GENOA CHARTER TOWNSHIP ZONING BOARD OF APPEALS MARCH 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 yard variance to construct addition.
- 2. 13-07...A request by Charles and Corinne Horan, 1828 Hughes Road, Sec. 11, for a front, waterfront and side yard variance to construct a garage addition and a second story addition.

ADMINISTRATIVE BUSINESS:

- A. Approval of minutes for the February 19, 2013 Zoning Board of Appeals meeting.
- B. Correspondence
- C. Member Discussion
- D. Adjournment

Charter Township of Genoa

ZONING BOARD OF APPEALS MARCH 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 was before the February 19, 2013 ZBA. Petitioner was tabled to allow petitioner time to revise their proposal. Per the plans submitted on March 13, 2013, the petitioner is now seeking to

construct a second story over the existing building only.

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 # _/3-05 Meeting Date: 2-19-13

PAID Variance Application Fee
\$125.00 for residential - \$300.00 for commercial/industrial

Variance Application Requires the Following: Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all oth pertinent information. Note: Will need 8 copies of any drawings larger than 81/2 and 14 in siz 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	e.
 Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all oth pertinent information. Note: Will need 8 copies of any drawings larger than 81/2 and 14 in siz Waterfront properties must indicate setback from water for adjacent homes 	e.
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	****
b. Other (explain)	<b>~</b>
a. Unusual topography/shape of land Size of Cot, Placement of existing (explain) Park drive and Root Path, existing Placement of ho	use
2. Intended property modifications: Residence!  This variance is requested because of the following reasons:	
Vacione To Construct an addition	
The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of property because the following peculiar or unusual conditions are present which justify variance.  1. Variance Requested: Side and Requested:	of their
Present Zoning: $\angle RR$ Tax Code: $11-09-201-052$	
Property Address: 921 Son Rise PARK Phone: 848-705-3660	
Applicant/Owner: RRETT GIERAK	
<ul> <li><u>Article 23</u> of the Genoa Township Zoning Ordinance describes the Variance procedure and to duties of the Zoning Board of Appeals. (Please see attached)</li> </ul>	he
\$125.00 for residential - \$300.00 for commercial/industrial Copy of paperwork to Assessing Department	

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

# GENOA CHARTER TOWNSHIP ZONING BOARD OF APPEALS FEBRUARY 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 and Jeff Dhaenens. Barbara Figurski was absent. Also present was Township staff member Adam VanTassell and 6 persons in the audience.

Moved by Ledford, supported by McCreary, 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 no response.

Moved by McCreary, supported by Ledford, to table until the next meeting to allow the petitioner time to revise their plans. Motion carried unanimously.

13-06...A request by Angela Nieves-Valentine, Sec. 29, 3837 E. Coon Lake Road, for a height variance for a fence

Angela Nieves-Valentine was present for the petitioner.

A call to the public was made with no response.

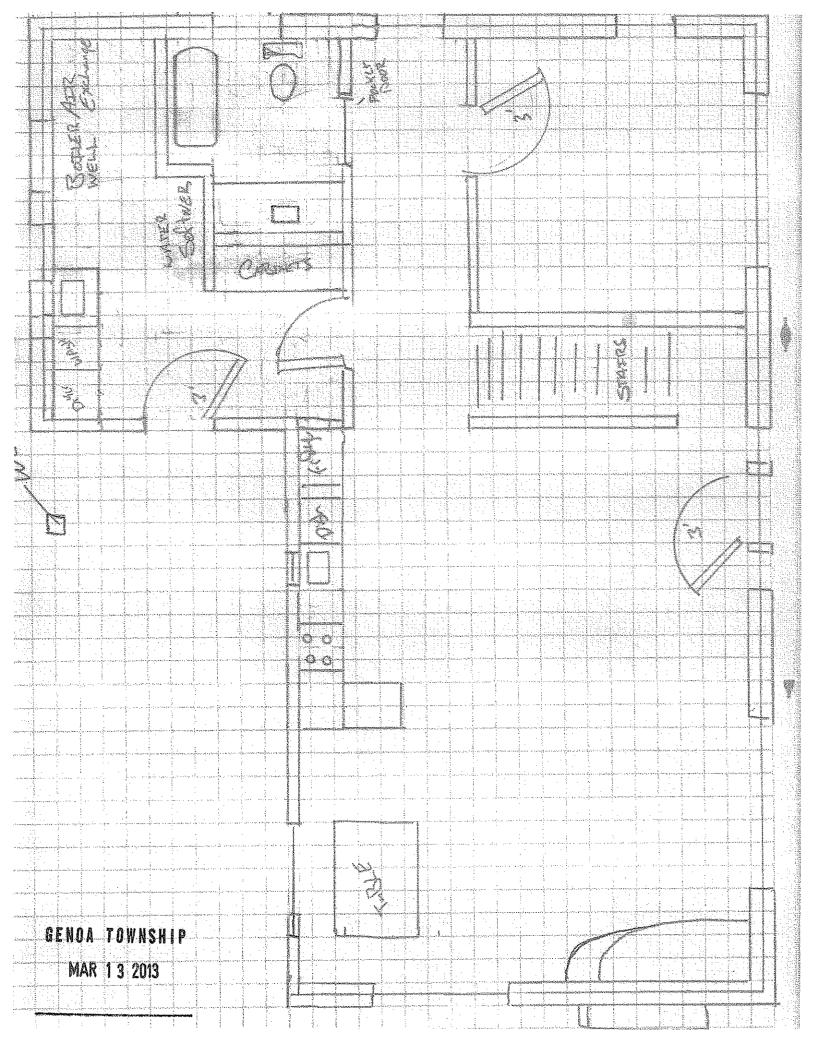
Moved by Grajek, supported by Ledford, that the variannce is not needed and the ZBA interprets the fence is built in the side yard. Ayes – Ledford, McCreary, Grajek. Nays – Dhaenens. Motion passed.

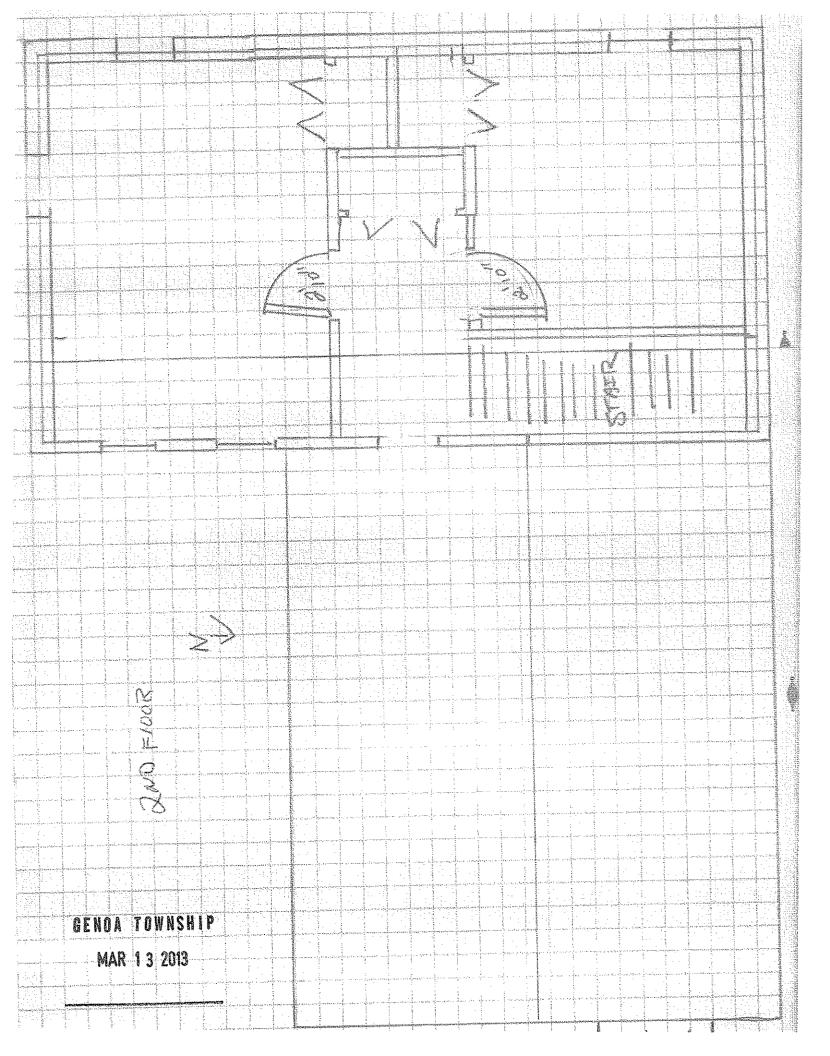
**Moved** by Leford, Supported by Grajek, to approve the January 15, 2013 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.** 

CERTIFIED LOT SURVEY

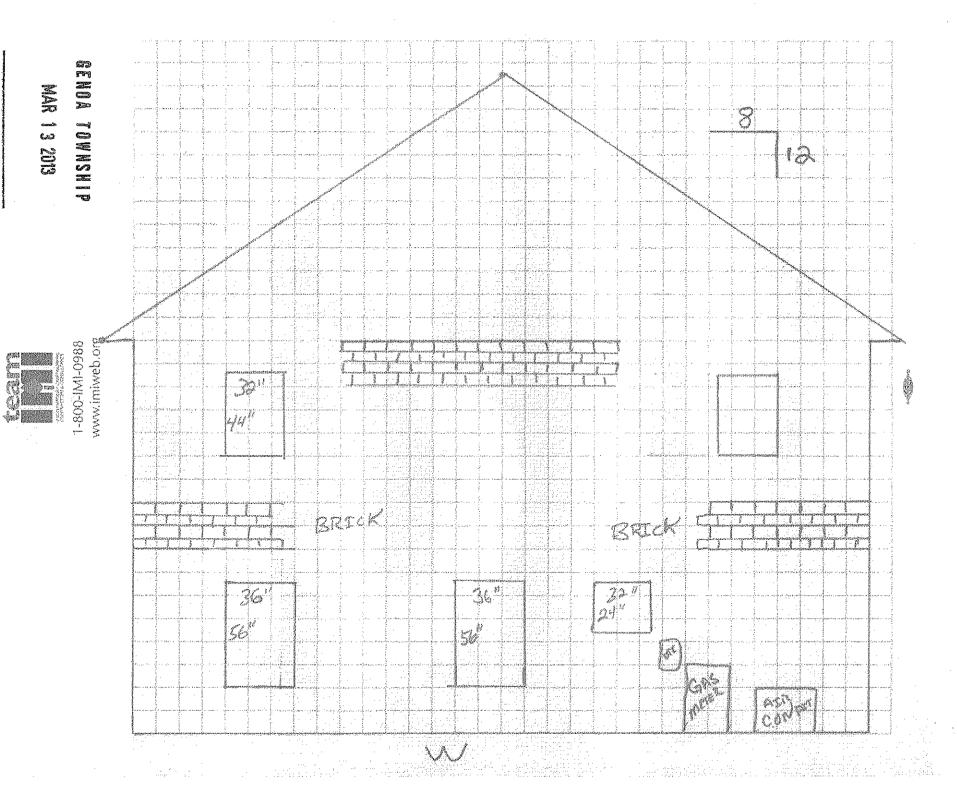
PREPARED FOR:

63) FFI **2** 0 TOWNSHIP





# NTERNATIONAL MASONRY INSTITUTE



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# Adam VanTassell

From:

Mike Archinal

Sent:

Tuesday, March 05, 2013 2:24 PM

To: Cc: Adam VanTassell

Subject:

uicusm@yahoo.com FW: Brett Gierak

fyi

From: Michael Suciu [mailto:]

Sent: Tuesday, March 05, 2013 1:20 PM

To: Mike Archinal Subject: Brett Gierak

### Hi Michael

Please make sure this is directed to the P&Z Board of Appeals. I have talked with and looked over his existing site and proposed improvements right down the block from my house. I believe with the way the existing building is placed on the lot by the previous owner his plans to square off the box is the correct and prudent way to improve the existing structures footprint. I am in favor with granting the variances requested.

Thank You
Michael P. Suciu



# **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

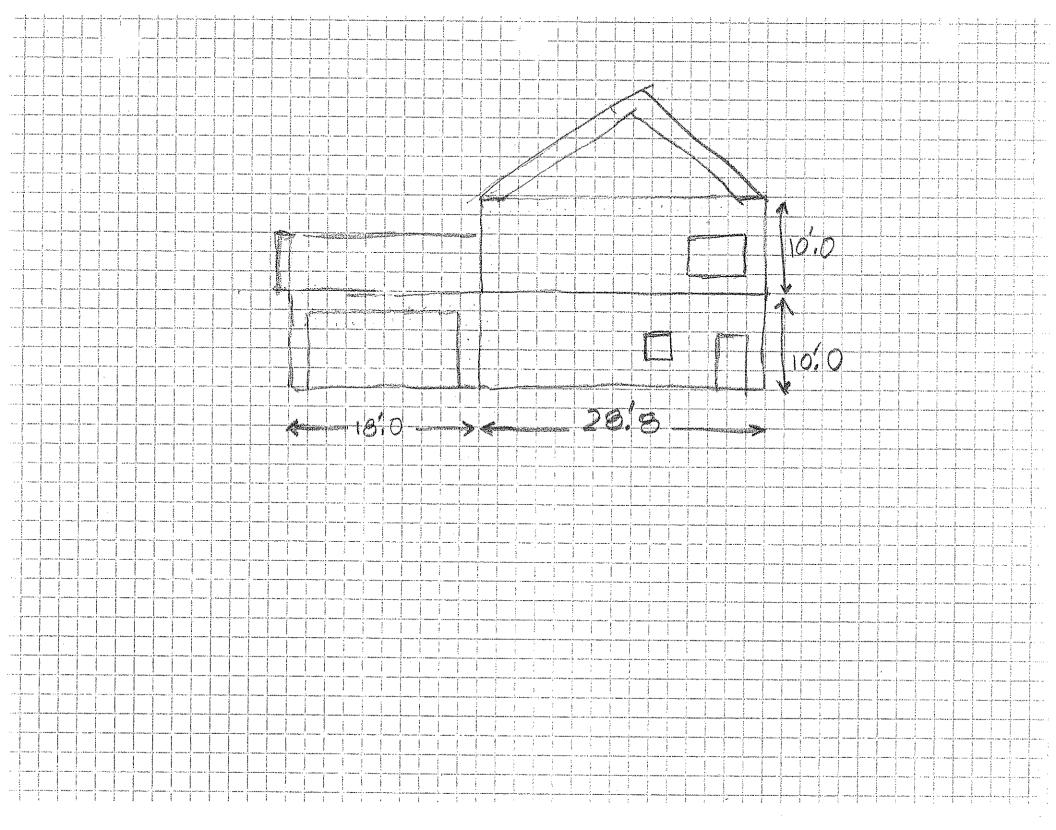
Case # 3-07 Meeting Date: 2 PAID Variance Application Fee \$125.00 for residential - \$300.00 for commercial Copy of paperwork to Assessing Department	
Article 23 of the Genoa Township Zoning Ordinance describes the duties of the Zoning Board of Appeals. (Please see attached)  Applicant/Owner: Charles E Horan Corme Horoperty Address: 1628 Hughes Rd Phone: (566) 306-  Present Zoning: LR Tax Code: 11-305-9  The applicant respectfully requests that an adjustment of the terms of the Zoning property because the following peculiar or unusual conditions are present which 1. Variance Requested: Front YARA SIDE	1345 004 g Ordinance be made in the case of their justify variance.
2. Intended property modifications: Garage Addition & This variance is requested because of the following reasons:  a. Unusual topography/shape of land Narrow Lot Hopography	,
Variance Application Requires the Following:	
<ul> <li>Plot Plan Drawings showing setbacks and elevations of propositions of proposition pertinent information. Note: Will need 8 copies of any drawings in Waterfront properties must indicate setback from water for adjace.</li> <li>Property must be staked showing all proposed improvements 5 remain in place until after the meeting.</li> <li>Petitioner (or a Representative) must be present at the meeting.</li> </ul>	arger than 81/2 and 14 in size ent homes
Date: 2/22/2013 Signature: Affurt Ju	Property must be staked

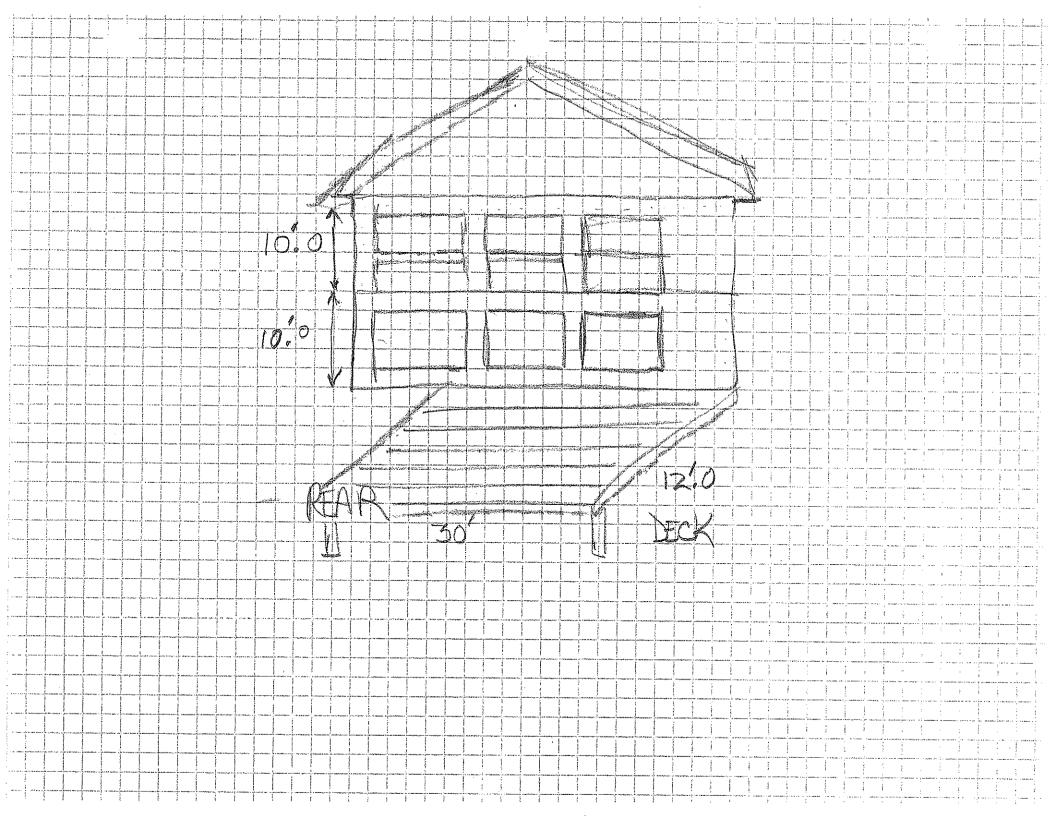
Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the ZBA.

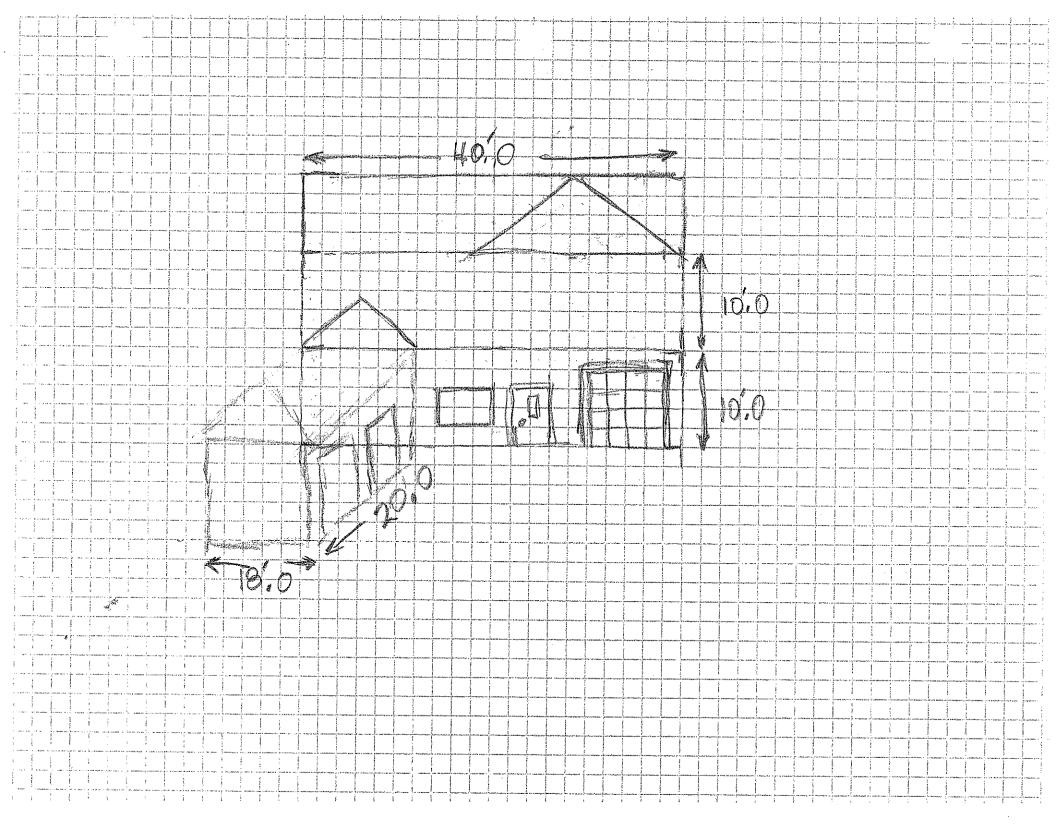
After the decision is made regarding your variance approval contact Adam or Amy at the township office to discuss what your next step is.

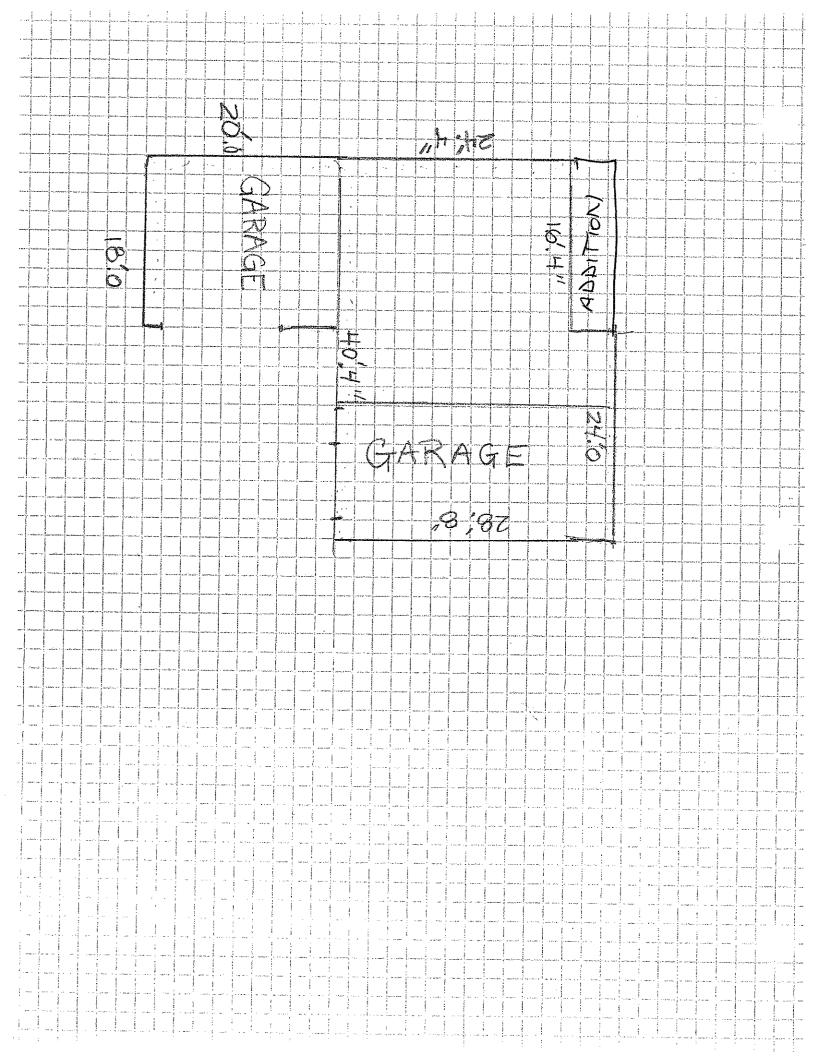
CERTIFICATE OF SURVEY )T 4 OF "LONG LAKE SHORES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BER 2 OF PLATS ON PAGE 7 IN THE OFFICE OF THE REGISTER OF DEEDS FOR VINGSTON COUNTY, MICHIGAN 2 UTIL POLE 3 EXISTING HOME OVERHEAD. **ELECTRIC** EXISTING HOME #1828 5 1/2" REROD 6 ; SET :DON 7 LEGEND O = SET 1/2" STEEL REROD WITH CAP: JKS 35999 = FOUND CORNER MARKER 3/4" PIPE AS SET BY CLAY GORDON (1946)SURVEYOR'S CERTIFICATE













# GENOA CHARTER TOWNSHIP ZONING BOARD OF APPEALS FEBRUARY 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 and Jeff Dhaenens. Barbara Figurski was absent. Also present was Township staff member Adam VanTassell and 6 persons in the audience.

Moved by Ledford, supported by McCreary, 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 no response.

**Moved** by McCreary, supported by Ledford, to table until the next meeting to allow the petitioner time to revise their plans. **Motion carried unanimously.** 

13-06...A request by Angela Nieves-Valentine, Sec. 29, 3837 E. Coon Lake Road, for a height variance for a fence

Angela Nieves-Valentine was present for the petitioner.

A call to the public was made with no response.

**Moved** by Grajek, supported by Ledford, that the variannce is not needed and the ZBA interprets the fence is built in the side yard. Ayes – Ledford, McCreary, Grajek. Nays – Dhaenens. Motion passed.

Moved by Leford, Supported by Grajek, to approve the January 15, 2013 Zoning Board of Appeals minutes with corrections. Motion carried unanimously.

Moved by, Supported by Grajek, to adjourn the Zoning Board of Appeals meeting at 6:50 p.m. Motion carried unanimously.