

# GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 15-18 Meeting Date: 7-21-15

- 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: David Gruber

Property Address: 4066 Highest St Phone: 231-920-6112

Present Zoning: LRR Tax Code: \_\_\_\_\_

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: yard setbacks Shore line +  
Front yard setback
2. Intended property modifications: Home site

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) size & shape of land

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: 6-26-15

Signature: David M. Gruber

**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 Akers 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:** August 13, 2015  
**RE:** ZBA 15-18

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

At the July 21, 2015 Zoning Board of Appeals meeting, the Board reviewed case 15-18 and elected to postpone decision on the application. I have received an e-mail from the applicant who requested that a decision on the application be postponed until the September 15, 2015 Zoning Board of Appeals meeting. The purpose for this is the time between meetings was not sufficient to get the required information together. Attached to this memo is the e-mail from the applicant.

**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

**Ron Akers**

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**From:** 2319206112@txt.att.net  
**Sent:** Wednesday, August 12, 2015 8:36 PM  
**To:** Ron Akers

Please ask board to table my variance request until the next meeting. still don't have the survey completed. Thanks David gruber

=====  
This mobile text message is brought to you by AT&T

**Charter Township of Genoa**  
**ZONING BOARD OF APPEALS**  
**July 21, 2015**  
**CASE #15-18**

**PROPERTY LOCATION:** 4066 Highcrest

**PETITIONER:** David Gruber

**ZONING:** LRR (Lake Resort Residential District)

**WELL AND SEPTIC INFO:** Sewer, Well

**PETITIONERS REQUEST:** A front yard setback variance, a rear yard setback variance and a shoreline setback variance to construct a new single family dwelling.

**CODE REFERENCE:** Section 3.04.01 & 3.04.02

**STAFF COMMENTS:** See Attached Staff Report

	Front	One Side	Other Side	Shoreline	Rear	Lot Coverage*
Required Setbacks	35'	10'	5'	40'	40'	35%
Setbacks Requested	6'	10'	7'	28'	1'	52%
Variance Amount	29'	N/A	N/A	12'	39'	17%

**\*It was discovered after publication notices were sent out that the applicant will need a variance from the maximum lot coverage requirements as well. This was not included in the publication and mailing notices and new notices will need to be issued to move forward with this project.**



## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Ron Akers, Zoning Official  
**DATE:** July 16, 2015  
**RE:** ZBA 15-18

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Brighton, MI 48116  
810.227.5225  
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genoa.org

### STAFF REPORT

**File Number:** ZBA#15-18

**Site Address:** 4066 Highcrest

**Parcel Number:** 4711-22-302-156

**Parcel Size:** 0.085 Acres

**Applicant:** David Gruber

**Property Owner:** Edna Nagy & David Gruber, 4136 Highcrest, Brighton, MI 48116

**Information Submitted:** Application, site plan

**Request:** Dimensional Variance

**Project Description:** Applicant is requesting a front yard setback variance, a rear yard setback variance and a shoreline setback variance to construct a new single family dwelling.

**Zoning and Existing Use:** LRR (Lake Resort Residential), Vacant Parcel

**Other:**

Public hearing was published in the Livingston County Press and Argus on Sunday July 5, 2015 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

**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

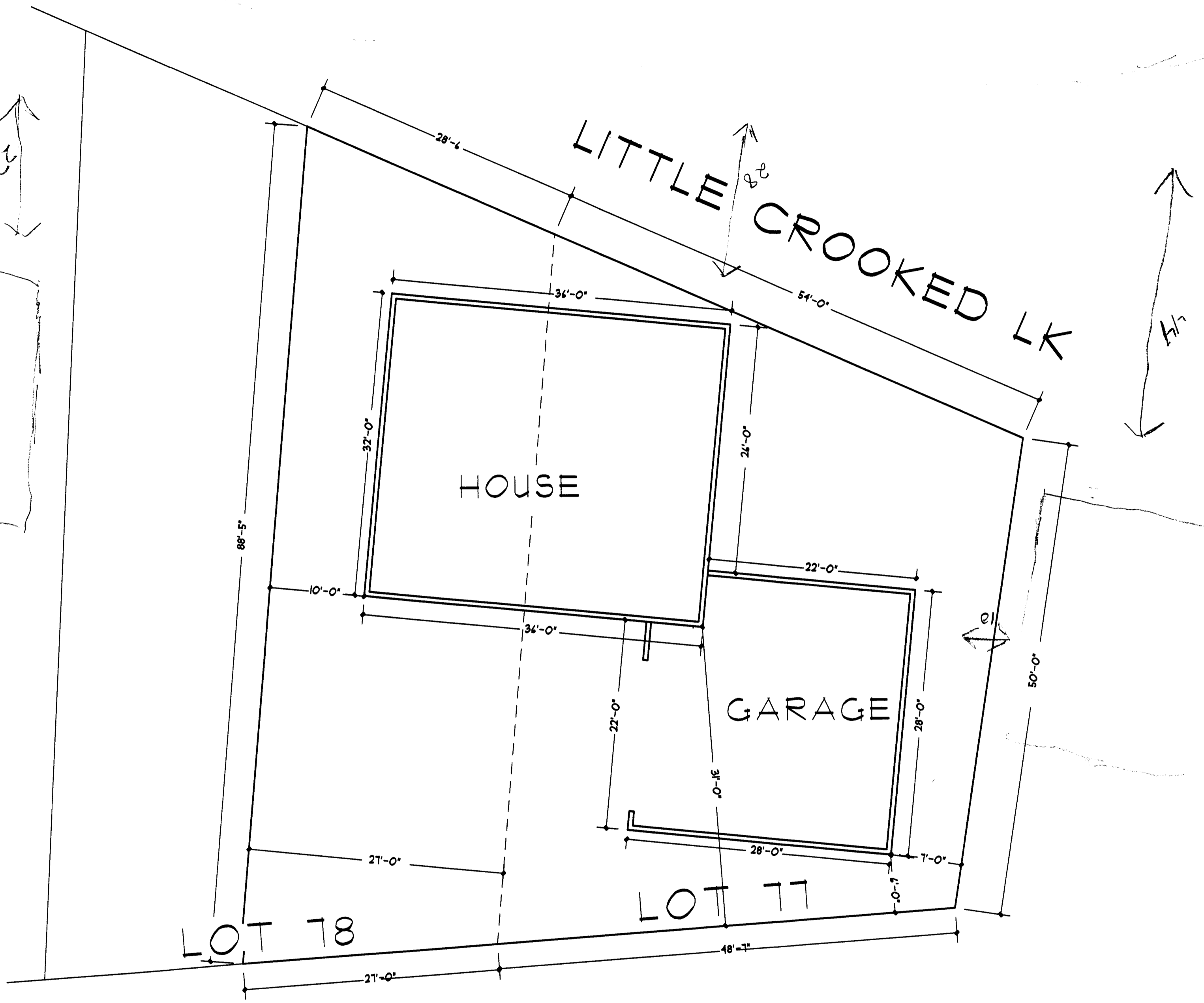
Linda Rowell

## Summary

The proposed project is to construct a new single family home on the property. The unusually small lot size requires that the applicant seek a front yard setback, a rear yard setback and a shoreline setback variance. Additionally the applicant will need a variance from the maximum lot coverage requirements, but this was discovered after the publication notices were mailed. Due to this notices will need to be republished and mailed out. The project will come back before the Zoning Board of Appeals at their August 18, 2015 meeting. Meanwhile the applicant has requested that the Zoning Board of Appeals review the project in order to obtain feedback from them regarding the proposal.



2407  
Lake



— C/L OF HIGHCREST —

SCALE 1/8" = 1'-0"

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
NAGY, EDNA	NAGY EDNA & GRUBER DAVID	0	12/27/2002	QC	INVALID SALE	4288-0134	BUYER	0.0			
Property Address		Class: 402 RESIDENTIAL-VA		Zoning: LRR		Building Permit(s)		Date	Number	Status	
4066 HIGHCREST		School: BRIGHTON									
Owner's Name/Address		P.R.E. 0%									
NAGY EDNA & GRUBER DAVID 4136 HIGHCREST BRIGHTON MI 48116		MAP #: V15-18									
Tax Description		2016 Est TC		2016 Est TC		2016 Est TC		2016 Est TC		2016 Est TC	
SEC 22 T2N, R5E CROOKED LAKE HIGHLANDS SUBDVN. LOT 77 & N 27' OF LOT 78		Improved		X		Vacant		Land Value Estimates for Land Table 00083.TRI LAKES LAKE FRONT			
Comments/Influences		Public Improvements		* Factors *		Description		Frontage		Depth	
		Dirt Road		LAKE FRONT		50.00		74.00		1.0000	
		Gravel Road		50 Actual Front Feet, 0.09 Total Acres		0.7270		2300		100	
		Paved Road		Total Est. Land Value =		83,608					
		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									
		Year		Land Value		Building Value		Assessed Value		Board of Review	
		Tentative		Tentative		Tentative		Tentative		Tentative	
		2016		41,800		0		41,800		18,428C	
		2015		40,000		0		40,000		18,138C	
		2014		36,400		0		36,400		17,853C	
		2013									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan											

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



# ZBA 15-18 Area Map



1 inch = 100 feet



\* All Measurements are Approximate,  
Parcel Boundaries are Approximate and May be Inaccurate.  
This is not a survey.

Source: Livingston County GIS Department

# 4066 Highcrest Variance Notice Area



## Legend

-  4066 Highcrest
-  300' Parcels



1 inch = 125 feet

Parcel lines are approximate. Not intended for survey purposes. n Image taken in 2010.

# MEMORANDUM

TO: Zoning Board of Appeals

FROM: Michael Archinal, Manager *MA*

DATE: September 10, 2015

RE: ZBA Case # 15-23

The applicant has revised her application to attach the proposed garage to the existing home. In addition to helping address some of the concerns with parking and traffic safety this revision has reduced the amount of the variance needed. The original proposal had 40.6% lot coverage. The revised proposal results in 1,872 of improvements and 37.7% lot coverage:

$$\begin{aligned} 1 \text{ acre} &= 43,560 \text{ square feet} \\ .114 \times 43,560 &= 4,965.84 \text{ square feet} \\ 1,872/4,965.84 &= 37.7\% \end{aligned}$$

The ordinance allows a maximum of 35% lot coverage. With the revision the applicant is seeking a variance of 2.7%.

The applicant has also provided additional detail to address the drainage concerns raised at your last meeting. Please see the detail titled, "Storm Sewer Cross Section."

# GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 15-23 Meeting Date: 8-18-15

- 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: PLS Investments / Lyn Hewitt

Property Address: 837 Sunrise Park St, Howell MI 48843 Phone: 2482108537

Present Zoning: Sunrise Park Tax Code: 4711-09-201-066

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: Lot coverage area variance.

2. Intended property modifications: Construction of detached garage.

This variance is requested because of the following reasons:

a. Unusual topography/shape of land Established lot in the sub division is small and does not allow  
(explain) ample space for garage construction within ordinance guidelines.

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: One paper copy of all drawings is required.**
- **Waterfront properties must indicate setback from water from adjacent homes.**
- **Petitioner (or a Representative) must be present at the meeting**

Date: 7-17-15

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 Akers at the township office to discuss what your next step is.*

**Charter Township of Genoa**  
**ZONING BOARD OF APPEALS**  
**August 18, 2015**  
**CASE #15-23**

**PROPERTY LOCATION:** 837 Sunrise Park

**PETITIONER:** PLS Investments/Lyn Hewitt

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

**WELL AND SEPTIC INFO:** Sewer, Well

**PETITIONERS REQUEST:** A variance from the maximum lot coverage requirement to construct a detached accessory building.

**CODE REFERENCE:** Section 3.04.01

**STAFF COMMENTS:** See Attached Staff Report

	Front	One Side	Other Side	Rear	Lot Coverage	-
Required Setbacks	N/A	N/A	N/A	N/A	35%	-
Setbacks Requested	N/A	N/A	N/A	N/A	40.6%	-
Variance Amount	N/A	N/A	N/A	N/A	5.6%	-



## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Ron Akers, Zoning Official  
**DATE:** August 14, 2015  
**RE:** ZBA 15-23

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

### STAFF REPORT

**File Number:** ZBA#15-23

**Site Address:** 837 Sunrise Park

**Parcel Number:** 4711-09-201-066

**Parcel Size:** 0.114 Acres

**Applicant:** PLS Investments/Lyn Hewitt

**Property Owner:** PLS Investments LLC, 262909 E. Huron River Dr., Flat Rock, MI 48134

**Information Submitted:** Application, site plan, building plans

**Request:** Dimensional Variances

**Project Description:** Applicant is requesting a variance from the maximum lot coverage to construct a detached accessory building.

**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 August 2, 2015 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

**Background**

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

- Per assessing records the parcel has an existing single family dwelling (1,608 square feet).
- See Real Estate Summary and Record Card.

**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 proposed project is to construct a 24' X 32' detached accessory building on the property. The additional area of this detached accessory building would exceed the maximum lot coverage for the LRR zoning district of 35%. Due to the smaller lot size of the property the applicant has requested a variance from this requirement.

### Variance Requests

The following are the various sections of the zoning ordinance that variances are being requested from:

**Table 3.04.01: Required Maximum Lot Coverage: 35%      Proposed Lot Coverage: 40.6%**

### 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

Please note that in order for a variance to be approved it has to meet all of the standards in 25.05.03.

The following are findings based upon the presented materials.

**Practical Difficulty/Substantial Justice:** Strict compliance with the maximum allowable lot coverage would prohibit the applicant from constructing a large detached accessory building on the property. The follow is an lot coverage analysis for the properties in the close vicinity of 837 Sunrise Park. This was completed using data from the assessing department.

837 Sunrise Park – (currently) 24.9%	840 Sunrise Park – 27.2%
831 Sunrise Park – 32%	846 Sunrise Park – 19.8%
821 Sunrise Park – 31.7%	852 Sunrise Park – 9.1%
813 Sunrise Park – 40%	860 Sunrise Park – 19.4%
807 Sunrise Park – 34%	870 Sunrise Park – 19.8%
803 Sunrise Park – 36%	880 Sunrise Park – 30.1%
843 Sunrise Park – 36.3%	830 Sunrise Park – 20.7%
849 Sunrise Park – 22.1%	822 Sunrise Park – 24.1%
861 Sunrise Park – 24%	814 Sunrise Park – 15%
867 Sunrise Park – 21%	806 Sunrise Park – 16.1%
873 Sunrise Park – 29%	800 Sunrise Park – 22.9%
885 Sunrise Park – 20%	

According to this analysis, only 13.6% of the properties that are immediately adjacent to 837 Sunrise Park exceed the maximum allowable lot coverage. Just to be clear I used the properties which were five house down the road on either side of Sunrise Park Dr. and the property across the street.

**Extraordinary Circumstances:** The extraordinary circumstance of the property is the small lot size which prohibits the placement of a larger accessory structure. However the applicant will be allowed to place an accessory structure which does comply within the lot coverage requirements. This would allow an accessory structure of approximately 492 square feet.

**Public Safety and Welfare** – The granting of these variances 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.

**Impact on Surrounding Neighborhood** – The proposed variance would have little impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.



### **Staff Findings of Fact**

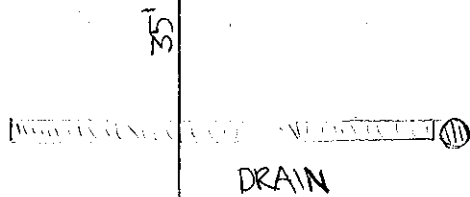
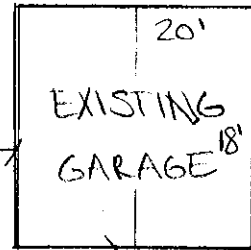
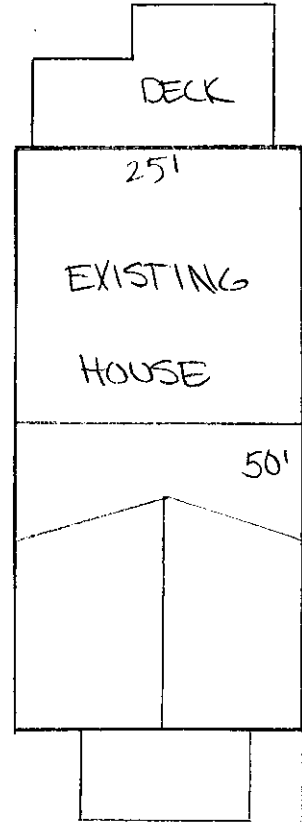
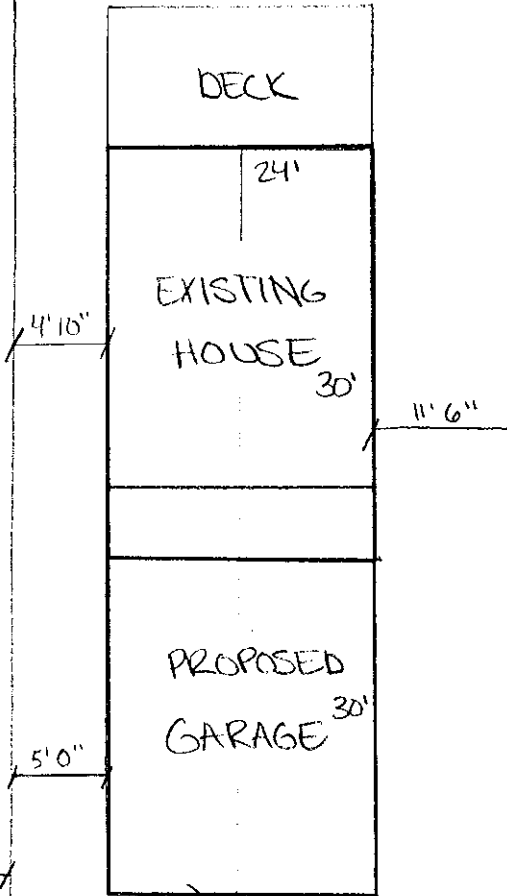
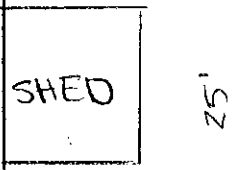
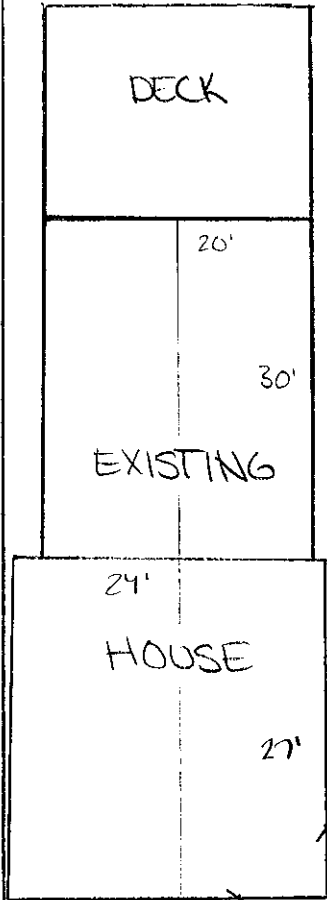
1. Strict application of the maximum lot coverage would prevent the applicant from constructing a larger than 492 square foot detached accessory building.
2. The extraordinary circumstance of the property is due to the small lot size, which is consistent with other adjacent properties.
3. Of surveyed properties in the vicinity of 837 Sunrise Park, only 3 of 22 parcels exceeded maximum lot coverage.
4. The need for the variance is partially due to the smaller lot size, but the need for the variance could be eliminated by reducing the size of the building.
5. Granting of the requested variances 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.
6. Granting the requested variances will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

LAKE

LOT 66  
40.04% LOT COVERAGE

LOT 65

LOT 64  
37.34% LOT COVERAGE



ROAD

SITE PLAN

PARCEL 4711-09-201-066  
LOT 65 SUNRISE PARK



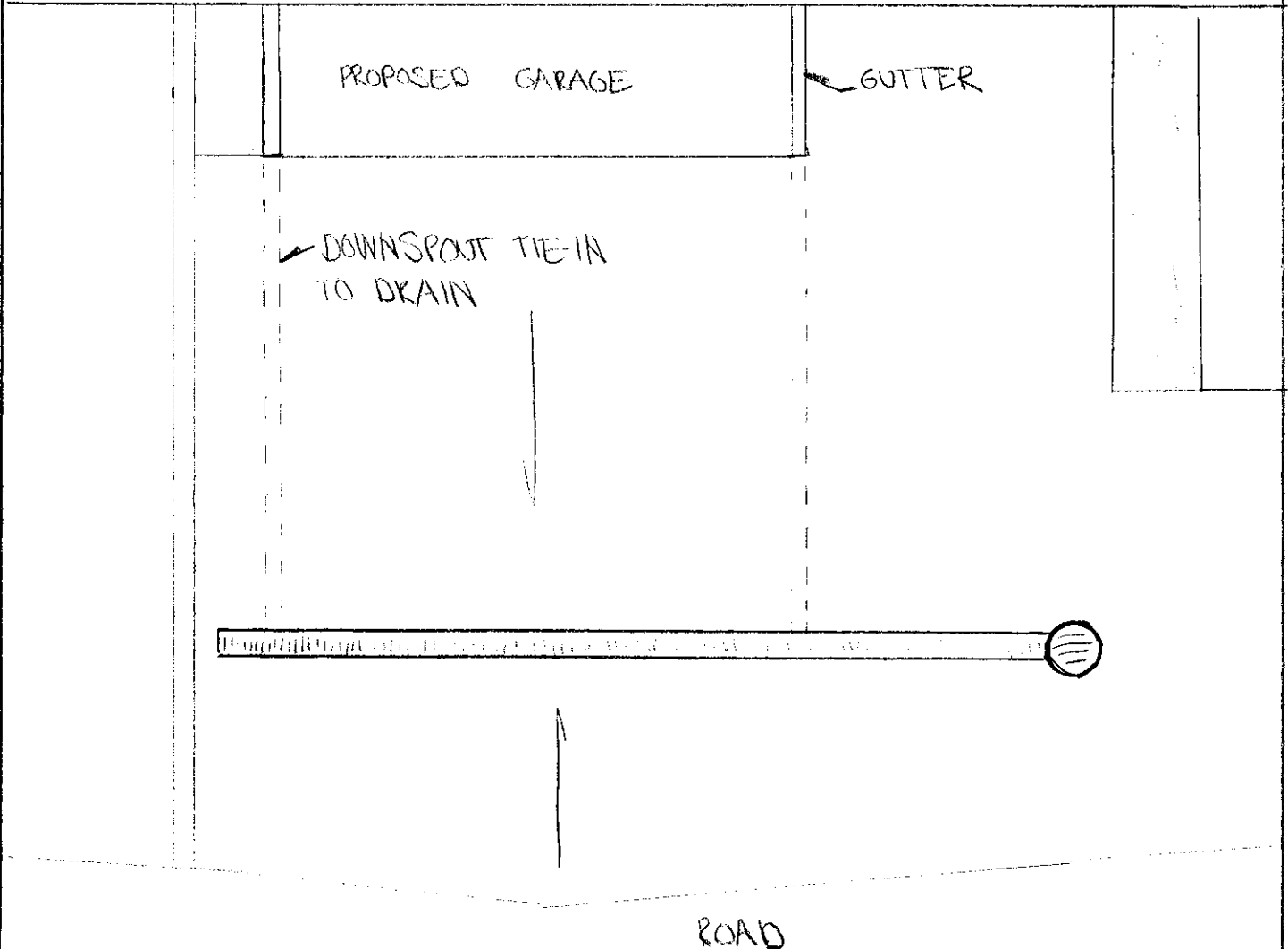
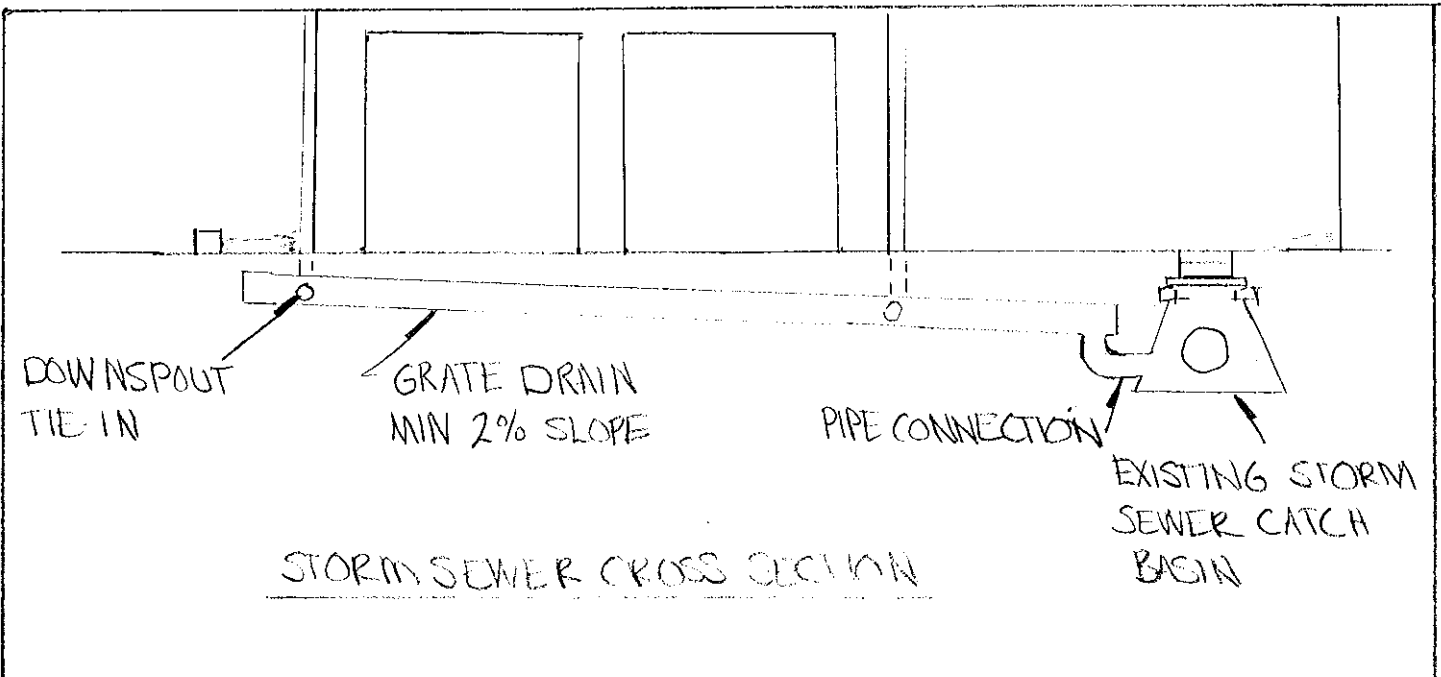
Lot 66

Lot 65

Lot 64

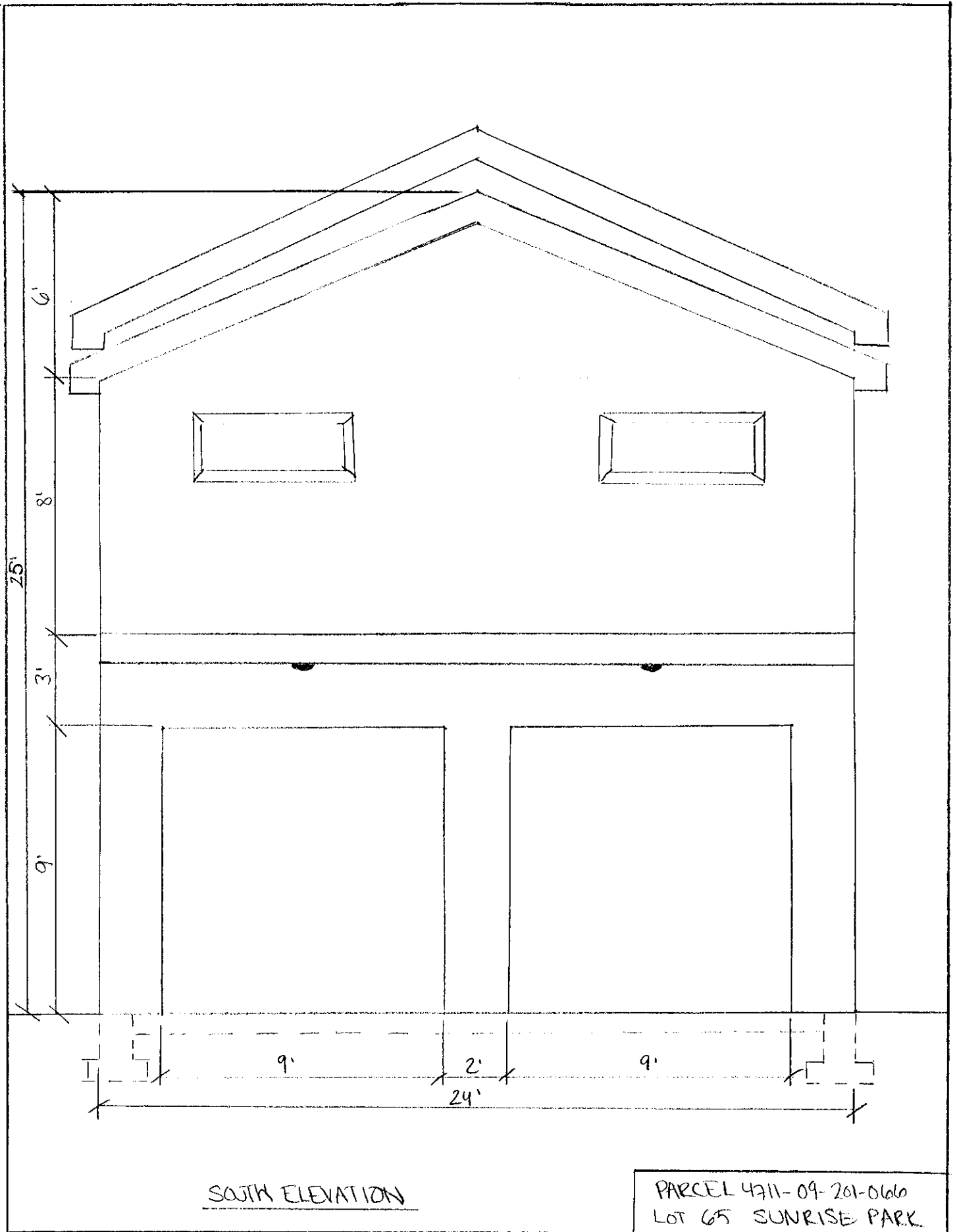
Sunrise Park St





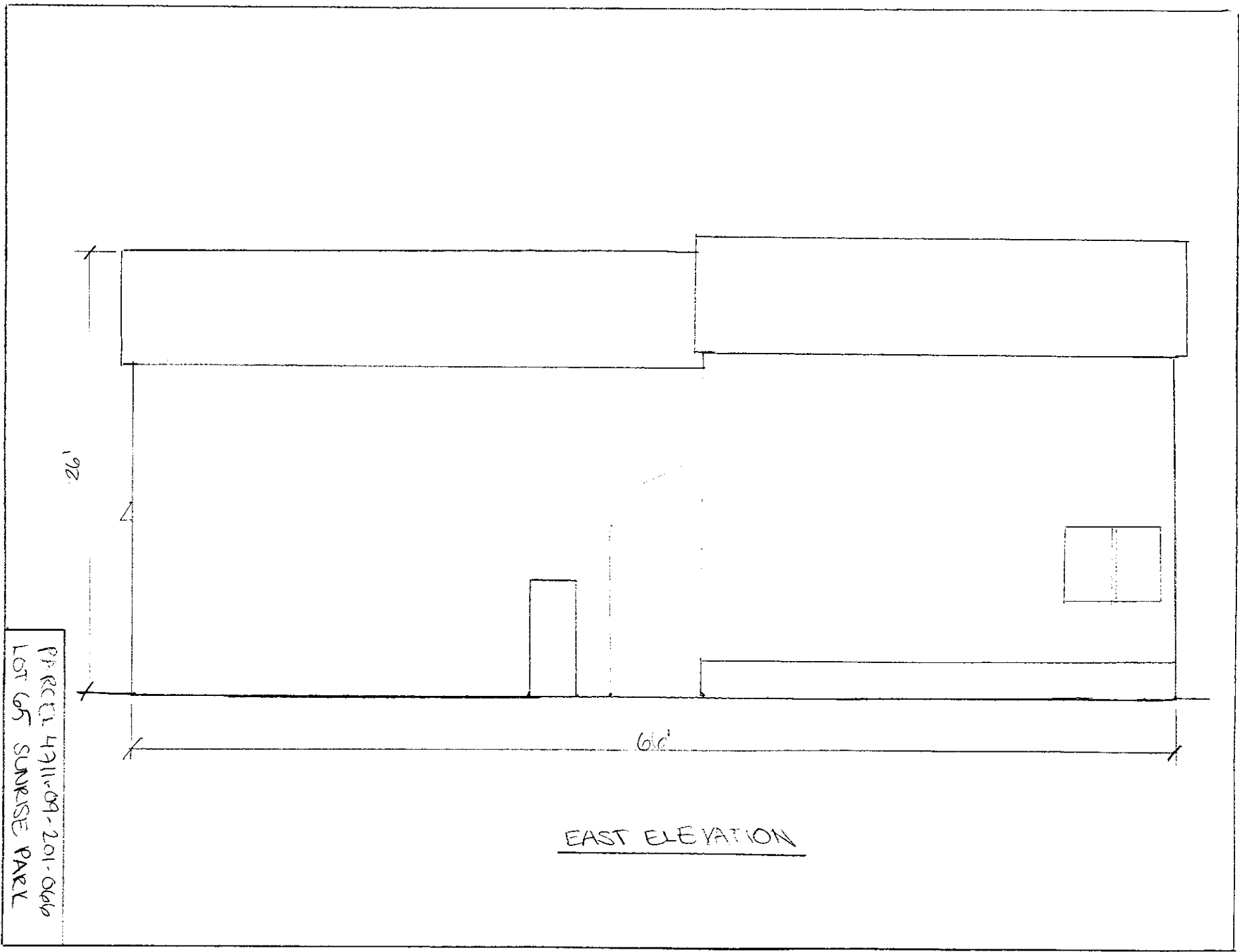
DRAINAGE PLAN

PARCEL 4711-09-201-066  
 LOT 65 SUNRISE PARK



SOUTH ELEVATION

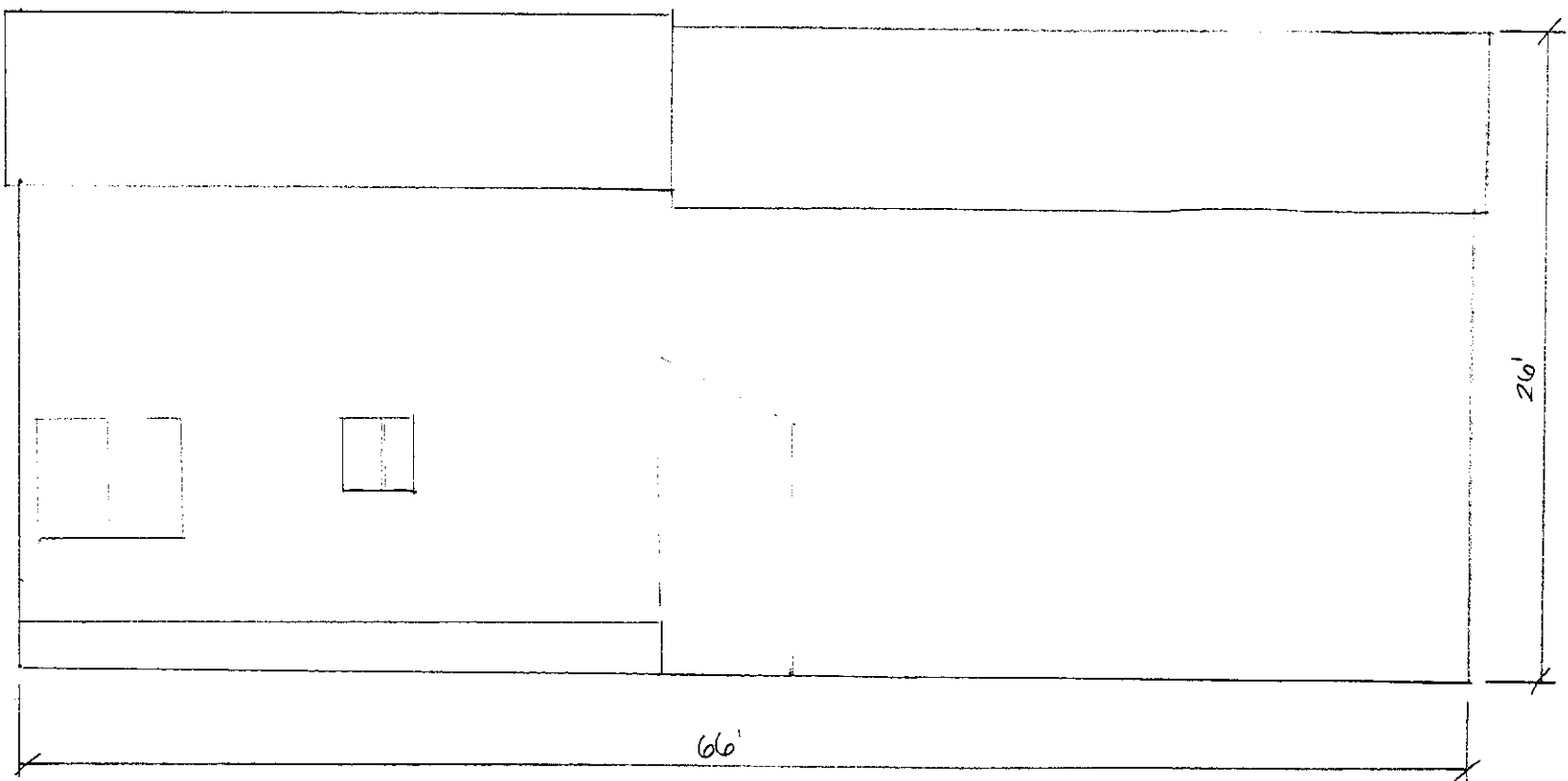
PARCEL 4711-09-201-0660  
LOT 65 SUNRISE PARK



PROJECT 4911-09-201-0666  
LOT 65 SUNRISE PARK

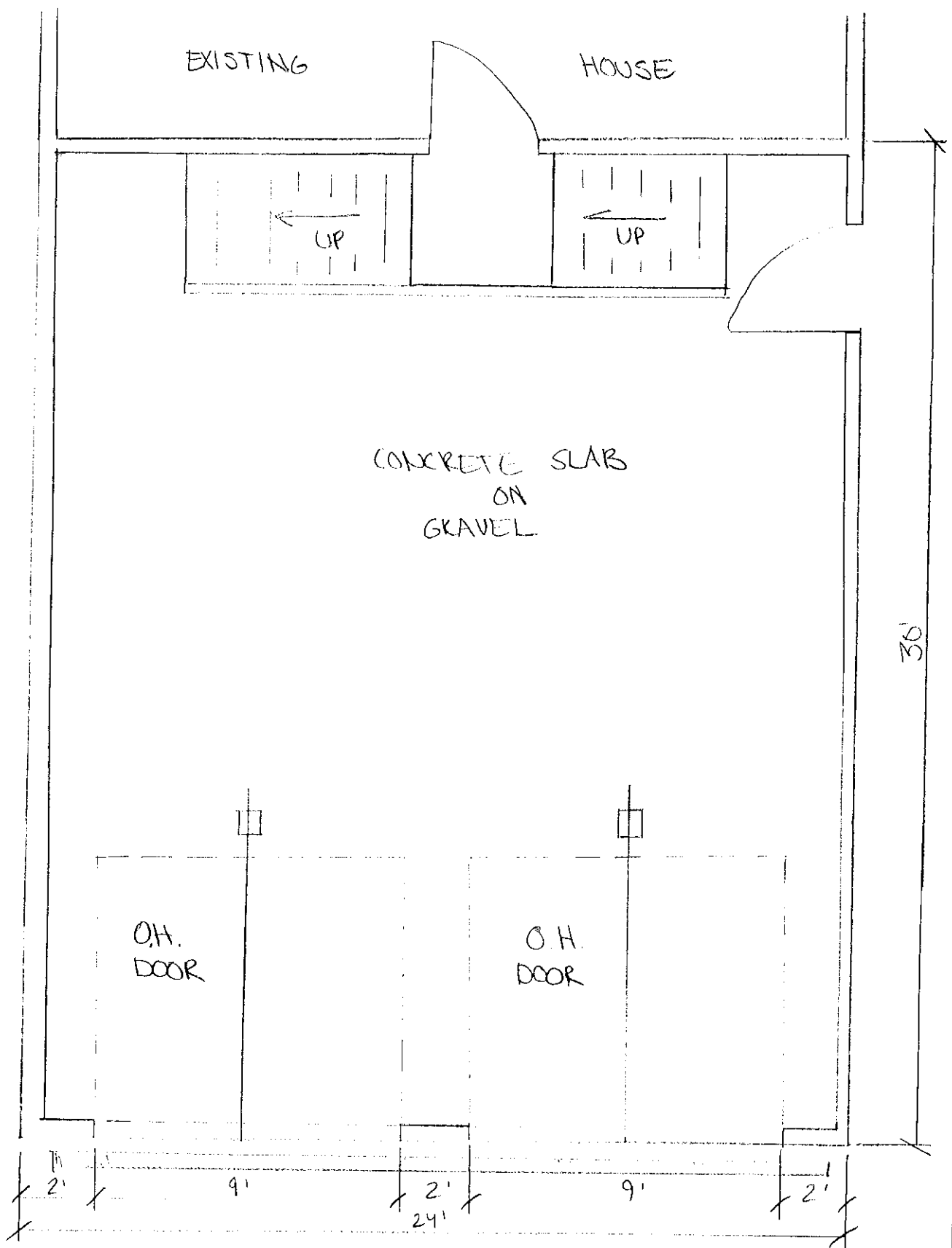
EAST ELEVATION

PARCEL 411-09-201 - 0000  
LOT 65 SURPRISE PARL



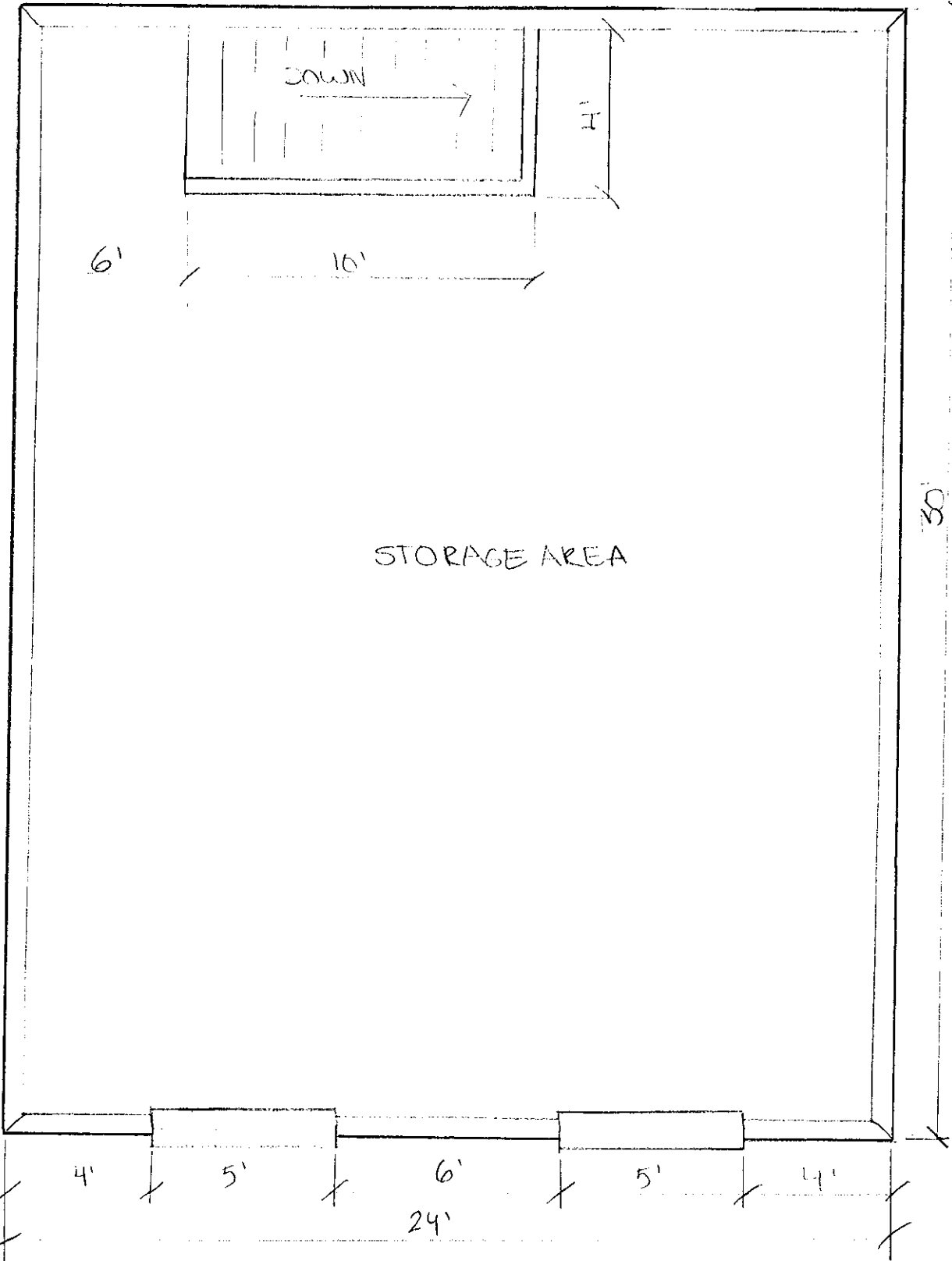
WEST ELEVATION





FIRST FLOOR PLAN

PARCEL 4711-09-201-066  
LOT 65 SUNRISE PARK



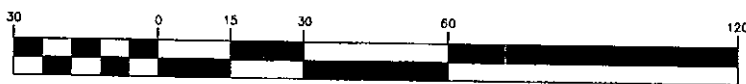
SECOND FLOOR PLAN

PARCEL 4711-09-201-066  
LOT 65 SUNRISE PARK

# CERTIFICATE OF LAND SURVEY

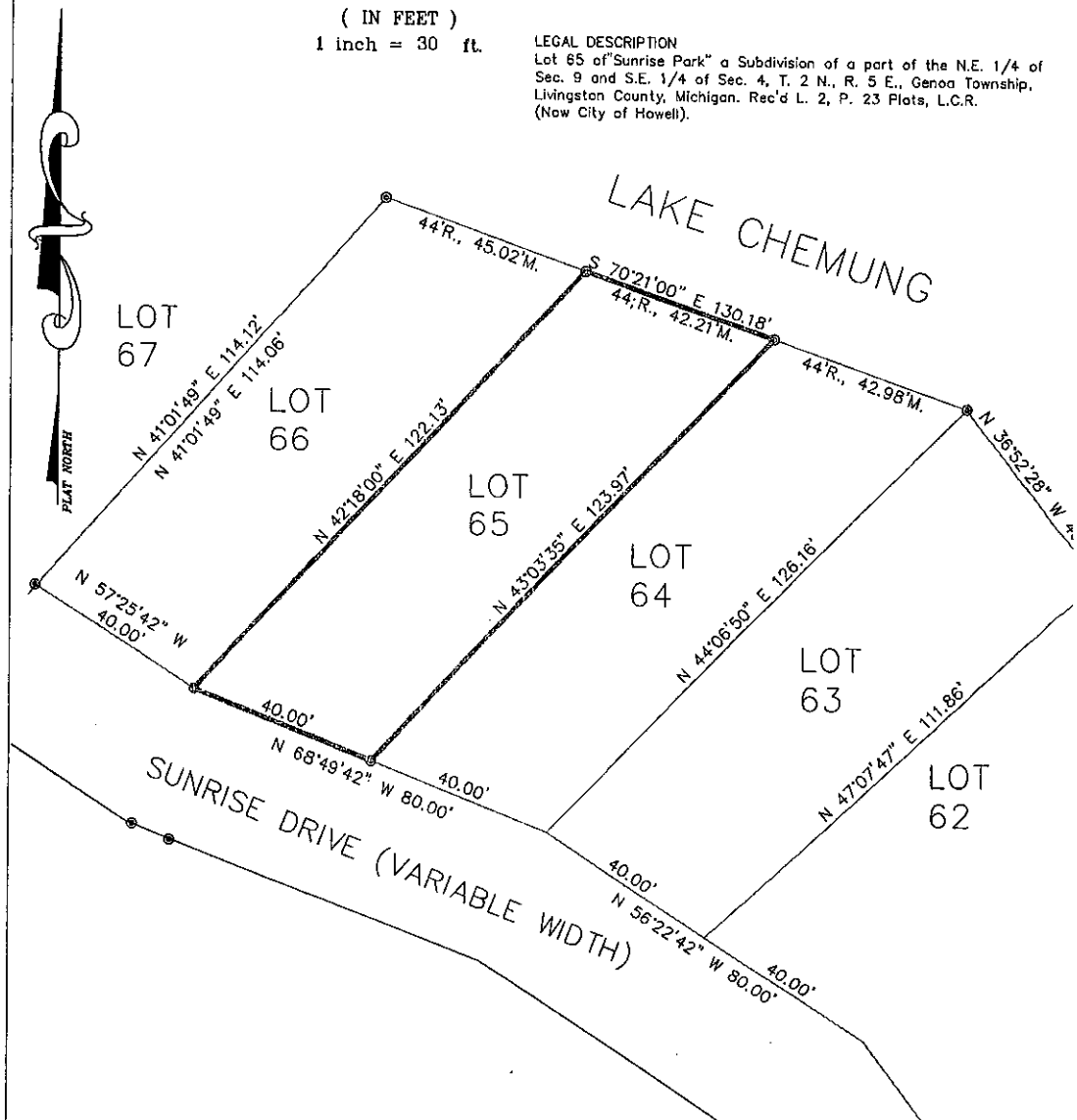
This Certificate Is Valuable, File It With Your Deed Or Abstract Of This Property

## GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

**LEGAL DESCRIPTION**  
 Lot 65 of "Sunrise Park" a Subdivision of a part of the N.E. 1/4 of Sec. 9 and S.E. 1/4 of Sec. 4, T. 2 N., R. 5 E., Genoa Township, Livingston County, Michigan. Rec'd L. 2, P. 23 Plats, L.C.R. (Now City of Howell).



<b>Client:</b>	<b>Leon &amp; Patricia Simeck</b>	<b>Section 4 T.2N., R.5E.</b>
<b>Date:</b>	<b>May 23, 2007</b>	<b>Genoa Township</b>
<b>Scale:</b>	<b>1" = 30'</b>	<b>Livingston County</b>
<b>Sheet No.</b>	<b>1 of 1</b>	<b>Job No. 07-0501</b>

**Legend**  
 R = Recorded FM = Found Monument  
 M = Measured FIP = Found Iron Pipe  
 C = Calculated FIR = Found Iron Rod  
 S = Set SIR = Set Capped Iron Rod

We certify that we have surveyed the property herein described, and have set markers at all corners shown thus (0), and that there are no existing encroachments except as shown thereon.

**DONALD W. ROSS ASSOCIATES**  
 REGISTERED LAND SURVEYORS  
 11550 Hyne Road, Brighton, Mi. 48114  
 (810) 227-5196 / (810) 227-2163 Fax

By: \_\_\_\_\_  
 DONALD W. ROSS, Registered Land Surveyor, Michigan #19005

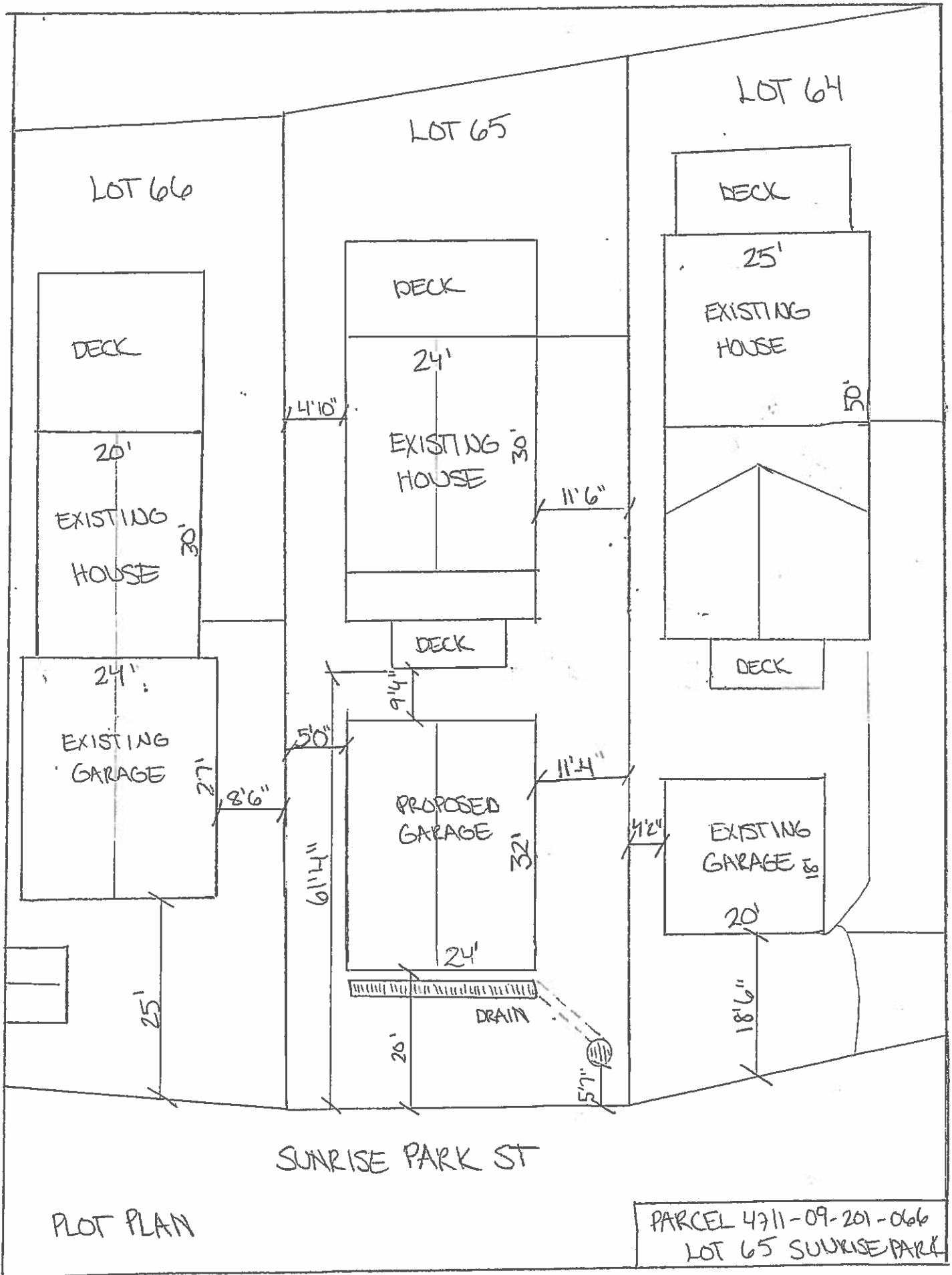


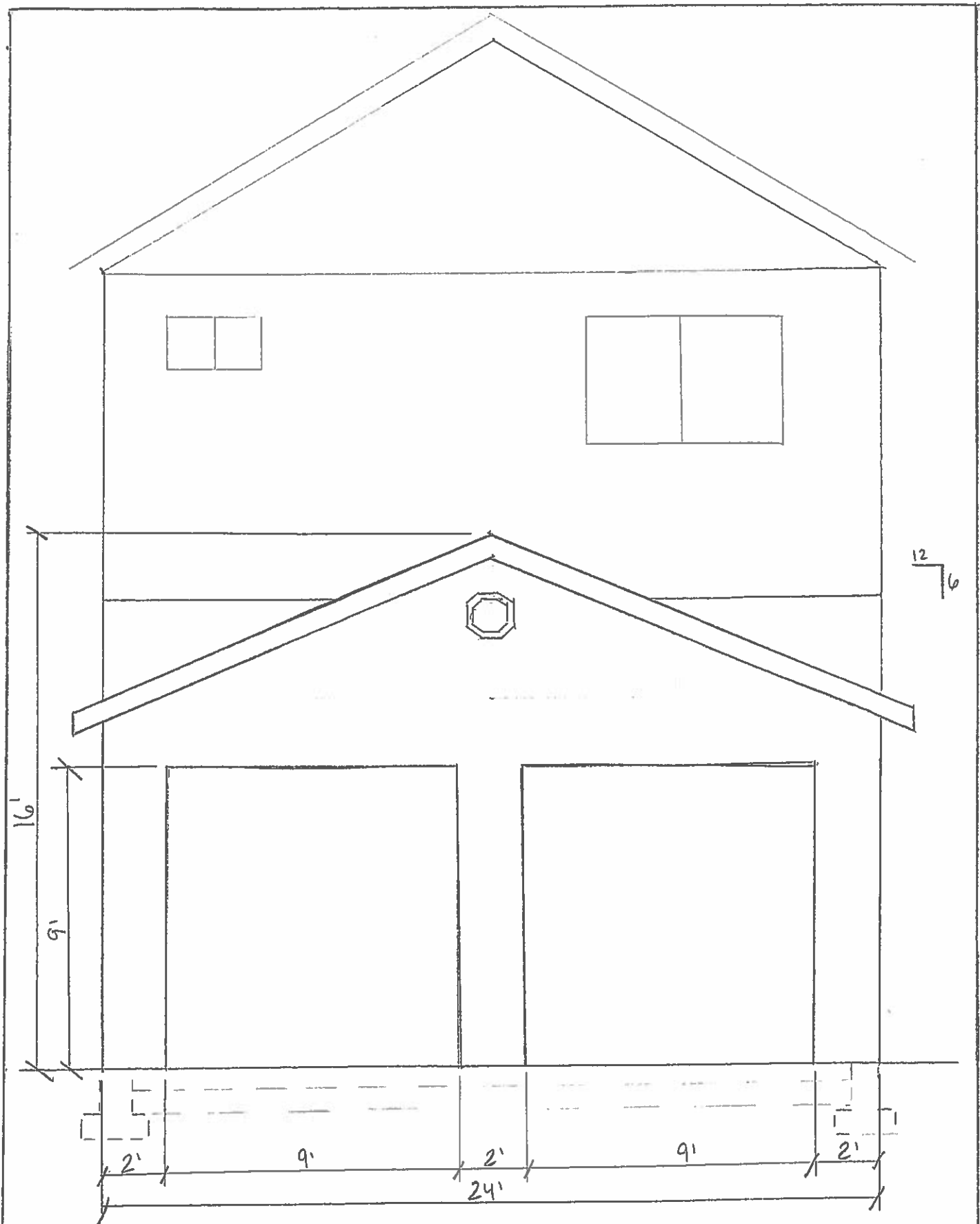
Measure distance ✕

**Total area: 4,961.26 ft<sup>2</sup> (460.92 m<sup>2</sup>)**

**Total distance: 329.07 ft (100.3 m)**

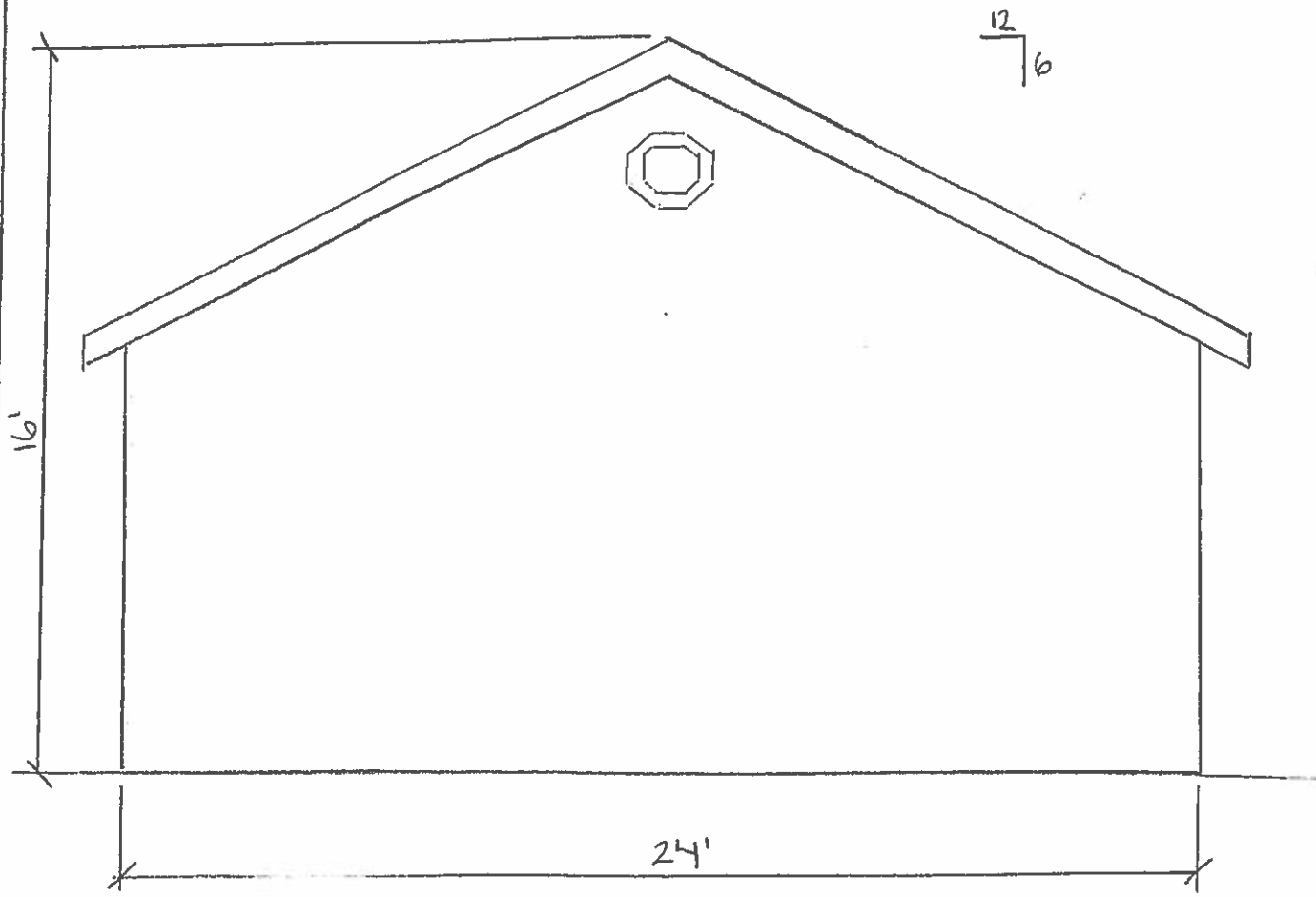
*Click on the map to add to your path*





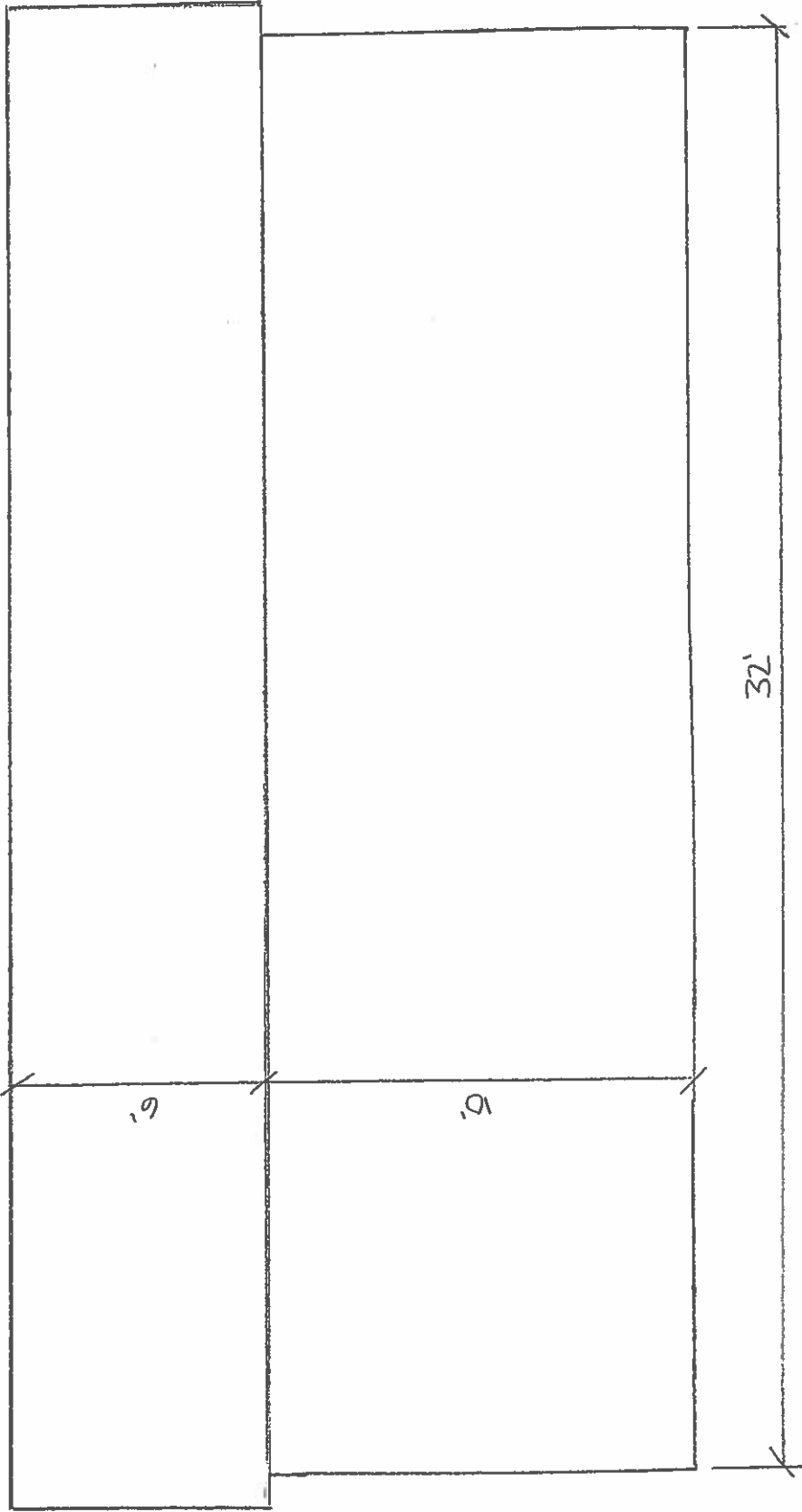
SOUTH ELEVATION

PARCEL 4711-09-201-066  
 LOT 65 SUNRISE PARK



NORTH ELEVATION

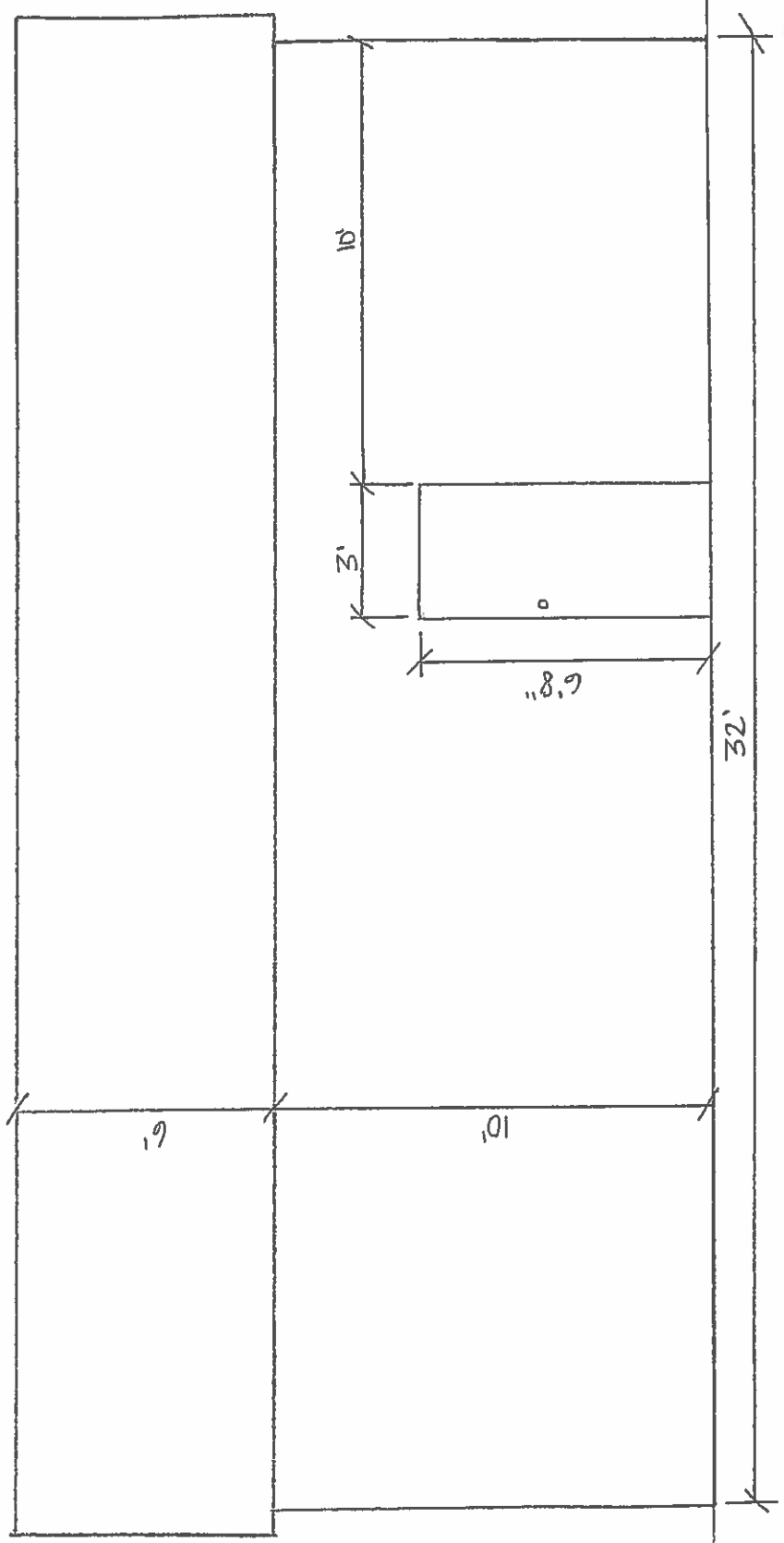
PARCEL 4711-09-201-0606  
LOT 65 SUNRISE PARK



EAST ELEVATION

PARCEL 4711-09-20A-066  
LOT 65 SUNRISE PARK





EAST ELEVATION

PARCEL 4711-09-201-0666  
LOT 65 SUNRISE PARK

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIMECK, PATRICIA & LEON	PLS INVESTMENTS LLC	0	04/25/2004	QC	INVALID SALE	5026/0980	BUYER	0.0
HALL, FRED G.	HALL, MICHAEL & SIMECK, P	0	11/18/2003	WD	INVALID SALE	4271/0537	BUYER	0.0
HALL, F. G.		0	03/29/1996	QC	QUIT CLAIM	2068-0642	BUYER	0.0

Property Address	Class: 401 RESIDENTIAL-IM	Zoning: LRR	Building Permit(s)	Date	Number	Status			
837 SUNRISE PARK	School: HOWELL		REMODEL	04/07/2004	04-97	NO START			
Owner's Name/Address	P.R.E. 0%								
PLS INVESTMENTS LLC 26209 EAST HURON RIVER DRIVE Flat Rock MI 48134	MAP #: V15-23								
	2016 Est TCV Tentative								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 00006.SUNRISE PARK						
SEC. 9 T2N, R5E, SUNRISE PARK LOT 65	Public Improvements		* Factors *						
Comments/Influences	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			'A' FRONTAGE	42.00	118.00	1.0000	1.0000	2300 100	96,600
			42 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =	96,600	
	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	2016	Tentative	Tentative	Tentative		Tentative
	LM	07/12/2006	INSPECTED	2015	48,300	70,100	118,400		87,638C
				2014	48,300	60,900	109,200		86,258C
				2013	29,400	55,500	84,900		84,900S

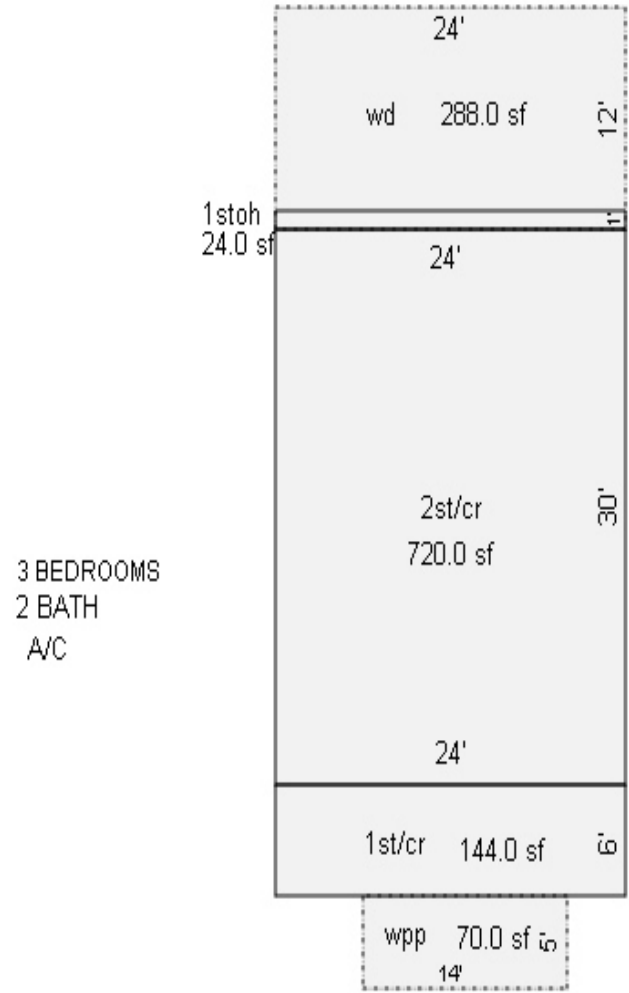


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Licensed To: Township of Genoa, County of Livingston, Michigan

\*\*\* 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 (4) Interior	X Gas Wood Oil Coal Elec. Steam 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	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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas Class: D Effec. Age: 27 Floor Area: 1608 Total Base Cost: 74,669 Total Base New : 109,764 Total Depr Cost: 80,128 Estimated T.C.V: 138,300	Area Type 70 WPP 288 Treated Wood CntyMult X 1.470 E.C.F. X 1.726	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: Bsmnt Garage: Carport Area: Roof:
X Wood Frame Building Style: D Yr Built 0 Remodeled 2006 Condition for Age: Good Room List Basement 1st Floor 2nd Floor 3 Bedrooms	Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C.	Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 2 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	Stories Exterior 2 Story Siding 1 Story Siding 1 Story Siding Other Additions/Adjustments (13) Plumbing 3 Fixture Bath (14) Water/Sewer Public Sewer Well, 200 Feet (15) Built-Ins & Fireplaces Fireplace: Exterior 1 Story (16) Porches WPP, Standard (16) Deck/Balcony Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, ECF (4302 SUNRISE PARK LAKEFRONT)	Foundation Rate Crawl Space 79.69 Crawl Space 50.11 Overhang 29.59 Rate 1650.00 912.00 4400.00 3050.00 15.26 6.14 1.726 => TCV of Bldg: 1 =	Heat-Adj 5.17 2.59 0.00 Rate 1 1 1 70 288	Size Cost 720 54,785 144 6,326 24 710 Size Cost 1 1,650 1 912 1 4,400 1 3,050 70 1,068 288 1,768 80,128 138,300
(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows Many X Avg. Large Avg. X Avg. Small Few Small Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Kitchen: Other: Other: (6) Ceilings Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Foundation Rate Crawl Space 79.69 Crawl Space 50.11 Overhang 29.59 Rate 1650.00 912.00 4400.00 3050.00 15.26 6.14 1.726 => TCV of Bldg: 1 =	Heat-Adj 5.17 2.59 0.00 Rate 1 1 1 70 288	Size Cost 720 54,785 144 6,326 24 710 Size Cost 1 1,650 1 912 1 4,400 1 3,050 70 1,068 288 1,768 80,128 138,300	
(3) Roof X Gable Hip Flat Gambrel Mansard Shed X Asphalt Shingle Chimney: Brick	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:					

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



Sketch by Apex Medina™

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

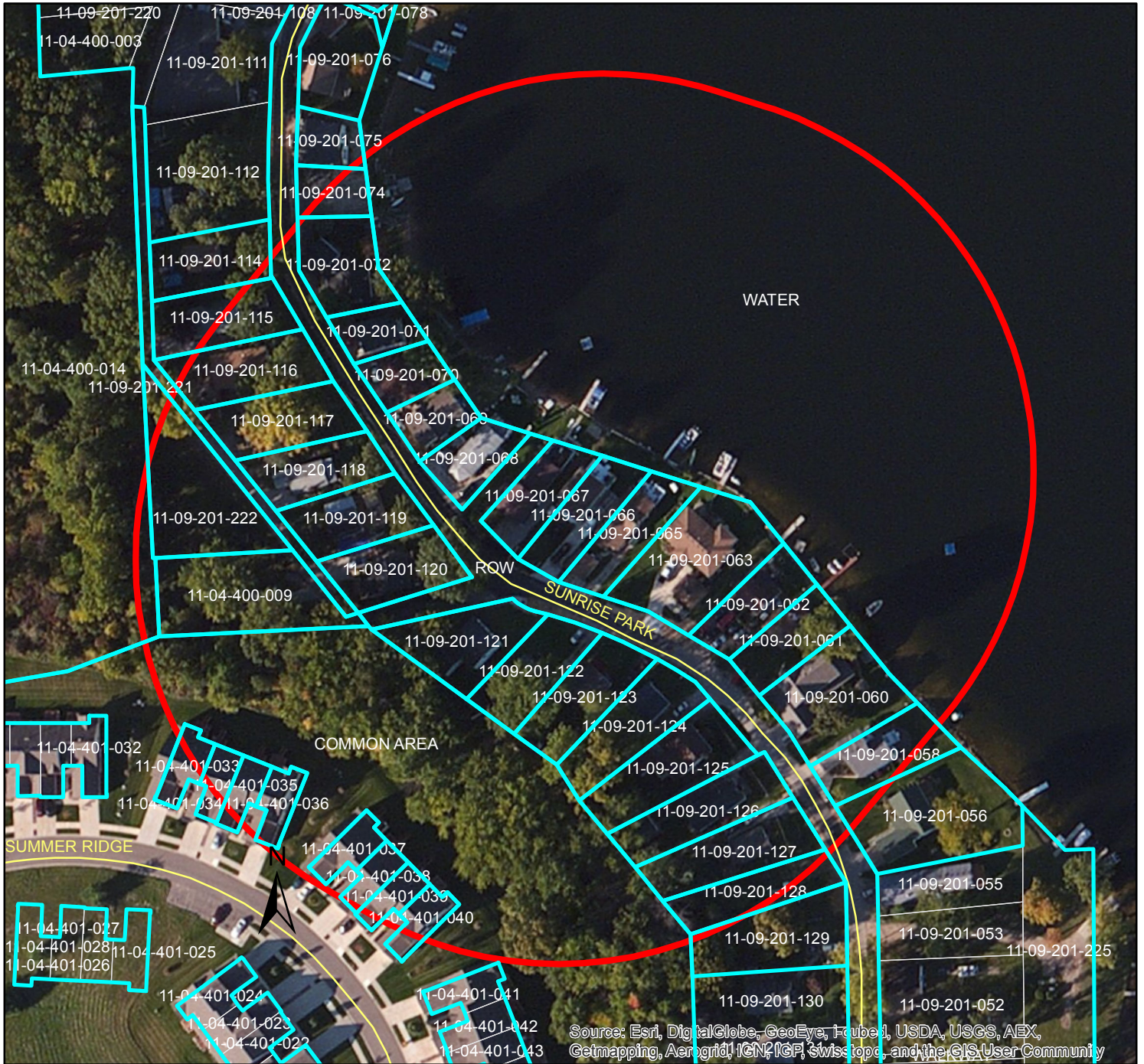
# 15-23 Area Map



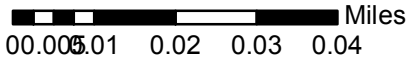
1 inch = 150 feet

Data Source: Livingston County  
GIS Department. Please note information  
may not be accurate and parcel boundaries  
are not surveyed boundaries.

# 300 ft. Buffer for Noticing



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aergrid, IGN, IGP, Swisstopo, and the GIS User Community



Variance Case #15-23

Applicant: Lyn Hewitt

Parcel: 4711-09-201-066

Meeting Date: August 18, 2015



July 21, 2015

# GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 15-24 Meeting Date: Sept. 15, 2015

- 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: Brandon Sredzinski

Property Address: 1001 Sunrise Phone: 517 404 3128

Present Zoning: LRR Tax Code: 11-09-201-231

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 lot / Front lot

2. Intended property modifications: Dining / Second story addition

This variance is requested because of the following reasons:


a. Unusual topography/shape of land (explain) Size of lot to expand current Home.

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: One paper copy of all drawings is required.**
- **Waterfront properties must indicate setback from water from adjacent homes.**
- **Petitioner (or a Representative) must be present at the meeting**

Date: 8/5/15

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 Akers at the township office to discuss what your next step is.**

Genoa Charter Township  
Zoning Board of Appeals  
September 15, 2015

**CASE # 15-26**

PROPERTY LOCATION: 1001 Sunrise Park

PETITIONER: Brandon Sredzinski

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Sewer, Well

PETITIONER'S REQUEST: A front yard setback variance to construct a second story addition to an existing house.

CODE REFERENCE: Section 3.04.01

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Shoreline	Height	Lot Coverage
Required	35'	5'	10'	57.5'	25	35%
Requested	5.5'	7'*	53'	64'	23'	17%
Variance	29.5	N/A	N/A	N/A	N/A	N/A

\*Per §11.01.04 Bay windows are allowed to project 3' into a required interior side yard.



# MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Michael Archinal; Township Manager  
**DATE:** August 26, 2015  
**RE:** ZBA 15-26

---

## STAFF REPORT

**File Number:** ZBA 15-26

**Site Address:** 1001 Sunrise Park

**Parcel Number:** 11-09-201-231

**Parcel Size:** 0.19 Acres

**Applicant:** Brandon Sredzinski

**Property Owner:** Same

**Information Submitted:** Application, site plan and building plans

**Request:** Dimensional Variance

**Project Description:** Applicant is requesting a front yard setback variance to construct a second story addition to an existing home.

**Zoning and Existing Use:** LRR (Lakeshore Resort Residential) Single Family Residential

**Other:** Public Hearing was published in the Livingston Press and Argus and foot mailings were sent to any real property within 300 feet in accordance with the Michigan Zoning Enabling Act.

### 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**

Please note that in order for a variance to be approved it has to meet all of the standards of §25.05.03.

The following are findings based upon the presented materials:

**Practical Difficulty/Substantial Justice:** Strict compliance with the front yard setback would prohibit the applicant from constructing a second story on to the existing structure. The lot sizes around Sunrise Park are small and narrow. The orientation and location of the existing structure makes meeting the front yard setback difficult.

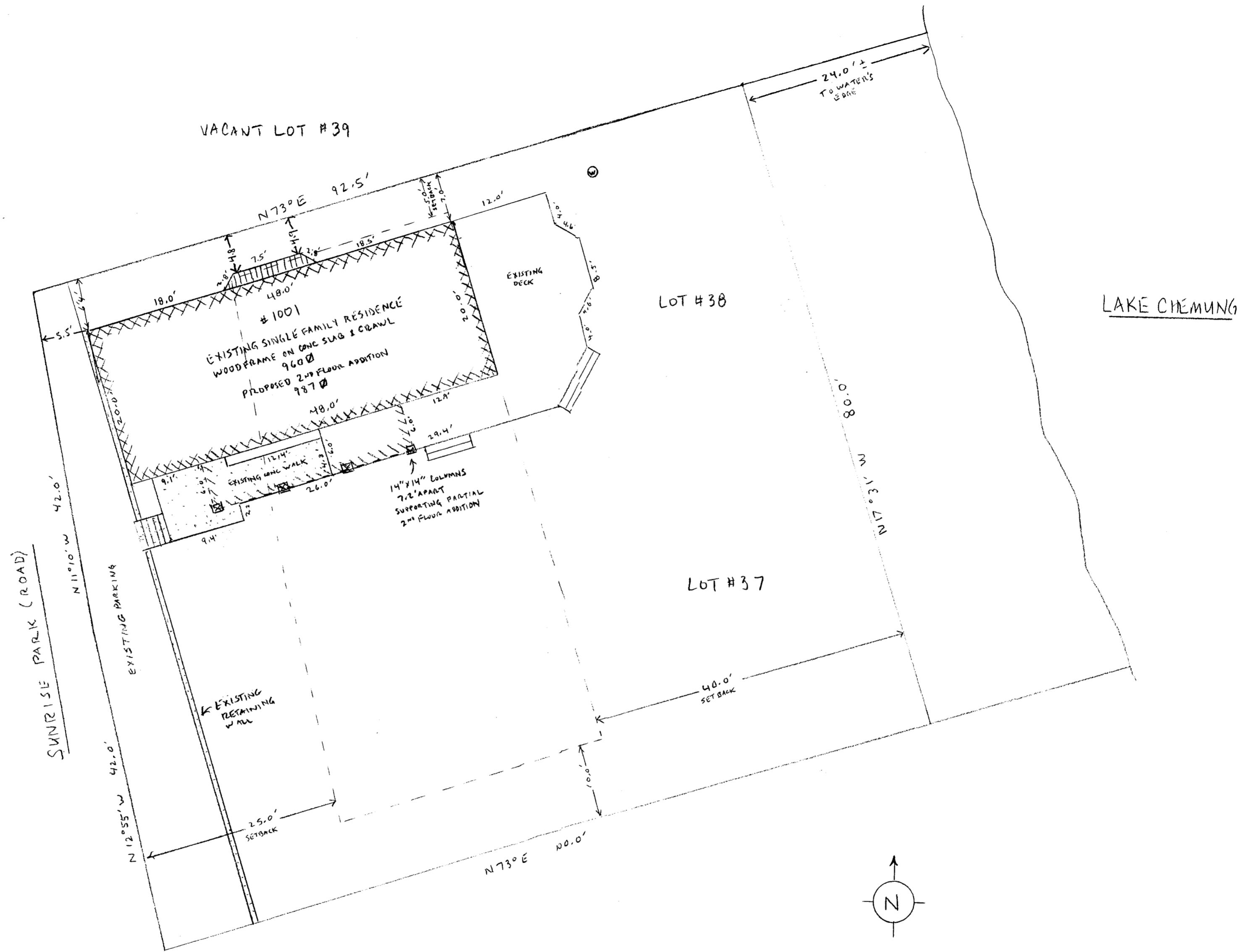
**Extraordinary Circumstances:** The extraordinary circumstances are the depth of the lot and the orientation of the existing structure. Granting this variance would make the property consistent with several other properties in the vicinity.

**Public Safety and Welfare:** The granting of this variance will not impair an adequate supply of light and air to adjacent properties 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.

**Impact on Surrounding Neighborhood:** The proposed variance would have little impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

### **Staff Findings of Fact**

- 1. Strict application of the front yard setback would prevent the applicant from building a second story on the existing structure.**
- 2. The extraordinary or exceptional circumstances applicable to this property are the lack of sufficient lot depth, the existing orientation of the house on the parcel and the existing structure.**
- 3. There are several homes in the vicinity that do not comply with the front yard setback.**
- 4. The need for the variance is due to the lack of sufficient lot depth the existing orientation of the house and the location of the existing structure.**
- 5. Granting of the requested 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.**
- 6. Granting the requested variance will not interfere with or discourage the appropriate development continued use or value of adjacent properties in the surrounding neighborhood.**



VACANT LOT #39

LOT #38

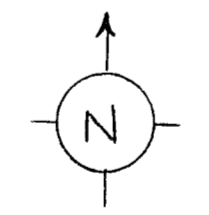
LOT #37

LAKE CLEMUNG

SUNRISE PARK (ROAD)

LEGEND

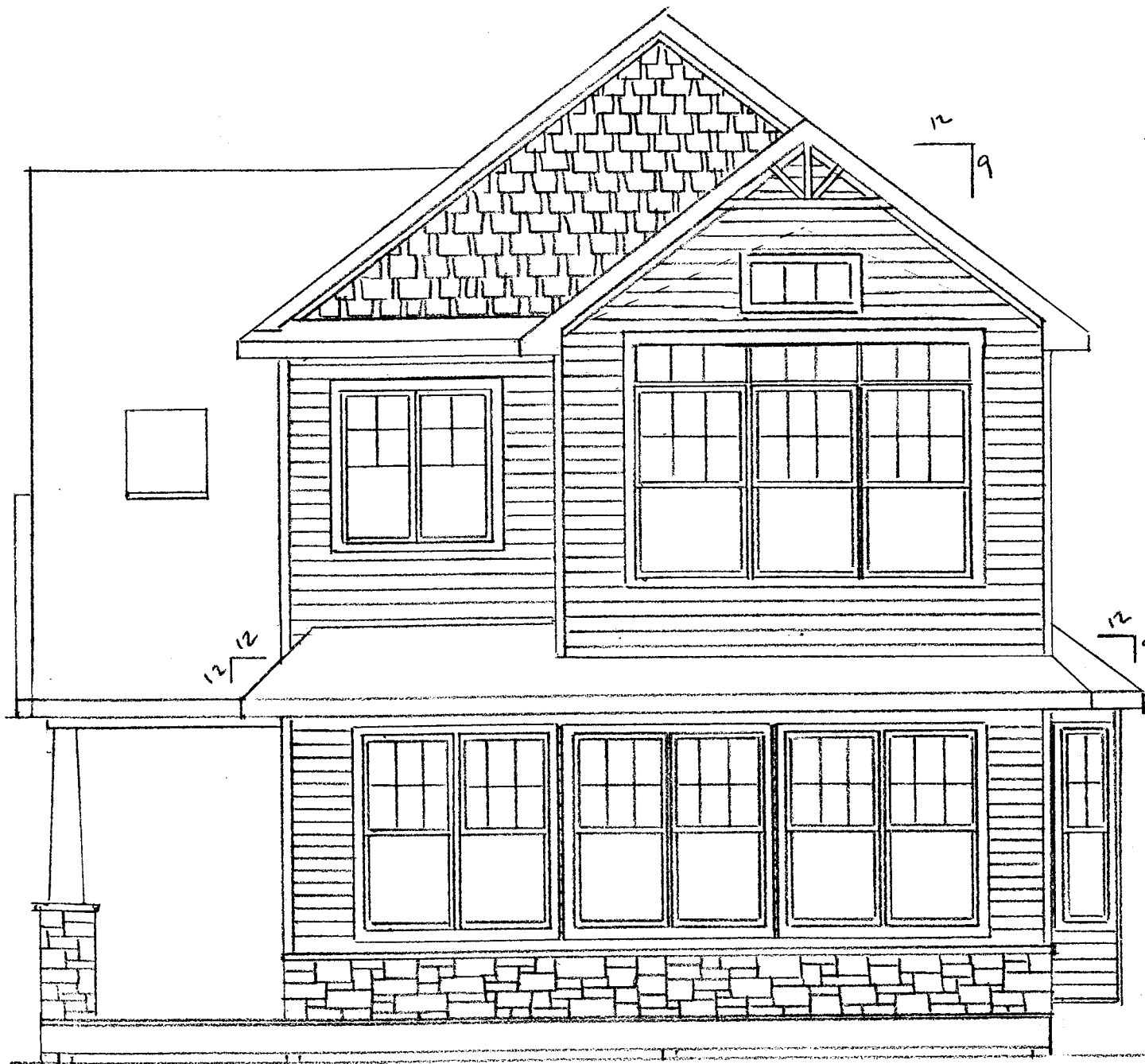
- EXISTING 1ST FLOOR WITH 2ND FLOOR ADDITION
- PROPOSED 1ST FLOOR CANTILEVERED ADDITION
- PROPOSED 2ND FLOOR ADDITION SUSPENDED BY COLUMN
- EXISTING CONCRETE
- POST WITH DECORATIVE COLUMN & FOOTER



SITE PLAN

SCALE: 1" = 10'0"

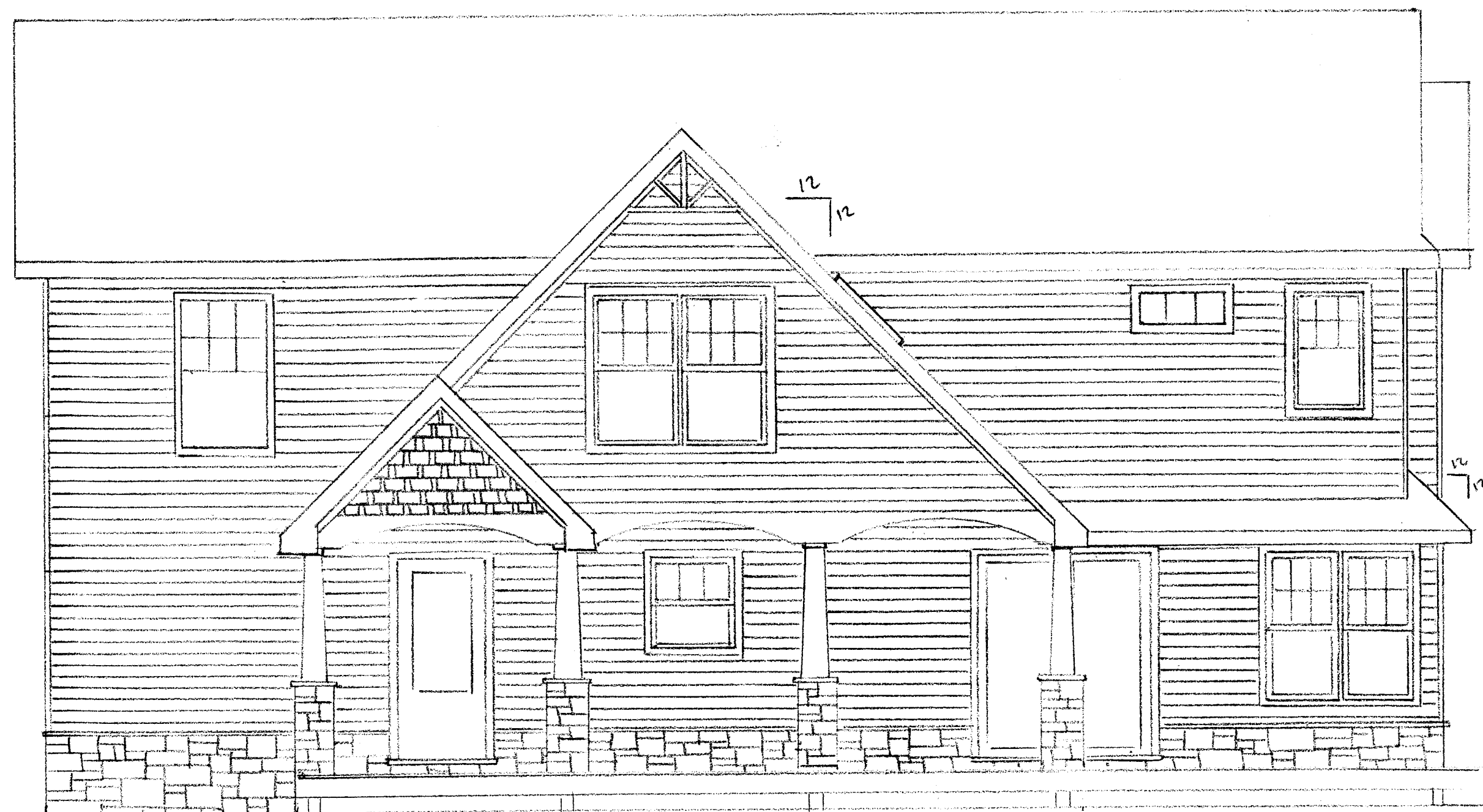
1001 SUNRISE PARK  
 SECTION 9 T2N R5E  
 SUNRISE PARK LOTS 37 & 38  
 ID # 11-09-201-231  
 GENOA TOWNSHIP  
 LIVINGSTON COUNTY  
 STATE OF MICHIGAN



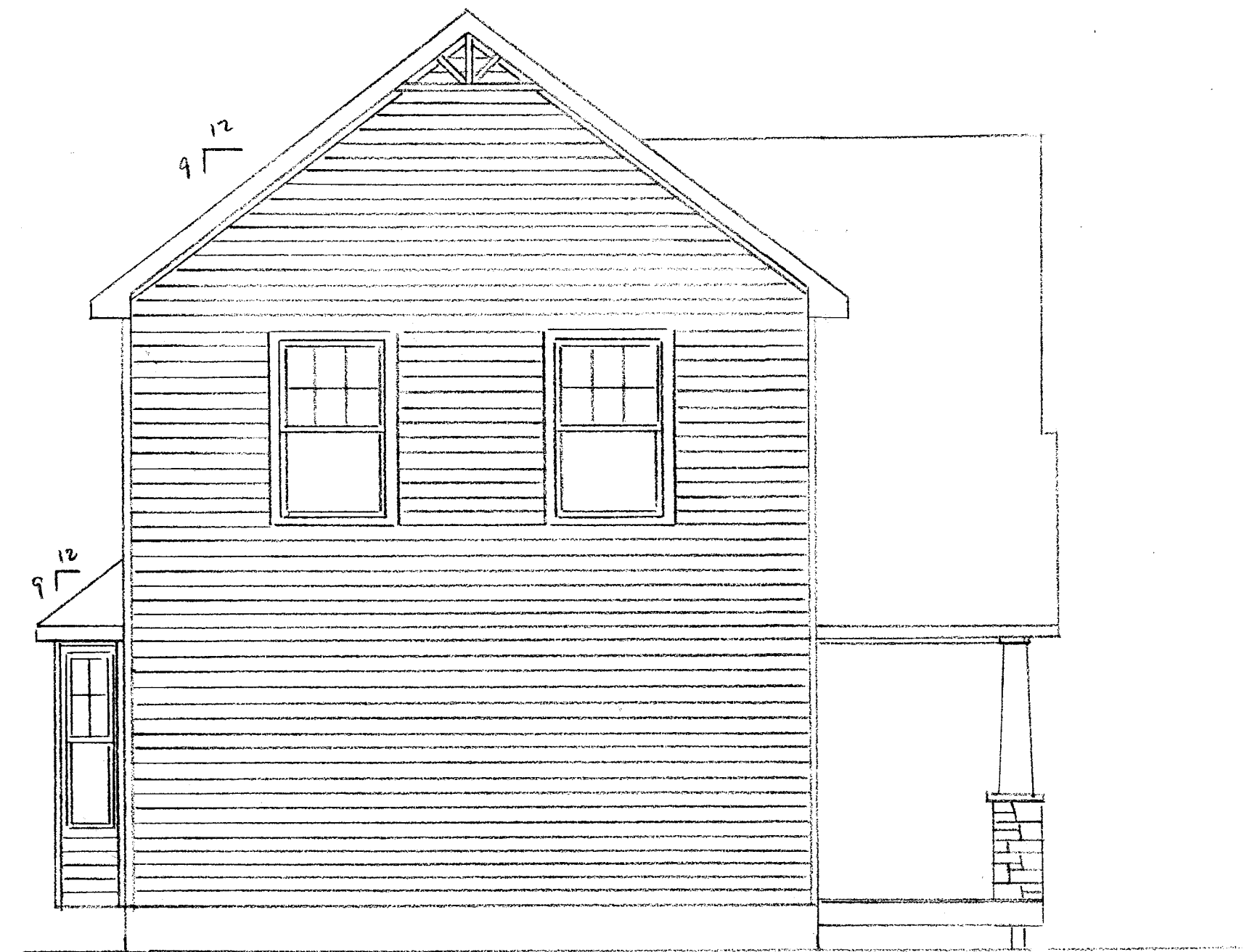
REAR (LAKE) ELEVATION  
SCALE: 1/4" = 1'0"



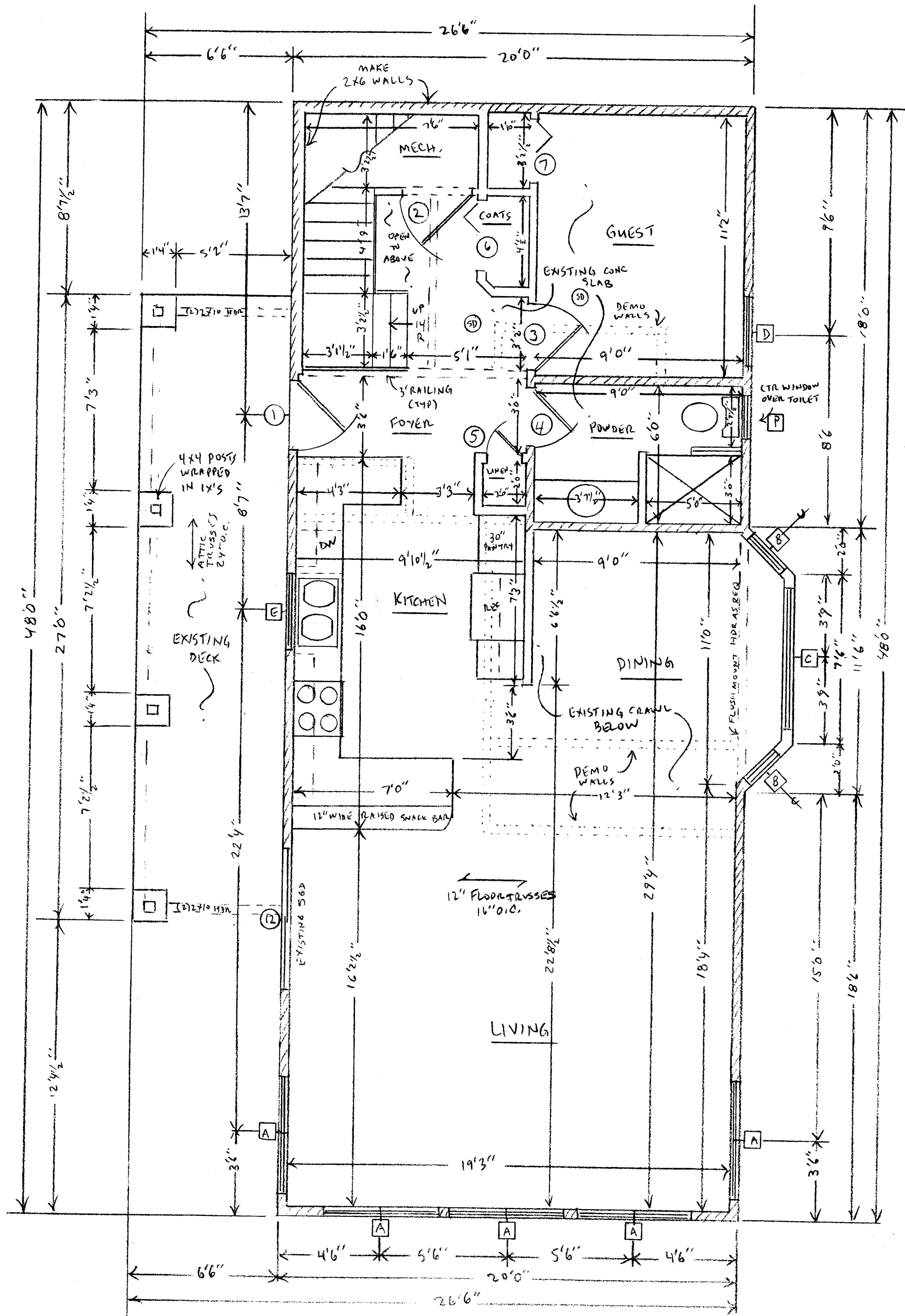
LEFT ELEVATION  
SCALE: 1/4" = 1'0"



RIGHT ELEVATION  
SCALE: 1/4" = 1'0"



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



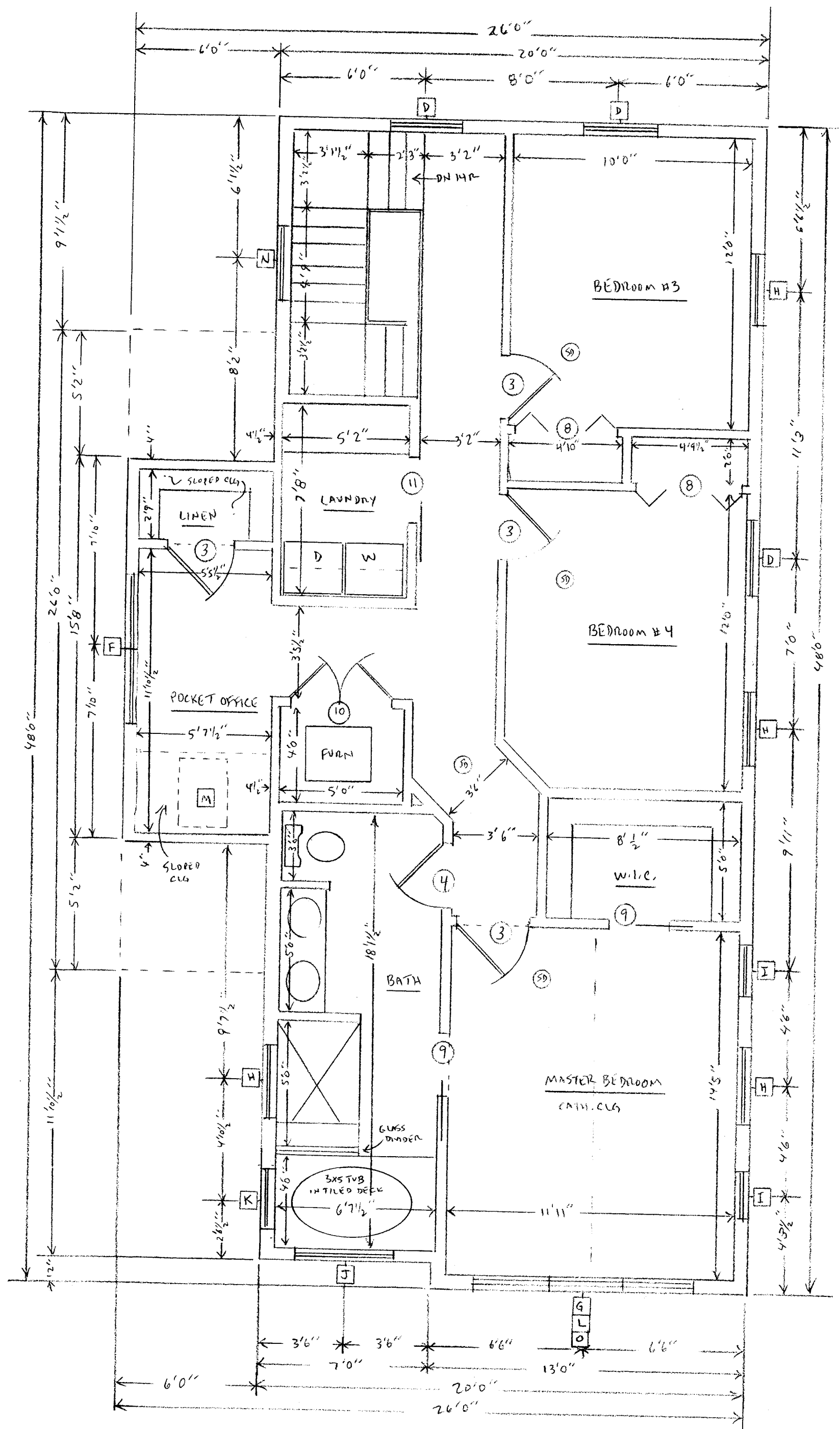
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 960P

NOTE: ALL WALLS DRAWN 4 1/2" THICK UNLESS NOTED

LEGENDS

	= EXISTING
	= DEMO
	= NEW
	= HEADERS



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 987P

NOTE: ALL EXT 2x6 WALLS DRAWN 6 1/2" THICK ALL INT 2x4 WALLS DRAWN 4 1/2" THICK UNLESS NOTED

NOTE: 2x12 HDRS OVER ALL EXT DOORS & WINDOWS  
 NOTE: SMOKE DETECTORS WIRED IN SERIES WITH BATTERY BACKUP  
 NOTE: VERIFY DIMENSIONS WITH FIELD MEASUREMENTS

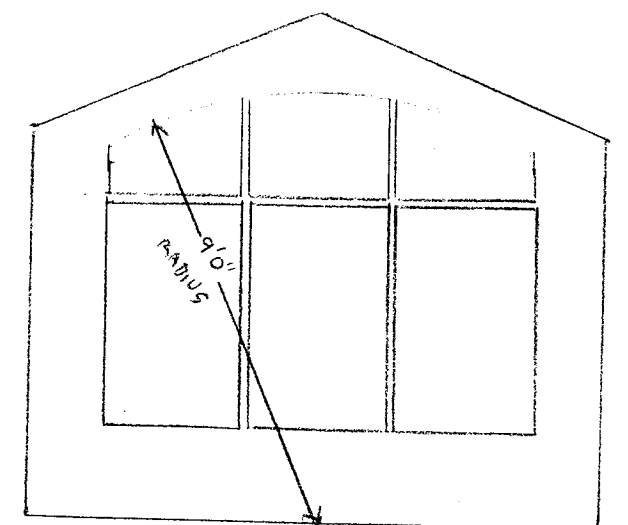
DOOR SCHEDULE

KEY	SIZE	MTY	DESC
1	3'6"8"	1	EXT. SWING w/ DECORATIVE GLASS
2	3'6"8"	1	INT. SWING
3	2'6"8"	5	INT. SWING
4	2'6"8"	2	INT. SWING
5	1'6"8"	1	INT. SWING
6	3'0"6"8"	1	BIFOLD
7	2'6"8"	1	BIFOLD
8	4'0"6"8"	2	BIFOLD
9	2'6"8"	2	PROJECT
10	4'0"6"8"	1	DOUBLE
11	2'8"6"8"	1	"BARN" DOOR
12	6'0"6"8"	1	SGD (REPLACE EXISTING)

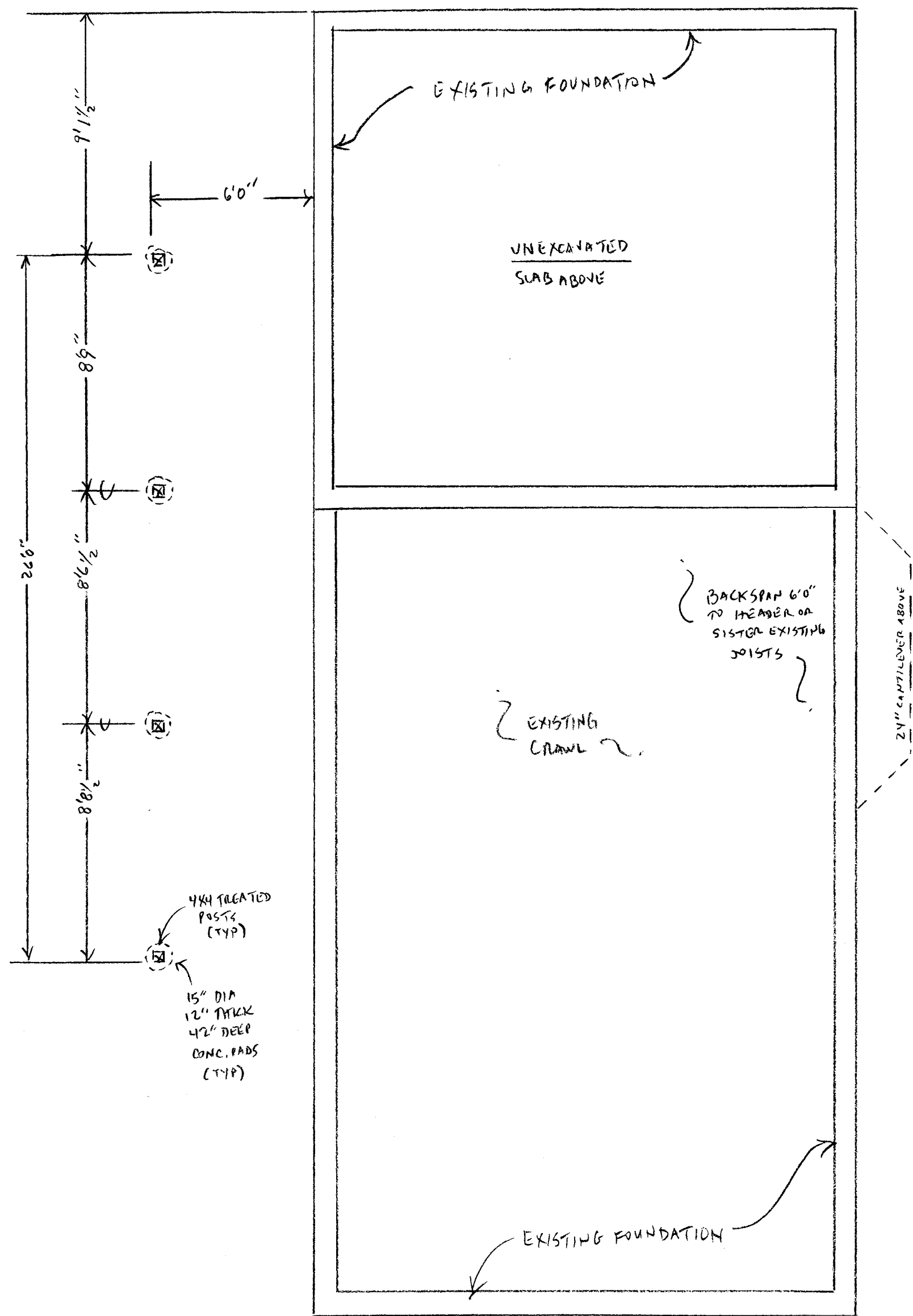
WINDOW SCHEDULE

KEY	SIZE	MTY	DESC
A	5'5"	5	(2) 2'5" D.H. MULLED
B	2'5"	2	D.H.
C	6'1"6"	1	FIXED TRANSOM @ 6'8"
D	3'0"5"	4	D.H.
E	3'3"2"	1	D.H.
F	6'5"	1	(1) 3'5" D.H. MULLED
G	9'5"	1	(3) 3'5" D.H. MULLED
H	3'1"	4	FIXED TRANSOM @ 6'8"
I	2'3"6"	2	D.H.
J	4'0"4"	1	TWIN CASEMENT
K	2'4"0"	1	CASEMENT
L	9'1"0"	1	(3) 3'1"0" FIXED TRANSOM MULLED
M	2'0"3"	1	SKYLITE
N	3'5"	1	FIXED
O	3'1"	1	FIXED TRANSOM
P	2'3"0"	1	DH (REPLACE EXISTING)

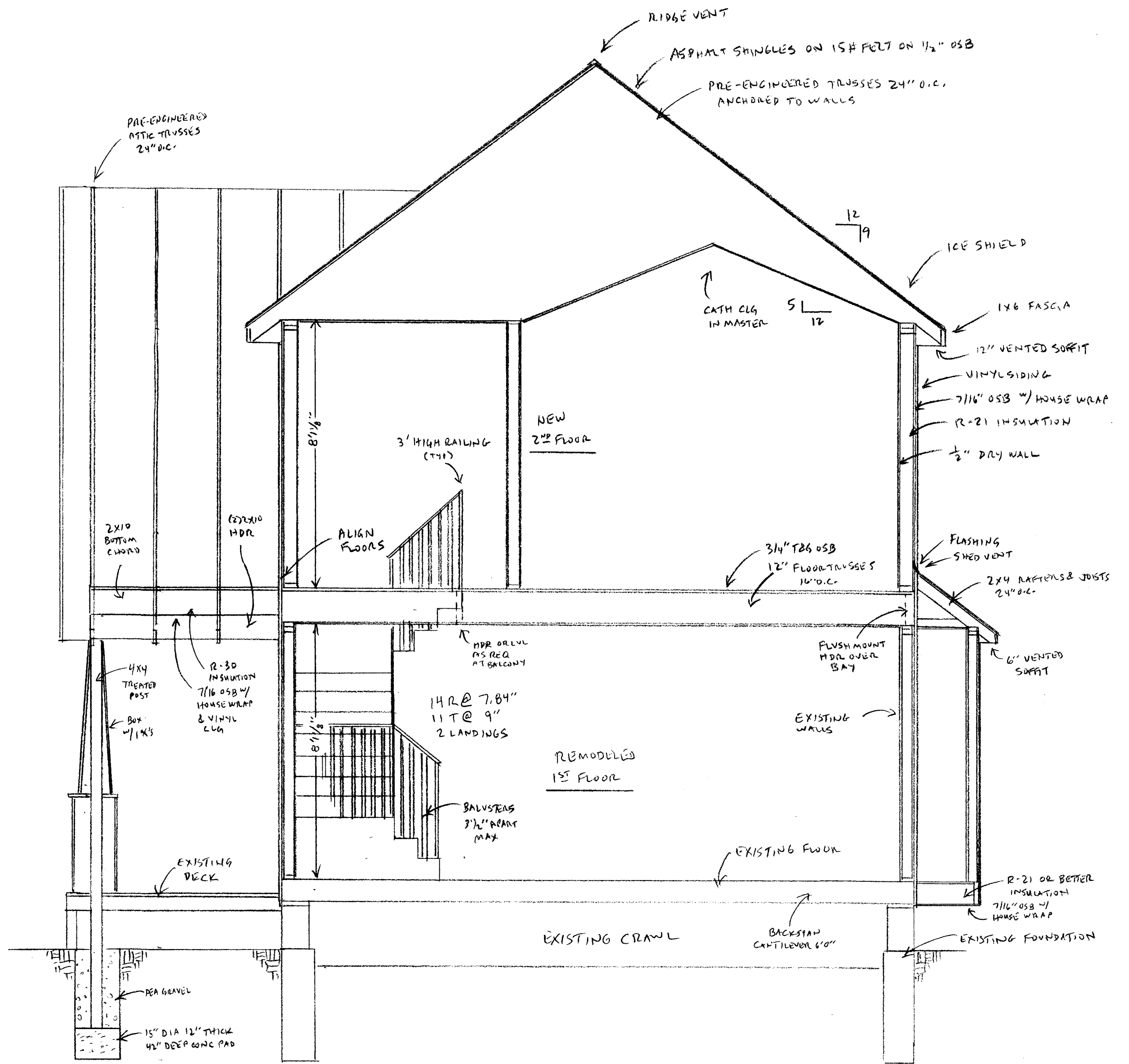
NOTE: SIZES VARY BY MFR



MASTER WINDOW LAYOUT (OPT)  
 SCALE: 1/4" = 1'-0"



FOUNDATION PLAN  
SCALE: 1/4" = 1'0"



CROSS SECTION  
SCALE: 3/8" = 1'0"

NOTE: VERIFY DIMENSIONS WITH FIELD MEASUREMENTS

# Real Estate Summary Sheet

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

09/08/2015 11:45 AM

**Parcel:** 4711-09-201-231  
**Owner's Name:** SREDZINSKI MEGAN & BRANDON  
**Property Address:** 1001 SUNRISE PARK  
HOWELL, MI 48843

**Current Class:** 401.401 RESIDENTIAL-IMPROVED  
**Previous Class:** 401.401 RESIDENTIAL-IMPROVED  
**Gov. Unit:** 4711 GENOA CHARTER TOWNSHIP  
**MAP #** V15-26  
**School:** 47070 HOWELL  
**Neighborhood:** 4302 4302 SUNRISE PARK LAKEFRONT

**Liber/Page:** 2015R-020391  
**Split:** 05/18/2011  
**Created:** 05/18/2011  
**Active:** Active

**Public Impr.:** None  
**Topography:** None

**Mailing Address:**

SREDZINSKI MEGAN & BRANDON  
1001 SUNRISE PARK  
HOWELL MI 48843

**Description:**

SEC 9 T2N R5E SUNRISE PARK LOTS 37 AND 38  
SPLIT ON 05/18/2011 FROM 4711-09-201-038, 4711-09-201-039;

## Most Recent Sale Information

Sold on 06/30/2015 for 0 by JONES TRUST & SREDZINSKI MEGAN M.

**Terms of Sale:** INVALID SALE

**Liber/Page:** 2015R-020391

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2016 S.E.V.:</b>	Tentative	<b>2016 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2015 S.E.V.:</b>	146,200	<b>2015 Taxable:</b>	81,937	<b>Acreage:</b>	0.17
<b>Zoning:</b>	LRR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	80.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	95.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: CD  
Exterior: Wood Siding  
% Good (Physical): 59  
Heating System: Electric Wall Heat  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 960  
Ground Area: 960  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES TRUST & SREDZINSKI	SREDZINSKI MEGAN & BRANDO	0	06/30/2015	WD	INVALID SALE	2015R-020391	BUYER	0.0
JONES TRUST & SREDZINSKI	JONES TRUST, SREDZINSKI M	0	07/15/2011	WD	INVALID SALE	2011R-020976	BUYER	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning: LRR	Building Permit(s)	Date	Number	Status
1001 SUNRISE PARK	School: HOWELL					
	P.R.E. 100% 12/14/2011					
Owner's Name/Address	MAP #: V15-26					
SREDZINSKI MEGAN & BRANDON 1001 SUNRISE PARK HOWELL MI 48843	2016 Est TCV Tentative					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 00006.SUNRISE PARK					Value		
	Public	Improvements		Description	Frontage	Depth	Front	Depth		Rate	%Adj.
SEC 9 T2N R5E SUNRISE PARK LOTS 37 AND 38 SPLIT ON 05/18/2011 FROM 4711-09-201-038, 4711-09-201-039;		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		'A' FRONTAGE	80.00	95.00	1.0000	1.0000	2300	100	
Comments/Influences	80 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 184,000										

Split/Comb. on 05/18/2011 completed 05/18/2011 Duffy ;  
Parent Parcel(s): 4711-09-201-038, 4711-09-201-039;  
Child Parcel(s): 4711-09-201-231;



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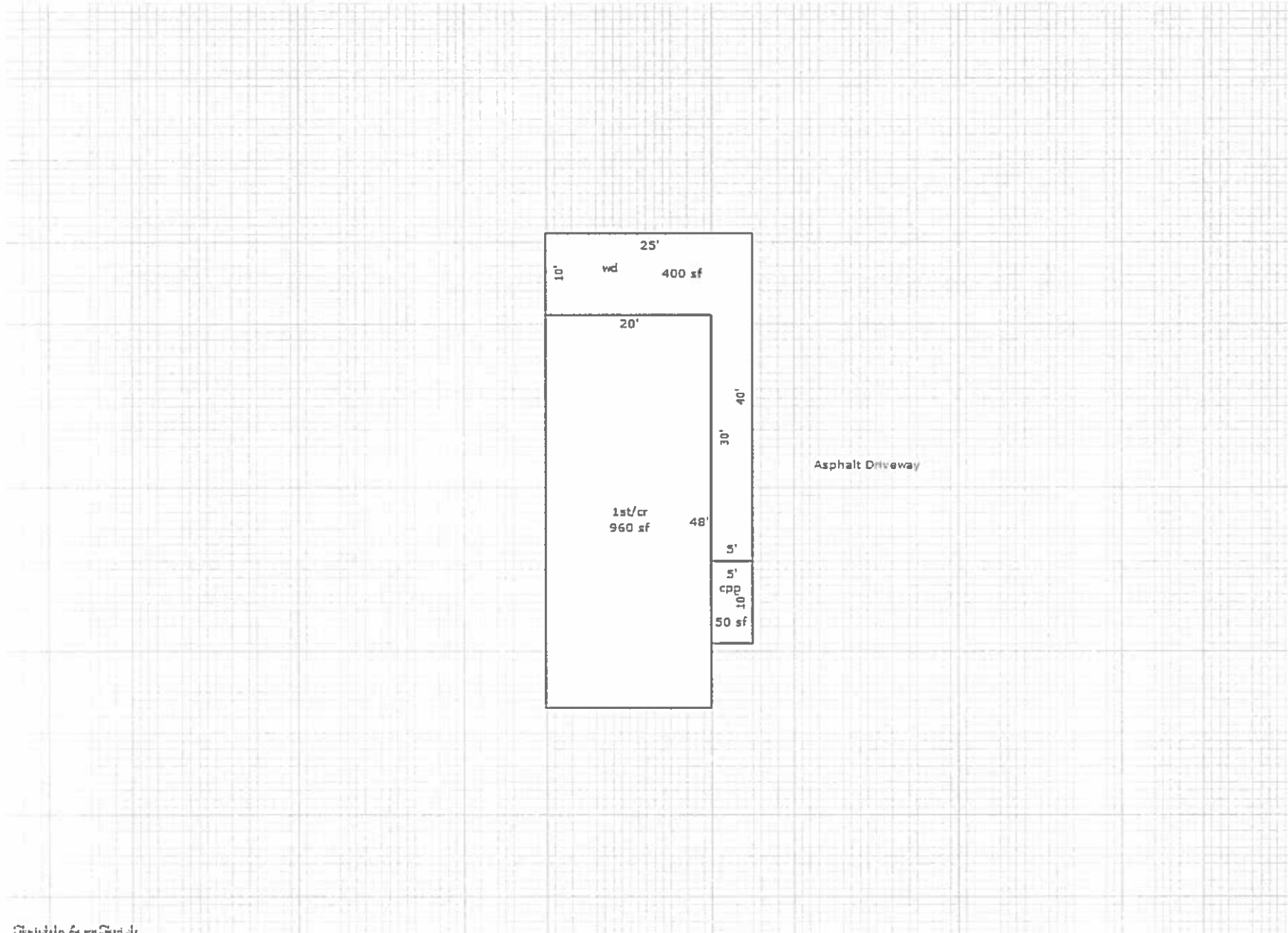
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	Rolling	Low	2016	Tentative	Tentative	Tentative			Tentative
High	Landscaped	Swamp	2015	92,000	54,200	146,200			81,937C
Wooded	Pond	Waterfront	2014	92,000	47,300	139,300			80,647C
Ravine	Wetland	Flood Plain	2013	56,000	43,200	99,200			79,377C

Who When What  
LM 07/29/2015 REVIEWED R

\*\*\* 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 Ga	Area 50 400	Type CPP Treated Wood	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	X	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											
Building Style: CD		Trim & Decoration		Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	X	Ord	Min	(12) Electric										
Condition for Age: Good		Size of Closets		0 Amps Service												
Room List		(5) Floors		No./Qual. of Fixtures			Stories		Foundation		Rate		Bsmnt-Adj			
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min			1		Crawl Space		59.86		-8.86			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments		Rate		Heat-Adj		Size			
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			(14) Water/Sewer		Rate		1025.00		1			
(2) Windows		Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Public Sewer Well, 200 Feet		4675.00		-2.31		960			
Many	X	Large			Average Fixture(s)			CPP, Standard		18.85		50		46,742		
X	Avg.	X	Avg.			1			Treated Wood, Standard		6.20		400		1,025	
Few		Small	(8) Basement		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			Phy/Ab.Phy/Func/Econ/Comb.%Good= 59/100/100/100/59.0,		Depr.Cost =		48,452		4,675		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1.726 => TCV of Bldg: 1		=		83,628			
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:											
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF														
Chimney: Brick		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														

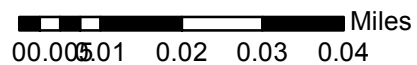
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apen Skidz

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

# 300 ft Buffer for Noticing



Variance Case #15-27

Applicant: Brandon Sredzinski

Parcel: 4711-09-201-231

Meeting Date: September 15, 2015



August 21, 2015

# GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 15-27 Meeting Date: 9-15-15

- 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: Michael E. Williams

Property Address: 3654 Westphal Phone: (517) 552-1812 or 734-475-6576

Present Zoning: CE Tax Code: 4711-19-400-009

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: 5 feet off north side property line instead of 10 feet

2. Intended property modifications: \_\_\_\_\_

This variance is requested because of the following reasons:

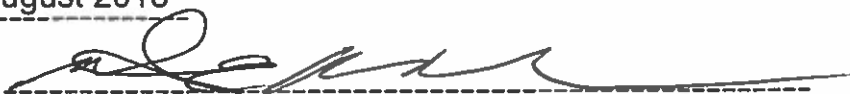
a. Unusual topography/shape of land due to sloping of the property on the north side, there is (explain) \_\_\_\_\_  
potential draining issues into building if I go out ten feet.

b. Other (explain) The property is not that wide and I would prefer not to put the building that far over into the yard if I don't have to.

**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: One paper copy of all drawings is required.**
- **Waterfront properties must indicate setback from water from adjacent homes.**
- **Petitioner (or a Representative) must be present at the meeting**

Date: 21 August 2015

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 Akers at the township office to discuss what your next step is.**

Genoa Charter Township  
Zoning Board of Appeals  
September 15, 2015

**CASE # 15-27**

PROPERTY LOCATION: 3654 Westphal

PETITIONER: Michael/Dawn Williams

ZONING: CE (Country Estate)

WELL AND SEPTIC INFO: Septic, Well

PETITIONER'S REQUEST: A side yard variance to construct an accessory structure.

CODE REFERENCE: Section 11.04.01(f)

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Shoreline	Height	Lot Coverage
Required	75'	10'	10'	N/A	14'	N/A
Requested	160'	5'	102'	N/A	13.6'	N/A
Variance	N/A	5'	N/A	N/A	N/A	N/A

# MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Michael Archinal; Township Manager  
**DATE:** August 26, 2015  
**RE:** ZBA 15-27

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## STAFF REPORT

**File Number:** ZBA 15-27

**Site Address:** 3654 Westphal

**Parcel Number:** 11-19-400-009

**Parcel Size:** 1.00 Acres

**Applicant:** Mike/Dawn Williams

**Property Owner:** Same

**Information Submitted:** Application, site plan and building plans

**Request:** Dimensional Variance

**Project Description:** Applicant is requesting a side yard variance to construct an accessory structure

**Zoning and Existing Use:** CE (Country Estate) Single Family Residential

**Other:** Public Hearing was published in the Livingston Press and Argus and foot mailings were sent to any real property within 300 feet in accordance with the Michigan Zoning Enabling Act.

### 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**

Please note that in order for a variance to be approved it has to meet all of the standards of §25.05.03.

The following are findings based upon the presented materials:

**Practical Difficulty/Substantial Justice:** Strict compliance with the side yard setback would require the applicant to construct the accessory structure ten feet from the property line. The parcel is located in Country Estates but is nonconforming. Because the property is not over an acre the normal accessory structure setback of 40' does not apply. The Zoning Board of Appeals must determine whether or not the variance is necessary to preserve a substantial property right similar to that possessed by other properties in the Country Estates district.

**Extraordinary Circumstances:** The extraordinary circumstances are the nonconforming lot size and the applicant's claim that the existing grade makes the required 10' setback difficult. Granting this variance would make the property inconsistent with other properties in the Country Estates district and the vicinity.

**Public Safety and Welfare:** The granting of this variance will not impair an adequate supply of light and air to adjacent properties 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.

**Impact on Surrounding Neighborhood:** The proposed variance may impact the development, continued use or value of the adjacent property to the north.



### **Staff Findings of Fact**

- 1. Strict application of the side yard setback would require the applicant to move the proposed structure 5' to the south. Please note that the applicant has reduced the width of the building by 4' to minimize the amount of the variance request.**
- 2. The extraordinary or exceptional circumstances applicable to this property are the existing grade and the nonconforming property size.**
- 3. Accessory structures on conforming lots in the CE district must meet a 40' side yard setback.**
- 4. It appears that there are several existing nonconforming accessory structures on the property. The applicant is proposing to remove thee buildings indicated as storage from the site. The ZBA may wish to condition any approval they consider upon the removal of said structures.**
- 5. Granting of the requested 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.**
- 6. Granting the requested variance may impact the development, continued use or value of the adjacent property to the north.**



1 = Ground Zero

2 = 1 foot ¼ inch drop

3 = 1 foot 8 inch drop (accumulative)

4 = 2 foot 7 ½ inch drop (accumulative)

5 = 3 foot 5 inch drop (accumulative)

6 = 4 foot 3 inch drop (accumulative)

I was originally going do a 24 x 32 but it brings it out too far.

With a 20 x x40 and 5 foot from property line, I can control the run off easier and not put a huge footprint into my back yard



Telephone (210) 650-2276  
Fax (425) 955-9515

Mailing P O Box 782234, San Antonio, Texas 78278  
Yard 12317 Alameda Road, Houston, Texas 77045

www.pole-barn.info

Date: 08/20/2015

Quote No: 100972

48843



**BBB Review**

**Building Package**

Ground Snow Load: 25 psf 90 mph 3 second wind gust Exposure B

20' x 40' x 10' 4-12 Pitch 12" Gable Overhang 12" Eave Overhang Vented  
Red 29 ga Steel siding 40 yr paint warranty Bright White trim  
Bright White 29 ga Steel roofing 40 yr paint warranty Bright White trim

*4x6 Treated Posts 8' oc  
One Row 2x8 Treated Grade Board  
29 ga Steel Siding  
Dual #1 2x10 SYP Truss Supports  
2x6 Purlins 24" on center  
29 ga Steel Roofing  
Galvanized Ring Shank Nails*

*Concrete Footings (3,000 psf soil)  
2x6 Girts 24" on center  
Rat Guard, Corner & Opening Trim  
20' Wood Trusses 4' oc  
Lateral & Sway Bracing  
Gable & Eave Trim  
Trim & Framing Nails*

*Treated Uplift Cleats  
Corner Bracing  
Closure Strips  
Hurricane Ties  
Wind Bracing  
Ridge Cap  
Color Matched Panel Screws*

**Overhead Doors**

- (1) 10 x 8 White Ribbed Insulated Overhead Door
- (1) 10 x 8 White Ribbed Insulated Overhead Door

**GRAND TOTAL: \$ 7,303.00**

\*Add 3% for CC sales

**Delivery is INCLUDED      No sales tax on deliveries in MI      [Color Card](#)**

This Quote is valid until Sep 19 2015 5:00 PM CST

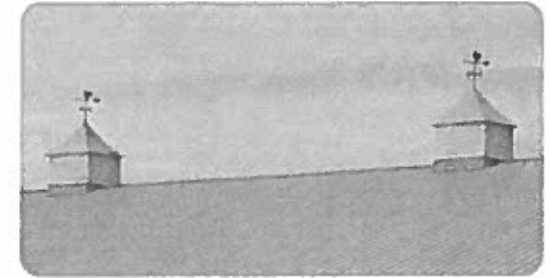
Structural plans are unstamped. Engineer stamp available for additional fee.







**CHI Warranty**



**MODEL INSULATIONS**



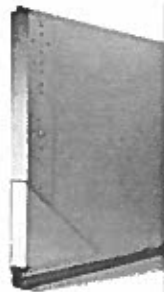
**Non-Insulated**  
 • No. 1000, 2, 300, 4000, 4001  
 • 2 1/2" R-VAL  
 • R-VAL 0.00



**5/16\"/>**



**1 5/8\"/>**



**1 15/16\"/>**



**1 7/8\"/>**

Secure your home and family with Thermo-Tru's value-priced Traditions steel door.  
 Our superior doors without glass come with an available 20 minute fire rating. All doors are available in ready-to-paint decorative designs that come with a tough 24 or 25 gauge smooth steel surface and a polyurethane finish coat for durable energy efficiency. Traditions steel doors feature a mild steel lock block for secure mounting of hardware, decorative glass options, and a five year limited warranty.  
 You can select from 6 1/2" or 8" heights to best fit your home's architecture. 20 minute fire rating is available for 6 1/2" height doors only.

**THERMA-TRU Steel Entry Door Systems: Traditions**

About this entry door system

This entry door system is available with different features. The table below breaks down the various products offered by size and available features. You should work with an authorized Thermo-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

**Door**

6 Panel Flush Style Fin	Available Sizes	Available Options
TR210	2'6" x 6'6"	
	2'6" x 6'0"	
	2'10" x 6'0"	
	2'0" x 6'0"	

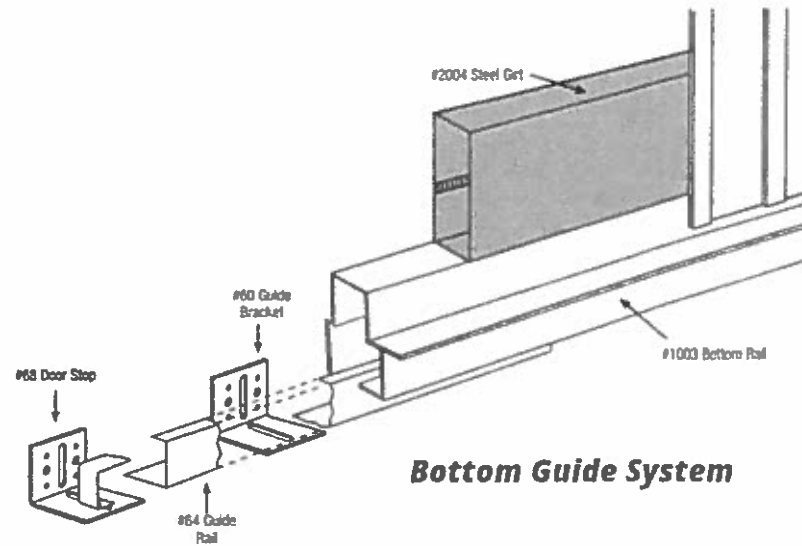
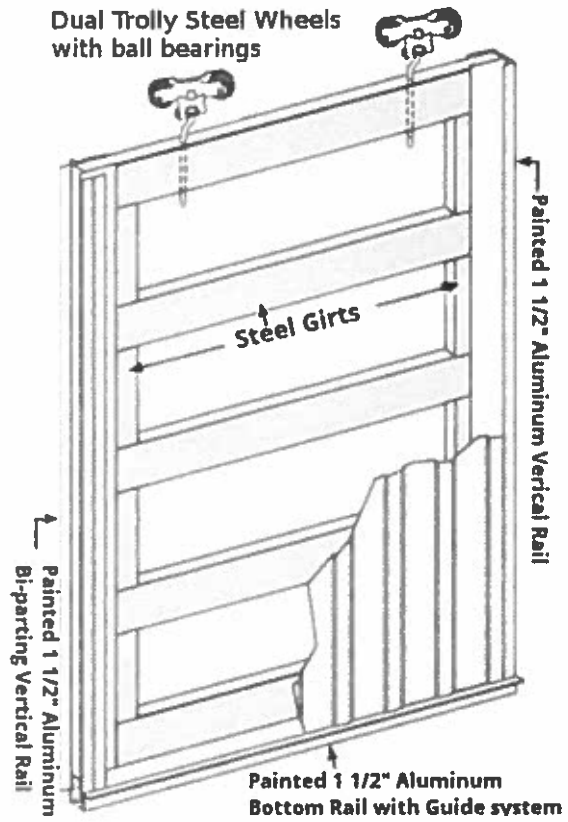
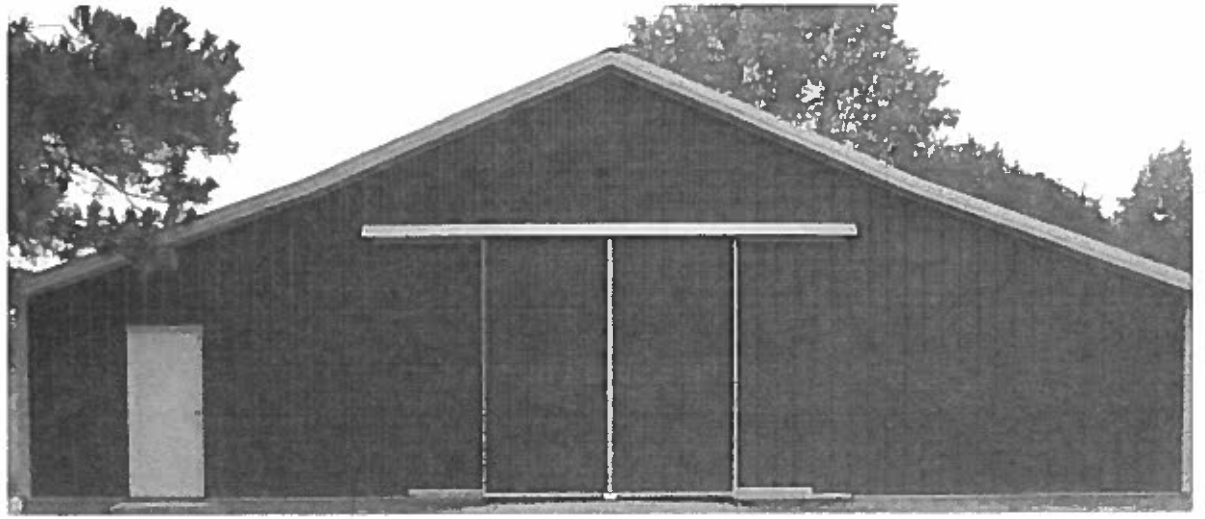
**Finish Options: Paints**



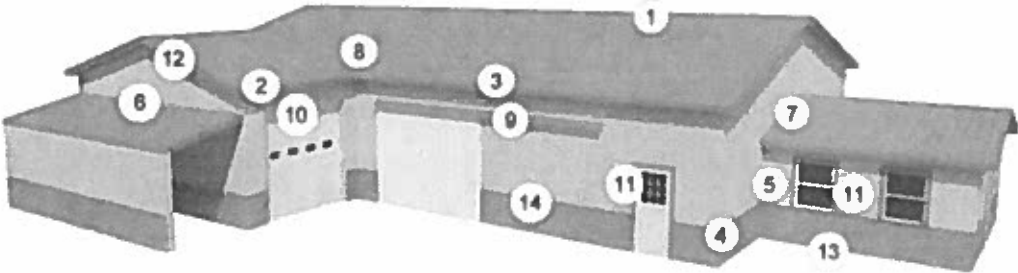
Where to buy  
 Click to locate an authorized Thermo-Tru dealer near you.

\*These door prices range and are subject to the local price of steel. The amount of energy glass transparency may be more or less than shown in the image being based on glass board and the size of the glass. Part is subject to the door, details of project, door design and other factors. Please consult your local Thermo-Tru dealer for more details.

## Steel Sliding Door Systems



# Quality Metal Trims



1) RIDGE CAP



2) ANGLE TRIM



3) SNOW GUARD



4) CORNER TRIM



5) INSIDE CORNER



6) ENDWALL FLASHING



7) SIDEWALL FLASHING



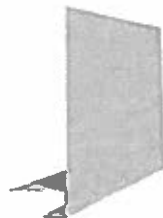
8) W-VALLEY FLASHING



9) TRACK COVER



10) OVERHEAD DOOR TRIM



11) J CHANNEL



12) F&J OVERHANG

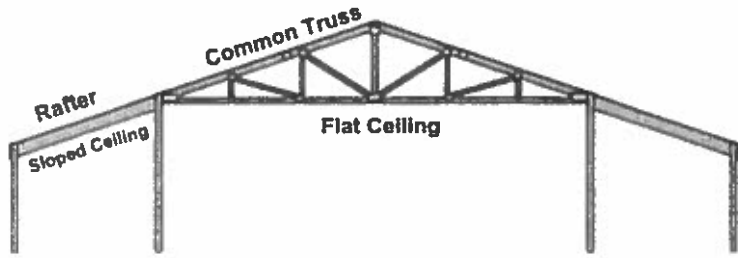


13) RAT GUARD



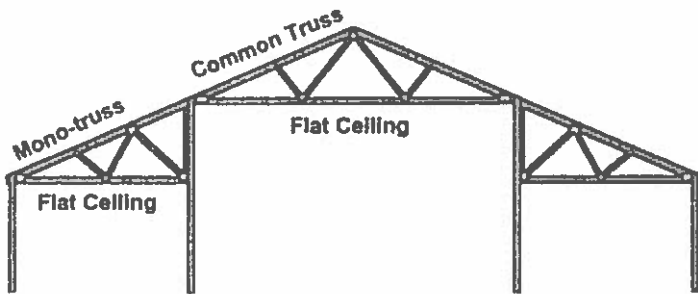
14) Z-BAR



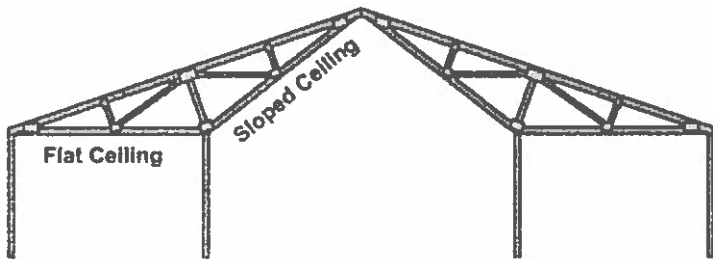


Common truss with heel height matching rafter size

\* Standard Option



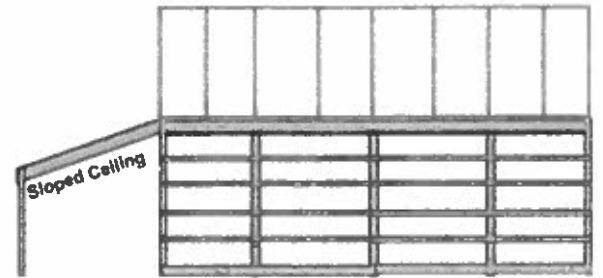
Common truss with mono-truss



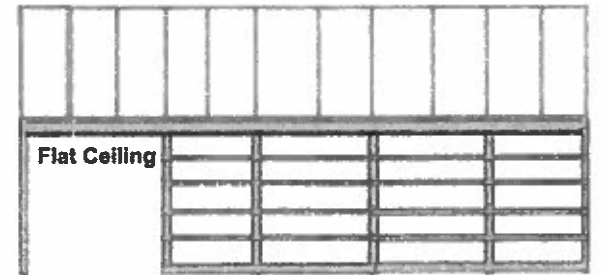
Twin Inverted Common Truss

## Eave Side Porches

## Gable End Porches



Gable Porch with Rafters



Gable Porch Extension



# Real Estate Summary Sheet

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

09/08/2015 11:45 AM

**Parcel:** 4711-19-400-009  
**Owner's Name:** WILLIAMS, DAWN T. & MICHAEL W.  
**Property Address:** 3654 WESTPHAL  
HOWELL, MI 48843  
**Current Class:** 401.401 RESIDENTIAL-IMPROVED  
**Previous Class:** 401.401 RESIDENTIAL-IMPROVED  
**Gov. Unit:** 4711 GENOA CHARTER TOWNSHIP  
**MAP #:** V15-27  
**School:** 47070 HOWELL  
**Neighborhood:** 47070 47070 HOWELL M & B  
**Liber/Page:** 3037-0465  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** REFUSE

## Mailing Address:

WILLIAMS, DAWN T. & MICHAEL W.  
JOINT TENANTS  
3654 WESTPHAL  
HOWELL MI 48843

## Description:

SEC 19 T2N, R5E - BEG AT NE COR. OF THE S 25 A. OF NE 1/4 OF SE 1/4, S 130 FT, W 335 FT, N 130 FT, E 335 FT. TO BEG.  
1 Ac m/l. CORR 9/21/98 TVF.

## Most Recent Sale Information

Sold on 06/20/2001 for 0 by KLEE, DAWN T..

**Terms of Sale:** MEMO L/C

**Liber/Page:** 3037-0465

## Most Recent Permit Information

Permit 02-062 on 03/08/2002 for \$25,000 category ADDITION.

## Physical Property Characteristics

<b>2016 S.E.V.:</b> Tentative	<b>2016 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2015 S.E.V.:</b> 58,300	<b>2015 Taxable:</b> 54,399	<b>Acreage:</b> 1.00
<b>Zoning:</b> CE	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1972  
Occupancy: Single Family  
Class: CD  
Style: CD  
Exterior: Wood Siding  
% Good (Physical): 68  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,530  
Ground Area: 844  
Garage Area: 440  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEE, DAWN T.	WILLIAMS, DAWN T. & MICHA	0	06/20/2001	QC	MEMO L/C	3037-0465	BUYER	0.0
KLEE, ARTHUR, MARY & DAWN		0	10/14/1998	QC	QUIT CLAIM	24470139	BUYER	0.0
RUSSELL, DENNIS	KLEE	116,000	09/30/1998	WD	ARMS-LENGTH	24430486	BUYER	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning: CE	Building Permit(s)	Date	Number	Status
3654 WESTPHAL	School: HOWELL		ADDITION	03/08/2002	02-062	NO START
Owner's Name/Address	P.R.E. 100% 03/30/1999					
	MAP #: V15-27					
	2016 Est TCV Tentative					

Owner's Name/Address	2016 Est TCV Tentative
WILLIAMS, DAWN T. & MICHAEL W. JOINT TENANTS 3654 WESTPHAL HOWELL MI 48843	

Tax Description	Public Improvements	Land Value Estimates for Land Table 124.HOWELL M& B																											
SEC 19 T2N, R5E - BEG AT NE COR. OF THE S 25 A. OF NE 1/4 OF SE 1/4, S 130 FT, W 335 FT, N 130 FT, E 335 FT. TO BEG. 1 Ac m/l. CORR 9/21/98 TVF.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>LAND TABLE A</td> <td></td> <td></td> <td>1.000</td> <td>Acres</td> <td>50,000</td> <td>100</td> <td></td> <td>50,000</td> </tr> <tr> <td colspan="8">1.00 Total Acres Total Est. Land Value =</td> <td>50,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	LAND TABLE A			1.000	Acres	50,000	100		50,000	1.00 Total Acres Total Est. Land Value =								50,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
LAND TABLE A			1.000	Acres	50,000	100		50,000																					
1.00 Total Acres Total Est. Land Value =								50,000																					



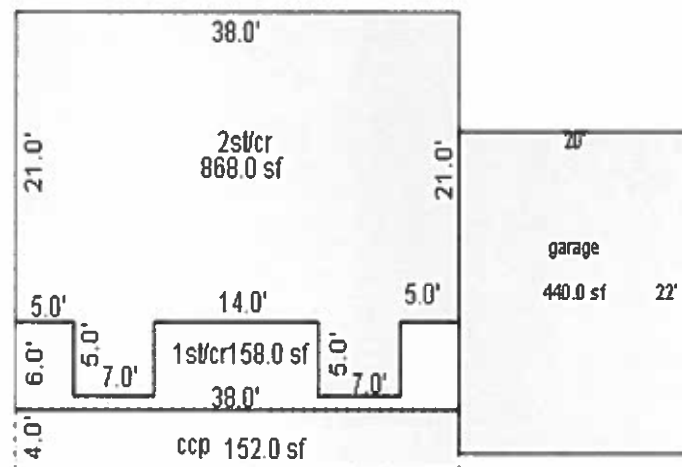
Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level	Rolling	2016	Tentative	Tentative	Tentative			Tentative
		Low	2015	25,000	33,300	58,300			54,399C
		High	2014	25,000	30,800	55,800			53,543C
		Landscaped	2013	25,000	27,700	52,700			52,700S
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		REFUSE							

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 Direct-Vented Ga	Area 152	Type CCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior Drywall Paneled	X	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										
	Building Style: CD		Plaster Wood T&G		Central Air Wood Furnace										
	Yr Built 1972	Remodeled 0	Trim & Decoration Ex X Ord Min		(12) Electric 0 Amps Service										
	Condition for Age: Good		Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min										
	Room List		Doors Solid X H.C.		No. of Elec. Outlets Many X Ave. Few										
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(13) Plumbing Average Fixture(s) 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										
	(1) Exterior		(6) Ceilings		(14) Water/Sewer										
X	Wood/Shingle Aluminum/Vinyl Brick		Basement: 0 S.F. Crawl: 844 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic										
	Insulation		(7) Excavation		Lump Sum Items: OR										
	(2) Windows		Basement Finish Recreation SF Living SF Walkout Doors No Floor SF												
X	Many Avg. X Few	Large Avg. X Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish												
	(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:												
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle														
	Chimney: Brick														

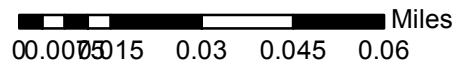
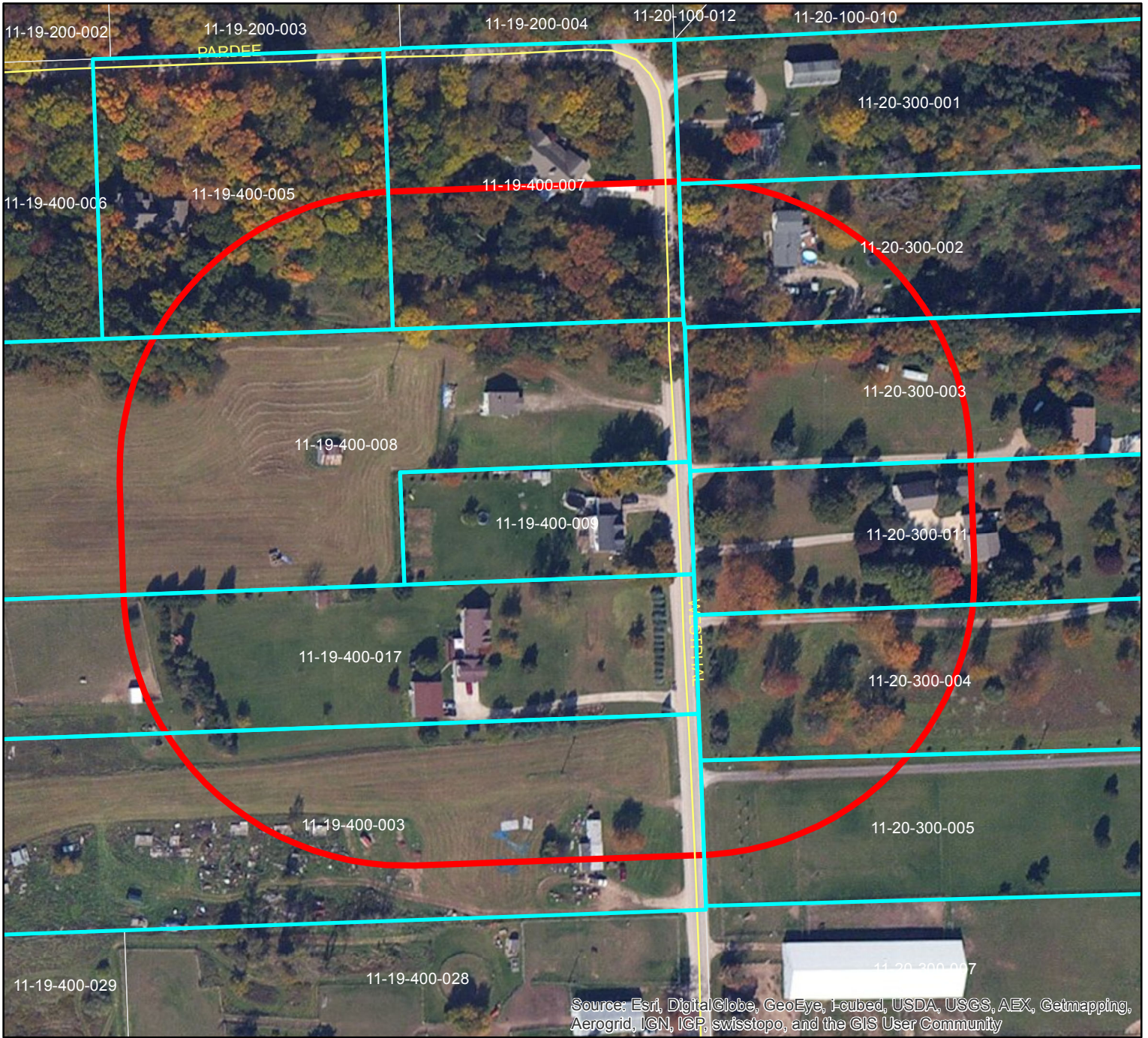
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex Medina™

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

# 300 ft Buffer for Noticing



Variance Case #15-27

Applicant: Michael E. Williams

Parcel: 4711-19-400-009

Meeting Date: September 15, 2015



August 21, 2015