

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 18, 2020
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

Approval of Agenda:

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

1. 20-07 ... A request by Nicole Bartolomucci, 3968 Highcrest, for front, side and waterfront setback variances to construct a new home.
2. 20-12...A request by Brett and Jennifer Landacre, 528 S. Hacker, for a rear yard variance to construct a detached accessory structure or a variance to construct a detached accessory structure in the front yard.
3. 20-13 ... A request by Mark St. Germain, 4071 Homestead Drive, for two side yard setback variances to construct a second story to an existing home.
4. 20-14...A request by Jeff Weber, 5498 Sharp Drive, for a variance to construct a detached accessory structure in the front yard.

Administrative Business:

1. Approval of minutes for both July 21, 2020 Zoning Board of Appeals meetings.
2. Correspondence
3. Township Board Representative Report
4. Planning Commission Representative Report
5. Zoning Official Report
6. Member Discussion
7. Adjournment



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

Case # 20-07 Meeting Date: 6-16-2020

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: Nicole Bartolomucci Email: nicole_bartolomucci@yahoo.com

Property Address: 3968 Highcrest Dr. Phone: 517-404-9181

Present Zoning: Single Family Residential Tax Code: 4711-27-302-073

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

Each application for Variance is considered individually by the ZBA. The ZBA is a 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 application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members, township officials and township staff 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/intended property modifications:** front yard setback encroachment, waterfront setback encroachment, side yard setback encroachment for chimney. Modification to include demolishing existing residence to rebuild a new residence.

The following is per Article 23.05.03 of the Genoa Township Ordinance:

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. Complying with current setbacks would make the new house uncharacteristically smaller than all surrounding properties causing property value losses. Meeting all setbacks would disqualify any common privileges afforded to other neighbors with larger homes.

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.

Current adjacent homes already have reduced front yard setbacks, including the current home on this property. Adhering to current setbacks would be highly inconsistent with surrounding properties.

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 proposed home will actually improve the supply of light and air as well as lesson congestion by being more in conformance to the current setbacks.

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 current home is actually reducing the value of surrounding homes by its size, age and aesthetics. The new home will be more in harmony with current home sizes and values.

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: 5-21-2020 Signature: 



REVISED MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: June 10, 2020

RE: ZBA 20-06

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

STAFF REPORT

File Number: ZBA#20-06
Site Address: 3968 Highcrest
Parcel Number: 4711-22-302-073
Parcel Size: .176 Acres
Applicant: Nicole Bartolomucci
Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variances

Project Description: Applicant is requesting a side, front and waterfront yard setback variances to demolish and construct a new single family home.

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 May 31, 2020 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 was constructed in 1920.
- The parcel is serviced by a well and public sewer.
- See Assessing Record Card.

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 demolish the existing home and construct a new single family home. In order to construct the new home as proposed, the applicant is required to obtain a side, front and waterfront yard setback variances. **The applicant has stated that the waterfront setback is the same as the existing home and the front yard setback is increasing the setback from the road and placing the proposed home further from the front yard property line.**

Variance Requests

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

Table 3.04.01 (LRR District): *Waterfront setback amounts were converted to decimals*

Table 3.04.01 LRR District	Front Yard Setback	Side Yard Setback	Waterfront Yard Setback
Requirement	35'	10'	74.22
Request	7'11"	9'	65.20
Variance Amount	27'1"	1'	9.02

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 front, side and waterfront yard setbacks would prevent the applicant from constructing the proposed new single family home. **There are other homes in the vicinity with reduced front and side yard setbacks and the fact that the waterfront setback is the same as the existing structure it would support substantial justice and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same vicinity of the subject parcel.**
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the topography and narrowness of the lot. **The need for the front, waterfront and side yard setback variances is not self-created and seems to be the least amount necessary.**
- (c) Public Safety and Welfare** – The granting of the variances will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The applicant should demonstrate that the waterfront variance request will not have an impact on the adjacent properties.

Recommended Conditions

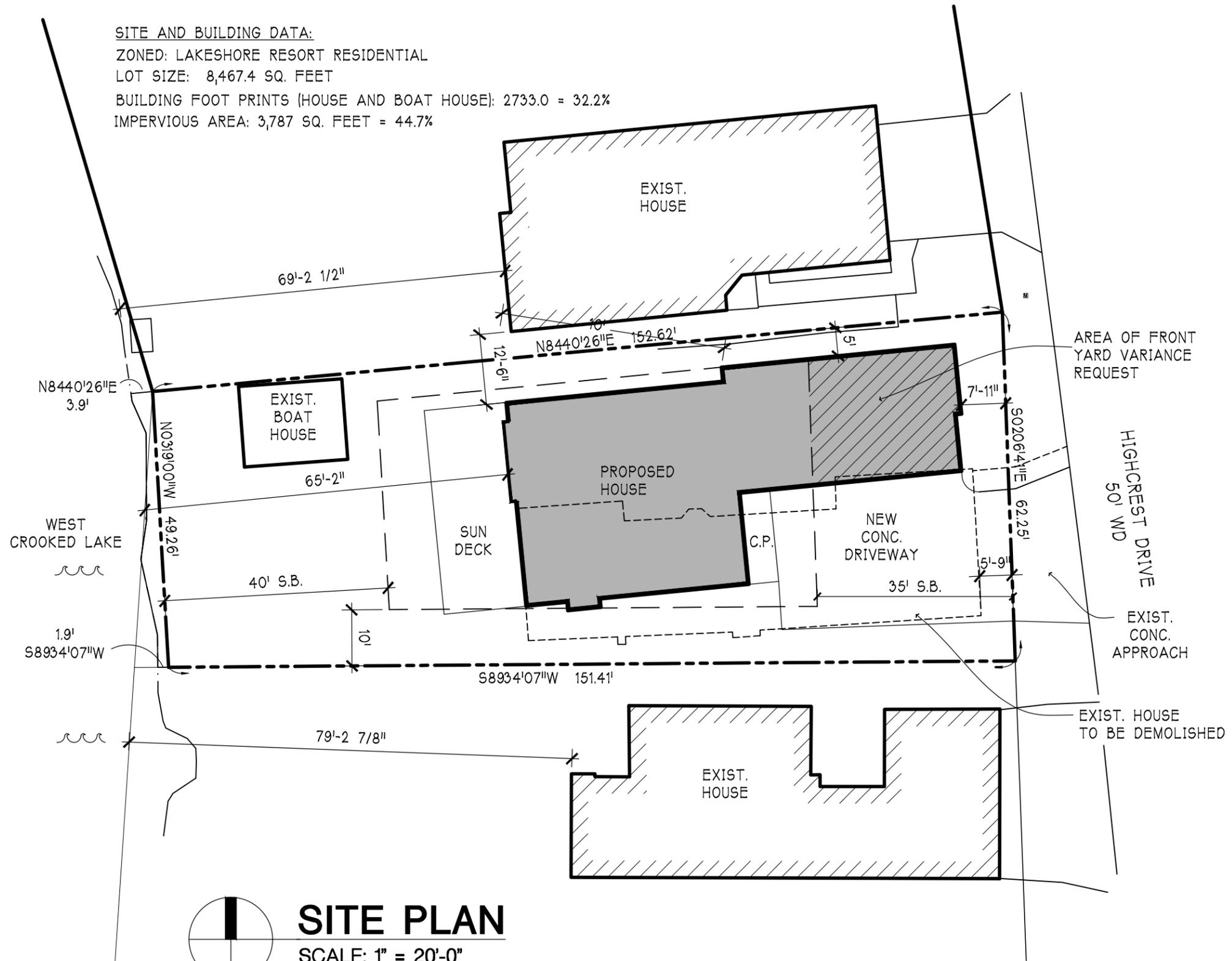
If the Zoning Board of Appeals grants the variance requests staff recommends the following conditions be placed on the approval.

1. Structure must be guttered with downspouts.
2. If improvements are requested for the expansion or improvements of the current accessory building, they shall comply with Section 24.04.06 of the zoning ordinance.
3. The applicant must contact the MHOG Utility Dept. in regards to the sewer disconnect and if relocating the grinder, must receive MHOG Utility Dept. approval for new location prior to land use permit issuance.

GENOA TOWNSHIP

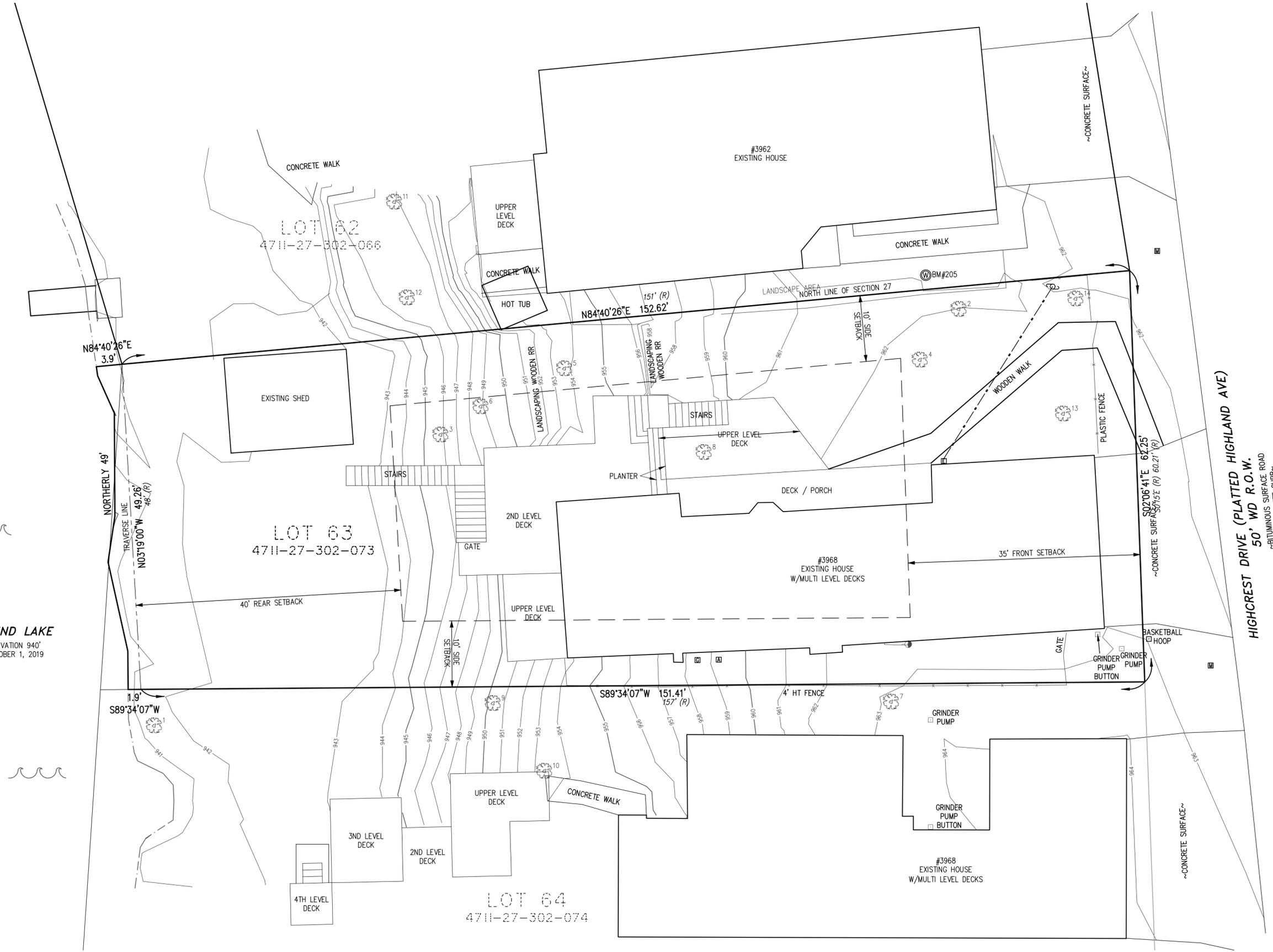


SITE AND BUILDING DATA:
 ZONED: LAKESHORE RESORT RESIDENTIAL
 LOT SIZE: 8,467.4 SQ. FEET
 BUILDING FOOT PRINTS (HOUSE AND BOAT HOUSE): 2733.0 = 32.2%
 IMPERVIOUS AREA: 3,787 SQ. FEET = 44.7%



SITE PLAN
 SCALE: 1" = 20'-0"

ROUND LAKE
ELEVATION 940'
OCTOBER 1, 2019



HIGHCREST DRIVE (PLATTED HIGHLAND AVE)
50' WD R.O.W.
~BITUMINOUS SURFACE ROAD
W/CONCRETE CURB~

N84°40'26"E
3.9'

NORTHERLY 49'
TRAVERSE LINE
N03°19'00"W 49.26'
48'(R)

1.9'
S89°34'07"W

N84°40'26"E
151'(R)
152.62'

S02°06'41"E 62.25'
30°15'E (R) 60.21'(R)

S89°34'07"W 151.41'
157'(R)

LOT 62
4711-27-302-066

LOT 63
4711-27-302-073

LOT 64
4711-27-302-074

#3962
EXISTING HOUSE

#3968
EXISTING HOUSE
W/MULTI LEVEL DECKS

#3968
EXISTING HOUSE
W/MULTI LEVEL DECKS

EXISTING SHED

UPPER LEVEL DECK

CONCRETE WALK

HOT TUB

LANDSCAPING WOODEN RR

STAIRS

UPPER LEVEL DECK

PLANTER

DECK / PORCH

STAIRS

GATE

2ND LEVEL DECK

UPPER LEVEL DECK

3RD LEVEL DECK

2ND LEVEL DECK

4TH LEVEL DECK

UPPER LEVEL DECK

CONCRETE WALK

GRINDER PUMP

BASKETBALL HOOP

GATE

~CONCRETE SURFACE~

~CONCRETE SURFACE~

10' SIDE SETBACK

10' SIDE SETBACK

40' REAR SETBACK

35' FRONT SETBACK

4' HT FENCE

PROJECT:

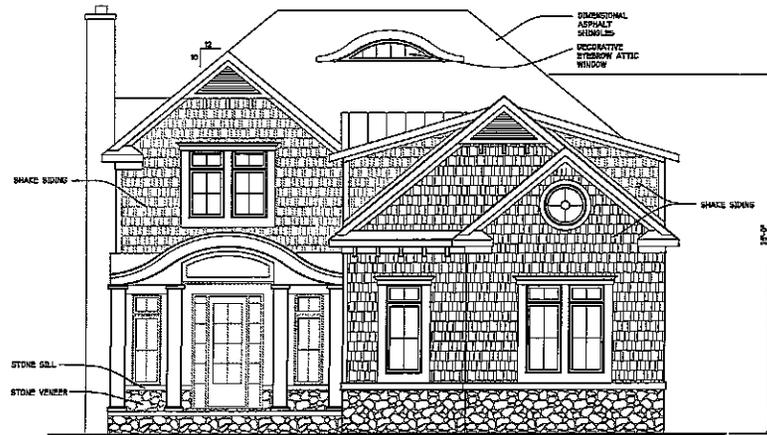
**BERG &
BARTOLOMUCCI
RESIDENCE**

3968 HIGHCREST DR.
GENOA TOWNSHIP
MICHIGAN



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SHEET TITLE:
ELEVATIONS



EAST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUED FOR:
ZBA
05-20-2020
05-27-2020

DO NOT SCALE PRINTS
USE FIGURED
DIMENSIONS ONLY

JOB NO.

19028

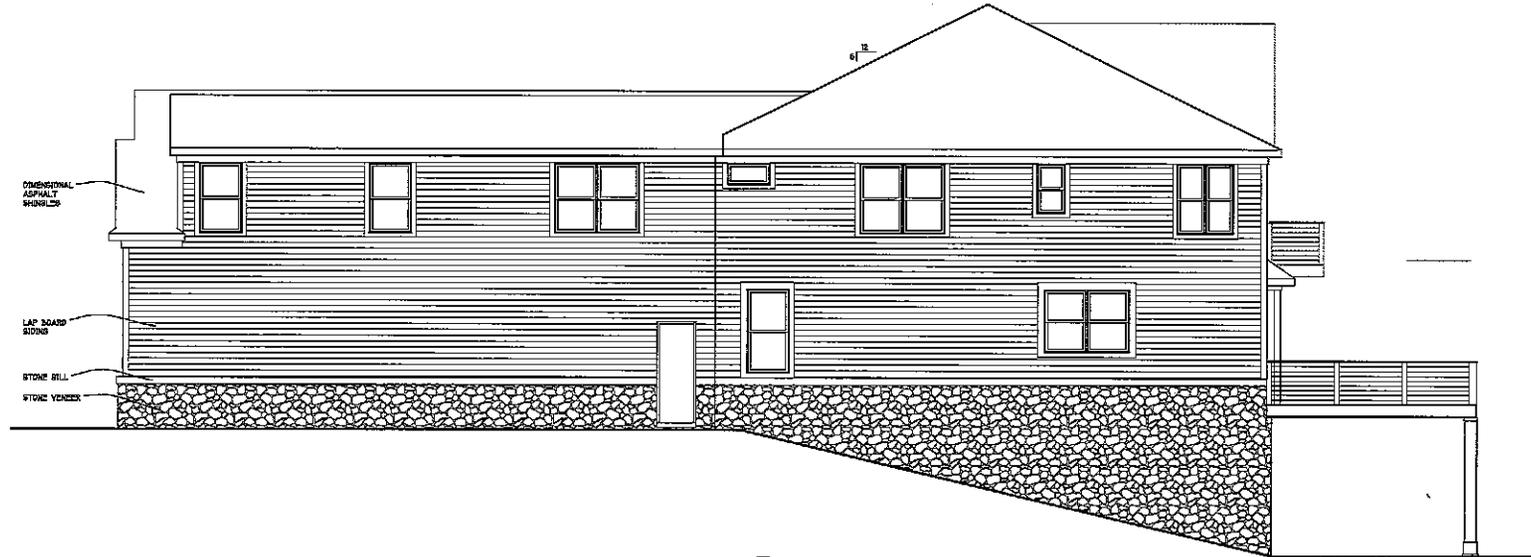
SHEET NO.

A.200

PROJECT:

**BERG &
BARTOLOMUCCI
RESIDENCE**

3888 HIGHCREST DR.
GENOA TOWNSHIP
MICHIGAN



NORTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

SHEET TITLE:
ELEVATIONS

ISSUED FOR:

ZBA
05-20-2020
05-27-2020

DO NOT SCALE PRINTS
USE FIGURED
DIMENSIONS ONLY

JOB NO.

19028

SHEET NO.

A.210

Tedd Handelsman
3962 Highcrest Dr.
Brighton, MI 48116
6/10/2020

Genoa Township
Zoning Board
2911 Dorr Rd
Brighton, MI 48116

Dear Genoa Township:

Reference: #20-07 Nicole Bartolomucci Variance Application

I'm objecting to the variance asked for in the application because it would cause great financial harm to my property value. I bought my home expecting the variances in either homes beside me to remain in compliance to ensure the integrity of my lake views.

These plans show a home that over-powers the space of property. It greatly restricts my existing views as a lake front home as seen in pictures below. It also restricts fresh incoming air through the windows and blocks natural light from filtering in.

Last, the big foot design with a three-car garage including a courtyard in this space does not flow in harmony or with the integrity or continuity of our street.

Exhibit #1 View from my living room. Windows on both sides of the fireplace have views currently of the lake. Proposed variance would restrict or eliminate the view.

Exhibit #2 View from my kitchen table have views currently of the lake. Proposed variance would restrict or eliminate the view.

Sincerely

Tedd Handelsman

Genoa Township

6/10/2020

Page 2

Exhibit #1 View from my living room



Genoa Township

6/10/2020

Page 3

Exhibit #2 View from my kitchen table



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
J DAN NIC LLC	BARTOLOMUCCI NICOLE	0	01/01/2009	QC	INVALID SALE	2009R-005538	BUYER	100.0											
O'BRIEN, MICHAEL J.	J DAN NIC LLC	300,750	09/16/2005	WD	ARMS-LENGTH	4928/0876	BUYER	100.0											
O'BRIEN, MICHAEL J.		0	12/23/1998	QC	QUIT CLAIM	25210153	BUYER	0.0											
O'BRIEN, MICHAEL J. & PATR		0	02/16/1994	QC	QUIT CLAIM	1892-0933	BUYER	0.0											
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: LRR		Building Permit(s)		Date	Number	Status									
3968 HIGHCREST		School: BRIGHTON AREA SCHOOLS																	
Owner's Name/Address		P.R.E. 100% 05/21/2009																	
BARTOLOMUCCI NICOLE 3968 HIGHCREST BRIGHTON MI 48116		MAP #: V20-07		2021 Est TCV Tentative															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4306.TRI LAKES LAKE FRONT													
SEC. 22 T2N, R5E, CROOKED LAKE HIGHLANDS SUB. LOT 63		X		Public Improvements		* Factors *													
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value			
		Water		Sewer		A LAKE FRONT		48.00		160.00	1.0000	1.0000	4000	100		192,000			
		Electric		Gas		48 Actual Front Feet, 0.18 Total Acres		Total Est. Land Value =								192,000			
		Curb		Street Lights		Land Improvement Cost Estimates		Description		Rate		Size		% Good	Cash Value				
		Standard Utilities		Underground Utils.		Wood Frame		17.80		252		49				2,198			
		Topography of Site		Level		Residential Local Cost Land Improvements		Description		Rate		Size		% Good	Cash Value				
		Rolling		Low		LANDSCAPING		1.00		756		91				688			
		High		Landscaped		Total Estimated Land Improvements True Cash Value =										2,886			
		Swamp		Wooded		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other	Taxable Value		
		Pond		Waterfront		X REFUSE		2021		Tentative		Tentative						Tentative	
		Ravine		Wetland		Who		When		What		2020		96,000		70,700		166,700	128,321C
		Flood Plain		Year		CG		07/20/2016		REVIEWED R		2019		91,200		68,600		159,800	125,929C
		X		2018				72,000		67,400		139,400						122,978C	



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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 228 228 228 104	Type CCP (1 Story) Treated Wood Treated Wood Wood Balcony	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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: CD		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 43 Floor Area: 1,192 Total Base New : 171,169 Total Depr Cost: 97,566 Estimated T.C.V: 138,544			E.C.F. X 1.420		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1920	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family CD (11) Heating System: Forced Air w/ Ducts Ground Area = 1192 SF Floor Area = 1192 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57 Building Areas			Cls CD		Blt 1920		
Condition: Good		Lg	X	Ord		Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57 Building Areas							
Room List		(5) Floors		(13) Plumbing			Many X Ave. Few			Stories Exterior Foundation 1 Story Siding Basement 1 Story Siding Crawl Space			Total:		122,547 69,852		
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		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			(14) Water/Sewer			Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches CCP (1 Story) Deck Treated Wood Treated Wood Balcony Wood Balcony Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 200 Feet Fireplaces Exterior 1 Story			1		1,793 1,022		
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4306 TRI LAKES LAKE FRONT) 1.420 => TCV:							
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 432 S.F. Crawl: 760 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			1 Lump Sum Items:			Totals:			171,169		97,566		
(2) Windows		(7) Excavation		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4306 TRI LAKES LAKE FRONT) 1.420 => TCV:							
Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4306 TRI LAKES LAKE FRONT) 1.420 => TCV:						
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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4306 TRI LAKES LAKE FRONT) 1.420 => TCV:							
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4306 TRI LAKES LAKE FRONT) 1.420 => TCV:							
X	Gable Hip Flat		Gambrel Mansard Shed	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4306 TRI LAKES LAKE FRONT) 1.420 => TCV:							
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4306 TRI LAKES LAKE FRONT) 1.420 => TCV:							
Chimney: Brick		Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4306 TRI LAKES LAKE FRONT) 1.420 => TCV:							

*** 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 # 20-12 Meeting Date: 7/21/2020

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: Brett and Jennifer Landacre Email: landacre@me.com

Property Address: 528 S. Hacker Phone: 248-255-8033

Present Zoning: 401- Residential RR Tax Code: 4711-01-200-052

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

Each application for Variance is considered individually by the ZBA. The ZBA is a 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 application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members, township officials and township staff 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/intended property modifications: See attached item #1

The following is per Article 23.05.03 of the Genoa Township Ordinance:

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.

Please see attached item #2

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.

Please see attached #3

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.

Please see attached #4

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.

Please see attached #5

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: 6/26/20 Signature: Gennifer Landace

1. We are requesting a variance to the rear setback, we need the rear setback reduced to 1'. We would like to build a 40X24 detached accessory structure on the existing asphalt pad. We need this rear setback to avoid being under the overhead power lines and also to prevent being in front of the primary residence.
2. The restrictions and setbacks are preventing a detached accessory building from being constructed anywhere on the property. I have included multiple examples of other homes in the area with detached accessory buildings that do not meet the restrictions and/or setbacks. Granting this rear setback variance would do substantial justice to us as homeowners by allowing us to construct this secondary accessory building that we desperately need for our family. There are many other properties within the same zoning district that have these detached accessory buildings.
3. The existing use of the land is asphalt driveway / parking. Therefore, building this structure will only serve to increase the usability of this space for concealed storage.
4. Granting the variance will NOT impair adequate supply of light or air to adjacent property nor will it increase congestion in public streets.
5. Granting this variance will NOT interfere with the continued use for the adjacent property. The property directly adjacent will remain asphalt parking / Driveway material as it is currently. It will not negatively impact value either as it will serve to provide concealed storage that will allow us to clean up items that are currently outside in plain view. It will also allow the removal of a shed that is in very rough condition.



REVISED

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: July 7, 2020

RE: ZBA 20-12

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

STAFF REPORT

File Number: ZBA#20-12
Site Address: 528 S. Hacker Road
Parcel Number: 4711-01-200-052
Parcel Size: 2 Acres
Applicant: Brett and Jennifer Landacre
Property Owner: Same as Applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a side yard setback variance to construct a detached accessory structure.
Zoning and Existing Use: RR (Rural Residential) Single Family Dwelling located on property.
Other: Public hearing was published in the Livingston County Press and Argus on Sunday July 5, 2020 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 1979
- The parcel is serviced by well and septic.
- See Assessing Record Card.

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

Applicant submitted new information as requested by the Zoning Board of Appeals. There was no change in the setback request.

The proposed project is to construct a detached accessory structure. At time of publication, staff was unsure if a variance to construct a structure in the front yard was going to be requested. The applicant stated that they require a rear yard variance however after review they are in need a side yard variance. Staff supplied an aerial demonstrating property lines with setbacks. (See Attached) There does appear to be a 33 foot easement on the east side property line. (See attached survey)

Variance Requests

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

11.04.01 Accessory Buildings, Structures and Uses in General

(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.

Table 3.04.01 (RR District):

Required Side Yard Setback:	30'
Proposed Side Yard Setback:	1'
Proposed Variance Amount:	29'

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 zoning requirements would prevent the applicant from constructing the proposed accessory structure. Granting the variance to construct the proposed structure on the lot would not give the applicant substantial justice only due to proposed setback from the side property line. There appear to be other detached accessory structures that do not meet the zoning ordinance however they do not appear to be placed so close to the property line. The applicant should demonstrate that the variance requested is the least amount necessary.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the configuration of the lot, location of septic field and power lines. The need for the variance is not self-created however it does not appear to be the least necessary.
- (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 could have an impact on the adjacent neighbor due to how close the applicant is proposing to place the structure to the lot line.

Recommended Conditions

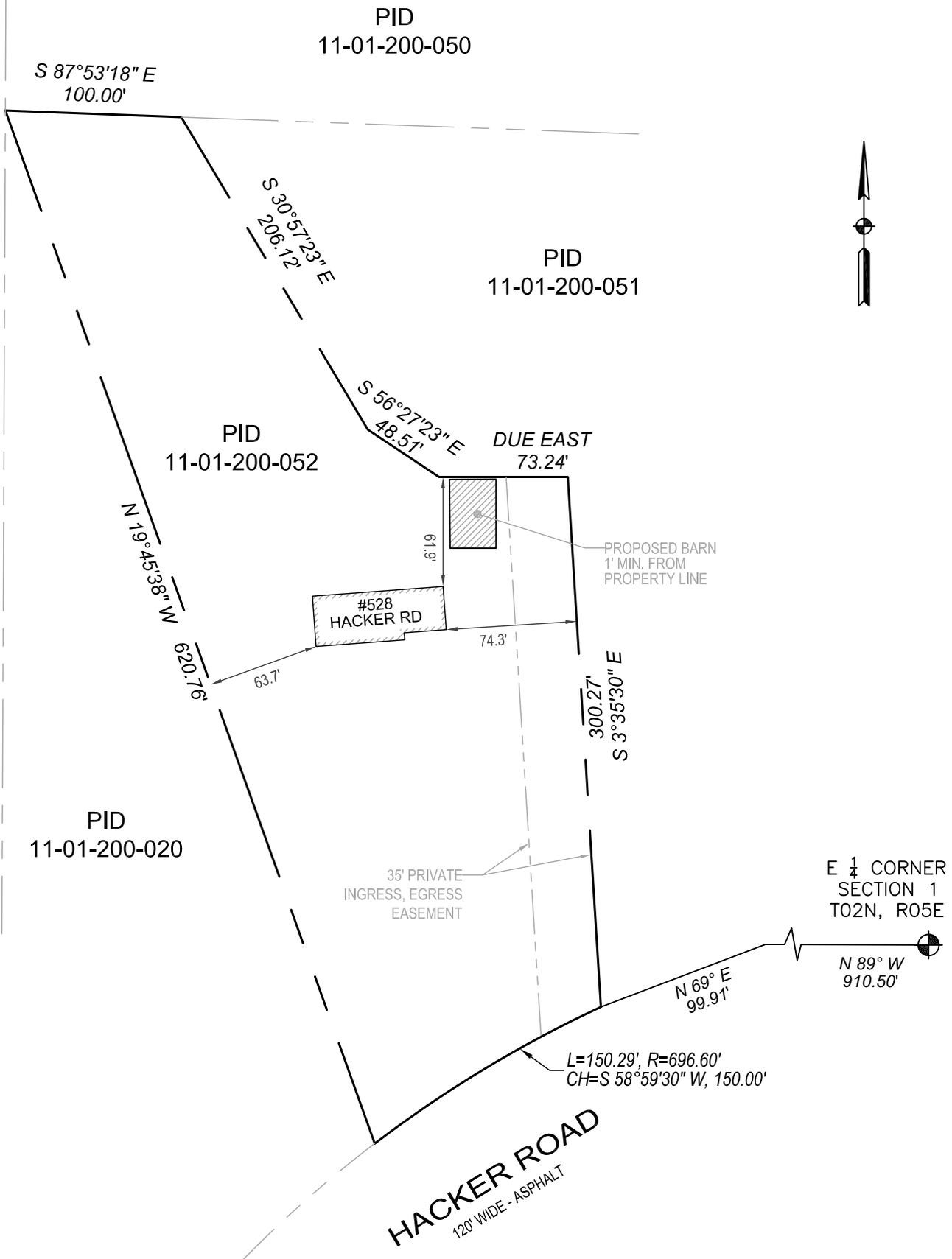
If the Zoning Board of Appeals grants the variance requests staff recommends the following conditions be placed on the approval.

1. All existing detached accessory will be removed prior to Certificate of Occupancy issuance.

PLOT PLAN

PID 11-01-200-052

RECEIVED 8-11-2020



DESCRIPTION

COMMENCING ON THE E 1/4 CORNER OF SECTION 1, T.02N., R.05E., GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE N 89° W, 910.50 FEET; THENCE S 69° W, 99.91 FEET TO THE POINT OF BEGINNING; THENCE S 58°59'30" W, 150.00 FEET; THENCE N 19°45'38" W, 620.76 FEET; THENCE S 87°53'18" W, 100.00 FEET; THENCE S 30°57'23" E, 206.12 FEET; THENCE S 56°27'23" E, 48.51 FEET; THENCE DUE EAST, 73.24 FEET; THENCE S 03°35'30" E, 300.27 FEET TO THE POINT OF BEGINNING. CONTAINING 2.1 ACRES MORE OR LESS.

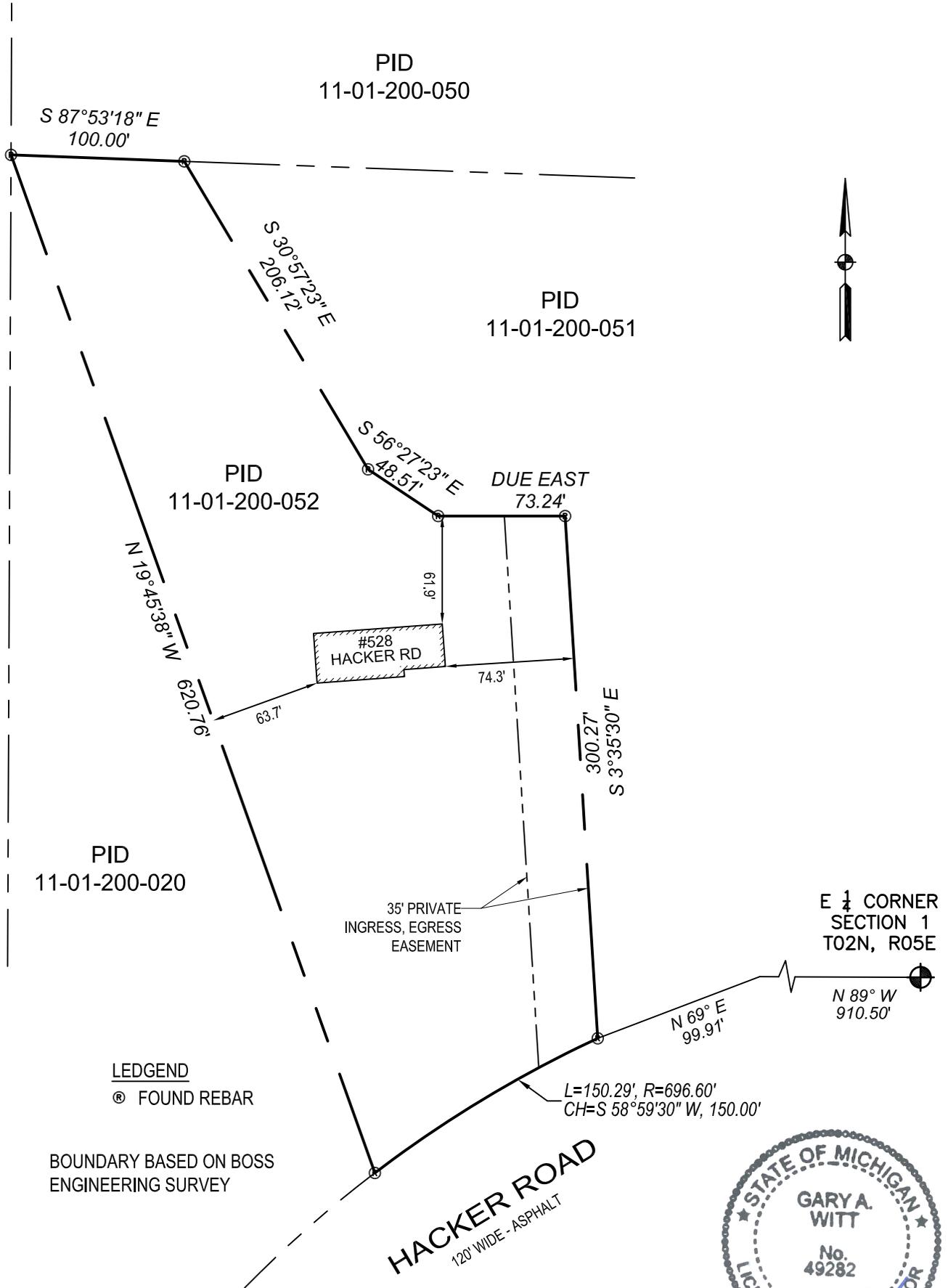
JENNIFER & BRETT LANDACRE
528 S HACKER ROAD
BRIGHTON, MI 48114

08-05-2020
1"=80'
SHEET 1 OF 1

GARY A. WITT, P.S.
31824 WYOMING
LIVONIA, MI 48150
(734) 536-8945

PROPERTY SURVEY

PID 11-01-200-052 RECEIVED 8-11-2020



LEDGEND
 Ⓞ FOUND REBAR

BOUNDARY BASED ON BOSS ENGINEERING SURVEY

DESCRIPTION

COMMENCING ON THE E 1/4 CORNER OF SECTION 1, T.02N., R.05E., GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE N 89° W, 910.50 FEET; THENCE S 69° W, 99.91 FEET TO THE POINT OF BEGINNING; THENCE S 58°59'30" W, 150.00 FEET; THENCE N 19°45'38" W, 620.76 FEET; THENCE S 87°53'18" W, 100.00 FEET; THENCE S 30°57'23" E, 206.12 FEET; THENCE S 56°27'23" E, 48.51 FEET; THENCE DUE EAST, 73.24 FEET; THENCE S 03°35'30" E, 300.27 FEET TO THE POINT OF BEGINNING. CONTAINING 2.1 ACRES MORE OR LESS.

JENNIFER & BRETT LANDACRE
 528 S HACKER ROAD
 BRIGHTON, MI 48114

08-05-2020
 1"=80'
 SHEET 1 OF 1

GARY A. WITT, P.S.
 31824 WYOMING
 LIVONIA, MI 48150
 (734) 536-8945





RECEIVED 8-11-2020

Line verification as shown was
completed by surveyor

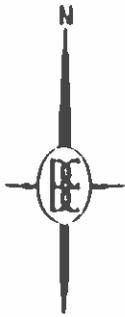


PREVIOUS INFORMATION

1 inch = 60 feet



Parcel lines are approximate.



NE COR.
SEC. 1
T21N-R5E

NW COR.
SE 1/4, NE 1/4
SEC. 1, T2N-R5E

FIR 1.22' SOUTH
& 3.22' WEST OF
SET CORNER

CURVE DATA (1)

△ = 08°13'30"
RADIUS = 696.60
ARC = 100.00
CHORD = S 69°17'19" W
99.91

FENCE CORNER IS
0.34' SOUTH &
0.10' WEST OF
PROPERTY CORNER

FIR 0.56' SOUTH
& 0.31' EAST OF
PROPERTY CORNER

FIR 1.04' WEST
OF LINE

EASEMENT "A"
33' WIDE PRIVATE EASEMENT
FOR INGRESS, EGRESS AND
PUBLIC UTILITIES (SEE PAGE 2)

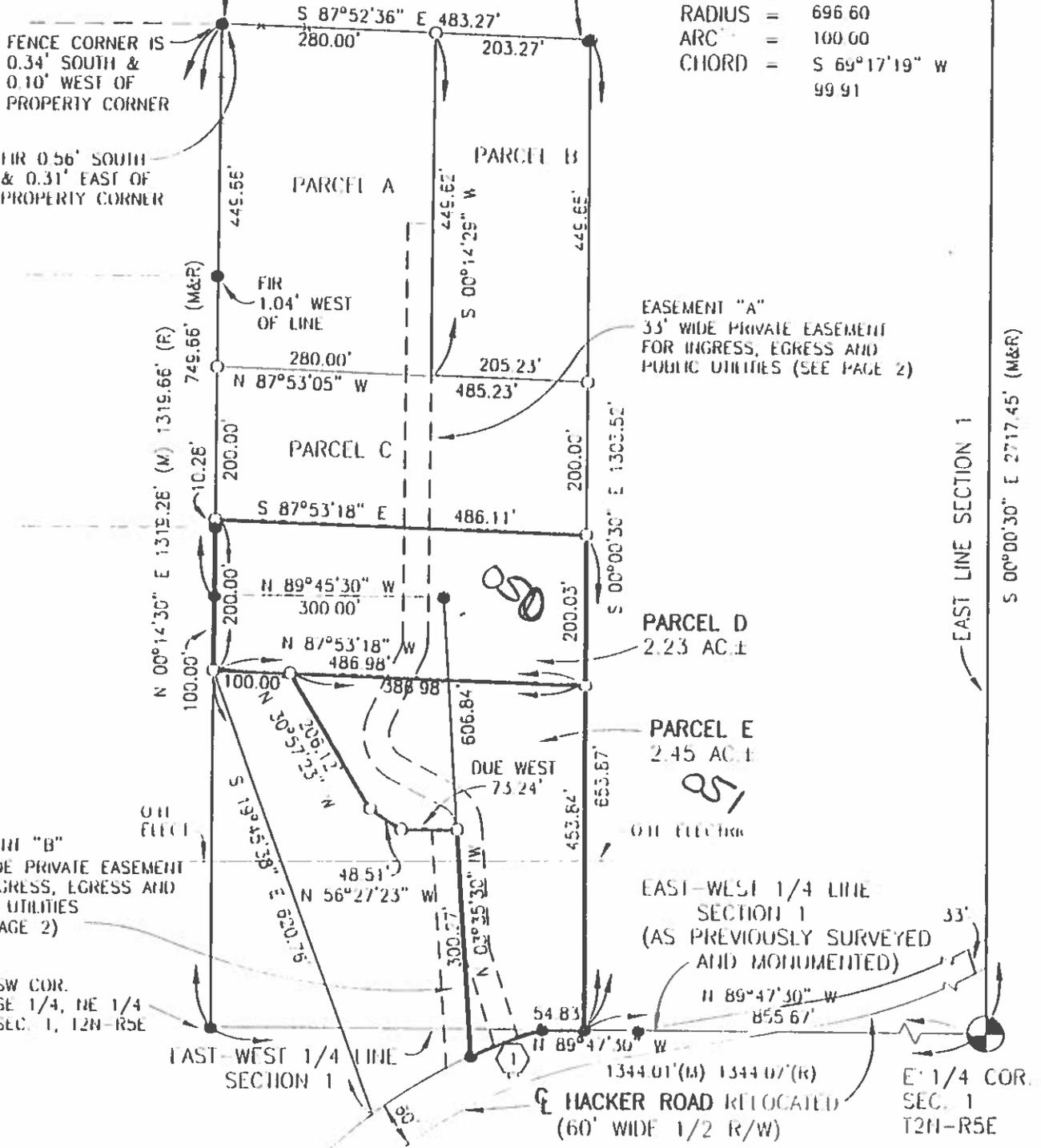
EASEMENT "B"
33' WIDE PRIVATE EASEMENT
FOR INGRESS, EGRESS AND
PUBLIC UTILITIES
(SEE PAGE 2)

SW COR.
SE 1/4, NE 1/4
SEC. 1, T2N-R5E

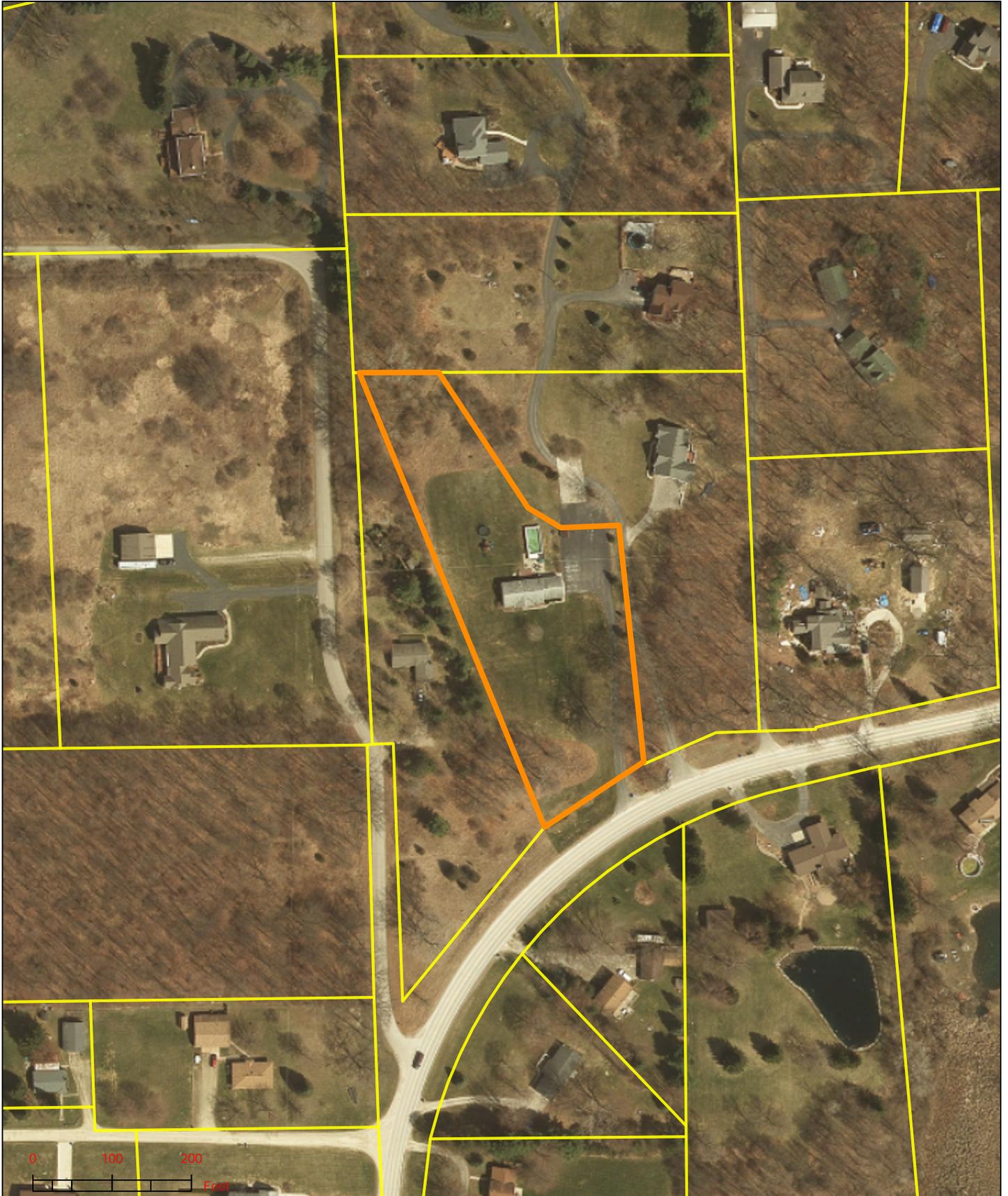
EAST-WEST 1/4 LINE
SECTION 1

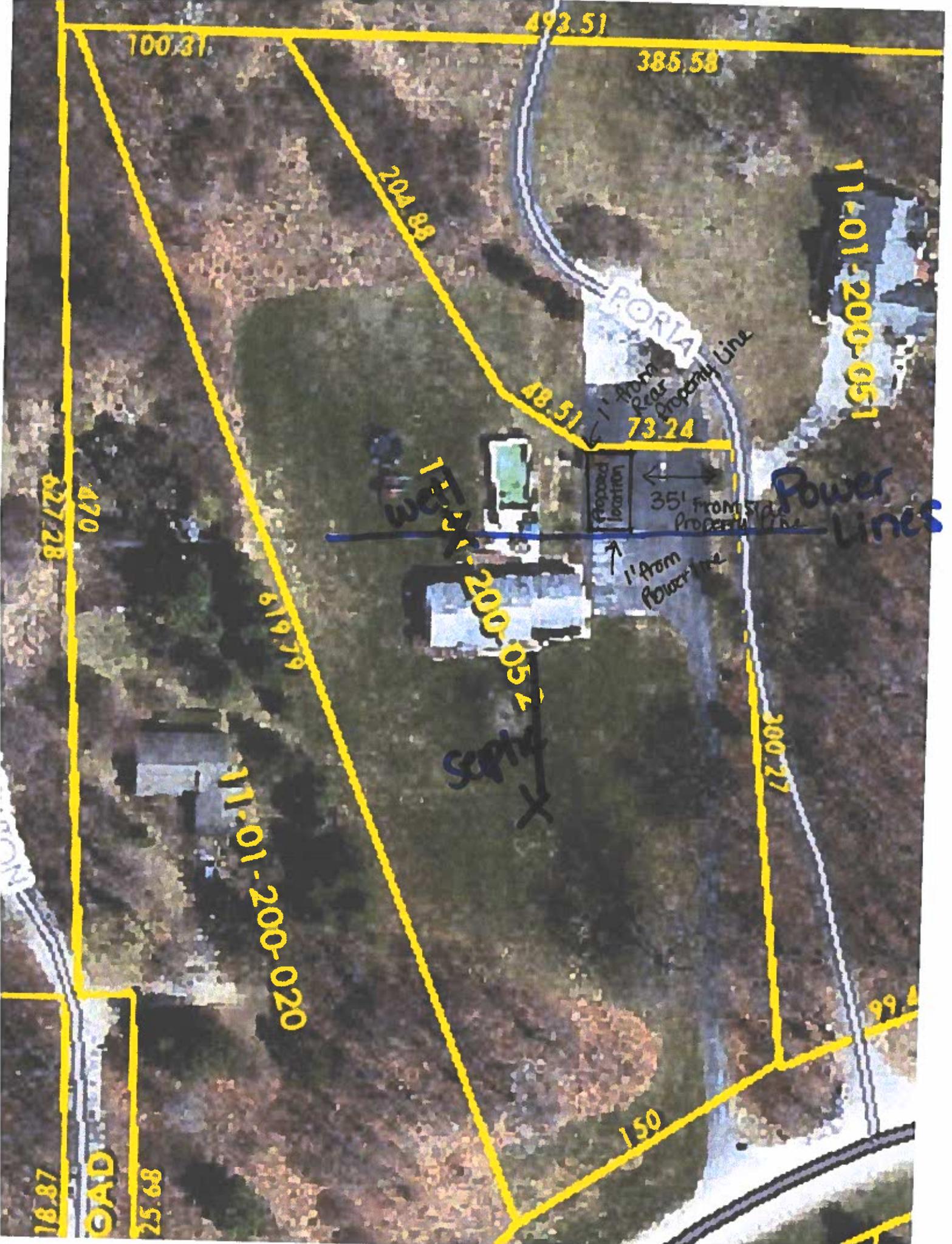
HACKER ROAD RELOCATED
(60' WIDE 1/2 R/W)

E 1/4 COR.
SEC. 1
T2N-R5E

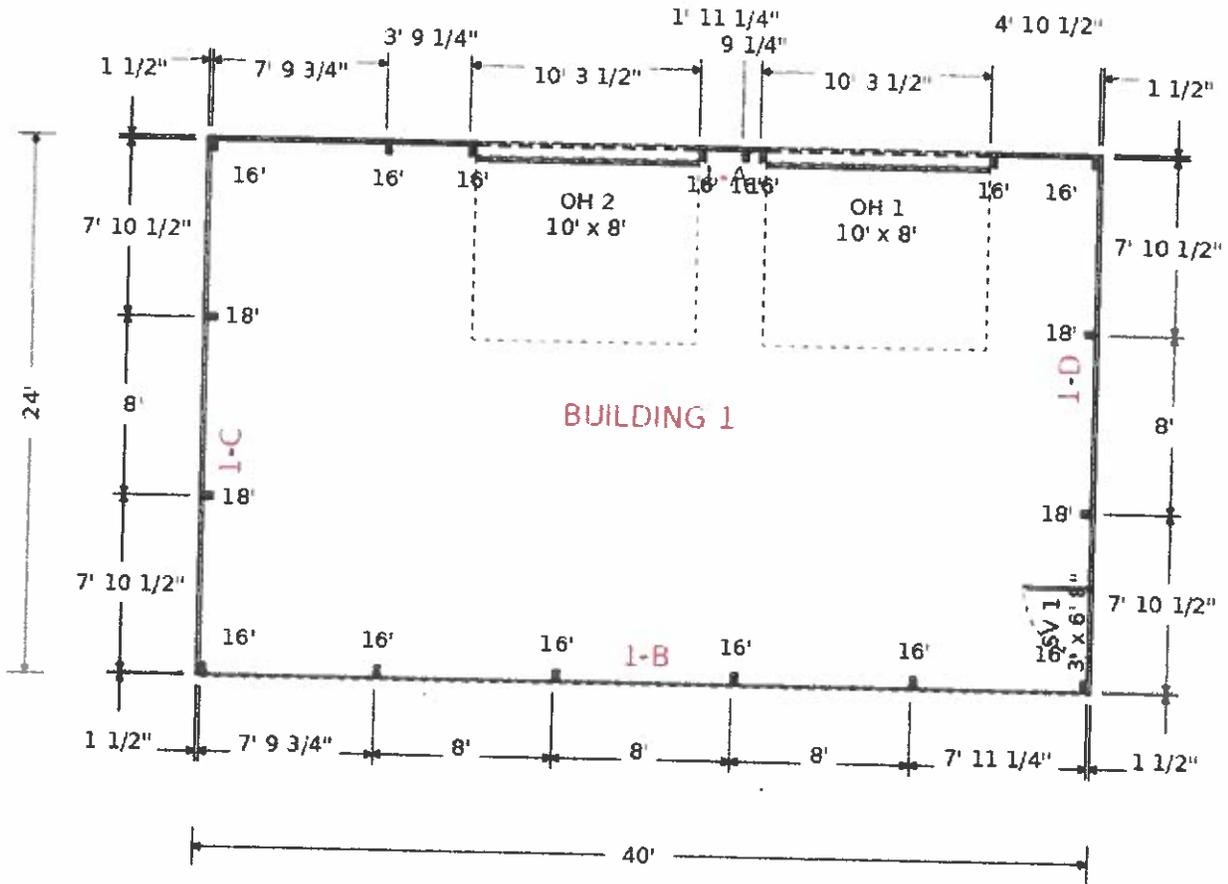


GENOA TOWNSHIP



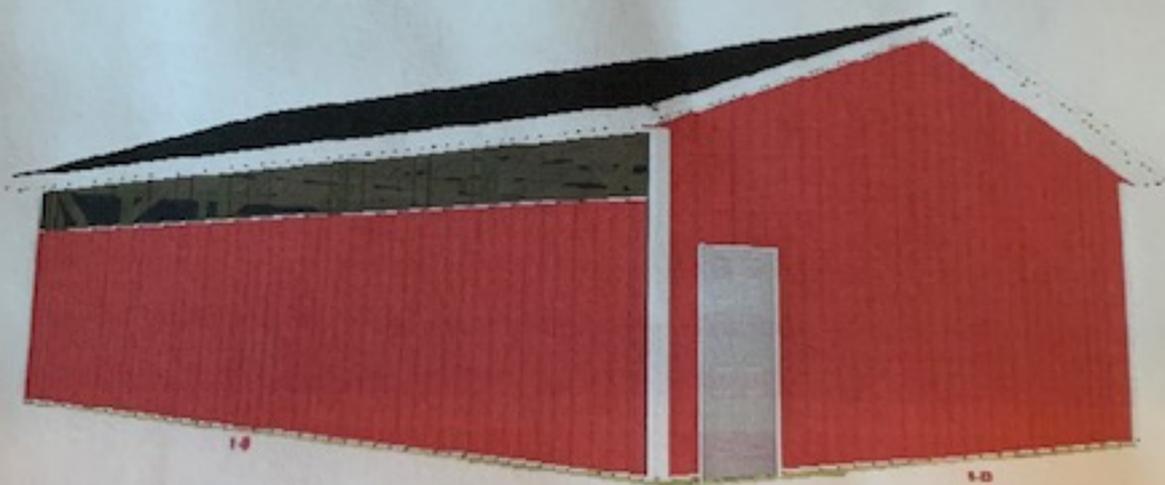


FLOOR PLAN



40' x 24' x 10' (ceiling height)
 Structure will be 14' at Peak

Elevation Views

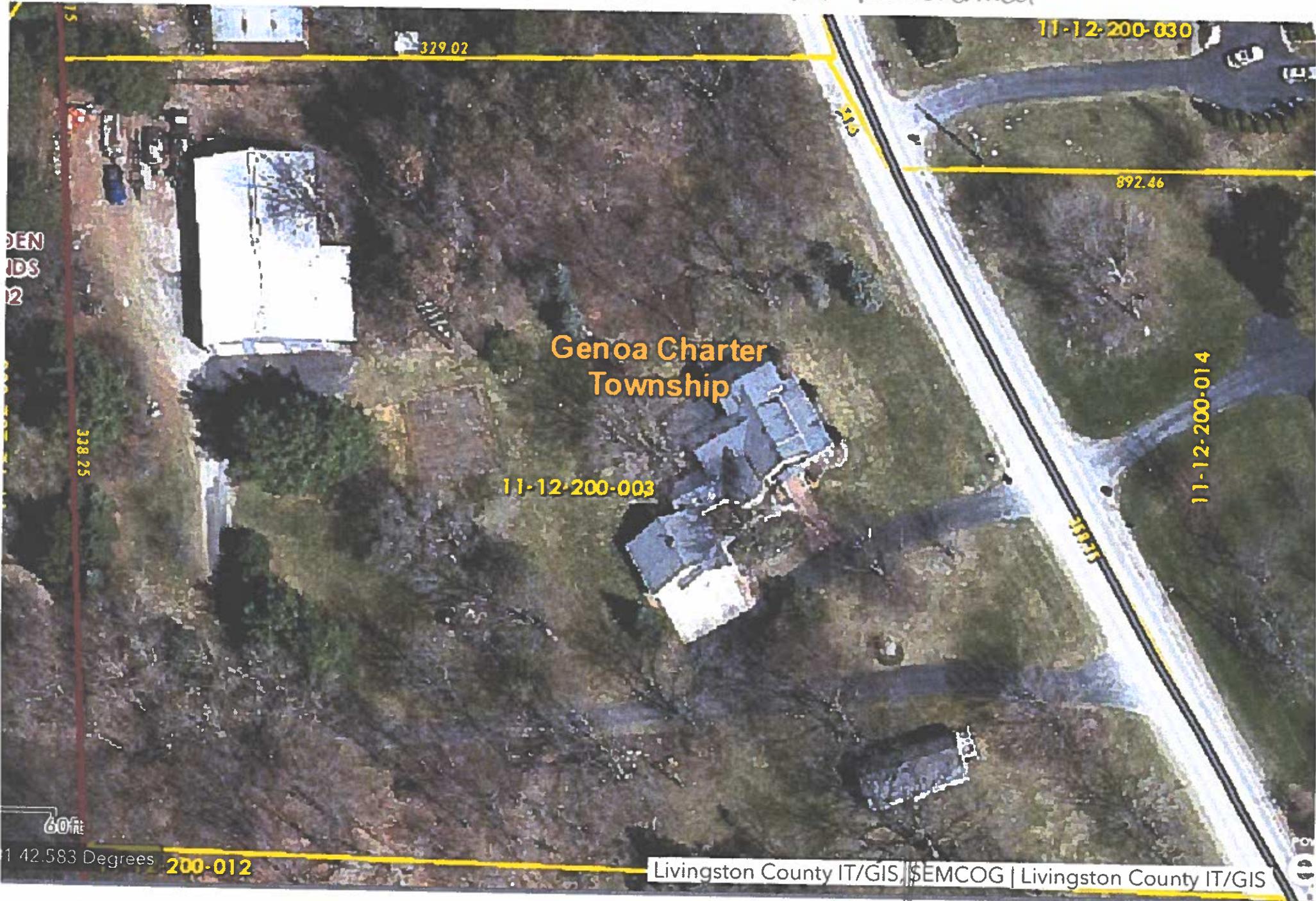


40 x 24 x 10 ← ceiling height

Overall height at Peak 14'

1122 Hacker Rd.

401-Residential



Genoa Charter Township

11-12-200-003

11-12-200-030

892.46

11-12-200-014

200-012

Livingston County IT/GIS | SEMCOG | Livingston County IT/GIS

① multiple Accessory Bldgs

② Accessory Building in front of house

accessory Bldg

Price Drive

Lot Line
Setback
25' From Rear

Lot
Line
Setback
21.6' From
Rear



1076 S. Hacker Rd.
401- Residential

≈ 151 From line
↓

≈ 91
← From line



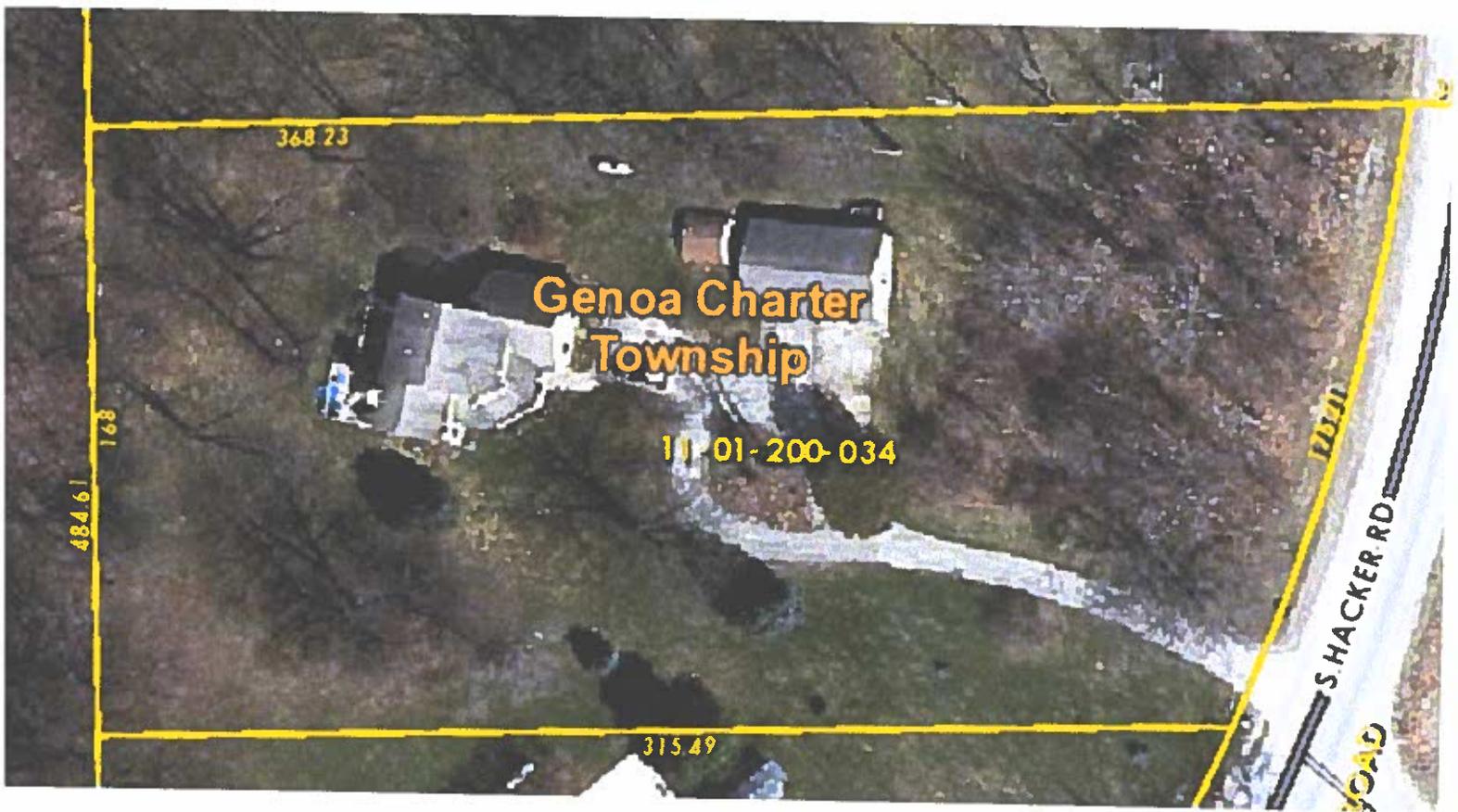
541 S. Haller

401- Residential



Accessory
Bldg
in front
of home
and too
close to
property
setbacks

Examples of other homes
with detached accessory
buildings that do not
meet restrictions.



316 Hacker
- Accessory Structure
in front of home

230 Hacker Rd.

401- Residential

Accessory Building in front of home



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ROSE, CHERYL A.	LANDACRE JENNIFER & BRETT	0	12/20/2018	WD	FAMILY SALE	2019R-003335	BUYER	0.0		
ROSE, ROBERT T. & CHERYL A	ROSE, CHERYL A.	0	07/09/2002	QC	QUIT CLAIM	3456-0644	BUYER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: RR		Building Permit(s)		Date	Number	Status
528 S HACKER RD		School: HARTLAND CONSOLIDATED SCHS		P.R.E. 100% 01/16/2019		MAP #: SURVEY		2021 Est TCV Tentative		
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4502.HARTLAND M & B				
LANDACRE JENNIFER & BRETT 528 S HACKER RD BRIGHTON MI 48114		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
Tax Description		Dirt Road		TABLE A		2.000 Acres 31,500 100 63,000				
SEC 1 T2N R5E COMM E 1/4 COR TH N89*W 910.50 FT TH S69*W 99.91 FT TO POB TH S58*59'30"W 150 FT TH N19*45'38"W 620.76 FT TH S87*53'18"E 100 FT TH S30*57'23"E 206.12 FT TH S56*27'23"E 48.51 FT TH DUE EAST 73.24 FT TH S03*35'30"E 300.27 FT TO POB CONT 2.1 AC M/L SPLIT FR 022 4/98 CORR 5/2002 PARCEL F		X Gravel Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value				
Comments/Influences		Storm Sewer		D/W/P: 3.5 Concrete		6.21 504 50 1,565				
		Sidewalk		Total Estimated Land Improvements True Cash Value =		1,565				
		Water		Topography of Site		Year Land Building Assessed Board of Tribunal/ Taxable				
		Sewer		Level		2021 27,500 61,100 88,600				
		Electric		Rolling		2020 31,500 76,900 108,400				
		Gas		Low		2019 30,000 69,000 99,000				
		Curb		High		2018 27,500 61,100 88,600				
		Street Lights		Landscaped						
		Standard Utilities		Swamp						
		Underground Utils.		Wooded						
		X REFUSE		Pond						
		Who		Waterfront						
		When		Ravine						
		What		Wetland						
		LLG 04/16/2020 REVIEWED R		Flood Plain						
		JB 01/16/2019 REVIEWED R		X REFUSE						
		LM 09/03/2015 REVIEWED R								
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 96 224	Type CCP (1 Story) Pine	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame		(4) Interior Drywall Paneled				Plaster Wood T&G		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: C		Trim & Decoration Ex X Ord Min																																		
Yr Built 1979	Remodeled 0	Size of Closets Lg X Ord Small																																		
Condition: Good		Doors: Solid X H.C.																																		
Room List		(5) Floors Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:			(12) Electric 0 Amps Service																													
		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																																
(1) Exterior				No. of Elec. Outlets Many X Ave. Few																																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 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																																
(2) Windows		Basement: 1300 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																
				(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF																																
(3) Roof				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																
X	Asphalt Shingle																																			
Chimney: Brick																																				
Cost Est. for Res. Bldg: 1 Single Family C (11) Heating System: Forced Heat & Cool Ground Area = 1300 SF Floor Area = 1300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <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>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,300</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>184,630</td> <td>129,240</td> </tr> </tbody> </table> Other Additions/Adjustments Basement Living Area 260 8,793 6,155 Plumbing 3 Fixture Bath 1 4,382 3,067 2 Fixture Bath 1 2,932 2,052 Water/Sewer 1000 Gal Septic 1 4,588 3,212 Water Well, 200 Feet 1 10,133 7,093 Porches CCP (1 Story) 96 2,555 1,788 Deck Pine 224 3,369 2,358 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 23,397 16,378 Common Wall: 1 Wall 1 -2,533 -1,773 Totals: 242,246 169,570															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,300			Total:				184,630	129,240	E.C.F. X 1.020 Estimated T.C.V: 172,961		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																															
1 Story	Siding	Basement	1,300																																	
Total:				184,630	129,240																															
Notes: ECF (4502 (47060) HARTLAND M & B) 1.020 => TCV: 172,961																																				

*** 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 # 20-13 Meeting Date: 8-18-2020

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: MARK ST. GERMAIN Email: MARK.ST.GERMAIN@GOOSEHEAD.COM
Property Address: 4071 HOMESTEAD D Phone: 810 499 2014
Present Zoning: LRR Tax Code: 471(-28-201-017)

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

Each application for Variance is considered individually by the ZBA. The ZBA is a 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 application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members, township officials and township staff 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.

7/21/2020

Please explain the proposed variance below:

1. Variance requested/intended property modifications: ADD SECOND FLOOR
TO EXISTING HOME. 2 SIDE YARD VARIANCES
ARE BEING REQUESTED. VARIANCE REQUEST
IS NOT SELF CREATED. PLAN IS TO USE
EXISTING FOUNDATION. I AM NOT MOVING
HOUSE/WALLS IN ANY DIRECTION OTHER
THAN UP

The following is per Article 23.05.03 of the Genoa Township Ordinance:

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.

ADDING SECOND FLOOR ONTO EXISTING FOOTPRINT.
REQUESTING SAME PROPERTY RIGHTS AS MY
NEIGHBORS. MOST IMMEDIATE NEIGHBORING HOMES
HAVE A SECOND FLOOR

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.

VARIANCE WILL MAKE PROPERTY CONSISTENT WITH
NEIGHBORING HOMES. THIS VARIANCE REQUEST 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.

BOTH HOMES NEXT TO MINE HAVE 2 FLOORS

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.

RENOVATION WILL UPGRADE CURRENT HOME AND
WILL ~~BE~~ APPEAR SIMILAR TO NEIGHBORING HOMES

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: 7/15/2020 Signature: 



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

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: August 12, 2020

RE: ZBA 20-13

STAFF REPORT

File Number: ZBA#20-13

Site Address: 4071 Homestead Drive, Howell

Parcel Number: 4711-28-201-017

Parcel Size: .197 Acres

Applicant: Mark St. Germain

Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variances

Project Description: Applicant is requesting two side yard setback variances to construct an addition.

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 2, 2020 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 home was built in 1955.
- Parcel is serviced by public sewer and private well.
- See Record Card.

The proposed project is to construct a 2nd story addition on an existing home. In order to construct the proposed addition, the applicant would be required to obtain two side yard variances. The applicant is proposing to maintain the same setbacks as the existing home.

Variance Requests

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

Table 3.04.01 (LRR District):

SINGLE FAMILY STRUCTURE	Side Setback	Side Setback
Required Setbacks	10	10
Setback Amount Requested	7.4	4.3
Variance Amount	2.6	5.7

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 side yard setbacks would prevent the applicant from constructing the proposed addition. The proposed placement of the addition will maintain the same side yard setback as existing structure. The variances requested appear to be the least necessary to provide substantial justice and granting of the requested variances is necessary for the preservation and enjoyment of the property.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the narrowness of the lot and the location of the existing home. The side yard setback variances would make the property consistent with other properties in the vicinity and the need for the variances is not self-created.
- (c) Public Safety and Welfare** – The granting of these variances will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance will not interfere with or discourage 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.

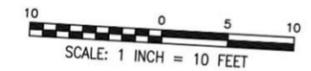
1. Structure must be guttered with downspouts.
2. Building height must not exceed 25 feet.

GENOA TOWNSHIP



CITY / TOWNSHIP
 ZONE:
 MAX LOT COVERAGE
 LOT AREA
 DESIGN
 MAX BUILDING HEIGHT

GENOA TOWNSHIP
 LRR
 35%
 6590 SQ.FT.
 1452 SQ.FT. (22 %)
 25'



FLOOR
PROPOSED SECOND FLOOR
BUILDING ENVELOPE
EXISTING FIRST FLOOR

- LEGEND**
- 922.00 EXISTING SPOT ELEVATION
 - P — POWER POLE
 - G — GUY WIRE
 - ⊙ G GAS METER
 - ⊙ E ELECTRICAL METER
 - OH — OVERHEAD WIRES
 - ⊙ PC PUMP CHAMBER
 - ⊙ CONC. CONCRETE
 - ⊙ W WELL
 - STEEL ROD SET
 - STEEL ROD OR PIPE FOUND
 - ⊙ MONUMENT FOUND
 - L. LIBER
 - P. PAGE
 - L.C.R. LIVINGSTON COUNTY RECORDS
 - (M&R) MEASURED AND RECORD
 - MB MAILBOX

PROPERTY DESCRIPTION:
 LOT 17 OF "OLD HOMESTEAD", EXCEPT BEGINNING AT A POINT ON THE LINE COMMON TO LOTS 17 & 18, THENCE N33°17'W 87.65' FROM THE SOUTHWESTERLY CORNER OF SAID LOT, THENCE N56°43'E 1.30' TO THE CORNER OF A BUILDING, THENCE NORTHWESTERLY ALONG THE SIDE OF SAID BUILDING TO THE SAID LINE COMMON TO LOTS 17 & 18 THENCE BACK BACK ALONG SAID LINE TO THE POINT OF BEGINNING. A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY MICHIGAN, AS RECORDED IN LIBER 2 OF PLATS, PAGE 4, LIVINGSTON COUNTY RECORDS.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

PROJECT
4071 HOMESTEAD DRIVE
 PREPARED FOR
ST. GERMAIN
 4071 HOMESTEAD DRIVE
 HOWELL, MI. 48843

DESIGNED BY:
 DRAWN BY: TG
 CHECKED BY:
 SCALE 1" = 10'
 JOB NO. 20-114
 DATE 05-18-20
 SHEET NO.
1 OF 1

MARK ST. GERMAIN RENOVATION PLAN

PROPOSED 2083 SQ.FT.

7-15-2020



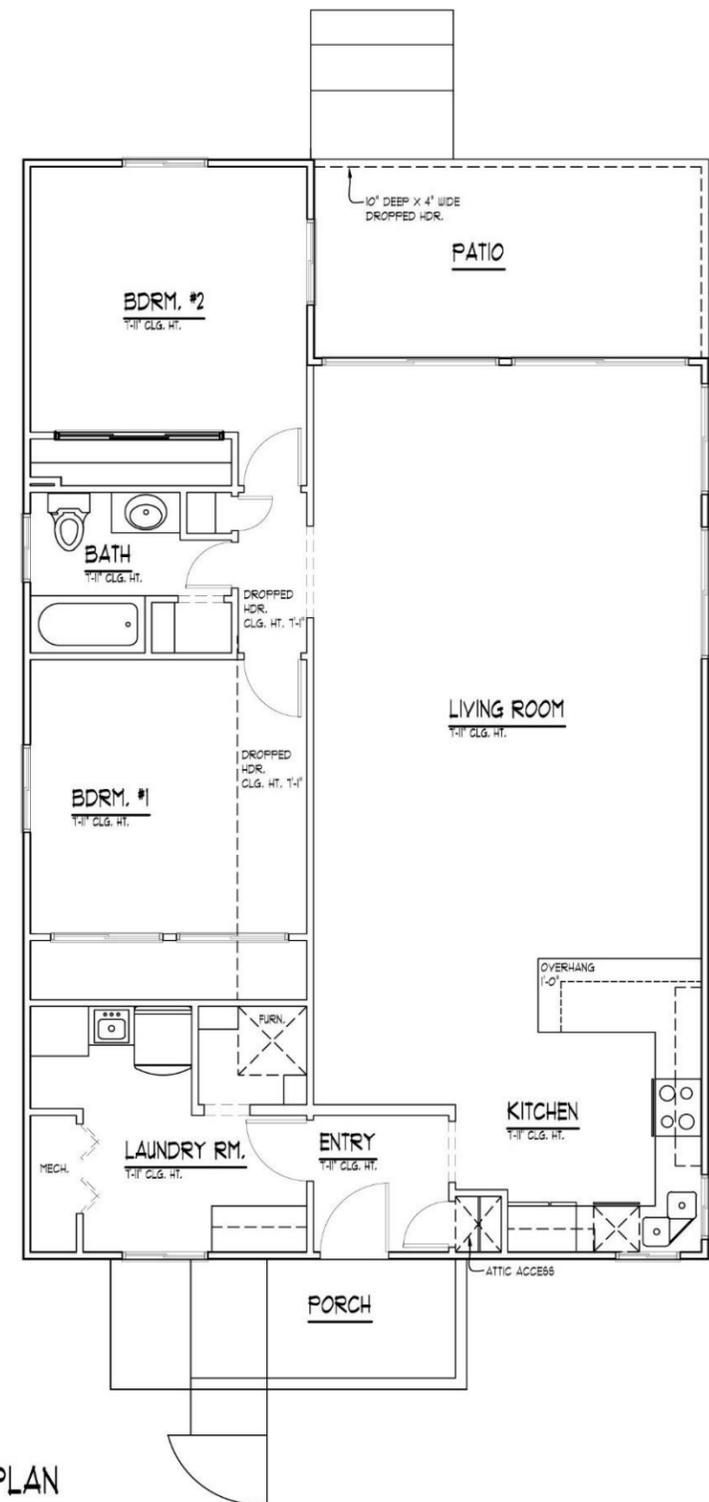
T K DESIGN
——— & ———
ASSOCIATES



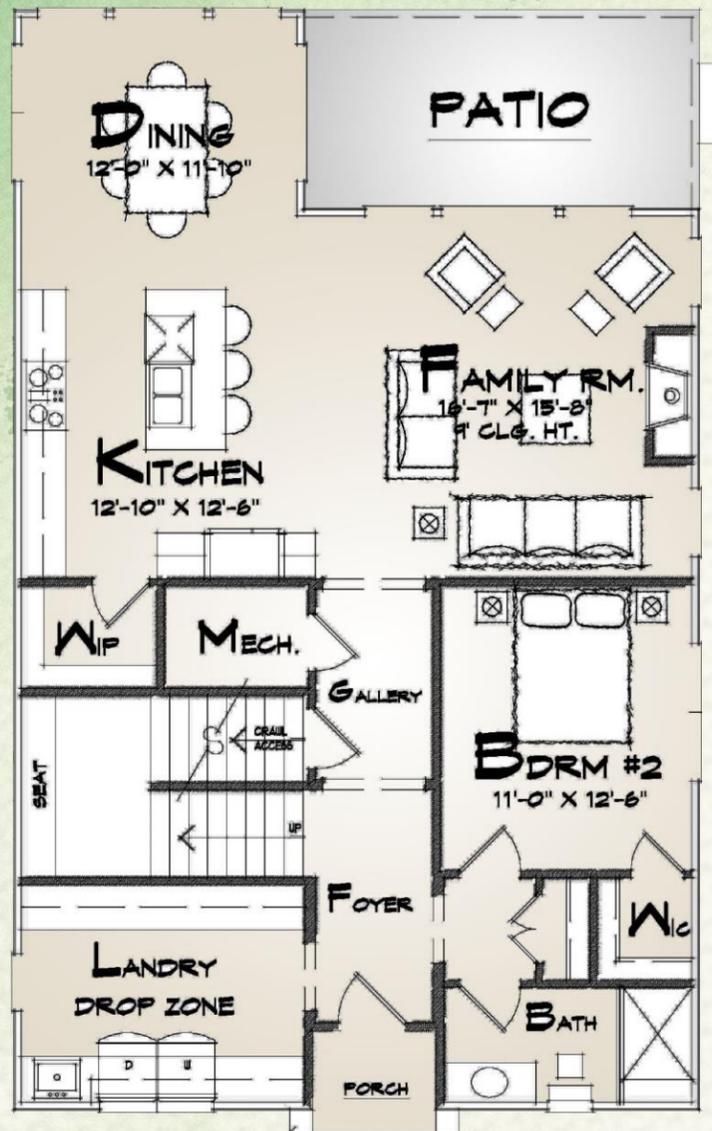
STREET SIDE ELEVATION



LAKE SIDE ELEVATION

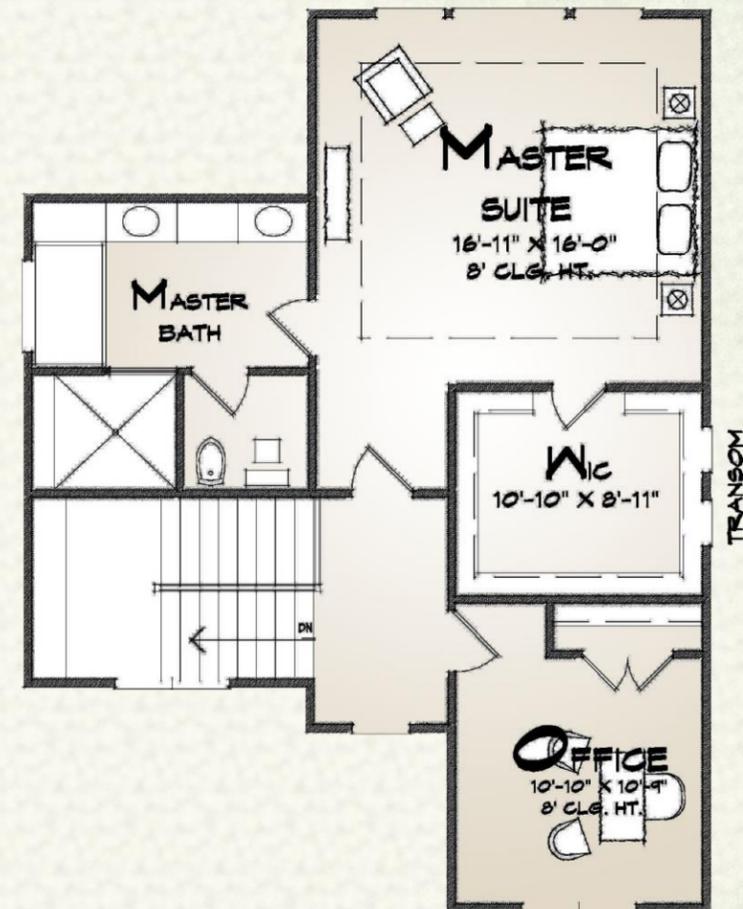


EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



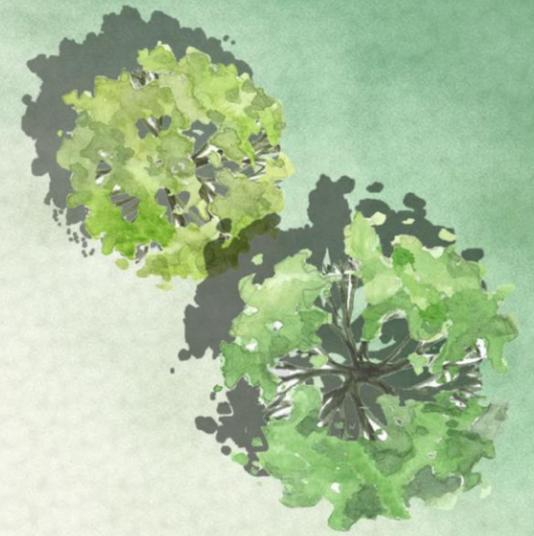
FIRST FLOOR

1278 SQ FT
9' CLG



SECOND FLOOR

805 SQ FT
8' CLG





STREET SIDE ELEVATION



LAKE SIDE ELEVATION



LAKE SIDE PROPOSED HEIGHT

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIRLS LARRY & LISA LIFE ES	ST GERMAIN MARK	500,000	01/10/2019	WD	ARMS-LENGTH	2019R-001433	BUYER	100.0
SIRLS, LARRY T. & LISA J.	SIRLS LARRY & LISA LIFE ES	0	04/08/2015	WD	INVALID SALE	2015R-012257	BUYER	0.0
WHITE	SIRLS	330,000	07/29/2002	WD	INVALID SALE	3544-0027	BUYER	100.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: LRR	Building Permit(s)	Date	Number	Status			
4071 HOMESTEAD	School: BRIGHTON AREA SCHOOLS								
	P.R.E. 100% 05/01/2020								
Owner's Name/Address	MAP #: V20-13								
ST GERMAIN MARK 4071 HOMESTEAD HOWELL MI 48843	2021 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4304.OLD HOMESTEAD						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A LAKE FRONT	50.00	172.00	1.0000	1.0000	4000 100	200,000
			50 Actual Front Feet,	0.20	Total Acres			Total Est. Land Value =	200,000

Tax Description
 SEC. 28 T2N, R5E, OLD HOMESTEAD LOT 17 EXCEPT BEG AT A POINT ON THE LINE COMMON TO LOTS 17 & 18, TH N33*17'W 87.65 FT FROM SW'LY CORNER OF SAID LOT TH N56*43'E 1.30 FT TO THE CORNER OF A BUILDING TH NW'LY ALONG THE SIDE OF SAID BUILDING TO THE SAID LINE COMMON TO LOTS 17 & 18 TH BACK ALONG SAID LINE TO THE POB. CORR 12/18

Comments/Influences



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

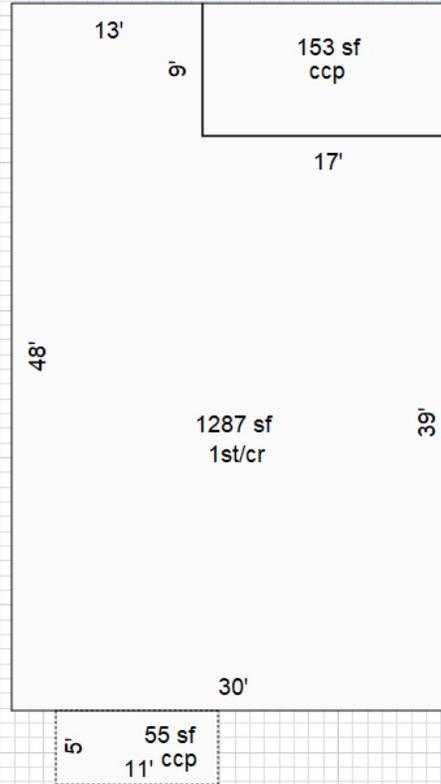
Topography of Site									
Level									
Rolling									
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
X REFUSE	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who	When	What	2021	Tentative	Tentative	Tentative	Tentative		
JB	01/16/2019	REVIEWED R	2020	100,000	78,900	178,900	178,900S		
LM	09/26/2012	DATA ENTER	2019	74,100	70,200	144,300	87,154C		
			2018	58,500	41,800	100,300	85,453C		

*** 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 55 153	Type CCP (1 Story) CCP (1 Story)			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G													
Building Style: C		Trim & Decoration		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			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,287 Total Base New : 157,588 Total Depr Cost: 110,312 Estimated T.C.V: 154,437			E.C.F. X 1.400			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1955	Remodeled 2017	Size of Closets		No. Heating/Cooling			(12) Electric			Total Base New : 157,588			E.C.F. X 1.400			Bsmnt Garage:		
Condition: Good		Doors: Solid X H.C.		0 Amps Service			No./Qual. of Fixtures			Total Depr Cost: 110,312			E.C.F. X 1.400			Carport Area:		
Room List		(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Estimated T.C.V: 154,437			E.C.F. X 1.400			Roof:		
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			Average Fixture(s)			Notes:			E.C.F. X 1.400			Roof:		
(1) Exterior		(6) Ceilings		Ex. X Ord. Min			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			Cost Est. for Res. Bldg: 1 Single Family C (11) Heating System: Forced Heat & Cool Ground Area = 1287 SF Floor Area = 1287 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,287 Total: 142,630 99,841			E.C.F. X 1.400			Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Other Additions/Adjustments			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			E.C.F. X 1.400			Roof:		
	Insulation	Basement: 0 S.F. Crawl: 1287 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Porches			Building Areas			E.C.F. X 1.400			Roof:		
(2) Windows		(8) Basement		Average Fixture(s)			Water/Sewer			Building Areas			E.C.F. X 1.400			Roof:		
X	Many Avg. Few X Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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			Public Water Public Sewer Water Well, 200 Feet			Building Areas			E.C.F. X 1.400			Roof:		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Public Water Public Sewer Water Well			Notes:			Building Areas			E.C.F. X 1.400			Roof:		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		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			Public Water Public Sewer Water Well			Building Areas			E.C.F. X 1.400			Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed		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			Public Water Public Sewer Water Well			Building Areas			E.C.F. X 1.400			Roof:		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		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			Public Water Public Sewer Water Well			Building Areas			E.C.F. X 1.400			Roof:		
Chimney: Brick		No Floor SF		Lump Sum Items:			Public Water Public Sewer Water Well			Building Areas			E.C.F. X 1.400			Roof:		

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

2 BEDROOMS
1 FULL BATH
A/C
CNC DW - N/V



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

Case # 20-14

Meeting Date: Aug 18, 2020 @ 6:30pm

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: JEFF WEBER Email: JWEBER159@COMCAST.NET

Property Address: 5498 SHARP DR Phone: 248 207-9719

Present Zoning: RESIDENTIAL Tax Code: 4711-22-200-035

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

Each application for Variance is considered individually by the ZBA. The ZBA is a 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 application, 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/intended property modifications: BUILD A 12' X 18' SHED
WEST OF MERRROW LN.

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.

Proposed shed would enhance the property both aesthetically and functionally, as well as for resale.

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.

Our three neighbors have storage building on their properties. Neighbor to the north has a large barn type structure. To the east, neighbor as a Quonset Hut. Neighbor south of us has a stone storage carriage house. Our attractive small building is in keeping.

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.

Public safety and welfare are not infringed upon. Small structure does not impede sight or mobility. There is absolutely no increased danger to anyone whatsoever.

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.

Our variance will increase value and enhance appearance of our property and subsequently, our neighborhood. It is a major improvement of quality.

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: 7/23/2020 Signature: Jeffery W. Wilson



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: August 12, 2020
RE: ZBA 20-14

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

STAFF REPORT

File Number: ZBA#20-14
Site Address: 5498 Sharp Drive
Parcel Number: 4711-22-200-035
Parcel Size: 1.80 Acres
Applicant: Jeff Weber
Property Owner: Weber, Jeffrey W. and Karen A.
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: Suburban Residential (SR), the property is occupied by a single family home.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday August 2, 2020 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 data, the single family home was built in 1998.
- In 1996 and 1998, land use permits were issued to construct a new home and deck.
- The property is serviced by well and public sewer.
- See attached assessing record card.

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.

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 common in this area and granting the variance would provide substantial justice 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.

Extraordinary Circumstances – The exceptional or extraordinary condition of the property is it is bordered by Merrow Lane on the south and east portion of the property and by Sharp Drive on the west portion of the property, location of the creek and existing location of the home. The granting of the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance is not self-created.

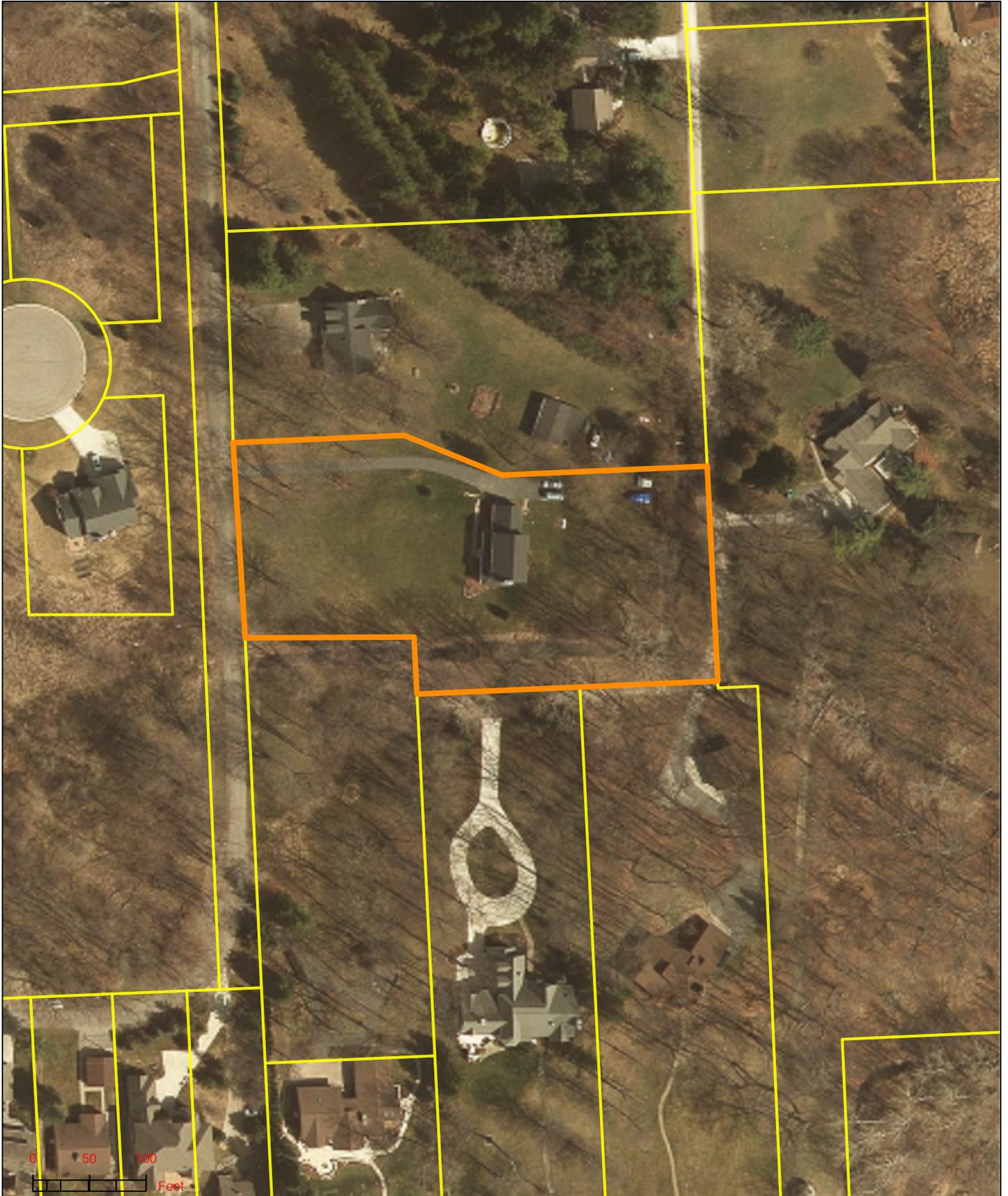
Public Safety and Welfare – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

Impact on Surrounding Neighborhood – The proposed variance will not interfere with or discourage 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:

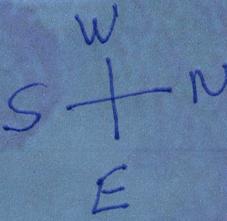
1. Section 03.03.02 Home Occupations of the Zoning Ordinance must be followed.
2. Building height shall not exceed 14 feet.

GENOA TOWNSHIP

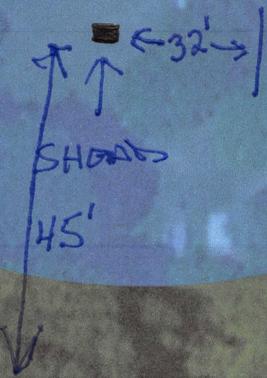


Search for a place or address

Sharp Dr



LARGE STORAGE BUILDING



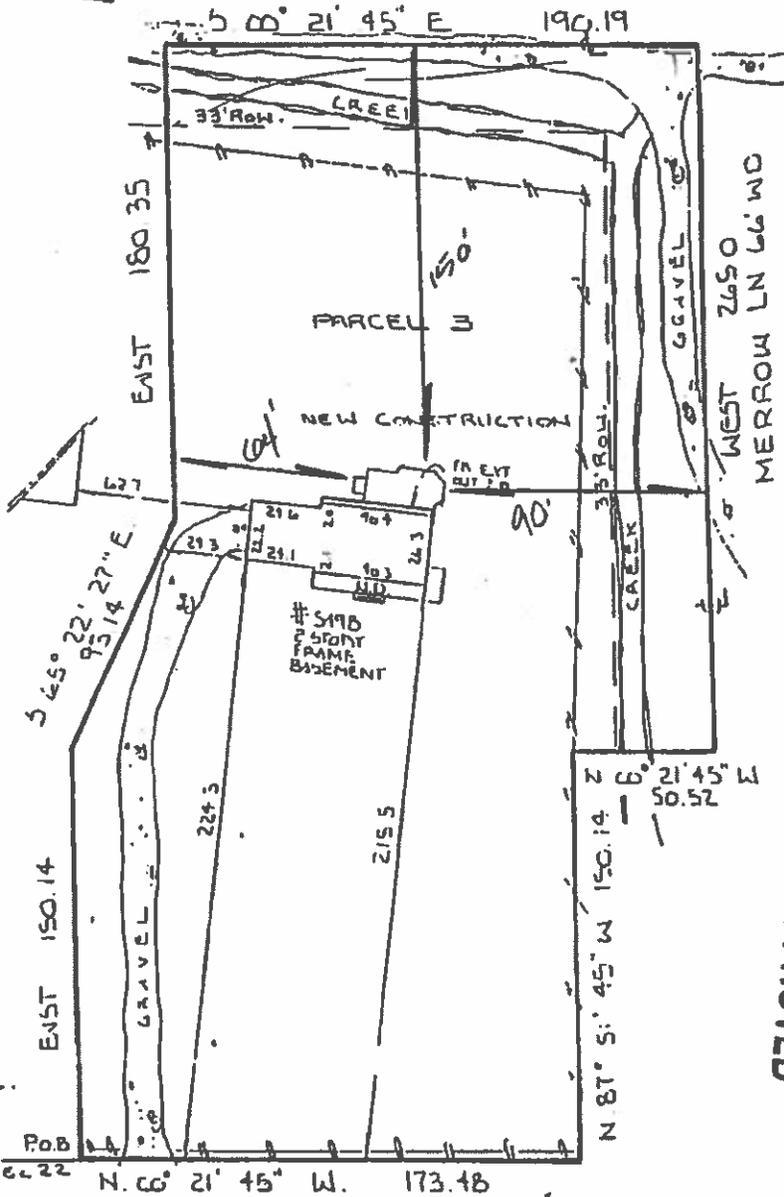
7th

3D



SEE ATTACHED LEGAL DESCRIPTION

MERROW LN. 66' WD.



GENOA TOWNSHIP
LAND USE PERMIT
APPROVED

S 60° 21' 45" E.
796.88

ROW P.O.B
LINE SEC 22

SHARP DRIVE 66' WD.

MORTGAGE CERTIFICATE

16' ASPHALT

I hereby certify to DNR Financial Services, Inc.
mortgage lender, and certify to all title insurance companies for the purpose of a mortgage loan to be made by said
lender to James A. Warren and Sandra J. Warren #1500079987

I have measured the property herein described; that there are located entirely thereon building(s) and improvement(s)
and that said building(s) and improvement(s) are within the property lines and that there are no existing encroachments upon
the land and property described, except as shown LEGAL DESCRIPTION PROVIDED BY OTHERS.

This mortgage certificate was prepared specifically for IDENTIFICATION PURPOSES for the safe use of the mortgage and
the insurance companies disclosed herein. Nothing herein shall be construed to give any rights or benefits to the present or
future land owners or occupants. This certificate is not intended nor represented to be a land boundary or property line survey
and is not to be used to establish property lines, easements, public right-of-way, building lines, conformally or non-conformally
to State, County or local ordinances and/or codes, etc. No boundary markers were set

NOTE

Job No 2-98-122, Scale 1" = 50'
Sheet 2 of 2

Date: February 18, 1998

By James P. Wood



1. PROJECT INFORMATION					
Site Address: <u>5498 SHARP DR</u>				Acreage: <u>2.0</u>	
2. OWNER/CONTRACTOR INFORMATION					
Owner Name: <u>JEFF WATSON</u>			Phone No.: <u>248 207-9719</u> <input type="checkbox"/>		
Owner Address: <u>5498 SHARP</u>		City: <u>Howell</u>	State: <u>MI</u>	Zip: <u>48843</u>	
Contractor name:			Phone No.: <input type="checkbox"/>		
Contractor Address:		City:	State:	Zip:	
3. TYPE OF IMPROVEMENT					
A. Principal Structure					
<input type="checkbox"/> New Single Family	<input type="checkbox"/> New Multiple Family	<input type="checkbox"/> Addition to Existing Building		<input type="checkbox"/> Grading/Site Work	
<input type="checkbox"/> Other: _____					
B. Accessory Structure					
<input type="checkbox"/> Fence	<input type="checkbox"/> Deck	<input checked="" type="checkbox"/> Detached Accessory (garage, shed, pole barn)		<input type="checkbox"/> Pool/Hot Tub	
<input type="checkbox"/> Other: _____					
4. PROPOSED SETBACK AND DIMENSIONAL INFORMATION					
A. Proposed Principal Structure Setbacks (in feet)					
Front: _____ (measured from front property line, right-of-way line or private road easement, whichever is less)					
Rear:	Least Side:		Side:	Water/Wetland:	
B. Proposed Accessory Structure Setbacks (in feet)					
Front: <u>30+</u>	Least Side: <u>32</u>	Side:	Rear: <u>45</u>	Water/Wetland: <u>40</u>	Distance from Principle Structure: <u>80</u>
C. Proposed Building/Improvement Dimensions					
Size of Building/Improvement: <u>216</u> square feet			Height: _____ feet		
6. SIGNATURE OF APPLICANT					
I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent. The owner and applicant agree to conform to all applicable ordinances of Genoa Township. Any modification to location, size or dimensions must be approved by Genoa Township. A Land Use Permit is valid for a period of 12 months from the date of issue. In signing of this application, I am permitting an official representative of Genoa Charter Township to do on-site inspections. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.					
Applicant is: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Lessee/Renter <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Other:					
Signature of Applicant: <u>Jeff W Watson</u>			Printed Applicant name: <u>JEFF ROY WATSON</u>		Date: <u>7-23-2020</u>
▽ FOR OFFICE USE ONLY ▽					
FLOODPLAIN					
Floodplain:		Panel #:		Zone #:	
ASSESSING APPROVAL					
<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Approved by:		Date:	
ZONING APPROVAL					
<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Parcel I.D. No.:		Zoning:	
<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Approved by:		Date:	
Comments/Conditions:					
Date picked up:					
ZBA	Case #/Approval date:		Conditions:		
3. FEES					
Land Use:	\$	Water/Sewer:	\$	Meter:	\$



**GENOA TOWNSHIP ASSESSING DEPARTMENT
REQUIRED LAND USE INFORMATION FORM**

2921 Dorr Road ❖ Brighton, Michigan 48116

Phone: (810) 227-5225 ❖ Fax: (810) 227-3420 ❖ www.genoa.org

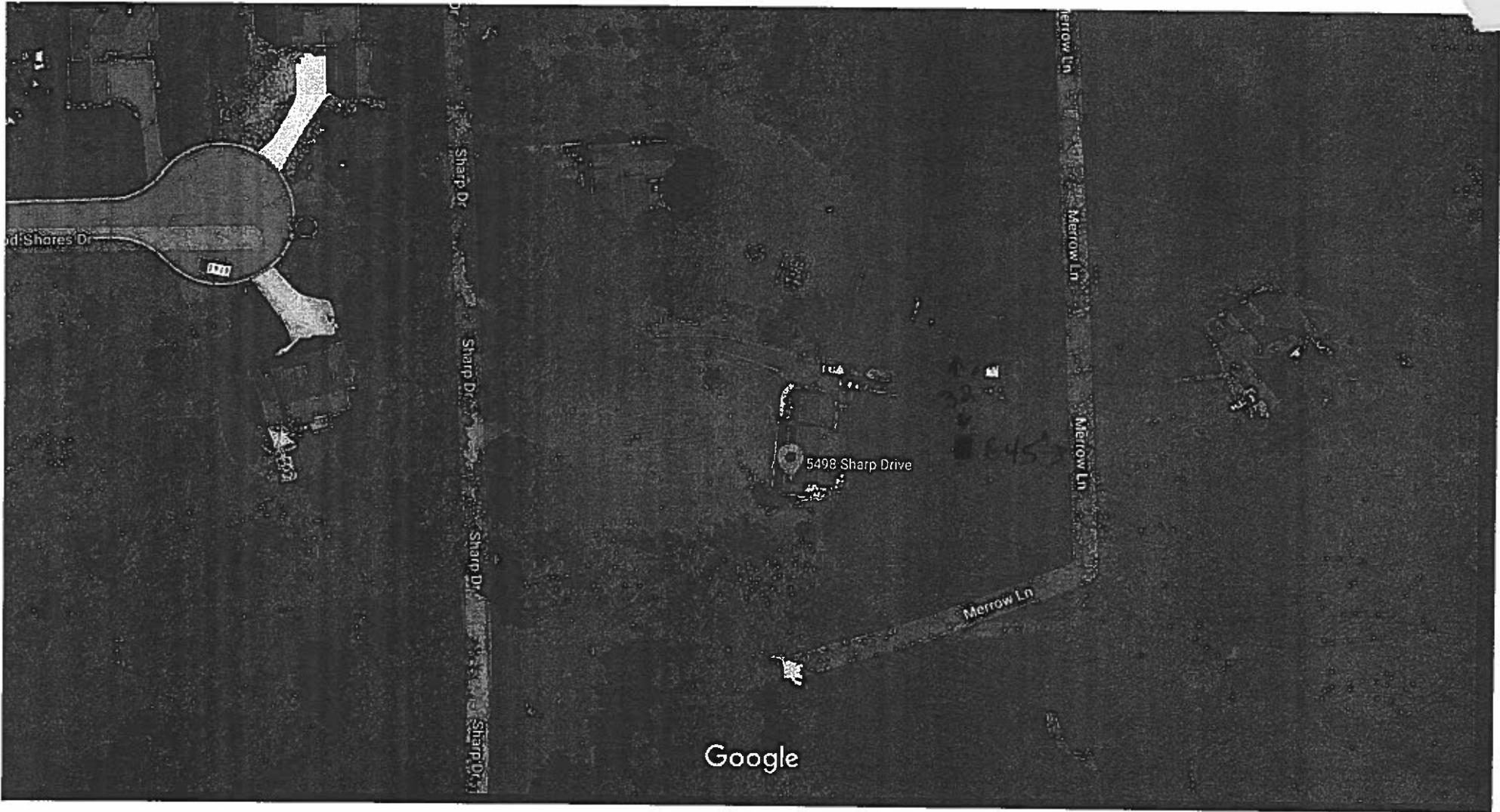
PERMIT NO. P20-114

1. PROJECT INFORMATION									
Site Address: <u>5498 SHARP DR</u>				Parcel I.D. No.:			Zoning:		
2. TYPE OF IMPROVEMENT									
A. Principal Structure <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Addition to Existing Building									
B. Accessory Structure <input type="checkbox"/> Fence <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Detached Accessory (garage, shed, pole barn) <input type="checkbox"/> Sunroom <input type="checkbox"/> Pool/Hot Tub: <input type="checkbox"/> Above ground <input type="checkbox"/> In ground									
C. Total Project Cost: \$ <u>5,100⁰⁰</u>									
3. SELECTED CHARACTERISTICS OF IMPROVEMENT									
Building Style		<input type="checkbox"/> Ranch		<input type="checkbox"/> 1.5 Story			<input type="checkbox"/> 2 Story		
Frame		<input type="checkbox"/> Masonry, Wall Bearing		<input type="checkbox"/> Wood Frame		<input type="checkbox"/> Structural Steel		<input type="checkbox"/> Reinforced Concrete	
Exterior		<input type="checkbox"/> Brick		<input type="checkbox"/> Stone		<input type="checkbox"/> Siding		<input type="checkbox"/> Wood	
Foundation		<input type="checkbox"/> Basement			<input type="checkbox"/> Crawl			<input type="checkbox"/> Slab	
Area		New Building Square Footage:				Addition Square Footage:			
Bedrooms		No. of:							
Bathrooms		No. of Full:		No. of Half:		No. of Sinks:		No. of Showers	
Basement		Walkout: <input type="checkbox"/> Yes <input type="checkbox"/> No	Finished: <input type="checkbox"/> Yes <input type="checkbox"/> No	Finished Square Footage:		Basement Baths:	No. of Full:		No. of Half:
Central Air		<input type="checkbox"/> Yes <input type="checkbox"/> No			Decks:		<input type="checkbox"/> Treated	<input checked="" type="checkbox"/> Composite	
Fireplace		<input type="checkbox"/> Direct Vent		<input type="checkbox"/> Pre-fab		<input type="checkbox"/> Other:			
Garage		<input type="checkbox"/> Attached	<input type="checkbox"/> Detached	Height: feet		Depth: feet		Width: feet	
Inground Pool		<input type="checkbox"/> Fiberglass			<input type="checkbox"/> Gunite			<input type="checkbox"/> Plastic	
Driveway		<input type="checkbox"/> Gravel	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Brick	<input type="checkbox"/> Other _____			
Accessory Structure		Height: <u>8</u> feet	Depth: <u>12</u> feet	Width: <u>18</u> feet		Flooring:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Dirt	<input checked="" type="checkbox"/> Wood
4. APPLICANT SIGNATURE (below)									
I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent and agree to conform to all applicable ordinances of Genoa Township. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.									
Signature of Applicant: <u>Jeffrey Wilson</u>					Date: <u>7-23-2020</u>				

Google Maps 5498 Sharp Dr



Google Maps 5498 Sharp Dr

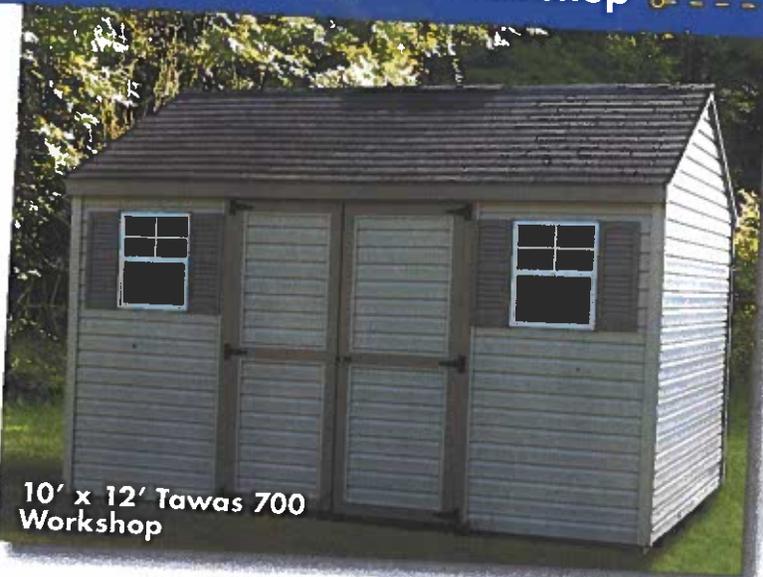


Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

Tawas 700 Workshop



Premium Series
CUSTOM BUILT HIGH QUALITY



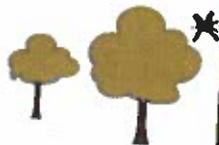
10' x 12' Tawas 700 Workshop

6'6" Side Wall
Standard Vinyl features include:

Double Door 5' x 6'
Two 21" x 27" windows w/
screens and shutters.
*8'x8' and 8'x10' only one window.

Options shown: none

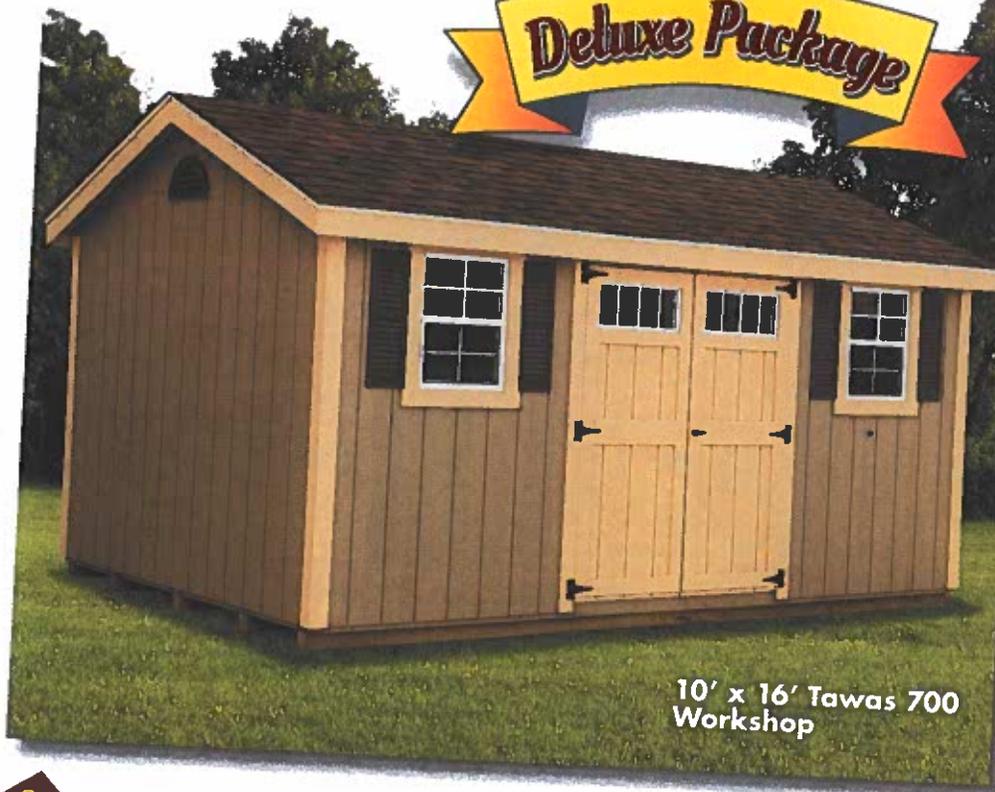
Colors Shown: Monterey Sand,
Tuskin Clay trim



Size in Ft.	Vinyl	Painted
8x8	\$2,506	\$2,121
8x10	\$2,645	\$2,413
8x12	\$2,759	\$2,619
8x14	\$2,906	\$2,778
8x16	\$3,023	\$2,919
10x10	\$2,785	\$2,654
10x12	\$3,098	\$2,919
10x14	\$3,275	\$3,143
10x16	\$3,434	\$3,322
10x18	\$3,767	\$3,517
10x20	\$4,100	\$3,809
12x12	\$3,264	\$3,064
12x14	\$3,705	\$3,493
12x16	\$4,020	\$3,808
12x18	\$4,389	\$4,170
12x20	\$4,756	\$4,516
12x24	\$5,509	\$5,175

Door available on eaves or gable

Deluxe Package



10' x 16' Tawas 700 Workshop

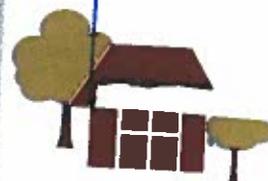
6'6" sidewall

5 X 6 Double door
Two-tone Paint
Two 21" x 27" windows
with screens and shutters.

Options Shown:
Architectural shingles,
2- round top vents, Roof
line trim, Deluxe door &
window trim and 3 color
combination.

Add 10% to base
price for Deluxe
package.

Colors Shown: Clay,
Stolzfus Almond trim



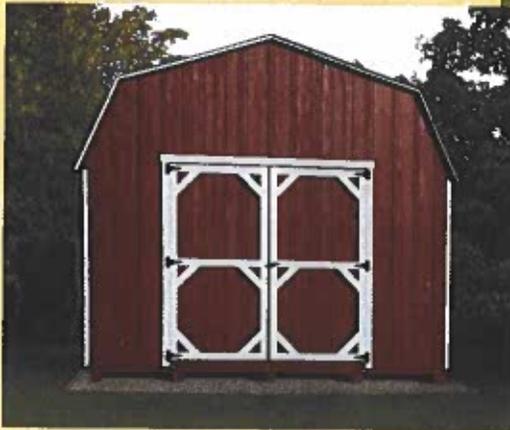
Delivery & Placement

Site Prep & Delivery

The building site must be a hard and level surface. The building can set right in your yard or drive, however it is recommended to put down 4-6" of crushed stone in order to achieve a solid level surface that has good drainage.

We must have a clear path to your building site. If there are trees or fences in the way they must be removed before we arrive. Our Mule delivery system has the ability to drive anywhere a truck or SUV can go.

Obtaining local zoning approval and permits, if needed, are the responsibility of the customer.



Speedy professional delivery.

Shed is off-loaded.



"Mule" transport system for exact placement.



- State-of-the-Art Equipment
- Back Yard Placement
- Delivery to your Location



Minimal disturbance to your yard.



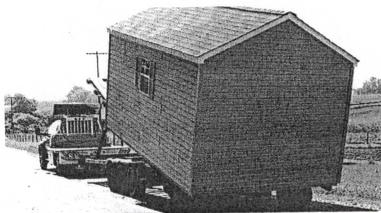
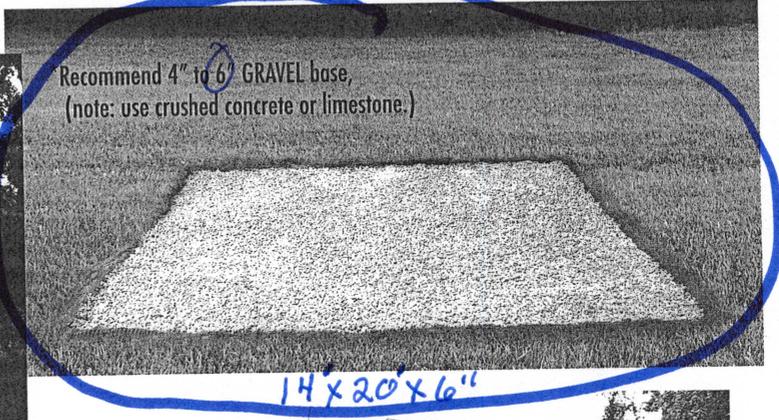
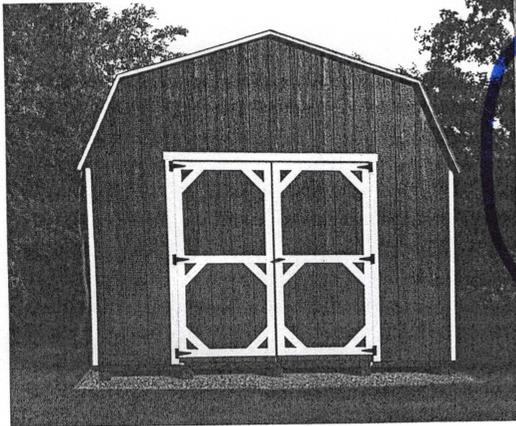
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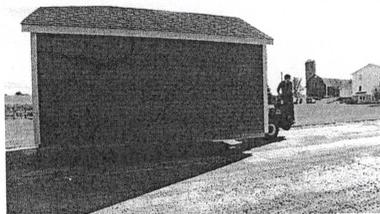
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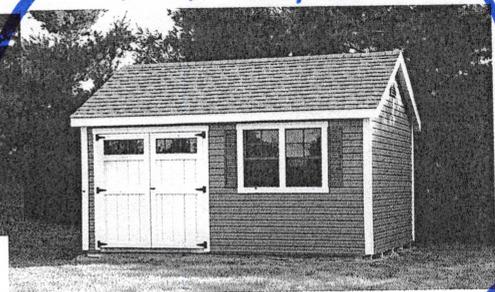
"Mule" transport system for exact placement.



- State-of-the-Art Equipment
- Back Yard Placement
- Delivery to your Location



Minimal disturbance to your yard.





#20074392 Ad: 5498 SHARP DRIVE
T: GENOA 48843

Dir: S OF GRAND RIVER ON DORR, W ON CROOKED LK S ON SHARP

Lot Size: 423X190X415X173

Prop ID: 1122200035

Legal: B4 NORTSHORE METES & BOUNDS

Tax: Sum: \$618 Win: \$2,214 Assoc. Fee: \$

Year Built: 1998 Oth/Spc: SEWER & ROAD

Water Nm: CROOKED LK Adl Doc: N

Sq Ft: 2180 TBS: FBS: 0

Soil Type: % Wooded:

Comp Arr: Sub Agency: Y 3

266770 RE/MAX ALL STARS

TOM GAMMON

Co-List:

Listing Information

RES SOLD

Map: R 16 Loc: S CROOKED LK W DORR

Front Ft: 173

Homestead: Y

Pos: IMMED.

Src: OWNER

% Tillable:

Buyer Agency: Y 3 Transaction Coord.: Y 3 Ownership:

810-229-8900

Agt: (810) 599-3533

Co-List Ph:

Unknown/Unknown \$ 274,900 S

Area: 01111

Protect: 150

Lavs: 1

LR:

GR: 14X25 E

FR:

LB:

DR: 14X11 E

KT: 19X14 E

Short Sale:

Gar: Y Ba: Y

Ph: 810-229-8

Agent Only Remarks

LOCATION, LOCATION, LOCATION. THIS BEAUTIFUL HOUSE SITS ON A LARGE WOODED LOT WALKING LC: N
DISTANCE TO ALL SPORTS CROOKED LAKE W/BOAT ACCESS CLOSE BY. LOCATED ON A PRIVATE DEAD DWP: 0
END STREET, THIS IS A GREAT PLACE FOR KIDS TO PLAY OR JUST RELAX ON THE SPACIOUS FRONT PAY: 0
PORCH. TAXES INCLUDE SEWER & ROAD ASSESSMENT. HOME WARRANTY. THIS IS A MUST SEE TO INT: 0.000
APPRECIATE! TRM:

Features

Exterior: VINYL
Site Desc: IRREG, WOODED
Heating: FRCD AIR
Water Heater: GAS

Bath Desc: 1ST F LAV, 2ND F BTH, MBR
BTH

Garage: 2 CAR, ATT, SIDE ENTRY,
OPENER, ELECT

Exterior Feat: PORCH, OUTSD LGHT

Architecture: 2-ST
WaterFront Desc: No
Fuel Type: GAS
Fireplace Type: LIV RM, GRT RM,
NATURAL
Other Rooms: 1ST FL LAU, GREAT RM,
BRKFST RM
Foundation: BASEMENT

Road Frontage: PAVED, PRIVATE

Style: COLONIAL
Terms: CONV, FHA, CASH
Cooling: CENTRAL
Interior Feat: CABLE AVL, HUMID
SMP PUMP
Appliances: STV, DISHW, MICRO
DISPSL
Basement Type: UNFINISHED

Water Sewer: WELL, SEW-SAN

Sold Information

Pend Date: 1/30/2001

Sell Off. ID: 185563

Seller Concession:

Sold Date: 2/19/2001

Sell Off: PREVIEW PROPERTIES.COM

Con Type:

DOM: 97 N

Con Amt: \$

Sold Pr: \$270,000

Sell Agt: ROBERT SMITH

3rd Party Apr: N

220 / 260

Livingston County, Michigan Property Search

To VIEW or PAY delinquent taxes... you must purchase a tax history from the navigation section below.

[Instructions for Delinquent Tax Payments >>](#)

Navigation		
Property Summary	Search Results	Tax History \$
Sales History	Refine Search	GIS Parcel Map
Split History	New Search	Print
Tax Description	Logout	

Property Summary

Our records are updated May, August and January, each year. If you feel any of this information is incorrect, please contact the [local unit of government](#).

Parcel Identification	
Parcel Number:	4711-22-200-035 ✓
Property Address:	5498 SHARP DR
Property Status:	ACTIVE
Government Unit:	4711 - GENOA TOWNSHIP
Taxing Unit:	4711 - GENOA TOWNSHIP
Classification:	401 - RESIDENTIAL
School District:	47070 - HOWELL
GIS Calculated Acres:	1.80
Active Date:	NOT AVAILABLE
Most Current Liber/Page:	Sales History

Owner Identification 4711-22-200-035	
Owner Name 1:	WEBER, JEFFREY W. & KAREN A.
Owner Name 2:	
Mailing Address:	5498 SHARP DR
Mailing City, State, Zip:	HOWELL, MI, 48843

From: [Michael Hadjinian](#)
To: [Amy Ruthig](#)
Cc: [C J](#)
Subject: RE: July 31 zoning letter
Date: Wednesday, August 5, 2020 2:57:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[mpimagnet_1b4a8559-632b-4792-8050-fe82dcc3bb6d.png](#)
[MPIlevatorpitch_foremailswithRFQwebsitesitelinkforsignature-374x20_93da117b-fd2c-431d-ba5d-c93fa6bfc34c.png](#)

Thanks Amy, now I understand. No objections.



Michael Hadjinian | *President*
o. 248.887.5600 ext. 204 | f. 248.887.6100
683 Town Center Drive, Highland, MI 48356 USA
mhadjinian@mpimagnet.com | www.mpimagnet.com

MPI | WE HELP MANUFACTURERS CONTROL THEIR METAL [Request a Quote](#)

From: Amy Ruthig <amy@genoa.org>
Sent: Wednesday, August 5, 2020 2:52 PM
To: Michael Hadjinian <mhadjinian@mpimagnet.com>
Subject: RE: July 31 zoning letter

Good Afternoon,

In regards to the zoning letter, the applicant is seeking to place a shed in the front yard. Unfortunately, their property is bordered by three road of right of ways which is a definition of a front yard per the Township Zoning Ordinance.

I have attached the application and proposed site plan for your review.

Please contact me if you should have any questions.

Thank You,

Amy Ruthig
Zoning Official



Genoa Charter Township
2911 Dorr Road, Brighton, Michigan 48116
Office: 810-227-5225 Ext. 114 Direct: 810-224-5824

E-mail: amy@genoa.org, Url: www.genoa.org

From: Michael Hadjinian [<mailto:mhadjinian@mpimagnet.com>]

Sent: Tuesday, August 4, 2020 8:18 AM

To: Amy Ruthig

Subject: July 31 zoning letter

Hello Amy

We received the attached letter and have a question. We are always in favor of neighbors improving their property but we do not understand what is being requested. What is a “detached accessory structure in the front yard?” This would help us understand if we have interest in weighing in one way or the other.

We love the community.

Thank you

Michael & Carol Hadjinian
5351 Edgewood Shores Dr



Michael Hadjinian | *President*

o. 248.887.5600 ext. 204 | f. 248.887.6100

683 Town Center Drive, Highland, MI 48356 USA

mhadjinian@mpimagnet.com | www.mpimagnet.com

MPI | WE HELP MANUFACTURERS CONTROL THEIR METAL [Request a Quote](#)

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
warren	WEBER	270,000	02/16/2001	WD	ARMS-LENGTH	29210691	BUYER	100.0													
FUHST, MICHAEL & LISA	WARREN	214,900	03/02/1998	WD	ARMS-LENGTH	2314-0020	BUYER	100.0													
Smigliani, Lamberto & Lois		0	08/22/1994	IV	QUIT CLAIM	1860-0874	BUYER	0.0													
BLAIR, RICHARD		49,000	02/14/1994	IV	INVALID SALE	18070600	BUYER	0.0													
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: SR		Building Permit(s)		Date	Number	Status											
5498 SHARP DR		School: HOWELL PUBLIC SCHOOLS		Other: See Work Descriptio		04/29/2019		PW19-061	7 FINAL BL												
Owner's Name/Address		P.R.E. 100% 02/22/2001		WOOD DECK		02/26/2003		03-54	NO START												
WEBER, JEFFREY W. & KAREN A. 5498 SHARP DR HOWELL MI 48843		MAP #: V20-14		HOME		07/16/1996		96-296	ROUGH FRAM												
Tax Description		2021 Est TCV Tentative		Land Value Estimates for Land Table 4501.BRIGHTON M & B																	
SEC 22 T2N R5E COMM N 1/4 COR TH S 796.88 FT TO POB TH S 173.48 FT TH S87*E 150.14 FT TH S 50.52 FT TH E 265 FT TH N 190.19 FT TH W 180.35 FT TH N65*W 93.14 FT TH W 150.14 FT TO POB CONT 1.80 AC SPLIT FR 004 1/94		X Improved		Vacant		* Factors *															
Comments/Influences		Public Improvements		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value							
		Dirt Road		TABLE A		1.80		Total Acres		34,333		100		61,800							
		Gravel Road												61,800							
		Paved Road																			
		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																			
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		LG		08/22/2019		INSPECTED		2021		Tentative		Tentative		Tentative						Tentative	
								2020		30,900		118,800		149,700						97,095C	
								2019		29,500		118,300		147,800						95,285C	
								2018		27,000		111,600		138,600						93,052C	

4711-22-200-035 08/22/2019
 The Equalizer. Copyright (c) 1999 - 2009.
 Licensed To: Township of Genoa, County of Livingston, Michigan

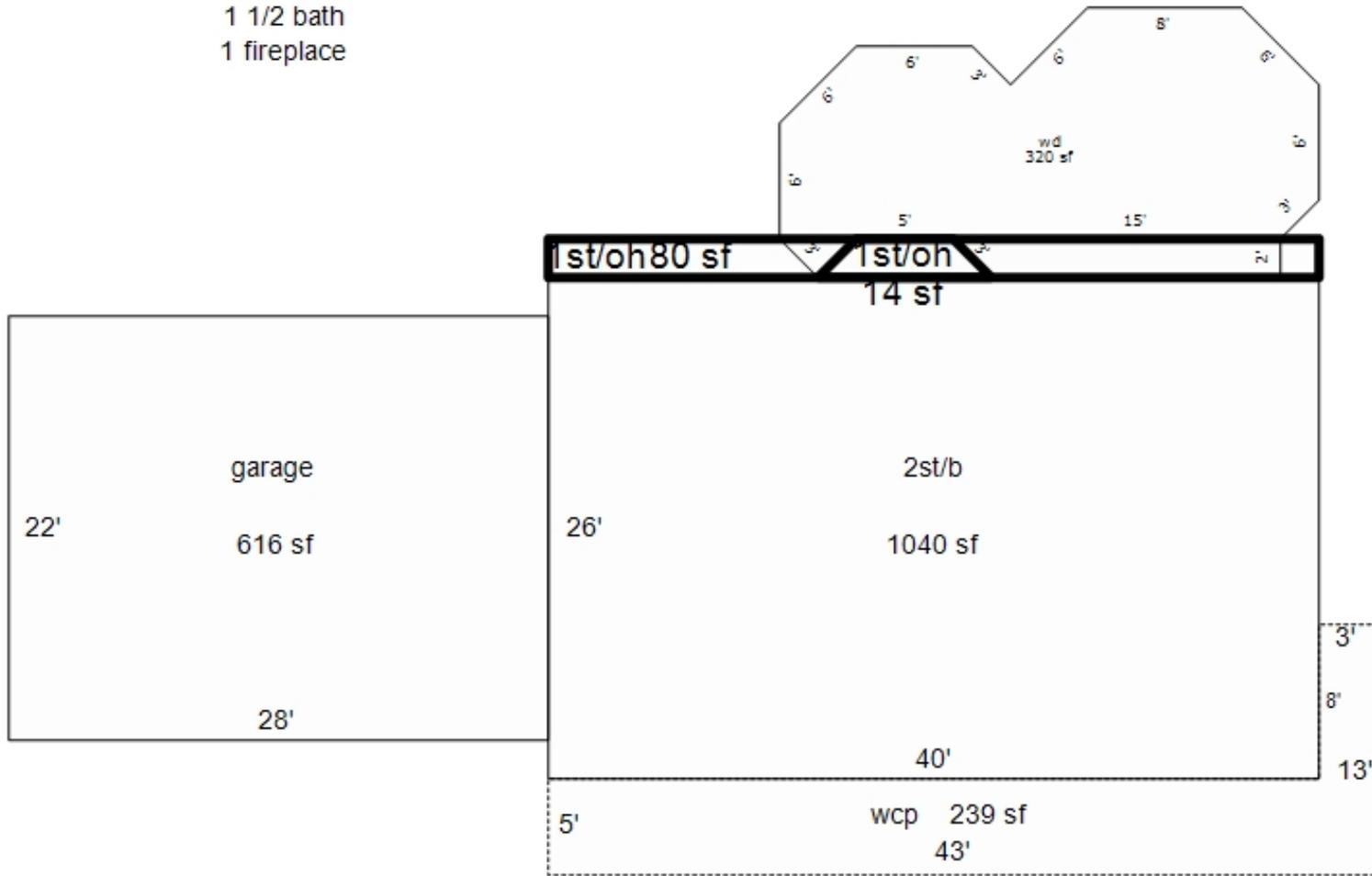


*** Information herein deemed reliable but not guaranteed***

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 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 239 320	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 616 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G		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: C		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family C (11) Heating System: Forced Heat & Cool Ground Area = 1040 SF Floor Area = 2174 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Class: C +5 Effec. Age: 15 Floor Area: 2,174 Total Base New : 279,518 Total Depr Cost: 237,558 Estimated T.C.V: 232,807			E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1998	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			Building Areas			Total: 228,900			279,518		237,558	
Condition: Good		Doors: Solid X H.C.		No./Qual. of Fixtures X Ex. Ord. Min			Stories Exterior Foundation 2 Story Siding Basement 1,040 1 Story Siding Overhang 80 1 Story Siding Overhang 14			Total: 228,900			279,518		237,558	
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 3,855 3,277 2 Fixture Bath 1 2,579 2,192 Porches WCP (1 Story) 239 7,390 6,281 Deck Treated Wood 320 4,678 3,976 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 616 21,560 18,326 Common Wall: 1 Wall 1 -2,228 -1,894 Water/Sewer Public Sewer 1 1,240 1,054 Water Well, 200 Feet 1 8,914 7,577 Fireplaces Prefab 2 Story 1 2,630 2,235 Totals: 279,518 237,558			Total: 228,900			279,518		237,558	
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 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			Notes: ECF (4041 SHARP/ MERROW LANE AREA) 0.980 => TCV: 232,807									
(1) Exterior				(14) Water/Sewer												
X	Wood/Shingle Aluminum/Vinyl Brick			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:												
Insulation																
(2) Windows		Many Avg. X Large Avg. Small														
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														
(3) Roof		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Brick																

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

4 bedrooms
2 full baths
1 1/2 bath
1 fireplace



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

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
July 21, 2020 - 6:30 PM**

MINUTES

Call to Order: Chairman Rassel called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm. The members and staff of the Zoning Board of Appeals were present as follows: Greg Rassel, Michele Kreutzberg, Jean Ledford, Bill Rockwell, Marianne McCreary, and Amy Ruthig, Zoning Official.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

Moved by Board Member McCreary, seconded by Board Member Kreutzberg, to approve the agenda as presented. **The motion carried unanimously.**

Call to the Public:

The call to the public was made at 6:32 pm with no response.

New Business

1. 20-08...A request by Matthew Riesterer, 2533 Spring Grove, for a variance to construct a detached accessory structure in the front yard.

Mr. and Mrs. Riesterer were present. Ms. Riesterer stated the extenuating circumstance is the extreme terrain of the property. It rises very high from the front to the back and there is a steep slope from the south to the north. The property also narrows as it goes toward the back. The only place to put the accessory structure is in the front yard. There are no other lots in the area like this due to the topography. Also, it is very wooded. Outbuildings are very common in their neighborhood so allowing them to have one would provide substantial justice. The impact on the surrounding neighborhood would be minimal.

Board Member McCreary asked if the existing accessory structures on the site will be removed. Mr. Riesterer stated, "yes".

The call to the public was made at 6:42 pm with no response.

Moved by Commissioner McCreary, seconded by Commissioner Kreutzberg, to approve Case #20-08 at 2533 Spring Grove for a variance to construction of a detached 40 x 30 x 12 accessory structure in the front yard, based on the following findings of fact:

- Compliance with the ordinance would prevent the applicant from constructing a detached accessory structure due to the location of the home and the exterior improvements.
- The practical difficulty is the topography of the land and the location of the home and the improvements on it.
- The extraordinary circumstances are the slope of the property from the road to the home and the inability to access the rear of the property due to the pool, the septic, and the grade of the lot.
- By allowing the accessory building, substantial justice will be granted to the applicant and they will be afforded the same opportunities as other property owners in the area. The property is surrounded by hard landscape and trees that will further provide a buffer for any surrounding properties.
- The need for the variance is not self-created.
- The granting of the variance will not impair an adequate supply of light or air to adjacent properties or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have a limited impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

The approval is conditional upon the following:

1. The existing temporary structure will be removed prior to Certificate of Occupancy.
2. Section 03.03.02 Home Occupations of the Zoning Ordinance must be followed.

The motion carried unanimously.

2. 20-09...A request by Bernard A. Berger III, 5600 Crooked Lake Road, for a variance to construct a detached accessory structure in the front yard.

Mr. and Mrs. Berger were present. Mr. Berger stated they are proposing to place an accessory structure in the front yard. The home sits 450 feet off the road, which only leaves approximately 150 feet in the rear. The septic tank and field are to the rear of the home. They also have a wetland in their backyard and there are approximately 15 to 20 trees. The structure would be approximately 150 feet from the roadway. It should only be visible by the neighbor across the street due to the trees along both sides of the property.

Board Member Ledford asked for the size of the structure. Mr. Berger stated it is 30 x 40. Ms. Berger stated the existing two structures will be removed.

Board Member Rockwell questioned if the building could be moved further back so that the neighbor to the east would not see it in his front yard line of view. Mr. Berger stated there is a

large cherry tree further back. Ms. Berger stated they could move it a few feet back, but the builder advised that moving it back any further could harm the cherry tree.

The call to the public was made at 6:57 pm with no response. A letter was submitted by Jeff Dhaenens of 5494 Sharp Drive. He has no issues with the request; however, asked the applicant to consider a facade or exterior that aligns more closely with the look and feel of the house. Ms. Berger stated that they will pick a color that matches their house and the roof shingles will match the house.

Moved by Commissioner Rockwell, seconded by Commissioner Ledford, to approve Case #20-09 for Bernard A Berger, III at 5600 Crooked Lake Road to construct a 30 x 40 detached accessories structuring in the front yard, based on the following findings of fact:

- Compliance with the strict letter of the ordinance would prevent the applicant from constructing a detached accessory structure. Detached accessory structures are common in this area and granting the variance would provide substantial justice 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 exceptional or extraordinary conditions of the property are the location of the existing single family home being set back further from the road than the adjacent neighbors and the septic tank, septic field and wetlands are located at the rear of the property. The granting of the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance is not self-created.
- 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 proposed variance would have a limited impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon:

1. The two existing detached accessory structures will be removed prior to Certificate of Occupancy.
2. Section 03.03.02 Home Occupations of the Zoning Ordinance must be followed.
3. Building height shall not exceed 14 feet.
4. MISS Dig shall be called to ensure any pipeline, ROW or easements prior to construction.

The motion carried unanimously.

3. 20-10...A request by Tim Chouinard, 1247 Sunrise Park Drive, for a front- yard and two side-yard variances to construct an addition.

Mr. Tim Chouinard was present. This is a small lake lot with a trapezoid shape. The existing structure is not in line with the property lines. They will be removing the existing non-conforming

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car port, adding an addition, and more living space to the top of the existing home. It will be 7 ½ feet higher than the current structure. They are proposing a smaller garage than the existing carport.

Board Member McCreary questioned if the existing garage will be removed. Mr. Chouinard stated that will remain. It is a shed.

The call to the public was made at 7:12 p.m. with no response

Moved by Board Member Kreutzberg, seconded by Board Member McCreary, to approve Case #20-09 by Tim Chouinard for John J. and Luanne Woodley of 1247 Sunrise Park Drive for a front-yard variance of 12.8 feet from the required 35 feet for a 22.2 front-yard setback and a side-yard setback of and a side-yard variance of 7.5 from the required ten feet for a side-yard setback of 2.5 feet to construct a second story addition and attached garage, based on the following findings of fact:

- Strict compliance with the front and side-yard setbacks would unreasonably prevent use of the property. The garage will replace the carport, which is located closer to the side yard property line than the proposed attached garage.
- The variances will provide substantial justice in granting the applicant the same rights as similar properties in the neighborhood and are not self-created.
- The exceptional or extraordinary condition of the property is the narrowness of the lot and the location of the existing home.
- The granting of these variances will not impair an adequate supply of light or air to adjacent properties and would not increase congestion or increase the danger of fire or endanger the public safety or welfare.
- The proposed variances would not have an impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is based on the following condition:

1. The new structure must be guttered with downspouts.
2. The existing carport is to be removed.

The motion carried (Ledford - yes; Rassal - yes; McCreary - yes; Kreutzberg - yes; Rockwell - abstain).

Administrative Business:

1. Adjournment

Moved by Commissioner Rockwell, seconded by Commissioner Ledford, to adjourn the meeting at 7:15 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
July 21, 2020 - 7:30 PM**

MINUTES

Call to Order: Chairman Rassel called the regular meeting of the Zoning Board of Appeals to order at 7:31 pm. The members and staff of the Zoning Board of Appeals were present as follows: Greg Rassel, Michele Kreutzberg, Jean Ledford, Bill Rockwell, Marianne McCreary, and Amy Ruthig, Zoning Official.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

Chairman Rassel stated the applicant for Case #20-07 has requested to have their item tabled this evening.

Moved by Board Member McCreary, seconded by Board Member Ledford, to table Case #20-07 until the August 18, 2020 Zoning Board of Appeals meeting at the applicant's request. **The motion carried unanimously.**

Moved by Board Member McCreary, seconded by Board Member Ledford, 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.

New Business

1. 20-11...A request by Bible Baptist Church, 3850 Golf Club Road, for a variance to allow a detached accessory structure in the front yard.

Mr. Brent Lavanway of Boss Engineering and Tim Christophor, Pastor for Bible Baptist Church, were present. Mr. Lavanway provided a review of the property and the proposed project and showed the preliminary site plan. There are a number of restraints that limit where the private road can be placed off of Golf Club Road, such as natural features and site distance. This proposed roadway off of Golf Club Road will cause the existing accessory structure to be in the front yard of the existing home.

The barn and home are both existing and the roadway is necessary to be able to access the entire property. The Livingston County Road Commission has not approved any access road off of Latson Road.

The structure sits several hundred feet of Golf Club and is bordered by the creek and the wetlands so it is not in any immediate proximity to any neighbors. The closest neighbor is west of the lake.

It will not negatively affect the adjacent properties or to public safety and welfare of any residents within the Township.

Board Member Kreutzberg asked if the existing gravel road that is on the site is what is going to be used for the access drive. Mr. Lavanway stated it will be between the existing gravel drive and the residential property. He showed a drawing of the location of the roadway. It will be just to the east of the barn.

Board Member McCreary asked Pastor Tim about his letter stating that the barn will be “necessary for the upkeep of the current home and proposed church site and other amenities”. She questioned if the barn will be a community barn. He stated the church will own the barn and it will be used to store tools and equipment that will be used to maintain the property, including the property where the existing home is located.

Board Member McCreary noted that this variance request is self-created, and she was concerned about that; however, she agrees with Mr. Borden’s comment in his review letter that this is a hardship because the entrance road is only allowed in this location. There are no alternatives.

The call to the public was made at 7:54 pm with no response.

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to approve Case #20-11 for 3850 Golf Club Road by Bible Baptist Church, Tim Christophor, Pastor, for 41.8 foot front-yard setback variance along the new proposed access road adjacent to an existing barn, based upon the following findings of fact:

- This is the only access location possible for the 46.5 acre property
- Current alignment and design of Latson Road does not allow access and the new road is a fixed location.
- The approved location and corresponding design of the proposed access follows the existing topography of the land from Golf Club Road and transitions southerly across the dam between the pond and the wetlands to the southern portion of the property and the proposed church site.
- The existing barn meets all Genoa Township setbacks, requirements, and codes with the exception of the new front yard when the new access road is added.

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- The barn is a substantial structure needed to house and maintain equipment for the proposed church site and proposed amenities.
- It will not change the need for the owner.
- The barn is well screened and several hundred feet from adjacent properties.
- Property owners in the district will not be affected by this variance nor will it interfere or discourage appropriate development, continued use or value of the adjacent properties and surrounding neighbors and will not impact an adequate supply of light and air to adjacent properties.
- Public safety and welfare of Genoa Township residents will not be affected.
- Property owners in the district will continue with the preservation and enjoyment of their same right.

The motion carried unanimously.

2. 20-12...A request by Brett and Jennifer Landacre, 528 S. Hacker, for a rear yard variance to construct a detached accessory structure or a variance to construct a detached accessory structure in the front yard

Ms. Jennifer Landacre was present. She is requesting a rear yard setback of one foot to construct a 40 x 24 detached structure. They will be removing the existing accessory structure on her property. This location avoids them being under the power lines. The structure will be placed on the existing asphalt pad. A variance would have been needed to put this building anywhere on their property. There are other homes in the area that do not meet the required setbacks, and she has provided examples in her request. This variance will not negatively impact the neighborhood and it will only be seen by her closest neighbor when he is driving into his garage.

Board Member McCreary agrees that the location is appropriate because there is already asphalt there; however, there was no official, detailed survey submitted with the request. She is concerned because the request is for only one foot off of the property line. Ms. Landacre stated she has located the marker and is confident where the property line is. Board Member McCreary is not comfortable with approving this variance request without an official survey. Board Member Kreutzberg agrees.

Ms. Landacre requested to have her item tabled this evening to allow her to obtain an official survey to show the property lines in relation to the proposed accessory structure.

The call to the public was made at 8:14 pm.

Mr. John Klayvon of 411 Porta Drive was present to support this request.

The call to the public was closed at 8:16 pm.

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Moved by Board Member Ledford, seconded by Board Member McCreary, to table Case #20-08 until the August 18 Zoning Board of Appeals meeting,

The motion carried unanimously.

Administrative Business:

1. Approval of minutes for the June 16, 2020 Zoning Board of Appeals meeting.

Needed changes were noted. **Moved** by Board Member McCreary, seconded by Board Member Rockwell, to approve the minutes of the June 16, 2020 ZBA meeting as corrected. **Motion carried unanimously.**
2. Correspondence - Ms. Ruthig had no correspondence this evening.
3. Township Board Representative Report - Board Member Ledford provided a review of the July 6 and July 20, 2020 Board Meetings.
4. Planning Commission Representative Report - A Planning Commission meeting was not held in July.
5. Zoning Official Report - Ms. Ruthig had nothing to report. The next meeting may be a Zoom meeting or two separate meetings like was done this evening.
6. Member Discussion - There were no items to discuss this evening.
7. Adjournment - **Moved** by Board Member Ledford, seconded by Board Member McCreary, to adjourn the meeting at 8:31 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary