

GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
FEBRUARY 19, 2013  
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. 13-05...A request by Brett Gierak, Sec. 9, 921 Sunrise Park, for a side and rear yard variance to construct addition.
2. 13-06...A request by Angela Nieves-Valentine, Sec. 29, 3837 E. Coon Lake Road, for a height variance for a fence.

**ADMINISTRATIVE BUSINESS:**

- A. ***Approval of minutes for the January 15, 2013 Zoning Board of Appeals meeting.***
- B. ***Correspondence***
- C. ***Member Discussion***
- D. ***Adjournment***

**Charter Township of Genoa**  
**ZONING BOARD OF APPEALS**  
**February 19, 2013**  
**CASE #13-05**

**PROPERTY LOCATION:** 921 Sunrise Park Drive

**PETITIONER:** Brett Gierak

**ZONING:** LRR (Lakeshore Resort Residential)

**WELL AND SEPTIC INFO:** Well and sewer

**PETITIONERS REQUEST:** Requesting a side and rear yard variance to construction an addition.

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

**STAFF COMMENTS:** Petitioner is seeking to rebuild and add on to an existing nonconforming residential building.

Petitioner does not require a waterfront variance as his property is separated from the lake by the Sunrise Park park.

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	10	10	40	25	-
Setbacks Requested		2.6		25		
Variance Amount		7.4		15		

# GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 13-05 Meeting Date: 2-19-13  
 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: BRETT GIERAK  
Property Address: 921 SUNRISE PARK Phone: 548-705-3660  
Present Zoning: LRR Tax Code: 11-09-201-052

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: Side Yard and Rear Yard  
Variance to construct an additional
2. Intended property modifications: Residential

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) Size of lot, Placement of existing  
Sunrise Park Drive and Foot Path, existing Placement of house
- 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 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: Jan 28, 13  
Signature: \_\_\_\_\_

**Property must be staked**

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

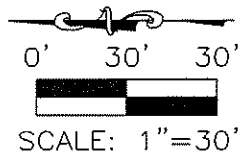
**After the decision is made regarding your variance approval contact Adam or Amy at the township office to discuss what your next step is.**

*Ch # 1304*

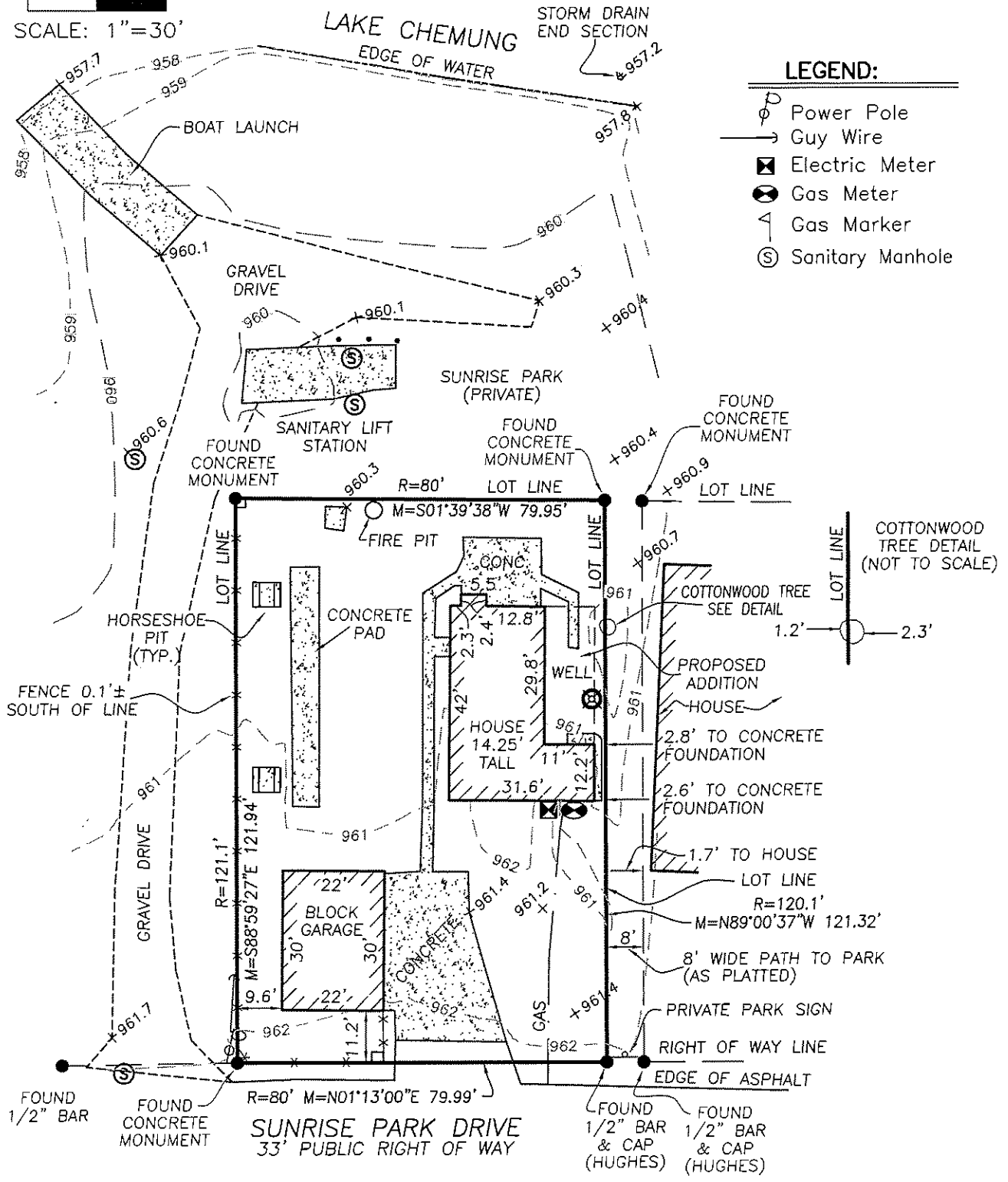
PREPARED FOR:  
BRETT GIERAK  
921 SUNRISE PARK DR  
HOWELL, MI 48842

# CERTIFIED LOT SURVEY

LOT 51 AND 52, SUNRISE PARK,  
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



SCALE: 1"=30'



**LEGEND:**

- Power Pole
- Guy Wire
- Electric Meter
- Gas Meter
- Gas Marker
- Sanitary Manhole

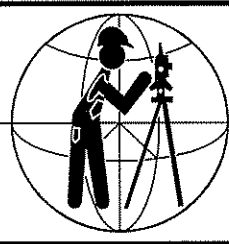
**LEGEND:**

- = SET 5/8"x30" STEEL BAR & CAP #51489
- = FOUND CORNER EVIDENCE AS NOTED
- = SECTION CORNER
- = DISTANCE NOT TO SCALE
- = MEASURED
- = RECORDED

**SURVEY CERTIFICATION:**

SEE SHEET 2 OF 2 FOR SURVEY CERTIFICATION AND BEARING BASIS.  
NOTE: EASEMENTS OF PUBLIC RECORD NOT SHOWN.

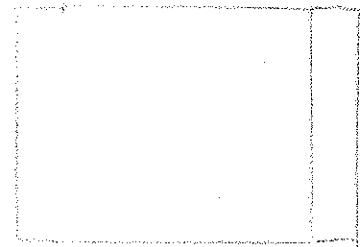
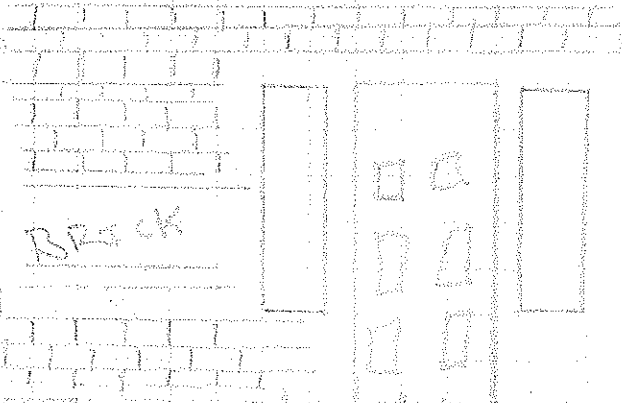
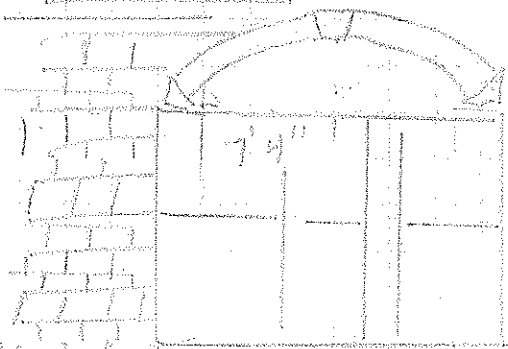
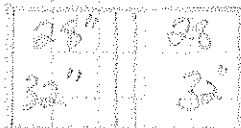
GEODETIC DESIGNS INCORPORATED  
2300 N. GRAND RIVER AVE.  
LANSING, MI 48906  
PHONE: (517) 908-0008  
FAX: (517) 908-0009  
www.geodeticdesigns.com



REV.:	
FIELD:	GB DV DRWG: RJW
DATE:	22-JANUARY-2013
FILE:	S005-2013
SHEET	1 OF 2



Roof



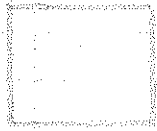
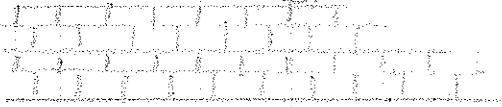
C  
N

Roof

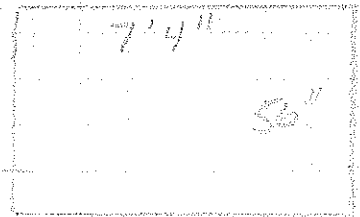
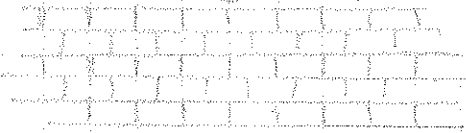
Roof



BRICK

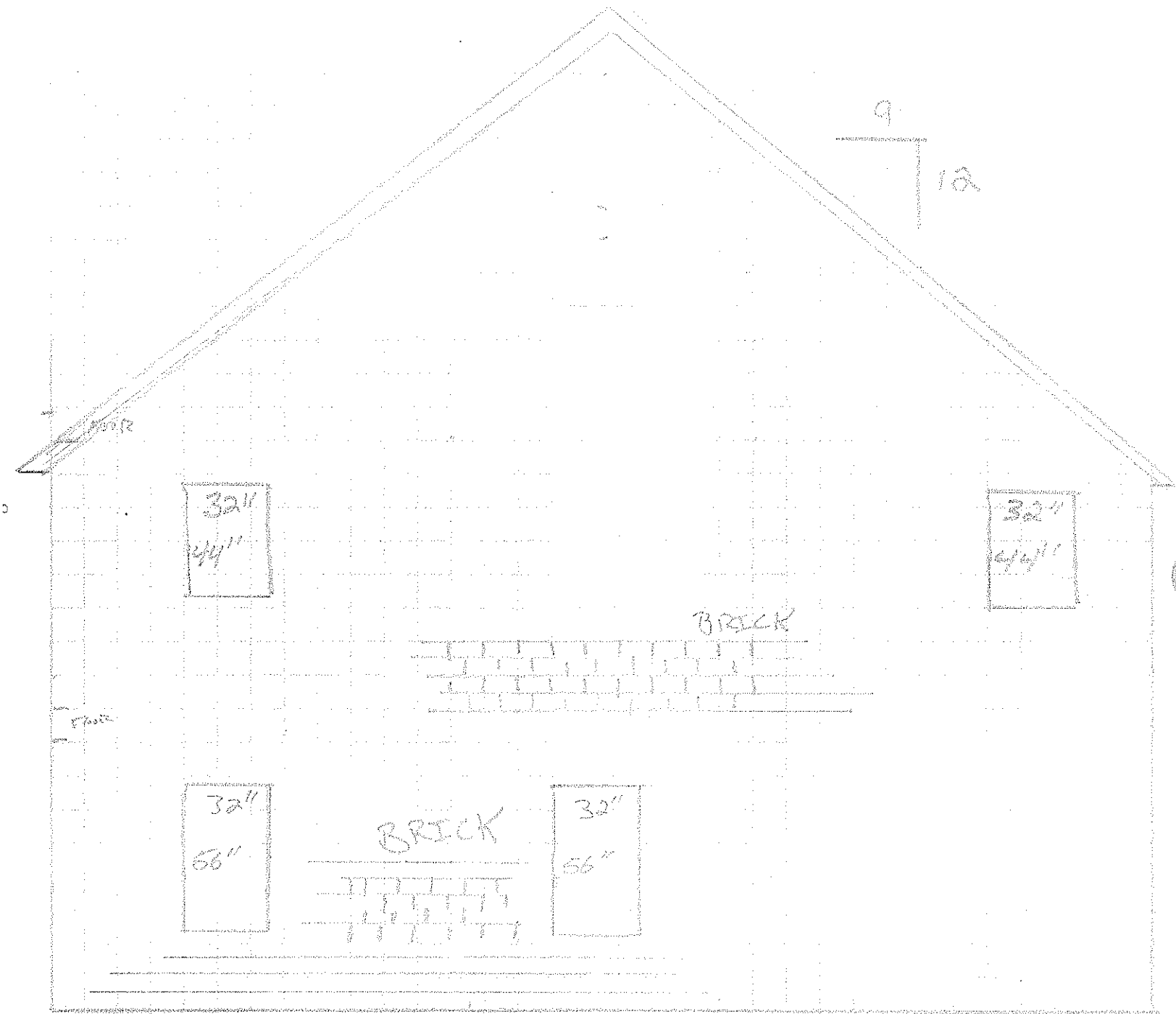


BRICK

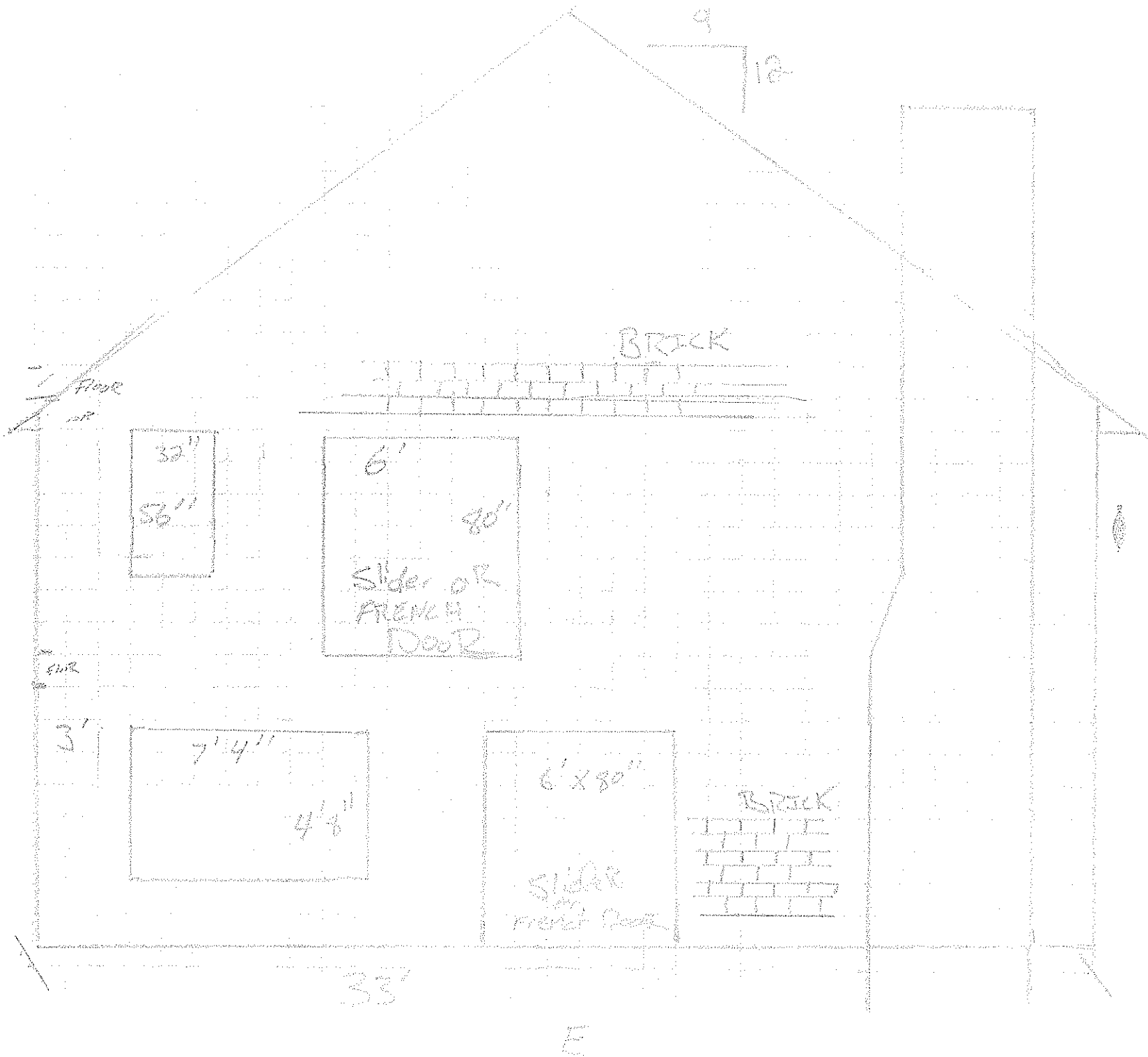


43'





W

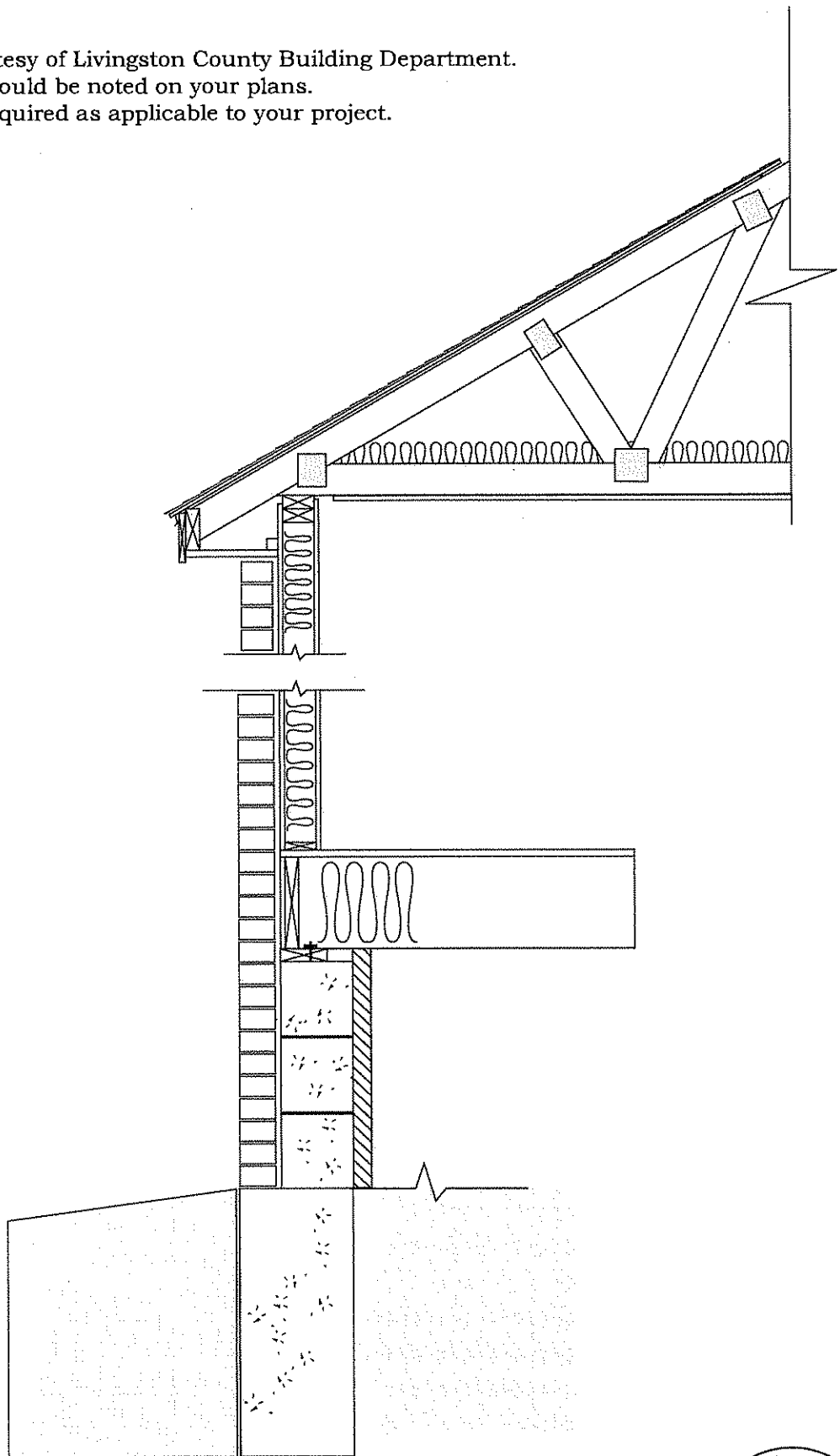


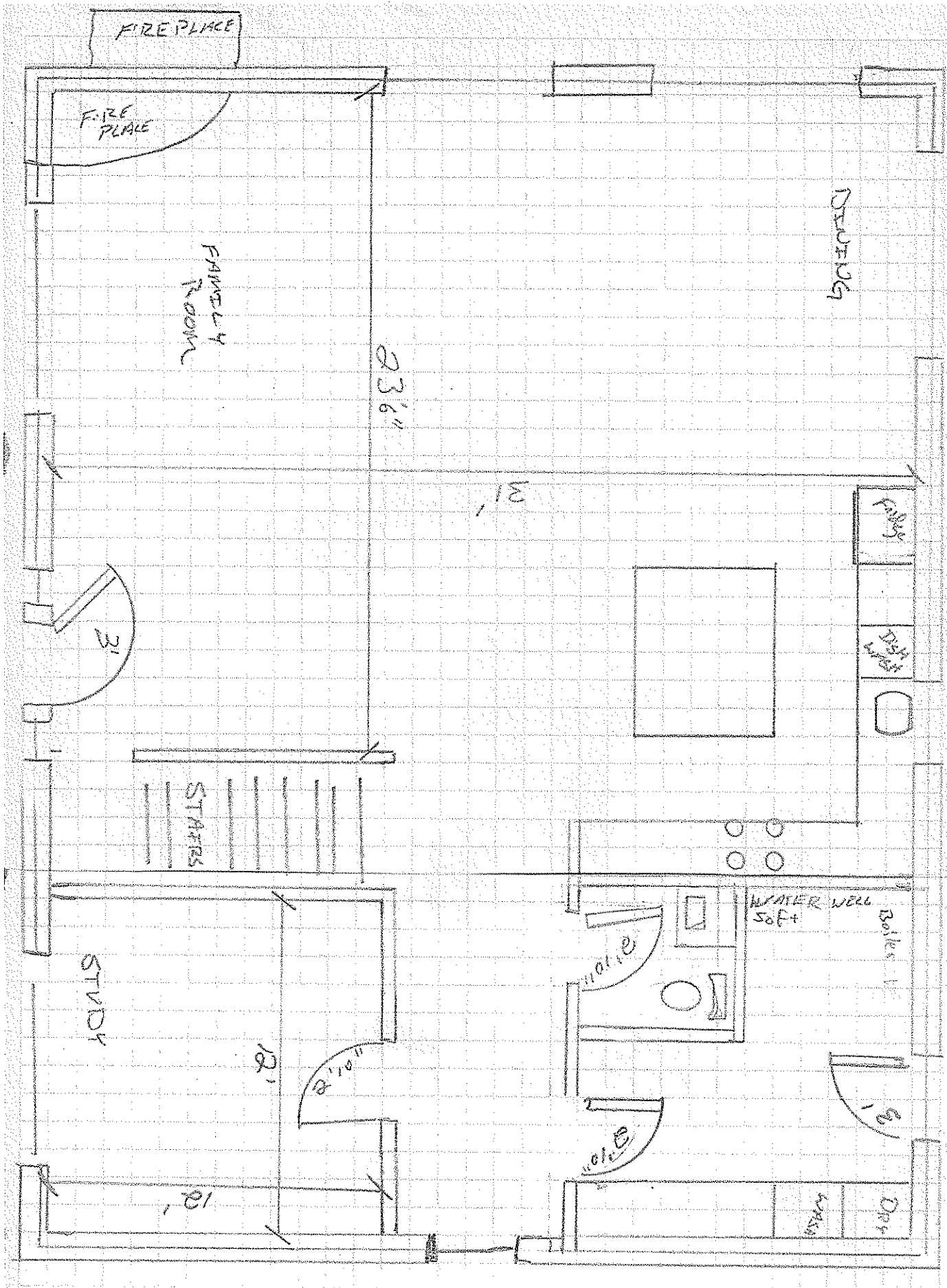
E

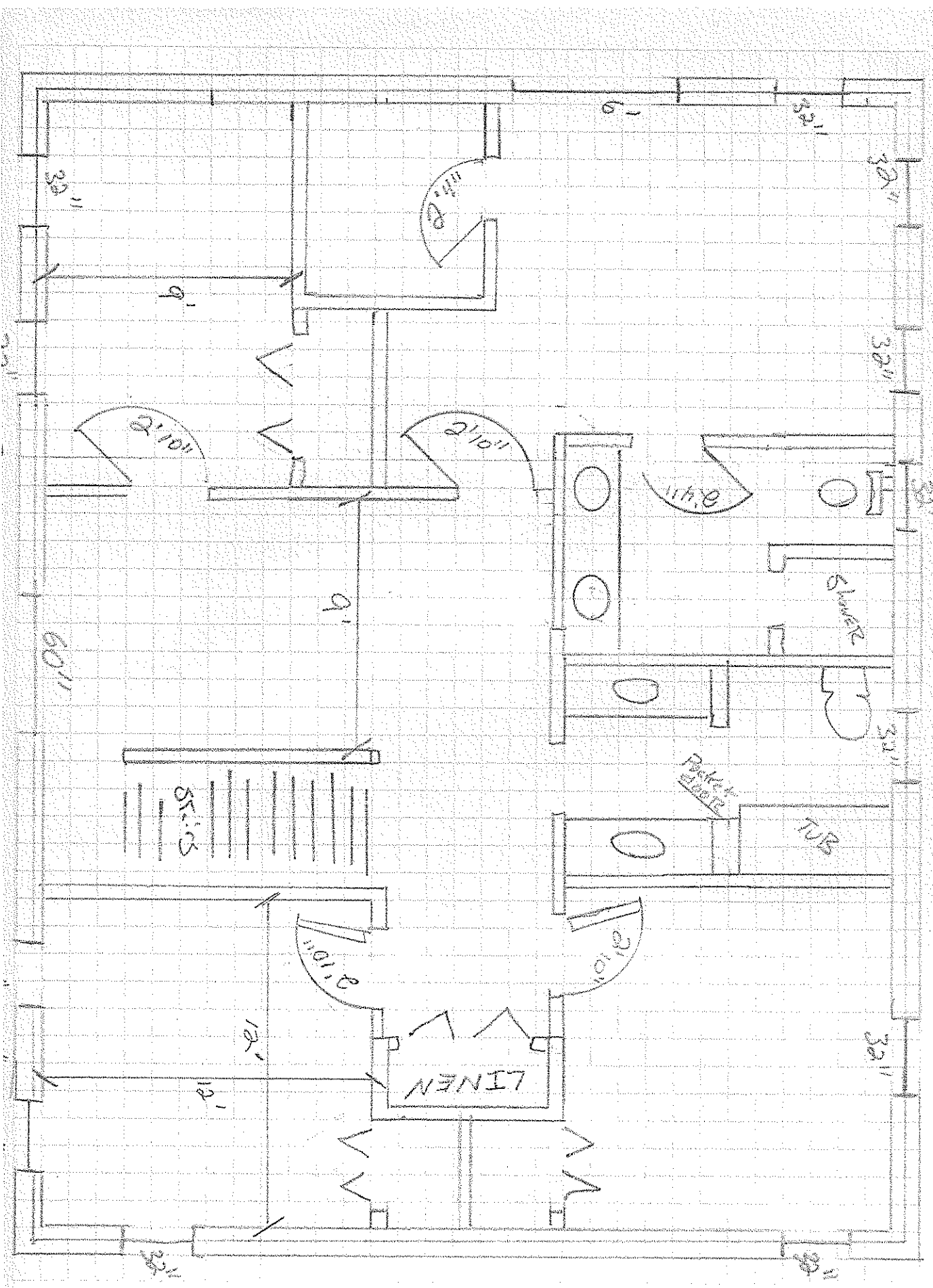


This section drawing is courtesy of Livingston County Building Department.  
 The following information should be noted on your plans.  
 Other information may be required as applicable to your project.

- Roof requirements
  - Plywood clips as applicable
  - Roof Sheathing
  - Ice guard
  - Felt paper
  - Pre-engineered trusses or rafters
  - Hurricane Clips
  - Roof ventilation
  - Insulation values
- Wall requirements
  - Wall finishes such as siding or brick
  - Wall insulation values
  - Wall sheathing
  - Vapor barrier
  - Brick flashing
  - Brick drainage
- Floor Structure Requirements
  - Floor framing material / sizes
  - Floor insulation values as applicable
- Foundation Requirements
  - Footing type and size
  - Foundation type and size
  - Insulation values as applicable
  - Drain tile and sump as applicable
  - Damp proofing as applicable
  - Vapor barrier in crawl as applicable
  - Anchor bolts or straps
  - Treated wood sill









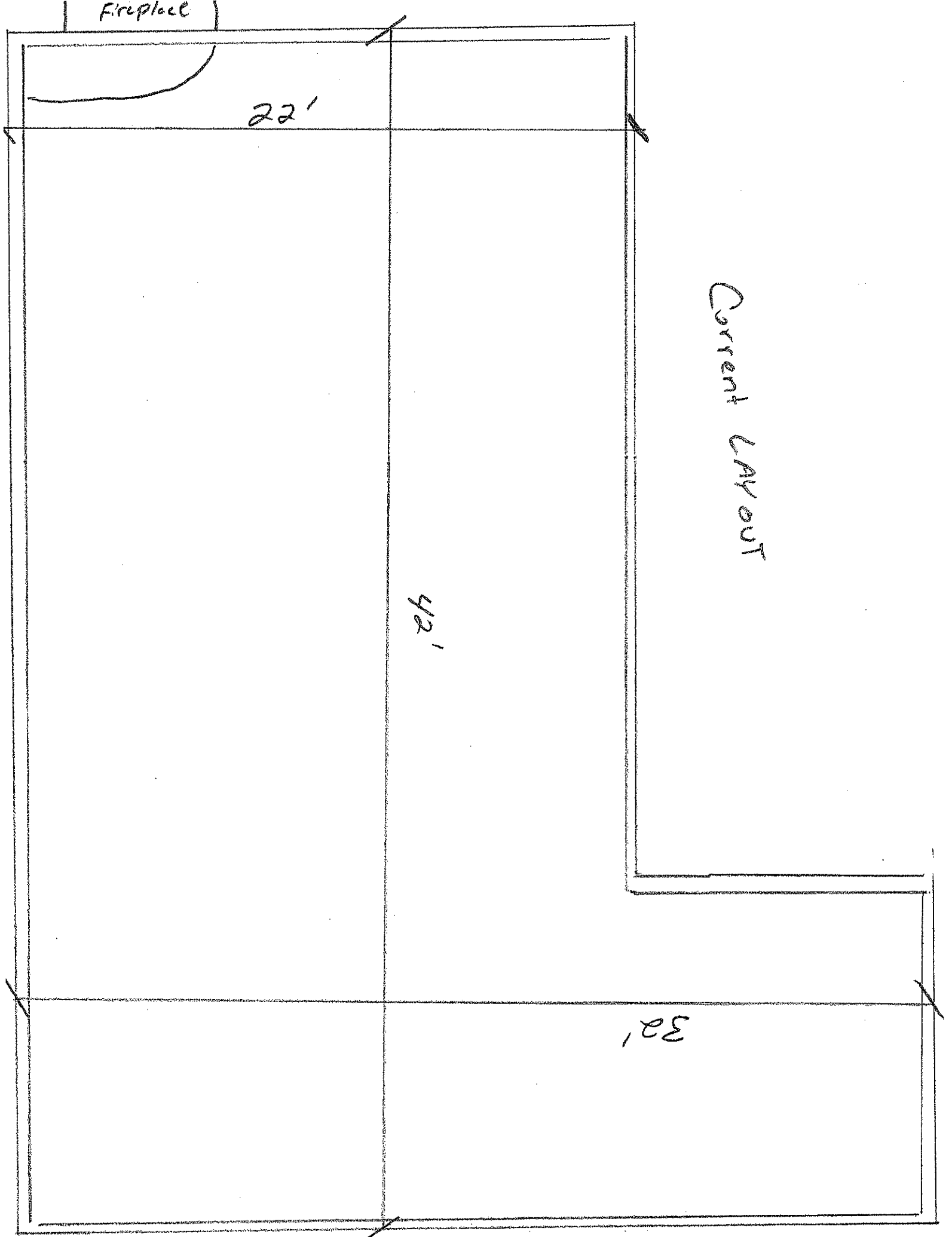
Fireplace

22'

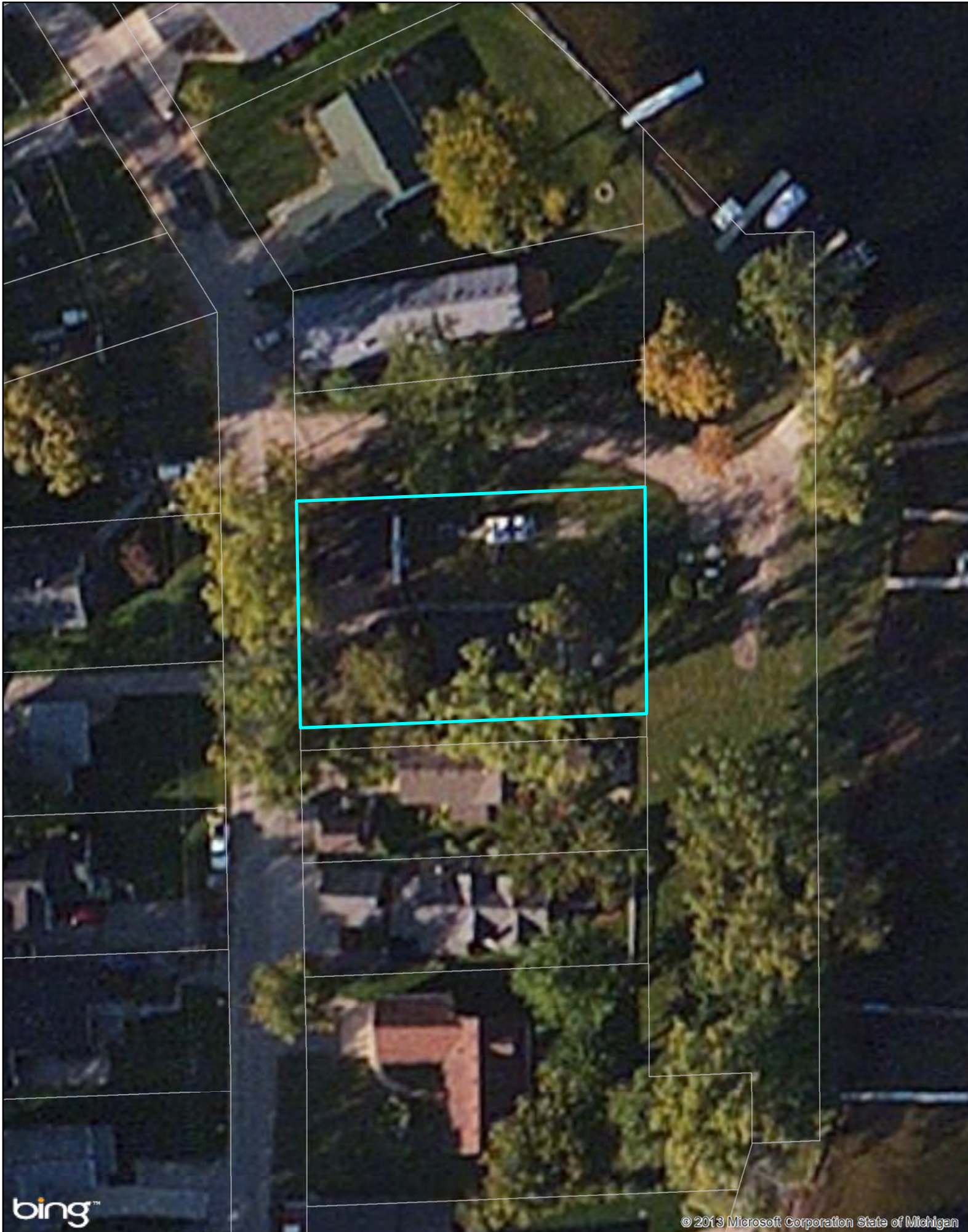
42'

32'

Current LAYOUT



4711-09-201-052



**Charter Township of Genoa**  
**ZONING BOARD OF APPEALS**  
**February 19, 2013**  
**CASE #13-06**

**PROPERTY LOCATION:** 3837 E. Coon Lake Road

**PETITIONER:** Angela Nieves-Valentine

**ZONING:** RR (Rural Residential)

**WELL AND SEPTIC INFO:** Well and septic

**PETITIONERS REQUEST:** Requesting a height variance for a fence.

**CODE REFERENCE:** Section 11.04.04 (a)

**STAFF COMMENTS:** Petitioner constructed a non-conforming fence in the front yard without a permit. The fence is too high and is full impervious.

DETACHED ACCESSORY STRUCTURE	Principal building setback	One Side	Other Side	Rear	Size	Height
Setbacks of Zoning					49	3
Setbacks Requested					100	6
Variance Amount					51	3

# GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 13-06 Meeting Date: 2-19-13

- 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: Angela Nieves-Valentin  
Property Address: 3837 E. Loop Lk Phone: 517 672 0324  
Present Zoning: RR Tax Code: 4711-29-200-031

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: 6" Tall Fence.

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land  
(explain) \_\_\_\_\_

Damage Damage done is devaluing our property, fence helps with sight

- b. Other  
(explain) Neighbors have destroyed land, mud pit, help prevent damage due to dust for harassment by neighbors

### 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: 1-30-2013

Signature: Angela Nieves-Valentin

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

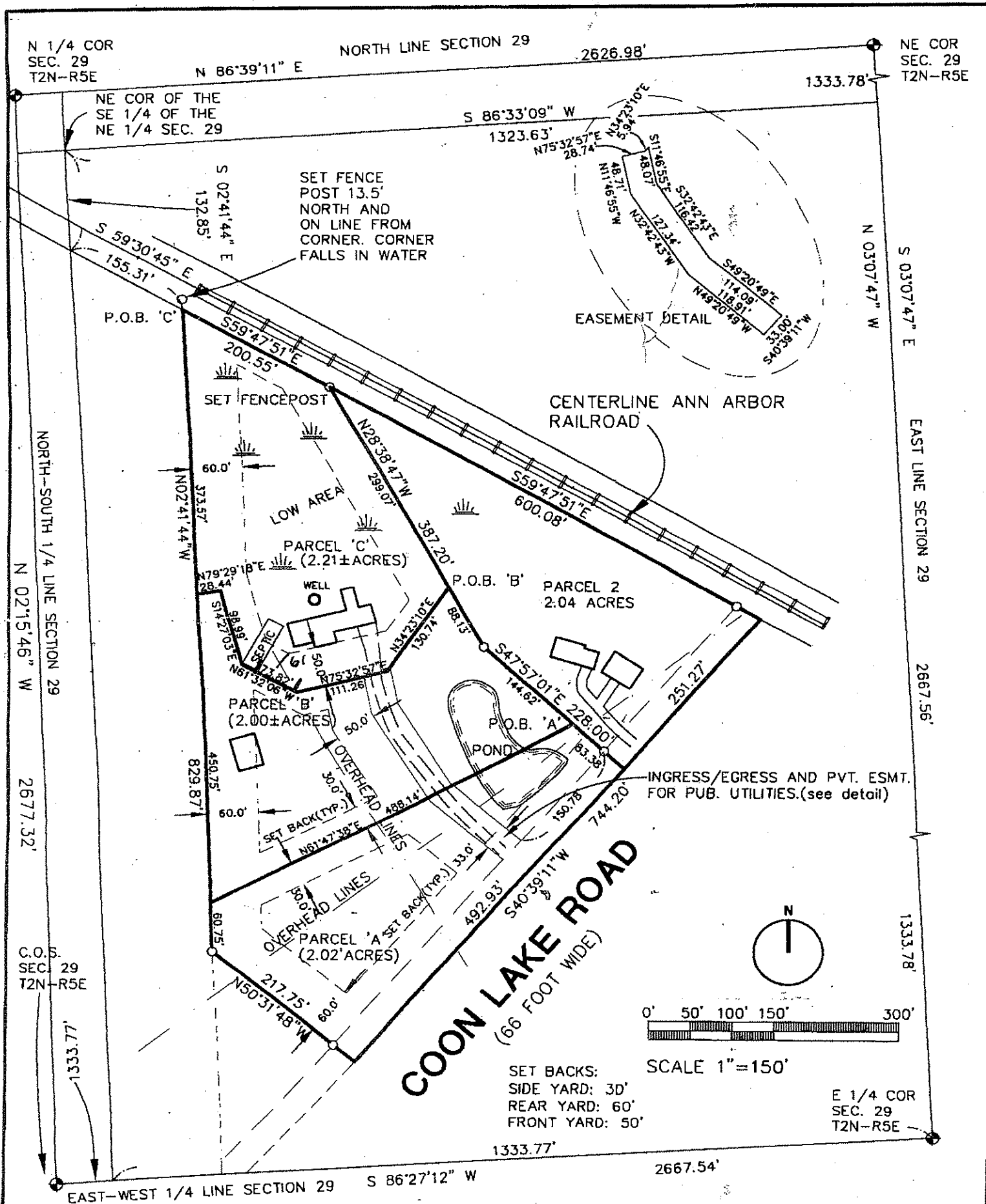
*After the decision is made regarding your variance approval contact Adam or Amy at the township office to discuss what your next step is.*

*Paid*

*Cash In drop - Box 1/31/13  
\$125.00*



# CERTIFICATE OF SURVEY



Irons found at all points marked thus "●"  
 Irons set at all points marked thus "○"  
 The ratio of closure on the unadjusted field observations of this survey was 1/5,000.

I hereby certify that the requirements of Act 132, P.A. 1970 as amended in Act 24, P.A. 1988, have been met.

<b>CLIENT:</b> RON SIPES	
<b>JOB NO.</b>	01215(04062)
<b>DATE:</b>	04-22-04
<b>REVISED:</b>	
<b>OFFICE:</b>	CC
<b>FIELD:</b>	CC
<b>SHEET:</b>	1 OF 3

**DESCRIPTION:** CERTIFIED PARCEL DIVISIONS  
 SECTION 29, GENOA TOWNSHIP  
 LIVINGSTON COUNTY, MICHIGAN



**ADVANTAGE**  
**CIVIL**  
**ENGINEERING**

110 E. Grand River, Howell, MI 48843  
 Phone 517 545-4141 Fax 517 545-4146

Christopher T. Cotter  
 P.S. No. 41097

4711-29-200-031

