

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
May 26, 2026  
6:30 P.M.  
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

Conflict of Interest:

Approval of Agenda:

Election of Officers

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

OLD BUSINESS:

1. 26-04...A request by Richard Garbacik, 4780 Chestnut Springs Dr., for rear yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a new single-family home.

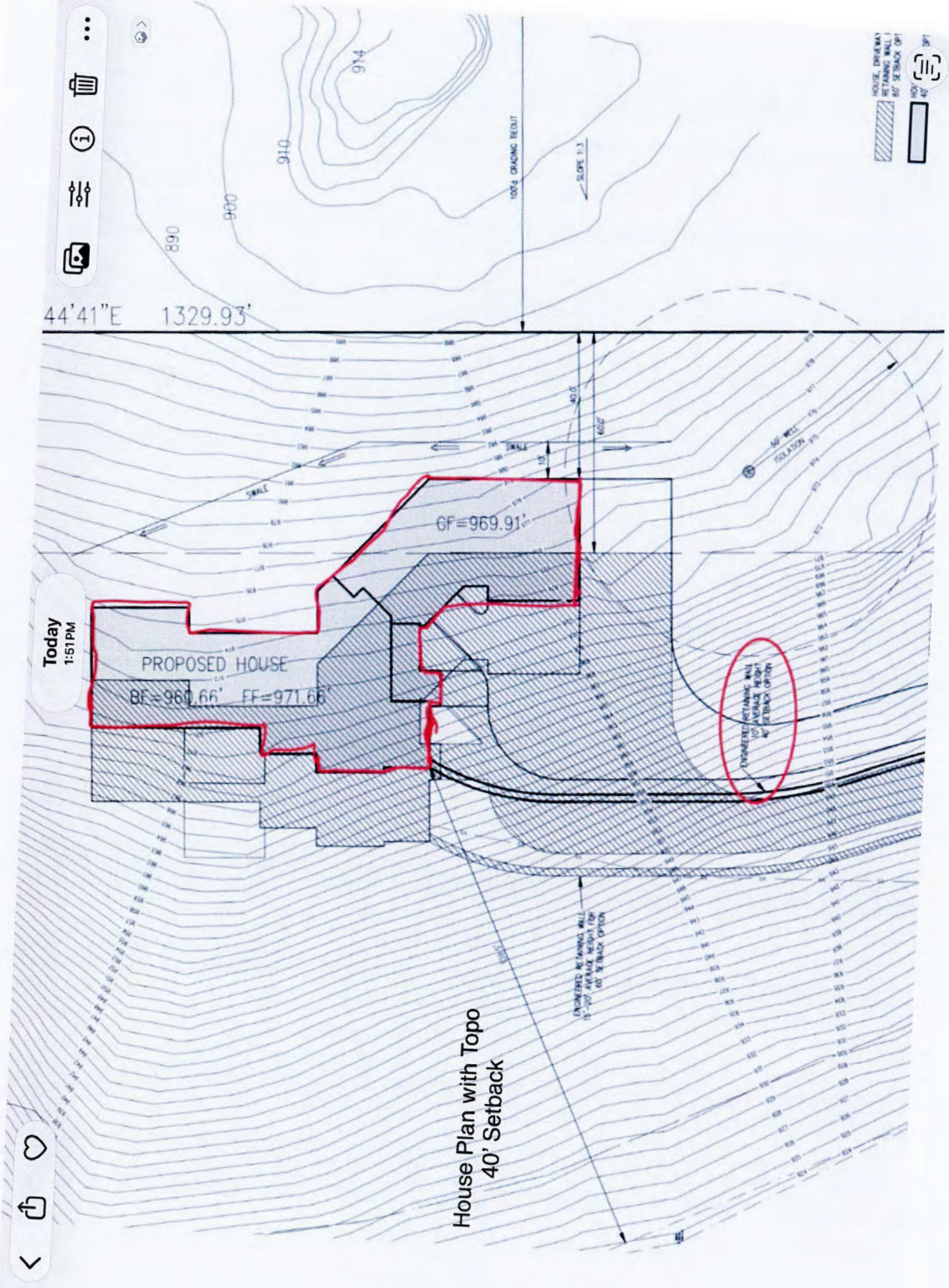
NEW BUSINESS:

2. 26-06...A request by Donnie Beasley Bettes, 3430 Pineridge Lane for a waterfront yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a new deck.
3. 26-07... A request by Matt and Nora Carroll, 1616 S. Hughes Road, for front and rear yard variances and any other variances deemed necessary by the Zoning Board of Appeals, to demolish an existing non-conforming home and construct a new single-family home.

ADMINISTRATIVE BUSINESS:

1. Approval of minutes for the April 21, 2026 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.



Today  
1:51 PM

House Plan with Topo  
40' Setback

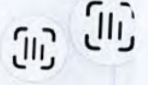
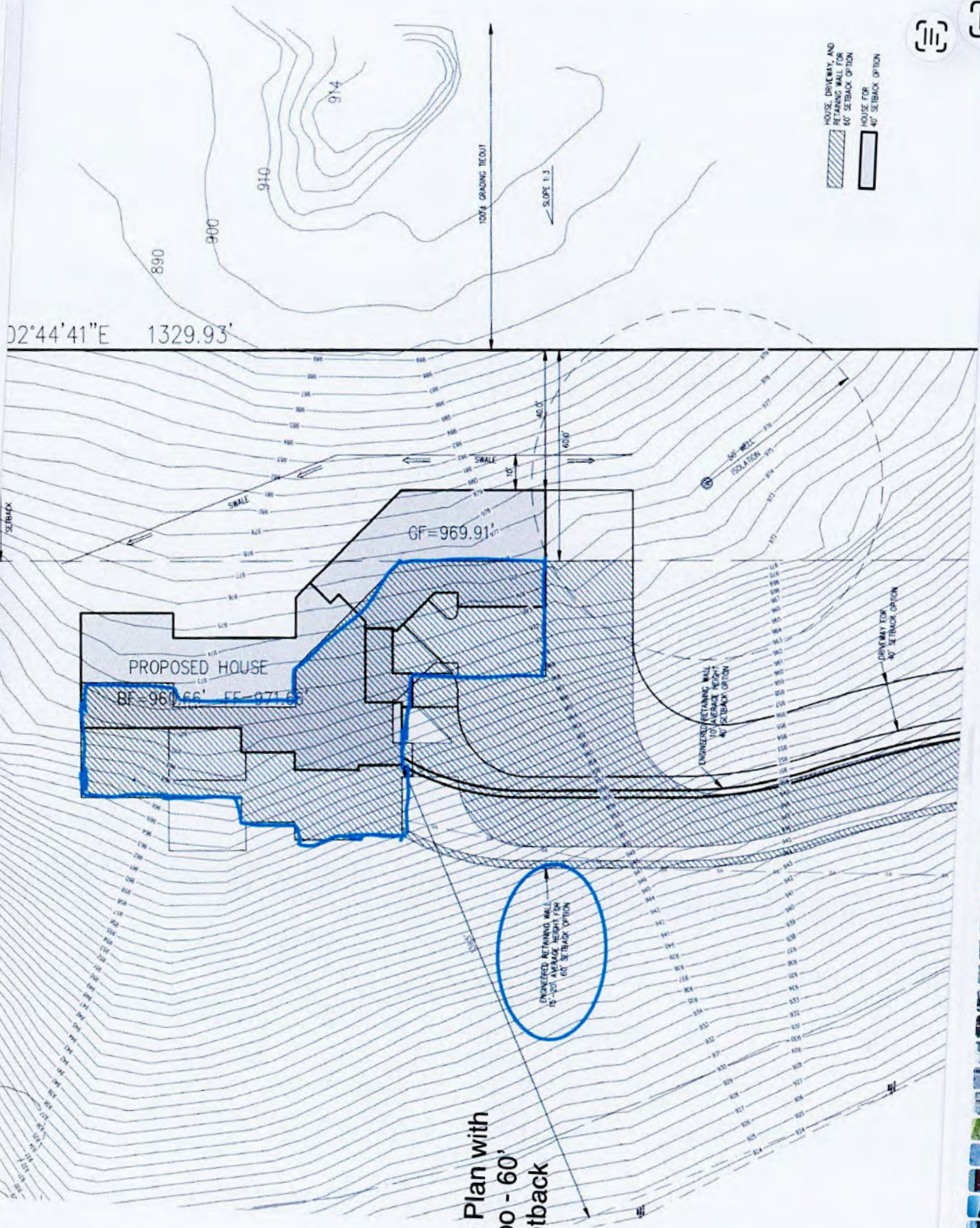
# REAR HOUSE ELEVATION

WITH 40 FT SETBACK





Today  
1:41 PM



# REAR HOUSE ELEVATION

WITH 60 FT SETBACK





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

Case # 26-04

Meeting Date: 4-21-26 @ 6:30

PAID Variance Application Fee

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

Applicant/Owner: Richard Garbasik Email: [REDACTED]

Property Address: 4780 Chestnut Springs Dr Phone: [REDACTED]

Present Zoning: LDR Tax Code: 4711-33-401-025

**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 applicant is requesting a 20 ft variance from the 60 ft required rear yard setback, allowing a 40' rear yard setback, for the construction of a new single family home.

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 23.0 5.03 of the Genoa Township ordinance:

**Criteria applicable to dimensional variances. No variance in the provisions or requirements of all of the 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 the criteria.**

**Practical difficulty/substantial justice.** Compliance with a 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 the requested variance or appeal would do substantial justice to the applicant as well as other property owners in the district. It is necessary for the preservation and enjoyment of the substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

**Answer:** Strict compliance with required 60 foot rear yard setback would force The home to be constructed further forward on a lot in an area with approximately a 20% slope. This would require substantially taller foundation walls and retaining walls, and significant grade changes.

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

**Answer:** The property contains a significant natural topography with approximately a 20% slope rising from the front of the lot towards the rear. This creates an unusual condition where strict compliance with the rear setbacks requirement would place the home on the steepest portion of a lot.

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

**Answer:** granting the requested variance will not impair light, air or access to neighboring properties. The proposed home will maintain a substantial rear setback and will comply with all other zoning requirements.

**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.

**Answer:** the requested variance will not negatively impact adjacent properties or the surrounding neighborhood. Locate the home further up the natural grade reduces exposed foundation, height, and retaining walls, resulting in a design, which is more visually compatible with surrounding 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 has made regarding your variance approval, a land use permit will be required with additional site plans and construction plans.**

**Date:** 3/15/26

**Signature:** \_\_\_\_\_



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.

Strict compliance with the required 60ft rear yard setback would force the home to be constructed further forward on the lot in an area with approximately a 20% slope. This would require substantially taller foundation walls and retaining walls, and significant grade changes.

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

The Property contains a significant natural topography with approximately a 20% slope rising from the front of the lot towards the rear. This creates an unusual condition where strict compliance with the rear-yard setback requirement would place the home in the steepest portion of the lot.

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.

Granting the requested variance will not impair Light, air or access to neighboring properties. The proposed home will maintain a substantial rear yard setback and will comply with all other zoning requirements.


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 requested variance will not negatively impact adjacent properties on the surrounding neighborhood. Locating the home further up the lot natural grade reduces exposed foundation height and retaining walls, resulting in a design which is more visually compatible with surrounding homes.

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

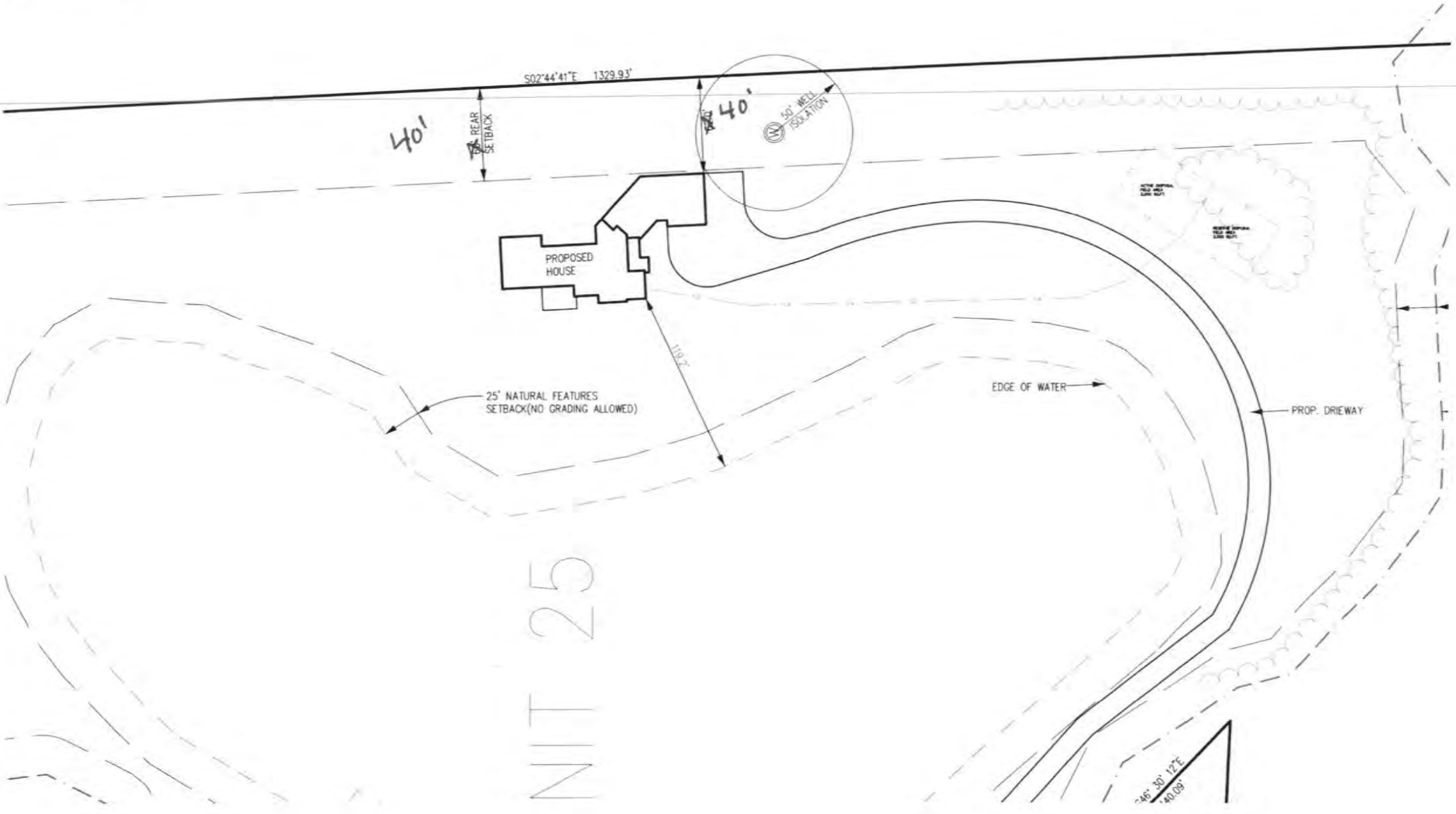
Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).

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

Date: 3/15/26 Signature: 

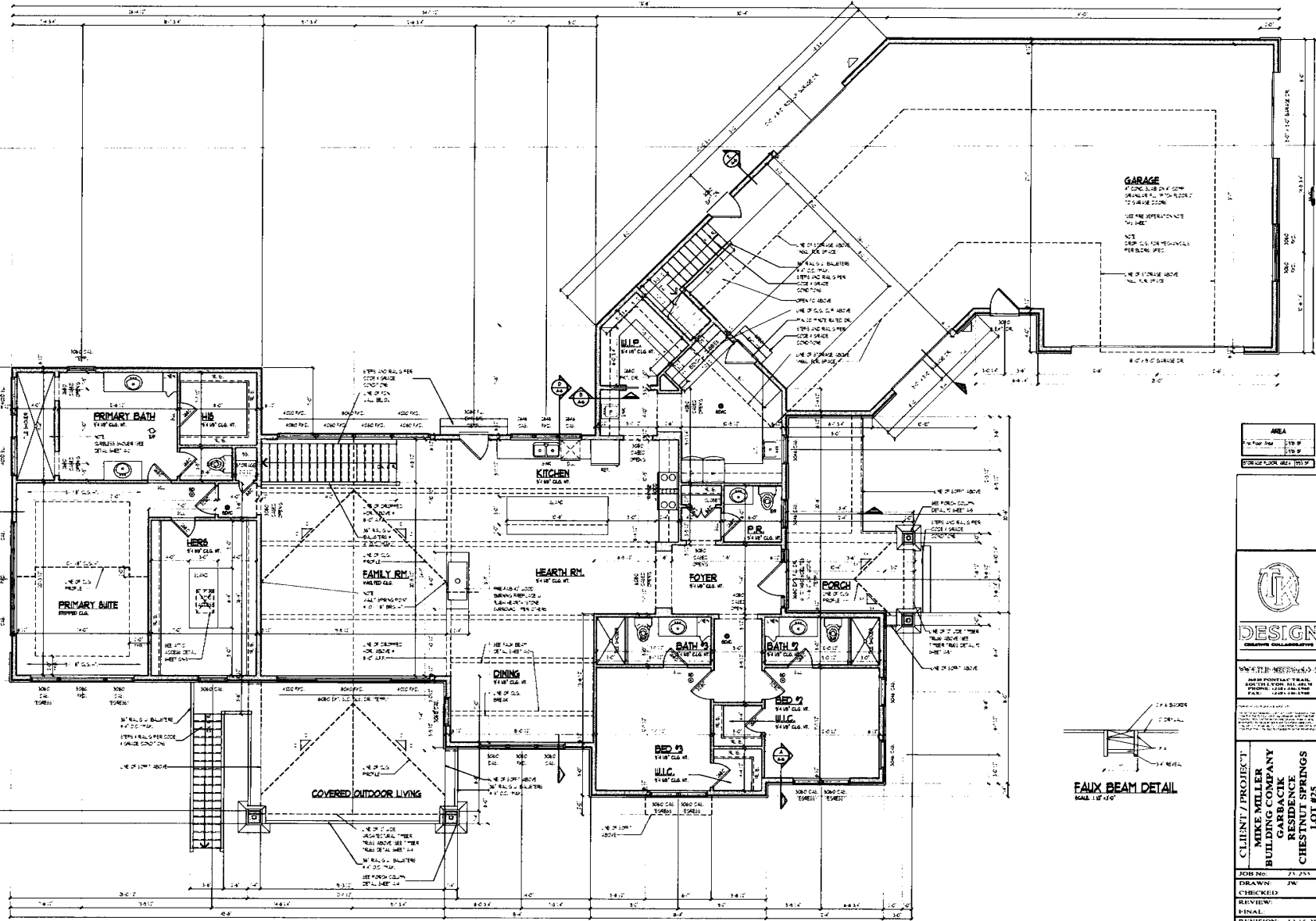


# Zoomed in Plot Plan



**INTERIOR WALLS:**  
 1. ALL INTERIOR WALLS TO BE CONCRETE BLOCK WITH 1/2" GYPSUM BOARD ON BOTH SIDES.  
 2. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.  
 3. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.  
 4. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.  
 5. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.  
 6. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.  
 7. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.  
 8. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.  
 9. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.  
 10. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

132'8"



48'1"

**NOTE:**  
 ALL ROOMS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.  
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**FIREPLACE NOTE:**  
 ALL FIREPLACES TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.  
 ALL FIREPLACES TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

**FIRE SEPARATION NOTE:**  
 ALL FIRE SEPARATION WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.  
 ALL FIRE SEPARATION WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

AREA	FIN. FLOOR AREA	EST. SF
TOTAL		



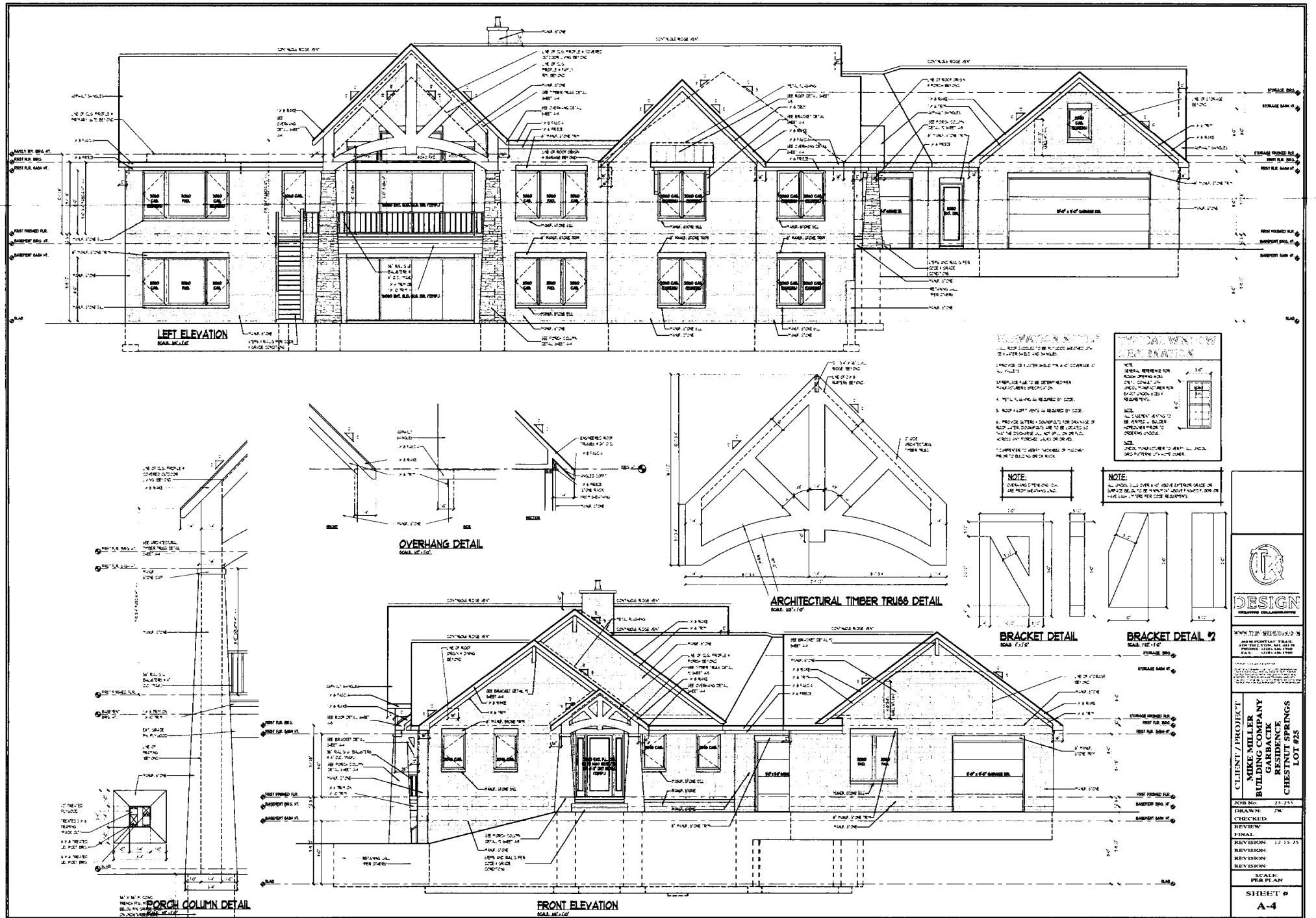
**DESIGN**  
 CONSULTANTS

**CLIENT / PROJECT**  
 MIKE MILLER  
 BUILDING COMPANY  
 GARBACH  
 RESIDENCE  
 CHESTNUT SPRINGS  
 LOT 125

**JOB NO.:** 21-273  
**DRAWN:** JW  
**CHECKED:** BIAL  
**REVISION:** 12-15-23  
**REVISION:**  
**REVISION:**

**SCALE:** PER PLAN  
**SHEET #:** A-2

131





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:** April 9, 2026  
**RE:** ZBA 26-04

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**File Number:** ZBA#26-04

**Site Address:** 4780 Chestnut Springs

**Parcel Number:** 4711-33-401-025

**Parcel Size:** 23.531 acres

**Applicant:** Richard Garbacik

**Property Owner:** Richard Garbacik Trust

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

**Request:** Dimensional Variance

**Project Description:** Applicant is requesting a rear yard setback variance to construct a new single-family home with attached garage.

**Zoning and Existing Use:** LDR (Low Density Residential), Single Family Residential

**Other:**

Public hearing was published in the Livingston County Press and Argus on Sunday April 5, 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 assessing records, a Land Use Permit was issued on December 16, 2025 to build a new home.
- See Record Cards.
- The property is serviced by private well & septic.

**SUPERVISOR**

Kevin Spicher

**CLERK**

Rick Soucy

**TREASURER**

Robin L. Hunt

**TRUSTEES**

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

**MANAGER**

Kelly VanMarter

### Summary

The applicant is proposing to construct a new home. The initial proposed location of the home has extreme topographical challenges with a 20% slope rising from the front of the property towards the rear. Keeping the location at the required rear yard setback will require significant grade changes as well as larger foundation walls & retaining walls.

Applicant has consulted with staff to determine the least amount necessary for a variance request.

### Variance Requests

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

#### **Section 03.04.01: Residential Schedule of Area and Bulk Requirements.**

**Required Rear Yard Setback: 60'**

**Proposed Front Yard Setback: 40'**

**Proposed Variance Amount: 20'**

#### **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 adherence to the rear yard setback requirement would not preclude construction of the proposed residence; however, it would necessitate significant modifications to the existing site grading. Compliance would require considerably taller foundation walls, which could result in a structure that is not consistent with the established architectural character of surrounding properties. Approval of the requested variance would provide reasonable relief to the applicant and is warranted to preserve and enable the reasonable use and enjoyment of a substantial property right, consistent with those afforded to similarly situated properties within the same zoning district and the immediate vicinity of the subject parcel.
- (b) Extraordinary Circumstances** –The exceptional condition of the property relates to the lot's topography. Although the parcel is relatively large, it contains designated wetland areas that limit buildable space. At the time of subdivision approval, it was determined that the identified location was the only feasible site for residential construction. Requiring compliance with the rear setback for LDR zoning would place the structure on the steepest portion of the lot, necessitating significant grading and site alteration. The requested variance represents the minimum relief necessary to accommodate reasonable construction. This hardship is not self-created, but rather arises from the natural characteristics and regulatory constraints affecting the property.
- (c) Public Safety and Welfare** – The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

**(d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

**Recommended Conditions**

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

1. Structure must be guttered with downspouts.
2. Any retaining walls will require additional approvals and permits.



Sun Sep 28 2025


Imagery © 2025 Nearmap, HERE

100 ft

Nearmap

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GARBACIK RICHARD	GARBACIK RICHARD TRUST	10	10/11/2023	QC	14-INTO/OUT OF TRUST	20023R-022615	BUYER/SELLER	0.0
DEKROUB RENEE & ANTHONY	GARBACIK RICHARD	395,000	08/29/2023	WD	03-ARM'S LENGTH	2023R-016428	BUYER/SELLER	100.0
CHESTNUT DEVELOPMENT LLC	DEKROUB RENEE & ANTHONY	375,000	09/09/2022	WD	03-ARM'S LENGTH	2022R-024831	BUYER/SELLER	100.0

Property Address	Class: RESIDENTIAL-VACANT	Zoning: LDR	Building Permit(s)	Date	Number	Status			
4780 CHESTNUT SPRINGS DR	School: PINCKNEY COMMUNITY SCHOOLS		Residential New Constructi	12/16/2025	P25-218				
	P.R.E. 0% Qual. Ag.		Residential New Constructi	11/27/2023	P23-225				
Owner's Name/Address	MAP #:		Residential New Constructi	07/18/2023	P23-108				
GARBACIK RICHARD TRUST 8917 MISSION DR BRIGHTON MI 48116	2026 Est TCV 385,000 TCV/TFA: 0.00								
	X Improved	Vacant	Land Value Estimates for Land Table 4053.4053 CHESTNUT SPRINGS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value B> LAKE FRONT SITE				385000	100	385,000
			1000 Actual Front Feet, 23.53 Total Acres						Total Est. Land Value = 385,000
Tax Description									
SEC 33/34 T2N R5E CHESTNUT SPRINGS SITE CONDOMINIUM UNIT 25 SPLIT/COMBINED ON 04/05/2019 FROM 4711-33-400-003, 4711-34-300-005;	X								
Comments/Influences									
SPLIT/COMB. ON 04/05/2019 COMPLETED 04/05/2019 DUFFY ; PARENT PARCEL(S): 4711-33-400-003, 4711-34-300-005; CHILD PARCEL(S): 4711-33-401-001, 4711-33-401-002, 4711-33-401-003, 4711-33-401-004, 4711-33-401-005	X								
		Topography of Site							
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2026	192,500	0	192,500		169,413C
4711-33-401-025	JB	11/05/2025	INSPECTED	2025	192,500	0	192,500		164,960C
The Equalizer. Copyright (c) 1999 - 2009.	JB	11/07/2024	INSPECTED	2024	160,000	0	160,000		160,000S
Licensed To: Township of Genoa, County of Livingston, Michigan	JB	03/10/2021	INSPECTED	2023	160,000	0	160,000		160,000S

\*\*\* 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	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:											
X	Wood Frame	(4) Interior			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: A		X	Drywall Paneled				Plaster Wood T&G																				
Yr Built 2025		Remodeled 0		Ex	X	Ord	Min																				
Condition: Good		Trim & Decoration		Size of Closets																							
Room List		Doors:		Solid	X	H.C.																					
	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		(7) Excavation		No. of Elec. Outlets																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing																							
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
X	Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer																				
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																							
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																							
<p>Cost Est. for Res. Bldg: 1 Single Family A Cls A Blt 2025</p> <p>(11) Heating System: Forced Heat &amp; Cool</p> <p>Ground Area = 0 SF Floor Area = 0 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/100/100/100</p> <p>Building Areas</p> <table border="0"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Size</td> <td>Cost New</td> <td>Depr. Cost</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Totals:</td> <td>0</td> <td>0</td> </tr> </table> <p>Notes: ECF (4053 CHESTNUT SPRINGS) 0.900 =&gt; TCv: 0</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost				Totals:	0	0
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																						
			Totals:	0	0																						

\*\*\* 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 # 26-06

Meeting Date: May 19, 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: Donnie Beasley Bettes

Email: [REDACTED]

Property Address:

3430 Pineridge Ln.

Tax Code: 4711-22-202-017

Phone

[REDACTED]

Present Zoning: Residential

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

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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 requested 5 foot lakeside variance will allow me to replace my dry rotted deck & provide enough square footage to accommodate patio furniture. If I conform to the present 15 ft. code, I would need to expand the width of the deck, which will encroach on the view and privacy of my neighbors to the north. 3420 Pineridge, Doug & Clarice Brown.

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.

These lakefront lots were plotted in the early 1950's & are long and narrow, especially on the road side. Both my home & the Brown's were built close to the narrow road side & close to our adjoining lot lines. Granting the 5 ft. variance would enable me to keep the proposed deck on the south side of my home, enable me to have patio furniture on it, while allowing the Browns to maintain their view & privacy.

Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different from 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.

My house was built in 1953 at the narrow road side of the lot. I am over 300 ft. from the shore of E. Crooked lake. My neighbors to the south, the Balagna's @ 3450 Pineridge Ln., were granted a 75 ft. lakeside variance to build their home closer to the lakeshore. The 5 ft. lakeside variance I am requesting, will not affect their or others view or privacy.

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.

A granting of a 5 ft. lakeside variance will preserve the Brown's view & privacy, while not increasing the danger for fire, safety, access, congested streets, or the comfort & welfare of my neighbors.

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

My home is over 300 ft from the shore of E. Crooked Lake, as well as 200 ft. from my neighbors to the south. I believe that granting my request for a 5 ft. variance will not affect the development, value, safety, view, or privacy of the adjacent properties and surrounding neighborhood, while preserving the beauty & spaciousness that the Genoa Township zoning board is trying to maintain.

**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: April 6, 2026

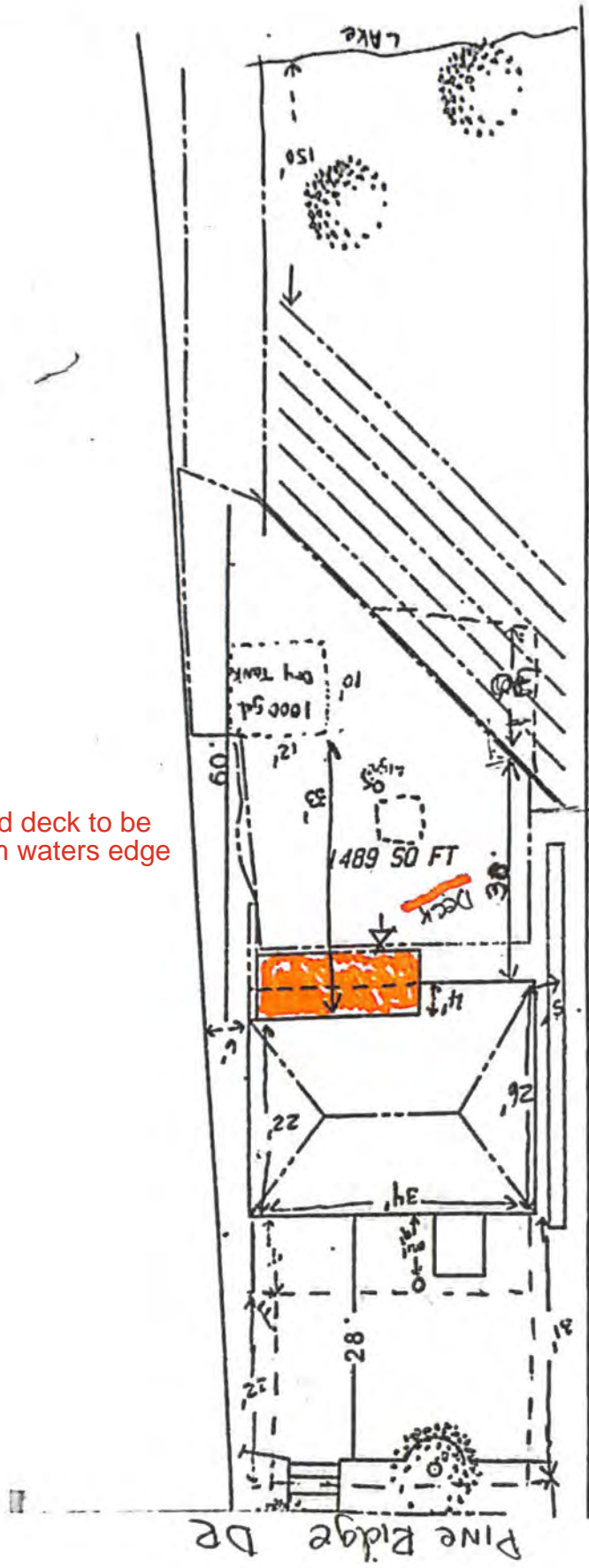
Signature: Donnie Beasley Bettes



3930 Pine Ridge

$$\begin{array}{r} 1400 \\ \times 40 \\ \hline 56000 \\ \times 2 \\ \hline 112000 \\ \times 105 \\ \hline 117500 \\ \times 35 \\ \hline 2362500 \end{array}$$

Proposed deck to be 185' from waters edge





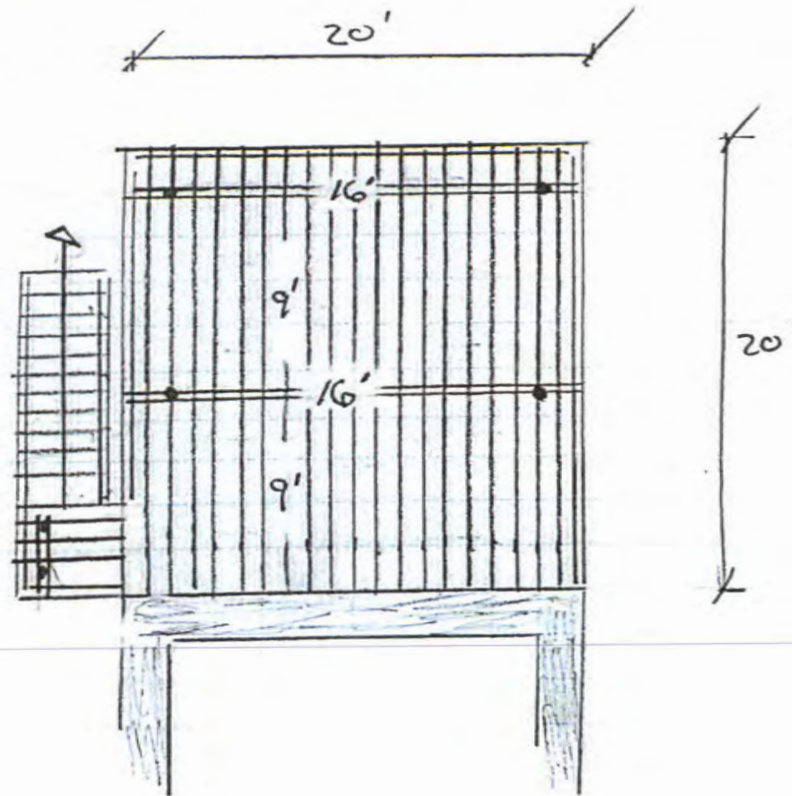
MICHIGAN'S  
bestdeckbuilders

Warren Hinzman  
9155 Highland Road Suite C  
White Lake, MI 48386  
Oakland: (248) 887-1030  
Macomb: (586) 486-7843  
Mobile: (248) 255-2110  
Email: warren@michigansbest  
deckbuilders.com

Client: Donnie  
Email: \_\_\_\_\_  
Phone: 810-772-1762  
Address: 3430 Pineridge  
City: Brighton

Date: 1-20-26  
Deck specifications:  
Tear Out: X Keep Frame: \_\_\_\_\_  
Sq. Ft.: \_\_\_\_\_ Joist Size: \_\_\_\_\_  
Grade Ht: \_\_\_\_\_ Beam Size: \_\_\_\_\_  
Rail Length: \_\_\_\_\_ Post Size: \_\_\_\_\_

6x6 SUPPORT POLES  
18" x 42" HOLES for FOOTING  
Double 1 3/4" x 14" ZVL HANDERS  
2x8 JOIST 12" O.C.  
ATTACHED TO HOUSE PER CODE





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:** May 19, 2026  
**RE:** ZBA 26-06

---

### STAFF REPORT

**File Number:** ZBA#26-06  
**Site Address:** 3430 Plneridge  
**Parcel Number:** 4711-22-202-017  
**Parcel Size:** 0.336 Acres  
**Applicant:** Donnie Beasley Bettes  
**Property Owner:** Donnie Beasley Bettes  
**Information Submitted:** Application, site plan, conceptual drawings  
**Request:** Dimensional Variance  
**Project Description:** Applicant is requesting a variance to have deck extend into the require waterfront yard setback.  
**Zoning and Existing Use:** LRR (Lakeshore Resort Residential)  
**Other:**

Public hearing was published in the Livingston County Press and Argus on Sunday May 10, 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, the home was built in 1957
- Per Township Records, a permit was issued for a detached garage in 2008, a variance was granted for a front yard setback. A sunroom addition was constructed in 2009
- The parcel is serviced by municipal sewer & private well
- See Assessing Record Card.

**Summary:** The applicant is requesting a variance from **Article 11.04.03 Decks**. Applicant is proposing to replace a deck on the lakefront side of the home, the new deck will encroach into the waterfront yard. **The proposed deck will be approximately 185' from the shoreline.**

## Variance Requests

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

### Article 11.04.03 Section A, Decks

**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 of other form of enclosure shall be permitted as follows:

**(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.

<b>Allowed Waterfront Yard Deck Encroachment:</b>	<b>15'</b>
<b>Proposed Waterfront Yard Deck Encroachment:</b>	<b>20'</b>
<b>Proposed Variance Amount:</b>	<b>5'</b>

**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 the size of deck proposed, although does not restrict the use of the property as a single-family home. Approval would provide substantial justice as neighboring properties appear to have similar structures that are constructed in the waterfront yard. The applicant has worked with staff to determine the least amount necessary.
- (b) Extraordinary Circumstances** – The property is a nonconforming lake lot. The applicants home is positioned quite a ways back from the water due to the ridge line and topography of the lot.
- (c) Public Safety and Welfare** –Staff does not believe the deck would have an impact on the public safety and welfare of Genoa Township residents.
- (d) Impact on Surrounding Neighborhood** – Staff does not believe the deck will have an impact on the surrounding neighborhood. It should not be visible from the road or adjacent properties

**Recommended Conditions**

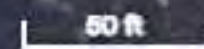
If the Zoning Board of Appeals grants the variance requests, staff recommends the following conditions be placed on the approval.

1. There shall be no further encroachments into the waterfront yard.



Sat Mar 28 2026

Imagery © 2026 Nearmap, HERE



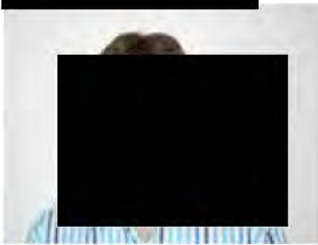
Nearmap

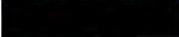
**From:** [Balagna, Mike](#)  
**To:** [Carrie Aulette](#)  
**Subject:** Donnie Beasley 3430 deck variance  
**Date:** Tuesday, May 12, 2026 1:31:45 PM

---

Michael and Yvonne Balagna 3450 Pineridge Lane have reviewed the current plans May 8<sup>th</sup> for the 5-foot deck expansion. We have no objection.

  
Michael Balagna  
LPL Financial Member FINRA/SIPC



  
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Thank you for your cooperation.

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GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 08-18 Meeting Date: 9-16-08

- PAID Variance Application Fee
- \$125.00 for residential - \$300.00 for commercial/industrial
- Copy of paperwork to Assessing Department

- **Article 23** of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals. (Please see attached)

Applicant/Owner: Donnie & Jeff Beltes

Property Address: 3430 Pineridge Phone: [REDACTED]

Present Zoning: Residential Tax Code: 11-22-202-017

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because the following peculiar or unusual conditions are present which justify variance.

1. Variance Requested: To build a garage on the road side of our home, within the present side set-backs.
2. Intended property modifications: 24 ft x 25 ft garage

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) Narrow lot (lakefront) on E. Crooked Lake these lots were platted more than 50 yrs ago,
- b. <sup>Other</sup> (explain) before present set backs were enforced. We would like to build on the road side, so as not to block our or our neighbors lake views.

**Variance Application Requires the Following:**

**Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. Note: Will need 8 copies of any drawings larger than 8 1/2 and 14 in size.**

- **Waterfront properties must indicate setback from water for adjacent homes**
- **Property must be staked showing all proposed improvements 5 days before the meeting and remain in place until after the meeting**
- **Petitioner (or a Representative) must be present at the meeting**

Date: 8/21/08

Signature: Donnie Beltes

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

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

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 08-18 Meeting Date: 9-16-08

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- **Article 23** of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals. (Please see attached)

Applicant/Owner: Donnie & Jeff Beltes  
 Property Address: 3430 Pineridge Phone: (810) 210-4853  
 Present Zoning: Residential Tax Code: 11-22-202-017

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because the following peculiar or unusual conditions are present which justify variance.

1. Variance Requested: To build a garage on the road side of our home, within the present side set-backs.

2. Intended property modifications: 24 ft x 25 ft garage

This variance is requested because of the following reasons:

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- b. Other (explain) before present set backs were enforced. We would like to build on the road side, so as not to block our or our neighbors lake views.

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Date: 8/21/08

Signature: Donnie Beltes

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

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

**08-18...A request by Donnie and Jeff Bettes, Sec. 22, 3430 Pineridge Lane, for a side yard variance to construct a detached accessory structure.**

A call to the public was made with the following response: Mr. Doug Brown of 3420 Pineridge Lane is in full support of Mr. Bettes request however has drainage concerns. Mr. Bettes property is significantly higher than mine and I'm concerned that his garage will increase the drainage onto my property. I want to make sure the drainage from his impervious surfaces is taken care of. In April 9, 1996 a variance was granted that required buffer strips and other measures to prevent additional drainage issues. I suggest that language similar to what was proposed in 1996 be included in this motion as well.

**Moved by** Brady, supported by Figurski to grant the variance request for case #08-18, by Donnie and Jeff Bettes at 3430 Pineridge Lane for a 5-foot side yard variance to construct a detached accessory structure with the following conditions:

1. The restrictions from the variance approval from Case #96-12 granted on April 9, 1996 shall be required as follows:
  - a. Eaves troughs shall be installed that will direct water to the lakeside;
  - b. The natural buffer between the homes shall be maintained; and
  - c. All water runoff shall be contained on the property.
2. The runoff from the new driveway shall be contained with curb, gutter or similar means to direct the water runoff towards the lakeside.

The finding of fact is that the narrowness of the lot creates a practical difficulty. **The motion carried unanimously.**

**Moved by** Figurski, supported by Brady to approve the minutes of August 19, 2008 meeting with changes as submitted. **Motion carried unanimously.**

**Member Discussion –**

Barb Figurski notes that Art Van has a large trailer advertising a mattress sale in front of their store. Mr. VanTassell responds that they have already been cited. Member Figurski also states that there is a gentlemen with a very large sign advertising "free windshield repair" in the front of the Peg Leg Recording studio and Lynch Carpets needs to have a gate installed on their dumpster enclosure.

**Moved by** Figurski, supported by Wildman, to adjourn the meeting at 7:27 p.m. **The motion carried unanimously.**

Respectfully submitted by:

Kelly VanMarter

**Charter Township of Genoa**  
**ZONING BOARD OF APPEALS**  
**SEPTEMBER 16<sup>th</sup>, 2008**  
**CASE #08-18**

**PROPERTY LOCATION:** 3430 Pineridge

**PETITIONER:** Donnie and Jeff Bettes

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

**WELL AND SEPTIC INFO:** Well and sewer

**PETITIONERS REQUEST:** Requesting a side yard variance to construct a detached accessory structure.

**CODE REFERENCE:** Table 3.04.01 – Dimensional Standards – LRR (Lakeshore Resort Residential)

**STAFF COMMENTS:** None

DETACHED ACCESSORY STRUCTURE	Principal building setback	One Side	Other Side	Front	Size	Height
Setbacks of Zoning	10	10	10	10	900	14
Setbacks Requested		5				
Variance Amount		5				

Exist side set'ck 8'±

Exist conc slab

EXIST STRUCT.

APROX 34 x 24

Exist side setback 5'±

Bettes  
3430 Pineridge  
Proposed GAR.  
9/08  
4/15 revised

Exist side setback 6'±

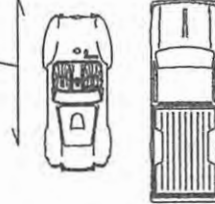
23' From existing struct.

Proposed side setback 13'

Proposed 24' x 25' Garage

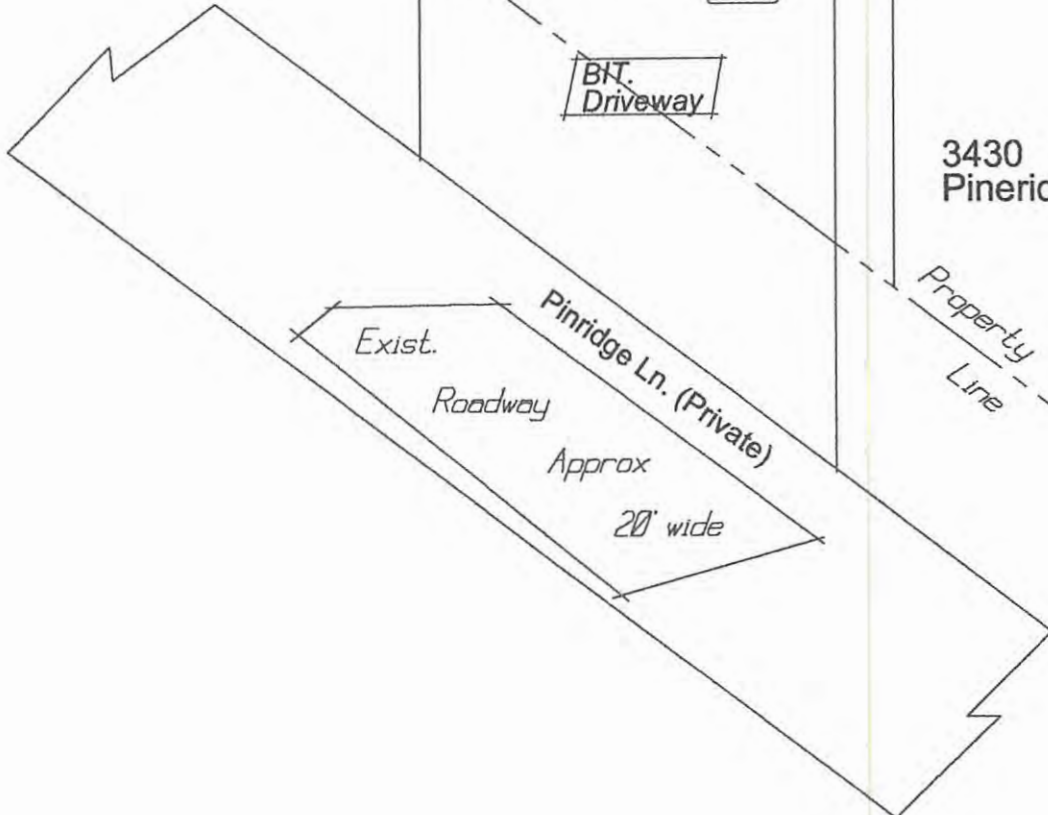
Proposed Side Setback 5'

Proposed Front Setback  
21' to Property Line  
40' to existing roadway



BT. Driveway

3430 Pineridge Ln.



Exist.

Roadway

Pineridge Ln. (Private)

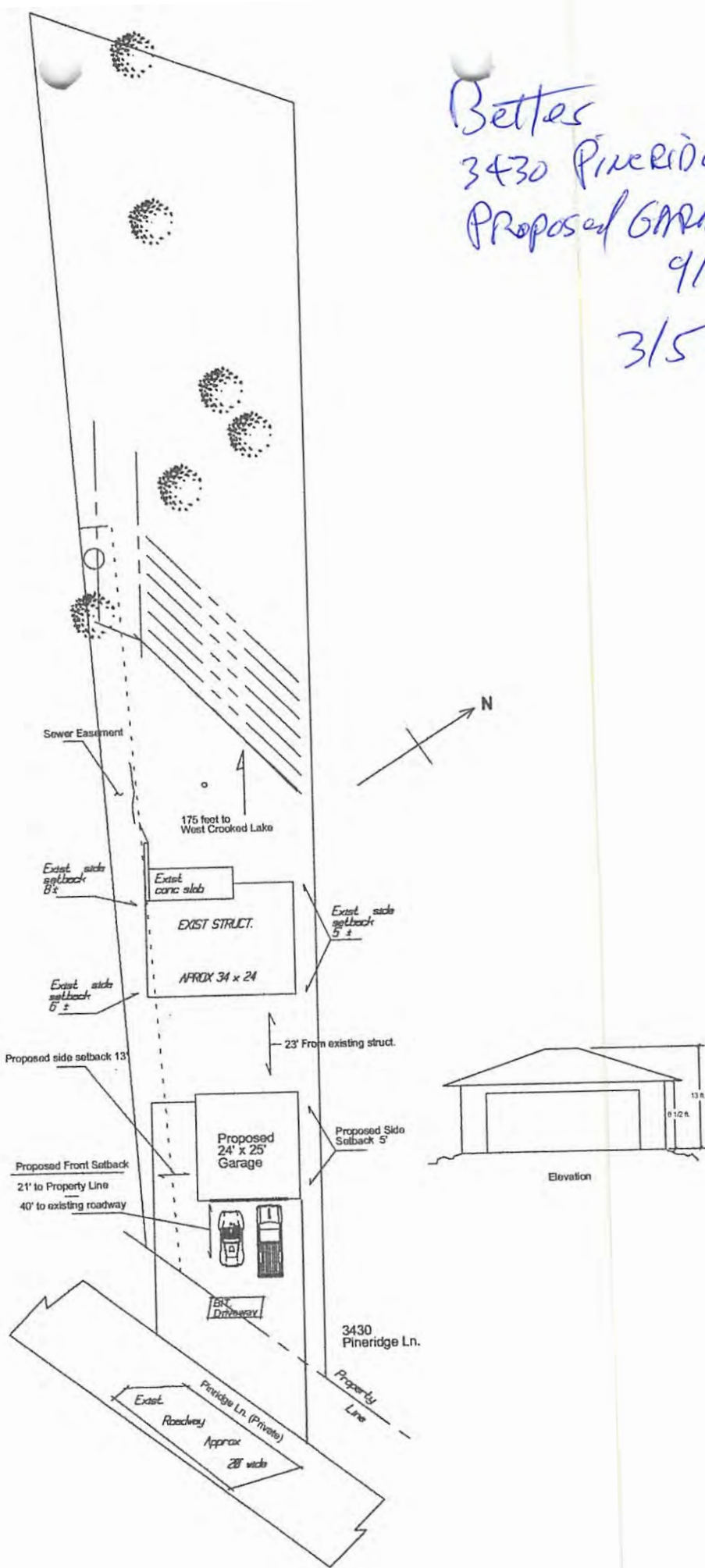
Approx

20' wide

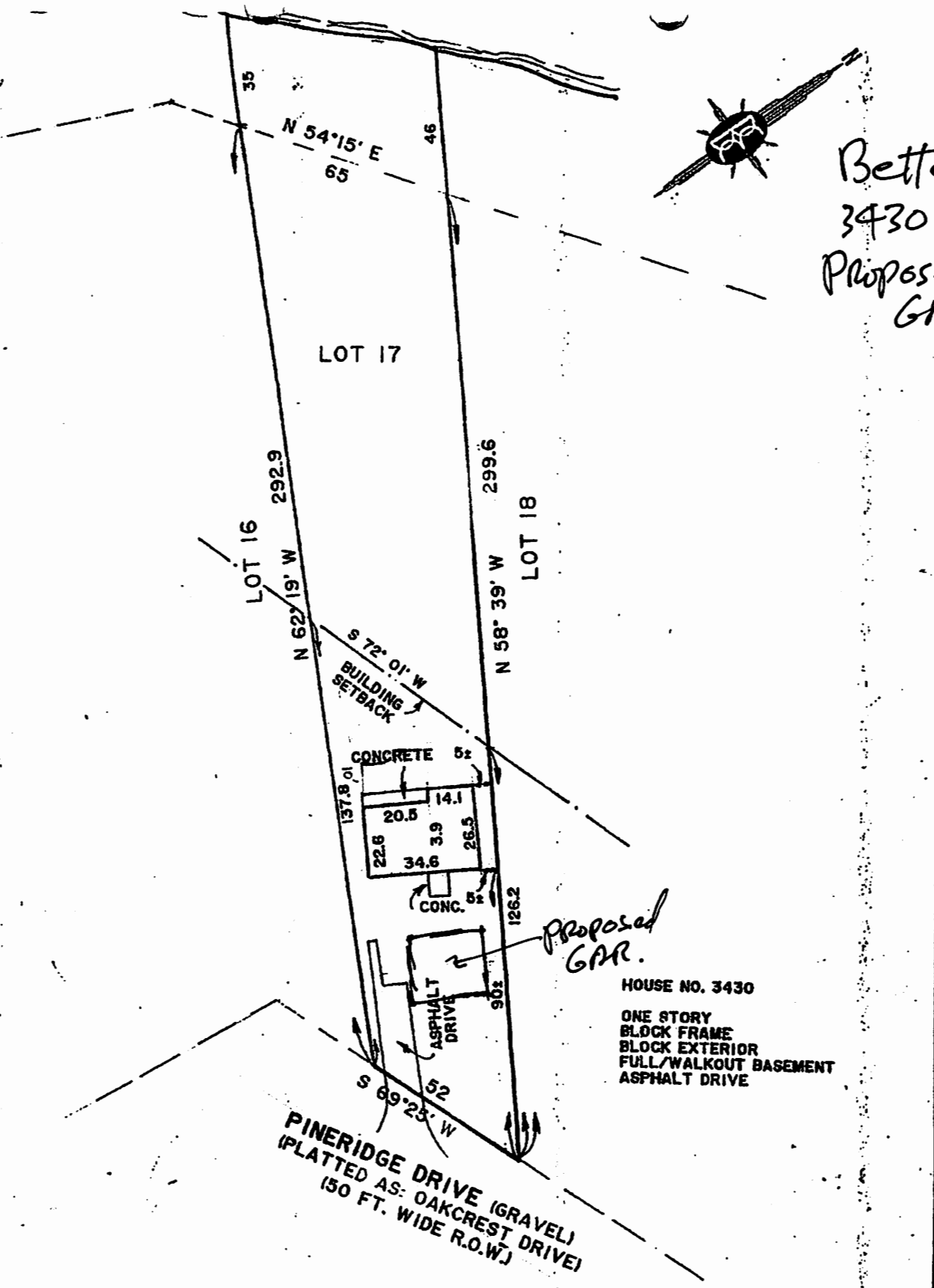
Property Line

Bettas  
3430 Pineridge  
Proposed GARAGE  
9/08

3/5 Revised



Bette's  
 3430 PINE RIDGE  
 Proposed  
 GARAGE  
 8/08  
 1/5

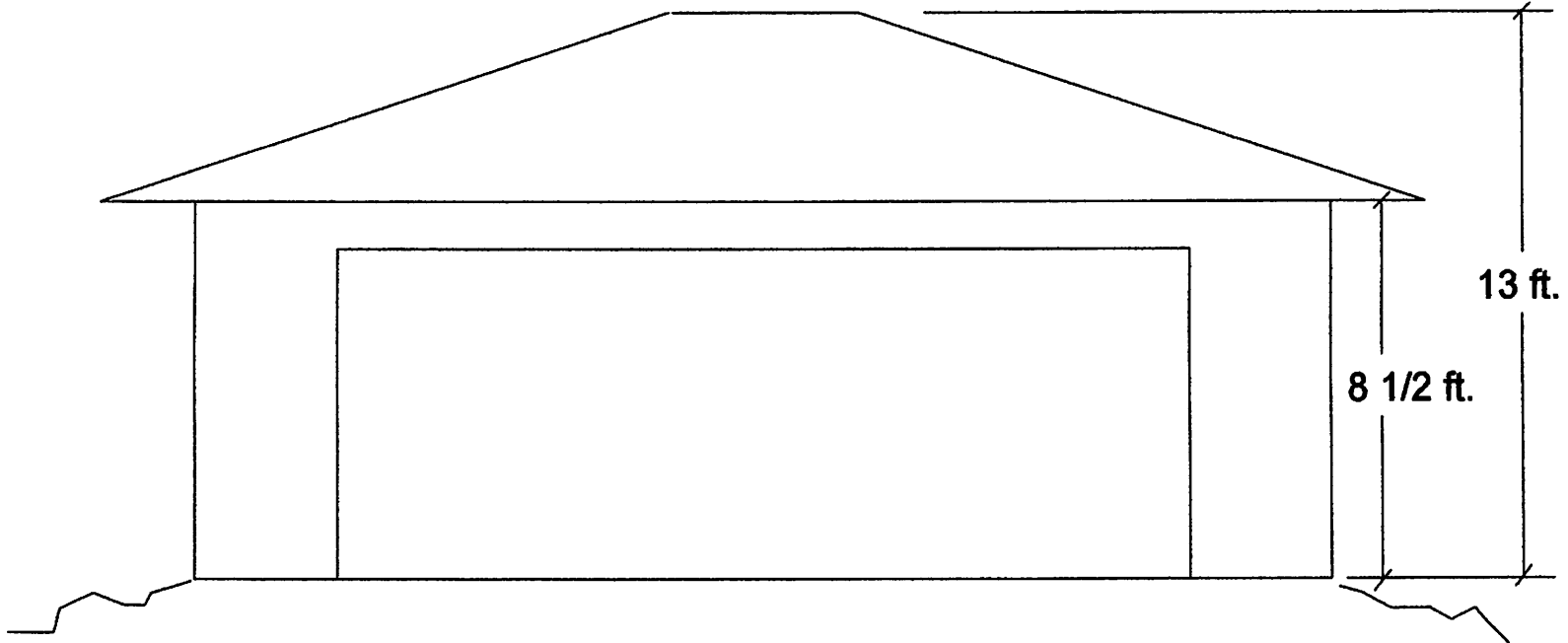


**BOSS ENGINEERING**  
**ENGINEERS & SURVEYORS**

3121 East Grand River • Howell, Michigan 48843  
 Phone (517) 548-4838 • Brighton (313) 229-4773 • Fax (517) 548-1870

Scale: ~~1" = 40'~~  
 Job No.: M- 31981





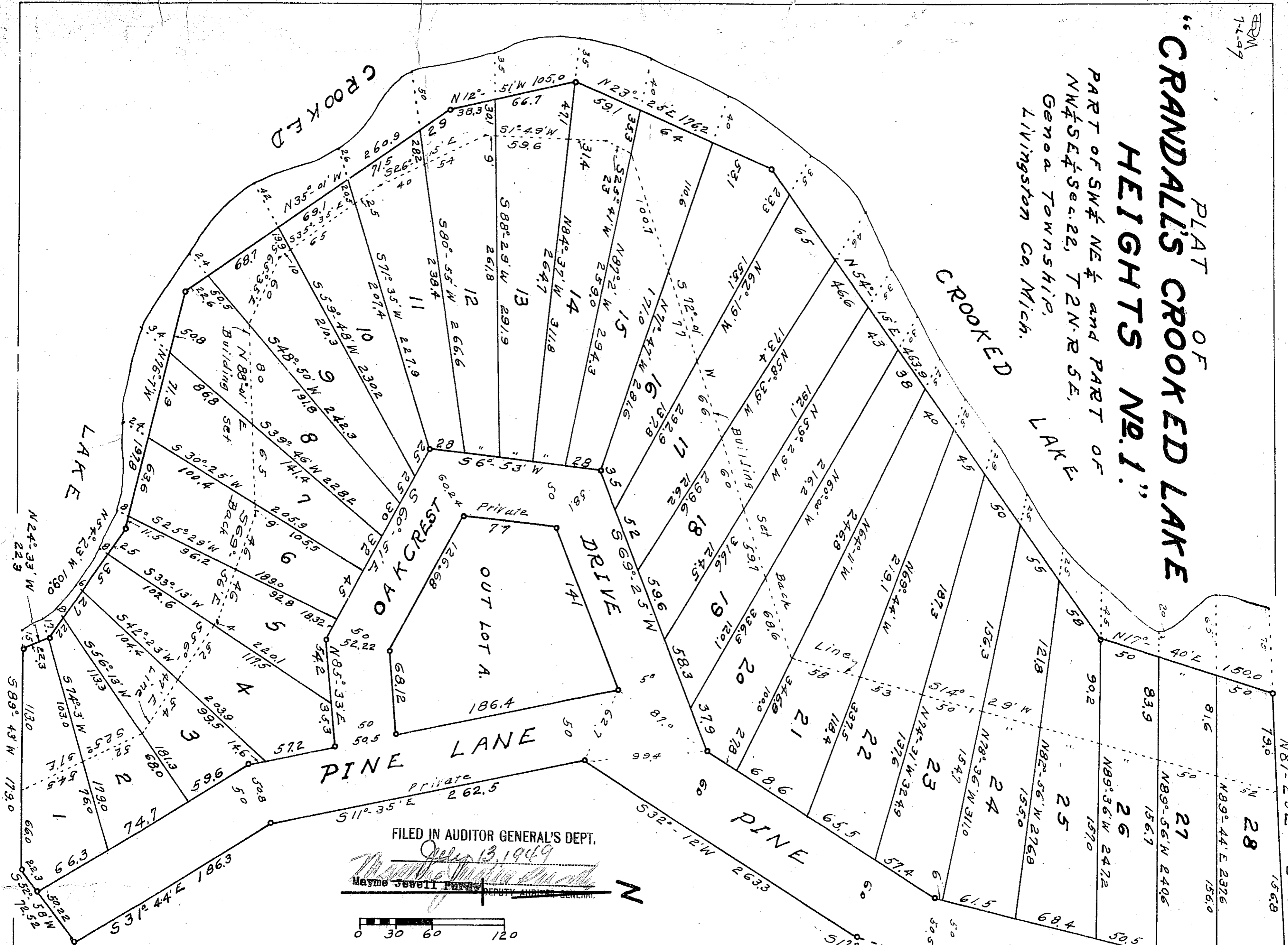
Elevation

Notes  
3430 River Road  
Proposed GMAA  
8/08

5/5

PLAT OF  
CRANDALL'S CROOKED LAKE  
HEIGHTS NO. 1.

PART OF SW 1/4 NE 1/4 and PART OF  
NW 1/4 Sec. 22, T2N-R5E,  
Genoa Township,  
Livingston Co., Mich.



FILED IN AUDITOR GENERAL'S DEPT.  
July 13, 1949  
MAYME JEWELL FURSE DEPUTY AUDITOR GENERAL

SCALE 1" = 60'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that  
L. Harold Crandall, a single man  
as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid  
out and platted to be known as "CRANDALL'S CROOKED LAKE  
HEIGHTS NO. 1". A part of SW 1/4, NE 1/4 and part of  
NW 1/4, SE 1/4 Sec. 22, T2N-R5E, Genoa Township, Livingston  
Co., Michigan  
and that the streets and alleys as shown on said plat are hereby dedicated to  
the use of the Lot owners.

Signed and Sealed in  
the Presence of:  
Dorothy Ladouceur (Witness)  
John Damman (Witness)  
L. Harold Crandall (L.S.)  
John Damman (Witness)

ACKNOWLEDGMENT

STATE OF MICHIGAN } ss.  
County of Livingston }  
On this 9th day of March, 1949, before me,  
Notary Public in and for said County, personally came the above named  
L. Harold Crandall, a single man

known to me to be the persons who executed the above dedication, and acknowledged  
the same to be their free act and deed.  
John Damman  
Notary Public - Livingston County Mich.  
My Commission expires April 13 - 1951

COUNTY TREASURER'S CERTIFICATE

Office of County Treasurer, Livingston County.  
I hereby certify, that there are no tax liens or titles held by the State on the lands de-  
scribed hereon, and that there are no tax liens or titles held by individuals on said lands,  
for the five years preceding the 9th day of  
June, 1949, and that the taxes for said period of  
five years are all paid, as shown by the records of this office, except  
No. 123456789.  
This certificate does not apply to taxes, if any, now in process of collection by township,  
city or village collecting officers.  
Jennie M. Eastman  
Jennie M. Eastman (County Treasurer)

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of "CRANDALL'S CROOKED LAKE  
HEIGHTS NO. 1", a part of SW 1/4, NE 1/4 and part of NW 1/4  
SE 1/4 Sec. 22, T2N, R5E, Genoa Township, Livingston Co.  
Michigan  
is described as follows:

Beginning at a point 121.77 ft. North and 1804.34 ft. West of  
E 1/4 Post of said Sec. 22; thence S 17°-32' W 61.4 ft.;  
S 32°-12' W 263.3 ft.; S 11°-35' E 262.5 ft.; S 31°-44' E  
186.3 ft.; S 52°-58' W 72.52 ft.; S 89°-43' W 179.0 ft.;  
N 24°-33' W 22.3 ft.; N 54°-23' W 109.0 ft.; N 76°-7' W  
197.8 ft.; N 35°-01' W 260.9 ft.; N 12°-51' W 105.0 ft.;  
N 23°-25' E 176.2 ft.; N 54°-15' E 463.9 ft.; N 17°-40' E  
150.0 ft.; N 87°-23' E 235.8 ft.; S 67°-55' E 50.53 ft.;  
S 13°-43' W 281.0 ft. to point of beginning.  
All numbered Lots extend to waters edge of Crooked Lake.  
All measurements are in feet and decimals thereof.

MUNICIPAL APPROVAL

This plat was approved by the Township Board  
of the Township of Genoa  
at a meeting held March 15, 1949  
John Seim (Clerk)

APPROVAL BY COUNTY BOARD

This plat was approved on the 5th day of  
July, 1949  
Frank D. Bush (County Register of Deeds)  
Louise M. Schulz (County Clerk)  
Jennie M. Eastman (County Treasurer)

APPROVAL BY BOARD OF COUNTY AUDITORS

HEREBY CERTIFY THAT THIS COPY IS  
A TRUE COPY OF THE MAP OR PLAT  
FORWARDED THE REGISTER OF DEEDS  
FOR RECORDING.  
MAYME JEWELL FURSE DEPUTY AUDITOR GENERAL

Examined and Approved  
July 6, 1949  
MAYME JEWELL FURSE DEPUTY AUDITOR GENERAL

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent  
metal monuments consisting of bars not less than one-half inch in diameter and 48 inches  
in length, or shorter bars of not less than one-half inch in diameter lopped over each  
other at least 6 inches with an over-all length of not less than 48 inches, encased in a  
concrete cylinder at least 4 inches in diameter and 48 inches in depth have been placed  
at points marked thus ( . . . ) as thereon shown at all angles in the boundaries of the  
land platted, at all the intersections of streets, intersections of alleys, or of streets and  
alleys, and at the intersections of streets and alleys with the boundaries of the plat as  
shown on said plat.  
Clay W. Gordon  
Registered Land Surveyor

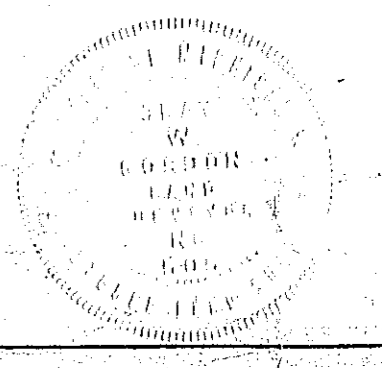
APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 5th day of  
July, 1949 by the Livingston  
County Board of Road Commissioners.

This approval does not obligate the County (Ross J. Robb) for  
construction or maintenance of Highways in this Plat.  
Ross J. Robb (Member)  
Melvin Hibner (Member)

COPY

Register's Office  
Livingston County, ss.  
Plat of "Crandall's Crooked  
Lake Heights No. 1" Genoa  
was Recorded this 8 day of  
July A.D., 1949, at 2 o'clock  
P.M. in Liber 5 of Plat  
on Page 37  
Frank D. Bush  
Register of Deeds



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BETTES JEFFREY & DONNIE	BETTES BEASELY DONNIE RLT	1	08/17/2017	QC	14-INTO/OUT OF TRUST	2017R-024369	BUYER/SELLER				
SUGAMOSTO, PETER & OLLIE	BETTES JEFFREY & DONNIE	120,000	05/25/1994	WD	03-ARM'S LENGTH	18330032	BUYER/SELLER				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: LRR		Building Permit(s)		Date	Number	Status	
3430 PINERIDGE LN		School: BRIGHTON AREA SCHOOLS		Other: See Work Description		11/10/2021		PW21-120	7 FINAL BLDG		
Owner's Name/Address		P.R.E. 100% 12/22/2004		ADDITION		08/27/2009		09-080	NO START		
BETTES BEASELY DONNIE RLT 3430 PINERIDGE LN BRIGHTON, MI 48116-7405		MAP #: V26-06		GARAGE		09/23/2008		08-121	NO START		
		2027 Est TCV 605,739 TCV/TFA: 538.91									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4306.4306 TRI LAKES LAKE FRONT						
SEC. 22 T2N, R5E CRANDALL'S CROOKED LAKE HEIGHTS NO. 1 LOT 17		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A TRI LAKES LF	50.00	225.00	1.0000	1.0000	5000	100	250,000
		Paved Road		B SURPLUS LF	15.00	225.00	1.0000	1.0000	3500	100	52,500
		Storm Sewer		65 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =		302,500	
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/other	Taxable Value	
			Ravine	2027	151,300	151,600	302,900			121,742C	
			Wetland	2026	151,300	151,600	302,900			121,742C	
			Flood Plain	2025	141,500	149,900	291,400			118,542C	
		X	REFUSE	2024	146,300	134,100	280,400			114,978C	
		who	when	what							
		JB	12/13/2021	INSPECTED							

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type Composite	Year Built: 2008 Car Capracity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 600 % Good: 90 Storage Area: 0 No Conc. Floor: 0																																																																																										
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								Class: C +5 Effec. Age: 25 Floor Area: 1124 Total Base New: 251,701 Total Depr Cost: 201,087 Estimated T.C.V.: 303,239																																																																																									
Building Style: C		Trim & Decoration Ex <input type="checkbox"/> Ord <input type="checkbox"/> Min <input type="checkbox"/>		Central Air Wood Furnace					E.C.F. X 1.508				Bsmnt Garage: Carport Area: Roof:																																																																																									
Yr Built 1952	Remodeled 0	Size of Closets Lg <input type="checkbox"/> Ord <input type="checkbox"/> Small <input type="checkbox"/>		(12) Electric 0 Amps Service									Bsmt Garage: Carport Area: Roof:																																																																																									
Condition: Good		Doors <input type="checkbox"/> Solid <input checked="" type="checkbox"/> H.C. <input type="checkbox"/>		No./Qual. of Fixtures Ex. <input type="checkbox"/> Ord. <input type="checkbox"/> Min <input type="checkbox"/>																																																																																																		
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many <input type="checkbox"/> Ave. <input checked="" type="checkbox"/> Few <input type="checkbox"/>																																																																																																		
Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softner, Auto Softner, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile wains Ceramic Tub Alcove Vent Fan																																																																																																		
(1) Exterior		(7) Excavation Basement: 1124 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal. Septic 2000 Gal. Septic																																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick			Lump Sum Items:																																																																																																		
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated wood Concrete Floor																																																																																																				
(2) windows		(9) Basement Finish 402 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 0 Walkout Doors (A)																																																																																																				
X	Many Ave. <input type="checkbox"/> Large Ave. <input checked="" type="checkbox"/> Small																																																																																																					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																																																																																																						
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cnts.Sup:																																																																																																				
X	Gable Hip Flat	Gambrel Mansard Shed																																																																																																				
X	Ashphalt Shingle Chimney: Brick																																																																																																					
<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> <th></th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Block</td> <td>Basement</td> <td>804</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>320</td> <td></td> <td></td> <td>*92%</td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td>Total:</td> <td>196,405</td> <td>155,069</td> <td></td> </tr> <tr> <td colspan="3">Basement, Outside Entrance, Below Grade</td> <td></td> <td>1</td> <td>2,754</td> <td>2,065</td> </tr> <tr> <td colspan="3">Plumbing 2 Fixture Bath</td> <td></td> <td>1</td> <td>3,026</td> <td>2,269</td> </tr> <tr> <td colspan="3">Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost</td> <td></td> <td>600</td> <td>24,822</td> <td>22,340 *90%</td> </tr> <tr> <td colspan="3">Water/Sewer Public Sewer well, 200 Feet</td> <td></td> <td>1</td> <td>1,480</td> <td>1,110</td> </tr> <tr> <td colspan="3"></td> <td></td> <td>1</td> <td>10,669</td> <td>8,002</td> </tr> <tr> <td colspan="3">Deck Composite</td> <td></td> <td>240</td> <td>4,843</td> <td>4,456 *92%</td> </tr> <tr> <td colspan="3">Recreation Room</td> <td></td> <td>402</td> <td>7,702</td> <td>5,776</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>251,701</td> <td>201,087</td> <td></td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		1 Story	Block	Basement	804				1 Story	Siding	Basement	320			*92%	Other Additions/Adjustments			Total:	196,405	155,069		Basement, Outside Entrance, Below Grade				1	2,754	2,065	Plumbing 2 Fixture Bath				1	3,026	2,269	Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost				600	24,822	22,340 *90%	Water/Sewer Public Sewer well, 200 Feet				1	1,480	1,110					1	10,669	8,002	Deck Composite				240	4,843	4,456 *92%	Recreation Room				402	7,702	5,776	Totals:				251,701	201,087		<p>Cost Est. for Res. Bldg: 1 Single Family C Cls C 5 Blt 1952</p> <p>(11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1124 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75</p>		<p>Building Areas</p>		<p>Notes: &lt;&lt;&lt;&lt; Calculations too long. See valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>	
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\*\*\* 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 # 26-07 Meeting Date: May 19, 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: Matt & Nora Carroll Email: [REDACTED]  
 Property Address: 1616 S Hughes Rd, Brighton, MI 48114 Phone: [REDACTED]  
 Present Zoning: LRR- Lake Shore Resort Residential Tax Code: 11-11-302-004

**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 15' in the FRONT and 1.8' in REAR

Required FRONT set back is 35' , proposed is 20' - We are requesting 15'

Required REAR set back is 184.3', proposed is 182.5' - We are requesting 1.8'

**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.

This variance will allow the new residence to occupy the same relative space the existing house is on while allowing the slightly larger footprint to fit within the buildable area and not block any view points from the neighboring perspectives.

This will allow the new residence to align better with the neighboring property.

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 request will allow for the new residence to cover 11% lot coverage, with the max being at 35% , the set backs create a challenge for the property to fit within the buildable area and use 1/3 of the allowed lot coverage.

The overall house fit will be better with the new set backs requested.

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

This will allow to match the neighboring properties. It will not impend on any supply of light or visual viewing area.

Allowing the front set back will improve neighboring visability by the houses alignig with one another.

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

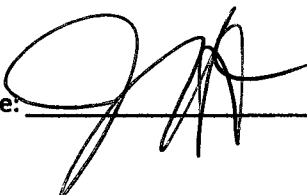
This will add value to neighboring properties (based upon the drawings and siteplan as shown)

**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: 4/20/26

Signature: 



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:** May 19, 2026  
**RE:** ZBA 26-07

---

### STAFF REPORT

**File Number:** ZBA#26-07  
**Site Address:** 1616 S Hughes Road  
**Parcel Number:** 4711-11-302-004  
**Parcel Size:** 0.517 Acres  
**Applicant:** Matt & Nora Carroll/Joseph Valenti, Forest Ridge Construction  
**Property Owner:** Matt & Nora Carroll  
**Information Submitted:** Application, site plan, conceptual drawings  
**Request:** Dimensional Variance  
**Project Description:** Applicant is requesting a variance to demolish and rebuild a home.  
**Zoning and Existing Use:** LRR (Lakeshore Resort Residential)

#### **Other:**

Public hearing was published in the Livingston County Press and Argus on Sunday May 10, 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, the home was built in 1963 & remodeled in 2008
- A ZBA was approved in 1997 for an addition
- The parcel is serviced by municipal sewer & private well
- MHOG Utility Director has reviewed survey and has no issue with placement of the home
- See Assessing Record Card

**Summary:** The applicant is requesting a variance from **Article 3.04 Dimensional Standards**. Applicant is proposing to demolish the current non-conforming home and rebuild a new home with attached garage on a crawlspace. The new build will be reducing the number of non-conformities on the lot.

**Variance Requests**

The following is the section of the Zoning Ordinance that the variance is being requested from:  
**Sec. 3.04 DIMENSIONAL STANDARDS**

**3.04.01 Residential Schedule of Area and Bulk Requirements.** All lots, buildings, and structures shall comply with the area height and bulk requirements in Table 3.04.01:

**Minimum Front Yard Setback** 35’

**Requested Front Setback** 20’

**Variance Amount** 15’

**Minimum Shoreline Setback** 184.3’

**Requested Shoreline Setback** 182.5

**Variance Amount** 1.8’

<b>Table 3.04.02 Shoreline Setback</b>	
<b>Condition</b>	<b>Required Setback from Shoreline or Ordinary High Water Mark of a Lake*</b>
	<b>Principal Building</b>
Sites lacking public sanitary sewer	Minimum 100 feet
Sites connected to public sewer	Minimum 70 feet
Sites connected to public sewer in Lakeshore Resort Residential Dist.	Minimum 40 feet or consistent with the setbacks of adjacent principal buildings, whichever is greater as determined by the Zoning Administrator. If the setbacks of adjacent principal buildings vary because of irregular shoreline, the setback shall be the average of all lots within 500 feet along the shoreline or 40 feet whichever is the greater.
Paved parking areas	All paved parking areas shall be setback a minimum 25 feet from any shoreline.

**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 application of the ordinance would prevent the applicant from reasonably constructing the proposed home on the property. Granting the requested variance would provide substantial justice, as neighboring properties appear to maintain similar setback conditions. The applicant has worked closely with staff to ensure the request represents the minimum relief necessary to allow reasonable use of the property.

- (b) Extraordinary Circumstances** – The subject property is a nonconforming lake lot located along an irregular shoreline. Due to the unique configuration of the shoreline and lot layout, strict compliance with the required setback standards limits reasonable placement of improvements while maintaining consistency with the established development pattern of surrounding properties.
- (c) Public Safety and Welfare** – Staff does not believe the proposed home would have an impact on the public safety and welfare of Genoa Township residents. If anything, the new build could be of benefit to the public safety and welfare as the current home sits only 5’ from the road.
- (d) Impact on Surrounding Neighborhood** – Staff believes the proposed home will have a positive 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. The structure must be guttered with downspouts.
2. Silt fence to be maintained during construction phase.



141.59 ft

1594

1600

1608

1612

1616

1620

1628

1640

1656

1621

1670

1676

Westmore Dr

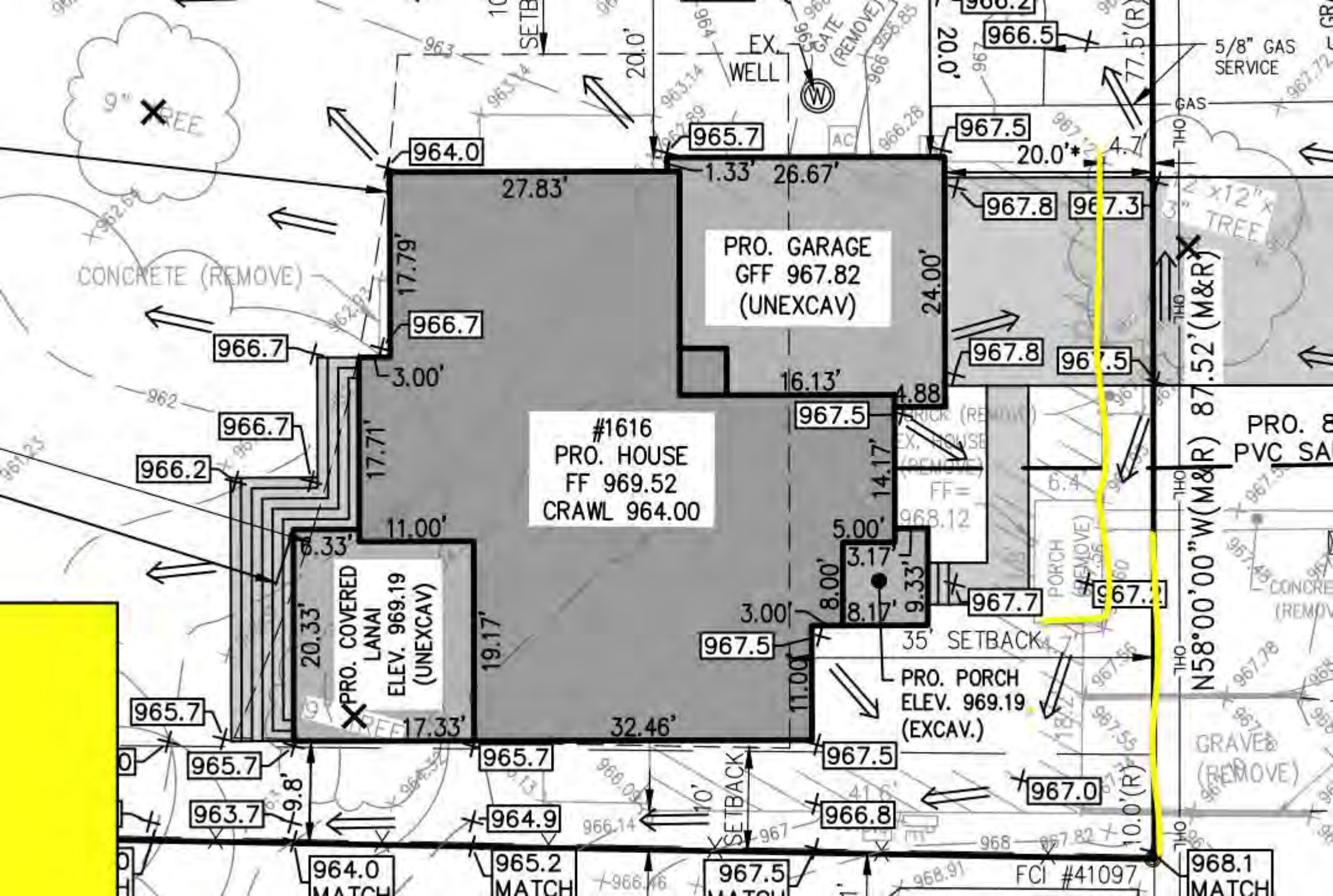
S Hughes Rd

Sat Mar 28 2026

Imagery © 2026 Nearmap, HERE

20 ft

Nearmap



PRO. GARAGE  
GFF 967.82  
(UNEXCAV)

#1616  
PRO. HOUSE  
FF 969.52  
CRAWL 964.00

PRO. COVERED  
LANAI  
ELEV. 969.19  
(UNEXCAV)

PRO. PORCH  
ELEV. 969.19  
(EXCAV.)

N58°00'00"W(M&R) 87.52'(M&R)

9" TREE

CONCRETE (REMOVE)

5/8" GAS SERVICE  
GAS  
3" x 12" x 3" TREE

PRO. 8" PVC SA

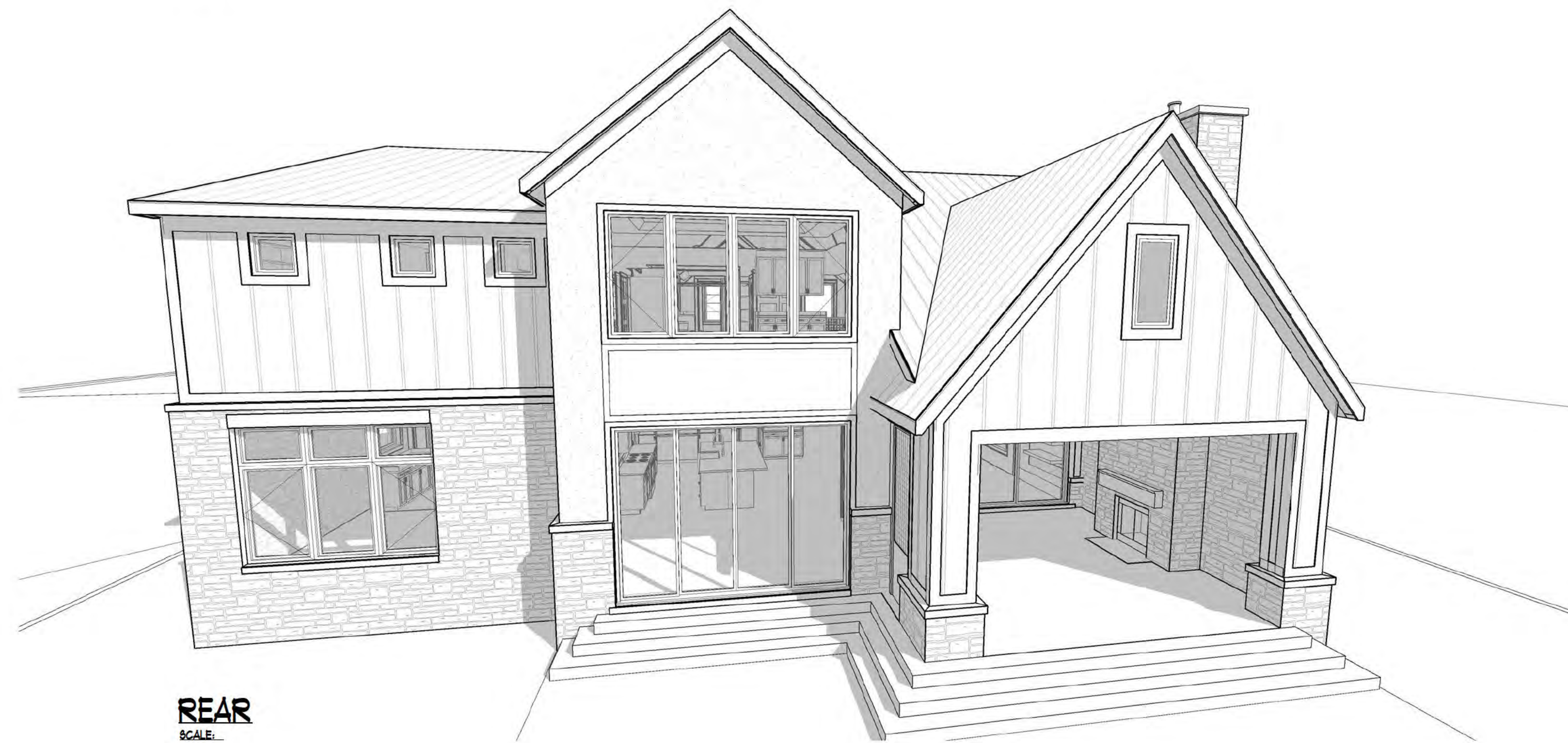
GRAVE (REMOVE)

FCI #41097

# CARROLL RESIDENCE



**FRONT**  
SCALE:



**REAR**  
SCALE:

SHEET INDEX	
C8T1	COVER
A1	FOUNDATION PLAN
A2	FIRST FINISHED FLR.
A3	SECOND FINISHED FLR.
A4	FRONT / LEFT ELEVATIONS
A5	RIGHT / REAR ELEVATIONS
A6	SECTIONS
B1	FOUNDATION PLAN STRUCTURE
B2	FIRST FLOOR PLAN STRUCTURE
B3	SECOND FLOOR PLAN STRUCTURE
GN1	GENERAL NOTES
GN2	GENERAL NOTES
GN3	GENERAL NOTES
Grand total: 13	



WWW.TKHOMEDESIGN.COM  
40200 GRAND RIVER  
AVE. NOVI, MI 48375  
SUITE 300  
PHONE: (248)-446-1960  
FAX: (248)-446-1960

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**CLIENT / PROJECT**  
**CARROLL  
RESIDENCE  
1616 S. HUGHES RD.  
BRIGHTON, MI 48114**

**JOB No:** 25-225  
**DRAWN:** FAN  
**CHECKED:** AN/BF  
**REVIEW:** 01-09-26  
**FINAL:** 02-23-26  
**REVISION:** -  
**REVISION:** -  
**REVISION:** -  
**REVISION:** -

**SCALE:**  
PER PLAN  
**SHEET #**  
**COVER**

# FOUNDATION NOTES

## NOTE:

ALL FOOTINGS ARE DESIGNED FOR 3000 P.S.F. SOIL BRG. CAPACITY & 30 P.S.F. ROOF SNOW LOAD. FOR VARYING CONDITIONS REFER TO TABLE R403.1(1), R403.1(2), & R403.1(3) OF THE 2015 MRC.

- ALL COLUMNS SHOWN SHALL BE 3" DIA. SCHEDULE 40 STANDARD STEEL PIPE COLUMN ON 30" X 30" X 18" DEEP CONC. FTG. TOP OF CONCRETE FTG. TO BE 4" BELOW FINISH BASEMENT SLAB. (TYPICAL UNLESS NOTED OTHERWISE)
- WHERE STEEL BEAMS REST ON FOUNDATION WALLS, SIZE BEAM POCKET APPROPRIATELY AND SHIM AS REQUIRED.
- AS REQUIRED DROP FLOOR SHEATHING 3/4" FOR MUDSET TILE INSTALLATION
- VERIFY ALL UTILITY LOCATIONS W/ BUILDER.
- PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
- PROVIDE LADDERING UNDER ANY WALL RUNNING PARALLEL W/ JOIST THAT DOES NOT LAND DIRECTLY ON A JOIST
- PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
- GROUT SOLID & BEARING CONDITIONS WHERE BLOCK IS USED.
- PROVIDE 2" X 24" (MIN. R-10) RIGID PERIMETER INSULATION AT ALL BASEMENT SLABS THAT ARE LESS THAN 42" BELOW EXTERIOR FINISHED GRADE
- BASEMENT CEILING HEIGHTS MAY VARY AT LOCATIONS DEPENDING ON MECHANICAL DROPS, LOW STRUCTURAL BEAMS IF REQUIRED, OR ANY FINISHED CLG. TREATMENTS.

## NOTE:

PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

## NOTE:

PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

## NOTE:

PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

## NOTE:

GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE. (TYPICAL)

## NOTE:

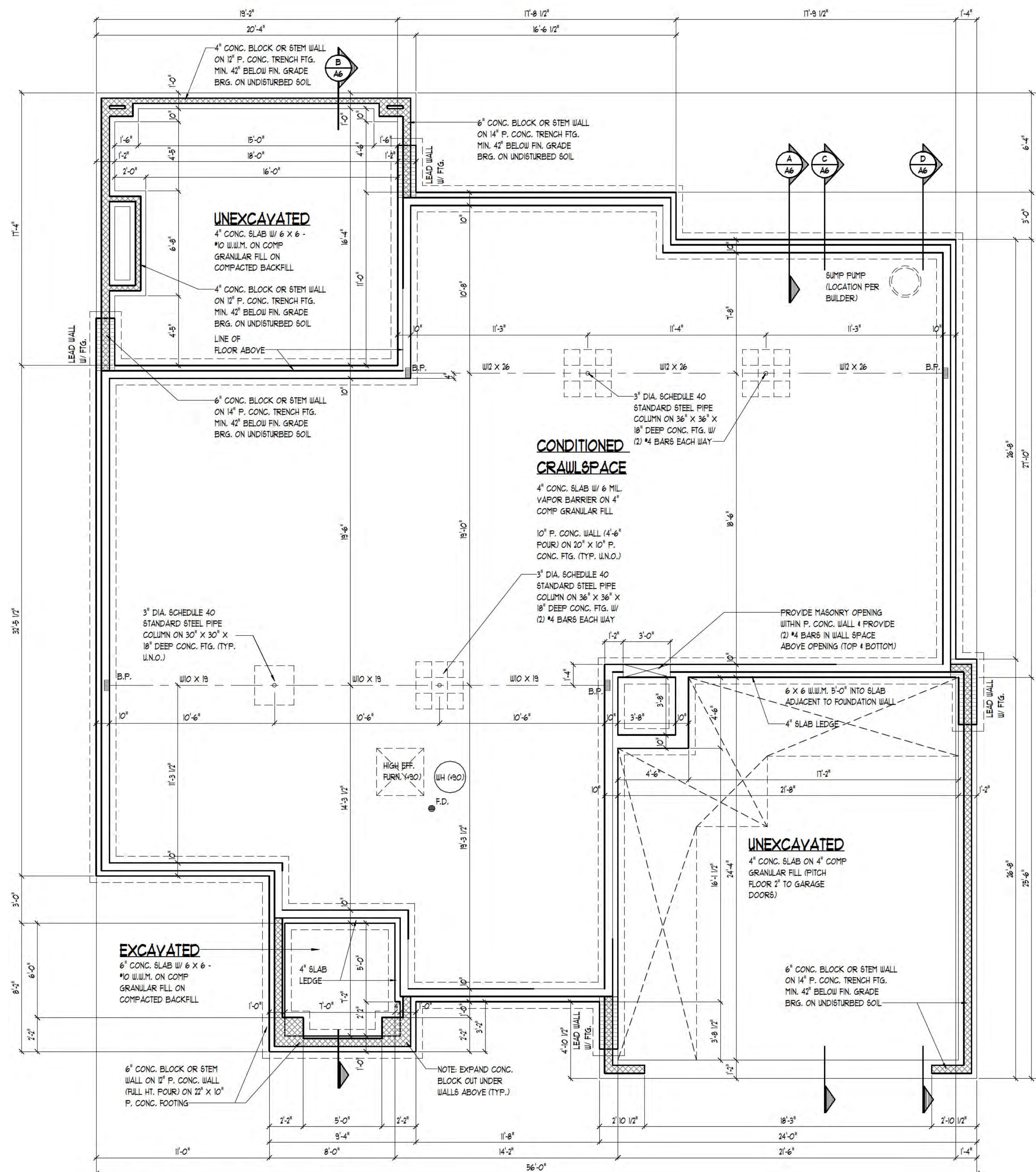
WOOD BEAM  
STEEL BEAM

BRG. WALL  
BRG. WALL ABOVE  
BRG. WALL & BRG. WALL ABOVE

POINT LOAD  
POINT LOAD FROM ABOVE

## LOT INFORMATION:

CITY / TOWNSHIP:	GENOA CHARTER TOWNSHIP
ZONE:	LRR (LAKESHORE RESORT RES.)
MINIMUM SETBACKS:	
FRONT	35'
REAR	40'
SIDE / TOTAL	10' / 20'
MAX ROOF HEIGHT MEASURED	25' MEDIAN OF RIDGE
LOT COVERAGE:	35%
LOT SIZE:	11,424 SQ.FT.
MAX S.F.:	6,038 SQ.FT.
PROPOSED FOOTPRINT	2916 S.F. / 11,424 S.F. = 11.1%



## FOUNDATION PLAN

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



**DESIGN**  
CREATIVE COLLABORATIVE

WWW.TKHOMEDSIGN.COM  
40300 GRAND RIVER AVE. NOVI, MI 48375  
SUITE 300  
PHONE: (248)-446-1960  
FAX: (248)-446-1960

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**CLIENT / PROJECT**  
**CARROLL**  
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**1616 S. HUGHES RD.**  
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JOB No: 25-225  
DRAWN: FAN  
CHECKED: AN/BF  
REVIEW: 01-09-26  
FINAL: 02-23-26  
REVISION: -  
REVISION: -  
REVISION: -

SCALE: PER PLAN  
SHEET #  
**A1**

**PLAN NOTES**

**INTERIOR WALLS:**  
1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3/4" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STUD EDGES.

**EXTERIOR WALLS:**  
SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 1/8" O.S.B. SHEATHING ON 2x6 WOOD STUDS @ 16" O.C. OR AS NOTED. MIN. R-20 WALL CONSTRUCTION 1/2" GYPSUM WALL BOARD (GLUE & SCREW). WALL TO BE 6" THICK WITH SIDING AND 10" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN).

- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20 MINUTE FIRE RATED DOORS (OR EQUIVALENT PER 2015 MRC SECTION R302.5.1).
- VENT ALL EXHAUST FANS TO EXTERIOR.
- WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
- INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
- USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
- ALL FIRST FLOOR INTERIOR DOORS TO BE FRAMED 6'-0" TALL. ALL SECOND FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER.
- PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
- PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
- GARAGE WALLS TO BE 2x6 STUDS IF OVER 10'-0" TALL.
- ALL EXTERIOR SLIDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR ACTIVE DIRECTION.

**NOTE:** S.D. ○  
S.D./C. ⊙

ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

**NOTE:** DOOR & WINDOW LOCATIONS:

ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE.

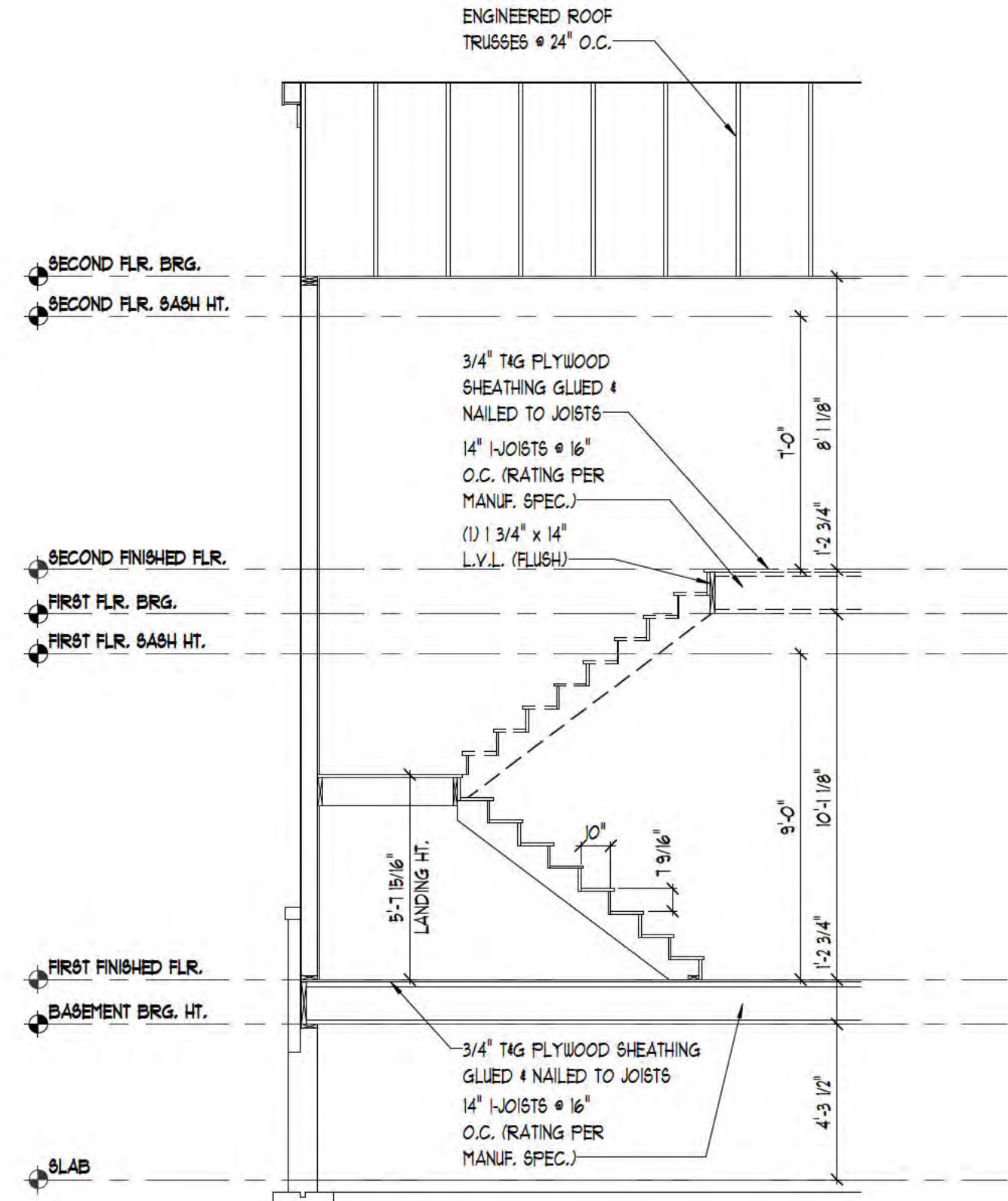
**NOTE:** VERIFY DROPPED FLOOR AREAS FOR TILE WITH BUILDER

**FIREPLACE NOTE:**

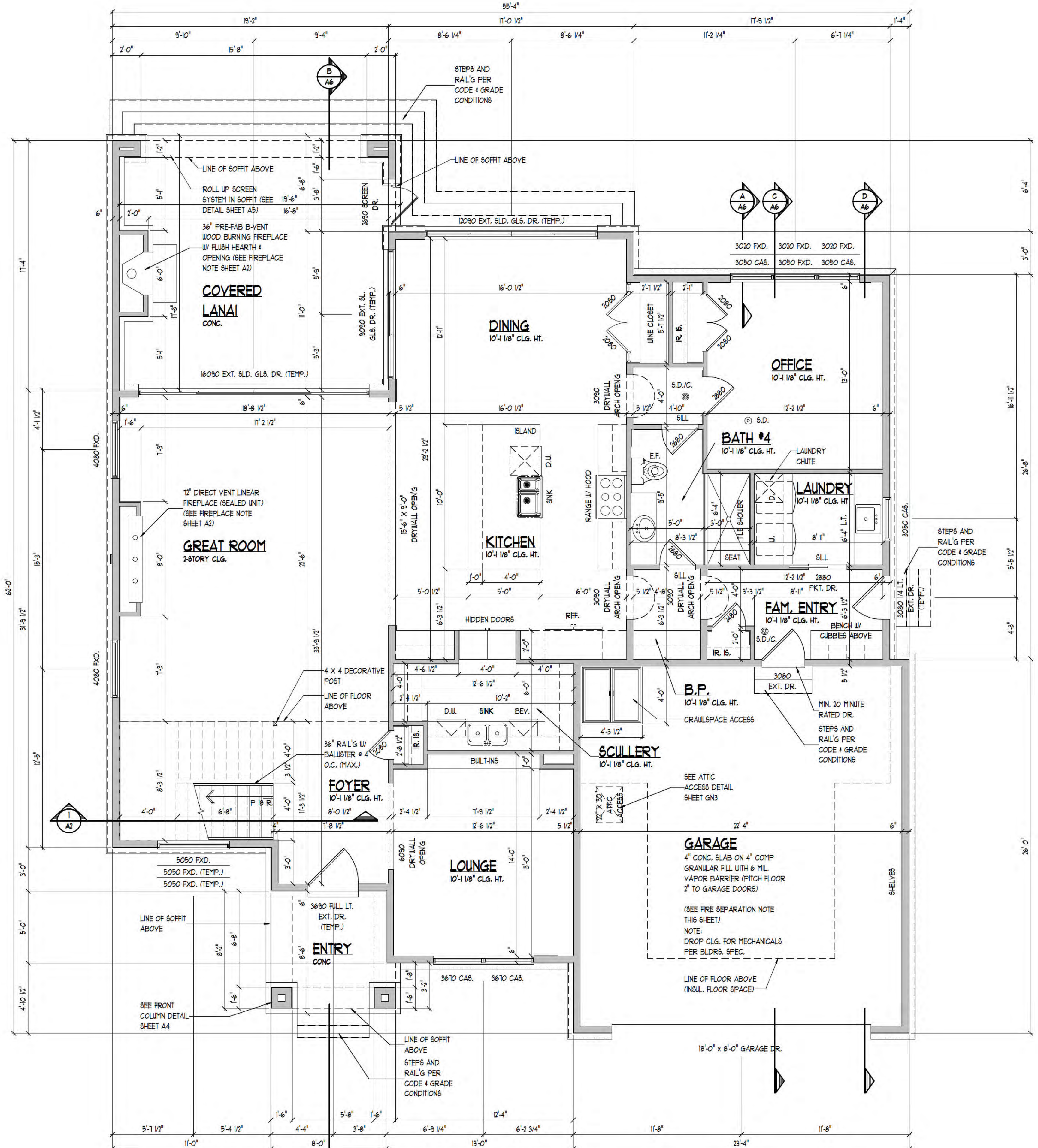
ALL FIREPLACE DIMENSIONS & ROUGH OPENINGS TO BE VERIFIED W/ MANUFACTURER SPECS INCLUDING BUT NOT LIMITED TO WIDTH, DEPTH, HEIGHT, CHIMNEY CLEARANCES, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SPECS TO CARPENTER PRIOR TO FRAMING.

**FIRE SEPARATION NOTE:**

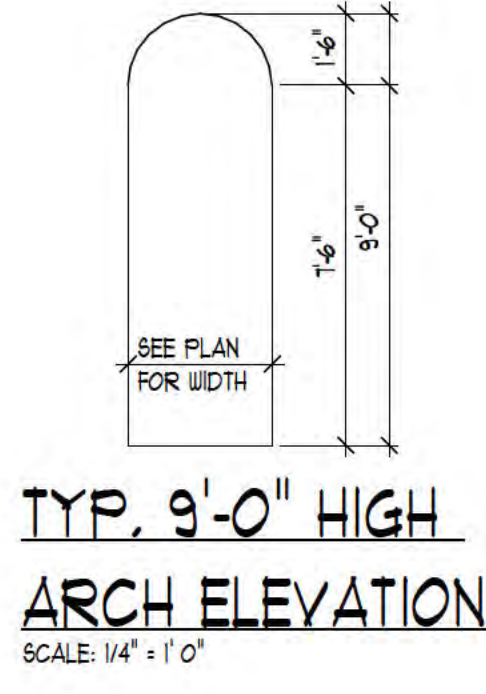
FIRE SEPARATION (R302.6)  
GARAGE SPACE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. ALL OTHER GARAGE SPACE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. DROP CLG. UNDER FLR. ABV. (ENCLOSE MECHANICAL AND STRUCTURAL ELEMENTS) VERIFY W/ BLDGR.



**STAIR SECTION**  
SCALE: 1/4" = 1'-0"



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



**HABITABLE AREA**

FIRST FLOOR HABITABLE	178 SF
SECOND FLOOR HABITABLE	181 SF
	1866 SF

**AREA**

First Floor Area	1862 SF
Second Floor Area	1702 SF
	3664 SF



**DESIGN**  
CREATIVE COLLABORATIVE

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AVE. NOVI, MI 48375  
SUITE 300  
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**CLIENT / PROJECT**

**CARROLL  
RESIDENCE  
1616 S. HUGHES RD.  
BRIGHTON, MI 48114**

**JOB No:** 25-225  
**DRAWN:** FAN  
**CHECKED:** AN/BF  
**REVIEW:** 01-09-26  
**FINAL:** 02-23-26

**REVISION:** -  
**REVISION:** -  
**REVISION:** -  
**REVISION:** -

**SCALE:** PER PLAN  
**SHEET #**  
**A2**

**PLAN NOTES**

**INTERIOR WALLS:**  
 1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3/4" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STUD EDGES.

**EXTERIOR WALLS:**  
 SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 1/8" O.S.B. SHEATHING ON 2x6 WOOD STUDS @ 16" O.C. OR AS NOTED. MIN. R-20 WALL CONSTRUCTION 1/2" GYPSUM WALL BOARD (GLUE & SCREW). WALL TO BE 6" THICK WITH SIDING AND 10" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN).

- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20 MINUTE FIRE RATED DOORS (OR EQUIVALENT PER 2015 MRC SECTION R302.5.1).
- VENT ALL EXHAUST FANS TO EXTERIOR.
- WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
- INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
- USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
- ALL FIRST FLOOR INTERIOR DOORS TO BE FRAMED 6'-0" TALL. ALL SECOND FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER.
- PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
- PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
- GARAGE WALLS TO BE 2x6 STUDS IF OVER 10'-0" TALL.
- ALL EXTERIOR SLIDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR ACTIVE DIRECTION.

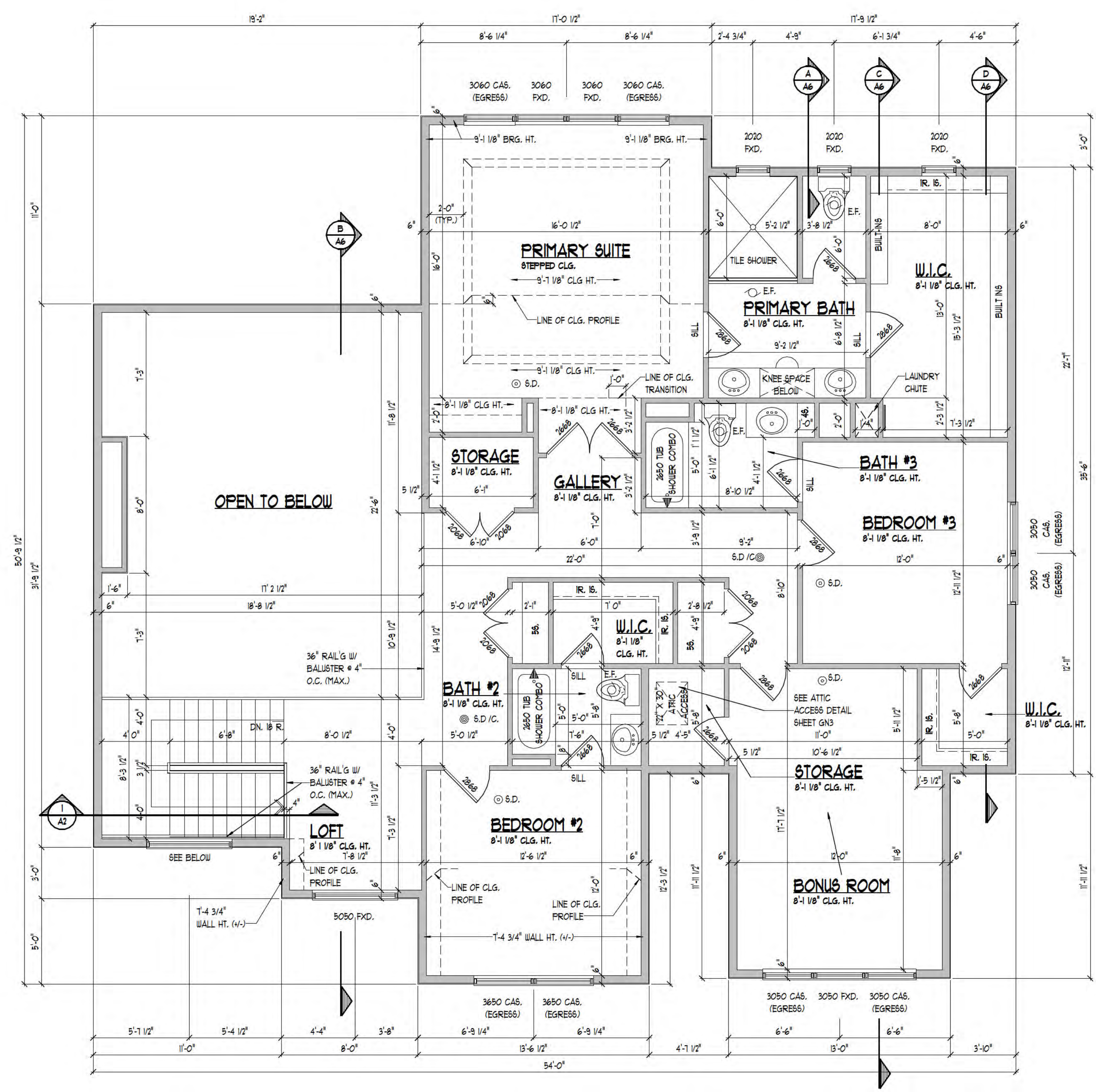
**NOTE:** S.D. ○  
 S.D./C. ⊙  
 ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

**NOTE:** DOOR & WINDOW LOCATIONS:  
 ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE.

**NOTE:** VERIFY DROPPED FLOOR AREAS FOR TILE WITH BUILDER

**FIREPLACE NOTE:**  
 ALL FIREPLACE DIMENSIONS & ROUGH OPENINGS TO BE VERIFIED W/ MANUFACTURER SPECS INCLUDING BUT NOT LIMITED TO WIDTH, DEPTH, HEIGHT, CHIMNEY CLEARANCES, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SPECS TO CARPENTER PRIOR TO FRAMING.

**FIRE SEPARATION NOTE:**  
 FIRE SEPARATION (R302.6)  
 GARAGE SPACE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. ALL OTHER GARAGE SPACE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. DROP CLG. UNDER FLR. ABV. (ENCLOSE MECHANICAL AND STRUCTURAL ELEMENTS) VERIFY W/ BLDGR.



**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

HABITABLE AREA	
FIRST FLOOR HABITABLE	178 SF
SECOND FLOOR HABITABLE	181 SF
	1866 SF

AREA	
First Floor Area	1862 SF
Second Floor Area	1702 SF
	3664 SF

**TK**

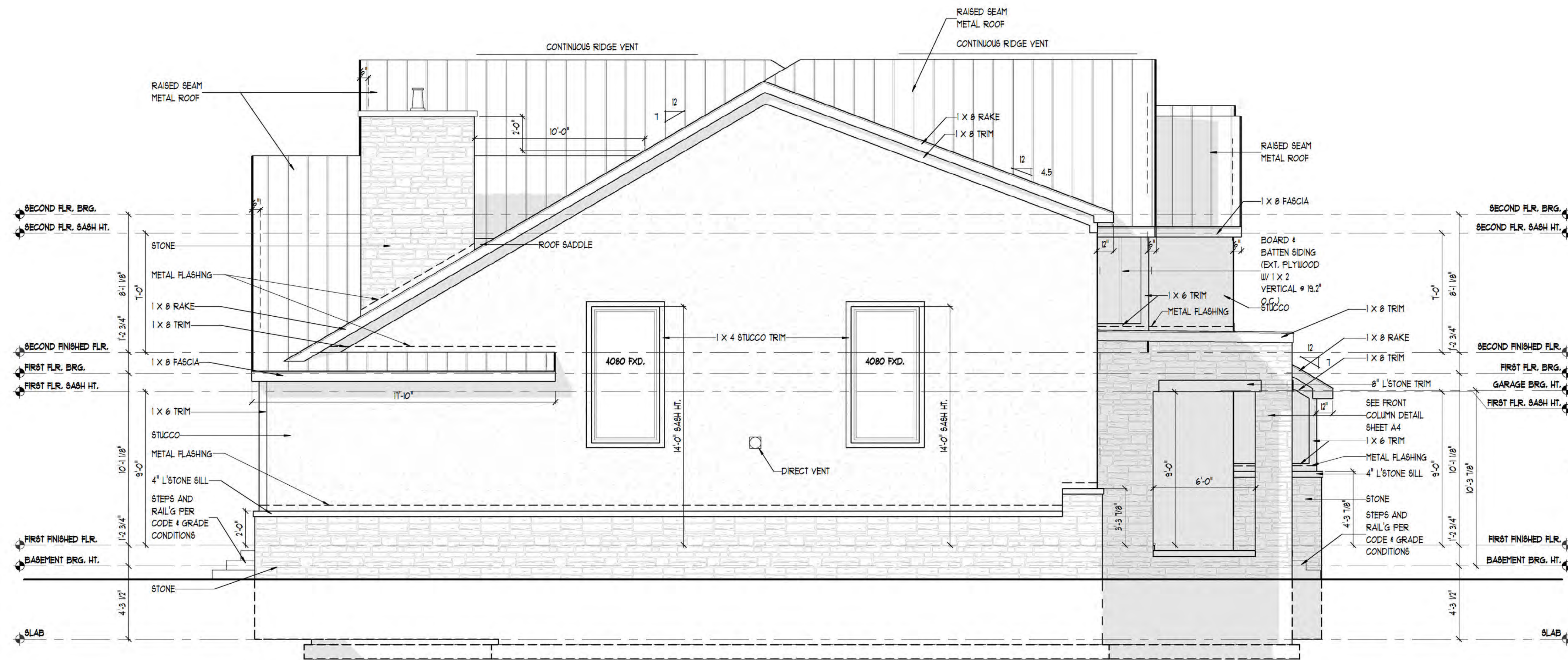
**DESIGN**  
 CREATIVE COLLABORATIVE

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 40300 GRAND RIVER AVE. NOVI, MI 48375  
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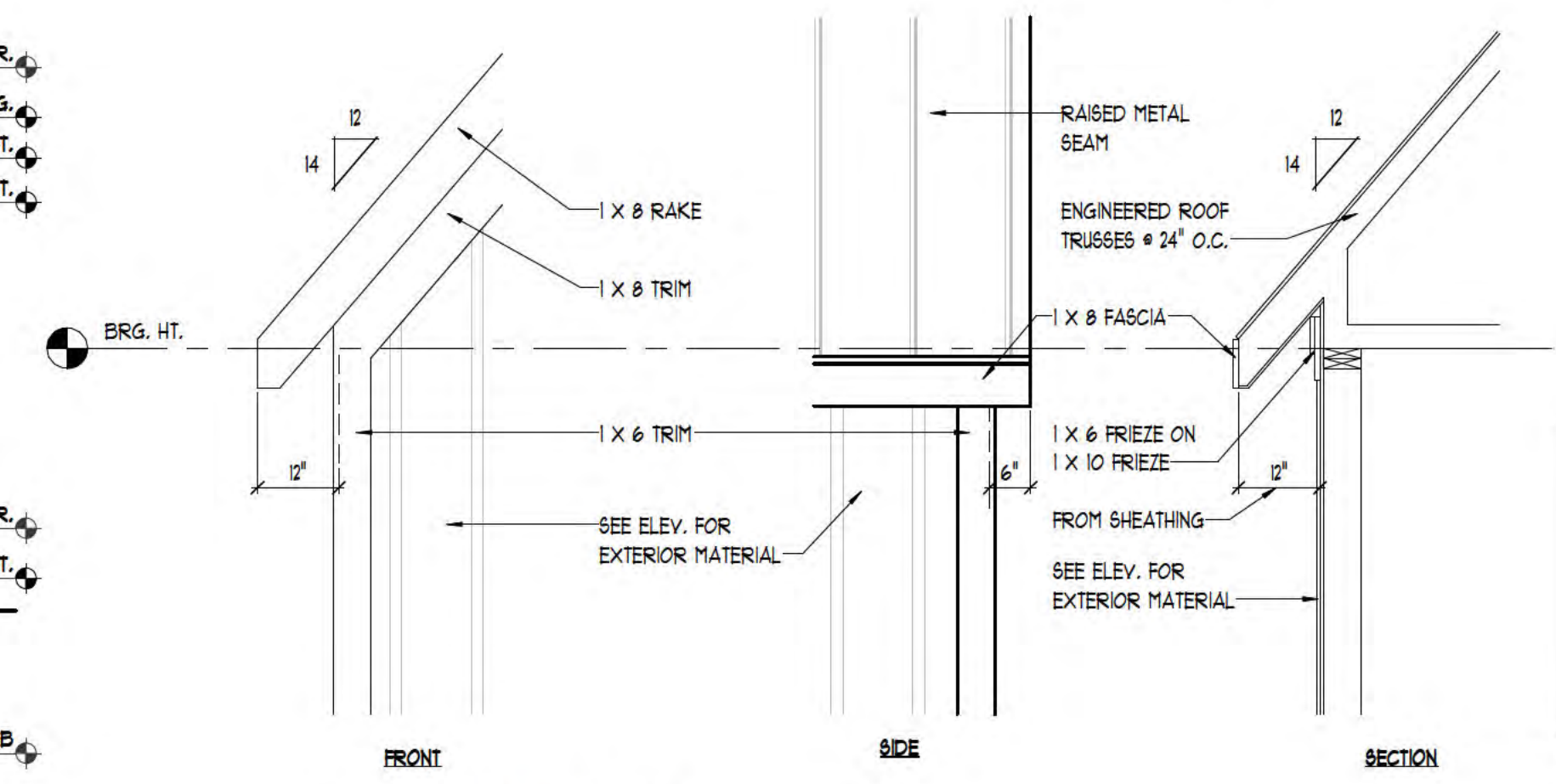
**CLIENT / PROJECT**  
 CARROLL  
 RESIDENCE  
 1616 S. HUGHES RD.  
 BRIGHTON, MI 48114

JOB No: 25-225  
 DRAWN: FAN  
 CHECKED: AN/BF  
 REVIEW: 01-09-26  
 FINAL: 02-23-26  
 REVISION: -  
 REVISION: -  
 REVISION: -

SCALE:  
 PER PLAN  
**SHEET #**  
**A3**



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

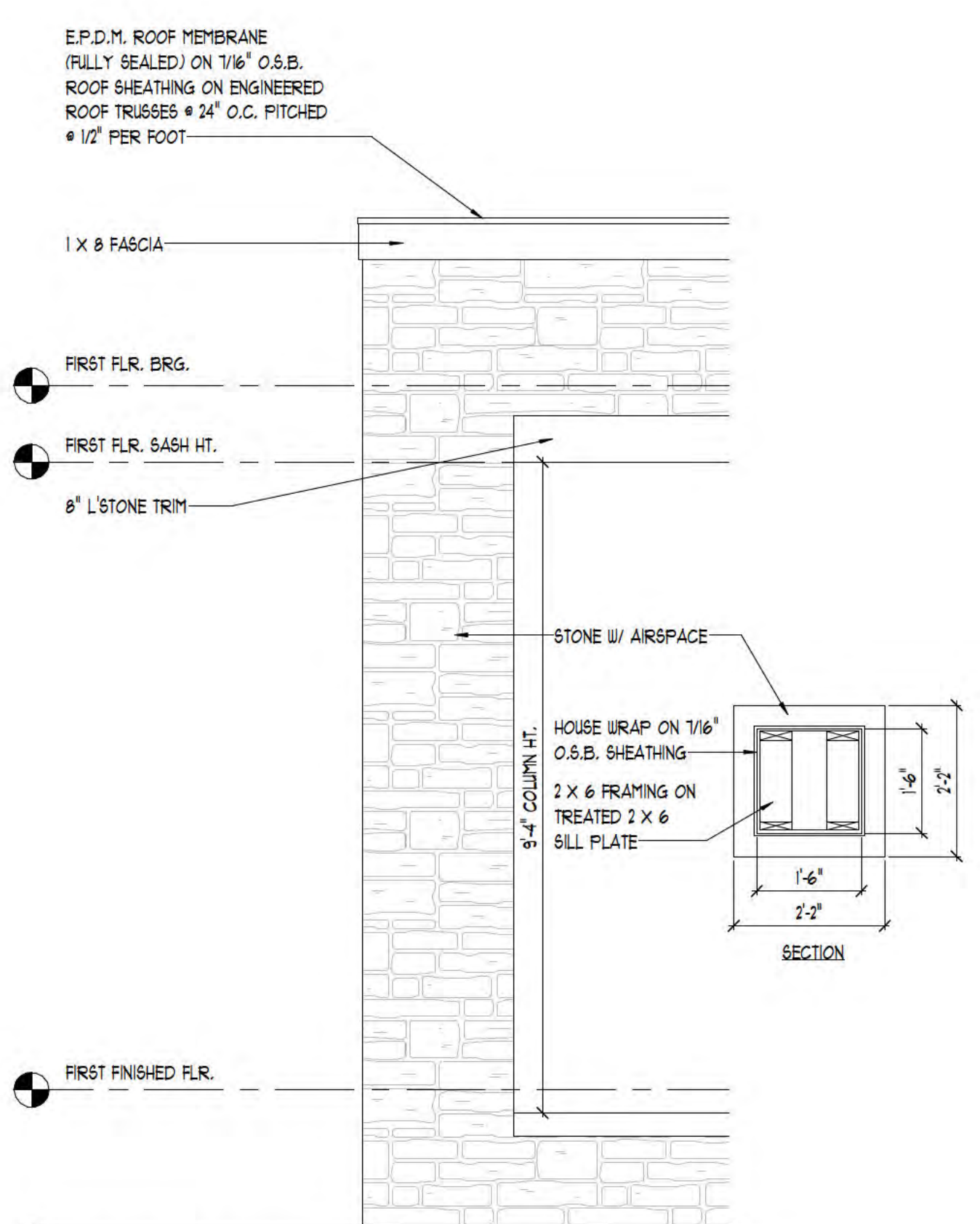
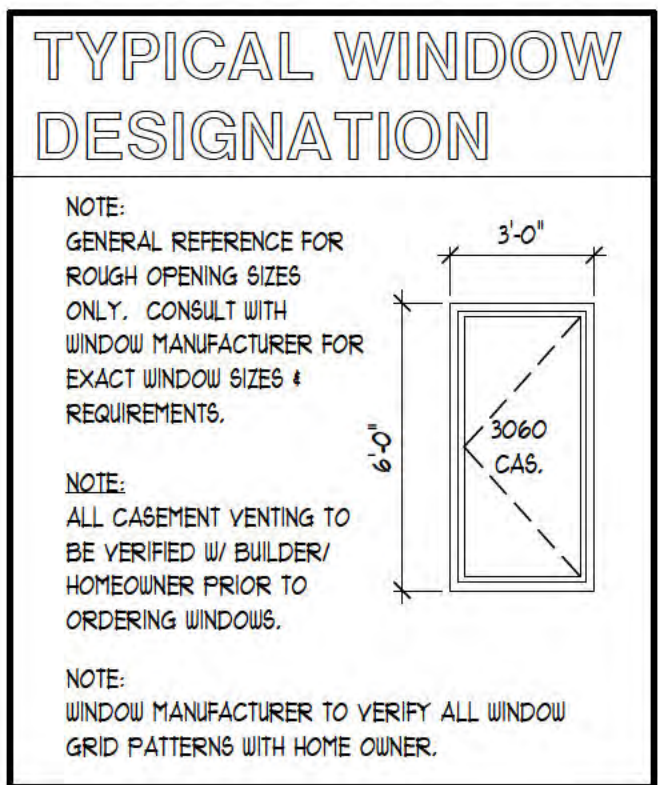


**OVERHANG DETAIL**  
SCALE: 1/2" = 1'-0"

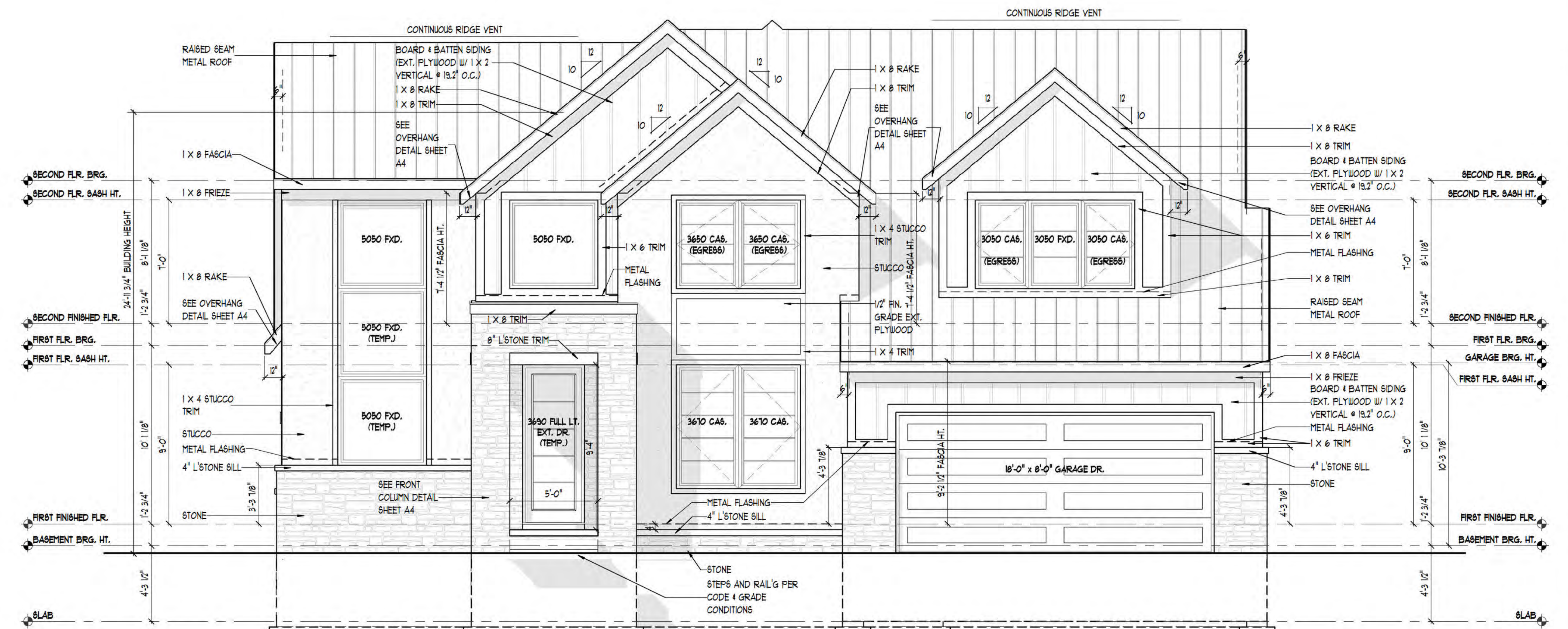
- ELEVATION NOTES**
1. ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
  2. PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
  3. FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
  4. METAL FLASHING AS REQUIRED BY CODE.
  5. ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
  6. PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
  7. CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

**NOTE:**  
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.O.

**NOTE:**  
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 24" ABOVE FINISHED FLOOR OR HAVE SASH LIMITERS PER CODE REQUIREMENTS



**FRONT COLUMN DETAIL**  
SCALE: 1/2" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

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FAX: (248)-446-1960

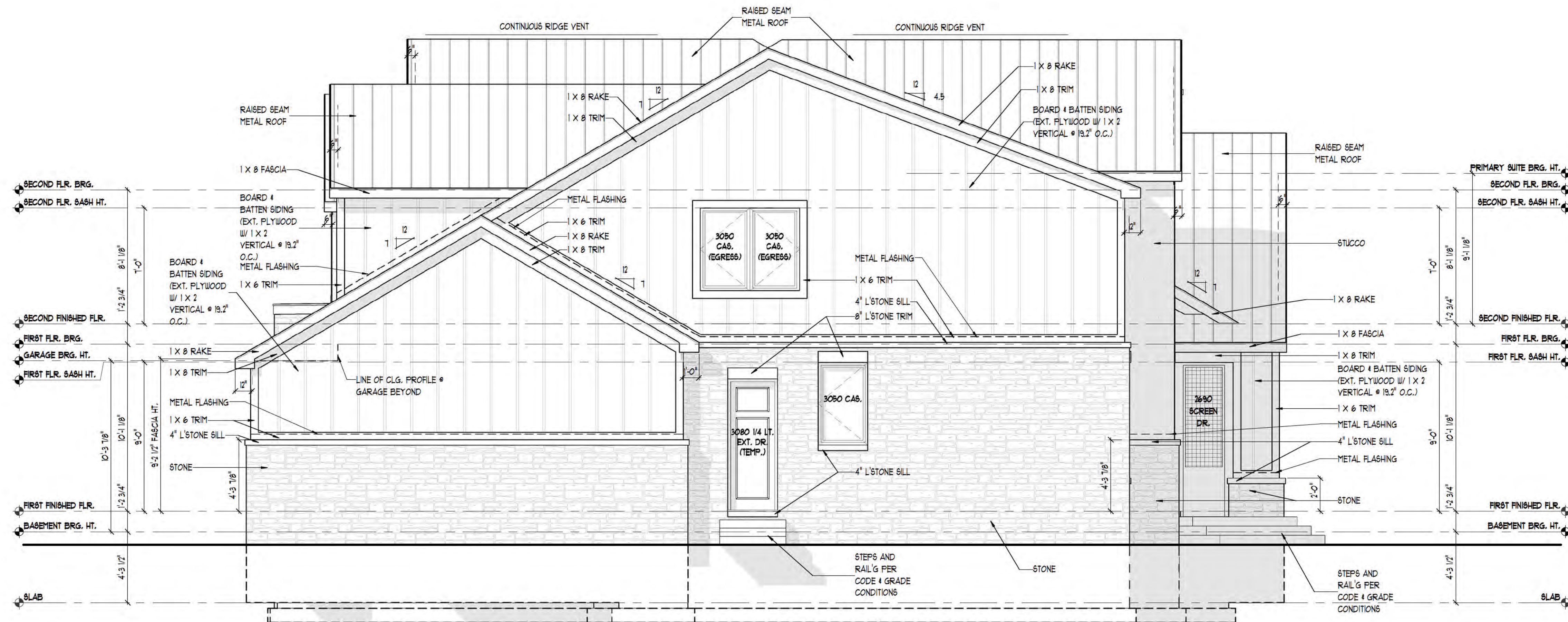
**CLIENT / PROJECT**

**CARROLL RESIDENCE**  
1616 S. HUGHES RD.  
BRIGHTON, MI 48114

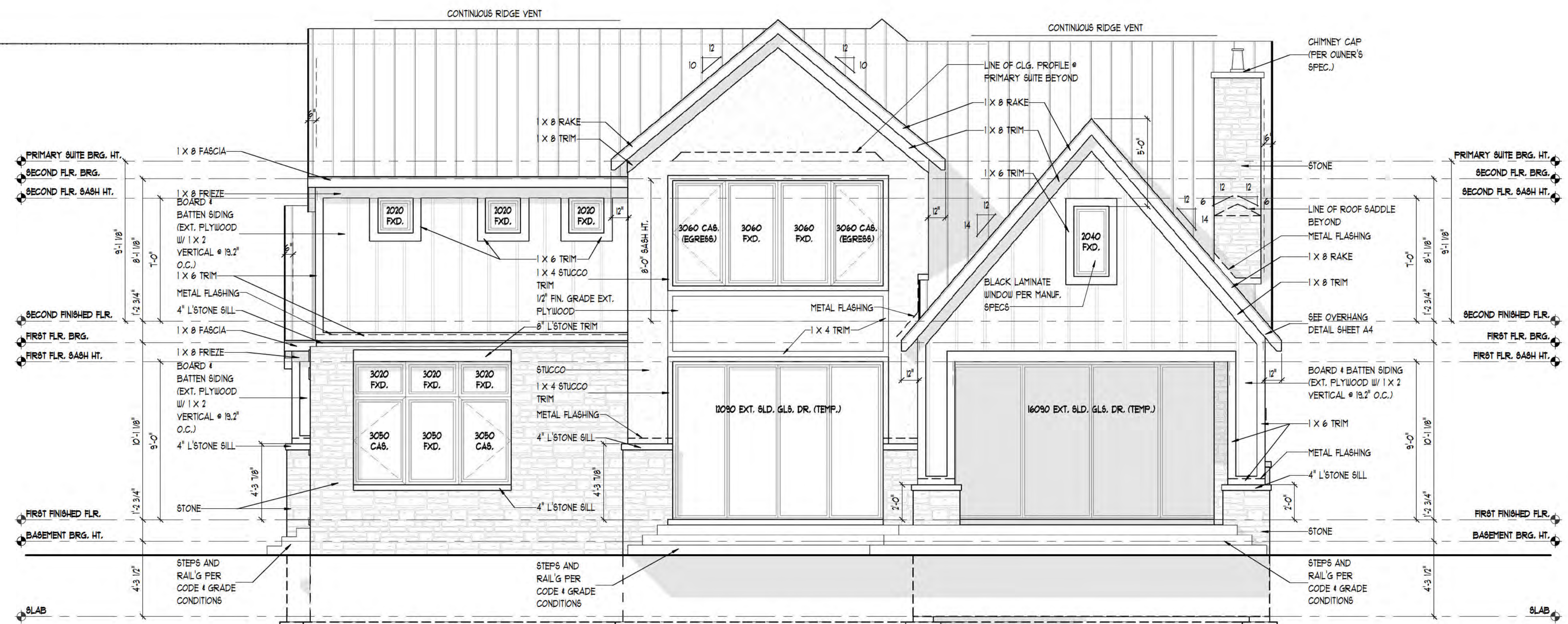
JOB No: 25-225  
DRAWN: FAN  
CHECKED: AN/BF  
REVIEW: 01-09-26  
FINAL: 02-23-26

REVISION: -  
REVISION: -  
REVISION: -  
REVISION: -

SCALE: PER PLAN  
SHEET #  
**A4**



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



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

1. ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
2. PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
3. FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
4. METAL FLASHING AS REQUIRED BY CODE.
5. ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
6. PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
7. CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

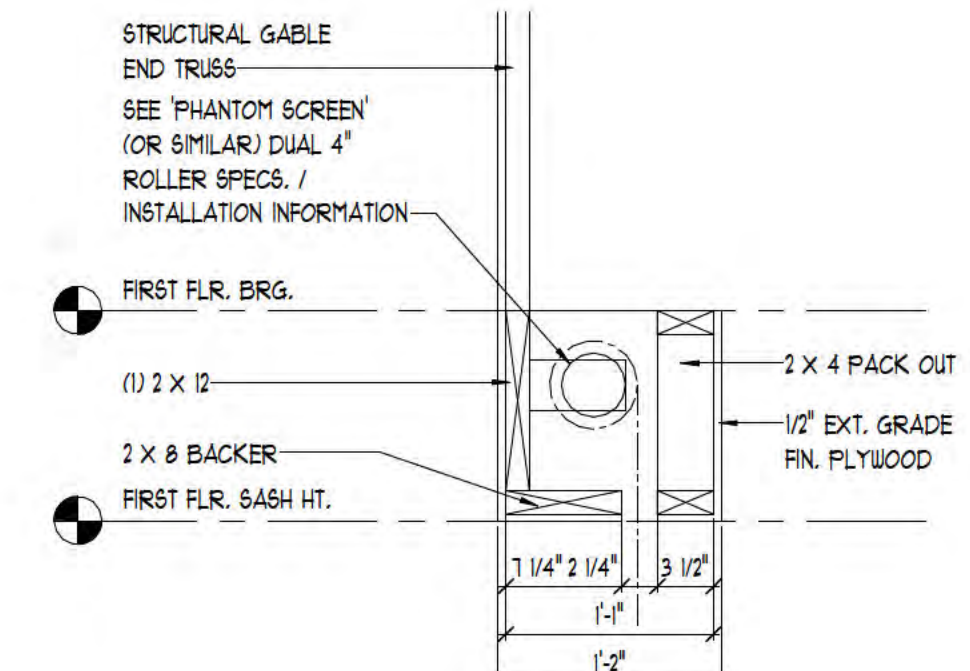
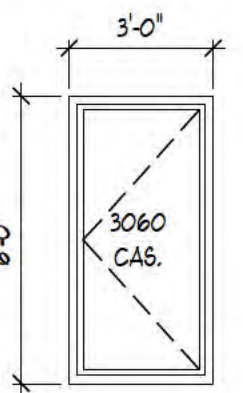
**NOTE:**  
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.O.

**TYPICAL WINDOW DESIGNATION**

**NOTE:**  
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.

**NOTE:**  
ALL CASEMENT VENTING TO BE VERIFIED W/ BUILDER/HOMEOWNER PRIOR TO ORDERING WINDOWS.

**NOTE:**  
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.



**SOFFIT DETAIL**  
SCALE: 1" = 1'-0"



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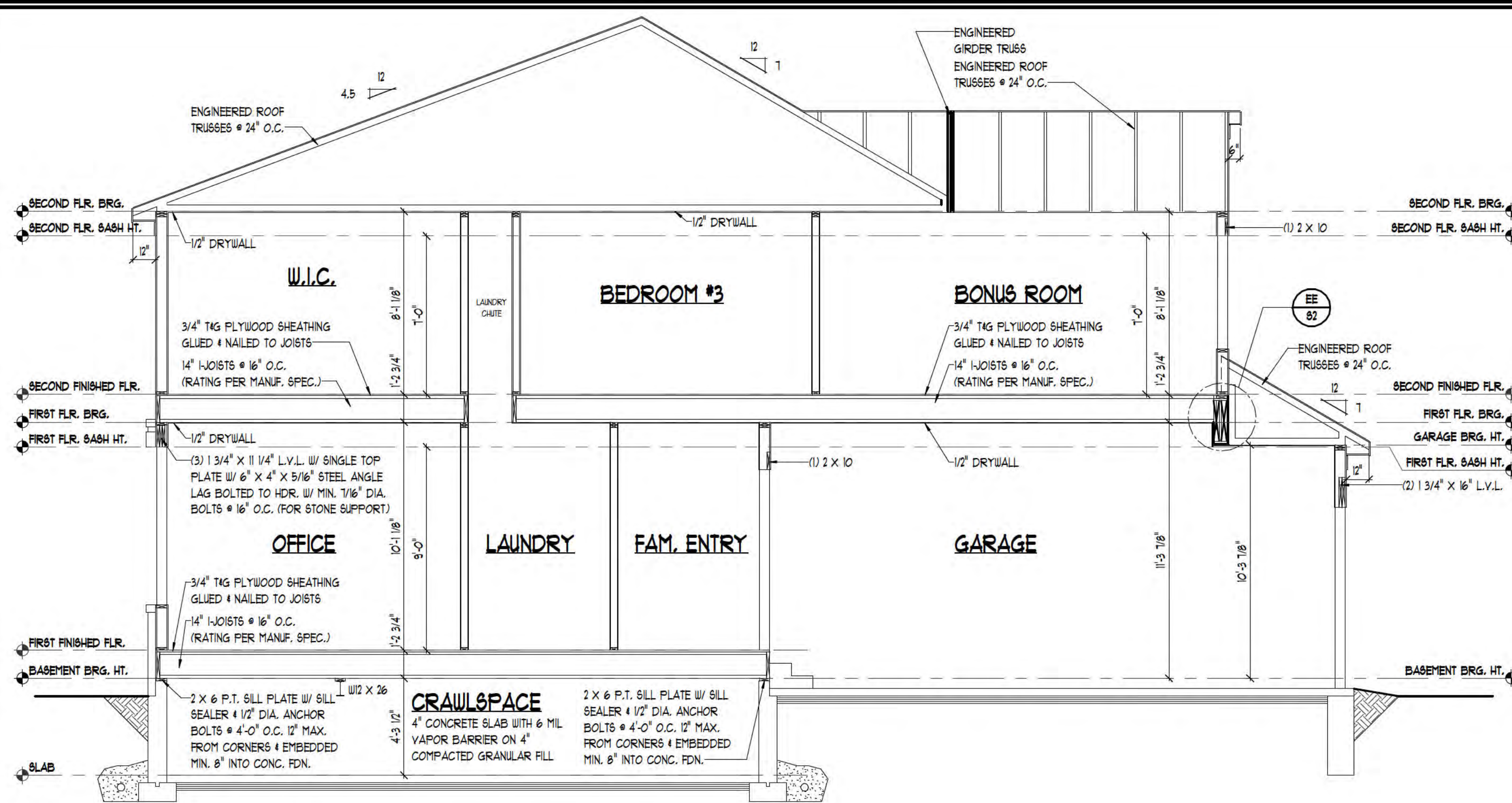
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**CLIENT / PROJECT**  
**CARROLL**  
**RESIDENCE**  
**1616 S. HUGHES RD.**  
**BRIGHTON, MI 48114**

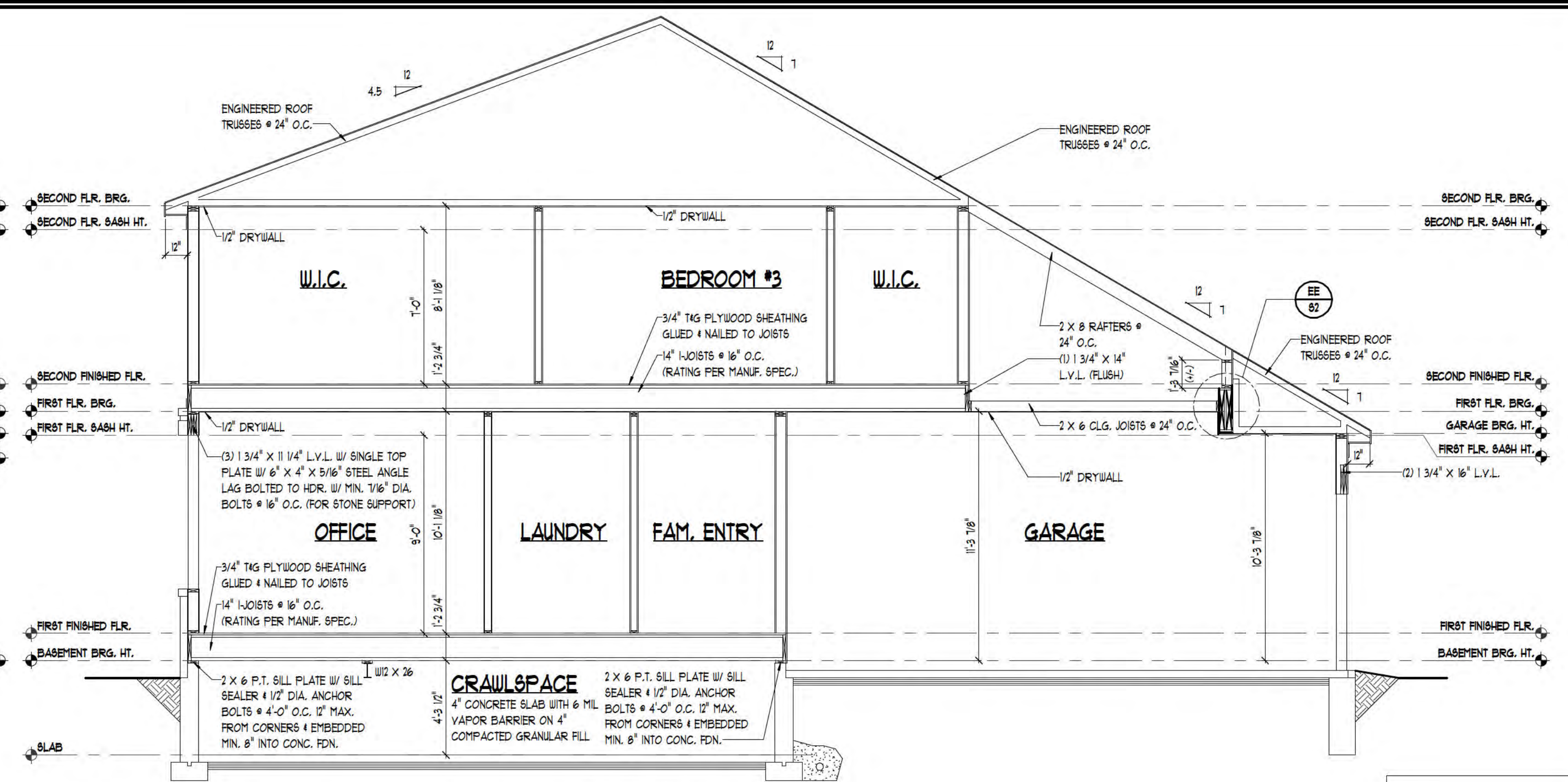
**JOB No:** 25-225  
**DRAWN:** FAN  
**CHECKED:** AN/BF  
**REVIEW:** 01-09-26  
**FINAL:** 02-23-26

**REVISION:** -  
**REVISION:** -  
**REVISION:** -

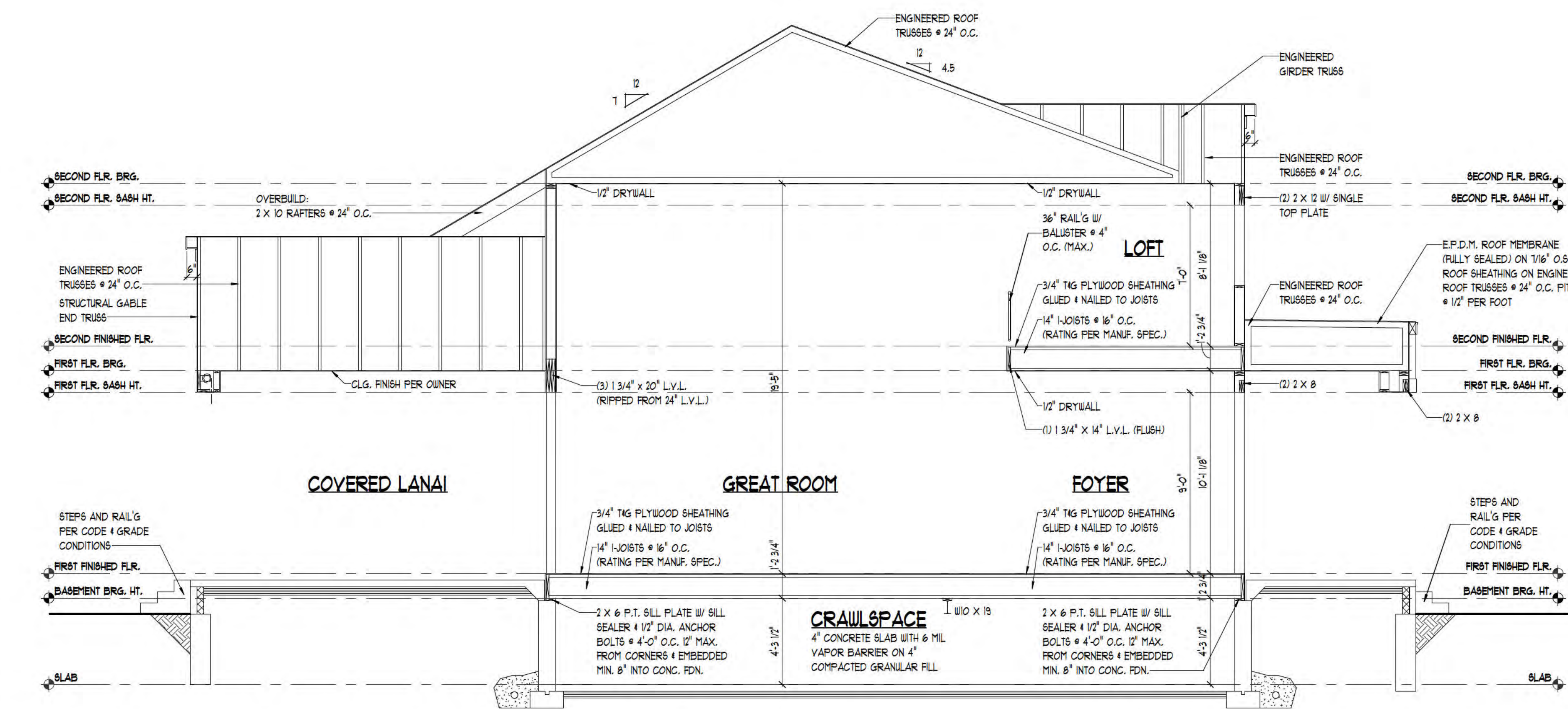
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**SHEET #**  
**A5**



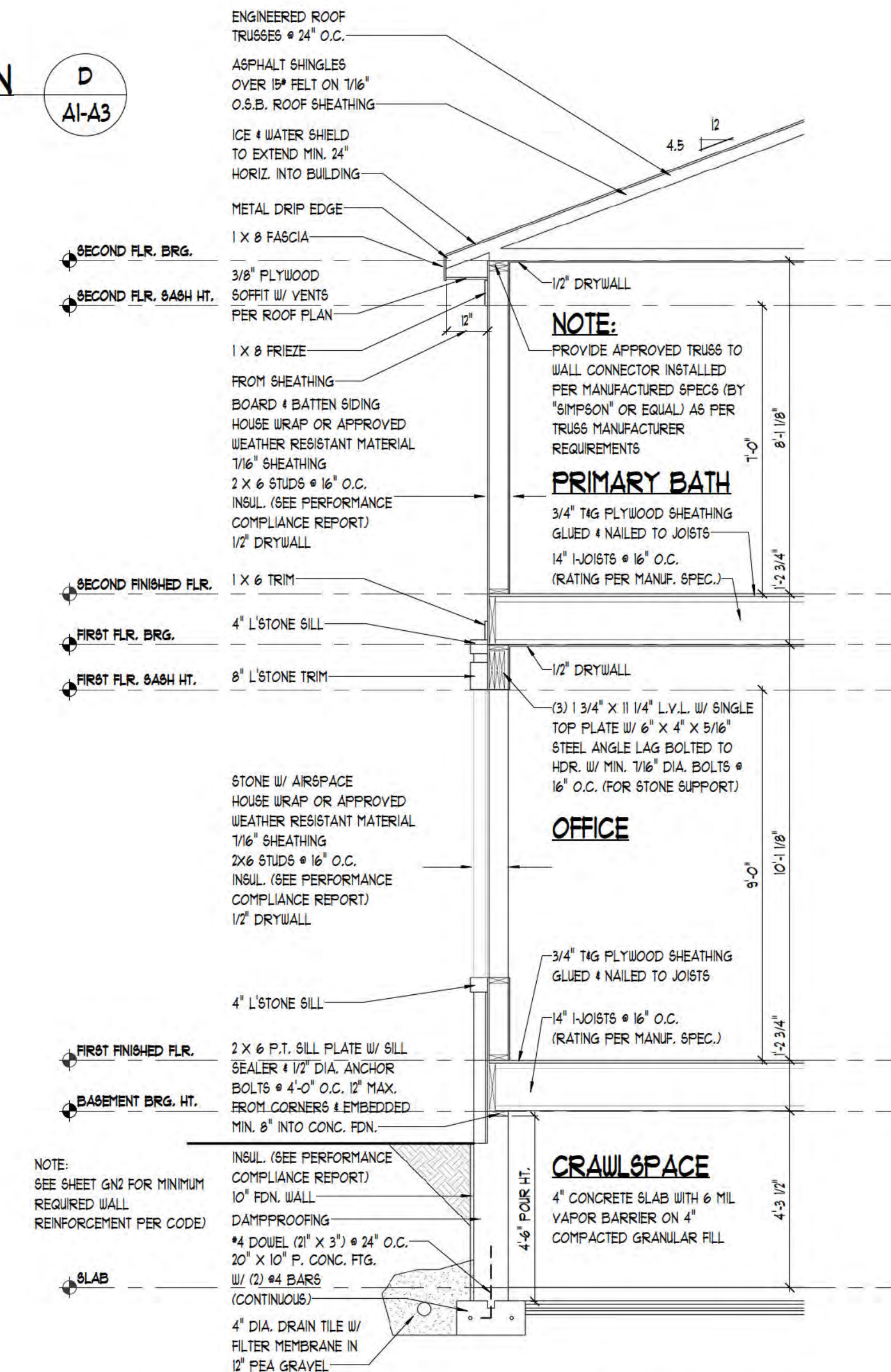
**BUILDING SECTION C**  
SCALE: 1/4" = 1'-0"



**BUILDING SECTION D**  
SCALE: 1/4" = 1'-0"



**BUILDING SECTION B**  
SCALE: 1/4" = 1'-0"



**WALL SECTION A**  
SCALE: 3/8" = 1'-0"

**INSULATION:**  
FOR ALL WALL ASSEMBLIES, CEILING AND RIM JOISTS SEE RESCHECK OR PERFORMANCE COMPLIANCE REPORT FOR INSULATION SPECIFICATIONS. (REPORT BY OTHERS)

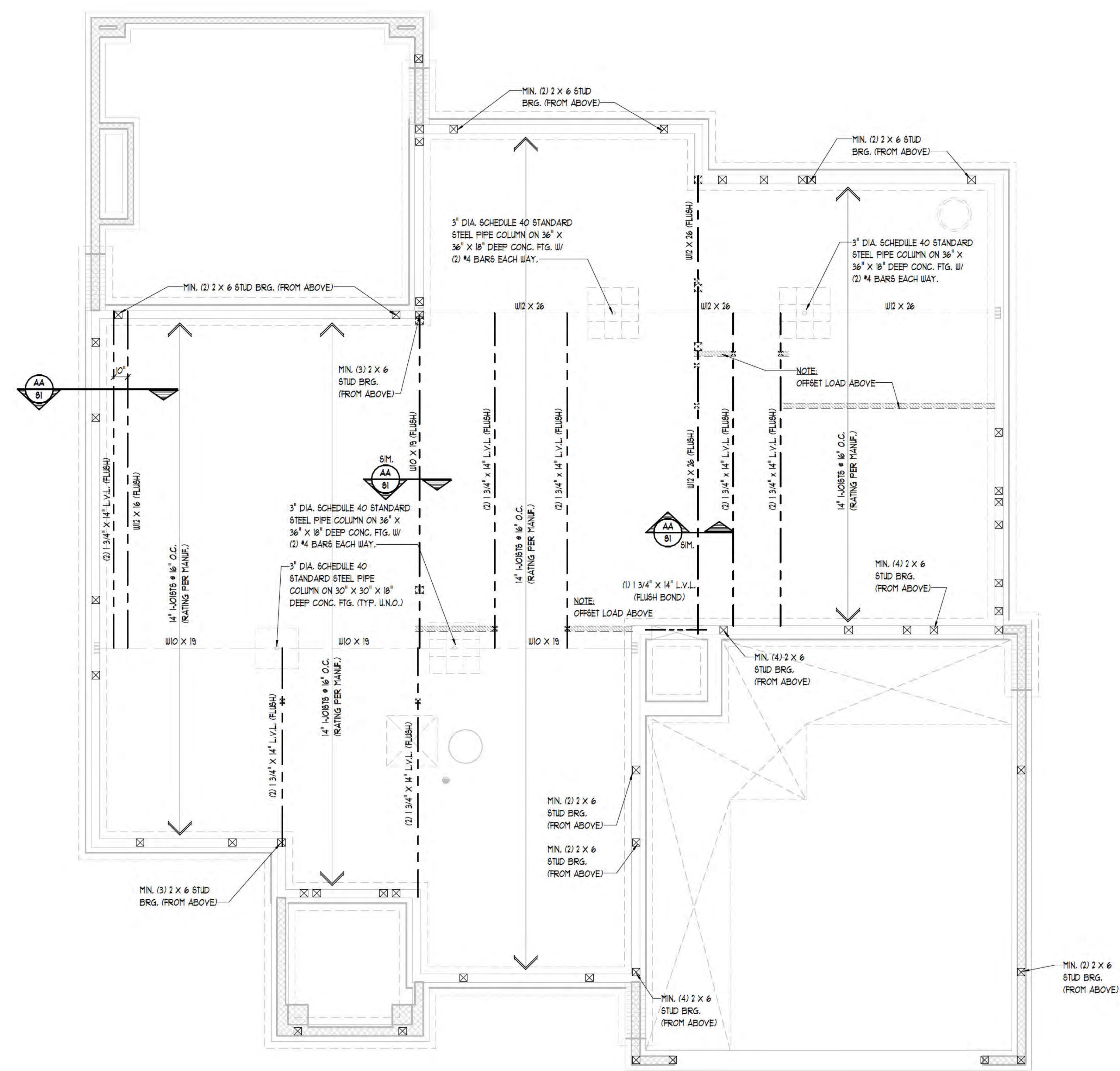
**TK DESIGN**  
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NOVI, MI 48375  
PHONE: (248) 446-1960  
FAX: (248) 446-1960

**CLIENT / PROJECT**  
CARROLL  
RESIDENCE  
1616 S. HUGHES RD.  
BRIGHTON, MI 48114

JOB No: 25-225  
DRAWN: FAN  
CHECKED: AN/BF  
REVIEW: 01-09-26  
FINAL: 02-23-26  
REVISION: -  
REVISION: -  
REVISION: -

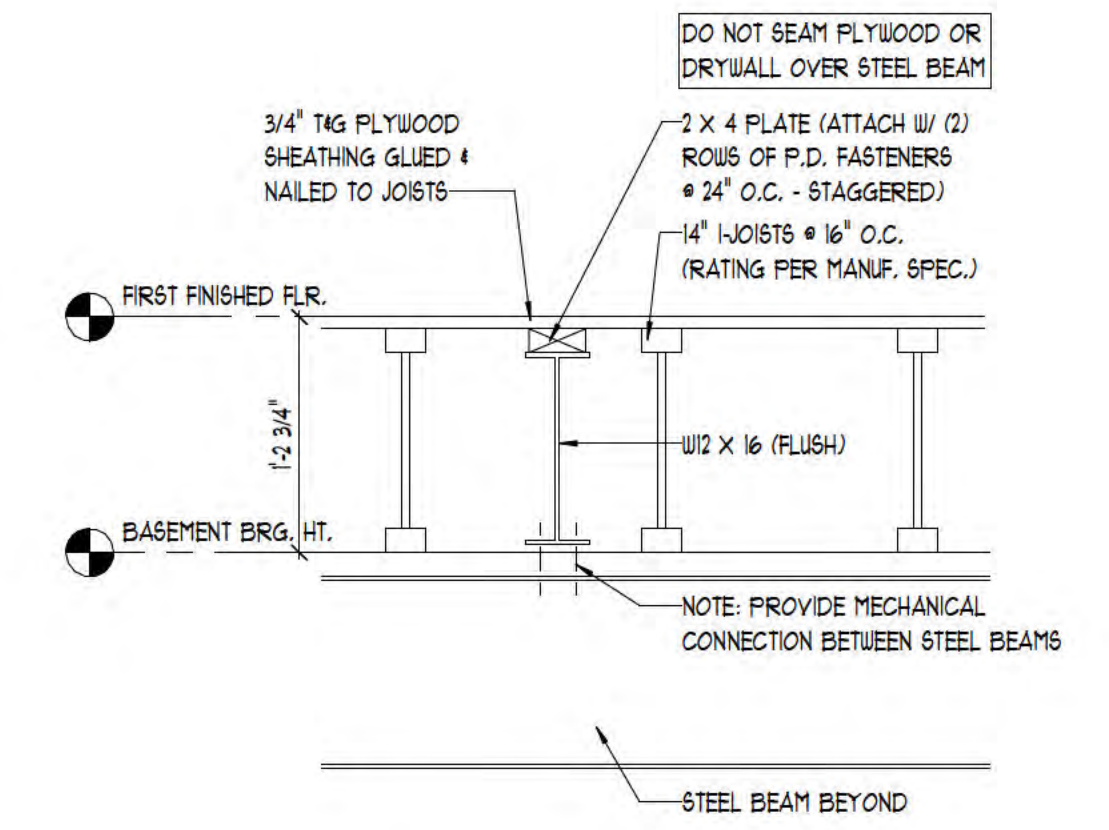
SCALE: PER PLAN  
**SHEET # A6**



**FOUNDATION PLAN STRUCTURE**  
SCALE: 1/4" = 1'-0"

- STRUCTURAL SHEATHING NOTES:**
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 15 M.P.H. OR LESS
  - WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2015 IRC CODE
  - BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.1.3
  - EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.4 (U.N.O.)
  - ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 3/8". SHEATHING SHALL BE SECURED WITH MINIMUM 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS
  - LENGTH REQUIREMENTS FOR BRACED WALL PANELS WITH CS-WSP METHOD SHALL BE IN ACCORDANCE WITH TABLE R602.10.5
- PROVIDE 6d COMMON NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GA. X 1 3/4" STAPLES AT 3" O.C. SPACING AT PANEL EDGES AND 6" SPACING AT INTERMEDIATE SUPPORTS.
  - R403.1.6. WALLS 24" TOTAL LENGTH OR SHORTER CONNECTING OFFSET BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM OF ONE ANCHOR BOLT LOCATED IN THE CENTER THIRD OF THE PLATE SECTION AND SHALL BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 9 OF TABLE R602.3(1)
  - SEE CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION DETAIL (CS-PF) SHEET GN-3 FOR HEADER / CORNER FRAMING INFORMATION. HEADER PROVIDED MUST BE MINIMUM 3" X 11 1/4" SOLID SAWN OR LAMINATED VENEER LUMBER (L.V.L.)

- NOTE:**  
PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).
- NOTE:**  
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).
- NOTE:**  
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS
- NOTE:**  
GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL)
- NOTE:**
- WOOD BEAM
  - STEEL BEAM
  - BRG. WALL
  - BRG. WALL ABOVE
  - BRG. WALL & BRG. WALL ABOVE
  - POINT LOAD
  - POINT LOAD FROM ABOVE



**FLUSH STEEL BEAM DETAIL**  
SCALE: 1" = 1'-0"

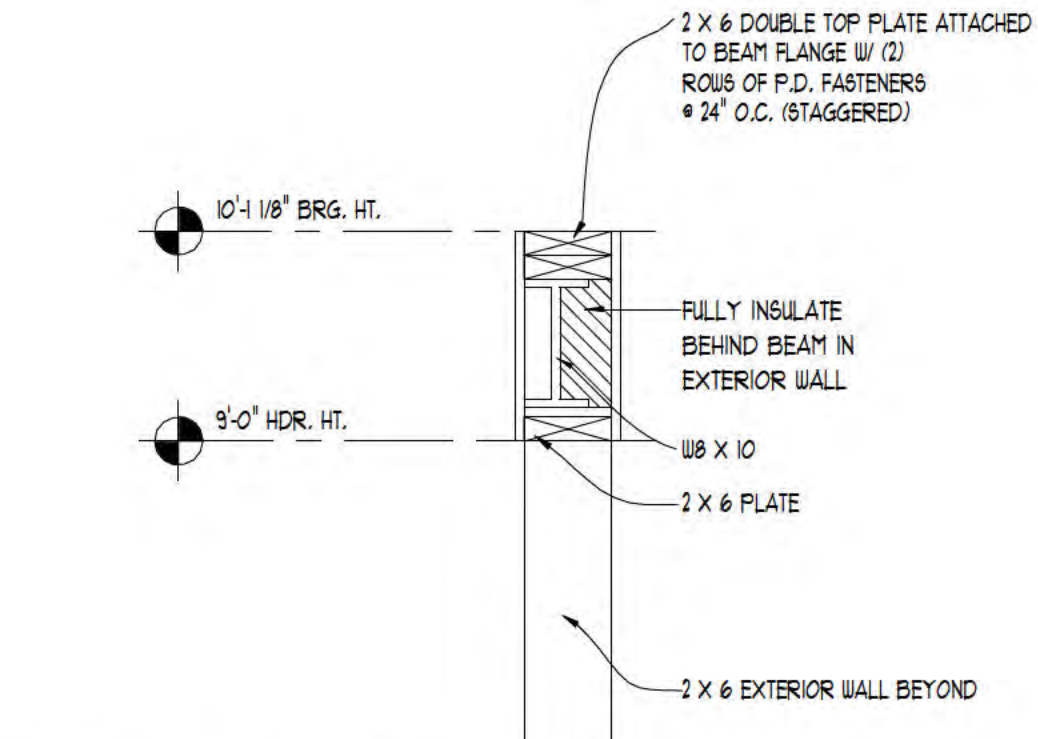
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**DESIGN**  
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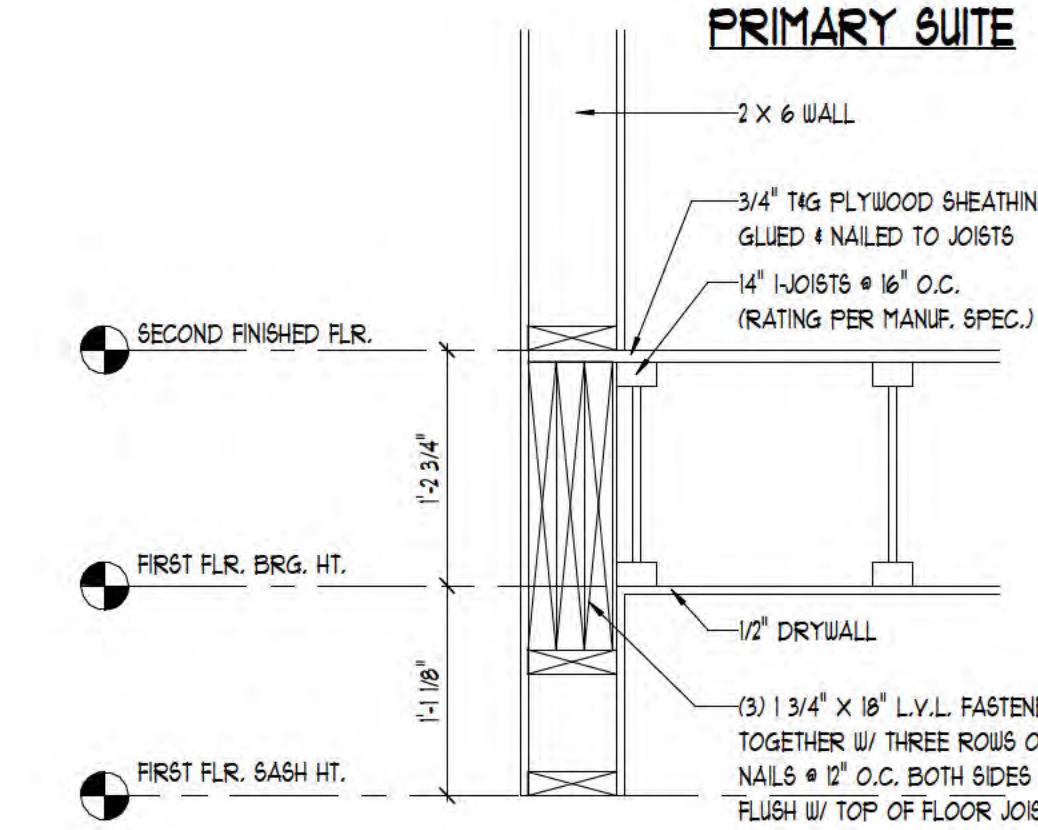
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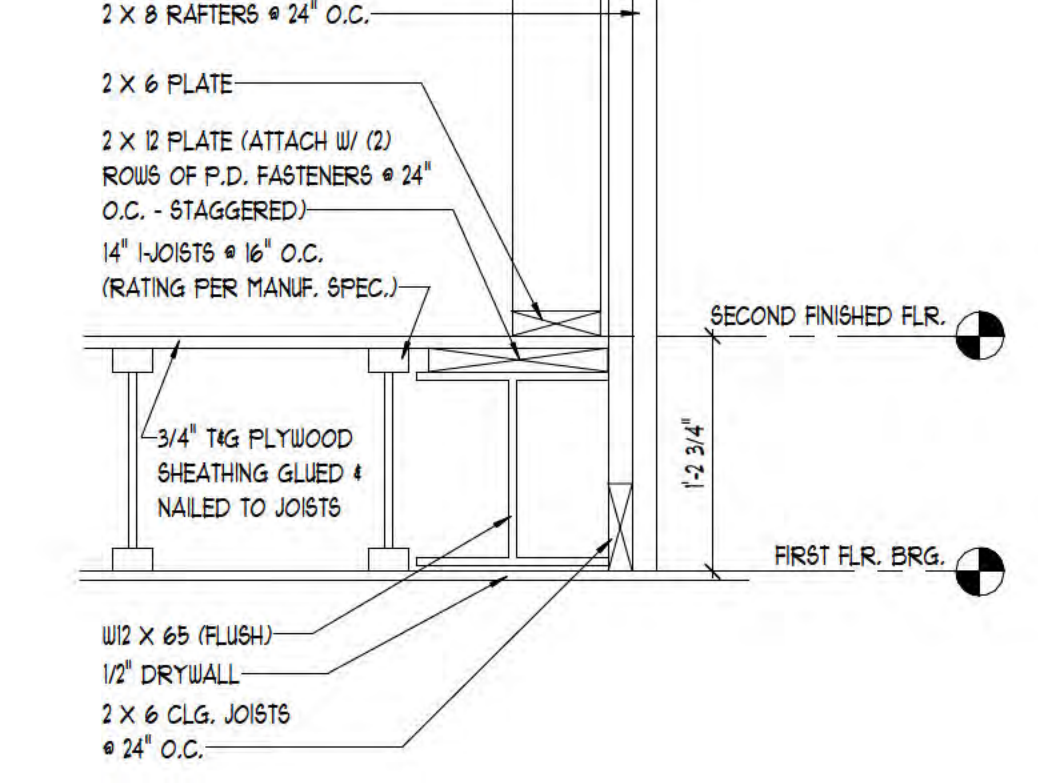
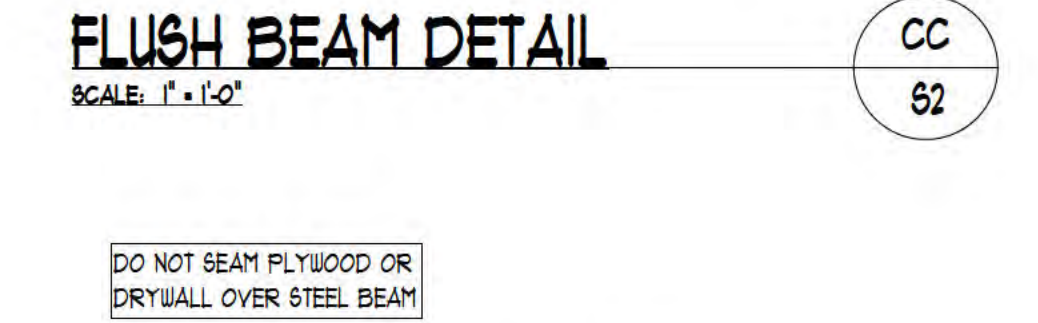
<b>CLIENT / PROJECT</b>	<b>CARROLL RESIDENCE</b> 1616 S. HUGHES RD. BRIGHTON, MI 48114
	<b>JOB No:</b> 25-225
<b>DRAWN:</b> FAN	
<b>CHECKED:</b> AN/BF	
<b>REVIEW:</b> 01-09-26	
<b>FINAL:</b> 02-23-26	
<b>REVISION:</b> -	
<b>REVISION:</b> -	
<b>REVISION:</b> -	
<b>REVISION:</b> -	
<b>SCALE:</b> PER PLAN	
<b>SHEET #</b>	<b>S1</b>



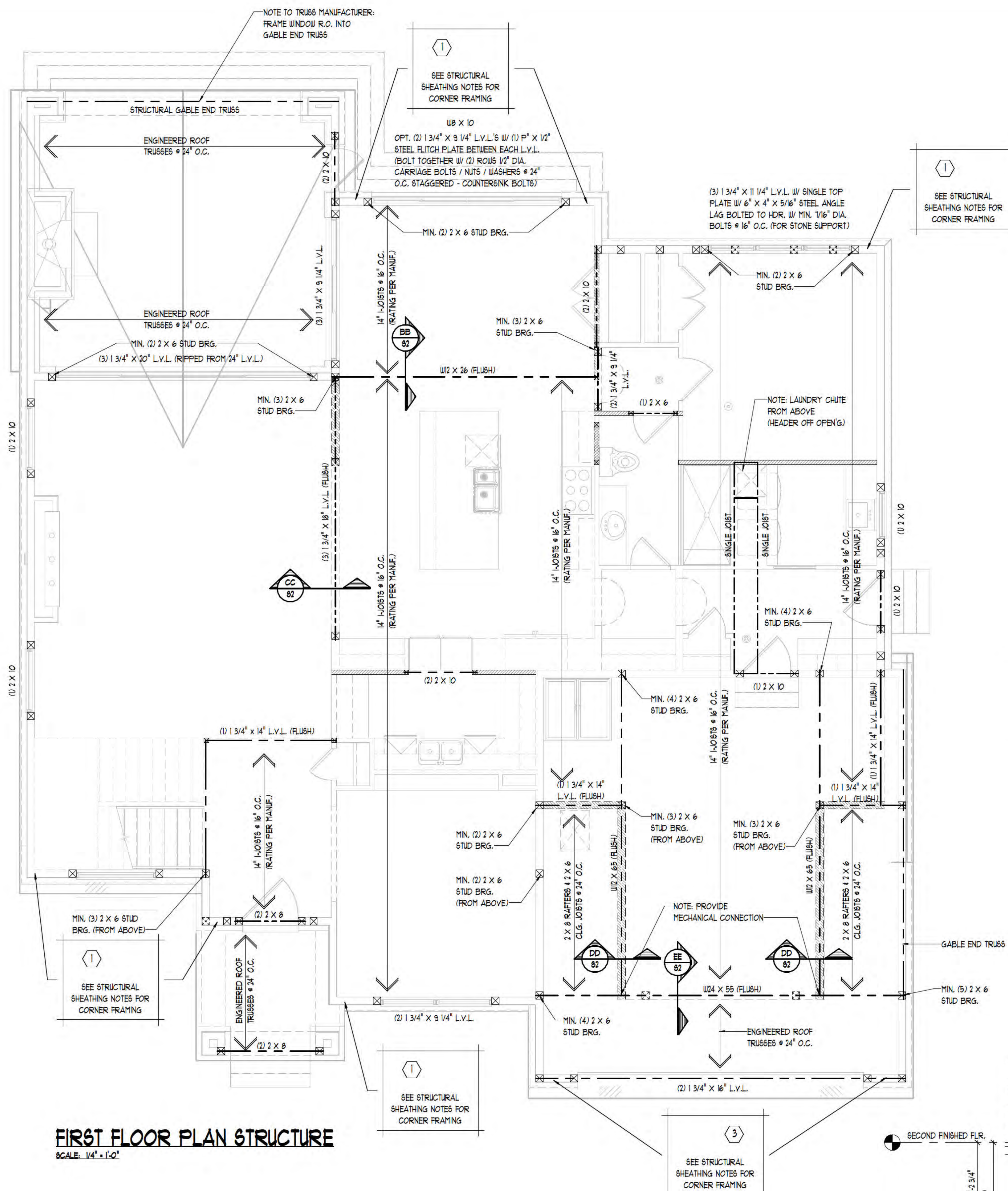
**STEEL BEAM HEADER DETAIL**  
SCALE: 1" = 1'-0"



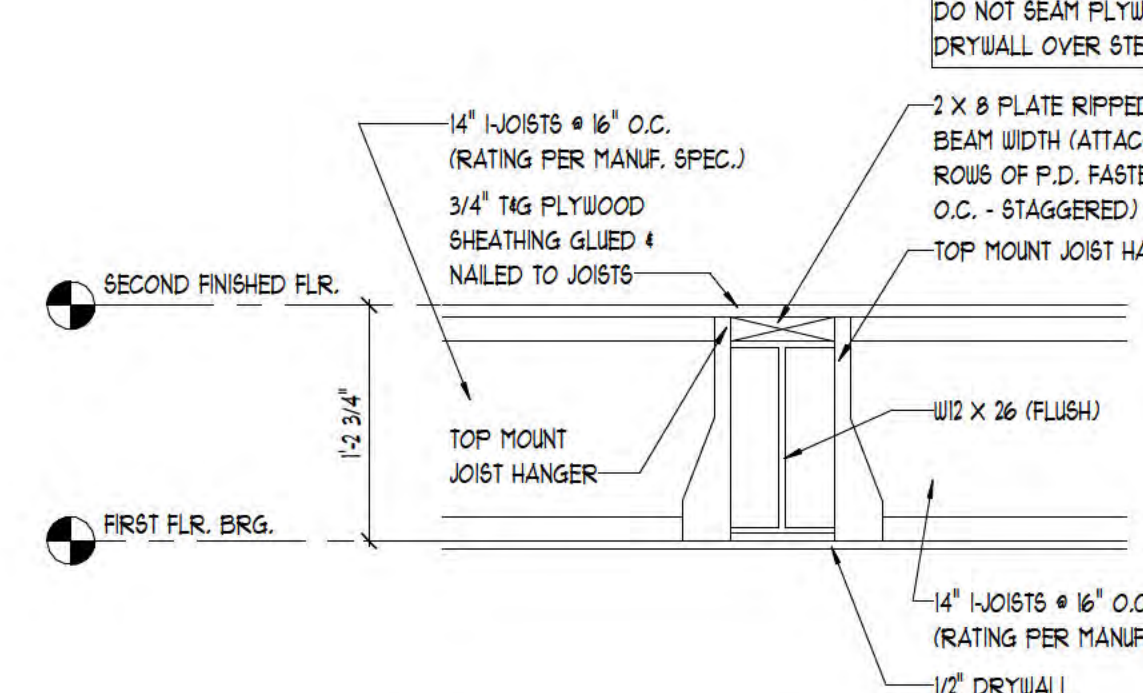
**PRIMARY SUITE**



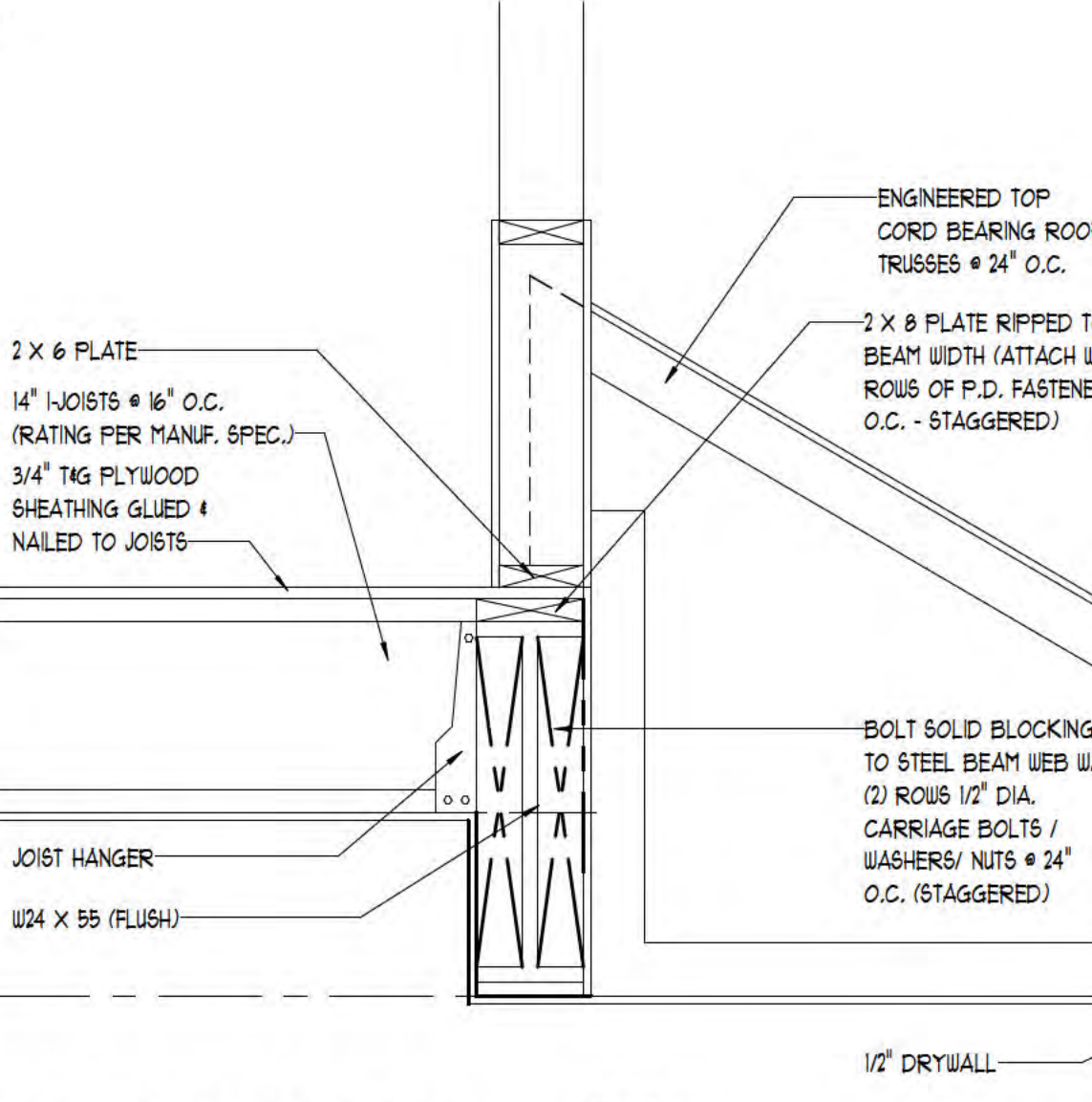
**FLUSH STEEL BEAM DETAIL**  
SCALE: 1" = 1'-0"



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



**FLUSH STEEL BEAM DETAIL**  
SCALE: 1" = 1'-0"



**FLUSH STEEL BEAM DETAIL**  
SCALE: 1" = 1'-0"

- STRUCTURAL SHEATHING NOTES:**
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 115 M.P.H. OR LESS
  - WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2015 IRC CODE
  - BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.1.3
  - EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.4 (W.N.O.)
  - ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 3/8". SHEATHING SHALL BE SECURED WITH MINIMUM 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS
  - LENGTH REQUIREMENTS FOR BRACED WALL PANELS WITH CS-WSP METHOD SHALL BE IN ACCORDANCE WITH TABLE R602.10.5
- PROVIDE 6d COMMON NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GA. X 1 3/4" STAPLES AT 3" O.C. SPACING AT PANEL EDGES AND 6" SPACING AT INTERMEDIATE SUPPORTS.
  - R403.16, WALLS 24" TOTAL LENGTH OR SHORTER CONNECTING OFFSET BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM OF ONE ANCHOR BOLT LOCATED IN THE CENTER THIRD OF THE PLATE SECTION AND SHALL BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 9 OF TABLE R602.3(1)
  - SEE CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION DETAIL (CS-PF) SHEET GN-3 FOR HEADER / CORNER FRAMING INFORMATION. HEADER PROVIDED MUST BE MINIMUM 3" X 11 1/4" SOLID SAWN OR LAMINATED VENEER LUMBER (L.V.L.)

- NOTE:**  
PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).
- NOTE:**  
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).
- NOTE:**  
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS
- NOTE:**  
GROUT ALL CONCRETE BLOCK CORES BOLD THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL)
- NOTE:**
- WOOD BEAM
  - STEEL BEAM
  - BRG. WALL
  - BRG. WALL ABOVE
  - BRG. WALL & BRG. WALL ABOVE
  - POINT LOAD
  - POINT LOAD FROM ABOVE

**TK DESIGN**  
CREATIVE COLLABORATIVE

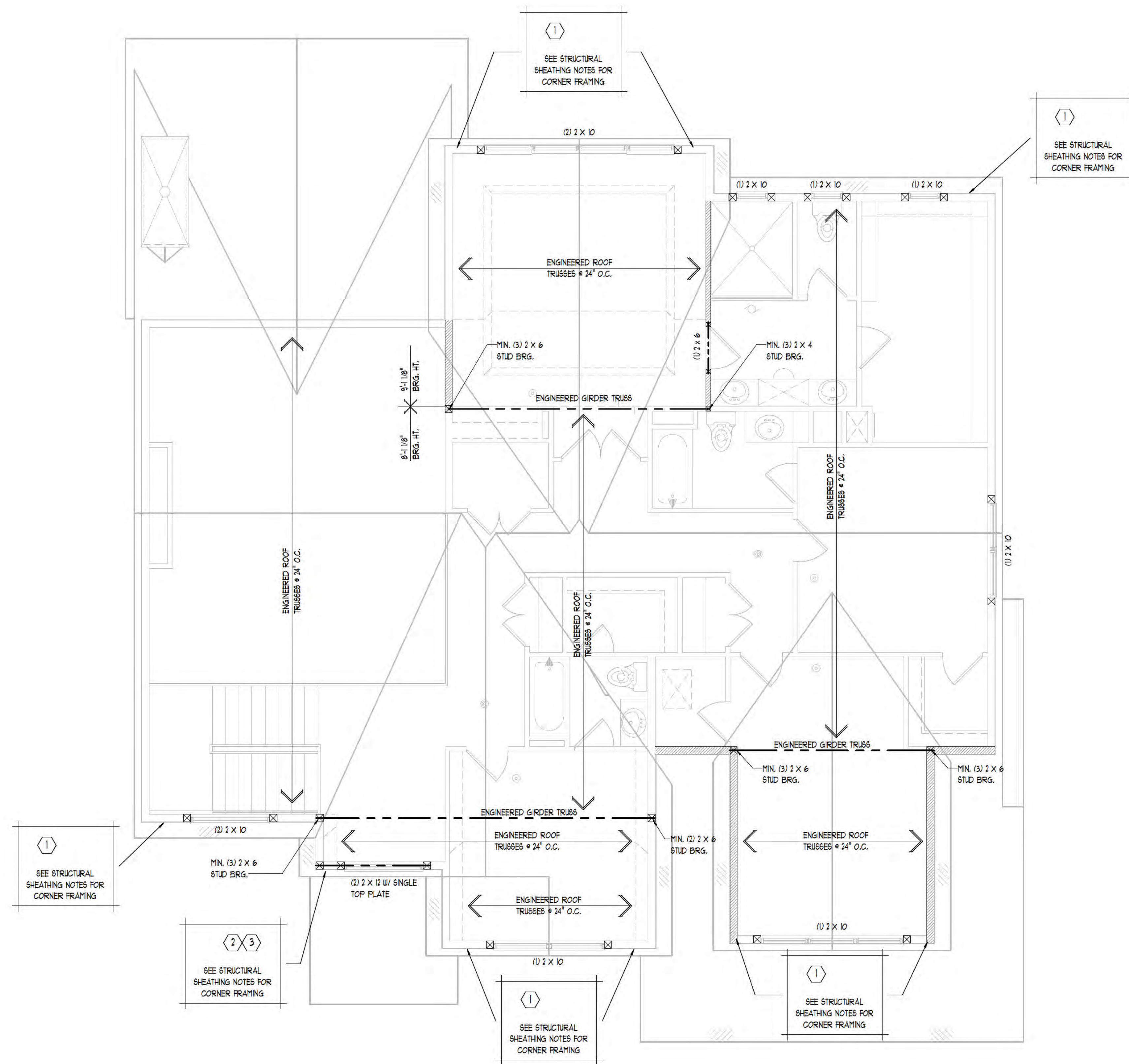
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**CLIENT / PROJECT**  
CARROLL  
RESIDENCE  
1616 S. HUGHES RD.  
BRIGHTON, MI 48114

JOB No: 25-225  
DRAWN: FAN  
CHECKED: AN/BF  
REVIEW: 01-09-26  
FINAL: 02-23-26

REVISION: -  
REVISION: -  
REVISION: -  
REVISION: -

SCALE: PER PLAN  
SHEET #  
**S2**



**SECOND FLOOR PLAN STRUCTURE**

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

**STRUCTURAL SHEATHING NOTES:**

1. DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 15 M.P.H. OR LESS
  2. WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2015 IRC CODE
  3. BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.1.3
  4. EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.4 (U.N.O.)
  5. ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 3/8". SHEATHING SHALL BE SECURED WITH MINIMUM 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS
  6. LENGTH REQUIREMENTS FOR BRACED WALL PANELS WITH CS-WSP METHOD SHALL BE IN ACCORDANCE WITH TABLE R602.10.5
- ① PROVIDE 6d COMMON NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GA. X 1 3/4" STAPLES AT 3" O.C. SPACING AT PANEL EDGES AND 6" SPACING AT INTERMEDIATE SUPPORTS.
  - ② R403.1.6. WALLS 24" TOTAL LENGTH OR SHORTER CONNECTING OFFSET BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM OF ONE ANCHOR BOLT LOCATED IN THE CENTER THIRD OF THE PLATE SECTION AND SHALL BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 9 OF TABLE R602.3(1)
  - ③ SEE CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION DETAIL (CS-PF) SHEET GN-2 FOR HEADER / CORNER FRAMING INFORMATION. HEADER PROVIDED MUST BE MINIMUM 3" X 11/4" SOLID SAWN OR LAMINATED VENEER LUMBER (L.V.L.)

**NOTE:**

PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

**NOTE:**

PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

**NOTE:**

PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

**NOTE:**

GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL)

**NOTE:**

- WOOD BEAM
- STEEL BEAM
- BRG. WALL
- BRG. WALL ABOVE
- BRG. WALL & BRG. WALL ABOVE
- POINT LOAD
- POINT LOAD FROM ABOVE



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**CLIENT / PROJECT**  
**CARROLL RESIDENCE**  
 1616 S. HUGHES RD.  
 BRIGHTON, MI 48114

**JOB No:** 25-225  
**DRAWN:** FAN  
**CHECKED:** AN/BF  
**REVIEW:** 01-09-26  
**FINAL:** 02-23-26  
**REVISION:** -  
**REVISION:** -  
**REVISION:** -

**SCALE:** PER PLAN

**SHEET #**  
**S3**

## GENERAL NOTES

### WOOD TRUSS SPECIFICATIONS

- Designs shall conform with the latest versions of (NDS), "National Design Specification for Wood Construction" by the American Forest & Paper Association, and Design Standard for Metal Plate Connected Wood Truss Construction by the American Institute of Steel Construction (AISC) and the Truss Plate Institute (T.P.I.) and the local code jurisdiction.
- Trusses shall be spaced as indicated on the plans unless the designer determines that different spacing is required to meet deflection requirements.
- Maximum deflection of floor trusses shall be limited to 1/360 for total load and 1/480 for live load. Maximum deflection of roof trusses shall be limited to 1/240 for total loads and 1/360 for live load u.n.o.
- Adequate camber shall be built into floor and parallel chord roof trusses to compensate for normal dead load deflection.
- Design loads:

FLOOR JOIST LOADING CRITERIA  
LIVE LOAD DEFLECTION L/480  
TOTAL LOAD DEFLECTION L/360

FIRST FLOOR LOADING:  
LIVE LOAD 40 P.S.F.  
DEAD LOAD 18 P.S.F.  
TOTAL LOAD 58 P.S.F.

SECOND FLOOR LOADING:  
LIVE LOAD 40 P.S.F.  
DEAD LOAD 10 P.S.F.  
TOTAL LOAD 50 P.S.F.

FLOOR W/CERAMIC TILE/MARBLE:  
LIVE LOAD DEFLECTION L/180  
TOTAL LOAD DEFLECTION L/360

LIVE LOAD 40 P.S.F.  
DEAD LOAD 25 P.S.F.  
TOTAL LOAD 65 P.S.F.

EXT. DECK JOIST LOADING CRITERIA  
LIVE LOAD DEFLECTION L/480  
TOTAL LOAD DEFLECTION L/360

DECK LOADING:  
LIVE LOAD 50 P.S.F.  
DEAD LOAD 10 P.S.F.  
TOTAL LOAD 60 P.S.F.

ROOF TRUSS LOADING CRITERIA  
LIVE LOAD DEFLECTION L/240  
TOTAL LOAD DEFLECTION L/240

TOP CHORD  
LIVE LOAD: SEE GROUND SNOW LOAD BELOW  
DEAD LOAD: 1 P.S.F.

BOTT. CHORD  
(UNINHABITABLE ATTICS W/OUT STORAGE)  
LIVE LOAD: 10 P.S.F.

(UNINHABITABLE ATTICS WITH STORAGE)  
LIVE LOAD: 20 P.S.F.  
DEAD LOAD 10 P.S.F.

WIND LOAD 115 MPH OR AS REQUIRED BY CODE

CONC. DECK JOIST LOADING CRITERIA  
LIVE LOAD DEFLECTION L/480  
TOTAL LOAD DEFLECTION L/360

CONC. DECK LOADING:  
LIVE LOAD 50 P.S.F.  
DEAD LOAD 50 P.S.F.

SNOW LOAD TO BE ADDED TO ALL EXTERIOR LOADING CRITERIA  
BRIGHTON / MI / LIVINGSTON COUNTY:  
GROUND SNOW LOAD 25 P.S.F.

- A 15% increase on allowable stresses for short term loading is allowed. Drift loading shall be accounted for per the current "Michigan Residential Code" requirements.
- Add additional attic storage live loads per the current "Michigan Residential Code" requirements.
- Tile, marble, or other special features shall be designed using the appropriate dead loads and deflection limitations. Partition loads shall also be considered where appropriate.
- All conventional framed floor decks shall be 2 x 10 #2 or 2 x 12 #2 Douglas Fir or better.

### HANDLING AND ERECTION SPECIFICATIONS

- Trusses are to be handled with particular care during fabrication, bundling, loading, delivery, unloading and installation in order to avoid damage and weakening of the trusses.
- Temporary and permanent bracing for holding the trusses in a straight and plumb position is always required and shall be designed and installed by the erector/contractor. Temporary bracing during installation, includes cross bracing between the trusses to prevent tipping or "doming" of the trusses.
- Permanent bracing shall be installed in accordance with the latest of the "National Design Standard", as published by the American Forest & Paper Association and H.L.B.-51 and D.S.B.-85 as published by the truss plate institute. Permanent bracing consists of lateral and diagonal bracing not to exceed spacing requirements of the truss fabricator. Top chords of trusses must be continuously braced by roof sheathing unless otherwise noted on the truss shop drawings. Bottom chords must be braced at intervals not to exceed 10' o.c. or as noted on the truss fabricators drawings.
- Construction loads greater than the design loads of the trusses shall not be applied to the trusses at any time.
- No loads shall be applied to the truss until all fastening and required bracing is installed.
- The supervision of the truss erecting shall be under the direct control of persons experienced in the installation and proper bracing of wood trusses.

1. Field modification or cutting of pre-engineered roof trusses is strictly prohibited without expressed prior written consent and details from a licensed professional structural engineer experienced in wood truss design and modifications.

### SOIL REQUIREMENTS & EARTH WORK AND CONCRETE

- All top soil, organic and vegetative material should be removed prior to construction. Any required fill shall be clean, granular material compacted to at least 95% of maximum dry density as determined by ASTM D-1557.
- Foundations bearing on existing soils have been designed for a minimum allowable soil bearing capacity of 3000 psf, u.n.o.
- Notify the engineer/architect if the allowable soil bearing capacity is less than 3000 psf so that the foundations can be redesigned for the new allowable bearing capacity.

1. R404.1.1 Backfill placement.  
Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above or has been sufficiently braced to prevent damage by the backfill.

R506.2.1 Fill.  
Fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab and, except where approved, the fill depths shall not exceed 24 inches for clean sand or gravel and 8 inches for earth.

R506.2.3 Vapor retarder.  
A 6 mil polyethylene or approved vapor retarder with joints lapped not less than 6 inches shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

1. Concrete work shall conform to the requirements of ACI 301-96, "Specifications for Structural Concrete for Buildings", except as modified as supplemental requirements.

2. Concrete shall have a minimum of 3000 psi, 28 day compressive strength, unless noted otherwise, (4 sacks) 4 a water/cement ratio not to exceed 6 gallons per sack). Exterior concrete slabs shall have a minimum of 4000 psi, 28 day compressive strength, 4 48% air entrainment.

3. The use of additives such as fly ash or calcium chloride is not allowed without prior review from the architect.

R405.1 Concrete or masonry foundations.  
Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot beyond the outside edge of the footing and 6 inches above the

of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.  
Exception:  
A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

### STRUCTURAL STEEL SPECIFICATIONS

- Structural steel shapes, plates, bars, etc. are to be ASTM A-36 (unless noted otherwise) designed and constructed per the 1989 AISC "Specifications For The Design, Fabrication, and Erection Of Steel For Buildings", and the latest edition of the AISC "Manual Of Steel Construction".
- Steel columns shall be ASTM A-501, Fy36 KSI. Structural tubing shall be ASTM A500, grade B, Fy46 KSI.
- Welds shall conform with the latest AWS D11 "Specifications For Welding In Building Construction", and shall utilize E70XX electrodes unless noted otherwise.
- Bolted connections shall utilize ASTM A-325 bolts tightened to a "snug fit" condition (unless noted otherwise).

### REINFORCING STEEL SPECIFICATIONS

- Reinforcing bars, deels and ties shall conform to ASTM #615 grade 60 requirements and shall be free of rust, dirt, and mud.
- Welded wire fabric shall conform to ASTM #185 and be positioned at the mid height of slabs U.N.O.
- Reinforcing steel be placed and securely tied in place sufficiently ahead of placing of concrete to allow inspection and correction, if necessary without delaying the concrete placement.
- Extend reinforcing bars a minimum of 36" around corners and lap bars at splices a minimum of 24" U.N.O.
- Welding of reinforcing steel is not allowed.

### STAIRWAYS AND HANDRAILS

- R311.1 Width.  
Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 3-1/2 (887 mm) where a handrail is installed on one side and 21 inches (533 mm) where handrails are provided on both sides.  
Exception: The width of spiral stairways shall be in accordance with Section R311.1.1.1.

R311.1.8 Handrails.  
Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.1.8.1 Height.  
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

### SMOKE ALARMS

- Exceptions:  
1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.  
2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

### R314.3 Smoke Alarms

- Smoke alarms shall be installed in the following locations:  
1. In each sleeping room.  
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.  
3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

### CARBON MONOXIDE DETECTOR

A Carbon monoxide device shall be located in the vicinity of the bedrooms, which may include a device capable of detecting carbon monoxide near all adjacent bedrooms. In areas within the dwelling adjacent to an attached garage; and in areas adjacent to any fuel-burning appliances. Carbon Monoxide Detectors shall not be placed within fifteen feet:

- of fuel-burning heating or cooking appliances such as gas stoves, furnaces, or fireplaces, or in or near any humid areas such as bathrooms.

### FLASHING AND WEEPHOLES

Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels when masonry veneers are designed in accordance with Section R703.1. See Section R703.8 for additional requirements.

R703.8.6 Weepholes.  
Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches (838 mm) on center. Weepholes shall not be less than 3/16 inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.

R703.4 Flashing.  
Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:

- Exterior windows and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
- At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
- Under and at the ends of masonry, wood or metal copings and sills.
- Continuously above all projecting wood trim.
- Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- At wall and roof intersections. 1. At built-in gutters.

### FIREPLACES

R1001.0 Hearth extension dimensions.  
Hearth extensions shall extend at least 16 inches (406 mm) in front of and at least 8 inches (203 mm) beyond each side of the fireplace opening, or larger; 2. Where the fireplace opening is 6 square feet (0.6 m<sup>2</sup>) the hearth extension shall extend at least 20 inches (508mm) in front of and at least 12 inches (305 mm) beyond each side of the fireplace opening.

### EGRESS WINDOW REQUIREMENTS

- Min. net clear opening of 5.7 sq. ft. (second floor bedrooms)
- Min. net clear opening of 5.0 sq. ft. (first floor bedrooms only)
- Min. net clear opening ht. of 24 inches
- Min. net clear opening width of 20 inches
- Max. sill ht. above finish floor of 44 inches

### AREAS THAT REQUIRE SAFETY GLAZING

R308.4 Hazardous locations.  
The locations specified in Sections R308.4.1 through R308.4.1 shall be considered to be specific hazardous for the purposes of glazing.

R308.4.1 Glazing in doors.  
Glazing in fixed and operable panels of swinging, sliding and bifold doors considered to be a hazardous location.

- Exceptions:  
1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.  
2. Decorative glazing.

R308.4.2 Glazing adjacent to doors.  
Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

- Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
- Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

- Exceptions:  
1. Decorative glazing.  
2. Where there is an intervening wall or other permanent barrier between the door and the glazing.  
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.  
4. Glazing that is adjacent to the fixed panel of patio doors.

R308.4.3 Glazing in windows.  
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

- The exposed area of an individual pane is larger than 9 square feet (0.836 m<sup>2</sup>)
- The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
- The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
- One or more walking surfaces are within 36 inches (914 mm) measured horizontally and in a straight line, of the glazing.

- Exceptions:  
1. Decorative glazing.  
2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (750 N/m) without contacting the glass and be a minimum of 1-1/2 inches (38 mm) in cross sectional height.  
3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above grade, a roof, walking surfaces, or other horizontal surface within 45 degrees (0.79 rad.) of horizontal surface adjacent to the glass exterior.

R308.4.4 Glazing in guards and railings.  
Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location.

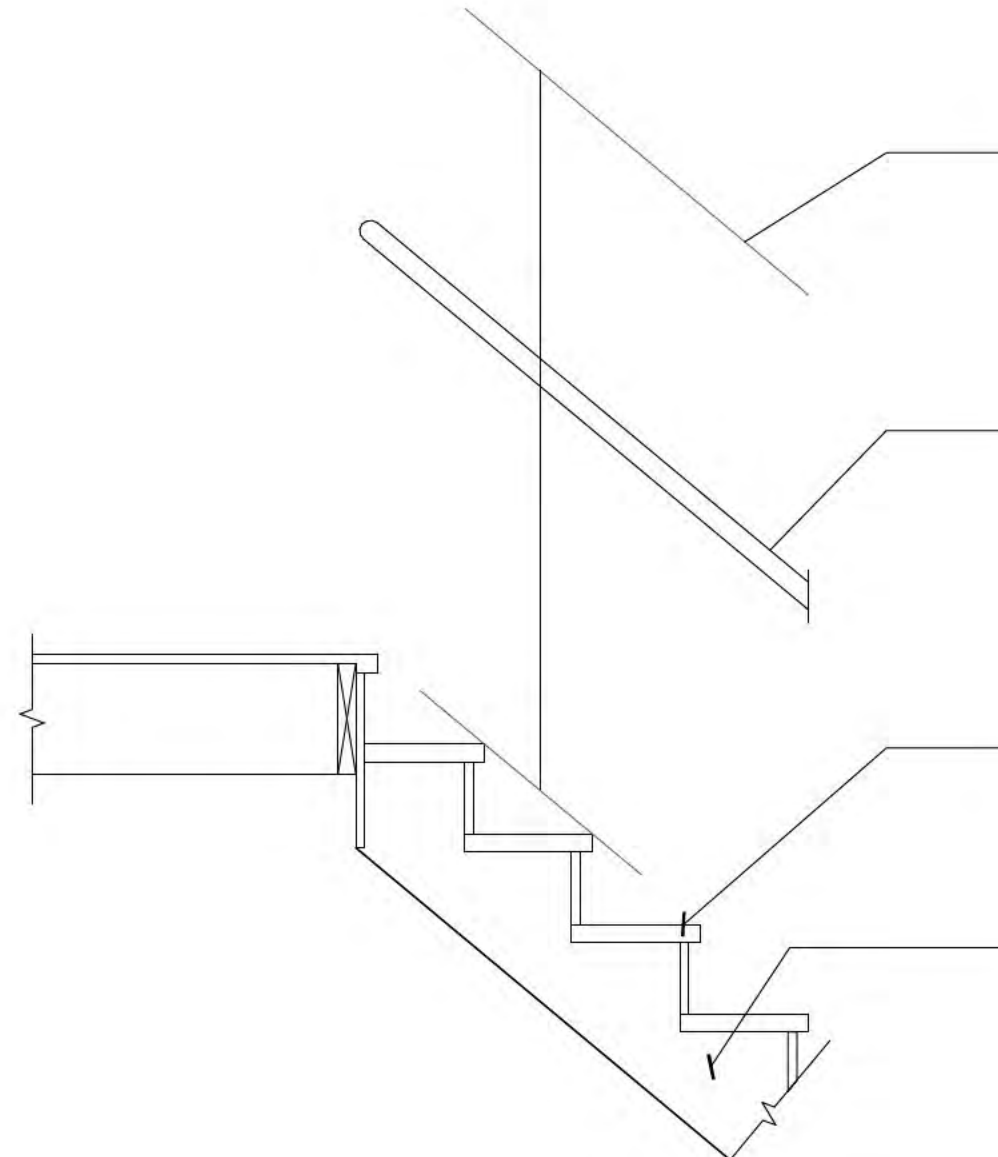
R308.4.5 Glazing and wet surfaces.  
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

Exceptions:  
Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.

R308.4.6 Glazing adjacent to stairs and ramps.  
Glazing where the bottom exposed edge of the glazing is less than 36 inches (914 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location.

Exceptions:  
1. Where a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (750 N/m) without contacting the glass and have a cross-sectional height of not less than 1 1/2 inches (38 mm).  
2. Glazing 36 inches (914 mm) or more measured horizontally from the walking surface.  
R308.4.7 Glazing adjacent to the bottom stair landing.  
Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914 mm) above the landing and within a 60-inch (1524 mm) horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous location.

Exception:  
The glazing is protected by a guard complying with Section R302 and the place of the glass is more than 18 inches (457 mm) from the ground.



TYPICAL STAIR DETAIL FIRST FLOOR TO SECOND FLOOR

SCALE: 3/4" = 1'-0"

#### R311.7.2 HEADROOM

THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

#### R311.7.8 HANDRAILS

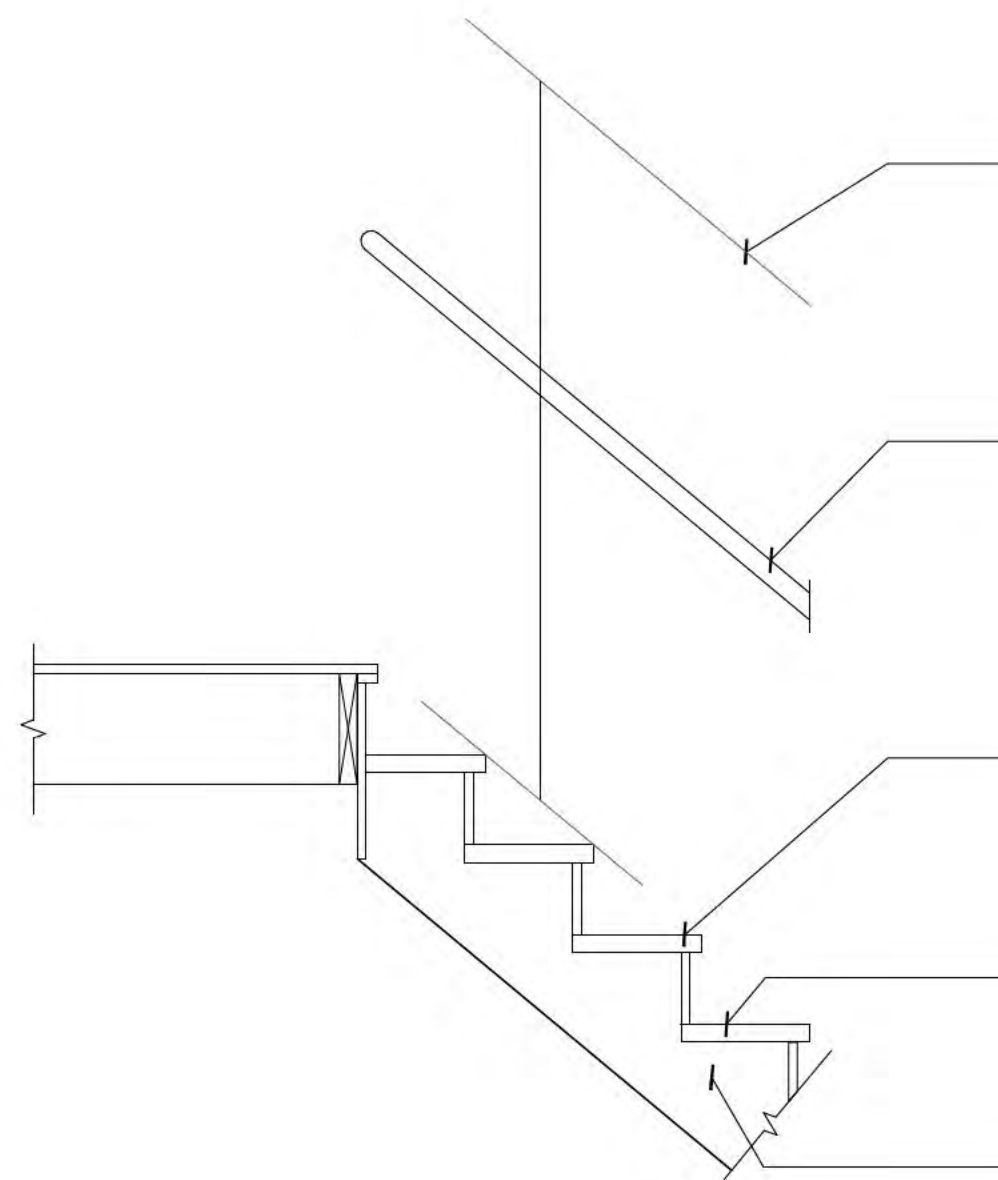
HANDRAILS THAT HAVE MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38" RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.

#### R311.7.5 STAIR TREADS AND RISERS

18 RISERS W/ RISER HEIGHT # 1 1/2" EACH WITH A TREAD DEPTH OF 10.00" EACH (NOSE TO NOSE W/ A NOSE OVERHANG OF 3/4" TO 1 1/4"). THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SHORTEST BY 3/8". LIKEWISE THE SHORTEST RUN SHALL NOT EXCEED THE GREATEST BY 3/8".

#### TYPICAL STRINGERS

DOUBLE 2x2 MINIMUM STRINGERS AT ENDS AND ONE (1) STRINGER AT CENTER



TYPICAL STAIR DETAIL

SCALE: 3/4" = 1'-0"

#### R311.7.2 HEADROOM

THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

#### R311.7.8 HANDRAILS

HANDRAILS THAT HAVE MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38" RESPECTIVELY, MEASURED VERTICALLY FROM THE TREAD.

#### R311.7.4.1 RISER HEIGHT

THE MAX. RISER HEIGHT SHALL BE 8 1/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF ADJACENT TREADS. THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SHORTEST BY 3/8". LIKEWISE THE SHORTEST RUN SHALL NOT EXCEED THE GREATEST BY 3/8".

#### R311.7.4.1 TREAD DEPTH

THE MIN. TREAD DEPTH SHALL BE 9" (NOSE TO NOSE W/ A NOSE OVERHANG OF 3/4" TO 1 1/4").

#### TYPICAL STRINGERS

DOUBLE 2x2 MINIMUM STRINGERS AT ENDS AND ONE (1) STRINGER AT CENTER



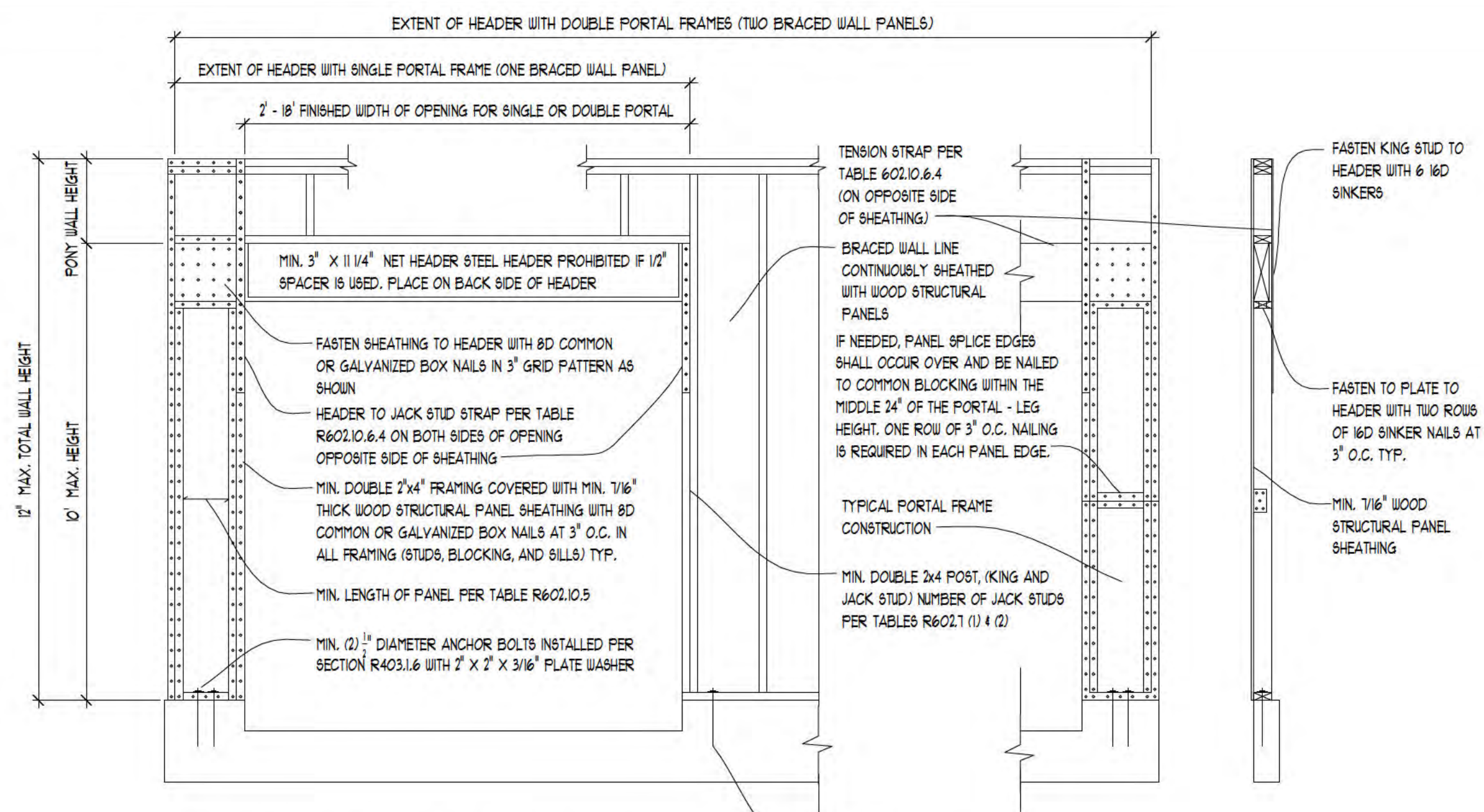
CREATIVE COLLABORATIVE

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SUITE 300  
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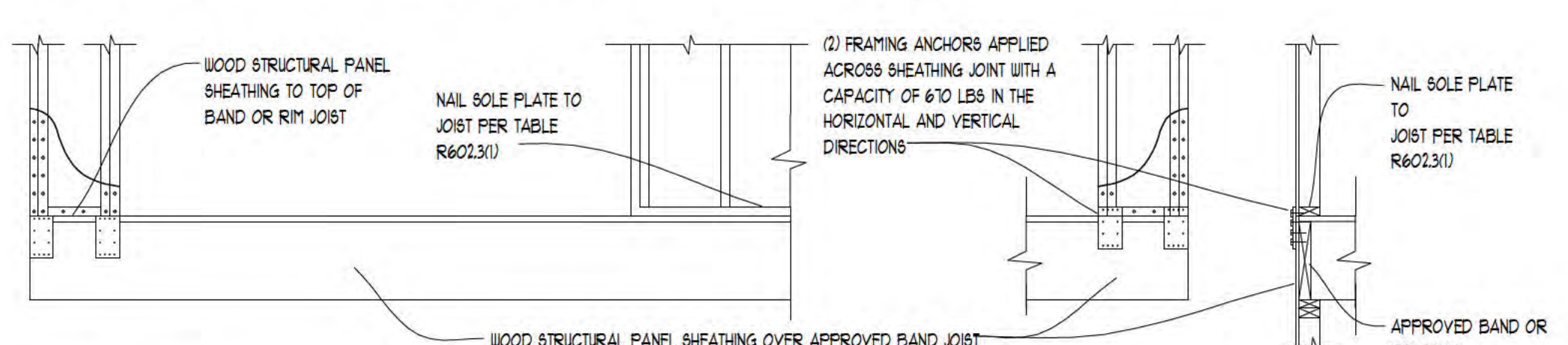
CONTRACTOR TO BE ON A DISCREET  
DO NOT RELEASE ANY INFORMATION TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT  
CONTRACTOR TO BE ON A DISCREET  
DO NOT RELEASE ANY INFORMATION TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

CLIENT / PROJECT  
CARROLL  
RESIDENCE  
1616 S. HUGHES RD.  
BRIGHTON, MI 48114

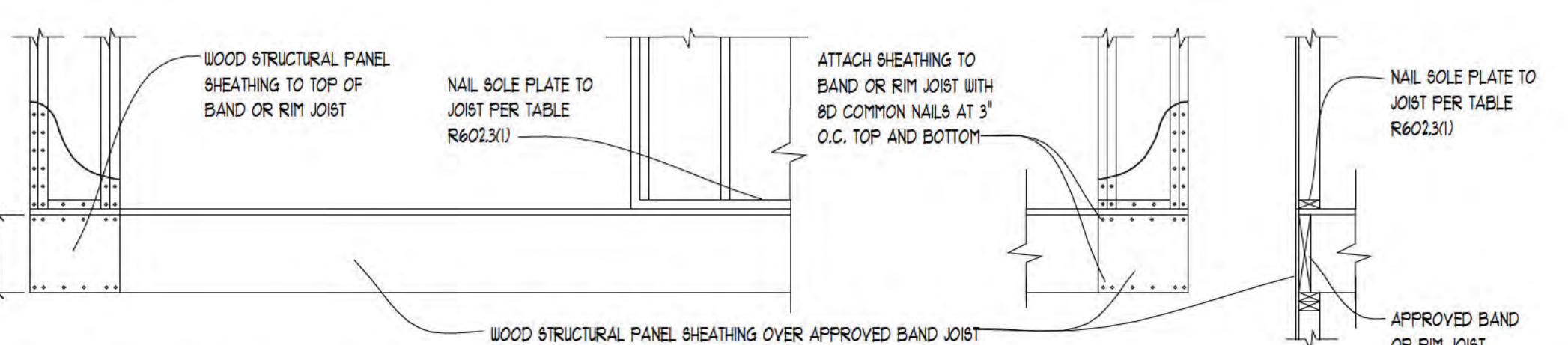
JOB No: 25-225  
DRAWN: FAN  
CHECKED: AN/BF  
REVIEW: 01-09-26  
FINAL: 02-23-26  
REVISION: -  
REVISION: -  
REVISION: -  
REVISION: -  
SCALE:  
PER PLAN  
SHEET #  
GN1



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION  
(WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



OVER RAISED WOOD FLOOR - OVERLAP OPTION  
(WHERE PORTAL SHEATHING LAPS OVER BAND OR RIM JOIST)

FRONT ELEVATION

SECTION

**FIGURE R602.10.6.4**  
**METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION**

FOR 01: 1 inch = 25.4 mm, 1 foot = 304.8 mm

NOT TO SCALE

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WALL HEIGHT (feet)	TENSION STRAP CAPACITY REQUIRED (pounds) <sup>a</sup>					
				Ultimate Design Wind Speed V <sub>e</sub> (mph)					
				Exposure B			Exposure C		
2 x 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
			9	1,000	1,000	1,000	1,000	1,000	1,750
			16	1,000	1,025	2,050	2,075	2,500	3,950
			18	1,000	1,275	2,375	2,400	2,850	DR
			9	1,000	1,000	1,475	1,500	1,875	3,125
			16	1,775	2,175	3,525	3,550	4,125	DR
	2	10	18	2,075	2,500	3,950	3,975	DR	DR
			9	1,150	1,500	2,650	2,675	3,175	DR
			16	2,875	3,375	DR	DR	DR	DR
			18	3,425	3,975	DR	DR	DR	DR
			9	2,275	2,750	DR	DR	DR	DR
			12	3,225	3,775	DR	DR	DR	DR
2 x 6 Stud Grade	2	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
			18	2,200	2,550	3,725	3,750	DR	DR
			9	1,450	1,750	2,700	2,725	3,125	DR
			16	2,050	2,400	DR	DR	DR	DR
			18	3,350	3,800	DR	DR	DR	DR

For 01: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.  
 a. DR = Design Required.  
 b. Straps shall be installed in accordance with manufacturer's recommendations.

STUD SIZE (inches)	BEARING WALLS				NONBEARING WALLS	
	Laterally unsupported stud height 'a' (feet)	Maximum spacing when supporting one floor, plus a habitable attic assembly, only (inches)	Maximum spacing when supporting two floors, plus a habitable attic assembly (inches)	Maximum spacing when supporting one floor, plus a habitable attic assembly (inches)	Laterally unsupported stud height 'a' (feet)	Maximum spacing (inches)
2x3 b	-	-	-	-	10	16
2x4	10	24 c	16 c	-	24	24
3x4	10	24	24	16	24	24
2x5	10	24	24	-	24	24
2x6	10	24	24	16	24	24

For 01: 1 inch = 25.4 mm, 1 foot = 304.8 mm.  
 a. Listed heights are distances between points of lateral support placed perpendicular to the plan of the wall. Bearing walls shall be sheathed on not less than one side or bracing shall be installed not greater than 4 feet apart measured vertically from either end of the stud. Increases in unsupported height are permitted where in compliance with Exception 2 of Section R602.3.1 or designed in accordance with accepted engineering practice.  
 b. Shall not be used in exterior walls.  
 c. A habitable attic assembly supported by 2 x 4 studs is limited to a roof span of 32 feet. Where the roof span exceeds 32 feet, the wall studs shall be increased to 2 x 6 or the studs shall be designed in accordance with accepted engineering practice.

SIZE OF STEEL ANGLE a,c,d (inches)	NO. OF STORIES ABOVE			NO. OF "OR" EQUIVALENT REINFORCING BARS b,d
	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	
3x3x $\frac{1}{2}$	6'-0"	4'-6"	3'-0"	1
4x3x $\frac{1}{2}$	8'-0"	6'-0"	4'-6"	1
5x3x $\frac{1}{2}$	10'-0"	8'-0"	6'-0"	2
6x3x $\frac{1}{2}$	14'-0"	9'-6"	7'-0"	2
2-6x3x $\frac{1}{2}$	20'-0"	12'-0"	9'-6"	4

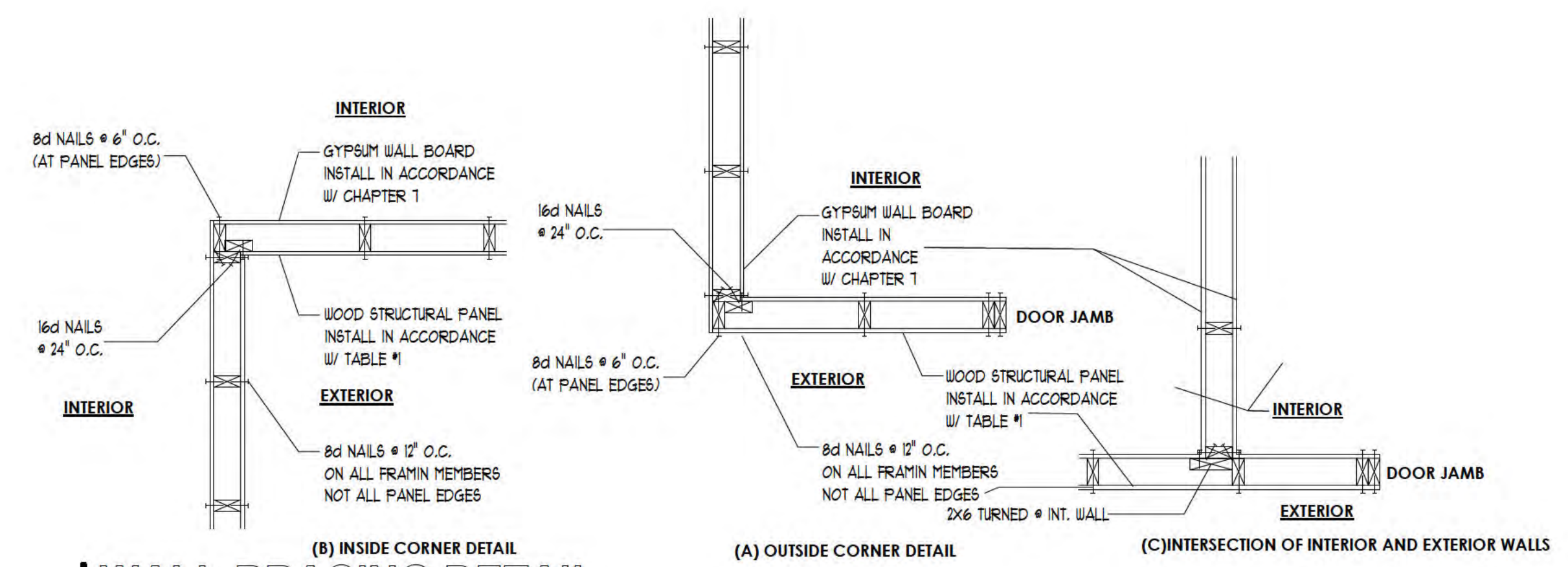
a. Long leg of angle shall be placed in a vertical position.  
 b. Depth of reinforcing linteles shall not be less than 8 inches and all cells of hollow masonry linteles shall be grouted solid. Reinforcing bars shall extend not less than 8 inches into the support.  
 c. Steel members indicated are adequate typical examples; other steel members meeting structural design requirements shall be permitted to be used.  
 d. Either steel angle or reinforced lintel shall span opening.

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT <sup>a</sup> (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (INCHES)												
		Soil classes <sup>b</sup> and design lateral soil (psf per foot of depth)												
		GW, GP, SW, SP 30				GM, GC, SM, SM-SC and ML 45				SC, ML-CL and inorganic CL 60				
		Minimum nominal wall thickness (inches)												
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
		5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
	6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
		5	NR	NR	NR	NR	NR	NR	NR	NR	4 @ 35	NR	NR	
		6	NR	NR	NR	NR	5 @ 48	NR	NR	NR	5 @ 36	NR	NR	
		4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR		
		5	NR	NR	NR	NR	NR	NR	NR	5 @ 47	NR	NR		
	6	NR	NR	NR	NR	5 @ 42	NR	NR	NR	6 @ 43	5 @ 48	NR	NR	
		7	5 @ 46	NR	NR	NR	6 @ 42	5 @ 46	NR	NR	6 @ 34	6 @ 48	NR	NR
		4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
		5	NR	NR	NR	NR	4 @ 38	NR	NR	NR	5 @ 43	NR	NR	
8	6	4 @ 37	NR	NR	NR	5 @ 37	NR	NR	NR	6 @ 37	5 @ 43	NR	NR	
		5 @ 40	NR	NR	NR	NR	6 @ 37	5 @ 41	NR	NR	6 @ 34	6 @ 43	NR	NR
	8	6 @ 43	5 @ 47	NR	NR	6 @ 34	6 @ 43	NR	NR	6 @ 27	6 @ 32	6 @ 44	NR	
		4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
		5	NR	NR	NR	NR	4 @ 35	NR	NR	NR	5 @ 40	NR	NR	
		6	4 @ 34	NR	NR	NR	6 @ 48	NR	NR	NR	6 @ 36	6 @ 39	NR	NR
9	7	5 @ 36	NR	NR	NR	6 @ 34	5 @ 37	NR	NR	6 @ 33	6 @ 38	5 @ 37	NR	
		6 @ 38	5 @ 41	NR	NR	6 @ 33	6 @ 38	5 @ 37	NR	6 @ 24	6 @ 29	6 @ 39	4 @ 48"	
	9	6 @ 34	6 @ 46	NR	NR	6 @ 26	6 @ 30	6 @ 41	NR	6 @ 19	6 @ 23	6 @ 30	6 @ 39	
		4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
		5	NR	NR	NR	NR	4 @ 33	NR	NR	NR	5 @ 38	NR	NR	
		6	5 @ 48	NR	NR	NR	6 @ 45	NR	NR	NR	6 @ 34	5 @ 37	NR	
10	7	6 @ 47	NR	NR	NR	6 @ 34	6 @ 48	NR	NR	6 @ 30	6 @ 35	6 @ 48	NR	
	8	6 @ 34	5 @ 38	NR	NR	6 @ 30	6 @ 34	6 @ 47	NR	6 @ 22	6 @ 26	6 @ 35	6 @ 45"	
	9	6 @ 34	6 @ 41	4 @ 48	NR	6 @ 23	6 @ 27	6 @ 35	4 @ 48"	DR	6 @ 22	6 @ 34		
	10	6 @ 28	6 @ 33	6 @ 45	NR	DR	6 @ 23	6 @ 29	6 @ 38	DR	6 @ 22	6 @ 22	6 @ 28	

For 01: 1 foot = 304.8 mm, 1 inch = 25.4 mm, 1 pound per square foot per foot = 0.1571 kPa<sup>2</sup>/m, 1 pound per square inch = 6.895 kPa/mm.  
 a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table A05.1.  
 b. Table values are based on reinforcing bars with a minimum yield strength of 40,000 psi.  
 c. Vertical reinforcement with a yield strength of less than 40,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.7.4 and Table R404.1.2(1).  
 d. NR indicates no vertical reinforcement is required, except for 4-inch nominal walls formed with stay-in-place forming systems in which case vertical reinforcement shall be #4@48 inches on center.  
 e. Allowable deflection criterion is L/240, where L is the unsupported height of the basement wall in inches.  
 f. Interpolation is not permitted.  
 g. Where walls will retain a full or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.  
 h. Vertical reinforcement shall be located to provide a cover of 1.25 inches measured from the inside face of the wall. The center of the steel shall not vary from the specified location by more than the greater of 10 percent of the wall thickness or 3/8 inch.  
 i. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4 inch. Concrete cover for reinforcement measured from the outside face of the wall shall not be less than 1 1/2 inches for bars not less than 5 inches for larger bars.  
 j. DR means design is required in accordance with the applicable building code, or where there is no code in accordance with ACI 318.  
 k. Concrete shall have a specified compressive strength, f<sub>c</sub>, of not less than 2,800 psi at 28 days, unless a higher strength is required by footnote l or m.  
 l. The minimum thickness is permitted to be reduced 2 inches, provided the minimum specified compressive strength of concrete, f<sub>c</sub>, is 4,000 psi.  
 m. A plain concrete wall with a minimum nominal thickness of 12 inches is permitted, provided minimum specified compressive strength of concrete, f<sub>c</sub>, is 3,500 psi.  
 n. See Table R404.1.2 for tolerance from nominal thickness permitted for flat walls.  
 o. The use of this table shall be prohibited for soil classifications not shown.

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story
> 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story

For 01: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa.  
 a. Horizontal reinforcement requirements are for reinforcing bars with a minimum yield strength of 40,000 psi and concrete with a minimum concrete compressive strength of 2,800 psi.  
 b. See Section R404.1.2.2 for minimum reinforcement required for foundation walls supporting above-grade concrete walls.



**WALL BRACING DETAIL**  
NO SCALE

LENGTH OF BRACED WALL PANEL (INCHES)	MAXIMUM OPENING HEIGHT NEXT TO BRACED WALL PANEL (% OF WALL HEIGHT)			
	8-FOOT WALL	9-FOOT WALL	10-FOOT WALL	12-FOOT WALL**
48"	54"	60"	72"	100%
32"	36"	40"	48"	85%
24"	27"	30"	36"	65%

\*THESE VALUES CAN BE REDUCED BY 50% IF SHEATHING IS PROVIDED ON INTERIOR AND EXTERIOR 1/2 FOOT TALL STUDS SUPPORTING ONLY A ROOF MAY BE 2 X 4 @ 16" O.C. 1/2 FOOT TALL STUDS SUPPORTING ONE OR TWO FLOORS AND A ROOF SHALL BE 2 X 6 @ 16" O.C.

**TK DESIGN**  
CREATIVE COLLABORATIVE

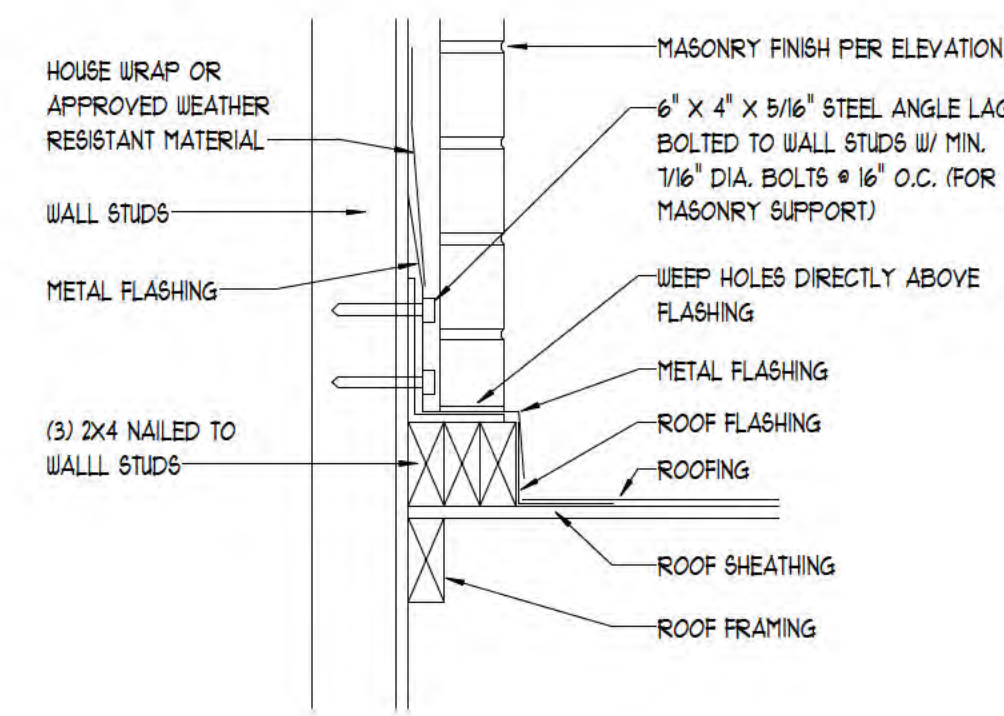
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 40200 GRAND RIVER AVE. NOVI, MI 48375  
 SUITE 300  
 PHONE: (248)-446-1960  
 FAX: (248)-446-1960

CLIENT / PROJECT  
**CARROLL RESIDENCE**  
 1616 S. HUGHES RD.  
 BRIGHTON, MI 48114

JOB No: 25-225  
 DRAWN: FAN  
 CHECKED: AN/BF  
 REVIEW: 01-09-26  
 FINAL: 02-23-26

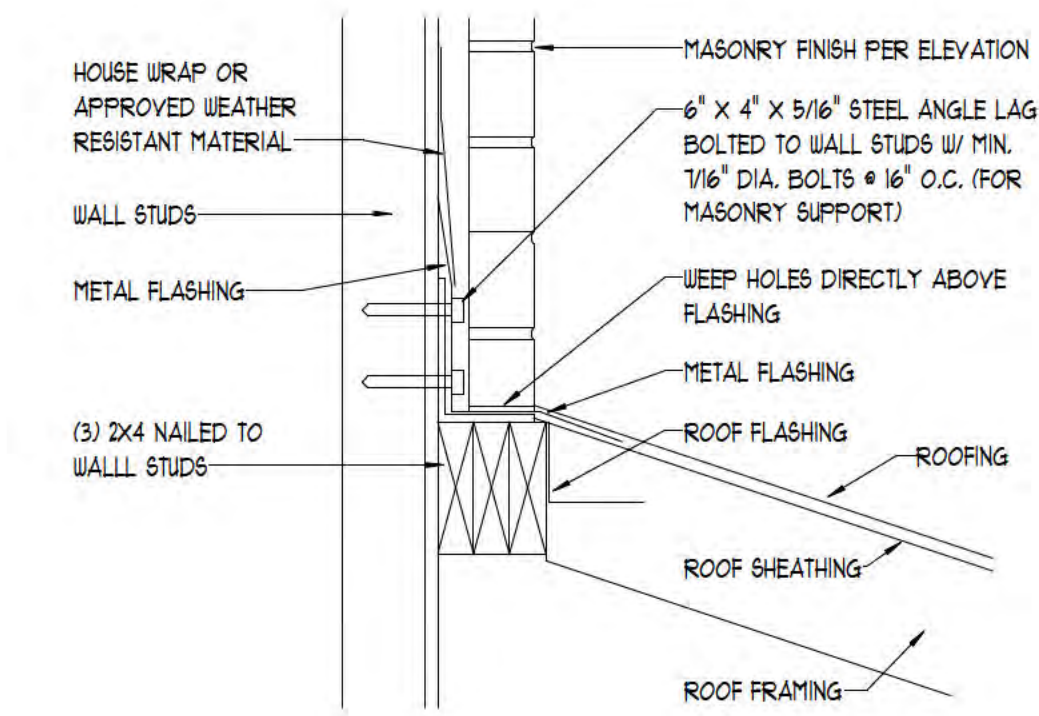
REVISION: -  
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 REVISION: -

SCALE: PER PLAN  
**SHEET # GN2**



**PARALLEL ROOF FRAMING MASONRY SUPPORT/FLASHING DETAIL**

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



**PERPENDICULAR ROOF FRAMING MASONRY SUPPORT/FLASHING DETAIL**

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

**ROOF PLAN NOTES**

**ATTIC VENTILATION NOTE:**  
 NYCA CALCULATION BASED UPON MIN. VENTILATION RATIO OF 1:300  
 R806 2 MINIMUM VENT AREA BEING EXCEPTION NO. 2 205 PROGRAM RESIDENTIAL CODE  
 NOT LESS THAN 40% AND NOT MORE THAN 50% OF REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN UPPER PORTION OF ATTIC OR RAFTER SPACE.

**LEGEND**

LINE OF FRAMING WALL BELOW -----

ROOF AREA -----

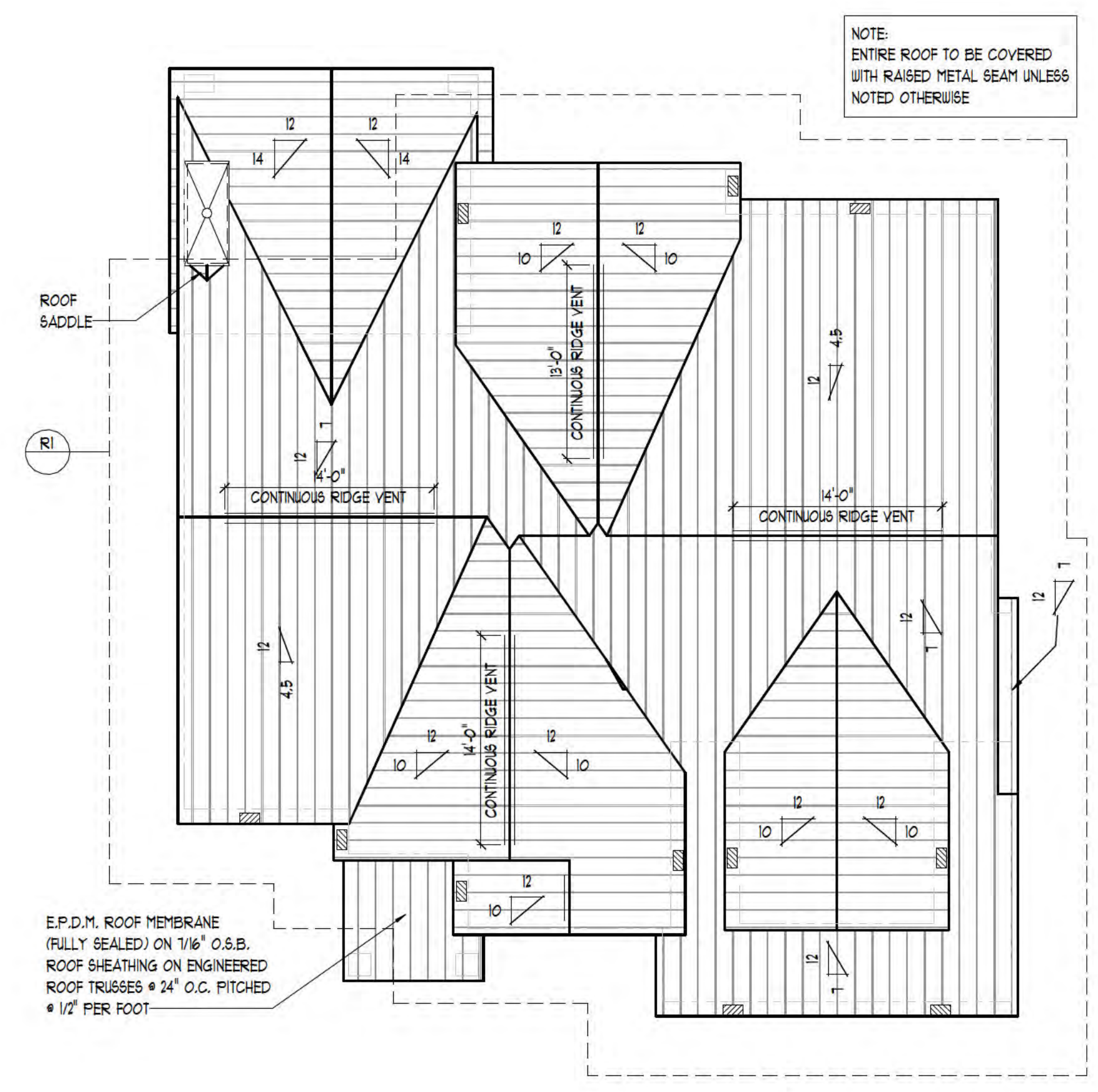
**ATTIC VENTILATION TYPE:**  
 (L, ORANGE SHADING OR EQUAL)  
 SHINGLE-OVER CONTINUOUS RIDGE VENTS LOR-30  
 (1 SQ. INCH P.F.)

SINGLE SOFFIT VENTS  
 (8" SQ. INCH P.F.)  
 (6" X 8")

**AREA RI CALCULATIONS:**  
 AREA OF ATTIC SPACE = 2493 SQ. FT.  
 2493/300 = 8.31' (SQ. FT. REQ'D)  
 8.31' X 144" = 1191" (SQ. INCH CONVERSION)  
 1191" X 0.50 = 596" INCHES EACH REQ'D

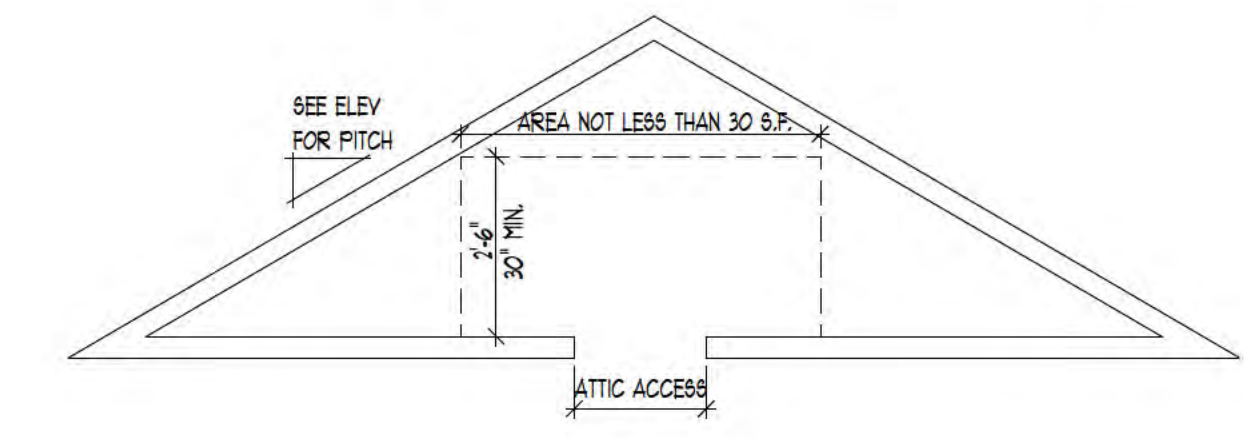
RIDGE VENTING: (LOR-30 @ 11 SQ. IN. P.F.)  
 596" / 11 sq in = 54" (LINEAR FT. OF RIDGE VENT REQ'D)  
 108" (ACTUAL AVAIL. RIDGE)

EAVE OR CORNICE VENTING: (SINGLE SOFFIT @ 56 SQ. INCH)  
 596" (SQ. INCHES REQ'D) / 56 sq in = 11 PIECES



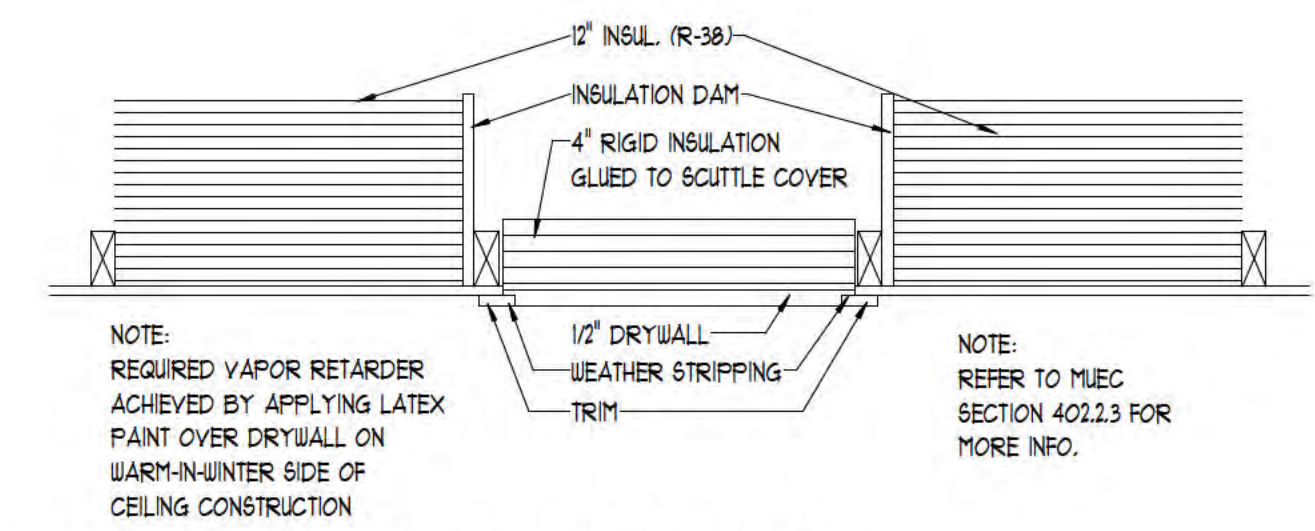
**ROOF PLAN**

SCALE: 1/8" = 1'-0"



**ATTIC ACCESS HEADROOM SCHEMATIC**

SCALE: 3/8" = 1'-0"

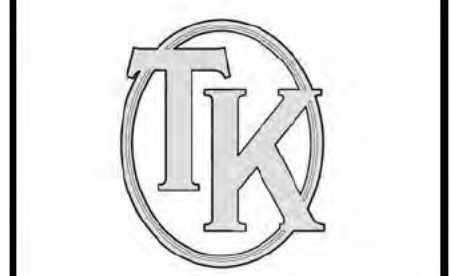


**ATTIC ACCESS DETAIL**

SCALE: 1" = 1'-0"

**TYPICAL CONVENTIONAL ROOF FRAMING**  
 \* RIDGE BEAM SIZE WILL BE EQUAL TO THE RAFTER CUT EDGE \*

RAFTER SPANS	0'-0" - 4'-0"	4'-0" - 8'-0"	8'-0" - 12'-0"	12'-0" - 16'-0"
LUMBER SIZE	2x4	2x6	2x8	2x12



**DESIGN**  
 CREATIVE COLLABORATIVE

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 40200 GRAND RIVER AVE. NOVI, MI 48375  
 SUITE 300  
 PHONE: (248)-446-1960  
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**CLIENT / PROJECT**  
 CARROLL  
 RESIDENCE  
 1616 S. HUGHES RD.  
 BRIGHTON, MI 48114

JOB No: 25-225  
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 REVISION: -  
 REVISION: -  
 REVISION: -

SCALE:  
 PER PLAN  
**SHEET #**  
**GN3**

SYMBOL	DESCRIPTION
○ FCI	FOUND CAPPED IRON
○ FIP	FOUND IRON PIPE
(R)	RECORDED BEARING
(M)	MEASURED BEARING
—//—	EX. FENCE
—OH—	EX. OVERHEAD LINES
—SS—	EX. SANITARY SEWER
—UG—	EX. UNDERGROUND GAS
—UT—	EX. UNDERGROUND TELEPHONE
—W—	EX. WALL
□	EX. AIR CONDITIONER
●	EX. BOLLARD
○	EX. ELECTRIC RISER
○	EX. FLAGPOLE
○	EX. GAS METER
○	EX. MAILBOX
○	EX. POST
○	EX. SIGN
○	EX. TELEPHONE RISER
○	EX. UNKNOWN MANHOLE
○	EX. UTILITY POLE
○	EX. WELL
○	EX. TREE (DECIDUOUS/CONIFER)
○	REMOVE EX. TREE
○	PRO. SILT FENCE
○	PRO. WELL
→	PRO. DRAINAGE ARROW
○	PRO. SPOT ELEV.
○	PRO. MATCH SPOT ELEV.



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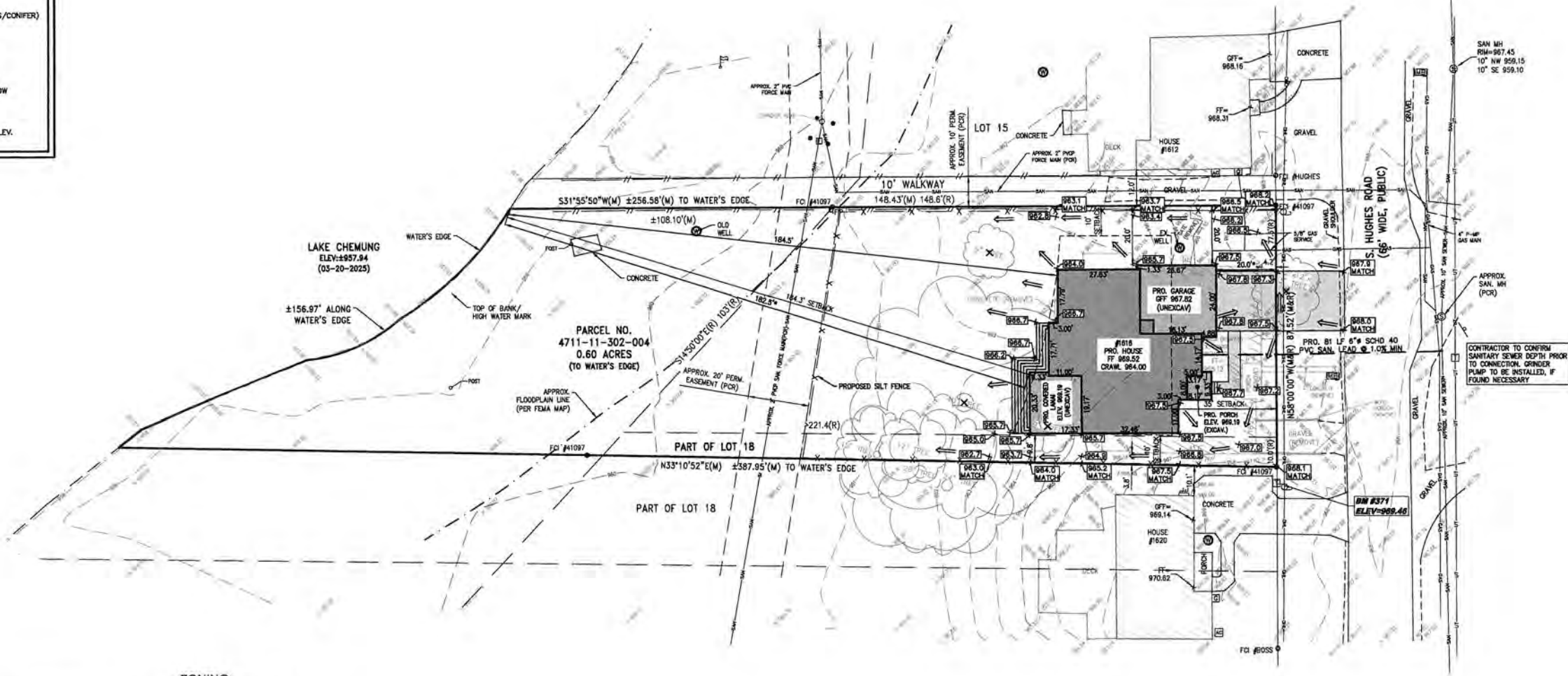
**JUMLOR GROUP**  
 49281 WEST ROAD WIXOM, MI 48393  
 TEL 248.773.7666 - FAX 866.690.4307

SECTION 11  
 TOWN 2 NORTH, RANGE 5 EAST  
 GENOA TOWNSHIP  
 LIVINGSTON COUNTY, MICHIGAN

DATE: 04/20/2026  
 REVISIONS

CLIENT: FOREST RIDGE CONSTRUCTION, INC.  
 LOCATION: 1616 S HUGHES ROAD  
 PARCEL NO. 11-11-302-004

DRY BY: ACS/JFT  
 EX BY: ROM  
 P.M. JPP  
 SCALE: 0 10 20  
 JOB NO: 260243  
 SHEET NO: 1



**BENCHMARKS:**

**BM177:**  
 BENCHMARK IN THE SOUTHWEST FACE OF THE UTILITY POLE ON THE SOUTHERLY SIDE S HUGHES ROAD BETWEEN HOUSES #1818 AND #1820.  
 ELEVATION: 969.46 (N.A.V.D. 88)

**SURVEY NOTES:**

- TITLE WORK WAS NOT PROVIDED. ANY EXISTING EASEMENTS HAVE NOT BEEN SHOWN.
- A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.
- BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S HUGHES ROAD BEING N88°00'00"W PER PLAT OF RECORD.

**LEGAL DESCRIPTION (BY OTHERS):**

LOT 17 AND LOT 18 EXCEPT THE EAST 35 FEET THEREOF OF "SUPERVISOR'S PLAT OF BEACON SHORES NO. 2", PART OF THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 11, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AS RECORDED IN LIBER 4 OF PLATS, PAGE 29, LIVINGSTON COUNTY RECORDS.

**FLOOD HAZARD STATEMENT:**

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "A" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26093C03300 (COMMUNITY ID NO. 260843 - TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "A" INDICATES BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED.

**ZONING:**

LRR - LAKESHORE RESORT RESIDENTIAL

**SETBACK REQUIREMENTS:**

- FRONT: 35 FEET  
 REAR: 184.3 FEET (AVERAGE OF HOMES WITHIN 500')  
 SIDES(A): 10 FEET ONE SIDE, 20 FEET TOTAL BOTH  
 NATURAL FEATURES: 25 FEET MIN.  
 SHORELINE: 182.5 FEET (AVERAGE OF HOMES WITHIN 250' EA. WAY)
- (A) IN THE LRR ZONING DISTRICT ONE OF THE SIDE YARDS MAY BE REDUCED TO A MINIMUM OF FIVE (5) FEET WHERE ALL OF THE FOLLOWING ARE MET:  
 (1) THE OTHER SIDE YARD MUST BE AT LEAST TEN (10) FEET.  
 (2) THE DISTANCE BETWEEN THE BUILDING AND ANY BUILDING ON THE ADJACENT LOT SHALL BE NO LESS THAN TEN (10) FEET.  
 (3) THE ROOF SHALL HAVE GUTTERS. (AS AMENDED 3/5/10)

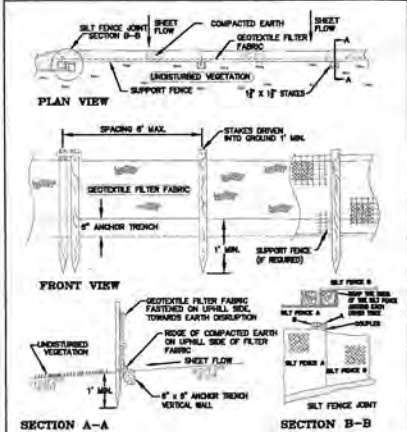
\*ARCHITECT OR DESIGN INDIVIDUAL TO VERIFY SETBACKS WITH GENOA TOWNSHIP AND/OR ANY HOMEOWNERS ASSOCIATION ORDINANCE PRIOR TO DESIGN.

**PROPOSED SETBACKS:**

SETBACK	REQUIRED	PROPOSED	*VARIANCE REQUESTED
FRONT	35 FEET	20 FEET	15 FEET
REAR	184.3 FEET	182.5 FEET	1.8 FEET
SIDES	5 FEET (A)	9.8 FEET	4.8 FEET

**AVERAGE LAKEFRONT SETBACK:**

HOUSE NO.	FRONT SETBACK
1578	110.3 FEET
1594	115.8 FEET
1600	127.5 FEET
1608	144.6 FEET
1612	170.5 FEET
1616	SITE
1620	334.2 FEET
1628	302.5 FEET
1640	248.3 FEET
1656	151.4 FEET
1678	132.3 FEET
AVERAGE	184.3 FEET



**PLOT PLAN NOTES:**

- LOCATION & ROTATION OF HOUSE/GARAGE IS PER BUILDER.
- BUILDER SHALL VERIFY EXACT DIMENSIONS OF PROPOSED HOUSE & GARAGE WITH ARCHITECTURAL PLANS.
- SIDEWALKS & STREETS ARE TO BE MAINTAINED FREE OF DIRT AND DEBRIS.
- CONSTRUCTION MATERIALS ARE NOT TO BE PLACED ON THE SIDEWALKS & STREETS.
- BUILDING DOWNSPROUTS TO SURFACE DISCHARGE TO ON-SITE SWALES.
- LOCATION OF UTILITY SERVICES SHOWN ARE CONCEPTUAL ONLY. ACTUAL LOCATION OF SANITARY, WATER, ELECTRIC, GAS, ETC. SERVING THE LOT TO BE DETERMINED AT TIME OF CONSTRUCTION BY BUILDER.
- CONTRACTOR TO PLACE SILT FENCE AROUND ENTIRE PERIMETER OF LOT BEFORE CONSTRUCTION. MAINTAIN UNTIL FINAL GRADE IS ESTABLISHED.

**PROPOSED IMPERVIOUS AREAS:**

LOT AREA = 26,097 S.F. = 0.60 ACRES

ITEM	AREA (S.F.)	PERCENT
PRO. HOUSE/GARAGE	2,567	9.8%
PRO. COVERED LANAI	340	1.3%
PRO. PORCH	70	0.3%
TOTAL	2,977	11.4%
IMPERVIOUS SURFACE AREA		
PRO. FRONT WALK	107	0.4%
PRO. DRIVEWAY	400	1.5%
PRO. REAR STEPS	230	0.9%
TOTAL	737	2.8%
TOTAL IMPERVIOUS AREA	3,714	14.2%

Meeting June 10, 1997

Case # 97-23

ZBA FEE \$1000 plus \$7500  
for LUP.

**GENOA TOWNSHIP APPLICATION FOR VARIANCE**  
2980 DORR ROAD, BRIGHTON, MICH. 48116  
phone (810) 227-5225 fax (810) 227-3420

Applicant/Owner: DEAN CROWTHER

Property Address: 1616 HUGHES RD. Phone: (517) 548-5365

Property is located on the S/W side of HUGHES RD.

Between GRAND RIVER and GOLF CLUB

Present Zoning: LRR Tax Code: 11-11-302-004

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because of the following peculiar or unusual conditions are present which justify variance.

- Variance Requested: SIDE SET BACK
- Intended property modifications: HOME ADDITION
- Intended Use: KITCHEN / BEDROOM
- This variance is requested because of the following reasons:
  - Unusual topography of land (explain) THE PROPERTY SLOPES DOWN HILL MAKING IT IMPRACTICAL TO EXPAND DEEPTER
  - Unusual shape of lot (explain) \_\_\_\_\_
  - Other (explain) \_\_\_\_\_

THE FOLLOWING IS REQUIRED

- \*PROPERTY MUST BE STAKED THROUGH THE DATE OF THE HEARING OR THE PETITION WILL NOT BE CONSIDERED.
- \* LAND USE PERMIT APPLICATION
- \* PLOT PLAN DRAWING WITH SETBACKS AND ANY PERTINENT INFORMATION
- \* THE PETITIONER MUST BE PRESENT AND/OR A REPRESENTATIVE SHALL BE PRESENT TO REPRESENT YOU THE NIGHT OF THE MEETING

SIGNATURE OF APPLICANT/OWNER: Dean Crowther DATE: 5-19-97

GENOA TOWNSHIP  
ZONING BOARD OF APPEALS  
JUNE 10, 1997

MINUTES

A regular meeting of the Zoning Board of Appeals was called to order by Chairman Staley at 7:00 p.m. at the Genoa Township Hall. The following board members were present constituting a quorum for the transaction of business: Barbara Figurski, Robert Murray, Jerrold Joseph, Paulette Skolarus, and Chris Hensick. Also present were: Jim Stornant, Township Zoning Administrator; and approximately ten persons in the audience.

Moved by Hensick, supported by Joseph, to approve the Agenda as presented with the tabling of item 5 (at the petitioner's request). The motion carried.

A Call to the Public was made with no response.

1. Case 97-18...A request by Todd & Patricia Perushak, in reference to parcel # 11-09-202-024 located on Everglades, near Sunrise Park Dr., Section 09, for a variance to both sides and rear yard setback to construct a single family home. (Tabled from 5-13-97)

Moved by Skolarus, supported by Hensick, to table for the second time since the petitioner failed to appear. The motion carried unanimously.

2. Case 97-21...A request by Mike Markarian, in reference to lot #5 on Spring Hill Drive, Howell, Section 16, for a variance to split 10 acres into a 7 acre parcel and a 3 acre parcel less than what the ordinance allows in a Country Estate zone.

A call to the public was made with no response. Moved by Hensick, supported by Murray, to deny the petitioner's request since no hardship or practical difficulty was presented by the petitioner. The motion carried unanimously.

3. Case 97-22...A request by Dean Crowther, 1616 Hughes Road, Howell, Section 11, for a variance to the side yard setback to construct an addition to existing home.

A call to the public was made with no response. Moved by Hensick, supported by Skolarus, to table until the petitioner stakes the property. The motion carried unanimously.

4. Case 97-23...A request by Jerome Janiga/John Talik, 5650 Glen Echo Drive, Howell, Section 10, for a variance to the side and front yard setback to construct an attached garage to existing home.

Skolarus - The petitioner does not own the adjacent properties. It would appear to me that a four foot setback would make it impossible to excavate and construct a new home within the parameters of the parcel without infringing on the neighboring properties.

Hensick - The petitioner has presented a plan for a home that exceeds what would be appropriate for this parcel. I would consider the recommendation that this lot is unbuildable.

Skolarus - I do not want to deny this petitioner the right to develop his property. The restrictions of the zoning ordinance should be met with this development.

Moved by Skolarus, supported by Hensick, to deny the request for variance because of the size of the building structure being requested and the existing wetlands which would adversely affect the interests of the surrounding neighbors with additional water runoff and a limiting of natural drainage areas. The motion carried unanimously.

2. Case 97-20...A request by Dean Crowther, 1616 Hughes Road, Howell, Section 11, for a variance to the side yard setback to construct an addition to existing home. (Tabled from 6/10/97, please pull related materials from previous packet)

A call to the public was made with no response. Moved by Murray, supported by Joseph, to grant a 5' side yard variance for construction of a one and a half story addition to an existing home. The hardship is the narrowness of the lot. The motion carried unanimously.

3. Case 97-24...A request by the City of Howell, City Manager Mike Herman, 611 E. Grand River, Howell, for a variance to allow an off premise community entrance sign larger than the sign ordinance permits. (Tabled from 6/10/97, please pull related materials from previous packet)

The petitioner was not present when this case was called. Moved by Skolarus, supported by Murray, to table until the next regular meeting of the board. The motion carried.

4. Case 97-25...A request by Ronald & Debra Halalay, 4277 N. Gale Drive, Howell, Section 30, for a variance to front and side yard setback to construct an attached garage to existing home.

A call to the public was made with the following response: Paul Butcher - I have no objection to this request. Shirley Amolsch - I have no problem with the variance being granted.

Moved by Murray, supported by Hensick, to grant a 1' variance to the side and a 10' variance to the front setback for the construction of a one story garage according to the plans submitted. The hardship is determined to be the unusual topography. The motion carried unanimously.

CASE # 97-20  
Meeting Date 6/10/97

ZONING BOARD OF APPEALS  
SUMMARY SHEET

Property Owner DEAN CROWTHER Site Address 1616 HUGHES ROAD

Zoning of Property LRR Tax Code # 11-11-302-004

Setbacks of Zoning: Front 35' Rear 40' Height \_\_\_\_\_  
Side 10' Side 15 Waterfront \_\_\_\_\_

Comments: VARIANCE IS TO THE SIDE YARD SETBACK TO CONSTRUCT AN ADDITION TO EXISTING HOME.

Setbacks Requested: Front N/A Rear N/A Height \_\_\_\_\_  
Side 7' Side N/A Waterfront \_\_\_\_\_

Amount of Variance: Front N/A Rear N/A Height \_\_\_\_\_  
Side 3' Side N/A Waterfront \_\_\_\_\_

Well and Septic Information: \_\_\_\_\_

Additional Comments: \_\_\_\_\_

Variance Approved: Front \_\_\_\_\_ Rear \_\_\_\_\_ Height \_\_\_\_\_  
Side \_\_\_\_\_ Side \_\_\_\_\_ Waterfront \_\_\_\_\_

Variance Not Approved: \_\_\_\_\_ Date \_\_\_\_\_

# APPLICATION & LAND USE PERMIT

GENOA TOWNSHIP

2980 Dorr Road • Brighton, MI 48116  
(810) 227-5225

Permit No. 98-012 Date 1/14/98  
Owner DEAN CROWTHER Telephone (517) 548-5365  
Site Address 1616 HUGHES RD. City BRIGHTON Zip 48116  
Contractor \_\_\_\_\_ Telephone \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
On the S/W side of HUGHES RD. between GRAND RIVER and GOLF CLUB roads.  
Subdivision BEACON SHORES Lot No. 17 AND PART OF 18  
Size of Lot: Front 87.5 Rear 115 Side 221.4 Side 148.6  
Acreage \_\_\_\_\_ Zoning District Classification \_\_\_\_\_  
Tax Code No. 11-11-302-004

Application is made to AN ADDITION TO THE HOUSE.

- |  |  |                                      |  |
|--|--|--------------------------------------|--|
| <input type="checkbox"/> Dwelling            | <input type="checkbox"/> Pole Barn       | <input type="checkbox"/> Sign        | <input type="checkbox"/> Industrial        |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Swimming Pool   | <input type="checkbox"/> Commercial  | <input type="checkbox"/> Sewer & Water Fee |
| <input type="checkbox"/> Garage              | <input type="checkbox"/> Accessory Bldg. | <input type="checkbox"/> Mobile Home | <input type="checkbox"/> Other             |

Type of Construction:  Brick  Stone  Frame  Cinder Block  Steel  Other  
Foundation:  Basement  Full  Part  Poured  Block  Walkout  Conventional  Crawlspace  Slab  
Size of Building: Front \_\_\_\_\_ Rear \_\_\_\_\_ Deep \_\_\_\_\_ Height \_\_\_\_\_  
Estimate Value \$ \_\_\_\_\_ Total Square Feet 21x30  
Building Setback: \$20 feet from front property line. 190' feet from rear line. \_\_\_\_\_ waterfront.  
7' feet least side. \_\_\_\_\_ feet side line.

- Attach drawing showing the following: dimensions of property; all roads adjacent to property, indicate private or county; easements; lakes and streams; all structures; existing or proposed septic tank and field; existing or proposed well; dimensions from buildings to property line; dimensions of proposed building.
- Attach proof of ownership of property.

I hereby certify that all information and data attached to and made part of this application are true and accurate to the best of my knowledge and belief. I understand that there may be deed restrictions that may apply to this project.

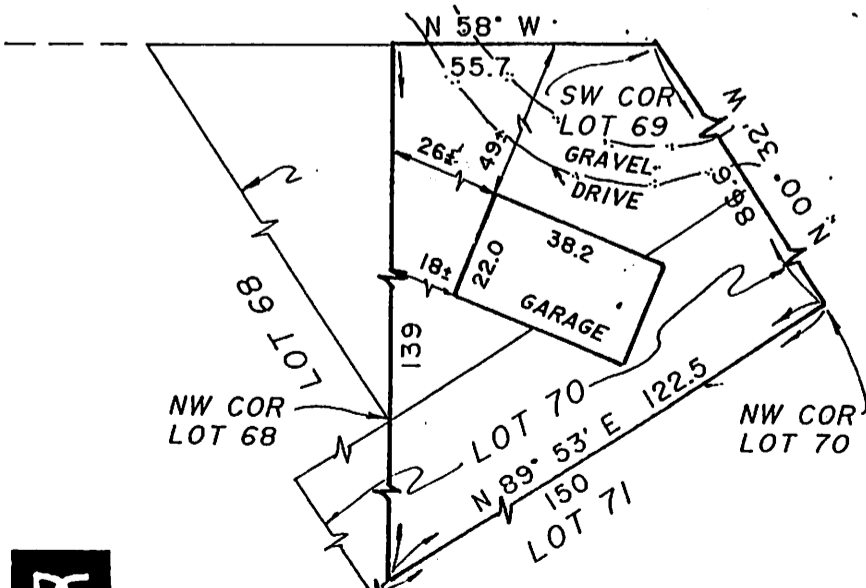
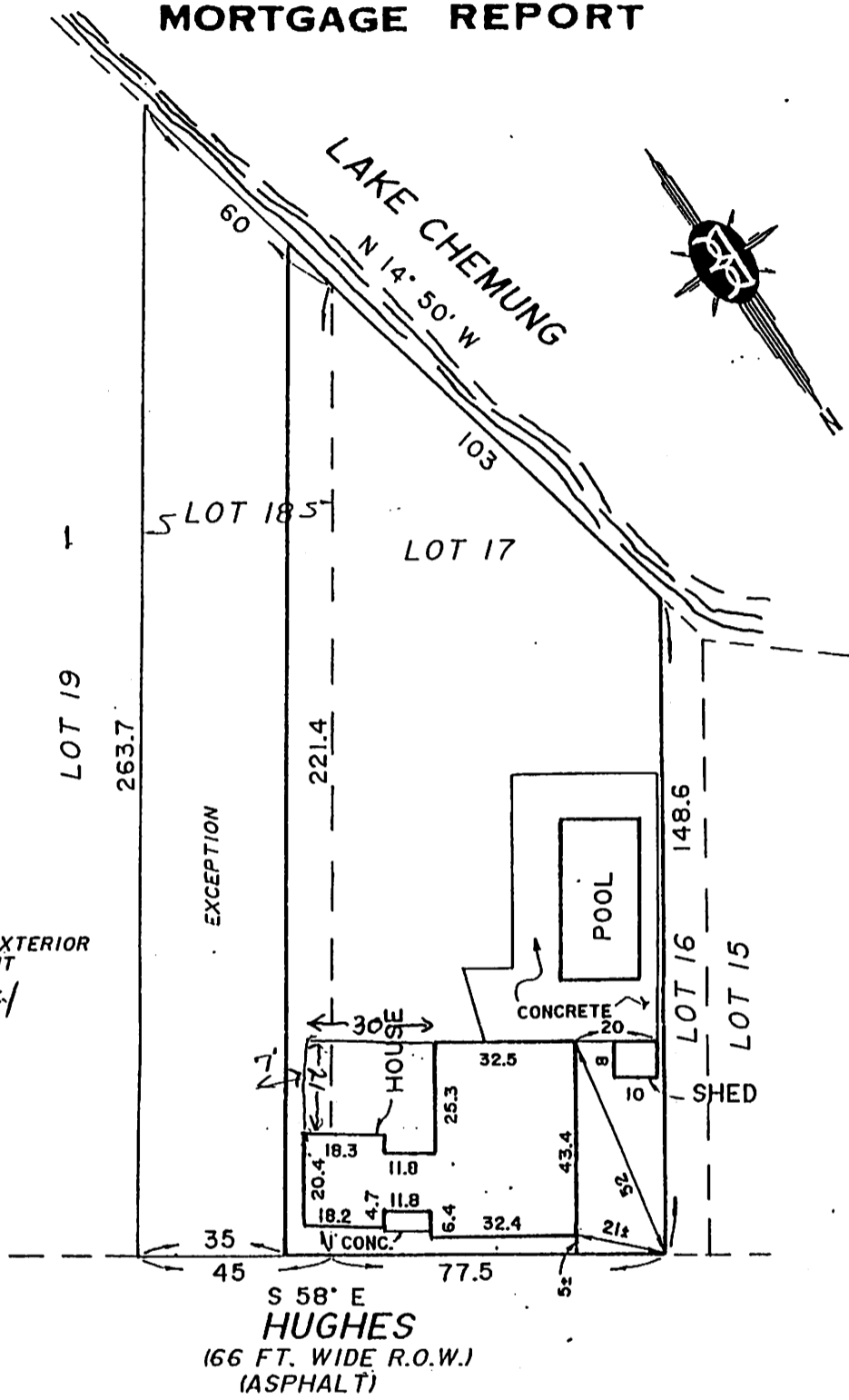
Applicant Signature Dean A. Crowther Date \_\_\_\_\_

Approved  Disapproved Date \_\_\_\_\_  
Conditional As approved by the Zoning Board of Appeals July 8th, 1997

Inspection:  Satisfactory  Unsatisfactory  
Fee 75.00 Paid 75.00 Date \_\_\_\_\_

Zoning Inspector Robert Murray  
Copies: White-Township Canary-Assessor Pink-Applicant  
Form 5091, Rev 2-94 • Haviland Printing & Graphics, Brighton, (810) 229-8088

# MORTGAGE REPORT



11-11-302-~~006~~  
060



**BOSS ENGINEERING COMPANY**  
CIVIL ENGINEERS & LAND SURVEYORS

Scale: 1" = 40'

Job No.: M- 19902

# "SUPERVISOR'S PLAT OF BEACON SHORES No. 2."

Part of NW 1/4 SW 1/4, Sec. 11, T2N R5E, Genoa Township, Livingston Co. Mich.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, Henry J. Itsell, Supervisor of the Township of Genoa of Livingston County, State of Michigan, by virtue of authority in me vested by Section 51, Act 172, of 1929, having been duly authorized by the Township Board have caused the land described in the annexed plat to be surveyed, laid out and platted, to be known as "Supervisor's Plat of Beacon Shores No. 2", Part of the N.W. 1/4 S.W. 1/4 Sec. 11, T2NR5E, Genoa Township, Livingston Co. Mich. and that the streets and alleys as shown on said plat are now being used for such purposes.

Henry J. Itsell (Seal)  
Henry J. Itsell  
Supervisor of The Township of Genoa

Witnesses:

Frank D. Bush  
Frank D. Bush  
Edythe Smith  
Edythe Smith

### ACKNOWLEDGMENT

STATE OF MICHIGAN, )  
County of Livingston ) ss.

On this 18th day of Sept A.D. 1941, before me, a Notary Public in and for said county, personally came the above named Henry J. Itsell, Supervisor of Genoa Township known to me to be the person who executed the above dedication, and acknowledged the same to be his free act and deed as such Supervisor.

Frank D. Bush  
Notary Public in and for Livingston County

My Commission expires Apr. 7, 1943.

### SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 48 inches in length, (or shorter bars of not less than one-half inch in diameter lapped over each other at least 6 inches with an over-all length of not less than 48 inches,) encased in a concrete cylinder at least 4 inches in diameter and 48 inches in depth have been placed at points marked thus o as thereon shown at all angles in the boundaries of the land platted, at all the intersections of streets, intersections of alleys, or of streets and alleys, and at the intersections of streets and alleys with the boundaries of the plat as shown on said plat.

Clay W. Gordon  
Clay W. Gordon  
Registered Land Surveyor

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 12 day of September 1941 by the Livingston County Board of Road Commissioners.

The Livingston County Board of Road Commissioners do not assume any liability for the construction or maintenance of East St. and West St. in this subdivision.

Rex B. House Chairman.  
Rex B. House Member.  
Tracy F. Crandall Member.  
Glenn H. Chubb Member.

### DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of "SUPERVISOR'S PLAT OF BEACON SHORES NO. 2". Part of the N.W. 1/4 S.W. 1/4 Sec. 11, T2NR5E, Genoa Township, Livingston Co. Mich., is described as follows: Beginning at a point 404.5 ft. N 89°53' E from the W 1/4 post of said Sec. 11; Thence N 89°-53'E 929 ft.; S 0°-32' E 1327 ft.; N 88°W 398.8 ft.; N 24°-10' E 484.7 ft.; N 29°-30' W 132 ft.; N 70°-30' W 144 ft.; N 78°-30' W 185.8 ft.; N 14°-50' W 251.3 ft.; N 52°W 135 ft.; N 22°E 127 ft.; N 20°-50' E 67.3 ft.; N 58°W 306.5 ft. to point of beginning.

All measurements are in feet and decimals thereof.  
Lots 13 to 36 inclusive extended to the waters edge of Lake Chemung.

COPY  
Register's Office  
Livingston County, ) ss.  
Plat of Supervisor's Plat of Beacon Shores No. 2, Genoa Township was forwarded this 14th day of December A.D. 1941. 10:00 o'clock A. M. to Frank D. Bush of Genoa Mich. on Page 29  
Frank D. Bush  
Register of Deeds  
ORIGINAL ON FILE

I HEREBY CERTIFY THAT THIS COPY IS A TRUE COPY OF THE ORIGINAL PLAT FORWARDED TO THE REGISTER OF DEEDS FOR RECORDING.

December 3, 1941  
Myrtle M. Purdy  
DEPUTY AUDITOR GENERAL

Examined and Approved

December 3, 1941  
Myrtle M. Purdy  
DEPUTY AUDITOR GENERAL

FILED IN AUDITOR GENERAL'S DEPT.

January 12, 1942  
Myrtle M. Purdy  
DEPUTY AUDITOR GENERAL

### CERTIFICATE OF MUNICIPAL APPROVAL

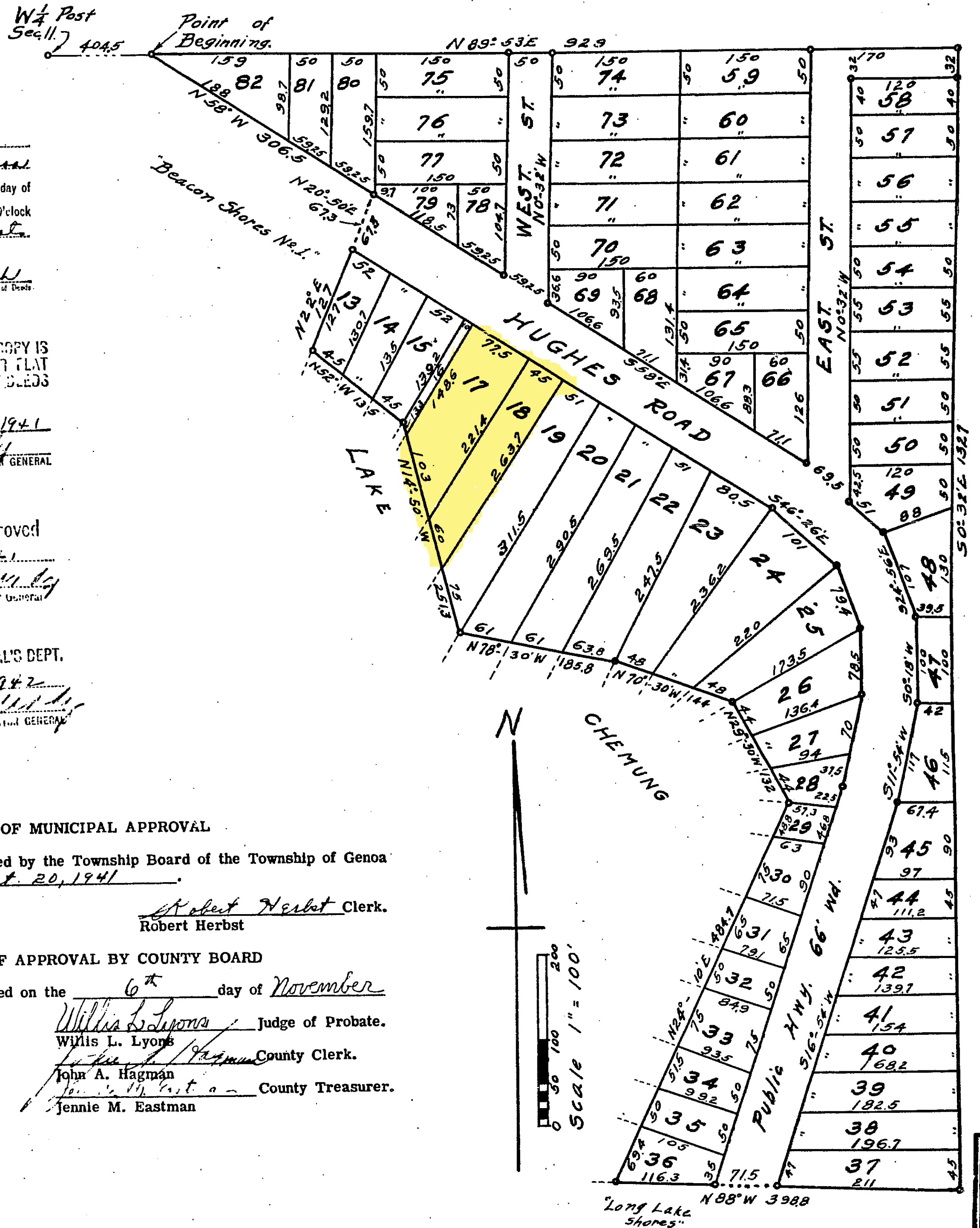
This plat was approved by the Township Board of the Township of Genoa at a meeting held Oct. 20, 1941.

Robert Herbst Clerk.  
Robert Herbst

### CERTIFICATE OF APPROVAL BY COUNTY BOARD

This plat was approved on the 6th day of November 1941.

Willis L. Lyons Judge of Probate.  
John A. Hagman County Clerk.  
Jennie M. Eastman County Treasurer.



Parcel Number: 4711-11-302-004

Jurisdiction: GENOA CHARTER TOWNSHIP

County: Livingston

Printed on

05/15/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
CARROLL MATTHEW J	CARROLL MATTHEW & NORA TR	0	02/26/2013	QC	21-NOT USED/OTHER	2013R-011355	BUYER/SELLER							
DISLERS NIKOLAIS & COURTN	CARROLL MATTHEW J	325,000	11/10/2011	WD	03-ARM'S LENGTH	2011R-034424	BUYER/SELLER	100.00						
US BANK NATIONAL ASSOC	DISLERS NIKOLAIS & COURTN	155,000	12/12/2008	PTA	03-ARM'S LENGTH	2008R-034336	BUYER/SELLER	100.00						
CROWTHER, DEAN A.	US BANK NATIONAL ASSOC	266,327	08/07/2007	PTA	10-FORECLOSURE		BUYER/SELLER							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: LRR		Building Permit(s)		Date	Number	Status				
1616 S HUGHES RD		School: HOWELL PUBLIC SCHOOLS		RES MISCEL		07/13/2009		w09-056	NO START					
Owner's Name/Address		P.R.E. 100% 11/10/2011		ADDITION		01/14/1998		98-012	NO START					
CARROLL MATTHEW & NORA TRUST 1616 S HUGHES RD BRIGHTON, MI 48114-7306		MAP #: V26-07		2027 Est TCV 905,199 TCV/TFA: 274.64										
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4300.4300 LAKE CHEMUNG LAKE FRONT								
SEC. 11 T2N, R5E, SUPERVISOR'S PLAT OF BEACON SHORES NO. 2 LOT 17, LOT 18 EXC. E 35 FT. THEREOF		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Dirt Road		A LAKEFRONT		40.00		180.00	1.0000	1.0000	4000	100		160,000
		Gravel Road		B SURPLUS LF		85.00		180.00	1.0000	1.0000	2800	100		238,000
		Paved Road		125 Actual Front Feet, 0.52 Total Acres									Total Est. Land Value =	398,000
		Storm Sewer												
		Sidewalk												
		Water												
		Sewer												
		Electric												
		Gas												
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
Comments/Influences		Topography of Site												
		Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		X REFUSE												
		who		when		what		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/other	Taxable Value
								2027	199,000	253,600	452,600			220,050C
								2026	199,000	253,600	452,600			220,050C
								2025	165,800	219,400	385,200			214,265C
								2024	123,800	220,100	343,900			207,823C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 480 128	Type WCP (1 Story) Treated Wood Wood Balcony	Year Built: Car Capracity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	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 Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: C Effec. Age: 30 Floor Area: 3296 Total Base New: 456,279 Total Depr Cost: 319,395 Estimated T.C.V.: 507,199		E.C.F. X 1.588		Bsmnt Garage: Carport Area: Roof:	
Building Style: C		Trim & Decoration Ex <input type="checkbox"/> Ord <input type="checkbox"/> Min <input type="checkbox"/>		X			(12) Electric 0 Amps Service		Cost Est. for Res. Bldg: 1 Single Family C		Cls C		Blt 1963	
Yr Built 1963	Remodeled 2008	Size of Closets Lg <input type="checkbox"/> Ord <input type="checkbox"/> Small <input type="checkbox"/>		X			No./Qual. of Fixtures Ex. <input type="checkbox"/> Ord. <input type="checkbox"/> Min <input type="checkbox"/>		(11) Heating System: Forced Heat & Cool Ground Area = 2156 SF Floor Area = 3296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
Condition: Good		Doors <input type="checkbox"/> Solid <input type="checkbox"/> H.C. <input type="checkbox"/>		X			No. of Elec. Outlets Many <input type="checkbox"/> Ave. <input type="checkbox"/> Few <input type="checkbox"/>		Building Areas					
Room List		(5) Floors Basement 1st Floor 2nd Floor 4 Bedrooms		X			(13) Plumbing Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softner, Auto Softner, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,376 2 Story Siding Crawl Space 780 1 Story Siding Overhang 360 Total: 400,440 280,308					
(1) Exterior		(6) Ceilings		X			(14) Water/Sewer Public Water 1 Public Sewer 1 Water Well 1000 Gal. Septic 2000 Gal. Septic		Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,400 6,580 2 Fixture Bath 1 3,145 2,201 Deck Treated wood 480 7,440 5,208 Balcony Wood Balcony 128 5,869 4,108 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 360 18,374 12,862 Common Wall: 2 wall 1 -5,434 -3,804 Porches WCP (1 Story) 72 4,419 3,093 Water/Sewer Public Sewer 1 1,538 1,077					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 2156 S.F. Slab: 0 S.F. Height to Joists: 0.0		X			Lump Sum Items:		<<<< Calculations too long. See valuation printout for complete pricing. >>>>					
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated wood Concrete Floor		X										
(2) windows		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF 0 Walkout Doors (A)		X										
X	Many Ave. <input type="checkbox"/> Large Ave. <input type="checkbox"/> Small	(10) Floor Support Joists: Unsupported Len: Cnts.Sup:		X										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			X										
(3) Roof				X										
X	Gable Hip Flat	Gambrel Mansard Shed		X										
X	Ashphalt Shingle Chimney: Brick			X										

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

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
April 21, 2026 - 6:30 PM**

**MINUTES**

**Call to Order:** Vice Chairman Rockwell 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: Craig Fons, Matt Hurley Michele Kreutzberg, Bill Rockwell, and Carrie Aulette, Zoning Official. Absent were Marianne McCreary and Rick Soucy.

**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 Hurley, 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 6:31 pm with no response.

1. 26-04...A request by Richard Garbacik, 4780 Chestnut Springs Dr., for rear yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a new single-family home.

Mr. Garbacik provided the board with drawings of the slope of the property. He is requesting a rear yard variance because of the slope.

Vice Chairman Rockwell noted that the variance request is due to where the garage is located and asked if it can be relocated. Mr. Garbacik stated that If he met the setbacks, he would have to build a 10-12 foot retaining wall. Mr. Hurley stated the house meets the setbacks, but the garage is causing the need for the variance. He suggested redesigning the house.

Ms. Aulette stated if they were to install 12-foot retaining walls, they would need a variance for those. Mr. Garbacik stated they can do multiple six-foot retaining walls.

Mr. Andy Gerecke, the builder, explained the grade differential of the property, noting it is an approximate 60 foot drop. They have an approved building permit but are requesting the variance so that the house is not so intrusive on the lot and in the subdivision and not "the big house on the hill".

Genoa Township Zoning Board of Appeals Meeting  
April 21, 2026  
Unapproved Minutes

Mr. Fons stated that the staff report notes that when the Planning Commission was reviewing the site plan for this subdivision, it was stated that this setback could be an issue. He understands why the home is being proposed this way, but that is not a reason for a variance.

The call to the public was made at 6:50 pm.

Mr. Tim Balogh owns Lot #9 and would appreciate approving the variance to ease the view of the house to avoid it being "the big house on the hill".

The call to the public was closed at 6:51 pm.

Vice Chairman Rockwell stated that the variance is self-created based on the home's design.

The applicant requested to have this item tabled to allow them to review the plans to determine if the house can be redesigned with a lesser variance.

**Moved** by Board Member Kreutzberg, supported by Board Member Hurley, to table Case #26-04 for Richard Garbacik of 4780 Chestnut Springs until the May 19, 2026 Zoning Board of Appeals Meeting. **The motion carried unanimously**

2. 26-05... A request by Tim Chouinard and Sandra Ostro, 989 Sunrise Park, for a front yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to demolish an existing non-conforming home and construct a new single-family home.

Mr. Tim Chouinard stated that due to the condition of the current home, it was decided to remove the existing house and build a new one. When it was originally designed, it met all of the setbacks; however, since that time, a new home was built next door so that changed the shoreline setback requirement. He has redesigned the home because of this; however, he now needs shoreline and front yard setback variances.

Mr. Hurley stated the proposed home is 20 feet closer to the water than the current one, which is a lot. Mr. Chouinard stated the lot is very narrow.

The board members agree that putting the home in this location would not have a negative impact on the neighbors' views of the lake.

The call to the public was made at 7:05 pm.

Mr. Gary DeGeorge of 996 Sunrise Park owns the vacant property next to this property. He questioned if when he builds his home, will the location of this home affect where he can place his.

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Ms. Gabriella Hoffman of 980 Sunrise Park lives across the street from this house. The other new home that was built removed her view of the lake and her privacy as they can see right into her windows. The proposed height of the garage for the request tonight will remove her last view of the lake.

The call to the public was closed at 7:13 pm.

Ms. Aulette stated that a height variance is not required. The proposed home meets the height requirements in this zoning district.

**Moved** by Board Member Kreutzberg, supported by Board Member Fons, to approve Case #26-05 for Tim Chouinard and Sandra Ostro of 989 Sunrise Park Drive for a front yard setback variance of 19.3 feet, from the required 35 feet, for a front yard setback of 15.7 feet, and a shoreline setback variance of 7.1 feet, from the required 56.5 feet, for a shoreline setback of 49.4 feet, to build a new single-family 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. This variance will provide substantial justice, is the least necessary and would make the property consistent with other properties and homes in the area. There are several homes in the vicinity that have reduced setbacks.
- The variances are necessary due to the extraordinary circumstances such as the existing home and garage encroach into the front and side setbacks, the topography of the lot is extreme on the street side, along with a considerable narrow building envelope. The variance appears to be the least necessary to allow for the garage entrance and parking as well as shoreline irregularity.
- 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.
- These 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 upon the following:

1. The finished structure must be guttered with downspouts.
2. The building height may not exceed 25 feet.
3. The existing detached garage and shed shall be removed.

**The motion carried unanimously.**

**Administrative Business:**

1. Approval of minutes for the March 17, 2026 Zoning Board of Appeals meeting.

**Moved** by Board Member Kreutzberg, supported by Board Member Hurley, to approve the minutes of the March 17, 2026 Zoning Board of Appeals meeting as presented. **The motion carried unanimously.**

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2. Correspondence

Ms. Aulette stated there will be four cases at next month's meeting.

3. Member Discussion

There were no items for discussion.

4. Adjournment

**Moved** by Board Member Kreuzberg, supported by Board Member Hurley, to adjourn the meeting at 7:33 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary

DRAFT