

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
March 17, 2026
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

Conflict of Interest:

Approval of Agenda:

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

OLD BUSINESS:

NEW BUSINESS:

1. 26-01...A request by Signarama on behalf of the Brighton Church of the Nazarene, 7669 Brighton Road, for a sign variance and any other variances deemed necessary by the Zoning Board of Appeals, to allow a greater number of wall signs than allowed under the ordinance.
2. 26-02... A request by Graph-X Signs on behalf of Trinity Health, 4379 E. Grand River, for a sign variance and any other variances deemed necessary by the Zoning Board of Appeals, to allow an additional wall sign facing a private road.
3. 26-03...A request by Bible Baptist Church, 3900 Golf Club Road, for a fence variance and any other variances deemed necessary by the Zoning Board of Appeals, to allow chain link fencing in the front yard and for that fence to be over the allowed height of 3'.

ADMINISTRATIVE BUSINESS:

1. Approval of minutes for the September 16, 2025 Zoning Board of Appeals meeting.
2. Correspondence
3. Member Discussion
4. Adjournment

*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items may be offered by the Chairman as they are presented. Anyone speaking on an agenda item will be limited to 2 minutes.



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

Case # 26-01 Meeting Date: March 17, 2026 @ 6:30pm
in Boardroom
 PAID Variance Application Fee

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

Applicant/Owner: Signarama - Flint/Novi Email: [REDACTED]
Property Address: 7669 Brighton Rd Phone: [REDACTED]
Present Zoning: SR Tax Code: 11-25-400-059

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: We are requesting a variance to permit a greater number of building-mounted signs than currently allowed under the zoning ordinance. This request is necessary to ensure adequate identification of multiple building entrances and would allow two additional signs.

Please note that the packet and staff report for your scheduled Zoning Board of Appeals meeting will be available to review at <https://www.genoa.org/government/boards/zoningboard> five days prior to the meeting.

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.

Due to the required traffic flow in the parking lot, a single sign does not provide adequate visibility or wayfinding, creating a practical difficulty. The requested variance allows reasonable use of the property while remaining fair to neighboring properties, as the signs are unlit and uncolored.

Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

The property's layout requires specific directional guidance not found on neighboring properties, which typically require only one sign, creating the need for multiple directional signs.

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.

Multiple unlit directional signs improve wayfinding and reduce driver confusion, benefiting public safety. Clear identification also assists emergency responders and visitors.

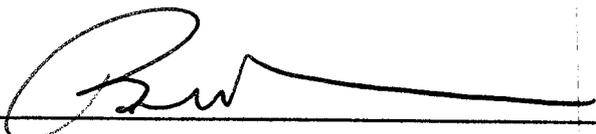
Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

The proposed unlit signs are modest and compatible with the surrounding area. Granting the variance would not interfere with or discourage the neighborhood character.

Attendance by the applicant is required at the Zoning Board of Appeals meeting.

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).

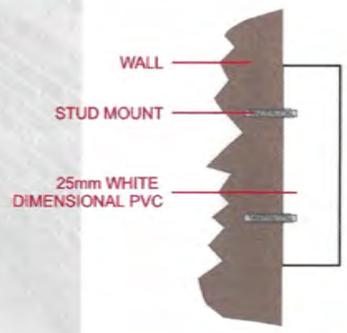
After the decision is made regarding your Variance approval a land use permit will be required with additional site plans and construction plans.

Date: 2/5/24 Signature: 

PROPOSED



PVC STUD MOUNTED DIMENSIONAL LETTERS



QUANTITY

1 Set

MATERIAL

1" White PVC Letters
Stud Mounting

LAMINATE
 NO LAMINATE

GLOSSY FINISH
 MATTE FINISH

SINGLE SIDED
 DOUBLE SIDED

INSTALL REMOVAL
 NO INSTALL NO REMOVAL

JOB NOTES

Proposed Size: 8 sqft

PROOF REVIEW

Approval states that contents of this proof are correct and the responsibility of the client. Please review Dimensions, Layout, Spelling and Colors.

If an exact Pantone match is required, please contact your sales representative.

Due to limitation in the printing process, colors shown may vary slightly.

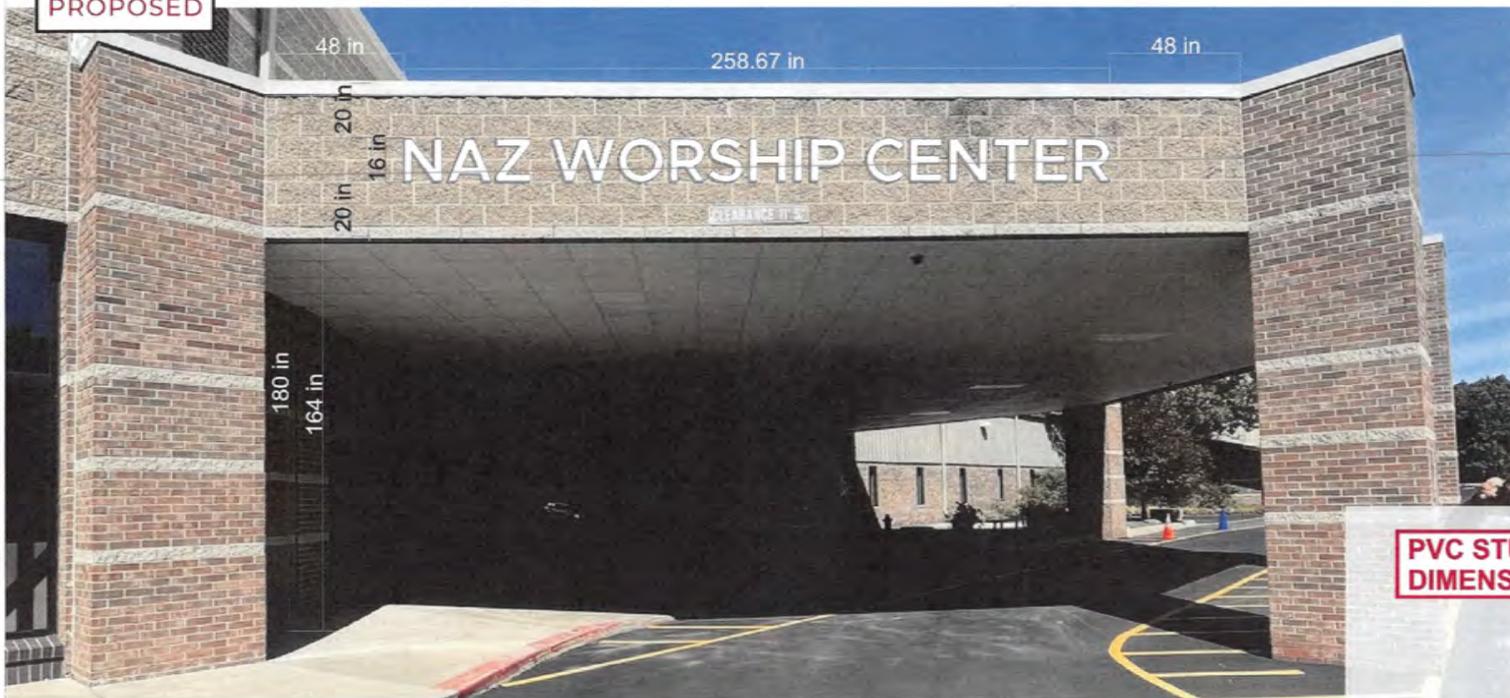
This document and the information contained may not be reproduced without the express written permission of Signarama. Unauthorized copying, disclosure or use are prohibited by copyright law.

VERSION #

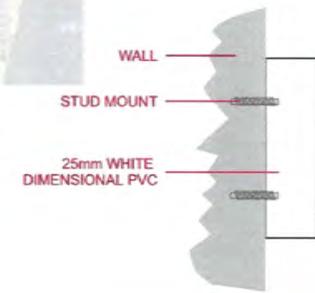
1 2 3 4 5 6

ADDITIONAL CHARGE MAY APPLY FOR EACH REVISION AFTER 3rd

PROPOSED



**PVC STUD MOUNTED
DIMENSIONAL LETTERS**

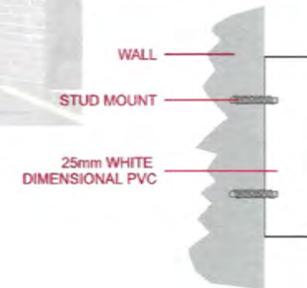


EXISTING

<p>QUANTITY</p> <p>1 Set</p>	<p>MATERIAL</p> <p>1" PVC Threaded Rod</p>	<p><input type="checkbox"/> LAMINATE <input type="checkbox"/> GLOSSY <input checked="" type="checkbox"/> NO LAMINATE <input checked="" type="checkbox"/> MATTE</p> <p><input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED</p> <p><input checked="" type="checkbox"/> INSTALL <input type="checkbox"/> REMOVAL <input type="checkbox"/> NO INSTALL <input checked="" type="checkbox"/> NO REMOVAL</p>	<p>PROOF REVIEW</p> <p>Approval states that contents of this proof are correct and the responsibility of the client. Please review Dimensions, Layout, Spelling and Colors. If an exact Pantone match is required, please contact your sales representative.</p> <p>Due to limitation in the printing process, colors shown may vary slightly. This document and the information contained may not be reproduced without the express written permission of Signarama. Unauthorized copying, disclosure or use are prohibited by copyright law.</p>	<p>VERSION #</p> <p>1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/></p> <p>ADDITIONAL CHARGE MAY APPLY FOR EACH REVISION AFTER 3rd</p> <p>JOB NOTES</p> <p>Proposed Size:29 sqft</p>
-------------------------------------	---	--	--	---



**PVC STUD MOUNTED
DIMENSIONAL LETTERS**



EXISTING

<p>QUANTITY</p> <p>1 Set</p>	<p>MATERIAL</p> <p>1" PVC Threaded Rod</p>	<p><input type="checkbox"/> LAMINATE <input type="checkbox"/> GLOSSY <input checked="" type="checkbox"/> NO LAMINATE <input checked="" type="checkbox"/> MATTE</p> <p><input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED</p> <p><input checked="" type="checkbox"/> INSTALL <input type="checkbox"/> REMOVAL <input type="checkbox"/> NO INSTALL <input checked="" type="checkbox"/> NO REMOVAL</p>	<p>PROOF REVIEW</p> <p>Approval states that contents of this proof are correct and the responsibility of the client. Please review Dimensions, Layout, Spelling and Colors. If an exact Pantone match is required, please contact your sales representative.</p> <p>Due to limitation in the printing process, colors shown may vary slightly. This document and the information contained may not be reproduced without the express written permission of Signarama. Unauthorized copying, disclosure or use are prohibited by copyright law.</p>	<p>VERSION #</p> <p>1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/></p> <p>ADDITIONAL CHARGE MAY APPLY FOR EACH REVISION AFTER 3rd</p> <p>JOB NOTES</p> <p>Proposed Size:29 sqft</p>
-------------------------------------	---	--	--	---



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

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: February 26, 2026

RE: ZBA 26-01

STAFF REPORT

File Number: ZBA#26-01

Site Address: 7669 Brighton Road-Brighton Church of the Nazarene

Parcel Number: 4711-25-400-059

Parcel Size: 6.68 Acres

Applicant: Signarama

Property Owner: Brighton Church of the Nazarene

Information Submitted: Application, site plan, conceptual drawings

Request: Sign Variance

Project Description: Applicant is requesting a variance for the number of wall signs allowed per the Ordinance

Zoning and Existing Use: SR (Suburban Residential)

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday March 1, 2026 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 Township Records, Church was built in 2008
- The parcel is serviced by well & septic
- See Assessing Record Card.

Summary: The applicant is requesting a variance from **Article 16.1**- number of wall signs allowed. The building does not currently have a wall sign, they are requesting (3) signs on the buildings east side to direct visitors.

Variance Requests

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

Footnotes to Table 16.1:

- (1) One wall sign shall be allowed per establishment with its own public entrance. The sign may be attached to the façade that faces the street or on another façade where the establishment provides a public entrance; in either case, however, the sign may only be attached to a portion of the building that is occupied by the establishment. For a multi-tenant office building with common entrances, one (1) building identification sign shall be allowed. (as amended 11/02/20). Max wall sign area for this building is 100 square feet.

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

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

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the ordinance would prevent the applicant from installing the number of signs they are proposing. Staff finds that the additional signage is operational in nature rather than promotional, as its primary function is to direct traffic within the constrained site layout. Strict compliance would not affect their ability to use the property.
- (b) Extraordinary Circumstances** – Due to the limited width of the parcel, the applicant was constrained in the orientation of the building on the lot and the placement of the parking area. Given the narrow lot width and resulting circulation challenges, the proposed wall signage is reasonably necessary to help support safe and orderly traffic flow on the property.

Proposed Wall Signs	3
Allowed Wall Signs	1
Variance Requested	2

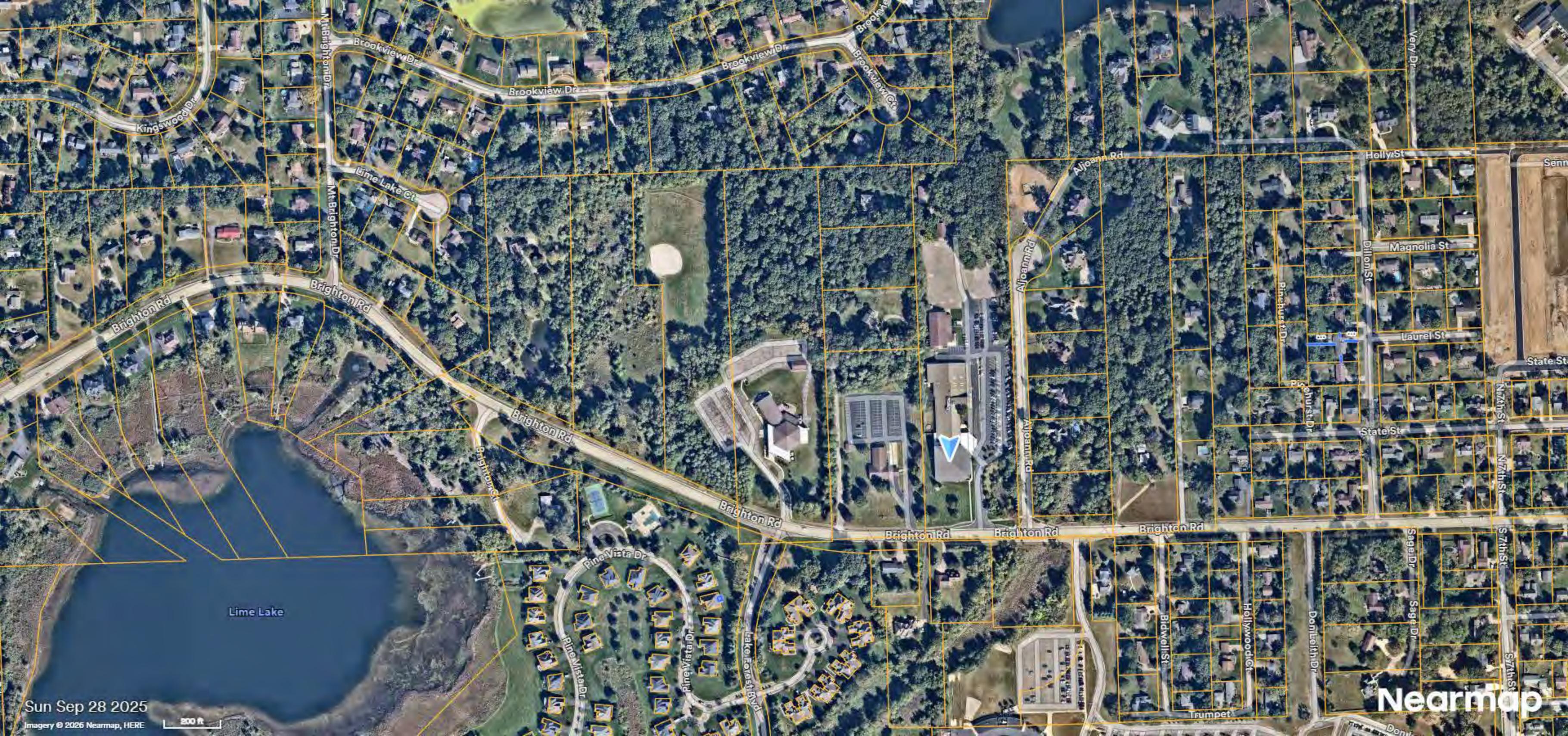
***Allowed square footage for wall signs is 100SF, the (3) proposed signs total 66SF. There is no need for a total sign square footage variance.**

- (c) Public Safety and Welfare** –Staff believes that due to the narrowness of the property, the additional signage may help with traffic flow and contribute positively to the public safety and welfare of Genoa Township residents and visitors to the Church.
- (d) Impact on Surrounding Neighborhood** – Staff does not believe the additional signage will have an impact on the surrounding neighborhood. They are small, unlit, and uncolored.

Recommended Conditions

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

1. No additional wall signage permitted in the future.



Sun Sep 28 2025

Imagery © 2026 Nearmap, HERE



Nearmap

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: SR		Building Permit(s)		Date	Number	Status					
7679 BRIGHTON RD		School: BRIGHTON AREA SCHOOLS		Other: See Work Descriptio		11/07/2025		PW25-174							
Owner's Name/Address		P.R.E. 0%		Interior Work/Repairs		08/16/2021		PW21-081	7 FINAL BL						
BRIGHTON CHURCH OF THE NAZERENE 7679 BRIGHTON RD BRIGHTON MI 48116-7775		MAP #: V26-01		Remodel/Renovation		07/19/2021		P21-139	7 FINAL BL						
		2026 Est TCV 0 TCV/TFA: 0.00		TEMPORARY SIGN		03/29/2018		W18-033	NO START						
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4501.4501 (47010) BRIGHTON M & B									
		Public Improvements		* Factors *											
		Dirt Road		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value	
		Gravel Road		TABLE A		6.680 Acres		21,467		100		143,400		143,400	
		Paved Road				6.68 Total Acres						Total Est. Land Value =		143,400	
		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													
Comments/Influences		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
								2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
								2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
								2024	0	0	0			0	
								2023	0	0	0			0	
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	X	Eavestrough Insulation	0	Front Overhang Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 98 Storage Area: 0 No Conc. Floor: 0																																																																								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																					
Building Style: BC		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration																																																																																				
Yr Built 2008	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																			
Condition: Good		Lg	X	Ord		Small																																																																																				
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace																																																																																			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric																																																																																					
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																																																																					
Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation		(6) Ceilings			No./Qual. of Fixtures																																																																																					
(2) Windows		Ex.	X	Ord.		Min	No. of Elec. Outlets																																																																																			
Many Avg. Few			X				Many	X	Ave.		Few	(13) Plumbing																																																																														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation			Average Fixture(s)																																																																																					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1399 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																			
(3) Roof		(8) Basement			No./Qual. of Fixtures																																																																																					
X	Gable Hip Flat		Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																			
X	Asphalt Shingle	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																					
Chimney:		(10) Floor Support			Lump Sum Items:																																																																																					
		Joists: Unsupported Len: Cntr.Sup:																																																																																								
<p>Cost Est. for Res. Bldg: 1 Single Family BC (11) Heating System: Forced Air w/ Ducts Ground Area = 1399 SF Floor Area = 1399 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas</p> <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>1,399</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>282,629</td> <td>254,365</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Garages</th> <th>Class:</th> <th>Exterior:</th> <th>Siding</th> <th>Foundation:</th> <th>42 Inch (Unfinished)</th> <th>Base Cost</th> <th>Common Wall: 1 Wall</th> <th>Class: C Exterior:</th> <th>Siding</th> <th>Foundation:</th> <th>42 Inch (Unfinished)</th> <th>Base Cost</th> <th>Totals:</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td></td> <td>BC</td> <td>Siding</td> <td></td> <td>42 Inch (Unfinished)</td> <td>784</td> <td>1</td> <td>C</td> <td>Siding</td> <td></td> <td>42 Inch (Unfinished)</td> <td>1200</td> <td>370,384</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>40,125</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>43,872</td> <td>336,854</td> </tr> <tr> <td></td> </tr> </tbody> </table> <p>Notes: ECF (4501 (47010) BRIGHTON M & B) 1.016 => TCV: 342,244</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,399			Total:				282,629	254,365	Plumbing	Garages	Class:	Exterior:	Siding	Foundation:	42 Inch (Unfinished)	Base Cost	Common Wall: 1 Wall	Class: C Exterior:	Siding	Foundation:	42 Inch (Unfinished)	Base Cost	Totals:	3 Fixture Bath		BC	Siding		42 Inch (Unfinished)	784	1	C	Siding		42 Inch (Unfinished)	1200	370,384							40,125						43,872	336,854														
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																					
1 Story	Siding	Basement	1,399																																																																																							
Total:				282,629	254,365																																																																																					
Plumbing	Garages	Class:	Exterior:	Siding	Foundation:	42 Inch (Unfinished)	Base Cost	Common Wall: 1 Wall	Class: C Exterior:	Siding	Foundation:	42 Inch (Unfinished)	Base Cost	Totals:																																																																												
3 Fixture Bath		BC	Siding		42 Inch (Unfinished)	784	1	C	Siding		42 Inch (Unfinished)	1200	370,384																																																																													
						40,125						43,872	336,854																																																																													

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

Desc. of Bldg/Section: YOUTH CENTER Calculator Occupancy: Community Recreation Centers				<<<<< Calculator Cost Computations >>>>>			
Class: D Floor Area: 8,670 Gross Bldg Area: 58,442 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low		Class: D Quality: Average Stories: 1 Story Height: 14 Perimeter: 0		Base Rate for Upper Floors = 160.29	
Depr. Table : 2% Effective Age : 9 Physical %Good: 83 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 8670 Ave. Perimeter Has Elevators:		(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.62 100% Adjusted Square Foot Cost for Upper Floors = 189.91		Total Floor Area: 8,670 Base Cost New of Upper Floors = 1,646,519	
Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 8,670 Base Cost New of Upper Floors = 1,646,519 Reproduction/Replacement Cost = 1,646,519 Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0 Total Depreciated Cost = 1,366,611		ECF (4501 (47010) BRIGHTON M & B) 0.950 => TCV of Bldg: 1 = 1,298,280 Replacement Cost/Floor Area= 189.91 Est. TCV/Floor Area= 149.74	
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 8,670 Base Cost New of Upper Floors = 1,646,519 Reproduction/Replacement Cost = 1,646,519 Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0 Total Depreciated Cost = 1,366,611		ECF (4501 (47010) BRIGHTON M & B) 0.950 => TCV of Bldg: 1 = 1,298,280 Replacement Cost/Floor Area= 189.91 Est. TCV/Floor Area= 149.74	
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Total Floor Area: 8,670 Base Cost New of Upper Floors = 1,646,519 Reproduction/Replacement Cost = 1,646,519 Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0 Total Depreciated Cost = 1,366,611		ECF (4501 (47010) BRIGHTON M & B) 0.950 => TCV of Bldg: 1 = 1,298,280 Replacement Cost/Floor Area= 189.91 Est. TCV/Floor Area= 149.74	
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:		(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:	
(5) Floor Cover:		(10) Heating and Cooling:		Thickness Bsmnt Insul.		(13) Roof Structure: Slope=0	
(6) Ceiling:		Gas Oil Coal Stoker Hand Fired Boiler		(14) Roof Cover:		(13) Roof Structure: Slope=0	

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

Desc. of Bldg/Section: Calculator Occupancy: Religious Buildings - Churches With Sunday Sc		<<<<< Calculator Cost Computations >>>>>	
Class: C Floor Area: 49,772 Gross Bldg Area: 58,442 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Class: C Quality: Average Stories: 1 Story Height: 16 Perimeter: 0 Base Rate for Upper Floors = 161.00	
Depr. Table : 2% Effective Age : 9 Physical %Good: 83 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.96 100% Adjusted Square Foot Cost for Upper Floors = 188.96	
Year Built Remodeled		Total Floor Area: 49,772 Base Cost New of Upper Floors = 9,404,917 Reproduction/Replacement Cost = 9,404,917 Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0 Total Depreciated Cost = 7,806,081	
Overall Bldg Height		Local Cost Items Rate Quantity/Area %Good Depr.Cost GOOD CANOPY 50.05 3599 78 140,501	
Comments:		ECF (4501 (47010) BRIGHTON M & B) 0.950 => TCV of Bldg: 2 = 7,549,253 Replacement Cost/Floor Area= 191.78 Est. TCV/Floor Area= 151.68	
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average			
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X Poured Conc.	Brick/Stone	Block	Footings
(3) Frame:		Many Above Ave.	Average Typical
(4) Floor Structure:		Total Fixtures	Few None
(5) Floor Cover:		3-Piece Baths	Urinals
(6) Ceiling:		2-Piece Baths	Wash Bowls
		Shower Stalls	Water Heaters
		Toilets	Wash Fountains
			Water Softeners
		(9) Sprinklers:	
		(10) Heating and Cooling:	
		Gas Oil	Coal Stoker
		Hand Fired Boiler	
		(11) Electric and Lighting:	
		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	
		Thickness	Bsmnt Insul.

*** 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 # 26-02 Meeting Date: 3-17-26 @ 6:30

PAID Variance Application Fee

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

Applicant/Owner: Graph-X Signs / Pete Abro Email: [REDACTED]

Property Address: 4379 E Gr. River Howell 48843 Phone: [REDACTED]

Present Zoning: MUPUD Tax Code: 11-09-100-032

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: The client would like to place building signage facing a private road. (Arundell Ave.) PER THE MOCK-UP ON PAGE 1-A.

Please note that the packet and staff report for your scheduled Zoning Board of Appeals meeting will be available to review at <https://www.genoa.org/government/boards/zoningboard> five days prior to the meeting.

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.

The granting of a variance would allow clients to enter through the Arundell Ave. Entrance & eliminate traffic congestion entering & exiting through the East Grand River entrance.

Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

The need for the variance is not self-created by the applicant but will improve traffic flow in this area.

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.

Because the variance would be building mounted it would not impair light or air, and would actually decrease congestion by alerting motorists of another entry point on Arundell Ave.

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.

There is nothing in this variance request to interfere or discourage development of adjacent properties or the surrounding neighborhood.

Attendance by the applicant is required at the Zoning Board of Appeals meeting.

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 plans and construction plans.

Date: 2/12/26 Signature: Ronald P. Williams GRAPH-X SIGNS

I-A

VARIANCE REQUESTED



6.2 ft

68 ft

10 ft

Scope of work for Probility 4379 E. Grand River Ave, Howell MI 48843 Suite 12

➔ **Dimensional Letters and Logos**

Flat Cut Exterior Lettering - White Acrylic Letters Print / Paint to match Brand Colors where applicable

Sizing to match Front Lit Signage: Overall Size: 13' 10" x 4' 7.3"

Letter Height: "H" - 15 in; Text Box: 115.2" w x 12"h

Width: 166 Inches, Height: 55.3 Inches

Total Area: 63.75 Sqft

Unity Circle Graphic Front

N/A

Digitally printed vinyl for application onsite to exterior of Upper Window Sections facing Grand River Ave.

(Same graphic & fabrication as graphics on Saline Medical Center)

All Upper windows 32.5" h, varying widths. graphic to cover 8" height (25% of window surface)

Existing Building numbers to remain, with no other graphics on those windows

Unity Circle Graphic Side

N/A

Digitally printed vinyl for application onsite to exterior of Upper Window Sections facing Arundell Ave.

(Same graphic & fabrication as graphics on Saline Medical Center)

All Upper windows 32" h, varying widths. graphic to cover 8" height (25% of window surface)

Hours Decal

N/A

Digitally printed vinyl for application onsite

Width: 24 Inches, Height: 27 Inches, Plotter Cut Complexity: 1



Bank of Ann Arbor

White Horse Ln

The Kensley

Arundell Ave.

Westbury Blvd

Westbury Apartments

Bluefin Japanese
Steakhouse & Sushi
Japanese

T-Mobile
Authorized Retailer
Cell phone store

MANPOWER

White Ho

E Grand River Ave

Arundell Ave.

Shop
Gowns

or Fitness
Class

Balance Foot & Ankle

96

Aubree's
and Grill
Pizza

New Howell Location - Exterior Vinyl Graphics

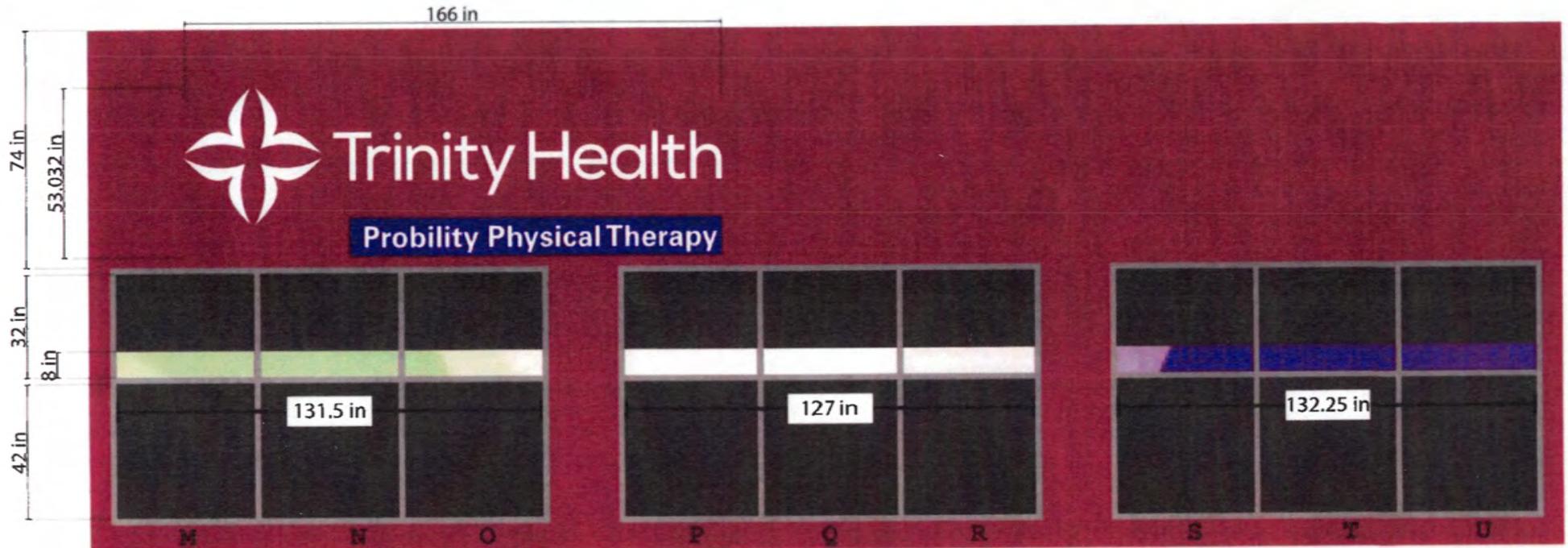
Flat Cut Exterior Lettering - White Arcrylic Letters
 Print / Paint to match Brand Colors where applicable

Sizing to match Front Lit Signage

Overall Size: 13' 10" x 4' 7.3"

Letter Height: "H" - 15 in

Text Box: 115.2" w x 12"h



Printed Unity Circle Graphic; Side Facade Stripe Sq. Ft: 21.7'
 Applied to exterior of windows - 8"h (25% of window area)

Upper Window Height: 32"
 Lower Window Height: 42"



November 17, 2025

4379 F Grand River Ave Suite 12, Howell, MI 48843



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

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: March 5, 2026
RE: ZBA 26-02

STAFF REPORT

File Number: ZBA#26-02
Site Address: 4379 E Grand River-Trinity Health Probility Physical Therapy
Parcel Number: 4711-09-100-032
Parcel Size: 2.29 Acres
Applicant: Graph-X Signs
Property Owner: Westland Venoy LLC
Information Submitted: Application, site plan, conceptual drawings
Request: Sign Variance
Project Description: Applicant is requesting a variance for the number of wall signs allowed per the Ordinance
Zoning and Existing Use: MUPUD (Mixed Use Planned Unit Development)
Other:

Public hearing was published in the Livingston County Press and Argus on Sunday March 1, 2026 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 Township Records, multi-tenant building was built in 2004
- The parcel is serviced by municipal water & sewer
- See Assessing Record Card.

Summary: The applicant is requesting a variance from **Article 16.1**- number of wall signs allowed. The building currently has a wall sign facing Grand River Avenue, they are requesting (1) additional sign facing Arundell Avenue.

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Variance Requests

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

Footnotes to Table 16.1:

- (1) One wall sign shall be allowed per establishment with its own public entrance. The sign may be attached to the façade that faces the street or on another façade where the establishment provides a public entrance; in either case, however, the sign may only be attached to a portion of the building that is occupied by the establishment. For a multi-tenant office building with common entrances, one (1) building identification sign shall be allowed. (as amended 11/02/20). Max wall sign area for this building is 100 square feet.
- (2) Two wall signs may be permitted for establishments located on a corner or through-lot. One sign, meeting the maximum allowable sign area, shall be permitted on each side of the building that fronts along the public right-of-way, including I-96. ***Trinity Health's 2nd "front" is on a PRIVATE ROAD. (Arundell)***

Proposed Wall Signs	2
Allowed Wall Signs	1
Variance Requested	1

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

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

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the ordinance would prevent the applicant from installing the number of signs they are proposing however, would not affect their ability to use the property. All traffic for this multi-tenant building enters the lot off of Arundell Avenue, each of the other tenant spaces only has (1) wall sign facing Grand River Avenue.
- (b) Extraordinary Circumstances** – This tenant space is located at the corner of a multi-tenant building. Staff has not identified any extraordinary circumstances associated with the site. The tenant currently has a wall sign facing Grand River, which is also where the parking lot is located. As a result, staff does not believe the tenant would significantly benefit from the addition of another sign. It does not appear that there is an entrance on this side of the building.
- (c) Public Safety and Welfare** –Staff does not believe the additional signage would have an effect either way to the public safety and welfare of Genoa Township residents.
- (d) Impact on Surrounding Neighborhood** – Staff does not believe the additional signage will have an impact on 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. No additional signage permitted for tenant.



993

White Horse Ln

Arundell Ave

4373

4379

4313

4337

4337

4313

4361

4433

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WESTBURY SHOPS LLC	WESTLAND VENOY LLC	2,725,000	03/05/2019	WD	03-ARM'S LENGTH	2019R-006105	BUYER/SELLER	100.0
SINGH I LIMITED PARTNERSHI	WESTBURY SHOPS LLC	0	11/23/2004	QC	21-NOT USED/OTHER	4650/0663	BUYER/SELLER	0.0

Property Address	Class: COMMERCIAL-IMPROVE	Zoning: MUPUD	Building Permit(s)	Date	Number	Status
4313 E GRAND RIVER	School: HOWELL PUBLIC SCHOOLS		Wall Sign	10/07/2025	PS25-024	7 FINAL BL
	P.R.E. 0%		Wall Sign	05/02/2025	PS25-012	7 FINAL BL
Owner's Name/Address	MAP #:		Tenant Build-Out	05/01/2025	PW25-052	7 FINAL BL
WESTLAND VENOY LLC PO BOX 251574 WEST BLOOMFIELD MI 48325-1574	2026 Est TCV 2,848,432 TCV/TFA: 155.48		Other: See Work Descriptio	04/14/2025	PW25-044	7 FINAL BL

Tax Description	Public Improvements	Land Value Estimates for Land Table 2003.2003 COMMERCIAL LAND																																										
SEC 9 t2N r5E COMM AT N1/4 COR TH S01*39'41"W 807.93 FT TH N60*42'38"W 629.67 FT TO POB TH CONT. N60*42'38"W 320 FT TH N29*17'22"E 310.09 FT TH S60*42'38"E 320 FT TH S29*17'22"W 310.09 FT TO POB CONT. 2.26 AC M/L SPLIT FR 024	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>MAIN CORRIDOR</td> <td>319.00</td> <td>309.00</td> <td>1.0000</td> <td>1.0000</td> <td>3000</td> <td>100</td> <td></td> <td>957,000</td> </tr> <tr> <td colspan="8">319 Actual Front Feet, 2.26 Total Acres</td> <td>Total Est. Land Value = 957,000</td> </tr> </tbody> </table> <p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Asphalt Paving</td> <td>3.13</td> <td>29280</td> <td>50</td> <td>45,823</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>45,823</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	MAIN CORRIDOR	319.00	309.00	1.0000	1.0000	3000	100		957,000	319 Actual Front Feet, 2.26 Total Acres								Total Est. Land Value = 957,000	Description	Rate	Size	% Good	Cash Value	D/W/P: Asphalt Paving	3.13	29280	50	45,823	Total Estimated Land Improvements True Cash Value =				45,823
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																				
MAIN CORRIDOR	319.00	309.00	1.0000	1.0000	3000	100		957,000																																				
319 Actual Front Feet, 2.26 Total Acres								Total Est. Land Value = 957,000																																				
Description	Rate	Size	% Good	Cash Value																																								
D/W/P: Asphalt Paving	3.13	29280	50	45,823																																								
Total Estimated Land Improvements True Cash Value =				45,823																																								



4711-09-100-032 11/09/2020
The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Genoa, County of Livingston, Michigan

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	Rolling	2026	478,500	945,700	1,424,200			1,373,172C
	Low	2025	478,500	888,000	1,366,500			1,337,072C
	High	2024	317,200	989,700	1,306,900			1,296,870C
	Landscaped	2023	317,200	982,100	1,299,300			1,235,115C
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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

Desc. of Bldg/Section: Calculator Occupancy: Shopping Centers - Neighborhood		<<<<<< Calculator Cost Computations >>>>>>	
Class: C		Class: C Quality: Average	
Floor Area: 18,320		Stories: 1 Story Height: 12 Perimeter: 678	
Gross Bldg Area: 18,320		Base Rate for Upper Floors = 106.19	
Stories Above Grd: 1		(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.91 100%	
Average Sty Hght : 12		Adjusted Square Foot Cost for Upper Floors = 123.10	
Bsmnt Wall Hght		Total Floor Area: 18,320 Base Cost New of Upper Floors = 2,255,192	
Depr. Table : 1.5%		18,320 Sq.Ft. of Sprinklers @ 4.83, Cost New = 88,486	
Effective Age : 11		Reproduction/Replacement Cost = 2,343,678	
Physical %Good: 85		Eff.Age:11 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0	
Func. %Good : 100		Total Depreciated Cost = 1,992,126	
Economic %Good: 100		Local Cost Items Rate Quantity/Area %Good Depr.Cost	
2004 Year Built Remodeled		AVE CANOPY 31.50 1952 80 49,190	
Overall Bldg Height		LC ENTRY 15.00 120 95 1,710	
Comments:		WELL/WATER 4500.00 1 85 3,825	
		SEPTIC/SEWER 4500.00 1 85 3,825	
		ECF (2014 MAIN COMMERCIAL) 0.900 => TCV of Bldg: 1 = 1,845,609	
		Replacement Cost/Floor Area= 131.13 Est. TCV/Floor Area= 100.74	

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Many Average	
		2-Piece Baths		Water Heaters		Many Unfinished	
		Shower Stalls		Wash Fountains		Typical Typical	
		Toilets		Water Softeners			
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0			
		Gas		Coal		Hand Fired	
		Oil		Stoker		Boiler	
(6) Ceiling:				(14) Roof Cover:			
				(40) Exterior Wall:			
				Thickness		Bsmnt Insul.	

*** 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 # 26-03

Meeting Date: March 17, 2026

PAID Variance Application Fee

@ 6:30 pm in the Boardroom

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

Applicant/Owner: Bible Baptist Church Email: [REDACTED]

Property Address: 3900 Golf Club Rd. Howell Phone: [REDACTED]

Present Zoning: LDR Tax Code: 4711-05-200-015

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: Chain link fence in various locations - perimeter of playground, basketball court, soccer field. 3' high in most locations; 5' high around basketball court. Some is located (by technical definition only) in "front yard" though not seen from road.

Please note that the packet and staff report for your scheduled Zoning Board of Appeals meeting will be available to review at <https://www.genoa.org/government/boards/zoningboard> five days prior to the meeting.

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.

self-evident for recreation spaces

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.

church campus is unique; recreation spaces "normal" for church programming

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.

self-evident

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.

self-evident

Attendance by the applicant is required at the Zoning Board of Appeals meeting.

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).

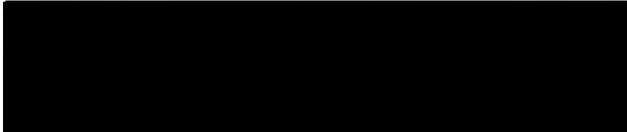
After the decision is made regarding your Variance approval a land use permit will be required with additional site plans and construction plans.

Date: 2/17/2026 Signature: *Tim Christason* *Tim Christason, pastor*



19900 Williamsville rd | Gregory, MI 48137
(734) 719-0340 | mifencerepair@gmail.com | www.mifencerepair.com

RECIPIENT:



Estimate #250362

Sent on Oct 13, 2025

Total \$9,176.00

SCOPE OF WORK

- 1) Supply and install approximately 320 linear feet of 5'H BLACK CHAIN LINK FENCING - RESIDENTIAL GRADE (All posts to be installed ~38" deep in concrete).
- 2) Clean work site and spread excess dirt along bottom of fence line.

Product/Service	Description	Qty.	Unit Price	Total
Chain Link Fence Installation - Residential	320 linear feet of 5'H BLACK CHAIN LINK FENCING - RESIDENTIAL GRADE	1	\$9,176.00	\$9,176.00*
	2-1/2" Terminal Posts			
	1-5/8" Line Posts			
	1-3/8" Top Rail			
	12ga wire mesh			

* Non-taxable

Total \$9,176.00

Images

View online <https://l.jbbr.io/FMHGC7h>



Attachment A
Variance Request from Genoa ZBA

The proposed fence to enclose the Pickleball/Basket Ball court may technically be in the Front Yard of the Pine Summit Church Property.

The original approved site Plan shows a future Worship Center (adjacent easterly of the existing Structure and fronting on Latson Road). When considering this future Worship Center as depicted in the approved Site Plan the requested variance will not be in the Front yard of the Latson Road frontage.

The majority of the proposed fencing of the Recreational Area will be 3 feet tall and does not require a fence height, ZBA variance.

A 5 feet tall fence enclosing the Pickleball/Basketball court does require a height variance. This is the only proposed 5 feet tall fence.

Variance Requests

There are TWO Variances requests.

1. Zoning Ordinance Section 11.04.03.(c).(2) 3 feet high fence in Front Yard
REQUEST 5 feet high fence in Front Yard at proposed Pickleball/Basketball Court only.

2. Zoning Ordinance Section 11.04.03.(c).(3) and Section 11.04.03.(c).(6)
Both of these Sections do not allow chain link Fence

REQUEST The 3 high fence and the 5 ft. high fence will both be all "Weather-coated Chain line style" fence. This style of fence does not meet the "style of fence" requirement.

- (d) **Setback from Shoreline:** Detached accessory buildings shall be setback at least fifty (50) feet from the nearest edge of any lake shoreline, except in the Lakeshore Resort Residential District where accessory buildings shall meet the shoreline setback requirements for the principal building as specified in Table 3.04.02. All accessory buildings are subject to the natural feature setback requirements of Section 13.02.04(d).
- (e) **Maximum Size:** The combined total of all accessory buildings in any residential district shall be a maximum of nine hundred (900) square feet in area for lots less than one (1) acre, one thousand five hundred (1500) square feet in area for lots equal to or greater than one (1) acre but less than three (3) acres, and two thousand two hundred (2200) square feet in area for lots three (3) acres or greater. Accessory buildings located on lots five (5) acres or more in Agricultural and Country Estates Districts shall not be limited by size, provided all required setbacks are met.
- (f) **Maximum Number:** No more than two (2) detached accessory buildings shall be permitted on any lot in any district except conforming lots in the Agricultural and Country Estate District.
- (g) **Maximum, Height:** The maximum building height of any detached accessory building shall be eighteen (18) feet (see Article 25 for calculation of building height), except as follows:
 - (1) Antenna heights may be as noted in Section 11.04.03(1)
 - (2) On lots two (2) acres or greater in Agricultural, Country Estate and Rural Residential Districts, accessory building heights shall not exceed 35 feet..
- (h) **Restrictions on Use:** Accessory garages shall only be used to store vehicles or equipment associated with a Permitted Use.
- (i) **Not used for dwelling/business:** Accessory buildings shall not be occupied for dwelling purposes nor used for any business profession, trade or occupation except for agricultural uses in an Agricultural District as permitted in Section 3.03 and home occupations as provided for in Section 3.03.02(a).
(as amended 12/31/06, 3/5/10, 2/25/11, and 10/04/21)

11.04.03 Accessory Structures

- (a) **Decks, Balconies, Porches, and Similar Structures.** Decks, balconies, porches or similar structures are permitted only when they are attached to or abutting buildings that are occupied by a use permitted in the particular zoning district.
 - (1) Attached or abutting covered or enclosed decks, balconies, porches or similar structures with an open or enclosed roof and/or walls or enclosure shall be considered to be part of the building for purposes of determining setbacks with the exception of one (1) pergola or gazebo as regulated in Section 11.04.03(a)(3) below.
 - (2) **Required Setbacks:** When attached or abutting the building uncovered decks and similar structures without a roof, walls or other form of enclosure shall be permitted within all principal structure non-required yards. Within the

principal structure required yard, attached or abutting uncovered decks, balconies and similar structures without a roof, walls or other form of enclosure shall be permitted as follows:

- a. Front Yard: Attached or abutting uncovered decks, balconies and similar structures without a roof, walls or other form of enclosure may extend twelve (12) feet from the front building line provided they shall be at least twenty (20) feet from the front lot line.
 - b. Side Yard: Attached or abutting uncovered decks, balconies and similar structures without a roof, walls or other form of enclosure may extend into the required side yard provided they shall be at least at least four (4) feet from any side lot line.
 - c. Rear Yard: Attached or abutting uncovered decks, balconies and similar structures without a roof, walls or other form of enclosure may extend into the required rear yard provided they shall be at least at least ten (10) feet from any rear lot line.
 - d. Waterfront Yard: Attached or abutting uncovered decks, balconies and similar structures without a roof, walls or other form of enclosure may extend a maximum fifteen (15) feet into the required waterfront yard provided that a minimum fifteen (15) foot wide open space greenbelt shall be provided between the deck and the closest edge of the shoreline.
- (3) Gazebos/Pergolas: When attached or abutting a principal building and not within the principal structure required waterfront yard, uncovered decks, balconies and similar structures may include a covered or enclosed pergola or gazebo with a maximum size of one hundred fifty (150) square feet and a maximum height of fourteen (14) feet (see Article 25 for calculation of building height). Detached, freestanding gazebos or pergolas shall meet accessory building setbacks of Section 11.04.02.
- (4) For condominiums, the placement of decks shall be stipulated in the Condominium Master Deed and Exhibit B Site Plan, in conformance with the regulations of this section. Where there are no property lines between the two condominium units, decks shall be setback a minimum of four (4) feet from the halfway point between the two units, provided the decks are separated a minimum of eight (8) feet (combined four (4) foot setback of both decks).
- (5) Detached, freestanding, or non-abutting decks, balconies, porches, and similar structures shall comply with the requirements of Section 11.04.02 for Accessory Buildings.
(as amended 5/13/05, 3/5/10 and 10/04/21)
- (b) 11.04.03 **Swimming Pools, Spas, Hot Tubs and Similar Structures.**
- (1) Requirement for Fence: Every person owning land on which there is located a swimming pool, spa, hot tub, or similar device (below ground or above ground) which contains twenty-four (24) inches or more of water in depth at any point, shall erect and maintain thereon a fence, wall, barrier or other

form of enclosure approved by the Building Official surrounding the device sufficient to make such device inaccessible to small children. Such fence, including the gates, shall not be less than four (4) feet or greater than (6) feet above grade. All gates shall be self-latching with latches placed no less than four (4) feet above grade or otherwise made inaccessible from the outside to small children. A hot tub or spa with a locking cover shall not require a fence.

- (2) Restriction from Front Yard: Swimming pools, spas, hot tubs and similar devices and their associated enclosures, decks, and/or patio shall not be located in any front yard.
- (3) Restriction from Waterfront Yard: All pools, spas, hot tubs, and their associated enclosures, decks and /or patio shall not be erected in the required shoreline setback for principal buildings as stated in Table 3.04.02. Such structures are also subject to the natural feature setback requirements of Section 13.02.04(d).
- (4) Relationship of Height to Setback: Swimming pools, spas, hot tubs, similar facilities and associated enclosures or surrounding decks with an elevation measured from the mean grade at any point adjacent to such facility of three (3) feet or less shall be at least ten (10) feet from any side or rear lot line. Where the elevation is greater than three (3) feet above grade at any point, the setback shall be at least fifteen (15) feet from any side or rear lot line.

(as amended 10/04/21)

(c) Fences and Walls

- (1) All fences and walls shall be located entirely on the property of the owner of the fence. Adjoining property owners may jointly apply for a fence permit for the purpose of constructing a fence on the common property line.
- (2) Unless specifically authorized elsewhere in this Ordinance, fences and walls located within the front yard in any residential zoning district shall not exceed three (3) feet in height, or be in excess of forty-nine (49) percent (%) solid or impervious.
- (3) Chain link fences shall not be erected in any front yard unless enclosing a retention pond that has been approved by the Planning Commission.
- (4) Waterfront Lots: Fences and walls shall not be permitted in the required shoreline setback for principal buildings as stated in Table 3.04.02.
- (5) Unless specifically authorized elsewhere in this Ordinance, fences and walls located within the side yard, rear yard or non-required waterfront yard in any zoning district shall not exceed a height of six (6) feet, except the Zoning Administrator may approve an eight (8) foot high security fence of a permitted essential public service building, essential public service storage yard, towers, conforming commercial or industrial use, which may also include a maximum of one (1) additional foot of barb wire.

- (6) Fences must be constructed of a natural or synthetic material that is all-weather resistant and is engineered and designed to be used for permanent installation as a fence or screen material. Where a fence has a finished and unfinished side, the more decorative side shall face outward toward the adjoining property or street.
- (7) Fences shall be installed and maintained free from defects, safety hazards and collapse, and shall be kept in good repair. No signs, words, letters, images, or illustrations shall be installed on any fence.
- (8) Fences and walls shall not be erected within any public right-of-way or maintained in such a way as to obstruct the vision of motorists exiting driveways or within the triangular area formed by the intersection of the street right-of-way lines and a line connecting two points located on those intersecting right-of-way lines twenty-five (25) feet from the point of intersection with the right-of-way lines.
- (9) The use of electric current or charge on any fence or part thereof is prohibited, except for low voltage fences in the Agricultural, Country Estate and Rural Residential Districts, intended to enclose permitted livestock, or electronic fences buried beneath the ground.

(as amended 12/31/06, 3/5/10 and 10/04/21)

- (d) **Waterfront Accessory Structures:** Waterfront structures are permitted accessory structures on waterfront property, subject to the requirements of this section. The following requirements apply to all structures within the required waterfront yard (i.e. the required principal structure setback from the ordinary high-water mark.) in all zoning districts.

- (1) Only the following structures shall be permitted within the required waterfront yard:
 - a. Permitted Projections, subject to the requirements of Section 11.01.04.
 - b. No more than one accessory building, subject to the requirements of Section 11.04.02.
 - c. Accessory Structures, subject to the requirements of Section 11.04.03.
 - d. A dock and mooring apparatus;
 - e. Allowable accessory use of the waterfront in a single-family residential district shall be limited to not more than (1) dock per lot occupied with a principal permitted use. Boat houses shall not be permitted.
 - f. Commercial boat rental shall be prohibited in residential districts.
 - g. Boat launching sites and boat docks within a common use riparian lot and dockminiums shall comply with the provisions of Section 13.03.

(as amended 10/04/21)



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

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: March 6, 2026

RE: ZBA 26-03

STAFF REPORT

File Number: ZBA#26-03
Site Address: 3900 Golf Club-Bible Baptist Church
Parcel Number: 4711-05-200-015
Parcel Size: 29.09 Acres
Applicant: Bible Baptist Church
Property Owner: Bible Baptist Church
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a variance to have chain link fencing in various locations in the "front yard" to enclose a playground and sport facilities
Zoning and Existing Use: LDR (Low Density Residential)

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday March 1, 2026 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 Township Records, Church was built in 2022
- Per Township Records, a permit was issued in 2026 to install an additional parking lot
- The parcel is serviced by municipal water & sewer
- See Assessing Record Card.

Summary: The applicant is requesting a variance from **Article 11.04.03 Fences & Walls**. Applicant is proposing to add a playground and sport courts in their front yard, **they will need to secure them with chain link fencing. The fencing will need to be 5' tall in some areas.**

Variance Requests

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

Article 11.04.03 Section C, Fences & Walls

1. Unless specifically authorized elsewhere in this Ordinance, fences and walls located within the front yard in any residential zoning district shall not exceed three (3) feet in height, or be in excess of forty-nine (49) percent (%) solid or impervious.
2. Chain link fences shall not be erected in any front yard unless enclosing a retention pond that has been approved by the Planning Commission.

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

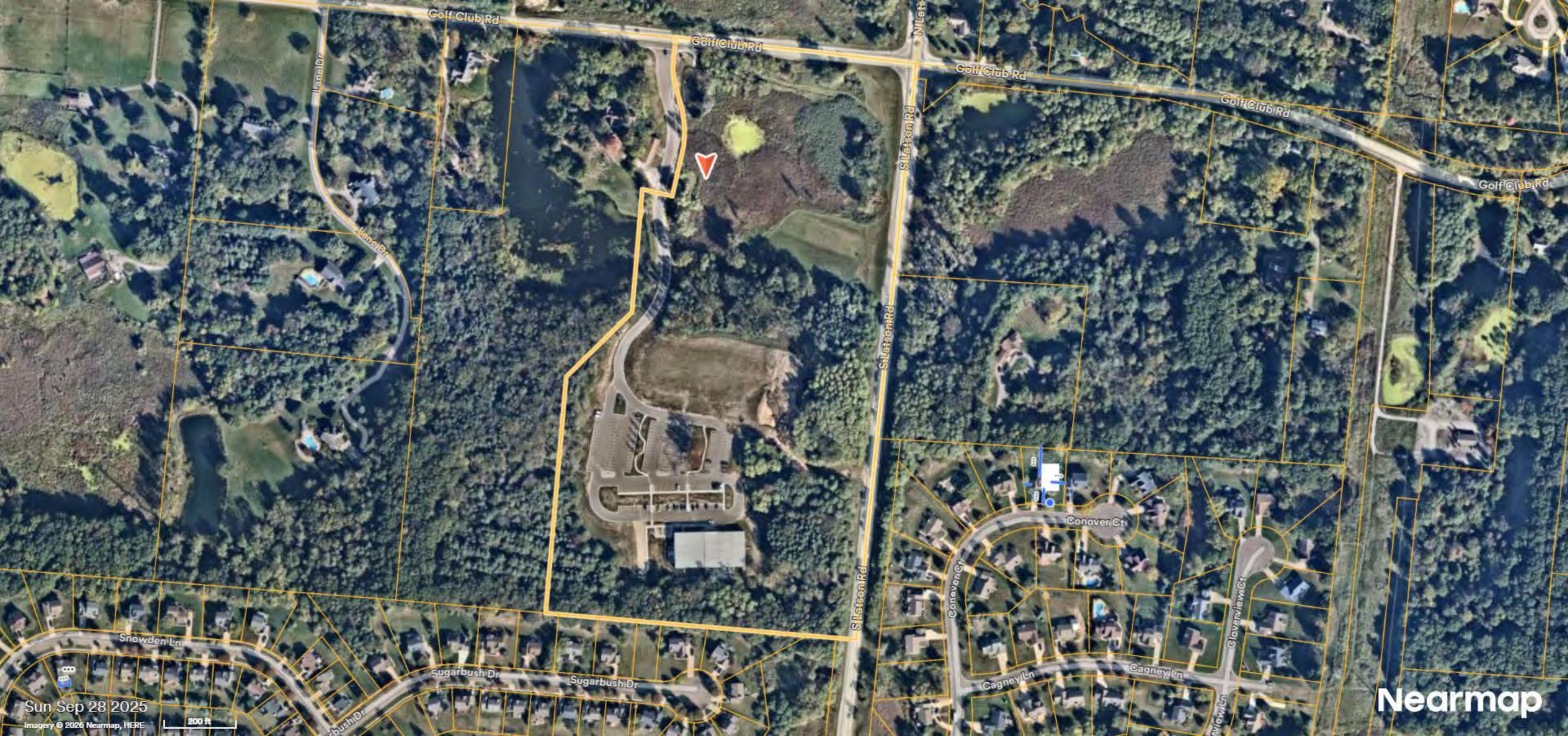
Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance of the ordinance would prevent the applicant from installing fencing necessary to safely contain balls within the sport courts. The areas that are 5’ tall are needed around the basketball and volleyball courts to contain the balls in the sport court area. Staff notes that the fencing is approximately 780’ from Golf Club Road and 200’ from Latson Road.
- (b) Extraordinary Circumstances** – Due to the topography of the lot and existing wetlands on the north side of the property the Church had to be constructed on the back of the property. They are proposing a recreational facility associated with the church, which requires fencing for safety and functionality.
- (c) Public Safety and Welfare** –Staff believes the fencing would be beneficial to the public safety and welfare of Genoa Township residents.
- (d) Impact on Surrounding Neighborhood** – Staff does not believe the fencing will have an impact on the surrounding neighborhood. It should not be visible from the road or 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. The fence height shall not exceed 5’.
2. The fence shall be black vinyl-coated chain link to reduce visual impact.
3. Landscaping shall be installed along the street-facing **side** of the fence where feasible to provide screening.
4. The fence shall be limited to the sport court areas and shall not extend further into the front yard.



Sun Sep 28 2025

Imagery © 2026 Nearmap, HERE

200 ft

Nearmap

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: LDR	Building Permit(s)	Date	Number	Status				
3900 GOLF CLUB RD		School: HOWELL PUBLIC SCHOOLS			Other: See Work Descriptio	02/19/2026	PW26-012					
Owner's Name/Address		P.R.E. 0%			Ground Sign	08/27/2024	PS24-020	7 FINAL BL				
BIBLE BAPTIST CHURCH 3900 GOLF CLUB RD HOWELL MI 48843		MAP #: V26-03			Wall Sign	08/21/2024	PS24-019					
		2026 Est TCV 0 TCV/TFA: 0.00			Commercial	10/19/2022	P22-214	7 FINAL BL				
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 2003.2003 COMMERCIAL LAND							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		SECONDARY	1629.00	778.00	1.0000	1.0000	700	100		1,140,300
		Paved Road		1629 Actual Front Feet, 29.09 Total Acres				Total Est. Land Value =		1,140,300		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: Asphalt Paving				3.13	101800	80	254,907	
		Sewer		Total Estimated Land Improvements True Cash Value =				254,907				
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Rolling		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Low		2024	0	0	0			0		
		High		2023	0	0	0			0		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
4711-05-200-015		12/17/2024		Who	When	What	2026	2025	2024	2023		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan		JB 12/17/2024 INSPECTED					EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	



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

Desc. of Bldg/Section: Calculator Occupancy: Religious Buildings - Churches With Sunday Sc				<<<<< Calculator Cost Computations >>>>> Class: C Quality: Average Stories: 1 Story Height: 22 Perimeter: 590 Base Rate for Upper Floors = 193.08 (10) Heating system: Package Heating & Cooling Cost/SqFt: 33.53 100% Adjusted Square Foot Cost for Upper Floors = 226.61 Total Floor Area: 19,500 Base Cost New of Upper Floors = 4,418,895 Reproduction/Replacement Cost = 4,418,895 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 4,330,517											
Class: C Floor Area: 19,500 Gross Bldg Area: 19,500 Stories Above Grd: 1 Average Sty Hght : 22 Bsmnt Wall Hght				Construction Cost High Above Ave. X Ave. Low				** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 19500 Ave. Perimeter: 590 Has Elevators:							
Depr. Table : 2% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100				*** Basement Info *** Area: Perimeter: Type:				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost (39) Miscellaneous Canopies & Marquees: Steel Frame 2 Up 57.12 128 1.000 1.000 7,311 Total Cost of Lump-Sum Items = 7,311 Total Cost New = 7,311 Architectural Multiplier: 1.00 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
2024 Year Built Remodeled				Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:											
Overall Bldg Height				* Sprinkler Info * Area: Type: Average											
Comments:															
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets: Fixtures:				128 Steel Frame			
X Poured Conc. Brick/Stone Block				Many Above Ave. Average Typical Few None				Few Average Many Unfinished Typical				Few Average Many Unfinished Typical			
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			
(4) Floor Structure:				(9) Sprinklers:				Incandescent Fluorescent Mercury Sodium Vapor Transformer				(40) Exterior Wall:			
(5) Floor Cover:				(10) Heating and Cooling:				Slope=0				Thickness Bsmnt Insul.			
(6) Ceiling:				Gas Oil Coal Stoker Hand Fired Boiler				(13) Roof Structure:				(14) Roof Cover:			

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

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
September 16, 2025 - 6:30 PM**

MINUTES

Call to Order: Chairperson McCreary 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: Marianne McCreary, Craig Fons, Michele Kreutzberg, Bill Rockwell, Rick Soucy, and Carrie Aulette, Zoning Official.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introductions: The members of the Board and staff introduced themselves.

Conflict of Interest: None

Approval of the Agenda:

Moved by Board Member Soucy, supported 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.

Chairperson McCreary reviewed the criteria necessary for a variance to be approved.

Old Business:

1. 25-17...A request by Gary Poma, 4075 Highcrest, front and shoreline setback variances and any other variances deemed necessary by the Zoning Board of Appeals, to demolish an existing home and construct a new home.

Mr. Gary Poma stated the unique condition of the property is that the current house is in disrepair and must be removed to be able to build a safe home, the extraordinary condition is that the current house is inhabitable and cannot be repaired, the current home is inhabitable and must be torn down for the safety of the neighborhood, and a new home will improve the neighborhood, property value and safety of the environment.

They have revised the plans multiple times and have made it as small as possible to try to comply with the ordinance.

Mr. Matt Bilinski, the engineer, stated that the lot size is very small and a house would not be able to be built with the current setback requirements. The majority of houses on this street are at the ROW or within the ROW.

Chairperson McCreary noted that at the previous meeting a neighbor questioned the applicant's survey. Mr. Bilinski stated they had the surveyor out to the property and the neighbor agrees with the results.

Board Member Kreuzberg thanked the applicant for reducing the number of variances requested. Board Member Rockwell also thanked the applicant.

Board Member Soucy appreciates the effort to try and conform with the ordinance requirements.

Chairperson McCreary noted that the road ROW is shown on the survey, but it is not correct as the road was vacated.

The call to the public was made at 6:51 pm with no response.

Moved by Board Member Kreuzberg, supported by Board Member Soucy, to approve Case #25-17 for Gary Poma of 4075 Highcrest Drive for a front yard setback variance of 35 feet from the required 35 feet for a setback of 35 feet, and a waterfront setback variance of 19 feet from the required 40 feet for a setback of 21 feet, to demolish an existing home and construct a new home, based on the following findings of fact:

- Strict compliance with the setbacks would unreasonably restrict the intended use of the property or cause it to be unbuildable. These variances will provide substantial justice, are the least necessary and would make the property consistent with other properties and homes in the area.
- The variances are necessary due to the extraordinary circumstances such as the size of the property, which is considered non-conforming in an LRR zoning neighborhood, containing an extremely small building envelope. In considering the property size and location of the neighboring homes, these variances are not self-created.
- Granting these variances would not impair adequate light or air to adjacent properties, would not increase congestion or increase danger or fire or threaten public safety or welfare.
- The variances would have little or no impact on the appropriate development, continued use or value of adjacent properties and surrounding neighborhood.

This approval is conditioned on the following:

1. Survey must be provided prior to Land Use Issuance for new build with confirmed setbacks.
2. The structure must be guttered with downspouts.
3. The attic space in the home may not be finished.
4. The height of home may not exceed 25 feet.
5. A stamped Survey shall be provided at time of Land Use submittal
6. Silt fencing must be installed and remain until final grade.

The motion carried unanimously

2. 25-18...A request by Robert Ready, 5377 Wildwood, for a front and shoreline setback variances and any other variances deemed necessary by the Zoning Board of Appeals, to demolish a home and construct a new one. **WRITTEN REQUEST RECEIVED TO WITHDRAW APPLICATION**

Moved by Board Member Rockwell, supported by Board Member Soucy, to withdraw the application from Robert Ready of 5377 Wildwood at the applicants request. **The motion carried unanimously**

Administrative Business:

1. Approval of minutes for the August 19, 2025 Zoning Board of Appeals meeting.

Moved by Board Member Soucy, supported by Board Member Rockwell, to approve the minutes of the August 19, 2025 Zoning Board of Appeals meeting as presented. **The motion carried unanimously.**

2. Correspondence

Ms. Aulette stated there will not be a meeting next month due to a lack of agenda items.

3. Member Discussion

None

4. Adjournment

Moved by Board Member Soucy, supported by Board Member Rockwell, to adjourn the meeting at 7:00 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary