

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 21 2018
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Election of Officer:

Introductions:

Approval of Agenda:

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

1. 18-19... A request by Marcel Normand, 4137 Clifford Drive, for a variance to create a lot with a detached accessory structure without a principal structure to be able to split the property. (Tabled from previous meeting)
2. 18-24 ... A request by Rachele Evers, 3120 E. Coon Lake Road, for a variance to construct a detached accessory structure in the front yard.
3. 18-25 ... A request by John Kauffman and Jane Fayland, 1062 Sunrise Park, for a rear yard variance to construct a detached accessory structure.
4. 18-26 ... A request by Ron and Sue Measel, 824 Pathway, for a variance to construct a wall in the required waterfront yard for an outdoor kitchen.

Administrative Business:

1. Approval of minutes for the July 17, 2018 Zoning Board of Appeals meeting.
2. Correspondence
3. Township Board Representative Report
4. Planning Commission Representative Report
5. Zoning Official Report
6. Member Discussion
7. Adjournment



Tabled from previous meeting

GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 18-19 Meeting Date: June 19, 2018

PAID Variance Application Fee
\$125.00 for Residential | \$300.00 for Commercial/Industrial

Applicant/Owner: MARCEL NORMAND Email: didonato1@sbcglobal.net
Property Address: 4137 Clifford Dr., Brighton, MI 48116 Phone: (810) 225-4288
Present Zoning: LRR - Lakeshore Residential Tax Code: 4711-27-100-015

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals (see attached).

Each application for Variance is considered individually by the ZBA. The ZBA is board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed applicant, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested: The proposed land division will create Parcel B containing the existing accessory building without a principal structure, temporarily, as required by Section 11.04.01(a). Setbacks to the existing accessory building do not conform to Sections 11.04.01(f)(1) & 11.04.01(g). Existing wetland setback = 0 ft., Existing lake setback = 13 ft.

2. Intended property modifications: Property is to be divided into 2 parcels, a new, single-family residential house is anticipated to be constructed on Parcel B. The existing, non-conforming, permitted accessory building on Parcel B is not being modified.

The following is per Article 23.05.03:

Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

Under each please indicate how the proposed project meets each criteria.

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.

The existing accessory building was constructed in 1994 as a conforming structure. The adjacent properties to the East and West both contain accessory structures that do not conform to the current lake and wetland setback requirements for the LRR district. Relocation of the existing pole barn type structure is not feasible. Removal of the existing structure will deprive the owner of a benefit provided the neighboring property owners.

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.

The variance to section 11.04.01(a) is a temporary condition that will be eliminated upon approval of a land division and construction of a house on Parcel B. The existing accessory building was permitted by Genoa Township in 1993 and constructed in 1994 as a conforming, accessory structure and no variances were required. Changes to site conditions and/or changes in regulations related to accessory buildings has caused the need for setback variances.

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.

The existing accessory structure was permitted in 1993 & constructed in 1994. The structure has not negatively impacted the public safety or welfare of the residents in the area. The continued presence of the existing structure does not alter, change, impact or interfere with the neighbors public safety, comfort, morals or welfare.

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.

The adjacent properties are fully developed and the continued use and value of the neighboring properties has not been negatively impacted by the presence of the structure since 1994 and it's continued presence and use, following construction of a principal structure on parcel B, will not negatively impact the surrounding neighborhood.

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

After the decision is made regarding your Variance approval a land use permit will be required with additional site plan and construction plans.

Date: 5-25-18 Signature: m. G. C. T. Hornum

2. 18-19 ... A request by Marcel Normand, 4137 Clifford Drive, for a variance to create a lot with a detached accessory structure without a principal structure to be able to split the property (Tabled from previous meeting).

Wayne Perry of Desine Engineering was present. He noted this request will only be temporary because when the land division is complete and the property is sold, the new owners will build a home on the lot. Once the principal structure is erected, the variance will no longer be needed.

There was a discussion regarding the time frame for a home to be built. Mr. Perry stated that the property owner, who will be splitting the property, will comply with the any time period deemed by the Board for when the new home shall be built. It was also questioned as to how this will be enforced. Ms. VanMarter stated that the seller and/or the buyer can sign an affidavit agreeing to this. If the home is not built, then the accessory structure will need to be removed.

Board Member Ledford is not comfortable approving a temporary variance. She suggested the applicant table his request until there is a full Board present.

Mr. Perry requested to have his request tabled.

The call to the public was made at 6:55 pm with no response.

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to table Case #18-19 per the petitioner's request to the August 21, 2018 Zoning Board of Appeals meeting. **The motion carried unanimously.**

3. 18-20 ... A request by James Soloman, 7000 Brighton Road, for a waterfront variance to allow for an addition to an existing single-family home.

Mr. Soloman was present. He stated that he believed he didn't need a permit to enclose a portion of his deck because it was less than 200 square feet. The Livingston County Building Department advised the Township that this work was done. Enclosing the deck requires a variance because it is within the 100 foot waterfront setback. He added that the setbacks have changed since the home was built. The new setback is 100 feet. The entire home is currently 80 feet from the water.

The call to the public was made at 7:02 pm.

Mr. Todd Richards owns 7114 Brighton Road and is in support of Mr. Soloman receiving the variance.

The call to the public was closed at 7:03 pm.

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to approve Case #18-20 for 7000 Brighton Road for James Soloman for a 20 foot waterfront



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: June 11, 2018

RE: ZBA 18-19

STAFF REPORT

File Number: ZBA#18-19
Site Address: 4137 Clifford Road
Parcel Number: 4711-27-100-015
Parcel Size: 2.410 Acres
Applicant: Marcel Normand, 4137 Clifford Drive, Brighton 48116
Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a variance to split property that will create a parcel consisting of an existing detached accessory with a principal structure.

Zoning and Existing Use: LRR (Lakeshore Resort Residential) Single Family Dwelling located on property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday June 3, 2018 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 existing home on the parcel was constructed in 1946.
- In 1991, a land use permit was issued for an addition to the existing home.
- In 1994, a land use permit was issued for a detached accessory structure.
- The parcel is serviced by well and public sewer
- See Assessing Record Card.

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

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

Summary

The proposed project is to split an existing parcel into 2 parcels. In order to complete the proposed split, a variance would be required to allow the existing detached accessory structure on the new parcel without a principal building. The application references the non-conforming setbacks of the detached accessory structure however a variance is not needed for an existing condition. These setbacks do however make the structure illegal non-conforming since it was not accurately depicted on the site plan associated with the approved permit in 1994. The barn was labeled as 338 feet from the waterfront and no wetlands were indicated. (See attached permit) Section 24.01.01 provided that the purpose of the Zoning Ordinance is to terminate or remove structures in violation of the Zoning Ordinance.

Variance Requests

The following is the section of the Zoning Ordinance that the variance is being requested from:

11.04.01 (a) Relation to Principal Building: Accessory buildings, structures and uses are permitted only in connection with, incidental to and on the same lot with a principal building, that is occupied by a use permitted in the particular zoning district. In the Agricultural District an accessory building or structure may be permitted on a separate lot in conjunction with activity of a permitted use on another lot under same ownership. No accessory building, structure or use shall be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized.

Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the ordinance requirement would not unreasonably prevent the use of the property. The variance does not provide substantial justice for the district and is not necessary to preserve or enjoy a property right similar to other LRR zoned parcels.
- (b) Extraordinary Circumstances** – There are no exceptional or extraordinary circumstances or conditions applicable to the property. The variance would not make the property consistent with other properties in the vicinity. The need for the variance is self-created.
- (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 proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

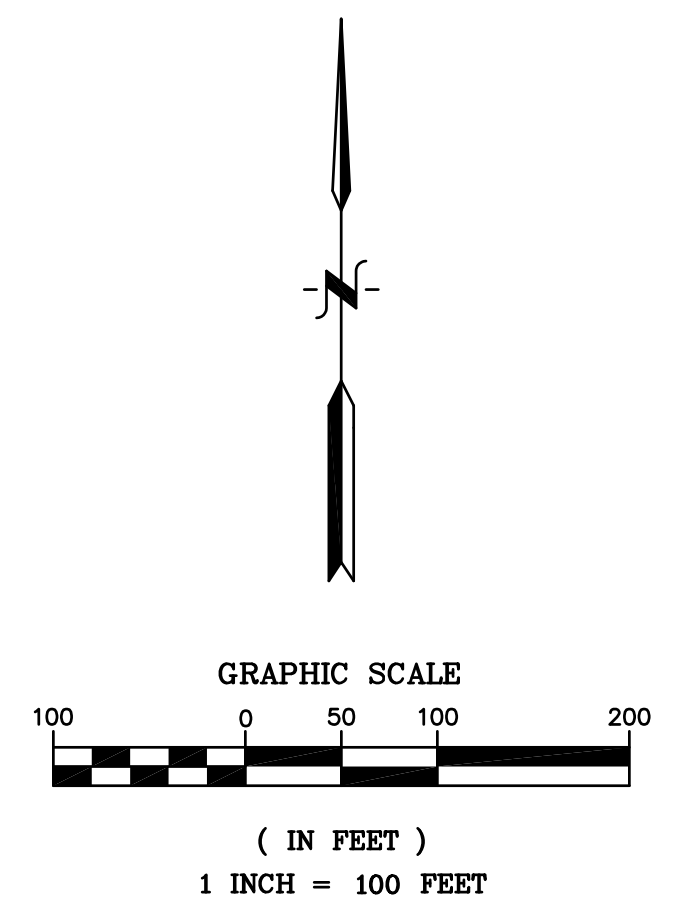
If the Zoning Board of Appeals grants the variance requests, staff recommends the following conditions be placed on the approval.

1. The applicant shall be required to completely remove the detached accessory structure under the following conditions:

- a. If a permit to construct a new principle residence is not issued within 6 months of the split being approved by Township Assessor; and/or
- b. If the applicant fails to obtain final occupancy certification from the Livingston County Building Department within 1 year of Land Use permit issuance.
- c. Township staff shall have discretion to approve extensions to the above deadlines under proven special or extenuating circumstances but in no case shall that extension exceed 6 months for Item (a) or 12 months for Item (b).

GENOA TOWNSHIP

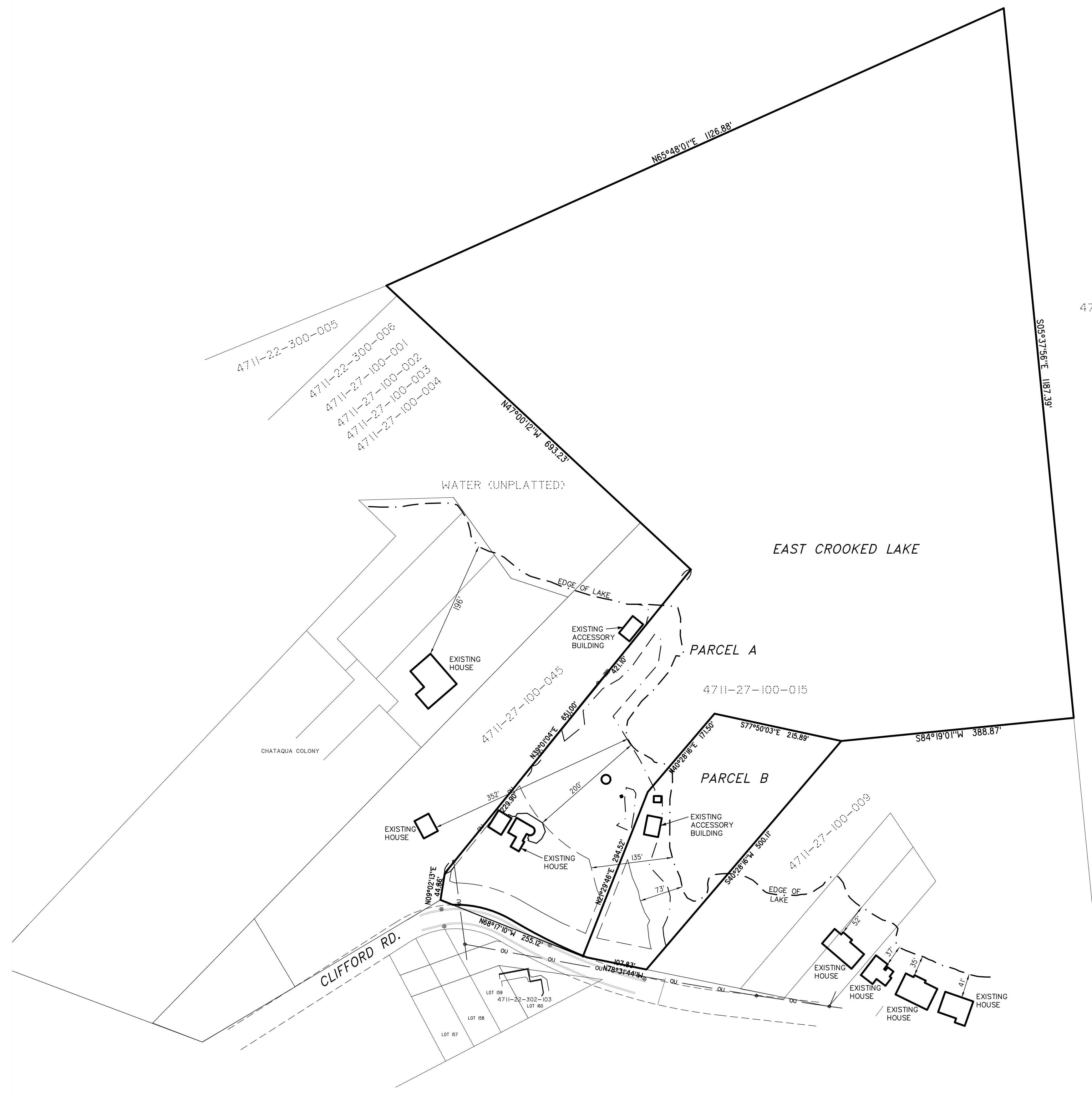




LEGEND

- PARCEL BOUNDARY
- - - - EDGE OF LAKE
- · - · WETLAND LINE
- BUILDING SETBACK LINE
- CONCRETE CURB
- EDGE OF PAVEMENT

Description of Record
 Sec. 22 & 27, T2N, R5E, Com. SW cor. Sec. , Th
 N89°E 201 FT. Th South 296.95 FT., Th S65°E
 361 FT., Th N63°E 461.74 FT., to POB, Th N11°E
 45.61 FT., Th N43°E 651 FT., Th N43°W 704.54
 FT., Th N70°E 1139.32 FT., Th S1°E 1187.39
 FT., Th S88°W 388.87 Ft., Th S44°W 500 Ft., Th
 N74°W 108.1 FT., Th N63°W 255.1 Ft. to POB.
 23.30 ac. M/L. Reference Document
 2017-020315 Livingston County Records.



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 CIVIL ENGINEERS
 LAND SURVEYORS
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

DESIGN: WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

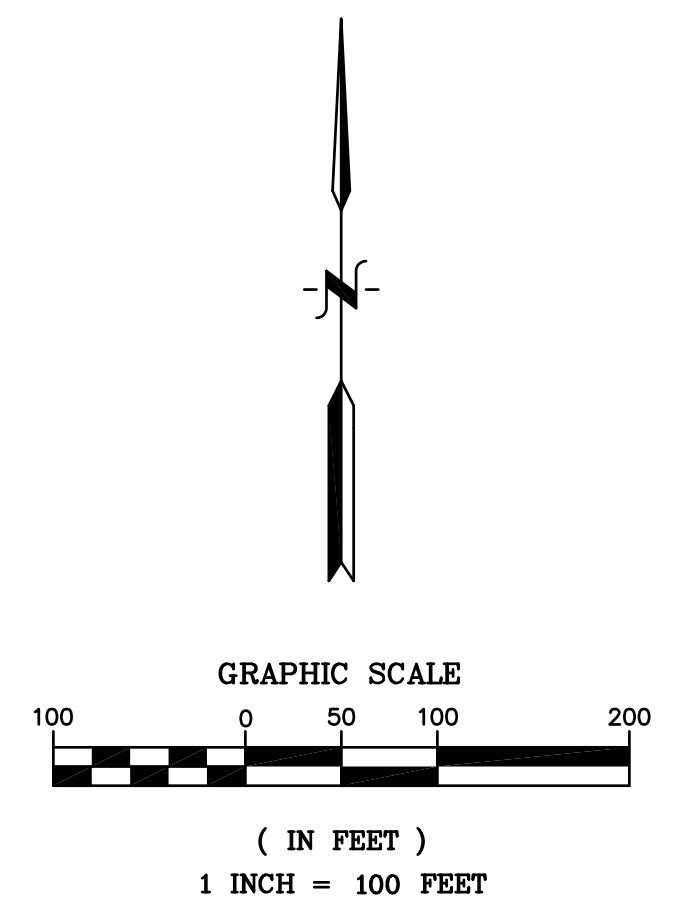
PARCEL #
 4711-27-100-015

VARIANCE REQUEST
 OVERALL PLAN

CLIENT:
 MARCEL & MARY NORMAD
 4137 CLIFFORD RD.
 BRIGHTON, MICHIGAN 48116
 810-225-4288

SCALE: 1in. = 100 ft.
 PROJECT No.: 183380
 DWG NAME: ZBA PLAN 1
 ISSUED: MAY 28, 2018

1



- LEGEND**
- PARCEL BOUNDARY
 - - - - EDGE OF LAKE
 - · - · WETLAND LINE
 - - - - BUILDING SETBACK LINE
 - CONCRETE CURB
 - EDGE OF PAVEMENT

4711-27-100-015

PARCEL B
 TOTAL AREA = 79,467 sq.ft.
 UPLAND AREA less ROW = 22,514 sq.ft.
 WETLAND AREA = 7,520 sq.ft.
 NET PARCEL AREA = 24,394 sq.ft.
 LOT COVERAGE (BLDG) = 1.0%

PARCEL A
 TOTAL AREA = 21.23 Acres
 UPLAND AREA less ROW = 82,518 sq.ft.
 WETLAND AREA = 12,257 sq.ft.
 NET PARCEL AREA = 85,581 sq.ft.
 LOT COVERAGE (BLDG) = 0.2%

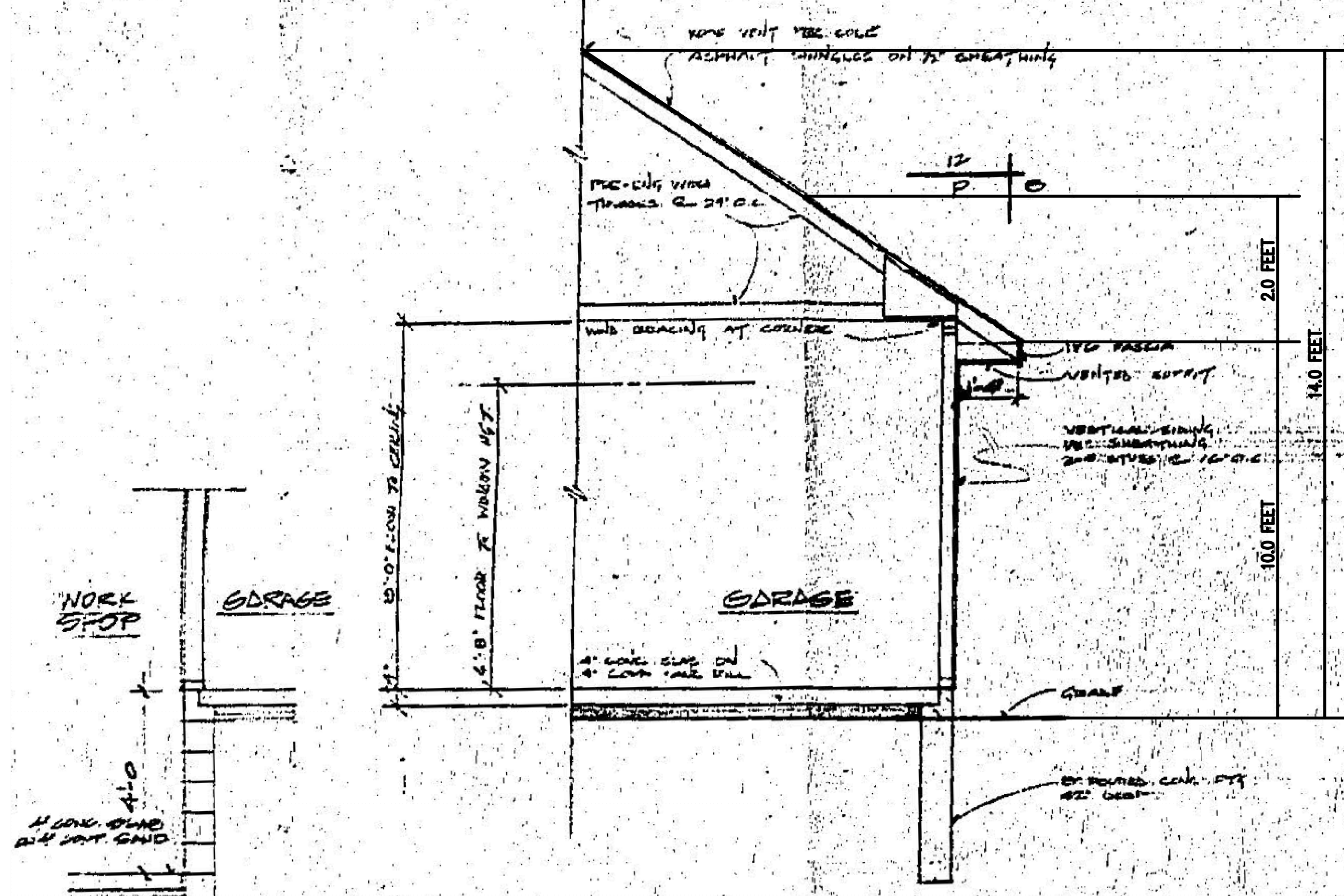
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DRAFT: JHG						
CHECK: WMP						

PARCEL #
 4711-27-100-015

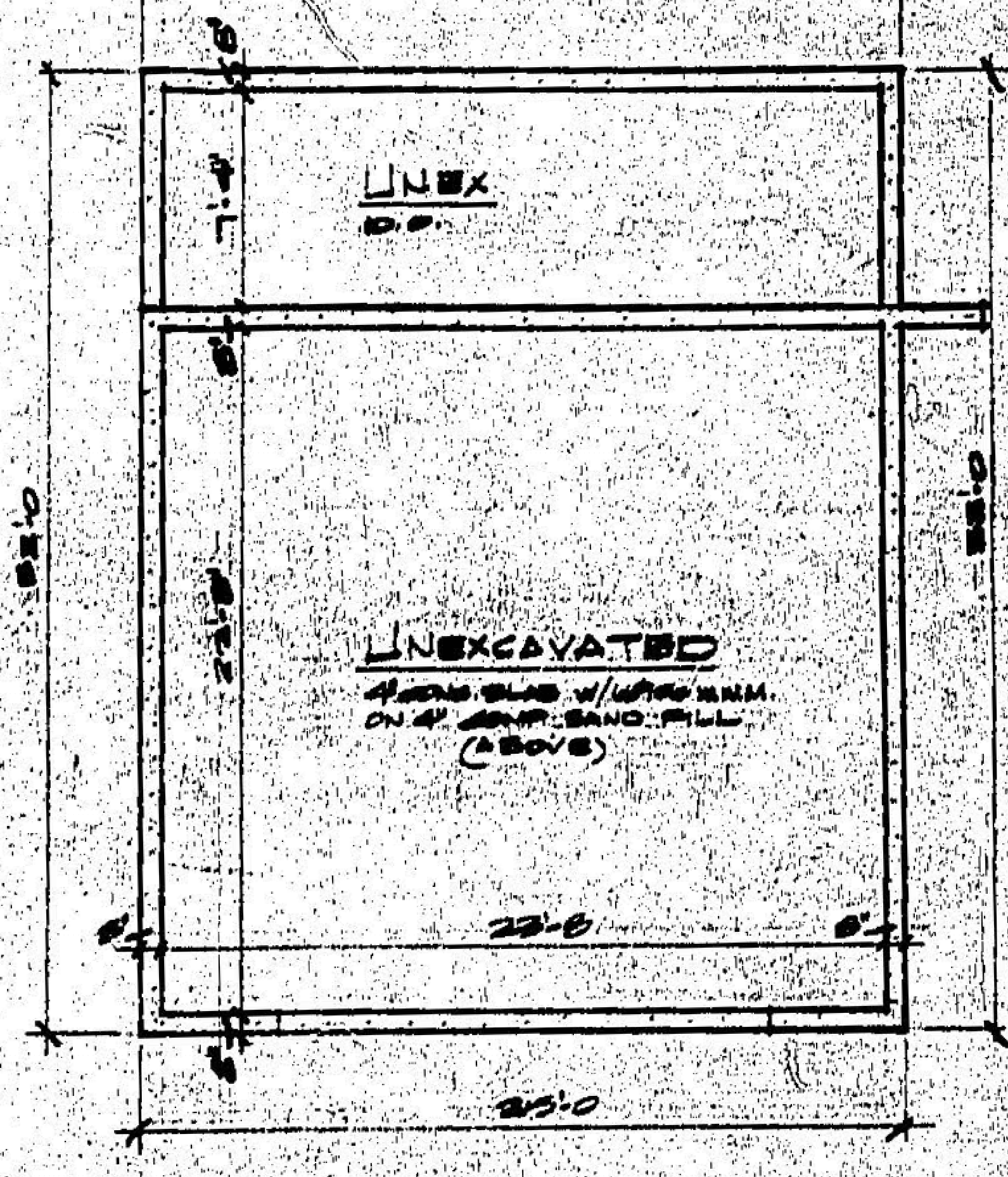
VARIANCE REQUEST
 DETAIL PLAN

CLIENT: MARCEL & MARY NORMAD
 4137 CLIFFORD RD.
 BRIGHTON, MICHIGAN 48116
 810-225-4288

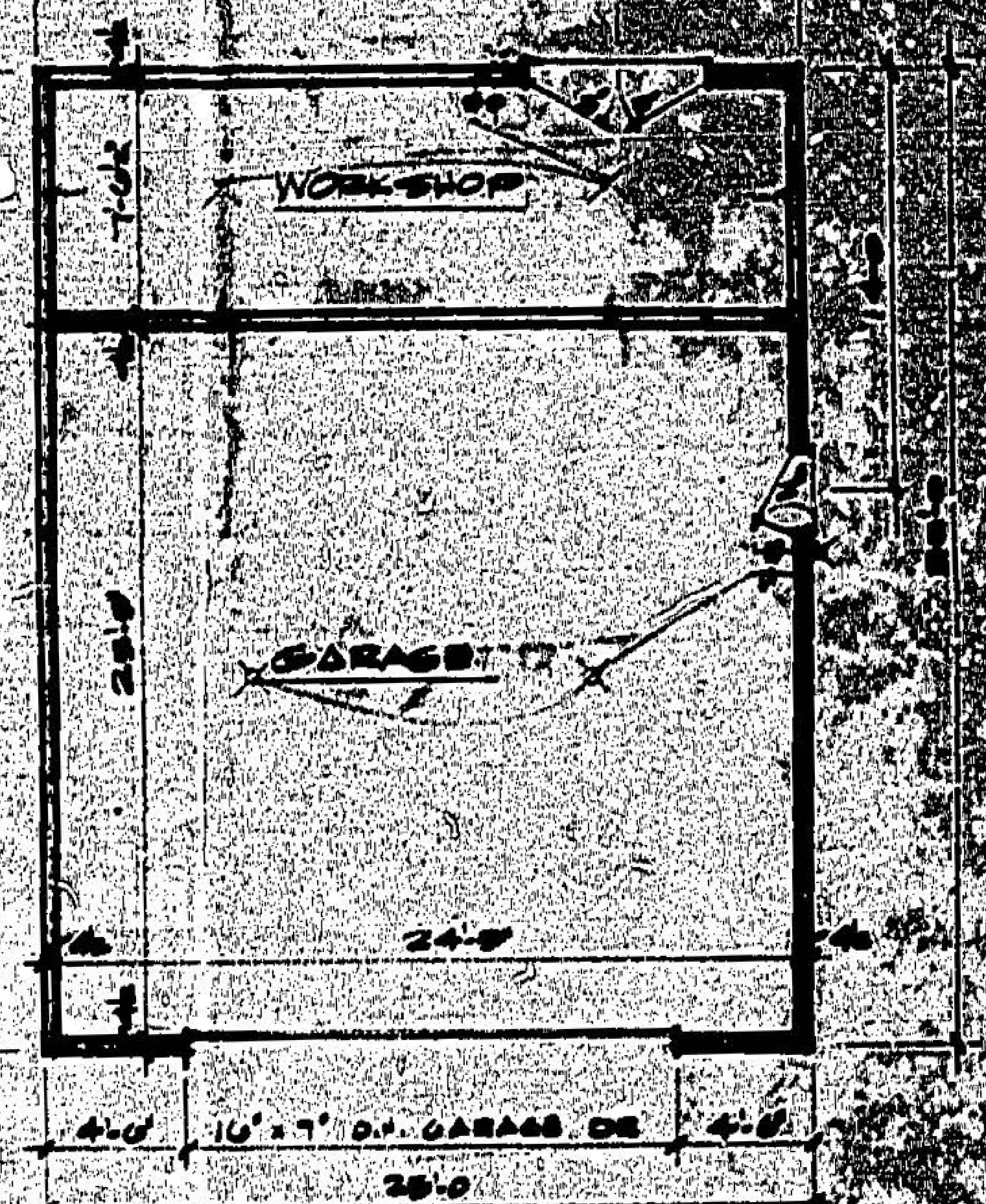
SCALE: 1in. = 100 ft.
 PROJECT No.: 183380
 DWG NAME: ZBA PLAN 1
 ISSUED: MAY 28, 2018



TYPICAL WALL SECTION 1/2" = 1'-0"



FOUNDATION PLAN 1/4" = 1'-0"



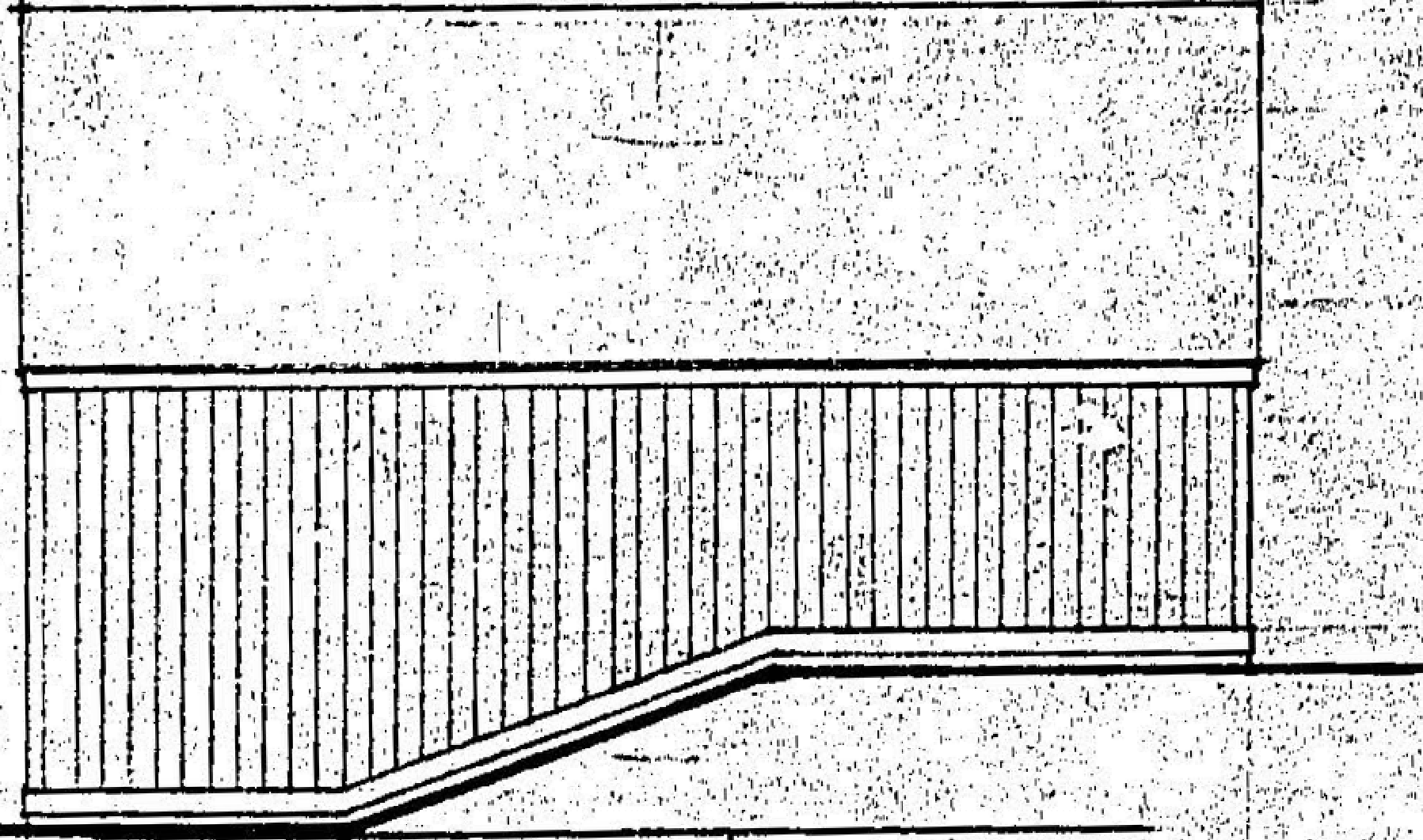
FLOOR PLAN 1/8" = 1'-0"

Pressure Treat All Wood in Direct Contact with Concrete or Masonry, and Where in Contact with Soil.

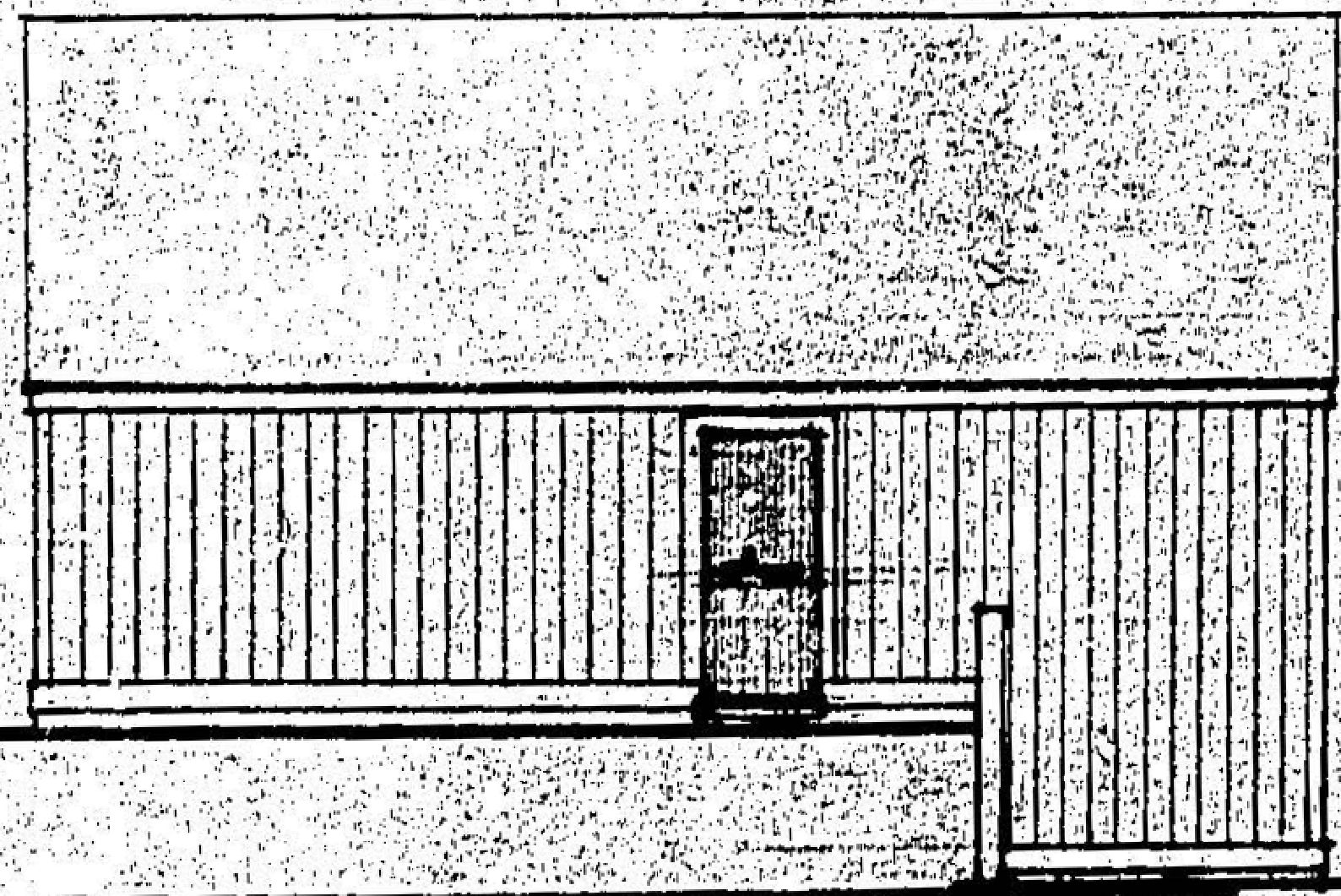
FOUNDATION ANCHORAGE 8 FT. FROM CORNERS - EVERY 10 FT.

SAND INSPECTION BEFORE POURING CEMENT TAMP OR COMPACT

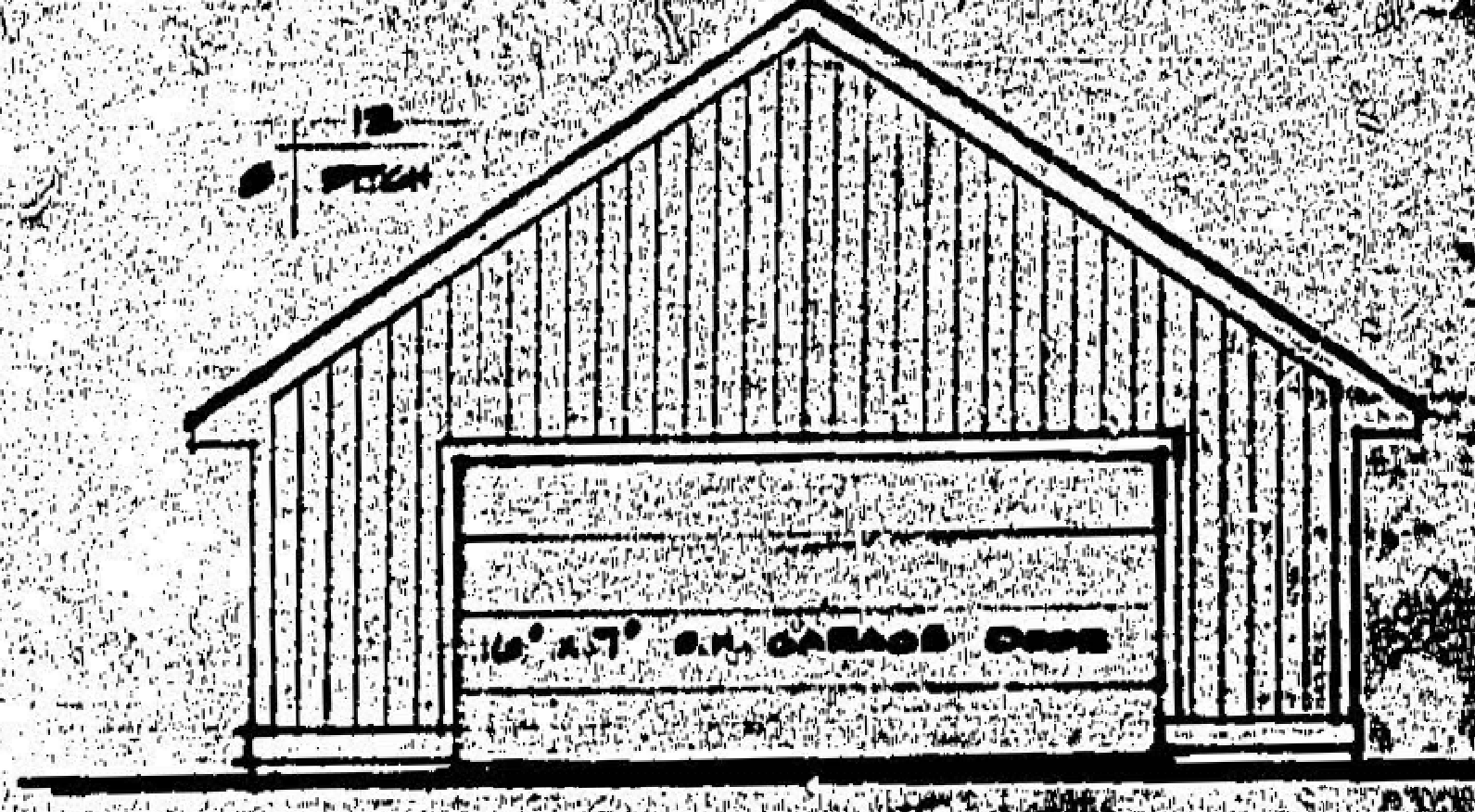
APPROVED PLANS MUST BE ON JOB SITE BEFORE ANY INSPECTION WILL BE MADE - LIVINGSTON COUNTY BUILDING DEPT.



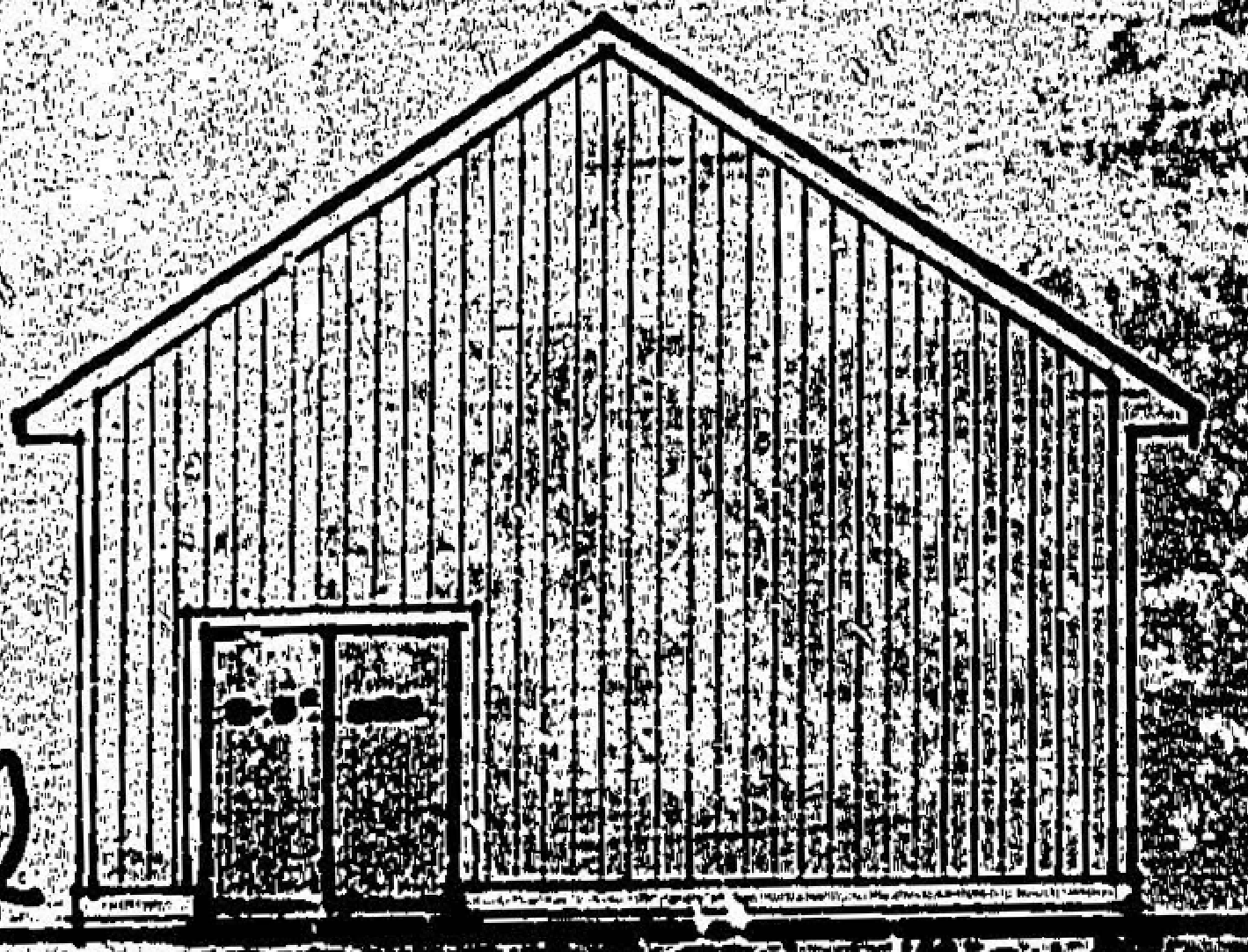
LEFT ELEVATION 1/4" = 1'-0"



RIGHT ELEVATION 1/4" = 1'-0"



FRONT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"

4137 Clifford

ALL DRAWINGS MADE BY JIMMY KAY

JIMMY KAY ARCHITECT

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
NORMAND, MARCEL R.	NORMAND MARCEL & MARY	1	06/23/2017	QC	ADDING SPOUSE	2017R-020315	BUYER	0.0					
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)	Date	Number	Status					
4137 CLIFFORD RD		School: BRIGHTON											
Owner's Name/Address		P.R.E. 100% / /											
NORMAND MARCEL & MARY 4137 CLIFFORD RD BRIGHTON MI 48116		MAP #: V18-19		2019 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 00083.TRI LAKES LAKE FRONT								
SEC 22 & 27 T2N R5E COM SW COR SEC 22, TH N89*E 201 FT, TH S 296.95 FT, TH S65*E 361 FT, TH N63* E 461.74 FT TO POB, TH N11*E 45.61 FT, TH N43*E 651 FT, TH N43*W 704.54 FT, TH N70*E 1139.32 FT, TH S1*E 1187.39 FT, TH S88*W 388.87 FT TH S44*W 500 FT, TH N74*W 108.1 FT, TH N63*W 255.1 FT TO POB. 23.30 AC M/L CORREC 11-87		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		A LAKE FRONT	50.00	300.00	1.0000	1.0000	3000	100		150,000
			Paved Road		B EXC W CR LK	50.00	300.00	1.0000	1.0000	1500	100		75,000
			Storm Sewer		'D' EXC AC	250.00	300.00	1.0000	1.0000	500	100	TOTALLY UNDERWATER	125,000
			Sidewalk		350 Actual Front Feet, 2.41 Total Acres Total Est. Land Value = 350,000								
			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										
		X	REFUSE		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	Tentative	Tentative	Tentative			Tentative		
		JB	10/05/2017	INSPECTED	2018	175,000	127,900	302,900			196,685C		
		CG	07/06/2016	REVIEWED R	2017	152,500	138,100	290,600			192,640C		
					2016	197,600	180,800	378,400			190,922C		

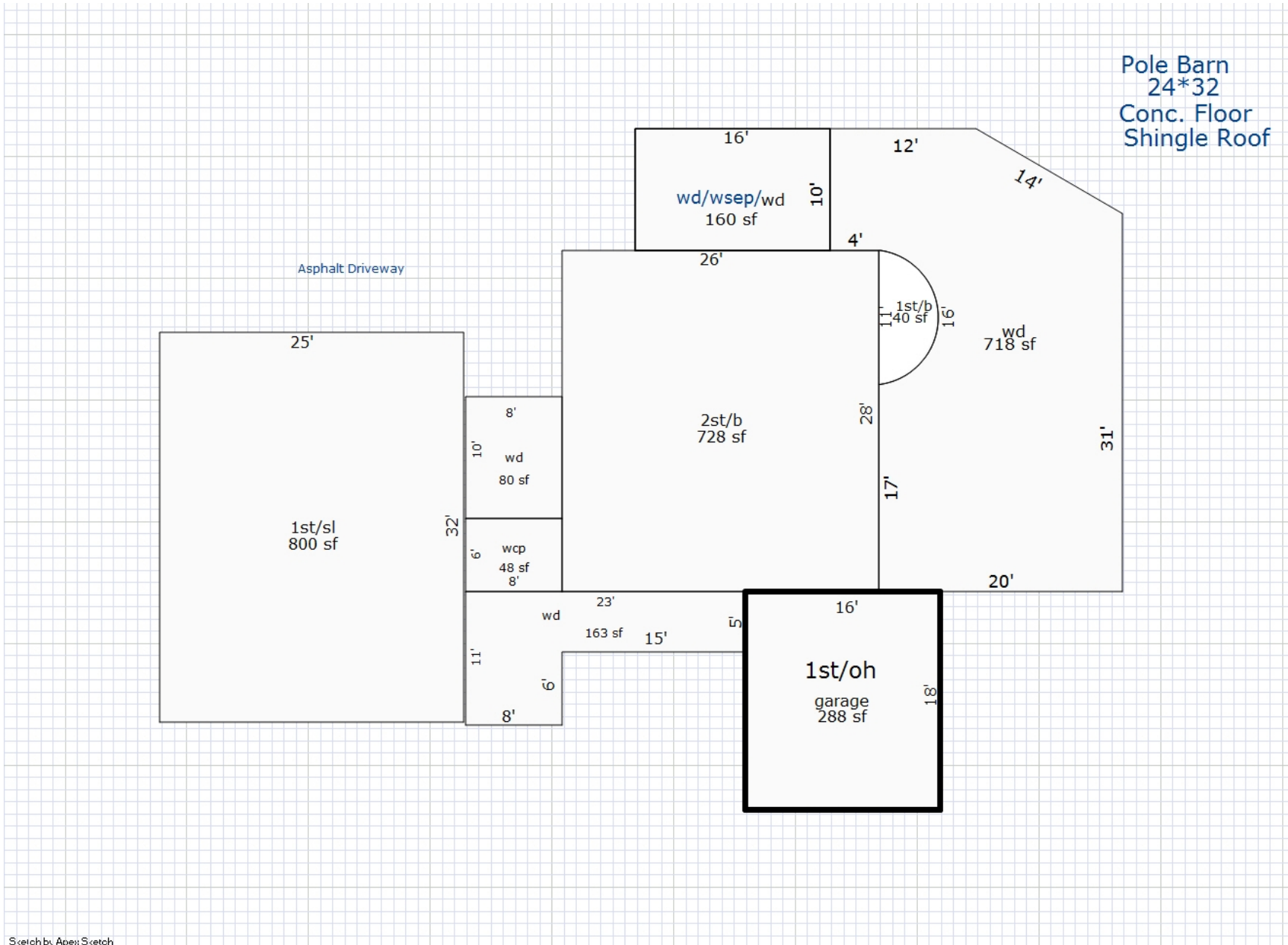


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*** Information herein deemed reliable but not guaranteed***

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		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 Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																
X	Wood Frame		(4) Interior		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			1	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			160 48 160 243 160 718	WSEP (1 Story) WCP (1 Story) Treated Wood Treated Wood Treated Wood																																	
Building Style: CD		Trim & Decoration		Central Air Wood Furnace						Class: CD Effec. Age: 46 Floor Area: 1,784 Total Base New : 218,961 Total Depr Cost: 124,234 Estimated T.C.V: 211,198			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:																															
Yr Built 1946	Remodeled 0	Size of Closets		(12) Electric																																										
Condition: Good		Lg	X Ord	Small	0 Amps Service																																									
Room List		(5) Floors		No./Qual. of Fixtures						Cost Est. for Res. Bldg: 1 Single Family CD			Cls CD		Blt 1946																															
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(13) Plumbing						<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Stone</td> <td>Basement</td> <td>728</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Stone</td> <td>Basement</td> <td>40</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>288</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>165,984</td> <td>81,485</td> </tr> </tbody> </table>			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Stone	Basement	728			1 Story	Stone	Basement	40			1 Story	Siding	Overhang	288			Total:				165,984	81,485				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																									
2 Story	Stone	Basement	728																																											
1 Story	Stone	Basement	40																																											
1 Story	Siding	Overhang	288																																											
Total:				165,984	81,485																																									
(1) Exterior		(6) Ceilings		Average Fixture(s)						Other Additions/Adjustments																																				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			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						Plumbing 3 Fixture Bath Porches WSEP (1 Story) WCP (1 Story) Deck Treated Wood Treated Wood Treated Wood Treated Wood																																				
(2) Windows		(7) Excavation		(14) Water/Sewer						Garages																																				
X	Many Avg. Few	X	Large Avg. Small	Basement: 768 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 200 Feet Built-Ins Hot Tub																																				
(3) Roof		(8) Basement		Lump Sum Items:																																										
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support																																										
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:																																										
Chimney: Brick																																														

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



Sketch by Apex Sketch

*** 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 Gas	Area	Type	Year Built:	Car Capacity:	
X	Wood Frame		(4) Interior		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										Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
Building Style: CD		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 29 Floor Area: 800 Total Base New : 75,313 Total Depr Cost: 53,472 Estimated T.C.V: 90,902			E.C.F. X 1.700		Bsmnt Garage:	
Yr Built 0	Remodeled 0	Size of Closets		0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family CD (11) Heating System: Forced Heat & Cool Ground Area = 800 SF Floor Area = 800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas			Cls CD		Blt 0	
Condition: Good		Doors: Lg X Ord Small		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 800 Total: 75,313 53,472						
Room List		(5) Floors		Average Fixture(s)			Other Additions/Adjustments			Totals: 75,313 53,472						
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			ECF (4306 TRI LAKES LAKE FRONT) 1.700 => TCV: 90,902					Carport Area: Roof:	
(1) Exterior		(6) Ceilings		(14) Water/Sewer												
X	Wood/Shingle Aluminum/Vinyl Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Insulation			Lump Sum Items:												
(2) Windows		(8) Basement														
Many Avg. Few	X Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF														
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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

Building Type	Farm Utility Buildings			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 112			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	24 x 32 = 768			
Cost New	\$ 6,128			
Phy./Func./Econ. %Good	72/100/100 72.0			
Depreciated Cost	\$ 4,412			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost				
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 1.00			
% Good	72			
Est. True Cash Value	\$ 4,412			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4412 / All Cards: 4412				



* dog - on property
boxer mix

PROPERTY MUST BE STAKED SHOWING
REQUESTED SETBACKS 7 DAYS PRIOR TO
MEETING DATE.
FAILURE TO STAKE COULD RESULT IN
POSTPONEMENT OR DENIAL OF PETITION.

GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 18-24 Meeting Date: 9.18.18

PAID Variance Application Fee
\$125.00 for Residential | \$300.00 for Commercial/Industrial

Applicant/Owner: Rachele Evers Email: rachele.evers@gmail.com
Property Address: 3120 E Coon Lake Rd. Phone: 810.923.5421
Present Zoning: Residential Tax Code: 4711-29-300-017

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals (see attached).

Each application for Variance is considered individually by the ZBA. The ZBA is board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed applicant, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

- Variance requested: 11.04.01(c) Accessory Buildings & Structures
(c) restrictions in front yard - front yard as outlined
is the only reasonable placement for an accessory structure.
- Intended property modifications: Construction of 30x40 enclosed
barn on north side of property (closest to E. Coon
Lake Rd) which is technically the "front."

The following is per Article 23.05.03:

Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

Under each please indicate how the proposed project meets each criteria.

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.

hot area allowed by ordinance is inaccessible (due to easement placement, septic & driveway location & heavily wooded with elevation changes)

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.

The property is currently only accessible via easement (shared by 4 others) with the northern line of property facing E. Copn Lake Rd - making it technically the "front" of the property. Actual use identifies the East line as the "Front."

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.

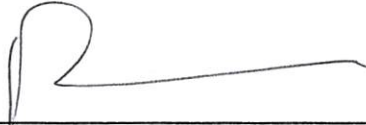
There would be no impact on adjacent property or any public areas.

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.

The variance would actually put the property in alignment with current use of neighboring/adjacent properties and encourage value of adjacent properties

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

After the decision is made regarding your Variance approval a land use permit will be required with additional site plan and construction plans.

Date: 7-27-18 Signature: 



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: August 15, 2018
RE: ZBA 18-24

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

STAFF REPORT

File Number: ZBA#18-24
Site Address: 3120 E. Coon Lake Road Howell 48843
Parcel Number: 4711-29-300-017
Parcel Size: 2.470 Acres
Applicant: Rachele Evers, 3120 E. Coon Lake Road Howell 48843
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance

Project Description: Applicant is requesting a variance to construct a detached accessory structure in the front yard.

Zoning and Existing Use: CE (Country Estates), the property is occupied by a single family home.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday August 5, 2018 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:

- See Real Estate Summary and Record Card.
- Per assessing data, the single family home was built in 1997.
- In 1997, a land use permit was issued for a new single family home.
- The property is serviced by well and septic.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

The proposed project is to construct a detached accessory structure located in the front yard. Township staff determined the north line as the front lot line based on shape of the parcel and the placement of the existing home which designated the east lot line as the front yard. There is a private easement servicing 4 parcels which is considered a shared driveway not a private road.

Variance Requests

The following is the section of the Zoning Ordinance that the variances are being requested from:

Sec. 11.04.01 (C) Restrictions in front yard

(c) Restrictions in Front Yard: Detached accessory buildings shall not be erected in any front yard, except accessory buildings are permitted in the front yards as follows:

(1) Waterfront lots in the Lakeshore Resort Residential District.

(2) Lots of at least five (5) acres when the front setback is equal to or greater than the average setback of established buildings on adjoining lots, as determined by the Zoning Administrator. If the adjacent lots are undeveloped, then front yard accessory buildings are permitted with a minimum front yard setback of two hundred (200) feet.

Summary of Findings of Fact- After reviewing the application and materials provided, I offer the following possible findings of fact for your consideration:

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

Practical Difficulty/Substantial Justice –Compliance with the strict letter of the ordinance would prevent the applicant from constructing a detached accessory structure. Detached accessory structures are typical in this rural area of the Township and granting the variance would provide substantial justice.

Extraordinary Circumstances – The exceptional or extraordinary condition of the property is the location of the existing single family home, shape and topography of the lot, and location of the active and reserve septic system on the lot. The need for the variance is not self-created.

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.

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

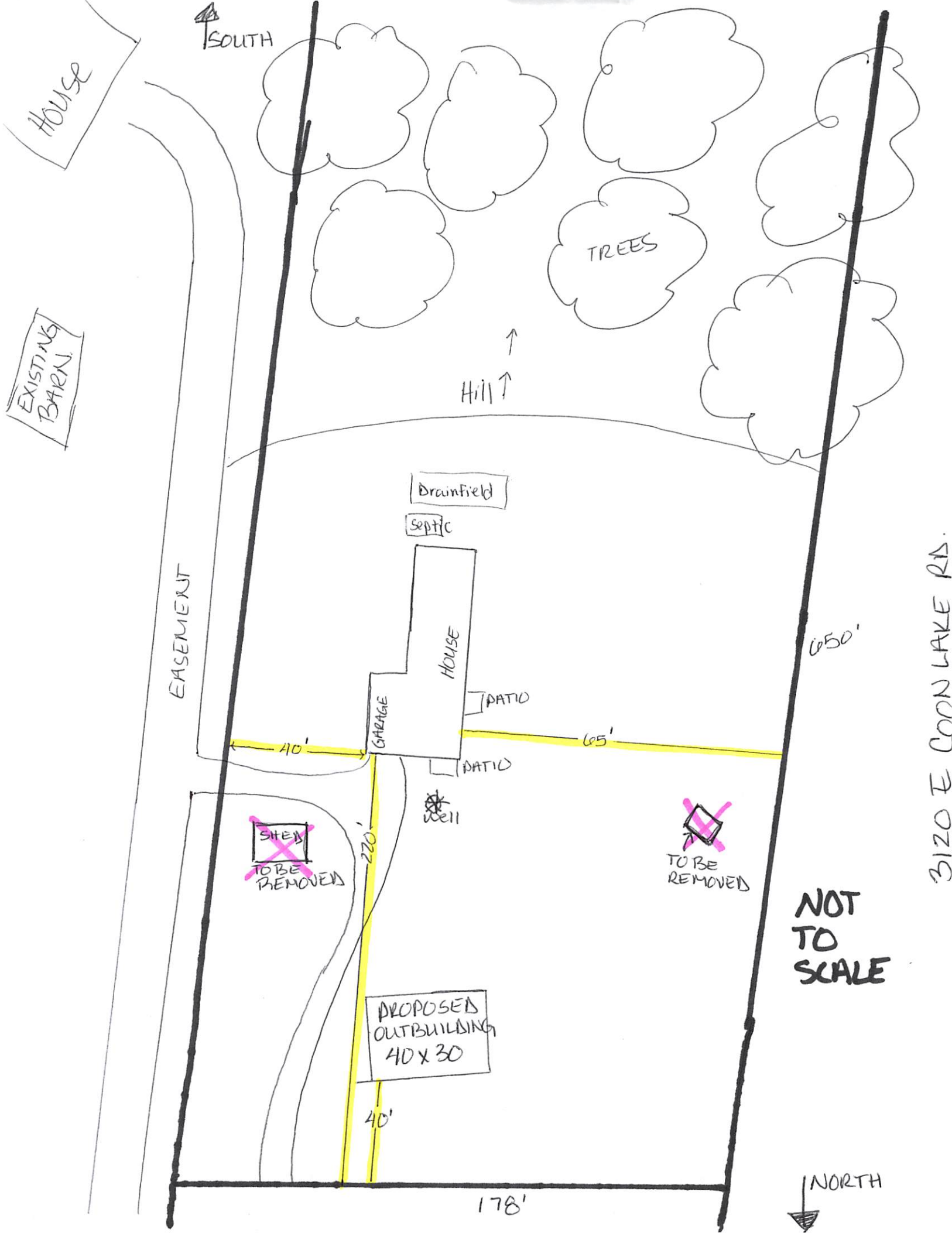
Recommended Conditions

If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval.

1. The detached accessory structure will be guttered with downspouts.
2. Existing non-conforming structures will be removed prior to Certificate of Occupancy.

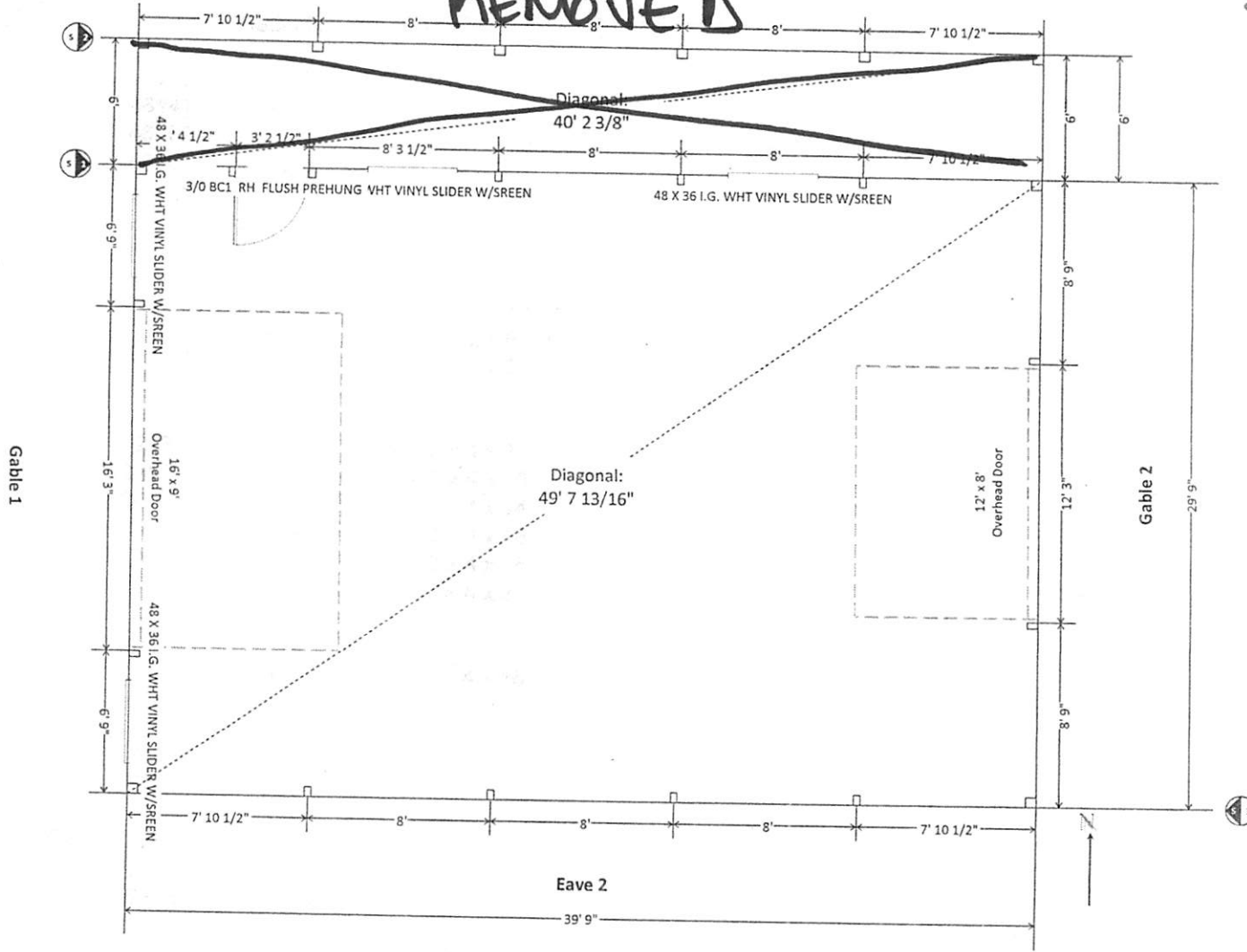
GENOA TOWNSHIP





Eave 1

REMOVED



PROPOSED STRUCTURE
3120 E. COON LAKE RD.
V. 1

QUOTATION FOR:

Mark Barnett
3120 E. Coon Lake Rd
Howell, MI 48843
517-376-2166

CONTACT:

Darrell Williams
1 OLD BARN CIRCLE
CHELSEA, MI 48118
800-875-9126

CONSTRUCTION:

DIMENSIONS:
EAVE1 PORCH

Post Frame
30' X 40' X 10'
6' X 40' X 7'

SPECIFICATIONS FOR 30' X 40' X 10' POST FRAME PACKAGE:

• **MATERIAL PACKAGE**

- Pre-Engineered Wood Trusses (4/12 Pitch, 2' O/C)
- 4 x 6 Treated Eave Posts (8' O/C)
- 4 x 6 Treated Gable Posts (10' O/C)
- 6 x 6 Treated Corner Posts
- 2 x 6 Treated Center Match Skirt Boards (3 Rows)
- 2 x 4 Wall Girts (24" O/C)
- 2 x 10 Top Girt Exterior With A 1.75 x 9.25 Top Girt Interior
- 1/2" OSB on Roof
- Regal White ultra 2000 steel Steel Siding w/ 45 -Year Paint Warran
- Regal White Steel Wainscot on All Four Sides
- Certaineed Dimensional Lifetime Landmark Lifetime Morie Black Sh
- Two Bags of Concrete Mix per Post Hole

• **DOORS & WINDOWS**

- One 12 X 8 #680 Rp Insul-Instld* Ins. Std. Trk. w/ Sid
- One 16 X 9 #680Rp* Low/ Insul-Instld Ins. L.H.R. Trk.
- One 3' Flush Entry Door
- Four Jel-Wen 4' x 3' Slider Windows

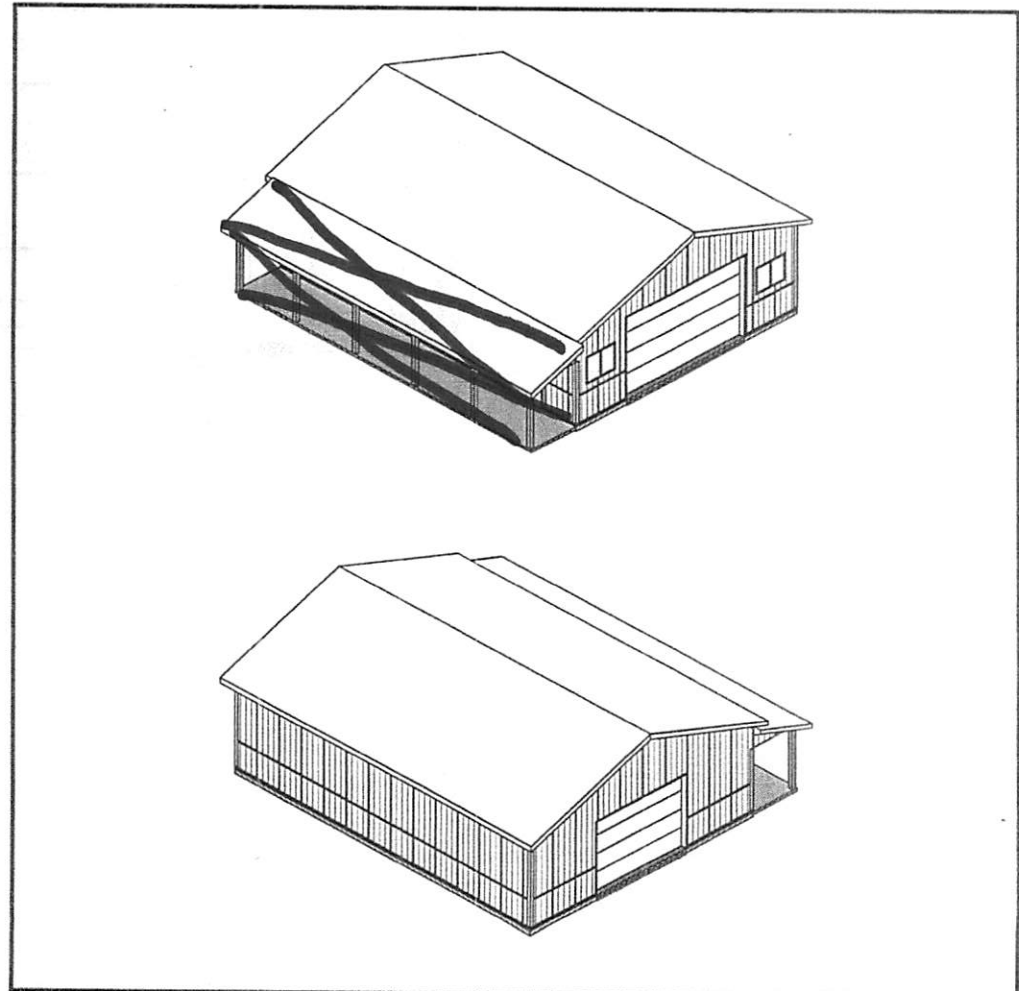
• **6' X 7' X 40' HALF MONITOR PORCH, EAVE 1**

• **12" OVERHANG ON ALL SIDES ALUM. SOFFIT**

• **FASTENERS**

- 100Ct 1 1/2 Wood Grip Screw for Steel Wall Panel
- 1 1/4 In. Generic Coil Roofing for Shingles
- 5/16 X 4 In Lag Screw 100Ct for Truss Carrier
- 4 In. Pole Barn Galv. Ht 5Lb for Skirt Board
- Galvanized Steel Framing Nails

• **DETAILED BUILDING PLANS**



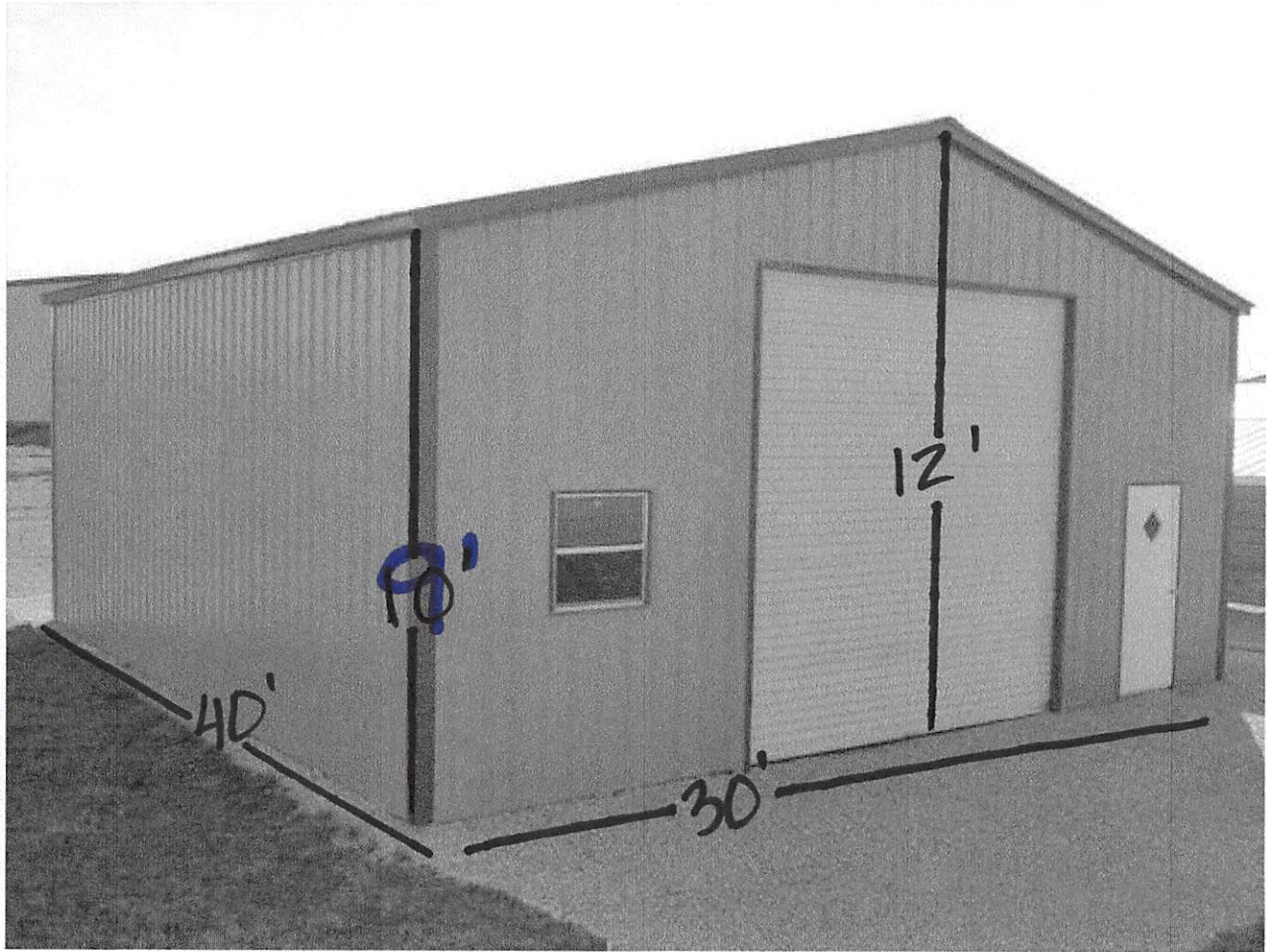
Subtotal	\$19,015.75
Tax	\$1,140.94
GRAND TOTAL	\$20,156.69

QUOTATION DATE: 7/23/2018

ESTIMATE NUMBER: 5099

Prices are good for 15 days, until 8/7/2018

Proposed Structure²
3120 E. Coon Lake Rd.



Livingston County Public Records - Full Detail Report

Location & Ownership

Property Address:	3875 E Coon Lake Road	Property ID:	1129200026
City/State/Zip:	Howell, Michigan, 48843-9431		
Owner Name:	Evan Dentler	Lat/Long:	42.534600 / -83.877200
Taxpayer Address:	3875 E Coon Lake Road	Census Tract:	7425
City/State/Zip:	Howell, Michigan, 48843-9431	Block Group:	1
City/Village/Town:	Genoa Twp	School District:	Howell
Subdivision:		Property Category:	Residential
MLS Area:	01111 - Genoa Twp	Land Use:	401 - RESIDENTIAL
Legal Description:	SEC. 29 T2N, R5E COMM AT E 1/4 COR TH N03*07'47"W 1333.78 FT TH S86*33'09"W 1323.63 FT TH S02*41'44"E 132.85 FT TH S59*30'45"E 155.31 FT TH S59*47'51"E 200.55 FT TO POB TH S59*47'51"E 600.08 FT TH S40*39'11"W 251.27 FT TH N47*57'01"W 228 FT TH N28*38'47"W 387.20 FT TO POB CONT. 2.04 AC M/L SPLIT FR 009 11/01 PARCEL # 2		

Photos

MLS Number: [215011772](#)



MLS Number: [214114274](#)



Similar properties in the area submitted by the applicant

MLS Number: [20059039](#)



Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2017	W	\$517.32	\$6.38	\$121.00	\$0.00	\$644.70
2017	S	\$1,141.05	\$11.41	\$0.00	\$0.00	\$1,152.46
2016	W	\$515.00	\$6.32	\$117.00	\$0.00	\$638.32
2016	S	\$1,134.10	\$11.34	\$0.00	\$0.00	\$1,145.44
2015	W	\$420.04	\$5.34	\$114.00	\$0.00	\$539.38
2015	S	\$905.70	\$9.05	\$0.00	\$0.00	\$914.75
2014	W	\$433.16	\$5.45	\$112.00	\$0.00	\$550.61
2014	S	\$911.37	\$9.11	\$0.00	\$0.00	\$920.48
2013	W	\$456.92	\$5.66	\$110.00	\$0.00	\$572.58
2013	S	\$904.09	\$9.04	\$0.00	\$0.00	\$913.13

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2017	\$71,840	\$84,000	100	\$1,797.16

2016	\$71,200	\$71,200	100	\$1,783.76
2015	\$60,695	\$64,100	100	\$1,454.13
2014	\$59,740	\$61,300	100	\$1,471.09
2013	\$58,800	\$58,800	100	\$1,485.71

Transfer Information

Grantor	Grantee	Sale Date	Deed Date	Sale Price	Deed Type	Liber/Page
ROBERT F SHELIDE	EVAN DENTLER	09/18/2015	08/06/2015	\$165,500	WAR/DEED	29650

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
JP MORGAN CHASE BK	ROBERT SHELIDE	08/20/2012	08/01/2012	\$118,200	MTG	28290
LENDER LTD	JOHN SURDUCAN	12/28/2007	12/20/2007	\$126,000	MTG	41134
DETROIT EDISON CU	ROBERT SHELIDE	05/23/2006	05/04/2006	\$36,000	MTG	04407
MORTGAGE ELECTRONIC REC	ROBERT SHELIDE	04/26/2004	10/29/2003	\$37,000	MTG	04418/0700

Characteristics

Living Area SF:	1341	Bedrooms:	2
Basement Sqft:	963	Bathrooms:	1.1
Year Built:	1955	Pool:	
Year Remodeled:	2008	Fireplace:	
Exterior:	Wood	Garage Features:	
Style:		Garage Sqft:	378
Roof Type/Materials:	/Asphalt	Garage Length:	
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
#1 Porch Type:	Porch - Wood Platform	Septic:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch Type:	Porch - Concrete Platform	Construction Type:	
Irregular:	NO	Acres:	2.04

Search for MLS Listings

Click Arrow for Property History

MLS#	Stat	Stat Dt	Ty	Area	Address	City	Cnty	Price	DOM	Bds	Bth	Sqft
215011772	SOLD	08/07/15	RS	01111	3875 E Coon Lake Road	Genoa Twp	LIV	\$165,000	N/112/112	2	1/1	1,341
214114274	UWTH	02/23/15	RS	01111	3875 E COON LAKE Road	Genoa Twp	LIV	\$175,000	N/115/115	2	2/0	1,341
20059039	EXPD	11/23/00	RS	01111	3875 Coon Lake Road E	Howell	LIV	\$185,000	N/92/92	2	2/0	1,332

Livingston County Public Records - Full Detail Report

Location & Ownership

Property Address: City/State/Zip:	5153 Richardson Road Howell, Michigan, 48843-7476	Property ID:	1132200035
Owner Name: Taxpayer Address: City/State/Zip:	Dale E Siemen/Patricia Siemen 5153 Richardson Road Howell, Michigan, 48843-7476	Lat/Long: Census Tract: Block Group:	42.524200 / -83.879600 7425 2
City/Village/Town: Subdivision: MLS Area: Legal Description:	Genoa Twp 01111 - Genoa Twp SEC 32 T2N R5E COMM AT N 1/4 COR TH S01*E 572 FT. TH N88*E 264.50 FT. TH S01*E 103.90 FT TO POB TH S63*E 201.07 FT TH S21*W 321.26 FT. TH S88*W 320 FT. TH N01*W 60 FT TH N88*E 94 FT TH N25*E 375.23 FT TO POB CONT. 2 AC SPLIT FR 020 5/92 CORR LEGAL 7/98 PARCEL I-3	School District: Property Category: Land Use:	Howell Residential 401 - RESIDENTIAL

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2017	W	\$819.22	\$9.40	\$121.00	\$0.00	\$949.62
2017	S	\$1,806.94	\$18.06	\$0.00	\$0.00	\$1,825.00
2016	W	\$815.54	\$9.32	\$117.00	\$0.00	\$941.86
2016	S	\$1,795.90	\$17.95	\$0.00	\$0.00	\$1,813.85
2015	W	\$777.99	\$8.91	\$114.00	\$0.00	\$900.90
2015	S	\$1,677.44	\$16.77	\$0.00	\$0.00	\$1,694.21
2014	W	\$802.26	\$9.14	\$112.00	\$0.00	\$923.40
2014	S	\$1,687.92	\$16.87	\$0.00	\$0.00	\$1,704.79
2013	W	\$846.24	\$9.56	\$110.00	\$0.00	\$965.80
2013	S	\$1,674.41	\$16.74	\$0.00	\$0.00	\$1,691.15

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2017	\$113,763	\$144,600	100	\$2,774.62
2016	\$112,749	\$130,400	100	\$2,755.71
2015	\$112,412	\$123,600	100	\$2,595.11
2014	\$110,642	\$117,500	100	\$2,628.19
2013	\$108,900	\$108,900	100	\$2,656.95

Transfer Information

Grantor	Grantee	Sale Date	Deed Date	Sale Price	Deed Type	Liber/Page
KERR, MICHAEL A., ET AL	SIEMEN, DALE E., ET AL	08/20/1998	07/17/1998	\$62,000	WAR/DEED	02410/0391
DANIELS LIMITED PARTNER:	KERR, MICHAEL A., ET AL	08/20/1998	07/14/1998	\$45,000	WAR/DEED	02410/0389

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
STANDARD FEDERAL BANK	SIEMEN, DALE E., ET AL	06/29/1999	06/11/1999	\$165,366	MTG	02610/0757

Characteristics

Living Area SF:	1968	Bedrooms:	4
Basement Sqft:	1561	Bathrooms:	2.1
Year Built:	1996	Pool:	
Exterior:	Wood	Garage Features:	Attached
Style:		Garage Sqft:	550
Roof Type/Materials:	/ Asphalt	Garage Length:	
Basement:	Basement	Garage Width:	
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
#1 Porch Type:	Porch - Concrete Covered	Septic:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch Type:	Porch - Concrete Platform	Construction Type:	
Irregular:	NO	Acres:	2.00

Search for MLS Listings

Click Arrow for Property History

MLS#	Stat	Stat Dt	Ty	Area	Address	City	Cnty	Price	DOM	Bds	Bth	Sqft
------	------	---------	----	------	---------	------	------	-------	-----	-----	-----	------

Livingston County Public Records - Full Detail Report

Location & Ownership

Property Address:	5101 Richardson Road	Property ID:	1132200033
City/State/Zip:	Howell, Michigan, 48843-7476		
Owner Name:	David R Hardin	Lat/Long:	42.524200 / -83.879600
Taxpayer Address:	5101 Richardson Road	Census Tract:	7425
City/State/Zip:	Howell, Michigan, 48843-7476	Block Group:	2
City/Village/Town:	Genoa Twp	School District:	Howell
Subdivision:		Property Category:	Residential
MLS Area:	01111 - Genoa Twp	Land Use:	401 - RESIDENTIAL
Legal Description:	SEC 32 T2N R5E COMM AT N 1/4 COR TH S01*E 572 FT. TH N88*E 264.50 FT TO POB TH N88*E 635.50 FT. TH S01*E 200 FT. TH S88*W 457.84 FT. TH N63*W 201.07 FT. TH N01*W 103.90 FT TO POB CONT. 2.72 AC M/L SPLIT FR 020 5/92 PARCEL I-1.		

Photos

MLS Number: [29072703](#)



Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2017	W	\$771.09	\$8.92	\$121.00	\$0.00	\$901.01
2017	S	\$1,700.74	\$17.00	\$0.00	\$0.00	\$1,717.74
2016	W	\$767.61	\$8.84	\$117.00	\$0.00	\$893.45
2016	S	\$1,690.36	\$16.90	\$0.00	\$0.00	\$1,707.26
2015	W	\$732.26	\$8.46	\$114.00	\$0.00	\$854.72
2015	S	\$1,578.85	\$15.78	\$0.00	\$0.00	\$1,594.63
2014	W	\$755.11	\$8.67	\$112.00	\$0.00	\$875.78
2014	S	\$1,588.73	\$15.88	\$0.00	\$0.00	\$1,604.61
2013	W	\$796.52	\$9.06	\$110.00	\$0.00	\$915.58
2013	S	\$1,576.01	\$15.76	\$0.00	\$0.00	\$1,591.77

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2017	\$107,078	\$133,200	100	\$2,618.75
2016	\$106,123	\$121,000	100	\$2,600.71
2015	\$105,806	\$115,100	100	\$2,449.35
2014	\$104,140	\$109,900	100	\$2,480.39
2013	\$102,500	\$102,500	100	\$2,507.35

Transfer Information

Grantor	Grantee	Sale Date	Deed Date	Sale Price	Deed Type	Liber/Page
DAVID R HARDIN	DAVID HARDIN	07/30/2015	07/22/2015		QC	23857
HAROLD G BUSH	DAVID HARDIN	11/24/2009	10/29/2009	\$170,000	WAR/DEED	31823
BUSH, HAROLD G., ET AL	INGRATTA & SON CONSTRU	10/04/1996	08/28/1996	\$46,000	WAR/DEED	02094/0352
DANIELS LIMITED PARTNER:	BUSH, HAROLD G., ET AL	06/25/1996	06/10/1996	\$46,000	WAR/DEED	02057/0020

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
MORTGAGE ELECTRONIC REC	HAROLD G BUSH	01/12/2005	12/30/2004	\$208,000	MTG	04689/0519
GMAC MTG CORP	HAROLD G BUSH	01/12/2005	12/30/2004	\$15,000	MTG	04689/0535
ALTERNATIVE LENDING GRO	BUSH, HAROLD G.	06/13/2002	05/24/2002	\$212,500	MTG	03424/0925
PREMIERE MORTGAGE CORP	BUSH, HAROLD G., ET AL	11/21/2000	11/09/2000	\$206,500	MTG	02863/0818

NORTH AMERICAN MORTGAGE	BUSH, HAROLD G., ET AL	10/15/1999	10/07/1999	\$193,000	MTG	02671/0200
REPUBLIC MORTGAGE CORP	BUSH, HAROLD G., ET AL	12/03/1997	11/12/1997	\$172,000	MTG	02259/0033
ROCK FINANCIAL CORPORAT	BUSH, HAROLD G., ET AL	01/03/1997	12/20/1996	\$157,450	MTG	02126/0369
FIRST NATIONAL BANK IN H	INGRATTA & SON CONSTRU	09/27/1996	09/19/1996	\$100,500	MTG	02092/0322

Characteristics

Living Area SF:	1664	Bedrooms:	3
Basement Sqft:	1664	Bathrooms:	2.1
Year Built:	1997	Pool:	
Exterior:	Wood	Garage Features:	Attached
Style:		Garage Sqft:	576
Roof Type/Materials:	/ Asphalt	Garage Length:	
Basement:	Basement	Garage Width:	
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
#1 Porch Type:	Porch - Concrete Covered	Septic:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch Type:	Porch - Concrete Platform	Construction Type:	
Irregular:	NO	Acres:	2.72

Search for MLS Listings

Click Arrow for Property History

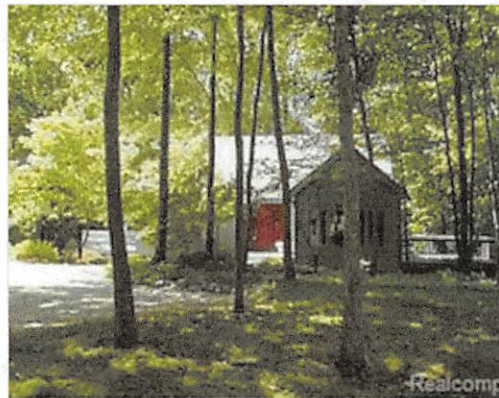
MLS#	Stat	Stat Dt	Ty	Area	Address	City	Cnty	Price	DOM	Bds	Bth	Sqft
29072703	SOLD	10/30/09	RS	01111	5101 Richardson Road	Genoa Twp	LIV	\$170,000	N/55/55	5	2/1	1,664

Livingston County Public Records - Full Detail Report

Location & Ownership

Property Address:	5400 Richardson Road	Property ID:	1132100014
City/State/Zip:	Howell, Michigan, 48843-7453		
Owner Name:	Dean E Steegman	Lat/Long:	42.520000 / -83.881700
Taxpayer Address:	5400 Richardson Road	Census Tract:	7425
City/State/Zip:	Howell, Michigan, 48843-7453	Block Group:	2
City/Village/Town:	Genoa Twp	School District:	Howell
Subdivision:		Property Category:	Residential
MLS Area:	01111 - Genoa Twp	Land Use:	401 - RESIDENTIAL
Legal Description:	SEC 32 T2N R5E COM COS, TH N 330 FT TO POB, TH S89*W 300 FT, TH N 300 FT, TH N89*E 300 FT, TH S 300 FT TO POB 2.06 AC M/L SPLIT 8/88 FROM 013		

Photos

MLS Number: [25170179](#)MLS Number: [25081094](#)

Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2017	W	\$813.97	\$9.34	\$121.00	\$0.00	\$944.31
2017	S	\$1,795.33	\$17.95	\$0.00	\$0.00	\$1,813.28
2016	W	\$810.30	\$9.27	\$117.00	\$0.00	\$936.57
2016	S	\$1,784.36	\$17.84	\$0.00	\$0.00	\$1,802.20
2015	W	\$772.98	\$8.86	\$114.00	\$0.00	\$895.84
2015	S	\$1,666.65	\$16.66	\$0.00	\$0.00	\$1,683.31
2014	W	\$797.09	\$9.09	\$112.00	\$0.00	\$918.18
2014	S	\$1,677.06	\$16.77	\$0.00	\$0.00	\$1,693.83
2013	W	\$840.82	\$9.50	\$110.00	\$0.00	\$960.32
2013	S	\$1,663.65	\$16.63	\$0.00	\$0.00	\$1,680.28

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2017	\$113,032	\$142,900	100	\$2,757.59
2016	\$112,024	\$129,000	100	\$2,738.77
2015	\$111,689	\$122,400	100	\$2,579.15
2014	\$109,931	\$116,500	100	\$2,612.01
2013	\$108,200	\$108,200	100	\$2,640.60

Transfer Information

Grantor	Grantee	Sale Date	Deed Date	Sale Price	Deed Type	Liber/Page
JOHN S RUSSELL	DEAN E STEEGMAN	01/25/2006	01/17/2006	\$350,000	WAR/DEED	05023/0809

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
GUARANTY RESIDENTIAL LEI	RUSSELL, JOHN S	01/03/2003	12/19/2002	\$317,000	MTG	03685/0668
ABN AMRO MORTGAGE GROU	RUSSELL, JOHN S., AKA, ET	08/02/1999	07/12/1999	\$228,550	MTG	02629/0209
STANDARD FEDERAL BANK	RUSSELL, JOHN S., ET AL	09/11/1997	08/08/1997	\$15,000	MTG	02221/0096

Characteristics

Living Area SF: **1625** Bedrooms: **4**

Basement Sqft: **1283**
 Year Built: **1989**
 Exterior: **Wood**
 Style:
 Roof Type/Materials: **/Asphalt**
 Basement: **Basement**
 Heating: **Forced Air**
 Heat Fuel: **Natural Gas**
 #1 Porch Type: **Porch - Wood Platform**
 #1 Porch/Dimensions: **/**
 #2 Porch Type: **Porch - Concrete Platform**
 Irregular: **NO**

Bathrooms: **2.1**
 Pool:
 Garage Features: **Detached**
 Garage Sqft: **576**
 Garage Length:
 Garage Width:
 Gas Service:
 Sewer:
 Septic:
 Storm Sewer:
 Construction Type:
 Acres: **2.06**

Search for MLS Listings

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MLS#	Stat	Stat Dt	Ty	Area	Address	City	Cnty	Price	DOM	Bds	Bth	Sqft
25170179	SOLD	01/17/06	RS	01111	5400 Richardson Road	Genoa Twp	LIV	\$350,000	Y/202/37	4	2/1	2,300
25081094	UWTH	11/22/05	RS	01111	5400 Richardson Road	Genoa Twp	LIV	\$389,900	N/165/165	4	2/1	1,869

Livingston County Public Records - Full Detail Report

Location & Ownership

Property Address:	4337 Richardson Road	Property ID:	1129400025
City/State/Zip:	Howell, Michigan, 48843-9430		
Owner Name:	Ronald Stotler/Margaret Stotler	Lat/Long:	42.532900 / -83.881900
Taxpayer Address:	4337 Richardson Road	Census Tract:	7425
City/State/Zip:	Howell, Michigan, 48843-9430	Block Group:	2
City/Village/Town:	Genoa Twp	School District:	Howell
Subdivision:		Property Category:	Residential
MLS Area:	01111 - Genoa Twp	Land Use:	401 - RESIDENTIAL
Legal Description:	SEC 29 T2N R5E COMM S 1/4 COR, TH N01*21'28"W 2463.26 FT TO POB TH N01*21'28"W 172 FT TH N01*20'07"W 243.75 FT TH S68*37'00"E 194.11 FT TH S01*15'35"E 323.02 FT TH S88*54'03"W 78.48 FT TH S01*05'57"E 18.50 FT TH S88*54'03"W 100 FT TO POB 1.52AC, PARCEL 2 CORR 10/10		

Photos

MLS Number: [210071488](#)



Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2017	W	\$621.10	\$7.42	\$121.00	\$0.00	\$749.52
2017	S	\$1,369.96	\$13.69	\$0.00	\$0.00	\$1,383.65
2016	W	\$618.31	\$7.35	\$117.00	\$0.00	\$742.66
2016	S	\$1,361.59	\$13.61	\$0.00	\$0.00	\$1,375.20
2015	W	\$589.82	\$7.03	\$114.00	\$0.00	\$710.85
2015	S	\$1,271.78	\$12.71	\$0.00	\$0.00	\$1,284.49
2014	W	\$577.55	\$6.89	\$112.00	\$0.00	\$696.44
2014	S	\$1,215.16	\$12.15	\$0.00	\$0.00	\$1,227.31
2013	W	\$609.25	\$7.19	\$110.00	\$0.00	\$726.44
2013	S	\$1,205.46	\$12.05	\$0.00	\$0.00	\$1,217.51

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2017	\$86,252	\$105,300	100	\$2,133.17
2016	\$85,483	\$96,200	100	\$2,117.86
2015	\$85,228	\$91,900	100	\$1,995.34
2014	\$79,654	\$83,800	100	\$1,923.75
2013	\$78,400	\$78,400	100	\$1,943.95

Transfer Information

Grantor	Grantee	Sale Date	Deed Date	Sale Price	Deed Type	Liber/Page
CLARK T HIGDON	STEFANIE ATHERTON	12/30/2015	12/22/2015		FI	40112
JOE B STAGGS JR	RONALD STOTLER	11/18/2010	10/25/2010	\$155,000	WAR/DEED	31648
JOE B STAGGS	KENNETH WILLIAMS	11/15/2010	11/12/2010		QC	31190

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
TCF MORTGAGE CORPORATI	STAGGS, JOE B., JR., ET AL	05/01/2002	04/04/2002	\$115,000	MTG	03383/0552
GREAT LAKES BANCORP	STAGGS, JOE B., JR., ET AL	02/21/1997	02/07/1997	\$102,000	MTG	02142/0865

Characteristics

Living Area SF:	1510	Bedrooms:	
Basement Sqft:	1234	Bathrooms:	2.0
Year Built:	1986	Pool:	
Exterior:	Wood	Garage Features:	Attached
Style:		Garage Sqft:	472
Roof Type/Materials:	/Asphalt	Garage Length:	
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
#1 Porch Type:	Porch - Concrete Platform	Septic:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch Type:	Porch - Concrete Platform	Construction Type:	
Irregular:	NO	Acres:	1.52

Search for MLS Listings

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MLS#	Stat	Stat Dt	Ty	Area	Address	City	Cnty	Price	DOM	Bds	Bth	Sqft
210071488	SOLD	10/25/10	RS	01111	4337 Richardson Road	Genoa Twp	LIV	\$155,000	N/113/113	3	2/0	1,510

Livingston County Public Records - Full Detail Report

Location & Ownership

Property Address:	3423 E Schafer Road	Property ID:	1132300005
City/State/Zip:	Howell, Michigan, 48843-9422		
Owner Name:	James P Scally/Sharon Scally	Lat/Long:	42.512700 / -83.884900
Taxpayer Address:	3423 E Schafer Road	Census Tract:	7425
City/State/Zip:	Howell, Michigan, 48843-9422	Block Group:	2
City/Village/Town:	Genoa Twp	School District:	Pinckney
Subdivision:		Property Category:	Residential
MLS Area:	01111 - Genoa Twp	Land Use:	401 - RESIDENTIAL
Legal Description:	SEC 32 T2N R5E BEG AT THE S 1/4 POST OF SEC 32 TH W 264 FT FOR A POB TH W 264 FT, N 330 FT, E 264 FT, S 330 FT TO POB 2A		

Photos

MLS Number: [20033849](#)

MLS Number: [00924398](#)



MLS Number: [00935496](#)



Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2017	W	\$1,303.45	\$14.24	\$121.00	\$0.00	\$1,438.69
2017	S	\$829.11	\$8.29	\$0.00	\$0.00	\$837.40
2016	W	\$1,295.96	\$14.12	\$117.00	\$0.00	\$1,427.08
2016	S	\$823.62	\$8.23	\$0.00	\$0.00	\$831.85
2015	W	\$1,174.45	\$12.88	\$114.00	\$0.00	\$1,301.33
2015	S	\$822.82	\$8.22	\$0.00	\$0.00	\$831.04
2014	W	\$1,155.08	\$12.67	\$112.00	\$0.00	\$1,279.75
2014	S	\$809.92	\$8.09	\$0.00	\$0.00	\$818.01
2013	W	\$1,138.85	\$12.48	\$110.00	\$0.00	\$1,261.33
2013	S	\$797.18	\$7.97	\$0.00	\$0.00	\$805.15

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2017	\$88,691	\$109,400	100	\$2,276.09
2016	\$87,900	\$104,300	100	\$2,258.93
2015	\$87,638	\$93,600	100	\$2,132.37

2014	\$86,258	\$89,800	100	\$2,097.76
2013	\$84,900	\$84,900	100	\$2,066.48

Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Sale Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Liber/Page</u>
WEAVER, DARLENE, ET AL	SCALLY, JAMES P., ET AL	07/11/2000	06/28/2000	\$205,000	WAR/DEED	02794/0717

Other Recordings

<u>Obligee</u>	<u>Obligor</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Liber/Page</u>
QUICKEN LNS	JAMES SCALLY	05/16/2012	05/04/2012	\$125,200	MTG	17076
JP MORGAN CHASE BK	JAMES SCALLY	05/31/2006	05/10/2006	\$50,000	MTG	05609
MORTGAGE ELECTRONIC REC	JAMES P SCALLY	06/02/2004	04/23/2004	\$164,540	MTG	04468/0978
GMAC MORTGAGE CORPORA	SCALLY, JAMES P	07/01/2003	03/17/2003	\$0	MTG	04000/0436
GMAC MORTGAGE CORPORA	SCALLY, JAMES P., ET AL	12/30/2002	12/11/2002	\$166,550	MTG	03678/0263
HOMESTEAD USA, INC.	SCALLY, JAMES P., ET AL	06/13/2001	05/30/2001	\$167,100	MTG	03017/0702
PREMIERE MORTGAGE CORP	SCALLY, JAMES P., ET AL	07/06/2000	06/28/2000	\$164,000	MTG	02792/0510

Characteristics

Living Area SF:	1392	Bedrooms:	
Basement Sqft:	1248	Bathrooms:	2.0
Year Built:	1980	Pool:	
Exterior:	Wood	Garage Features:	Attached
Style:		Garage Sqft:	576
Roof Type/Materials:	/Asphalt	Garage Length:	
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
#1 Porch Type:	Porch - Concrete Covered	Septic:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch Type:	Porch - Concrete Platform	Construction Type:	
Irregular:	NO	Acres:	2.00

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MLS#	Stat	Stat Dt	Ty	Area	Address	City	Cnty	Price	DOM	Bds	Bth	Sqft
20033849	SOLD	06/28/00	RS	01111	3423 Schafer Road	Genoa	LIV	\$205,000	N/11/	3	2/1	1,576
00924398	EXPD	10/27/99	RS	01111	3423 Schafer	Genoa	LIV	\$214,900	N/183/	3	2/1	1,576
00935496	EXPD	10/27/99	RS	01151	3423 Schafer	Howell	LIV	\$214,900	N/138/	3	2/1	1,576

Livingston County Public Records - Full Detail Report

Location & Ownership

Property Address:	3495 E Schafer Road	Property ID:	1132300004
City/State/Zip:	Howell, Michigan, 48843-9422		
Owner Name:	Walter K Ogorek/Kathleen Ogorek	Lat/Long:	42.512700 / -83.884900
Taxpayer Address:	3495 E Schafer Road	Census Tract:	7425
City/State/Zip:	Howell, Michigan, 48843-9422	Block Group:	2
City/Village/Town:	Genoa Twp	School District:	Pinckney
Subdivision:		Property Category:	Residential
MLS Area:	01111 - Genoa Twp	Land Use:	401 - RESIDENTIAL
Legal Description:	SEC 32 T2N R5E BEG AT THE S 1/4 POST OF SEC 32 TH W 264 FT TH N 330 FT, E 264 FT, S 330 FT TO POB 2A		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2017	W	\$1,387.88	\$15.08	\$121.00	\$0.00	\$1,523.96
2017	S	\$882.81	\$8.82	\$0.00	\$0.00	\$891.63
2016	W	\$1,379.90	\$14.96	\$117.00	\$0.00	\$1,511.86
2016	S	\$876.97	\$8.76	\$0.00	\$0.00	\$885.73
2015	W	\$1,250.54	\$13.64	\$114.00	\$0.00	\$1,378.18
2015	S	\$876.13	\$8.76	\$0.00	\$0.00	\$884.89
2014	W	\$1,229.92	\$13.41	\$112.00	\$0.00	\$1,355.33
2014	S	\$862.40	\$8.62	\$0.00	\$0.00	\$871.02
2013	W	\$1,212.64	\$13.22	\$110.00	\$0.00	\$1,335.86
2013	S	\$848.82	\$8.48	\$0.00	\$0.00	\$857.30

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2017	\$94,436	\$119,000	100	\$2,415.59
2016	\$93,594	\$112,900	100	\$2,397.59
2015	\$93,315	\$100,300	100	\$2,263.07
2014	\$91,846	\$96,200	100	\$2,226.35
2013	\$90,400	\$90,400	100	\$2,193.16

Transfer Information

Grantor	Grantee	Sale Date	Deed Date	Sale Price	Deed Type	Liber/Page
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Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
CITIBANK	OGOREK, KATHLEEN M	10/01/2003	09/15/2003	\$50,000	MTG	04176/0634
FIRST NATIONWIDE MORTGA	OGOREK, KATHLEEN M., ET	03/27/1996	03/15/1996	\$58,000	MTG	02021/0071

Characteristics

Living Area SF:	1458	Bedrooms:	
Basement Sqft:	1458	Bathrooms:	1.1
Year Built:	1973	Pool:	
Year Remodeled:		Fireplace:	Yes
Exterior:	Wood	Garage Features:	Attached
Style:		Garage Sqft:	576
Roof Type/Materials:	/Asphalt	Garage Length:	
Basement:	Basement	Garage Width:	
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
#1 Porch Type:	Porch - Concrete Platform	Septic:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch Type:	Porch - Concrete Platform	Construction Type:	
Irregular:	NO	Acres:	2.00

Search for MLS Listings

Click Arrow for Property History

MLS#	Stat	Stat Dt	Ty	Area	Address	City	Cnty	Price	DOM	Bds	Bth	Sqft
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Livingston County Public Records - Full Detail Report

Location & Ownership

Property Address:	5060 Richardson Road	Property ID:	1132100028
City/State/Zip:	Howell, Michigan, 48843-7447		
Owner Name:	Francis R Summers/Aileen Summers	Lat/Long:	42.525600 / -83.881200
Taxpayer Address:	5060 Richardson Road	Census Tract:	7425
City/State/Zip:	Howell, Michigan, 48843-7447	Block Group:	2
City/Village/Town:	Genoa Twp	School District:	Howell
Subdivision:		Property Category:	Residential
MLS Area:	01111 - Genoa Twp	Land Use:	401 - RESIDENTIAL
Legal Description:	SEC 32 T2N R5E BEG N 1/4 COR TH S89*W 256.92 FT TH S 339.10 FT TH N89*E 256.92 FT TH N 339.10 FT TO POB CONT. 2 AC PARCEL 4. SPLIT FR 016 10/93		

Photos

MLS Number: [21035519](#)



Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2017	W	\$801.17	\$9.22	\$121.00	\$0.00	\$931.39
2017	S	\$1,767.10	\$17.67	\$0.00	\$0.00	\$1,784.77
2016	W	\$797.57	\$9.14	\$117.00	\$0.00	\$923.71
2016	S	\$1,756.32	\$17.56	\$0.00	\$0.00	\$1,773.88
2015	W	\$760.83	\$8.74	\$114.00	\$0.00	\$883.57
2015	S	\$1,640.48	\$16.40	\$0.00	\$0.00	\$1,656.88
2014	W	\$784.59	\$8.96	\$112.00	\$0.00	\$905.55
2014	S	\$1,650.72	\$16.50	\$0.00	\$0.00	\$1,667.22
2013	W	\$827.60	\$9.37	\$110.00	\$0.00	\$946.97
2013	S	\$1,637.51	\$16.37	\$0.00	\$0.00	\$1,653.88

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2017	\$111,256	\$141,500	100	\$2,716.16
2016	\$110,264	\$127,700	100	\$2,697.59
2015	\$109,935	\$120,900	100	\$2,540.45
2014	\$108,204	\$114,900	100	\$2,572.77
2013	\$106,500	\$106,500	100	\$2,600.85

Transfer Information

Grantor	Grantee	Sale Date	Deed Date	Sale Price	Deed Type	Liber/Page
CLEARY, JACQUELINE J	SUMMER, AILEEN	10/14/2003	07/08/2003	\$78,000	WAR/DEED	04195/0523
HURON RIVER OAKS, INC.	CLEARY, JACQUELINE J., ET.	02/03/1999	01/21/1999	\$67,000	WAR/DEED	02518/0917

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
CHEMICAL BK	FRANCIS SUMMERS	05/04/2017	04/21/2017	\$55,000	MTG	13595
MICHIGAN CMRC BK	FRANCIS SUMMERS	11/25/2009	11/16/2009	\$85,000	MTG	31934
BRIGHTON COMMERCE BANK	FRANCIS R SUMMERS	09/27/2005	09/14/2005	\$110,000	MTG	04927/0162

Characteristics

Living Area SF: **2029**
 Basement Sqft: **1344**
 Year Built: **2005**
 Exterior: **Wood**
 Style:
 Roof Type/Materials: **/ Asphalt**
 Heating: **Forced Air**
 Heat Fuel: **Natural Gas**
 #1 Porch Type: **Porch - Concrete Platform**
 #1 Porch/Dimensions: **/**
 #2 Porch Type: **Porch - Concrete Platform**
 Irregular: **NO**

Bedrooms: **1**
 Bathrooms: **2.0**
 Pool:
 Garage Features: **Attached**
 Garage Sqft: **576**
 Garage Length:
 Gas Service:
 Sewer:
 Septic:
 Storm Sewer:
 Construction Type:
 Acres: **2.00**

Search for MLS Listings

Click Arrow for Property History

MLS#	Stat	Stat Dt	Ty	Area	Address	City	Cnty	Price	DOM	Bds	Bth	Sqft
21035519	EXPD	09/01/01	VL	01111	VAC Richardson Road	Genoa	LIV	\$112,000	N/117/			

Livingston County Public Records - Full Detail Report

Location & Ownership

Neighbors on same easement as applicant. Info supplied by applicant

Property Address: **3130 E Coon Lake Road**
City/State/Zip: **Howell, Michigan, 48843-9537**

Property ID: **1129300016**

Owner Name: **Amy Maguire**
Taxpayer Address: **3130 E Coon Lake Road**
City/State/Zip: **Howell, Michigan, 48843-9537**

Lat/Long: **42.534500 / -83.889600**
Census Tract: **7425**
Block Group: **2**

City/Village/Town: **Genoa Twp**

School District: **Howell**
Property Category: **Residential**

Subdivision: **01111 - Genoa Twp**

Land Use: **401 - RESIDENTIAL**

MLS Area: **SEC 29 T2N R5E PART OF THE SW 1/4, COMM AT THE W 1/4 COR, TH S 89*53'00"E 330 FT, TH S 00*36'10"E 51.75 FT TO A POB, TH S 00* 36'10"E 650.21 FT, TH S 89*23'50"W 183 FT, TH N 00*36'10"W 429.28 FT, TH N 39*01'30"E 286.85 FT TO POB, 2.27AC M/L, ALSO A PRIVATE EASEMENT FOR INGRESS & EGRESS**

Photos

MLS Number: [5002587888](#)

MLS Number: [216089350](#)



MLS Number: [216072311](#)

MLS Number: [214038642](#)



MLS Number: [27020420](#)

MLS Number: [22081163](#)



MLS Number: [26155114](#)



Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2017	W	\$960.65	\$10.81	\$121.00	\$0.00	\$1,092.46
2017	S	\$2,118.85	\$21.18	\$0.00	\$0.00	\$2,140.03
2016	W	\$835.04	\$9.52	\$117.00	\$0.00	\$961.56
2016	S	\$1,838.85	\$18.38	\$0.00	\$0.00	\$1,857.23
2015	W	\$796.59	\$9.10	\$114.00	\$0.00	\$919.69
2015	S	\$1,717.56	\$17.17	\$0.00	\$0.00	\$1,734.73
2014	W	\$704.27	\$8.16	\$112.00	\$0.00	\$824.43
2014	S	\$3,230.08	\$32.30	\$0.00	\$0.00	\$3,262.38
2013	W	\$742.91	\$8.52	\$110.00	\$0.00	\$861.43
2013	S	\$1,469.92	\$14.69	\$0.00	\$0.00	\$1,484.61

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2017	\$133,400	\$133,400	100	\$3,232.49
2016	\$115,445	\$121,000	100	\$2,818.79
2015	\$115,100	\$115,100	100	\$2,654.42
2014	\$97,129	\$102,400	0	\$4,086.81
2013	\$95,600	\$95,600	100	\$2,346.04

Transfer Information

Grantor	Grantee	Sale Date	Deed Date	Sale Price	Deed Type	Liber/Page
ERIC LEAVANS	AMY MAGUIRE	01/09/2017	12/15/2016	\$269,000	WAR/DEED	00911
AMY MAGUIRE	AMY MAGUIRE	01/09/2017	01/04/2017		QC	00879
NATL M FEDERAL	ERIC LEAVANS	08/01/2014	07/16/2014	\$141,000	DD	21515
JP MORGAN CHASE BK	FEDERAL NATL MTG ASSN FI	04/09/2013	03/27/2013		QC	13852
DEUTSCHE BANK NATL	JOSEPHINE BENZ	04/12/2007	03/06/2007	\$176,000	DD	12831
WILLIAM H JENKINS	DEUTSCHE BANK NATIONAL	10/11/2005	09/28/2005	\$220,500	SHER/DEED	04938/0485
KINDERMAN, ANN E., ET AL	COOK, SHEILA A., ET AL	06/16/2000	04/14/1997	\$149,000	WAR/DEED	02783/0115

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
MORTGAGE CTR LLC	AMY MAGUIRE	04/16/2018	03/06/2018	\$47,394	MTG	10025
QUICKEN LNS INC	ERIC LEAVANS	07/14/2015	07/02/2015	\$100,000	MTG	21848

NEW CENTURY MTG CORP	JENKINS, WILLIAM H III	01/30/2004	01/14/2004	\$206,500	MTG	04322/0389
CHASE MANHATTAN MORTGA	COOK, SHEILA A., NKA, ET F	06/16/2000	05/26/2000	\$193,500	MTG	02783/0117
COMERICA BANK	KINDERMAN, ANN E., ET AL	06/27/1996	05/03/1996	\$20,000	MTG	02057/0946

Characteristics

Living Area SF:	2404	Bedrooms:	4
Basement Sqft:		Bathrooms:	2.0
Year Built:	1975	Pool:	
Year Remodeled:	2010	Fireplace:	
Exterior:	Wood	Garage Features:	Attached
Style:		Garage Sqft:	480
Roof Type/Materials:	/ Asphalt	Garage Length:	
Basement:	Slab	Garage Width:	
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
#1 Porch Type:	Porch - Concrete Covered	Septic:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch Type:	Porch - Wood Platform	Construction Type:	
Irregular:	NO	Acres:	2.27

Search for MLS Listings**Click Arrow for Property History**

MLS#	Stat	Stat Dt	Ty	Area	Address	City	Cnty	Price	DOM	Bds	Bth	Sqft
5002587888	SOLD	03/23/07	RS	69031	3130 E COON LAKE ROAD	GENOA TWP	LIV	\$176,000	N//	4	2/0	2,202
216089350	SOLD	12/15/16	RS	01111	3130 E COON LAKE Road	Genoa Twp	LIV	\$269,000	Y/86/86	3	2/0	2,404
216072311	UWTH	09/06/16	RS	01111	3130 E COON LAKE Road	Genoa Twp	LIV	\$289,000	N/47/47	3	2/0	2,404
214038642	SOLD	07/25/14	RS	01111	3130 COON LAKE	Genoa Twp	LIV	\$141,000	N/47/47	4	2/0	2,194
27020420	SOLD	03/19/07	RS	01111	3130 E Coon Lake Road	Genoa Twp	LIV	\$176,000	N/30/30	4	2/0	2,202
22081163	EXPD	03/01/03	RS	01111	3130 Coon Lake	Genoa Twp	LIV	\$279,900	N/176/176	4	2/1	2,433
26155114	UWTH	01/25/07	RS	01111	3130 E Coon Lake	Genoa Twp	LIV	\$194,322	N/149/149	4	2/0	2,202

Livingston County Public Records - Full Detail Report

Location & Ownership

Property Address:	3104 E Coon Lake Road	Property ID:	1129300018
City/State/Zip:	Howell, Michigan, 48843-9537		
Owner Name:	Duwayne Buxton	Lat/Long:	42.534500 / -83.889600
Taxpayer Address:	3104 E Coon Lake Road	Census Tract:	7425
City/State/Zip:	Howell, Michigan, 48843-9537	Block Group:	2
City/Village/Town:	Genoa Twp	School District:	Howell
Subdivision:		Property Category:	Residential
MLS Area:	01111 - Genoa Twp	Land Use:	401 - RESIDENTIAL
Legal Description:	SEC 29 T2N R5E PART OF THE SW 1/4, COMM AT THE W 1/4 COR, TH S 00*36'10"E 706.10 FT, TH N 89*23'50"E 165 FT TO POB, TH CONT N 89*23'50"E 165 FT, TH S 00*36'10"E 660 FT, TH N 86*12'27"W 165.48 FT, TH N 00*36'10"W 647.33 FT TO POB, 2.47AC M/L, ALSO A PRIVATE EASEMENT FOR INGRESS & EGRESS		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2017	W	\$796.64	\$9.17	\$121.00	\$0.00	\$926.81
2017	S	\$1,757.13	\$17.57	\$0.00	\$0.00	\$1,774.70
2016	W	\$793.06	\$9.10	\$117.00	\$0.00	\$919.16
2016	S	\$1,746.42	\$17.46	\$0.00	\$0.00	\$1,763.88
2015	W	\$756.54	\$8.70	\$114.00	\$0.00	\$879.24
2015	S	\$1,631.22	\$16.31	\$0.00	\$0.00	\$1,647.53
2014	W	\$780.14	\$8.92	\$112.00	\$0.00	\$901.06
2014	S	\$1,641.42	\$16.41	\$0.00	\$0.00	\$1,657.83
2013	W	\$822.94	\$9.32	\$110.00	\$0.00	\$942.26
2013	S	\$1,628.28	\$16.28	\$0.00	\$0.00	\$1,644.56

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2017	\$110,628	\$140,400	100	\$2,701.51
2016	\$109,642	\$127,200	100	\$2,683.04
2015	\$109,315	\$121,000	100	\$2,526.77
2014	\$107,594	\$115,400	100	\$2,558.89
2013	\$105,900	\$105,900	100	\$2,586.82

Transfer Information

Grantor	Grantee	Sale Date	Deed Date	Sale Price	Deed Type	Liber/Page
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Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
FIFTH THIRD BK/ESTN MI	DUWAYNE BUXTON	06/07/2013	05/11/2013	\$88,400	MTG	23261
FIFTH THIRD BK/ESTN MI	DUWAYNE BUXTON	02/06/2012	01/21/2012	\$85,000	MTG	03544
	DUWAYNE BUXTON	02/06/2012	01/21/2012	\$0	MO	03545
FIFTH THIRD BK/ESTN MI	DUWAYNE BUXTON	05/26/2011	05/13/2011	\$146,000	MTG	16601
COUNTRYWIDE HOME LOANS	BUXTON, DU WAYNE A	04/17/2003	04/03/2003	\$0	MTG	03870/0343
FIFTH THIRD BANK	BUXTON, DU WAYNE, ET AL	07/30/2002	07/12/2002	\$60,000	MTG	03467/0198
COMERICA BANK	BUXTON, DUWAYNE, ET AL	10/30/1998	10/15/1998	\$150,000	MTG	02455/0991

Characteristics

Living Area SF:	1851	Bedrooms:	3
Basement Sqft:	1072	Bathrooms:	3.1
Year Built:	1996	Pool:	
Exterior:	Wood	Garage Features:	Attached
Style:		Garage Sqft:	816
Roof Type/Materials:	/Asphalt	Garage Length:	
Basement:	Basement	Garage Width:	
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
#1 Porch Type:	Porch - Concrete Covered	Septic:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch Type:	Porch - Concrete Platform	Construction Type:	
Irregular:	NO	Acres:	2.47

From: [Haddad, Jim](#)
To: [Amy Ruthig](#)
Subject: proposed variance at 3120 E Coon Lk Rd
Date: Tuesday, August 07, 2018 10:02:51 AM

August 7, 2018

Jim & Kathy Haddad
3098 E Coon Lake Rd

Re: request for a variance at 3120 E Coon Lake Rd.

To the Genoa Township Zoning Board

Dear Amy Ruthig,

Our property backs up to Miss Ever's in the area where the structure would be. The houses in this neighborhood are positioned on oddly shaped parcels with limited space for an out-building.

We have *no objections* to the variance.

Sincerely

The Haddad's

August 8, 2018

Genoa Township
2911 Dorr Road
Brighton, MI 48116

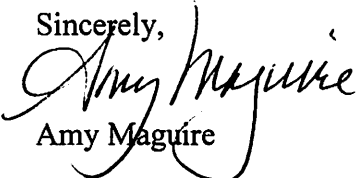
Attn: Zoning Office

To whom it may concern,

My husband and I reside at 3130 E. Coon Lake Road. We received a notification of a proposed variance, requested by our neighbor Rachele Evers at 3120 E. Coon Lake Road.

My husband and I have absolutely NO opposition to this proposed variance. She is a great neighbor and we are happy comply with her request.

Sincerely,



Amy Maguire

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
EVERS RACHELE	EVERS TRUST	0	05/22/2018	QC	TRUST	2018R-014666	BUYER	0.0						
FANNIE MAE	EVERS RACHELE	195,000	01/22/2013	WD	FORECLOSURE	2013R-006370	BUYER	100.0						
BUXTON, DALE A.	FANNIE MAE	173,304	01/18/2012	SD	FORECLOSURE	2012R-002434	BUYER	0.0						
Buxton, Dale A.		0	08/13/1994	IV	QUIT CLAIM	1858-1858	BUYER	0.0						
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: CE		Building Permit(s)		Date	Number	Status				
3120 E COON LAKE RD		School: HOWELL		HOME		01/27/1997		97-036	NO START					
Owner's Name/Address		P.R.E. 100% 01/22/2013		MAP #: V18-24		2019 Est TCV Tentative								
EVERS TRUST 3120 E COON LAKE RD HOWELL MI 48843		X Improved		Vacant		Land Value Estimates for Land Table 124.HOWELL M& B								
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value						
SEC 29 T2N R5E PART OF THE SW 1/4, BEG AT A POINT ON THE W SEC LINE DISTANT S 00*36'10"E 706.10 FT FROM THE W 1/4 COR, TH N 89*23'50"E 165 FT, TH S 00*36'10"E 647.33 FT, TH N 86*12'27"W 165.48 FT, TH N 00*36'10"W 634.64 FT TO POB, 2.47AC M/L ALSO A PRIVATE EASEMENT FOR INGRESS & EGRESS		Dirt Road		LAND TABLE A		2.47 Total Acres		26,194 100	64,700					
Comments/Influences		Gravel Road		Land Improvement Cost Estimates		Description		Cash Value						
		Paved Road		D/W/P: 3.5 Concrete		Rate		236						
		Storm Sewer		Total Estimated Land Improvements True Cash Value =		Size % Good		236						
		Sidewalk				100 47								
		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												
		X REFUSE												
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		LM		06/11/2013		REVIEWED R		2019	Tentative	Tentative	Tentative			Tentative
								2018	32,200	102,400	134,600			123,622C
								2017	32,200	104,400	136,600			121,080C
								2016	32,200	104,600	136,800	120,000M		120,000C

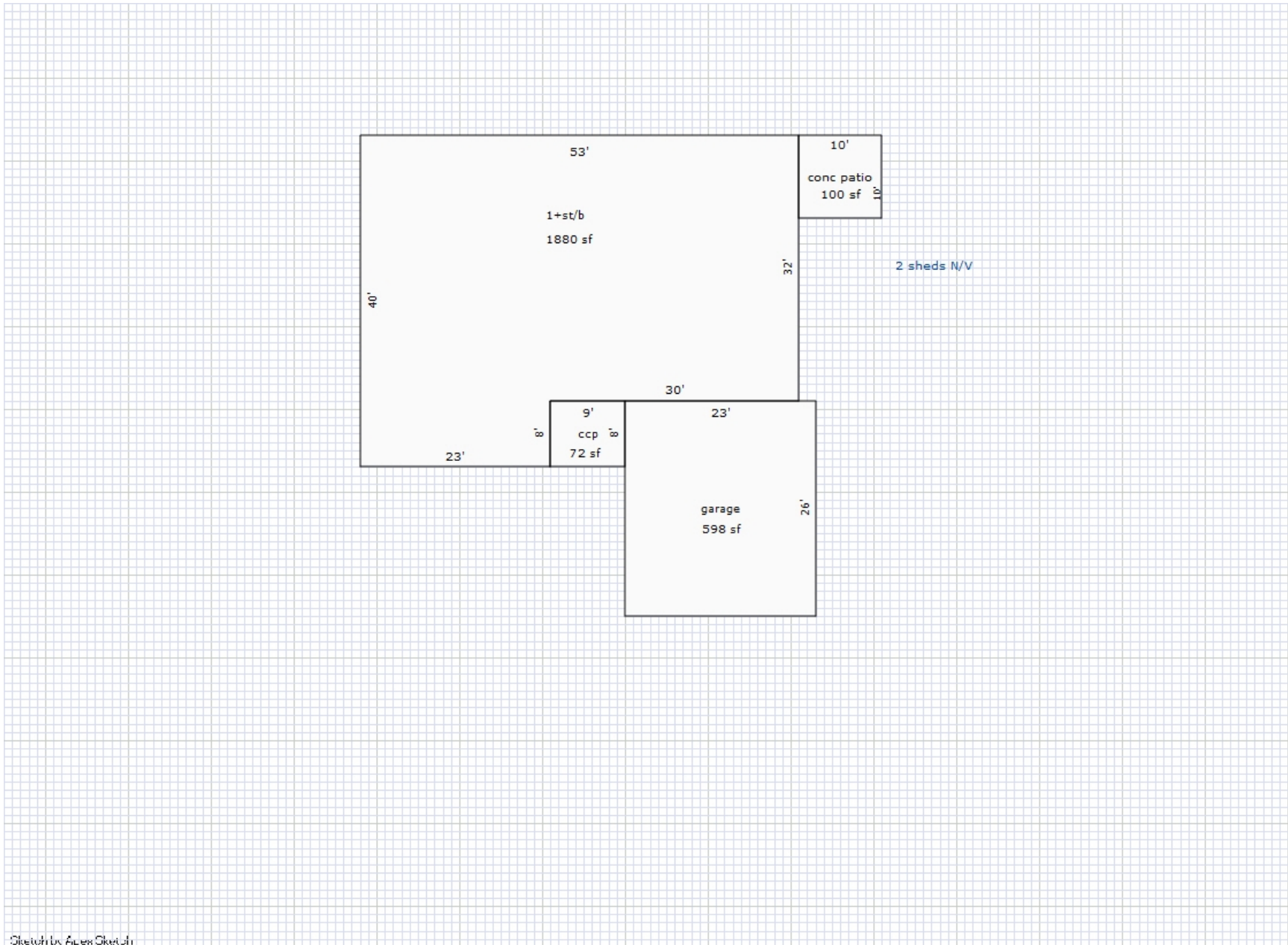


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*** Information herein deemed reliable but not guaranteed***

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 2 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 72	Type CCP (1 Story)			Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 598 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G													
Building Style: CD		Trim & Decoration		X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 1,880 Total Base New : 276,997 Total Depr Cost: 221,598 Estimated T.C.V: 206,086			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1997	Remodeled 0	Size of Closets		Lg X Ord Small			Doors: Solid X H.C.			No Heating/Cooling								
Condition: Good		(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family CD (11) Heating System: Forced Heat & Cool Ground Area = 1880 SF Floor Area = 1880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls CD			Blt 1997		
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings			No./Qual. of Fixtures			Building Areas Stories Exterior Foundation 1+ Story Siding Basement			Size 1,880			Cost New 204,551		
(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick		X Ex. Ord. Min			No. of Elec. Outlets			Other Additions/Adjustments Basement, Outside Entrance, Below Grade			1			1,762 1,410		
Insulation		(7) Excavation		Basement: 1880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Plumbing 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			Water/Sewer 1000 Gal Septic Water Well, 200 Feet			1 3,711 2,969		
(2) Windows		X Many Avg. Few X Large Avg. Small		(8) Basement			(14) Water/Sewer			Porches CCP (1 Story)			72 1,570 1,256					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Public Water Public Sewer			Fireplaces Prefab 2 Story Basement Living Area			598 18,616 14,893			1 -2,048 -1,638		
(3) Roof		X Gable Hip Flat X Gambrel Mansard Shed		1128 Recreation SF Living SF 1 Walkout Doors No Floor SF			1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall			1 3,438 3,478			1128 30,761 24,609		
Chimney: Brick				Lump Sum Items:						Totals: 276,997 221,598			ECF (47070 HOWELL M & B) 0.930 => TCv: 206,086					

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



Sketch by Apex Sketch

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



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

PROPERTY MUST BE STAKED SHOWING REQUESTED SETBACKS 7 DAYS PRIOR TO MEETING DATE.
FAILURE TO STAKE COULD RESULT IN POSTPONEMENT OR DENIAL OF PETITION.

Case # 18-25 Meeting Date: Aug 21, 2018 at 6:30pm

PAID Variance Application Fee
\$125.00 for Residential | \$300.00 for Commercial/Industrial

JOHN KAUFFMAN/JANE FAYLAND

Applicant/Owner: LAKE CHEWONK LLC Email: JOHN@KAUFFMANCO.NET

Property Address: 1062 SURPRISE PARK Phone: 713 828 8355

Present Zoning: _____ Tax Code: 4711-09-201-152
4711-09-201-209

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals (see attached).

Each application for Variance is considered individually by the ZBA. The ZBA is board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed applicant, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested: WAIVER of 10' SET BACK @ REAR of PROPERTY
BUILD TO WITHIN 8" of PROPERTY LINE LEAVING 15' TO
DTE FENCE LINE

2. Intended property modifications: FREE STANDING GARAGE

The following is per Article 23.05.03:

Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

Under each please indicate how the proposed project meets each criteria.

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.

THE PREVIOUS GARAGE EXTENDED 4' INTO THE D.T.E. PROPERTY AT THE TIME OF THEIR PURCHASE.

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.

ALL SETBACKS ARE MET EXCEPT THE REQUESTED REAR VARIANCE. THE 15' DIMENSION FROM THE DTE FENCE PROVIDES A NATURAL SETBACK EXCEEDING THE STANDARD 10 FEET.

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.

THIS DOES NOT CHANGE THE PREVIOUSLY ESTABLISHED USE OF THIS PROPERTY

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.

THIS IMPROVEMENT WILL ONLY AID IN INCREASING PROPERTY VALUES, AND DEVELOP. A PARCEL THAT MANY HAVE USED FOR DUMPING.

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

After the decision is made regarding your Variance approval a land use permit will be required with additional site plan and construction plans.

Date: 7-27-18

Signature:

Martha Jane Feyland
Lake Chenery LLC



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

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: August 15, 2018
RE: ZBA 18-25

File Number: ZBA#18-25

Site Address: 1062 Sunrise Park Drive Howell 48843

Parcel Number: 4711-09-201-152/209

Parcel Size: 0.127 (09-201-152) and 0.099 (09-201-209)

Applicant: Lake Chemung LLC., 14319 Muirfield Lane, Houston TX 77095

Property Owner: Same as applicant

Information Submitted: Application, site plan, building plans

Request: Dimensional Variance

Project Description: Applicant is requesting a rear yard variance to construct a detached accessory structure.

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 5, 2018 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 date of the home being built is 1945.
- In 2018, a lot combination was approved. (See attached)
- See Record Card.
- The property is serviced by public sewer and a well.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

Summary

The applicant is requesting a rear yard variance to construct a detached accessory structure. The applicant accesses their home off of the unplatted/undedicated alley in the rear of house. This property is located in a platted subdivision and since the access is not platted making Sunrise Park Drive is the front yard. The applicant has received approval from the Township to combine the two lots. Once the summer taxes are paid in full the township will issue the new parcel I.D.# making the parcels one lot. The applicant also has indicated that an additional 23 feet from the neighboring property owner (see attached letter) was deeded to the parcel. At the time of staff report, a deed has not been presented to staff. There was a garage located on this parcel previously.

Variance Requests

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

(f) Required Setbacks (Detached, over one hundred twenty (120) square feet total floor area): Detached accessory buildings and structures over one hundred twenty (120) square feet of total floor area shall be at least ten (10) feet from any principal building, and at least ten (10) feet from any side or rear lot line; except as follows:

(1) On lots greater than one (1) acre detached accessory buildings and structures over one hundred twenty (120) square feet of total floor area shall meet the setback requirements for principal structures.

(2) On lots in the Lakeshore Resort Residential District a detached accessory building over one hundred twenty (120) square feet of total floor area shall be allowed to reduce one (1) side yard setback to at least five (5) feet as follows:

- a. The accessory building shall be setback at least ten (10) feet from the other side lot line.**
- b. There shall be a minimum of ten (10) feet of separation from buildings on adjacent lots.**

Required Rear Yard Setback: 10' Proposed Rear Yard Setback: 0' Proposed Variance Amount: 10'

Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** – Strict compliance with the rear yard setback would prevent the applicant from constructing the proposed detached accessory structure. There are existing detached accessory structures in the vicinity therefore construction of the garage would give the applicant substantial justice.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the unique layout of the lot with the alley dissecting the parcel due to acquisition of additional land from the parcel to the west and the non-conforming location of the existing home does not allow for space to construct a detached accessory structure on the other side of the alley. The need for variance is not self-created.

(c) Public Safety and Welfare – The granting of this 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 proposed variances would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval.

1. Lot combination must be finalized. Land Use Permit cannot be issued if it is not combined.
2. Proof of acquisition of the additional 23 feet from parcel 11-09-201-197 must be by recorded deed in a form found acceptable by the Township Assessor.
2. Drainage from the proposed structure must be maintained on the lot.
3. Structure must be guttered with downspouts.
4. Applicant must obtain and provide proof of permission from DTE to allow for the construction of the garage on the property line prior to issuance of a land use permit.



Orthophotos Flown Spring 2015
Parcel lines are a representation only;
Not intended for survey purposes.

GENOA TOWNSHIP
COMBINATION APPLICATION

GENOA TOWNSHIP
ASSESSING DEPT

JUL 20 2018

NAME: LAKE CHEMUR LLC

ADDRESS: 14319 MOIRFIELD LANE
HOUSTON TX 77095

TELEPHONE: 713 828 8355

TAX ID #'S: 11- 09-201-¹⁵²~~152~~
11-09-201-209

YOU MUST HAVE THE FOLLOWING IN ORDER TO HAVE A COMPLETED APPLICATION:

- A. NAME & SIGNATURES OF ALL OWNERS OR AUTHORIZED AGENTS
- B. A LEGAL DESCRIPTION OF EACH PARCEL INTO WHICH THE PROPERTY IS TO BE DIVIDED PERPARED BY A REGISTERED LAND SURVEYOR. SHOWING:
 - 1. ALL DIMENSIONS OF THE EXISTING AND PROPOSED PARCELS.
 - 2. LOCATION OF ALL BUILDINGS AND SETBACKCKS FROM LOT LINES (THIS MUST MEET CURRENT ZONING SETBACKS)
 - 3. PROPOSED SETBACK LIMITSWITHIN EACH PARCEL WITH DIMENSIONS (ENVELOPE)
 - 4. A QUALIFIED WETLAND CONSULTANT SHALL ILLUSTRATE BOUNDARIES OF ANY WATER BODY OR WETLAND, WHICH MAY BE REGULATED BY THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, WITH SUPPORTING DOCUMENTATION.
 - 5. PROPOSED PUBLIC UTILITIES AND ACCESS EASEMENT LOCATIONS, WITH DIMENSIONS.

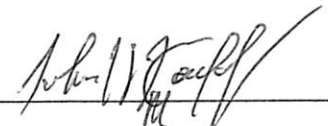
C. ARE THERE ANY SPECIAL ASSESSMENTS ON THE PARENT PARCEL?

YES NO

IF YES, HAS THAT ASSESSMENT BEEN PAID IN FULL?

YES _____ NO _____

ROAD RESURFACE ONGOING
DRAW ONGOING
WEEA PD

Petitioners Signatures:  Date: 7-20-18

ASSESSORS OFFICE [Signature]

TOWNSHIP MANAGER [Signature]

TREASURERS OFFICE: [Signature]

HAVE SPECIALS BEEN PAID OFF? YES [] NO X
HAVE TAXES BEEN PAID? YES [] NO X

UTILITY OFFICE: [Signature]
ARE UTILITIES UP TO DATE? YES X NO []

APPROVED: YES X NO []

NEW PARCEL NUMBERS:

11-09-201-240
[]
[]

COMMENTS:

* The Summer 2018 tax must be paid
prior to combining parcels
[]

8/1/18 Specials:

Smise Park Road: 627.51/year = Balance \$1255.02
Lake Chemung Weel: 127.13/year = Balance \$508.25

Special Assessment.....: X1103 (Lk Chemung Imp 17Winter)
Special Assessment Desc .:
APR Interest Rate.....: 0.0000000
Interest Calculation.....: Declining Balance
Number of Years.....: 5
Start Year.....: 2017
Special Assessment Status: Active
Parcel Number.....: 4711-09-201-152

Owner.....: LAKE CHEMUNG LLC
Address.....: 14319 MUIRFIELD LN, HOUSTON, TX 77098
Assessment Amount.....: 635.65
Total Principal Paid.....: 127.13
Total Interest Paid.....: 0.00
Total Penalty Paid.....: 0.00
Total Addtl Penlty Paid..: 0.00
Total Penalties/Interest.: 0.00
Total Unpaid Balance.....: 508.52

** Current Installment Information **

Current Installment.....: 0.00
Principal Amount.....: 0.00
Interest Amount.....: 0.00
Penalty Amount.....: 0.00
Addtl Penlty Amount....: 0.00
Payment Date.....: / /
Payment Amount.....: 0.00

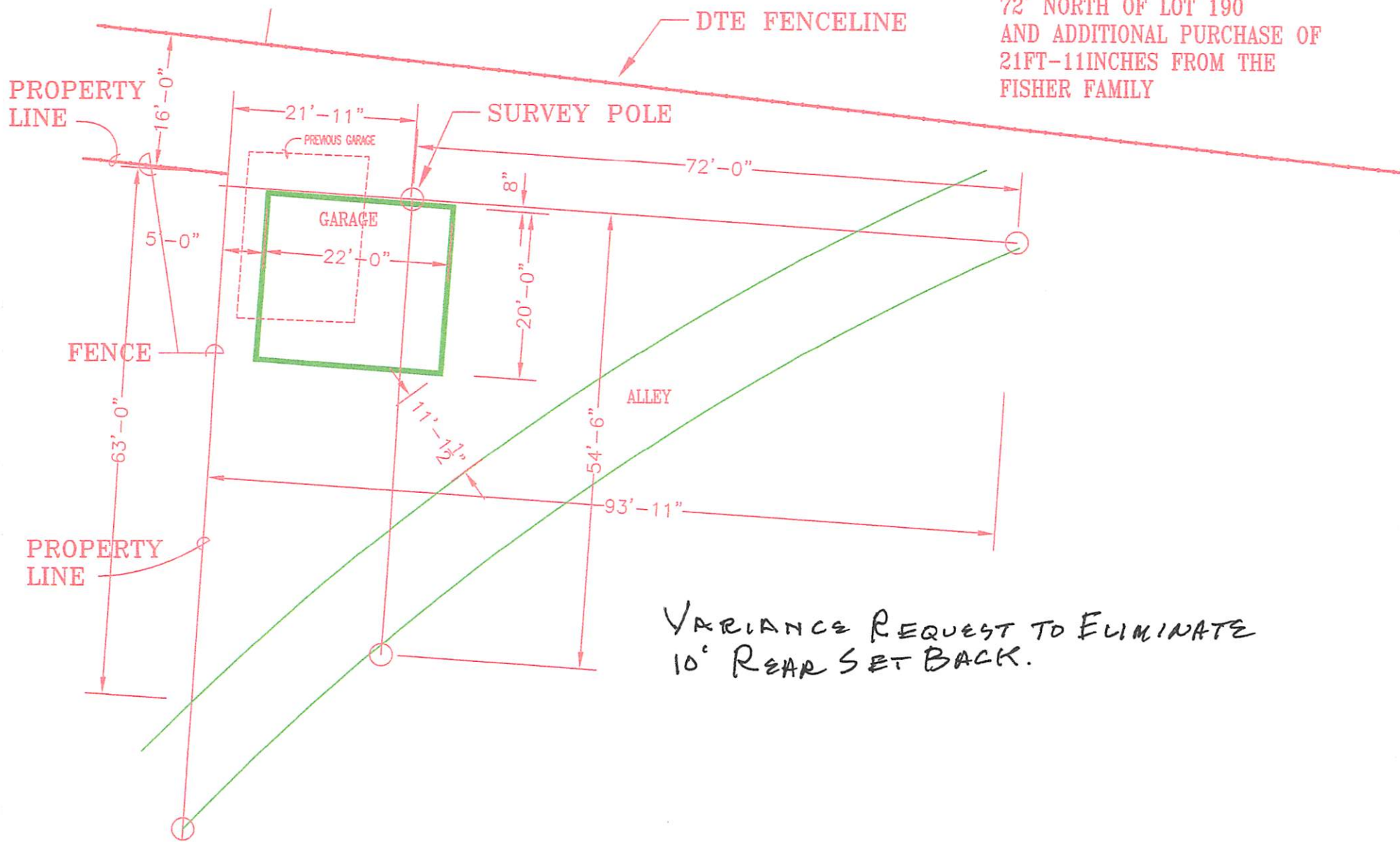
Special Assessment.....: X3997 (Sunrise Park Rd Imp)
Special Assessment Desc .: Sunrise Park Road Improvement
APR Interest Rate.....: 0.0000000
Interest Calculation.....: Declining Balance
Number of Years.....: 5
Start Year.....: 2016
Special Assessment Status: Active
Parcel Number.....: 4711-09-201-152

Owner.....: LAKE CHEMUNG LLC
Address.....: 14319 MUIRFIELD LN, HOUSTON, TX 77098
Assessment Amount.....: 3581.87
Total Principal Paid.....: 2326.85
Total Interest Paid.....: 0.00
Total Penalty Paid.....: 0.00
Total Addtl Penlty Paid..: 0.00
Total Penalties/Interest.: 0.00
Total Unpaid Balance.....: 1255.02

** Current Installment Information **

Current Installment.....: 627.51
Principal Amount.....: 627.51
Interest Amount.....: 0.00
Penalty Amount.....: 0.00
Addtl Penlty Amount....: 0.00
Payment Date.....: 06/13/2018
Payment Amount.....: 627.51

LAKE CHEMUNG LLC
PROPERTY 4711-09-201-209
ADDRESS VACANT
72' NORTH OF LOT 190
AND ADDITIONAL PURCHASE OF
21FT-11INCHES FROM THE
FISHER FAMILY



VARIANCE REQUEST TO ELIMINATE
10' REAR SET BACK.



Plans Design[®]
www.plansd.com

20x22 Car Garage Plans

Design 52024



Feature:

- | | |
|------------------------------|------------------------|
| ▶ Building Size : 20'x22' | ▶ Roof Pitch : 5/12 |
| ▶ Total Sq. Ft. : 480 Sq.Ft. | ▶ Roof Span : 12" |
| ▶ Overall Height: 12'-10" | ▶ Garage Door : 16'x7' |
| ▶ Wall Height : 8' | ▶ Side Door : 30"x82" |
| ▶ Roof Style : Gable | ▶ Foundation : Slab |

Plans Include:

- | | |
|-----------------------------|----------------------------|
| ▶ List of Materials | ▶ Detail Drawings |
| ▶ Step-by-step Instructions | ▶ Tools List |
| ▶ Complete Cutting Lists | ▶ Safety and Helpful Hints |

Plan Design: A quality set of plans come with every detail you need to complete your project with a limited amount of time, money and tools for any level skill of builders.

July 29, 2018

Ms. Amy Ruthig

Zoning Official, Genoa Township

2911 Dorr Road, Brighton MI 48116


Reference: The transfer of a total of approximately 23' (to the existing fence line) of lot 190 of Sunrise Park from Robert G. Fisher to the

owners of lot 140 and a 72' parcel of lot 190 of Sunrise Park.

Ms. Ruthig,

By this letter I certify that my Great Uncle Robert G. Fisher did in fact transfer an additional 23' of Lot 190 running North to South running the west side of the property. I have furnished a map of my uncle's showing his opinion of our property line, to the current owners John Kauffman and Jane Fayland (Lake Chemung LLC). I will also testify to its validity. I will also verify by oral history that Robert G. Fisher did confirm the same information to me. John Kauffman has also said that he will continue to investigate whether or not a deed, of any sort, was ever produced (Livingston County). If in fact there is no recorded transfer of this property one will be created at his expense. On-line County Record's only go back to 1980.

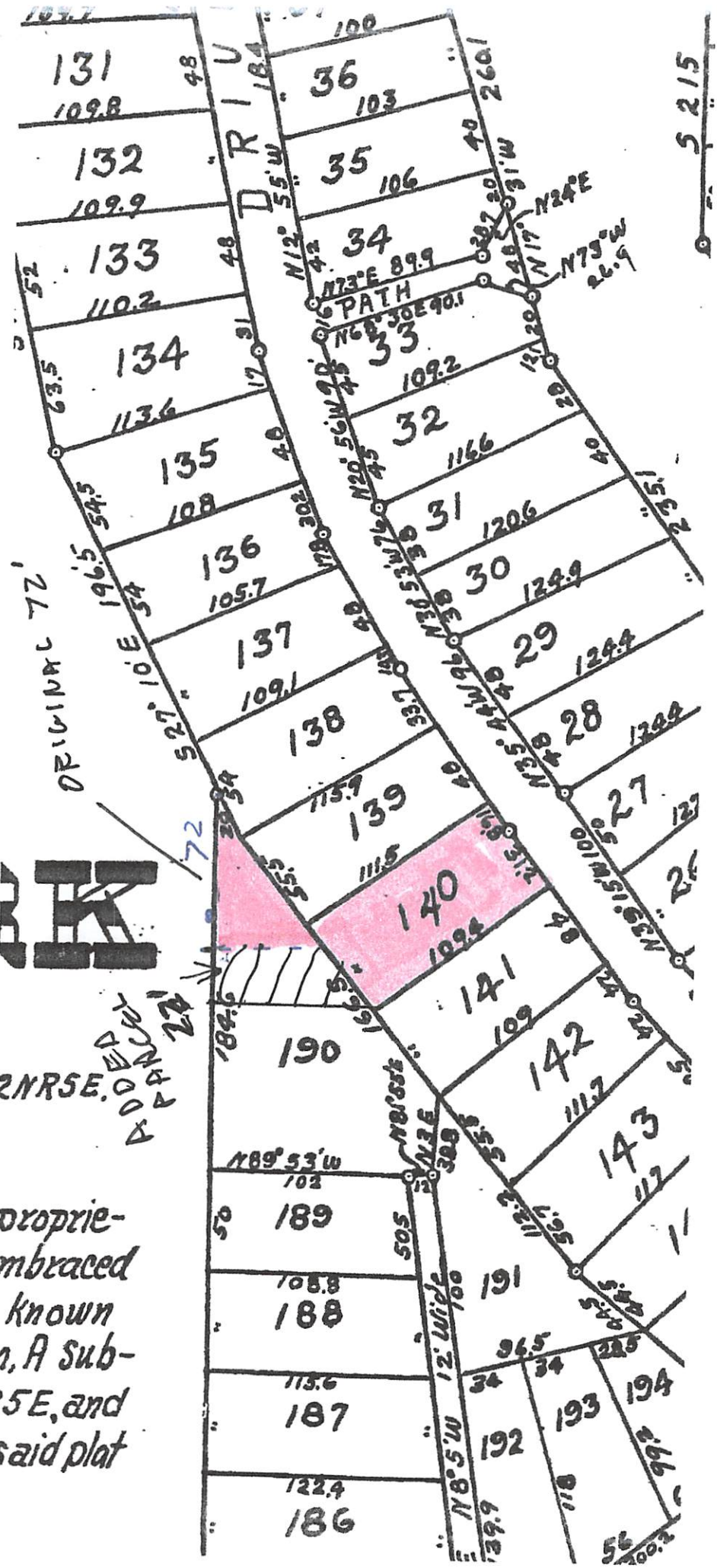
Sincerely,


Patricia A. Boomer

Patricia A. Boomer

1200 Cresthaven Drive

Howell, Michigan 48843

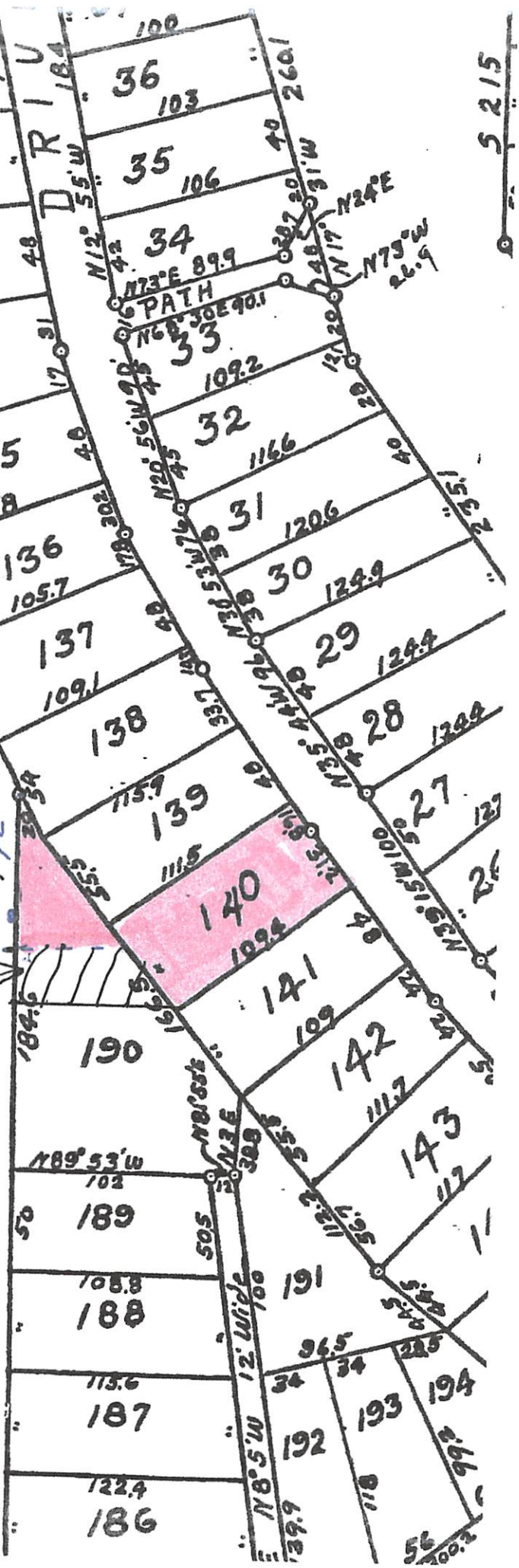


ORIGINAL 72'



2 NRSE. 0 AND 22'

proprie-
embraced
known
n, A sub-
75E, and
said plat

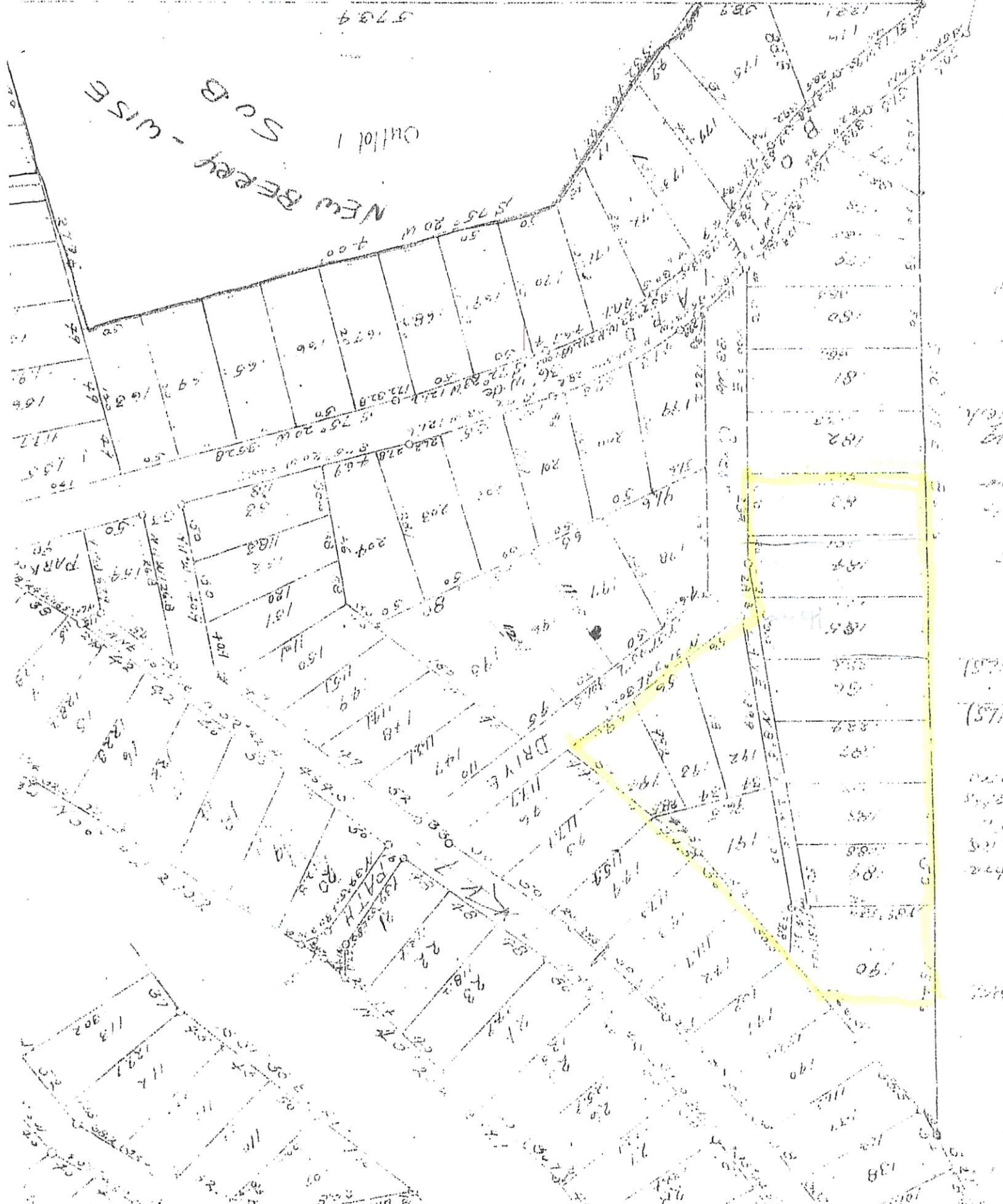


Surveyors Certificate
1 hereby certify that the above mentioned is a

Place of boundary

5797' 088.2
5794

Outlot 1
New Bery - W5B
S0B



182
181
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KAUFFMAN JOHN & MARTHA J F	LAKE CHEMUNG LLC	0	12/15/2016	QC	OTHER	2016R-038940	BUYER	0.0			
WENTZELL SCOTT, JOHNSON MA	KAUFFMAN JOHN & MARTHA J F	75,000	10/02/2015	WD	ARMS-LENGTH	2015R-032828	BUYER	100.0			
DEUTSCHE BANK NATIONAL TRU	WENTZELL SCOTT, JOHNSON MA	67,900	03/03/2008	WD	FORECLOSURE	2008R-007812	BUYER	100.0			
BURKE, TIMOTHY J.	ZWAAN MARY	135,000	10/31/2005	WD	ARMS-LENGTH	4978/0234	BUYER	100.0			
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LRR	Building Permit(s)		Date	Number	Status		
1062 SUNRISE PARK		School: HOWELL									
		P.R.E. 0%									
Owner's Name/Address		MAP #: V18-25									
LAKE CHEMUNG LLC 14319 MUIRFIELD LN HOUSTON TX 77098		2019 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 00006.SUNRISE PARK						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		C NON LF	50.00	111.00	1.0000	1.0000	950	100	47,500
		Paved Road		50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =		47,500
		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									
		X	REFUSE	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2019	Tentative	Tentative	Tentative		Tentative	
		JB	08/30/2017	REVIEWED R	2018	23,800	33,300	57,100		49,824C	
		LM	05/19/2014	REVIEWED R	2017	22,500	26,300	48,800		48,800S	
					2016	22,500	26,100	48,600		48,600S	



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 Gas	Area 24 12 160	Type CPP WCP (1 Story) Pine	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		(4) Interior	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 1945		Remodeled 0		(12) Electric												
Condition: Good		Size of Closets		0 Amps Service												
Room List		(5) Floors		No./Qual. of Fixtures												
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets												
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few												
Insulation		(7) Excavation		(13) Plumbing												
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1120 S.F. Height to Joists: 0.0		Average Fixture(s) 1 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												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Chimney: Brick																

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



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 18-26 Meeting Date: Aug 21, 2018, 6:30pm

PAID Variance Application Fee
\$125.00 for Residential | \$300.00 for Commercial/Industrial

Applicant/Owner: RON + SUE MEASEL Email: RMEASEL@ACECUTTING.COM
Property Address: 824 PATHWAY DR Phone: 810-560-2833
Present Zoning: LRR Tax Code: 4711-10-101-052

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals (see attached).

Each application for Variance is considered individually by the ZBA. The ZBA is board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed applicant, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested: Fence/wall Allowed in WATERFRONT YARD

2. Intended property modifications: BUILD AN OUTDOOR GRILL AREA WITH COUNTERTOP + SIDES

The following is per Article 23.05.03:

Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

Under each please indicate how the proposed project meets each criteria.

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.

DUE TO LOCATION OF WINDOW'S GRILL CAN NOT BE LOCATED IN NON WATERFRONT.

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.

NON CONFORMING LOCATION LOCATION OF HOME

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.

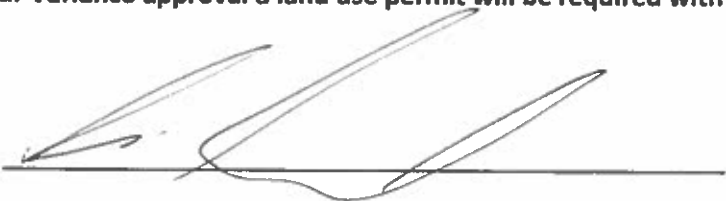
NONE

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.

NONE

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

After the decision is made regarding your Variance approval a land use permit will be required with additional site plan and construction plans.

Date: 7-27-18 Signature: 



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: August 15, 2018

RE: ZBA 18-26

STAFF REPORT

File Number: ZBA#18-26
Site Address: 824 Pathway Drive
Parcel Number: 4711-10-101-052
Parcel Size: 0.146 acre
Applicant: Ron and Sue Measel, 824 Pathway Howell 48843
Property Owner: Same as Applicant
Information Submitted: Application and site plan
Request: Dimensional Variance
Project Description: Applicant is requesting a fence/wall height variance to install an outdoor kitchen.
Zoning and Existing Use: LRR (Lakeshore Resort Residential) Single Family Dwelling located on property.
Other: Public hearing was published in the Livingston County Press and Argus on Sunday August 4, 2018 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 existing home on the parcel was constructed in 1920.
- In 2014, a variance was approved for construction of an addition to the existing home. (see attached minutes)
- In 2014, a land use permit was issued for construction of addition.
- The parcel is serviced by well and sewer.
- See Assessing Record Card.

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

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

Summary

The proposed project is to install an outdoor kitchen on the existing patio in the required waterfront yard. In order to install the outdoor kitchen, a 38" stone wall is proposed to be constructed and the applicant is requesting a variance to allow the wall in the required waterfront yard.

Variance Requests

The following is the section of the Zoning Ordinance that the variance is being requested from:

11.04.04 Fences, Walls and Screens

(b) Chain link fences shall not be erected in any front yard within a residential district, unless enclosing a retention pond that has been approved by the Planning Commission. Fences shall not be permitted in the required waterfront yard.

ARTICLE 25 DEFINITIONS

Fence: A structure of definite height and location constructed of wood, masonry, stone, wire, metal, or any other material or combination of materials serving as a physical barrier, marker, or enclosure, (see also "Wall").

Wall: A structure of definite height and location to serve as an opaque screen in carrying out the requirements of this Ordinance.

Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the ordinance would prevent the applicant from installing the wall for the outdoor kitchen however it does not unreasonably prevent the use of the property. The granting of the requested variance would not provide substantial justice.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the location of the existing home. The need for the variance is self-created by the applicant. Variance would not make the property consistent with other properties in the vicinity.
- (c) Public Safety and Welfare** – The granting of this 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 proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

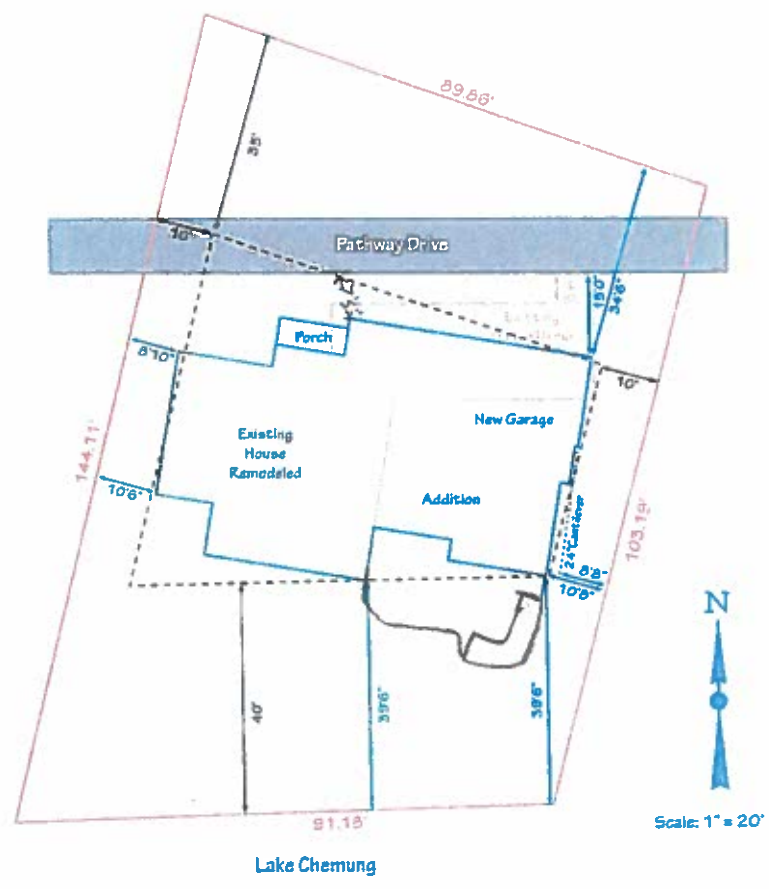
None.

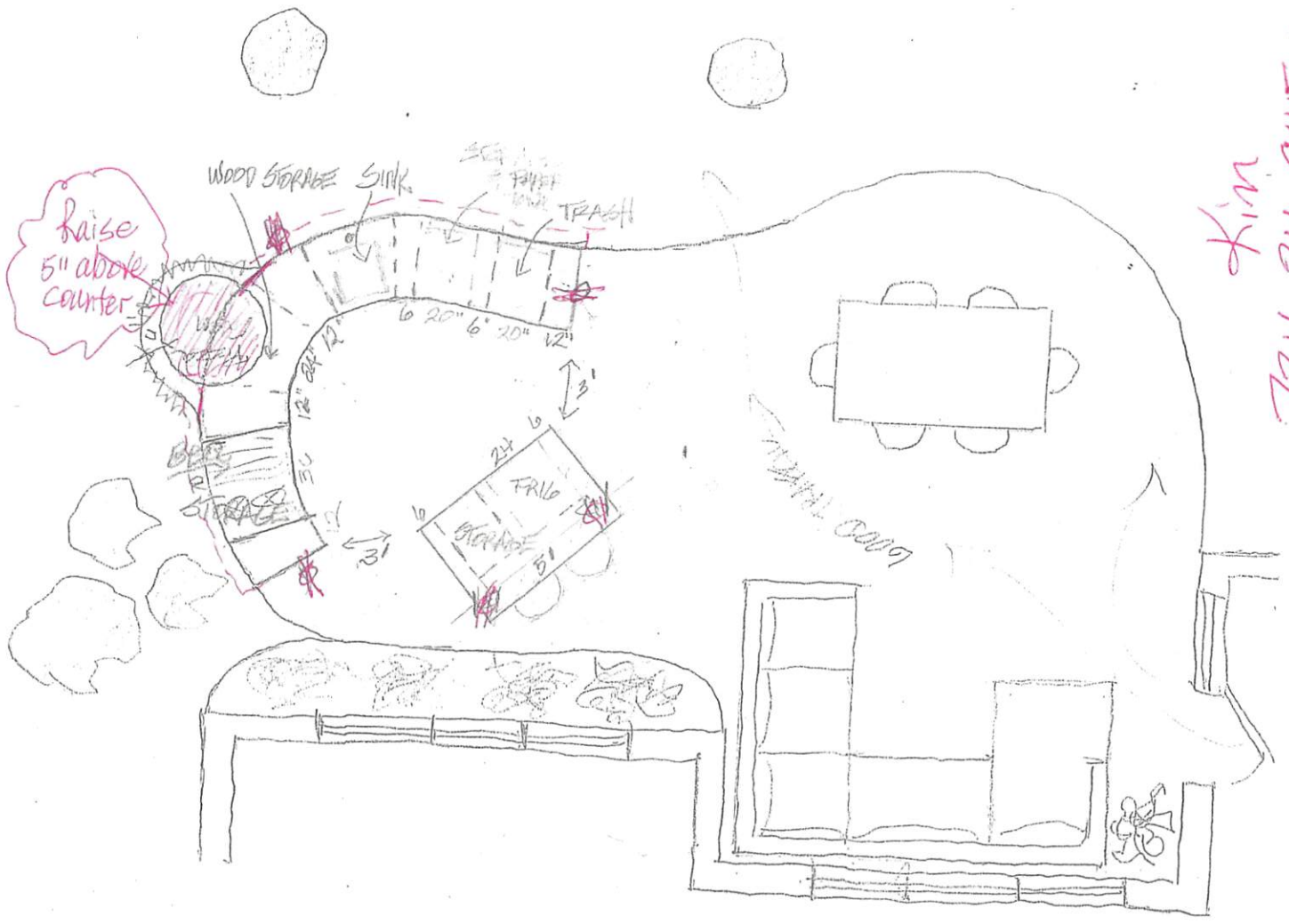
GENOA TOWNSHIP



GENOA TOWNSHIP
JUL 31 2014
PERMIT APPROVED

Plot Plan Showing:
Lot Lines, Setbacks, Existing and New Construction
Lots 21 & 22 (Except East 10' of Lot 22)
Tax #4711-10-100-002





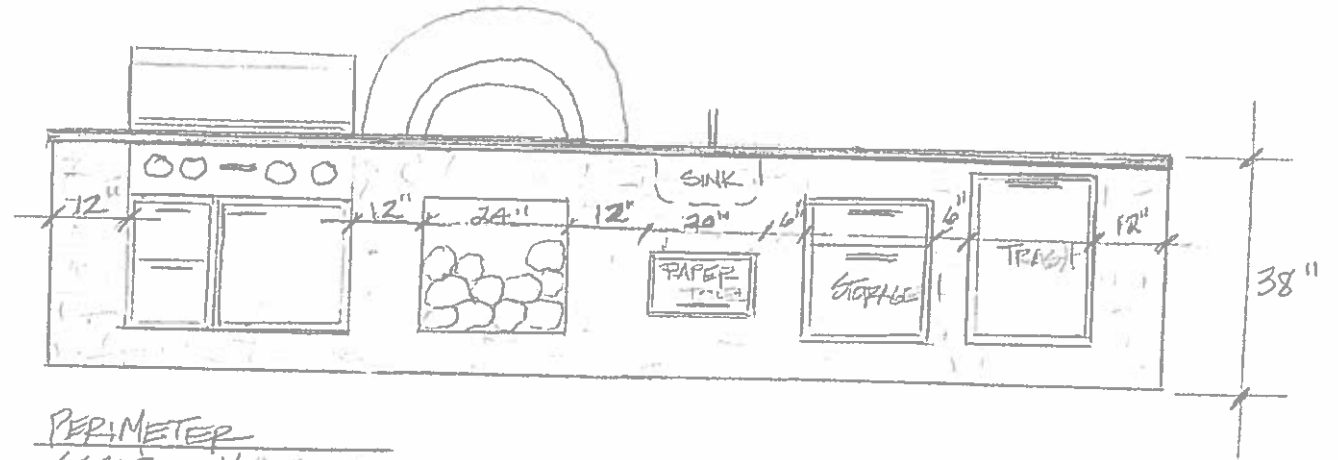
Raise
5" above
counter

WOOD STORAGE SINK TRASH

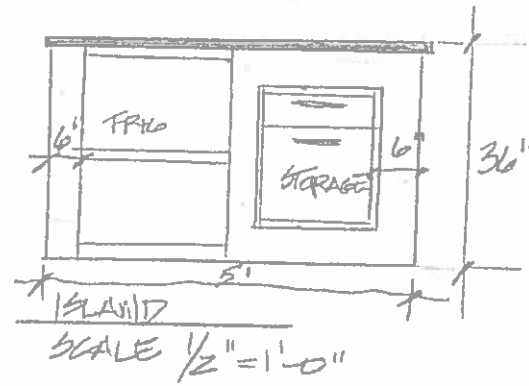
20" 6" 20" 12"

24" 6" TRASH STORAGE 3'

Kim
734-216-9454
H576-912-HL



PERIMETER
SCALE 1/2" = 1'-0"



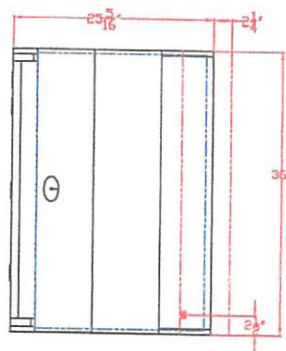
ISLAND
SCALE 1/2" = 1'-0"

1/29/13

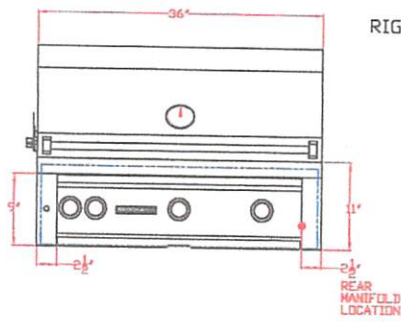
SEDONA BY LYNX
L600 GRILL
W/ DIMENSIONS

ISLAND CUTOUT IN BLUE

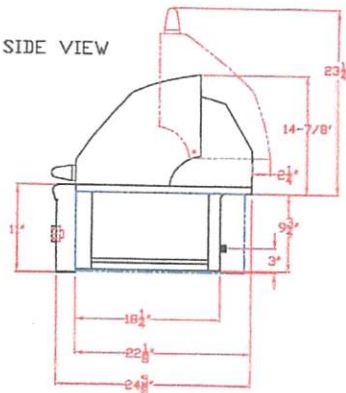
TOP VIEW



FRONT VIEW



RIGHT SIDE VIEW

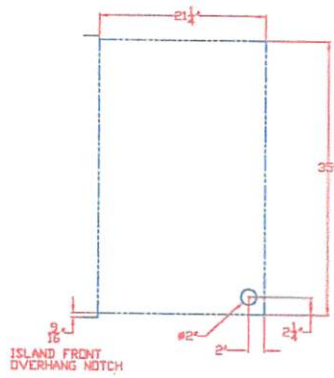


REAR
MANIFOLD
LOCATION

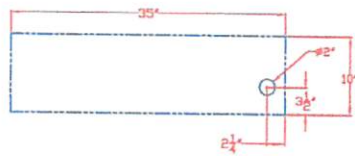
1/29/13

SEDONA BY LYNX
L600 GRILL
ISLAND CUTOUT

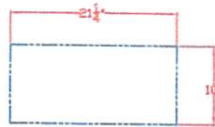
TOP VIEW



FRONT VIEW

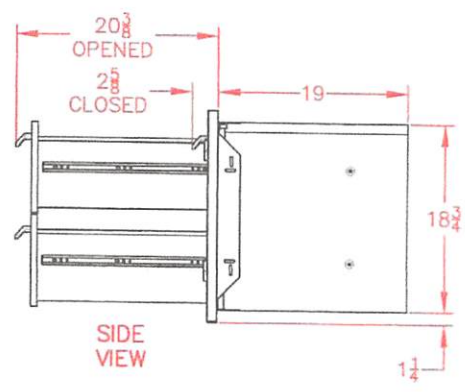
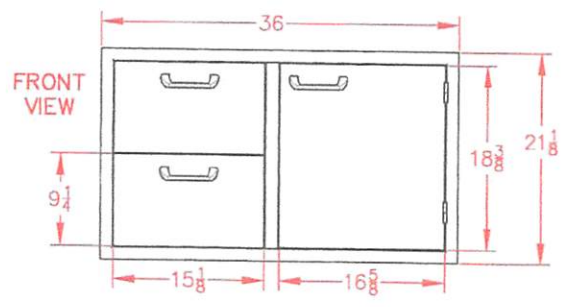
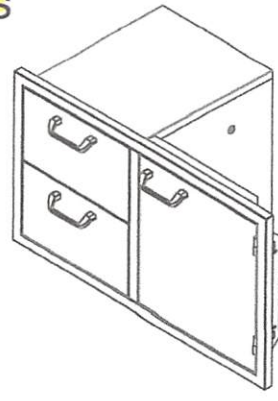
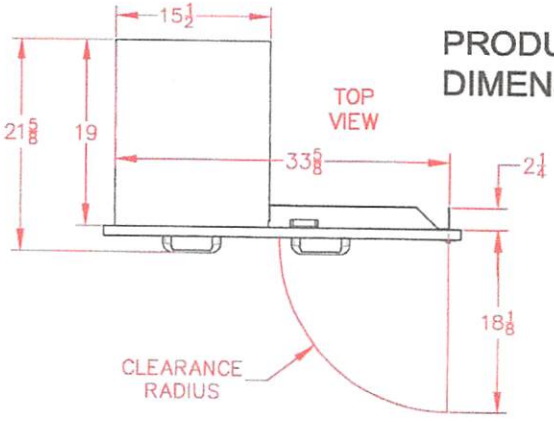


RIGHT SIDE VIEW

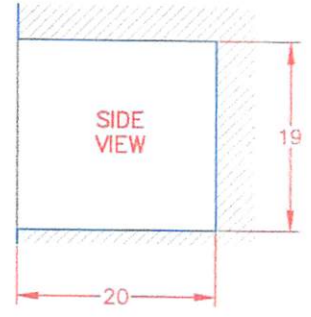
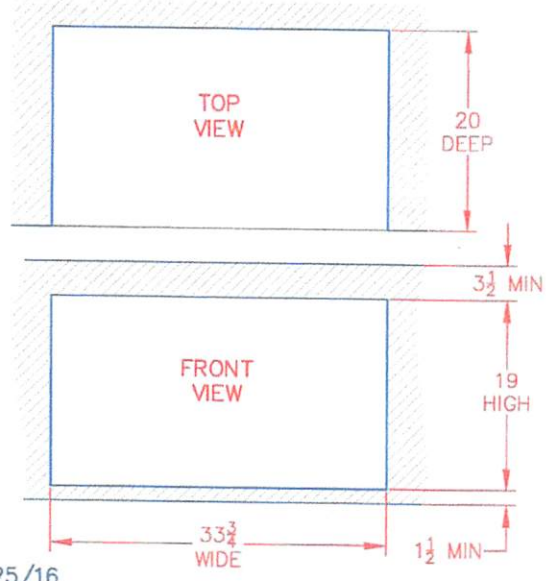


LSA636 - SEDONA 36" DOOR/DRAWERS

PRODUCT DIMENSIONS

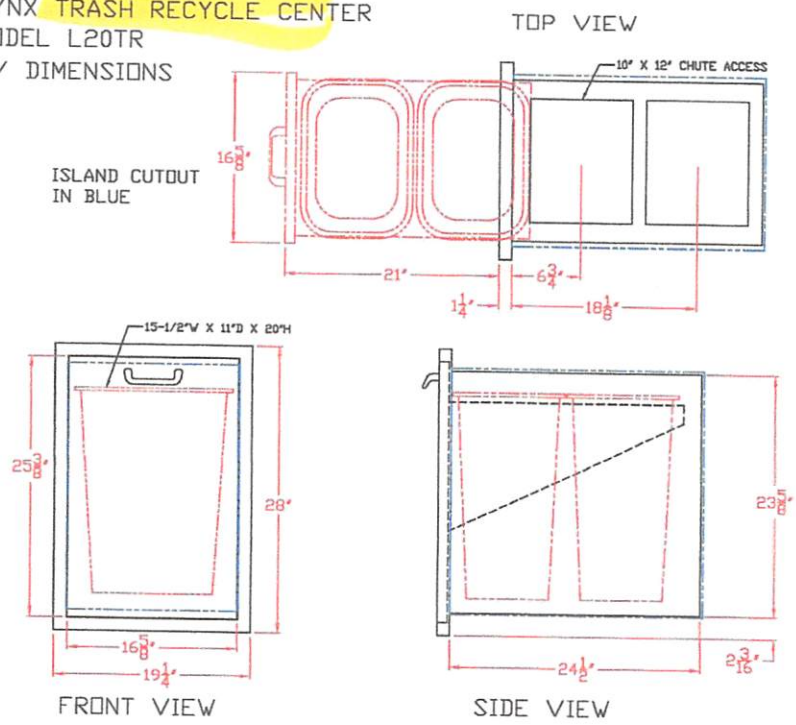


CUTOUT DIMENSIONS



10/12/15

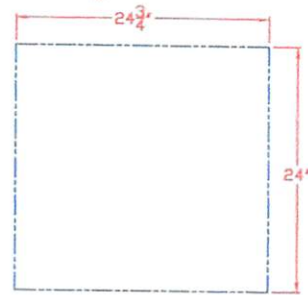
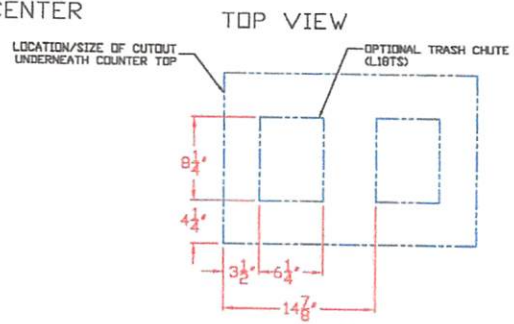
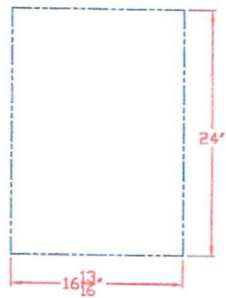
LYNX TRASH RECYCLE CENTER
MODEL L20TR
W/ DIMENSIONS



10/12/15

LYNX TRASH RECYCLE CENTER
MODEL L20TR
ISLAND CUTOUT

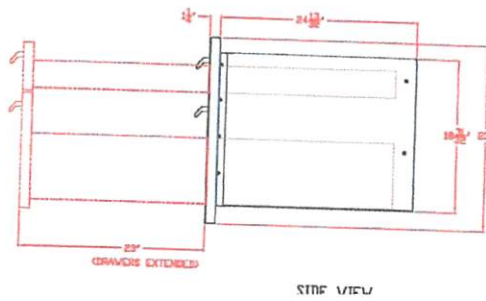
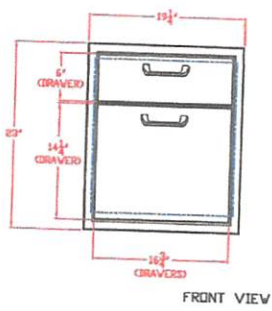
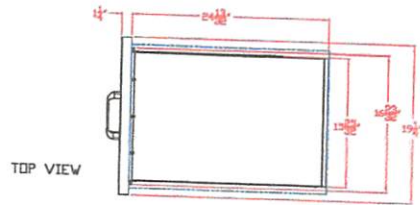
ISLAND CUTOUT
IN BLUE



05/15/12

LYNX 19 IN. STORAGE DRAWER
MODEL LDW19
W/ DIMENSIONS

ISLAND CUTOUT
IN BLUE

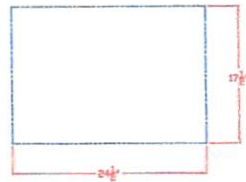


05/15/12

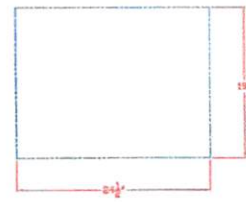
LYNX 19 IN. STORAGE DRAWER
MODEL LDW19
ISLAND CUTOUT

ISLAND CUTOUT
IN BLUE

TOP VIEW



FRONT VIEW



SIDE VIEW



24" Marvel Outdoor Refrigerated Drawers

Model # MO24RDS3NS

Performance

- CSA certified for outdoor use to withstand elements like rain, corrosion, high humidity and heat
- Tested to perform in temperatures as high as 115° F
- Dynamic Cooling Technology™ delivers the industry's best temperature stability and rapid cool down, tested and proven to cool nearly 2x faster than competitors
- Thermal-efficient insulated cabinet ensures optimum energy efficiency and cooling performance
- Now even quieter operation thanks to exclusive design enhancements to buffer and minimize sound

Storage Capabilities

- 5.0 cu. ft. capacity, stores up to (108) 12-oz cans in two large-capacity smooth-glide drawers

Temperature Controls

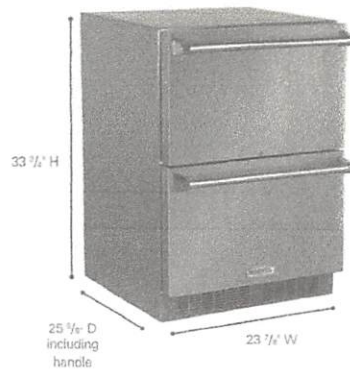
- Marvel Prima™ controls for precise, frost-free temperature management between 34° to 42° F
- Audible alarms for door ajar and high/low temperature ensure your contents stay at optimal temperature

Aesthetics

- Drawer interior durably constructed from stainless steel, the most hygienic, easy-to-clean and stain-resistant of materials
- Efficient arctic white LED lighting
- Corrosion-resistant stainless-steel exterior, sturdy pro-style handles and rugged stainless steel toe kick
- Finish: stainless steel

Additional Convenience

- Door lock provides added safety and security
- Close Door Assist System™ gently and automatically draws door to a close, ensuring door is never accidentally left ajar
- Stainless steel toe kick adjustable to 4" with leveling legs
- 1-year parts and labor warranty, 5-year sealed system parts warranty



Ordering Options

Solid Stainless Steel Drawer Fronts with Lock, Professional Handle

MO24RDS3NS

*Easy installation! No panel kit required. Consult your cabinet maker for overlay panel and handle options.



Finish

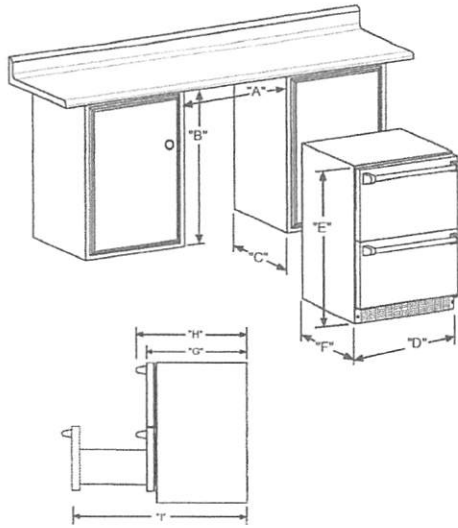


Stainless Steel



Certified for Outdoor Use

Product Dimensions



Rough-In Dimensions

A. Rough-In Width	24
B. Rough-In Height	34" to 35"
C. Rough-In Depth	24"

Product Dimensions

D. Width	23 7/8"
E. Height	33 3/4" to 34 3/4"
F. Depth	21 1/2"
G. Depth to Front of Door	23 23/32"
H. Depth to Handle	26 7/32"
I. Depth with door at 90°	39 5/32"

Product Features

Interior Cabinet Finish	White
Capacity	Up to 108 12-oz cans
Shelving System	NA
Shelf Fronts	NA
Other Storage	2 Large-Capacity Drawers
Interior Lighting	White LED
Toe Grill Finish	Stainless Steel
Hinge	NA
Handle	Professional
Control Type	Prime™
Temperature Range	34° to 42° F
Lock	Yes
Electrical Requirements	120V / 60Hz / 15A
Length of Power Cord	6'
Shipping Weight	160 lbs
Finishes	Stainless Steel
Vacation Mode	No
Agency Approvals	CSA, ENERGY STAR

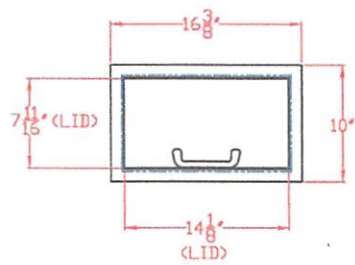
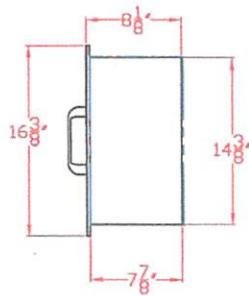
For comprehensive installation instructions, please visit www.marvelrefrigeration.com to access the owner's guide.

1/20/10

LYNX TOWEL DISPENSER
MODEL L16TWL
WITH DIMENSIONS

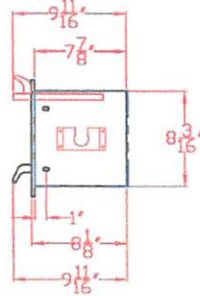
ISLAND CUTOUT
IN BLUE

TOP VIEW



FRONT VIEW

(LID OPEN)



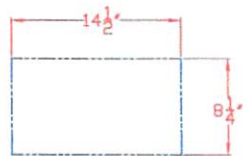
SIDE VIEW

1/20/10

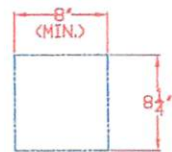
TOP VIEW

LYNX TOWEL DISPENSER
MODEL L16TWL
ISLAND CUTOUT

LOCATION/SIZE OF CUTOUT
UNDERNEATH COUNTER TOP



FRONT VIEW



SIDE VIEW

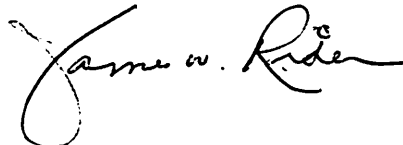
AUG 16 2018

RECEIVED

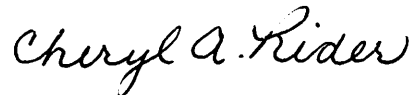
Re: Variance for Ron and Sue Measel 824 Pathway Dr.

We, James and Cheryl Rider, 846 Pathway Dr, have no objections to the variance that they have applied for. They have a beautiful home and we know the addition will be exceptional and add to the surrounding neighborhood.

James W Rider

A handwritten signature in cursive script that reads "James W. Rider". The signature is written in black ink and is positioned below the printed name.

Cheryl A Rider

A handwritten signature in cursive script that reads "Cheryl A. Rider". The signature is written in black ink and is positioned below the printed name.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEASEL RON & SUSAN	SUSAN M MEASEL LIVING TRUS	0	12/02/2015	WD	TRUST	2015R-037947	BUYER	0.0
DIXON FAMILY TRUST	MEASEL RON & SUSAN	200,000	05/16/2005	WD	ARMS-LENGTH	4830/0861	BUYER	100.0

Property Address	Class: 401 RESIDENTIAL-IM	Zoning: LRR	Building Permit(s)	Date	Number	Status
824 PATHWAY	School: HOWELL		ADDITION	08/01/2014	P14-130	NO START
	P.R.E. 100% 04/17/2015					
Owner's Name/Address	MAP #: V18-26					
SUSAN M MEASEL LIVING TRUST 824 PATHWAY Howell MI 48843	2019 Est TCV Tentative					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 00004.LAKE CHEMUNG								
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC. 10 T2N, R5E, LAKE BREEZE GROVE LOTS 21 & 22 EXCEPT THE E 10 FT OF LOT 22 Split on 05/11/2005 from 4711-10-101-022, 4711-10-101-024;	Dirt Road			B LAKE FRONT	50.00	127.00	1.0000	1.0000	2700	100		135,000
	Gravel Road			C NON LF	50.00	0.00	1.0000	1.0000	800	100		40,000
	Paved Road			100 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 175,000								
	Storm Sewer											
	Sidewalk											
	Water											
	Sewer											
	Electric											
	Gas											
	Curb											
	Street Lights											
	Standard Utilities											
	Underground Utils.											

Comments/Influences	Land Improvement Cost Estimates				
	Description	Rate	Size	% Good	Cash Value
Split/Comb. on 05/11/2005 completed 05/11/2005 DUFFY ; Parent Parcel(s): 4711-10-101-022, 4711-10-101-024; Child Parcel(s): 4711-10-101-052, 4711-10-101-053;	D/W/P: 3.5 Concrete	6.19	417	91	2,349
	D/W/P: 3.5 Concrete	6.19	114	91	642
	Total Estimated Land Improvements True Cash Value = 2,991				

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
						Tentative
2019	Tentative	Tentative	Tentative			Tentative
2018	87,500	262,000	349,500			349,500S
2017	77,500	275,000	352,500			351,560C
2016	77,500	288,100	365,600			348,425C

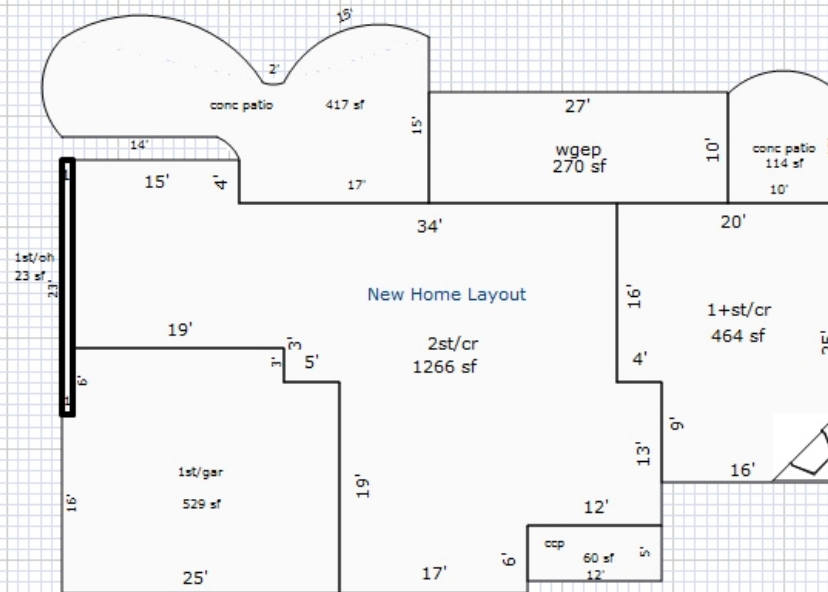


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*** Information herein deemed reliable but not guaranteed***

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 1 Direct-Vented Gas	Area 270 60	Type WGEP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 535 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		(4) Interior		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														
Building Style: BC		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BC			Class: BC			E.C.F. X 1.512		Bsmnt Garage:				
Yr Built 1920	Remodeled 2014	Ex X Ord Min		(12) Electric			Total Base New : 474,979			Floor Area: 3,548			Total Depr Cost: 460,729		Estimated T.C.V: 696,622				
Condition: Good		Size of Closets		0 Amps Service			Total Depr Cost: 460,729			Estimated T.C.V: 696,622									
Room List		(5) Floors		No./Qual. of Fixtures			Building Areas			Stories			Size		Cost New		Depr. Cost		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Ground Area = 1730 SF Floor Area = 3548 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas			Stories			Size		Cost New		Depr. Cost		
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			Plumbing			1+ Story			Siding		Crawl Space		464		
	Insulation	Basement: 0 S.F. Crawl: 1730 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s)			2 Story			Siding		Crawl Space		1,266		
(2) Windows		(8) Basement		3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Siding			Overhang		Overhang		529		
X	Many Avg. Few X Large Avg. Small			Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Siding			Overhang		Overhang		23		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Other Additions/Adjustments			Plumbing			3 Fixture Bath			2		11,144	
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Extra Sink			1		1,148		1,114		
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Porches			WGEP (1 Story)			270		18,919		18,351		
	Gambrel Mansard Shed	(10) Floor Support					Garages			CCP (1 Story)			60		1,843		1,788		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			535		24,904		24,157		
Chimney: Brick							Water/Sewer			Common Wall: 2 Wall			1		-5,079		-4,927		
							Public Sewer			Water Well, 200 Feet			1		9,556		9,269		
							Fireplaces			Direct-Vented Gas			1		3,587		3,479		
							Totals:			ECF (4309 LK CHEMUNG LAKEFRONT) 1.512 => TCV:			474,979		460,729		696,622		

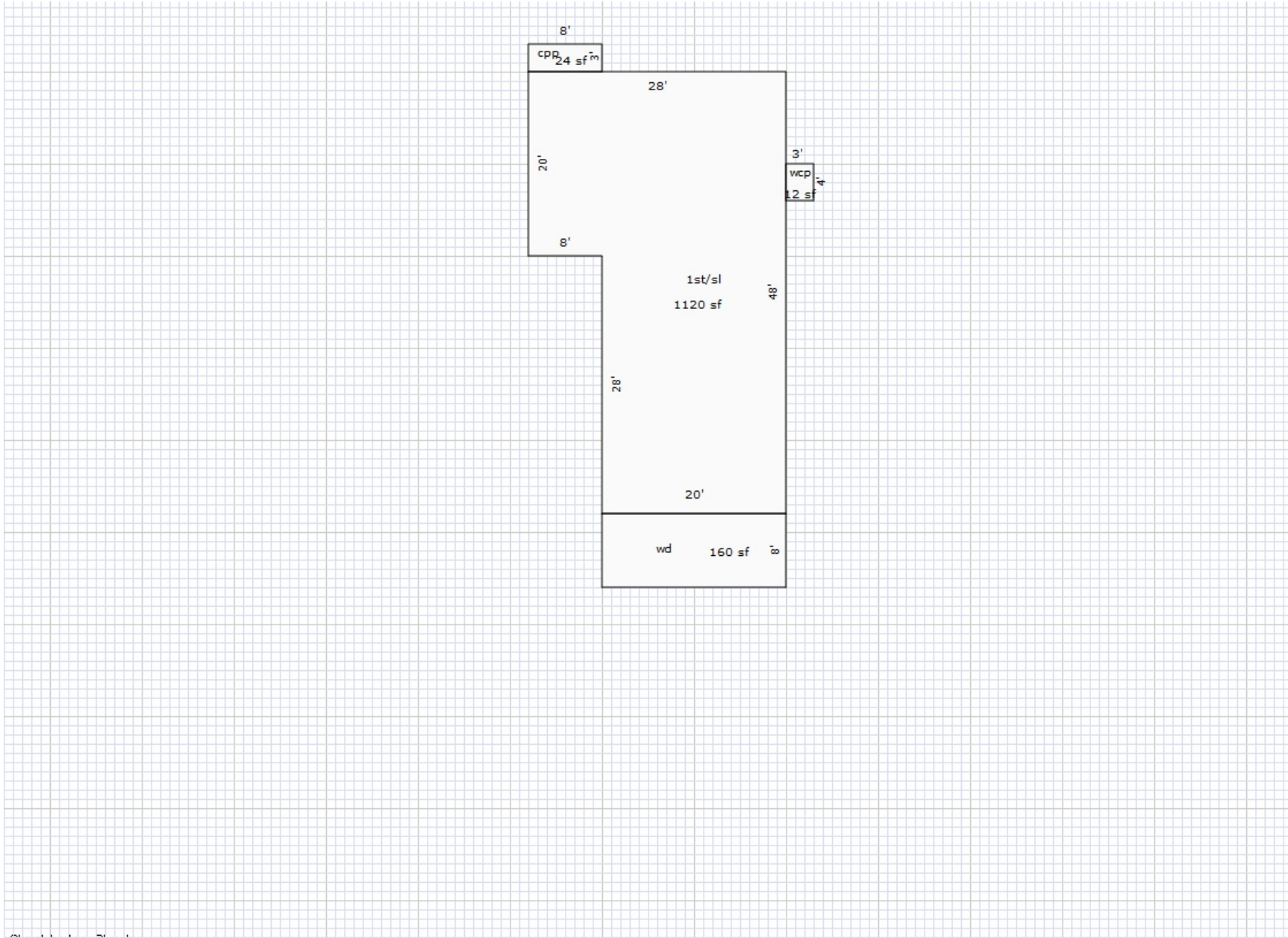
*** Information herein deemed reliable but not guaranteed***



3 Bedrooms
 3 Full Baths
 1 Extra Sink
 CNC Driveway

Sketch by Apex Sketch

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



Sketch by Apex Sketch

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

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
July 17, 2018 - 6:30 PM**

MINUTES

Call to Order: Ms. VanMarter called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm at the Genoa Charter Township Hall. The members and staff of the Zoning Board of Appeals were present as follows: Jean Ledford, Greg Rassel, Michelle Kreutzberg, and Kelly VanMarter, Community Development Director/Assistant Township Manager. Absent were Marianne McCreary, Dean Tengel, and Bill Rockwell.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Election of Officer

Ms. VanMarter noted that because the Chairperson and Vice-Chairperson are absent, a temporary chairperson will need to be elected for tonight's meeting.

Moved by Board Member Ledford, seconded by Board Member Kruetzberg, to elect Board Member Rassel as Chairman for tonight's meeting. **The motion carried unanimously.**

Chairman Rassel advised the applicants that there are only three members of the Board present this evening, and the Chairperson and Vice-Chairperson are two of the members that are absent so an approval will require a unanimous vote of all members present. Petitioners have the option to table their request until there is a full board present.

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

Chairman Rassel noted that two of the Case #'s are listed incorrectly on the agenda. Case #18-22 should be Case #18-21 and Case #18-23 should be Case #18-22.

Moved by Board Member Ledford, seconded by Board Member Kruetzberg, to approve the agenda as amended. **The motion carried unanimously.**

Call to the Public:

The call to the public was made at 6:35 pm with no response.

1. 18-16 ... A request by James Mitte, 5248 Prairie View, for a side yard variance to construct a detached accessory structure (Tabled from previous meeting).

Mr. Mitte was present. He stated he would like to add a detached garage and is requesting a five-foot side-yard variance. Since he was before the Board last month, he learned the location of the septic field. He provided a new drawing showing where it is in relation to the proposed garage. He noted the health department requires a 10-foot setback from the septic field to any structure. He would not be able to meet this requirement and move the garage further back because of the topography of his property.

The call to the public was made at 6:40 pm with no response. Chairman Rassel noted that letters of support were received from two of Mr. Mitte's neighbors.

Moved by Ledford, seconded by Kreutzberg, to approve Case #18-16 for 5248 Prairie View for James Mitte for a five foot side-yard setback variance from the required 10 feet for a five foot side-yard setback to construct a 20 x 36 (720 square foot) detached accessory structure based on the following findings of fact:

- The slope of the land drops approximately 25 to 35 feet from one side to the the other
- Part of the applicant's driveway and retaining wall was put on the neighbor's property
- The extraordinary circumstances are the location of the septic field behind the house and the orientation of the home and driveway location on the lot.
- The granting of this 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 residents of the Township of Genoa.
- The proposed variance would have little or no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

Approval of this variance is conditioned upon the following:

1. Drainage from the detached structure must be maintained on the lot.
2. The structure must be guttered with downspouts.
3. The petitioner shall comply with the accessory structure requirements.

The motion carried unanimously.

2. 18-19 ... A request by Marcel Normand, 4137 Clifford Drive, for a variance to create a lot with a detached accessory structure without a principal structure to be able to split the property (Tabled from previous meeting).

Wayne Perry of Desine Engineering was present. He noted this request will only be temporary because when the land division is complete and the property is sold, the new owners will build a home on the lot. Once the principal structure is erected, the variance will no longer be needed.

There was a discussion regarding the time frame for a home to be built. Mr. Perry stated that the property owner, who will be splitting the property, will comply with the any time period deemed by the Board for when the new home shall be built. It was also questioned as to how this will be enforced. Ms. VanMarter stated that the seller and/or the buyer can sign an affidavit agreeing to this. If the home is not built, then the accessory structure will need to be removed.

Board Member Ledford is not comfortable approving a temporary variance. She suggested the applicant table his request until there is a full Board present.

Mr. Perry requested to have his request tabled.

The call to the public was made at 6:55 pm with no response.

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to table Case #18-19 per the petitioner's request to the August 21, 2018 Zoning Board of Appeals meeting. **The motion carried unanimously.**

3. 18-20 ... A request by James Soloman, 7000 Brighton Road, for a waterfront variance to allow for an addition to an existing single-family home.

Mr. Soloman was present. He stated that he believed he didn't need a permit to enclose a portion of his deck because it was less than 200 square feet. The Livingston County Building Department advised the Township that this work was done. Enclosing the deck requires a variance because it is within the 100 foot waterfront setback. He added that the setbacks have changed since the home was built. The new setback is 100 feet. The entire home is currently 80 feet from the water.

The call to the public was made at 7:02 pm.

Mr. Todd Richards owns 7114 Brighton Road and is in support of Mr. Soloman receiving the variance.

The call to the public was closed at 7:03 pm.

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to approve Case #18-20 for 7000 Brighton Road for James Soloman for a 20 foot waterfront

setback variance from the required 100 feet for a waterfront setback of 80 feet to allow an existing addition to a single-family home based on the following findings of fact:

- Strict compliance with the ordinance would prevent the applicant from maintaining the enclosure of the existing deck
- The exceptional or extraordinary condition of the property is the location of the existing home on a corner lot and the lake inlet that is located on the property.
- Granting this variance would not have an impact on 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 residents of the Township of Genoa.
- It is believed that granting the variance would not have an impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

The motion carried unanimously.

4. 18-21 ... A request by Meghan and Anthony Combs, 6060 Challis Road, for a fence height variance and a variance to install an in-ground pool in the front yard.

Mr. and Mrs. Combs were present. Mrs. Combs stated they technically have two front yards because there is a small private road, Meadow Point Circle, behind their home. They would like to place the pool in the portion of the yard that they use as their backyard. They also need a variance to place a four-foot fence in the front yard. The ordinance limits the height of a fence in the front yard to three feet; however, the law requires a four foot fence around a pool.

She submitted letters of five of her neighbors within 300 feet of her property that are all in favor of them receiving the variance.

The call to the public was opened at 7:11 pm.

Bob Murray, the father of Meghan Murray and their next door neighbor, lives at 6022 Challis Road. He stated that the front of the home faces Challis Road, the address is Challis Road, and they use the part of their property where they want to put the pool as their backyard.

The call to the public was closed at 7:12 pm.

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to approve Case #18-21 for 6060 Challis Road for petitioners Anthony and Meghan Combs for a variance to install an in-ground swimming pool in the front yard and a fence height

variance to enclose the pool with a 48 foot fence as required per Ordinance #11.04.03 based on the following findings of fact:

- Strict compliance with the ordinance would prevent the applicant from installing the proposed in-ground pool and fence south of the existing home.
- The home next door has three front yards, both a corner lot and a through lot, and has a pool located in the front yard. Many other homes have pools located in the rear of the home; therefore granting the request will provide substantial justice to the petitioner.
- The exceptional or extraordinary condition of the property is the through-lot with two front yards created by the private road along the south property line.
- The need for the variance is not self-created by the applicant.
- 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 residents of the Township of Genoa.
- The proposed variances would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

The motion carried unanimously.

5. 18-22 ... A request by Todd and Tracie Richards, 7114 Brighton Road, for a variance to encroach into the 25 foot natural undisturbed features wetland setback to enhance the natural drainage in order to construct a new home.

Mr. and Mrs. Richards were present. Ms. Richards stated that grading the area in question will enhance natural drainage when they build their new home. The natural drainage of the wetlands has been disturbed because of fill that has been brought in due to the abandonment of the old Brighton Road behind their property. They would be removing this fill and making the area lawn for their backyard. Niswander Environmental performed a wetland delineation and they noted that the wetland is low quality and consists of invasive herbaceous plants. They found that the grading is necessary to allow the natural flow of drainage from Brighton Road to the wetland and will not negatively impact the existing wetlands.

The call to the public was made at 7:26 pm.

Aaron Road, of 10498 Skeman Road, Brighton, owns the property next to the applicant. He is in favor of the applicants receiving this variance. He agrees it is important that the property drains properly.

The call to the public was closed at 7:27 pm.

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to approve Case #18-22 for vacant land at 7114 Brighton Road for Todd and Tracie Richards, Nonni Enterprises for a 15 foot rear setback variance for the required 25 foot wetland setback to a 10 foot setback based on the following findings of fact:

- The Zoning Board of Appeals finds that the conditions in Items (a) through (e) of section 13.02.05 are met.
- An MDEQ permit is not required for work inside the 25 foot setback from wetlands.
- The practical difficulty is old Brighton Road debris and fill material prohibit proper drainage to the wetland from this property as well as others in the area.
- Approval of the variance will improve drainage.
- The extraordinary conditions are the irregular shaped lot and the wetland creates a small building envelope
- The property is currently undeveloped
- The need for the variance is not self-created by the applicant.
- The granting of this 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 residents of the Township of Genoa.
- The granting of this variance will not have a negative impact on continued use or value of adjacent properties in the neighborhood.

This approval is based on the following conditions:

1. The applicant shall permanently demarcate and install educational signage to indicate the edge of the undisturbed natural area. This shall remain in perpetuity to ensure future owners do not further encroach.
2. The entire remaining 10' setback buffer area shall remain in a natural and undisturbed state and is not eligible for trail or recreational area exemptions.
3. The applicant shall submit for Township approval a landscaping enhancement plan for the remaining 10' buffer zone area. Native wetland friendly vegetation shall be provided to help reduce erosion and maintain water quality.
4. Downspouts shall be directed into dry wells or rain gardens containing native plants to help slow the flow of water to the wetlands.
5. If used, the applicant shall utilize slow release and low phosphorus fertilizers.
6. Silt fencing must be utilized during the construction phase, and the applicant must obtain all necessary approvals from the Livingston County Drain Commissioner.

The motion carried unanimously.

Administrative Business:

1. Approval of the minutes for the June 19, 2018 Zoning Board of Appeals Meeting.

There were some typographical changes that needed to be made.

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to approve the June 19, 2018 Zoning Board of Appeals Meeting minutes with the changes noted.

The motion carried unanimously.

2. Correspondence – There were no correspondence this evening.
3. Township Board Representative Report - Board Member Ledford provided a review of the Township Board meeting held on July 16, 2018.
4. Planning Commission Representative Report – Board Member McCreary was not present this evening.
5. Zoning Official Report – Ms. VanMarter had nothing to report.
6. Member Discussion - There were no items discussed this evening.
7. Adjournment

Moved by Board Member Kreutzberg, seconded by Board Member Ledford, to adjourn the meeting at 7:46 pm. **The motion carried unanimously.**

Respectfully submitted:
Patty Thomas, Recording Secretary