, for a height variance to allow an 8’ fence. The finding of fact is the lack of a practical difficulty. Motion carried unanimously.

12-14 A request by James and Emma Seger, 5715 Cherokee Bend, for a front yard variance to construct an addition.

A call to the public with no response.

Moved by Figurski, Supported by McCreary, to deny case #12-14, 5715 Cherokee Bend, for a front yard variance to construct an addition. The finding of fact is the lack of a practical difficulty. Motion ayes: Grajek, McCreary, Figurski. Nays: Dhaenens, Wildman.

Moved by Figurski, Supported by Wildman, to approve the June 19, 2012 Zoning Board of Appeals minutes as submitted. Motion carried unanimously.

Moved by Figurski, Supported by Wildman to adjourn the Zoning Board of Appeals meeting at 7:45 p.m. Motion carried unanimously.