

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
October 20 2026
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

Conflict of Interest:

Approval of Agenda:

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

OLD BUSINESS:

1. 26-15...A request by Michael Prudhomme, 3592 Kipling Circle, for rear and side yard setback variances and any other variances deemed necessary by the Zoning Board of Appeals, to build a detached garage.

NEW BUSINESS:

1. 26-16...A request by Dennis & Patricia Pereira, 3859 Homestead Dr., for waterfront yard setback variance and any other variances deemed necessary by the Zoning Board of Appeals, to demolish an existing home and build a new home.

ADMINISTRATIVE BUSINESS:

1. Approval of minutes for the September 15, 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.
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Updated Application

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

Case # 26-15 Meeting Date: 10-17

☐ PAID Variance Application Fee

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

Applicant/Owner: Michael Prudhomme Email: [REDACTED]
Property Address: 3592 Kipling Circle Phone: [REDACTED]
Present Zoning: R-PUD Tax Code: 11-19-302-029

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:

*Please see attached letter

1. Variance requested/intended property modifications: New proposed location:
Rear set back from 80ft to 35ft and side set back
from 30ft to 20ft. Construction of detached garage/
storage building for personal vehicles, trailer & yard equipment.

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.

Please see attached letter.

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

Please see attached letter.

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

Please see attached letter.

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

Please see attached letter.

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: 9-17-2026 Signature: Mark P. [Signature]

September 16th, 2026

Dear Zoning Board of Appeals,

The purpose of this letter is to demonstrate and clarify the need for side and rear set back variances for building of a detached garage/storage building at 3592 Kipling Circle. The home we purchased in Novel Estates in 2015 is located on Lot 29 which is 150 ft wide at the front and rear property lines. The depth of the property is 428 ft on the North and 430 ft on the South, with a 12 utility easement along the front (West side). The existing home sits 2/3rds back on the 150 ft wide lot, leaving only 135 ft from the rear deck of the home to the back property line. With the existing PUD setbacks it leaves a very small buildable footprint (45 x 90) making it reasonably unbuildable. Adhering strictly to the PUD setbacks would place the structure directly behind and extremely close to the home. A placement of that nature would severely degrade the value of the home and the appearance of the neighborhood aesthetics.

After meeting with the board members at the September 15th, 6:30pm ZBA meeting. I was asked to re-assess my variance request to have the least impact needed to position my requested detached garage/storage building. After careful measuring and assessment of an alternative position. I am requesting 10 ft side set back variance and a 45 ft rear set back variance. This would position the proposed structure 20 ft from the side property line and 35 ft from the rear property line. This new proposed location request is the closest point possible to still allow access and use of the structure and have the least impact on existing mature trees, yard topography/elevation changes and utilizes the existing driveway from the street. This new location also allows for the least impact necessary on the existing PUD setbacks.

The new proposed location will allow the intended use of the property and would provide substantial justice, while having the least impact necessary to make the property consistent with other properties and homes in the neighborhood.

The new proposed location will still make it possible to utilize the existing driveway and negotiate the extreme yard elevation changes while not disturbing existing mature trees and land topography. Without a variance, the buildable footprint would render it unbuildable.

The new proposed location poses no impairment or foreseen impact on neighboring property use, development, value or safety and is consistent with other properties in the neighborhood.

The new proposed location is in line with other properties within the neighborhood that have been granted variances for narrow property lots, small rear yard buildable footprints, proximity to the home and extreme land topography/elevation changes.

The proposed detached garage/storage building will aesthetically match the home and will increase the property usability and value while maintaining the standards and conformity with the other neighborhood properties.

Thank you for your previous feedback. I hope the topics covered in this letter serve to clarify the need for the requested variances. Thank you for your time and effort in helping us improve our property.

Sincerely,

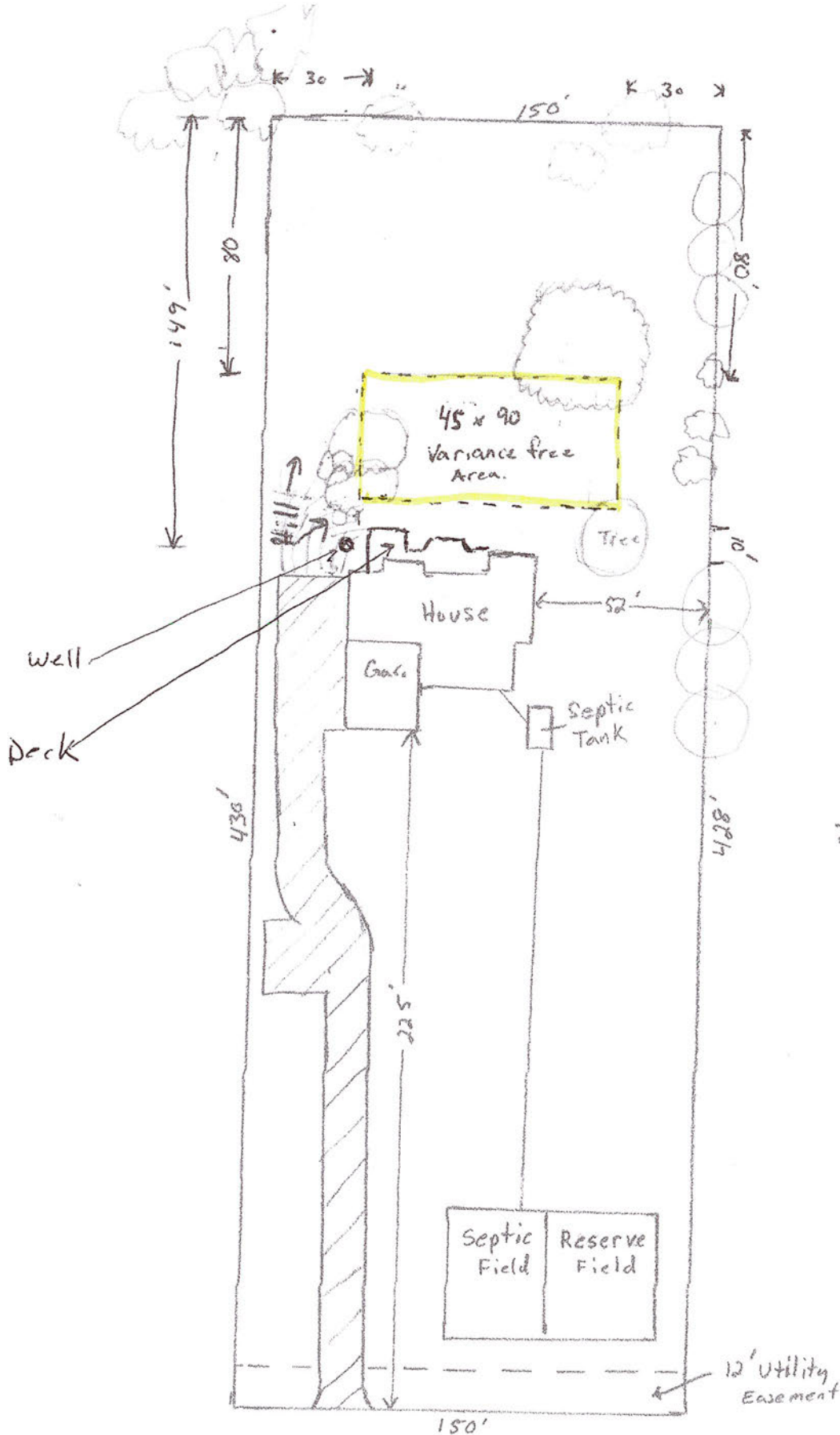
A handwritten signature in blue ink, appearing to read "Michael Prudhomme". The signature is fluid and cursive, with a large initial "M" and "P".

Michael Prudhomme
3592 Kipling Circle

3592 Kipling Circle
Howell, MI. 48843
Lot 29 Novel Estates
Genoa Township
Livingston County, MI.

Property Owner:
Michael Prodhomme
3592 Kipling Circle
Howell, MI 48843
(734) 624-5293.

Scale: Approx 1" = 50'

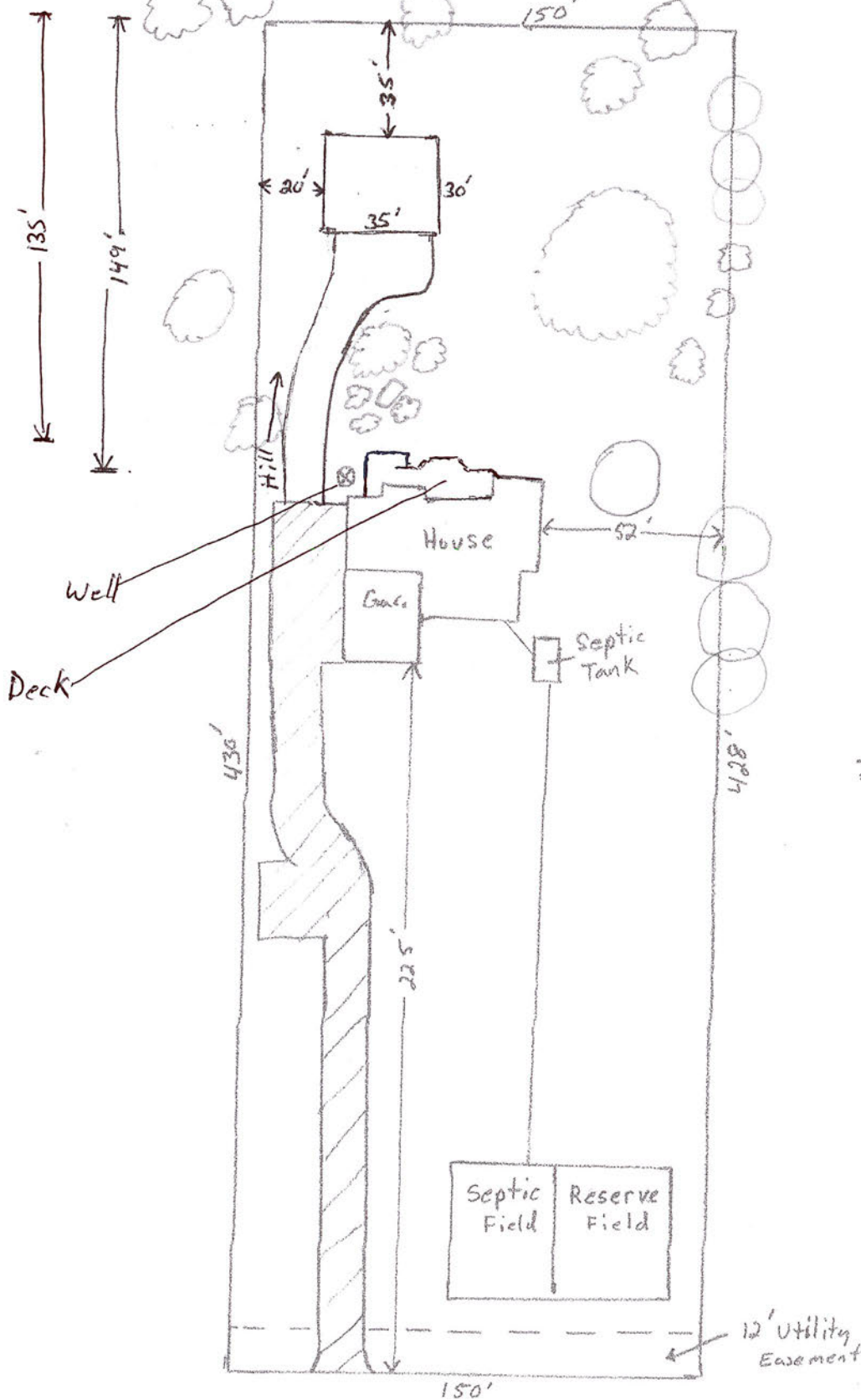


3592 Kipling Circle
Howell, MI. 48843

Lot 29 Novel Estates
Genoa Township
Livingston County, MI.

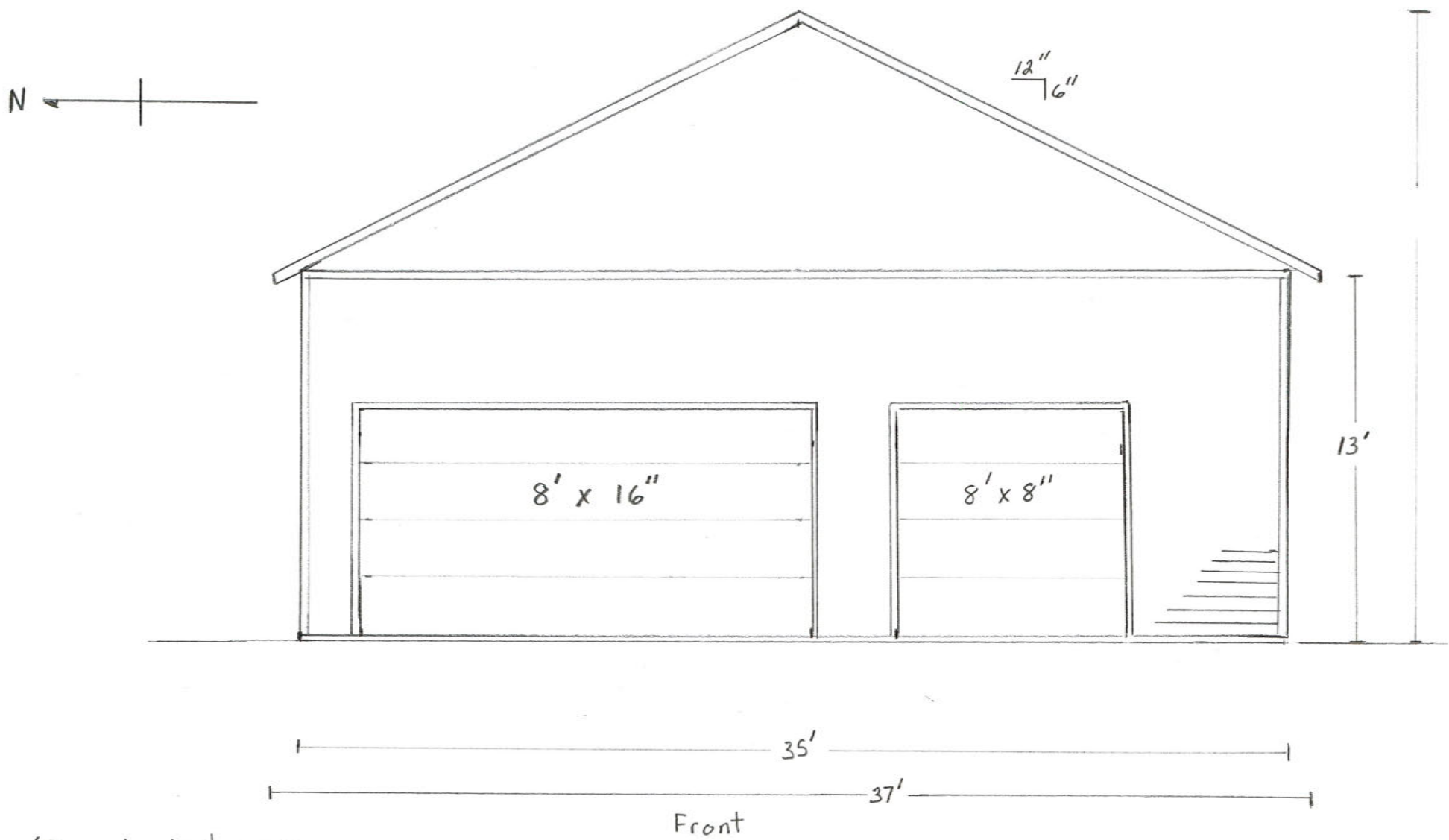
Property Owner:
Michael Prodhomme
3592 Kipling Circle
Howell, MI 48843
(734) 624-5293.

Scale: Approx 1" = 50'



3592 Kipling Circle
Howell, MI. 48843
Lot 29 Novel Estates

Scale: ~ 1cm = 1ft.

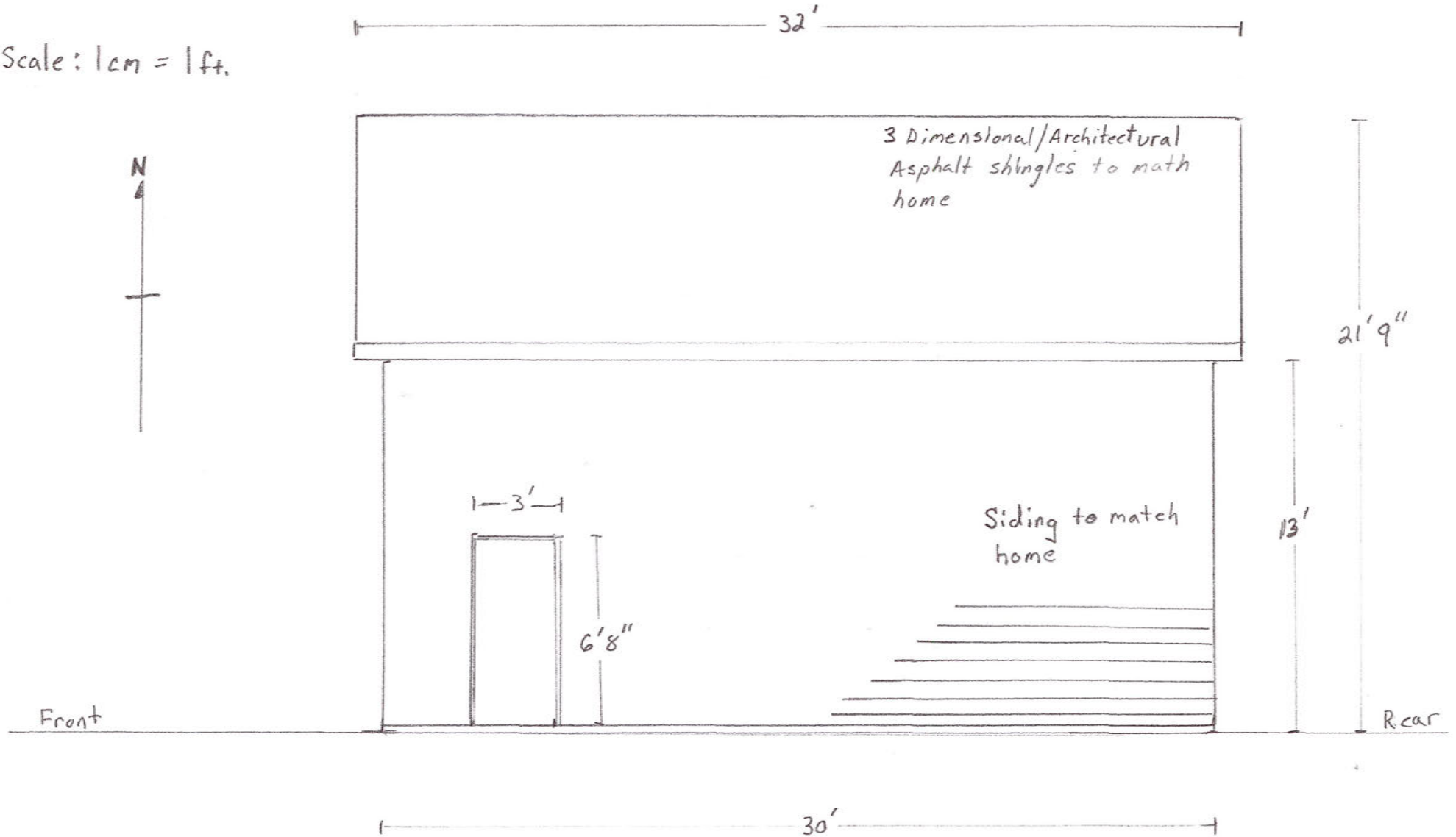


(Rear view is the same
without doors)

3592 Kipling Circle
Howell, MI. 48843
Lot 29 Novel Estates

Side view

Scale: 1 cm = 1 ft.

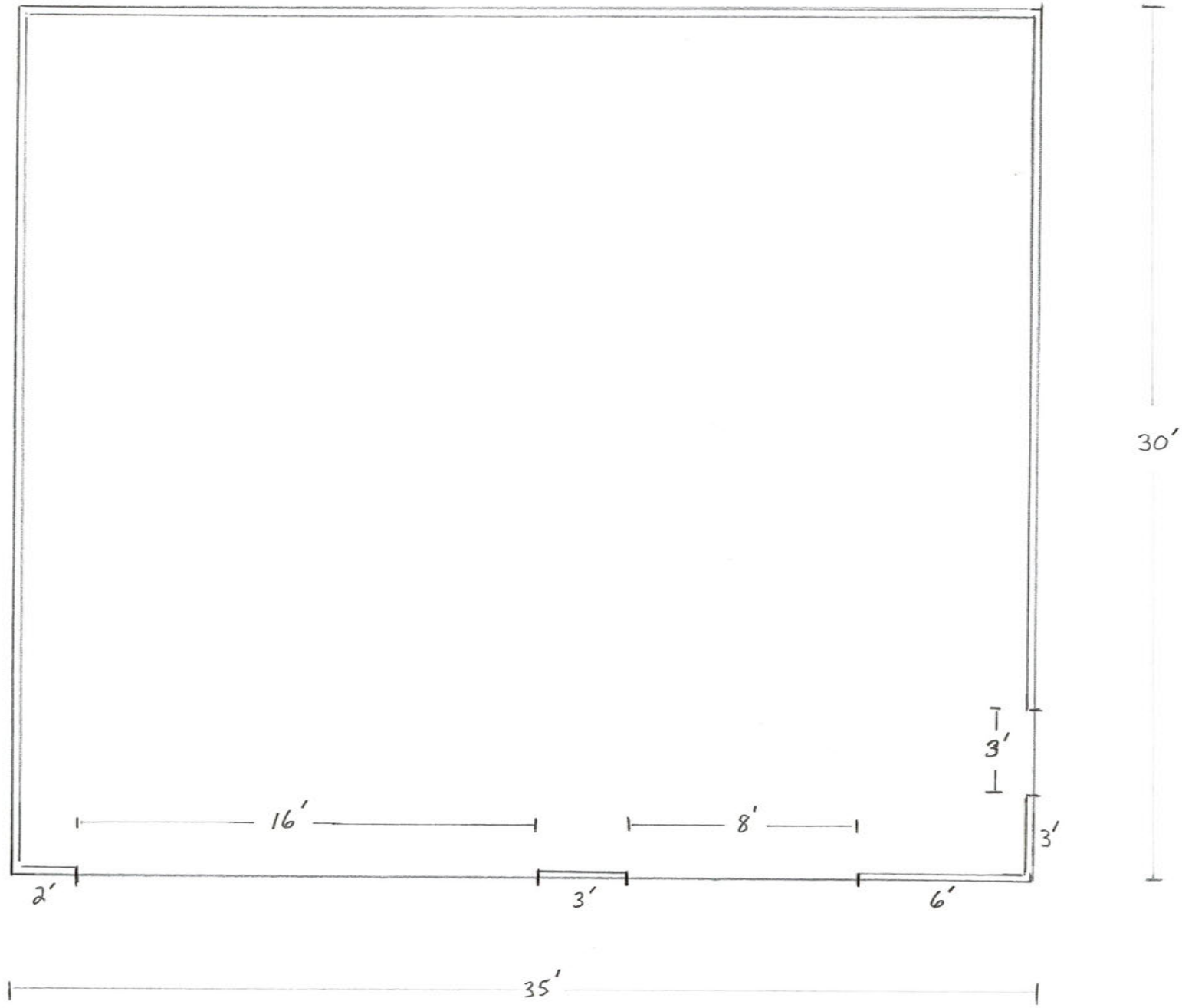


(South side view, North side
same without door)

3592 Kipling Circle
Howell, MI. 48843
Lot 29 Novel Estates

Foundation Plan

Scale: 1cm = 1ft.



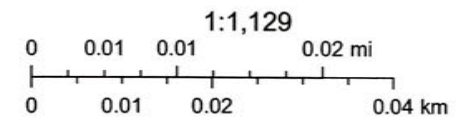
5572 Kipling Cir

Livingston County GIS Map



9/17/2026, 2:02:21 PM

- | | | |
|---|--|--|
|  Tax Parcel |  Roads |  Municipality |
|  Parcel Dimensions |  Minor Road | |
|  Subdivision / Condominium |  PLSS Section | |



Livingston County IT/GIS, SEMCOG, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

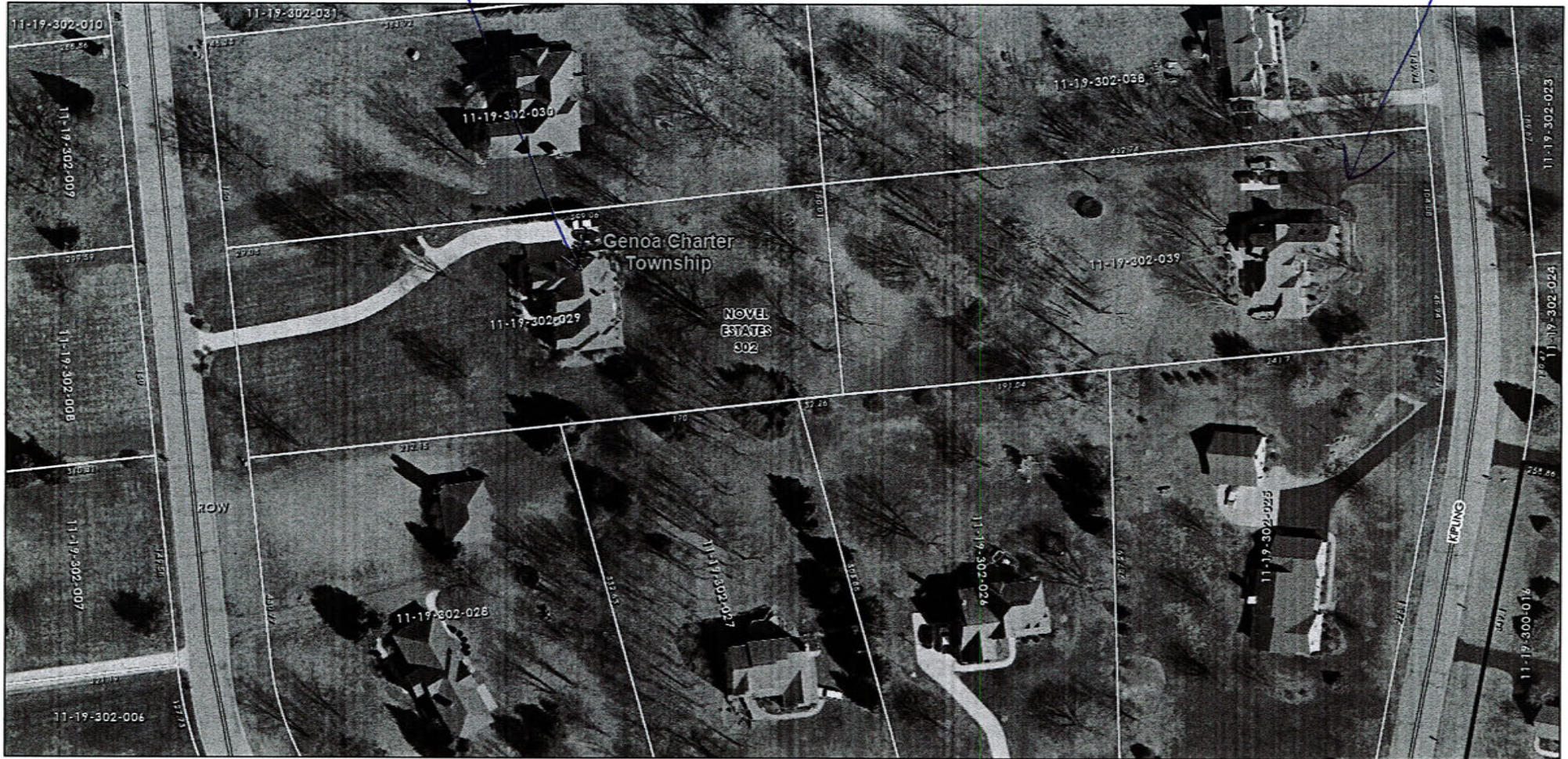
Livingston County IT/GIS

Map information depicted is not intended to replace or substitute for any official or primary source. Boundary measurements and area calculations are approximate and should not be construed as survey measurements.

3592 Kipling

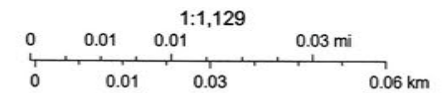
3796 Kipling Cir

Livingston County GIS Map



9/17/2026, 2:11:40 PM

- | | |
|---------------------------|--------------|
| Tax Parcel | Roads |
| Parcel Dimensions | Minor Road |
| Subdivision / Condominium | PLSS Section |
| | Municipality |



Livingston County IT/GIS, SEMCOG, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

Livingston County IT/GIS
Map information depicted is not intended to replace or substitute for any official or primary source. Boundary measurements and area calculations are approximate and should not be construed as survey measurements.

5572 Kipling

2:15 PM Thu Sep 17

78%



3D

KIPLING CIR

KIPLING CIR

KIPLING CIR



People



Devices



Items



Me

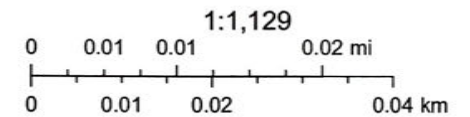
3535 Kipling Cir.

Livingston County GIS Map



9/17/2026, 2:00:13 PM

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|---------------------------|--------------|--------------|
| Tax Parcel | Roads | Municipality |
| Parcel Dimensions | Minor Road | |
| Subdivision / Condominium | PLSS Section | |



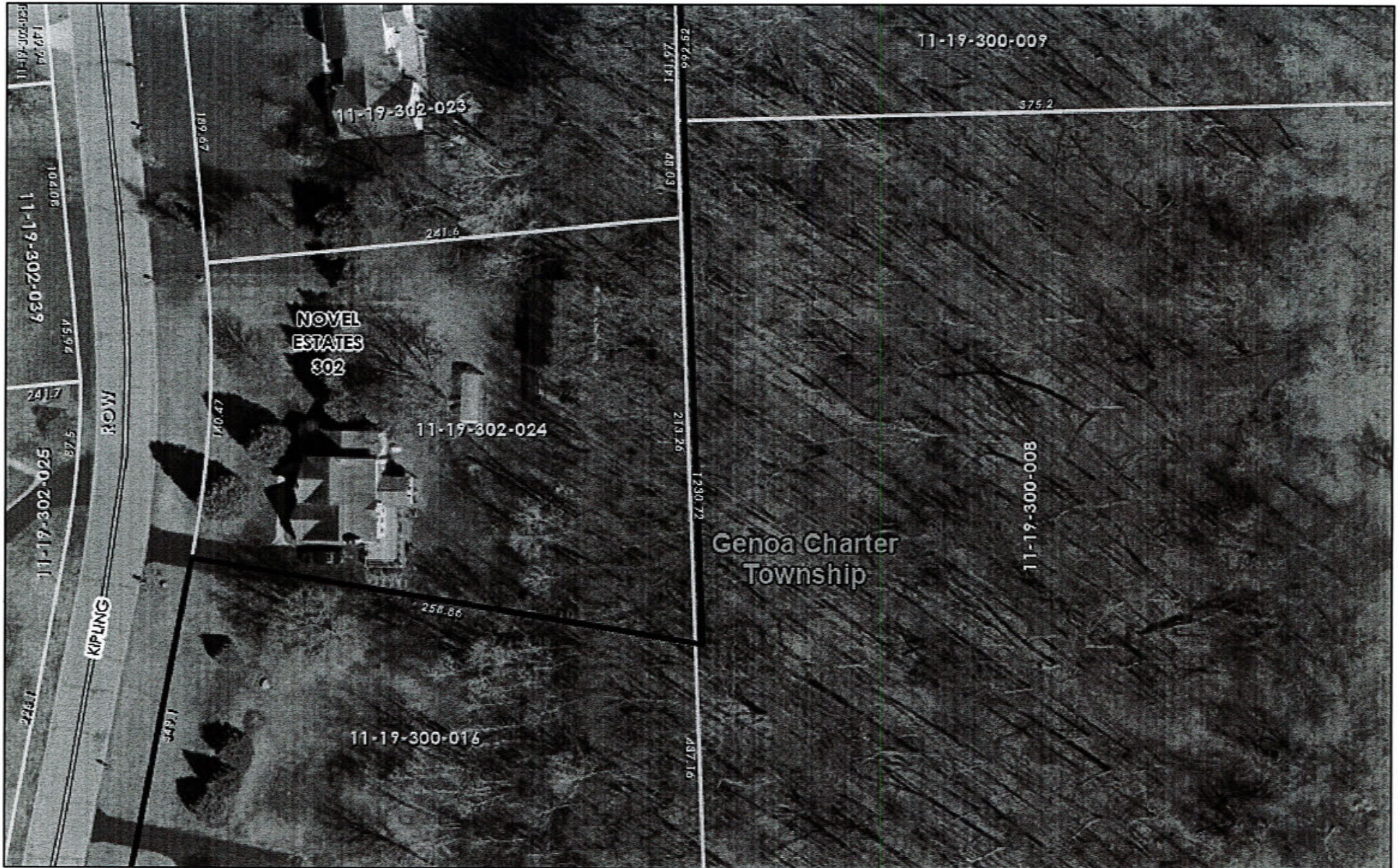
Livingston County IT/GIS, SEMCOG, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

Livingston County IT/GIS

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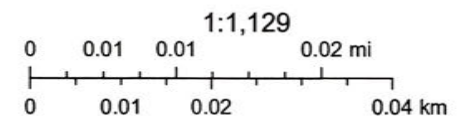
3801 Kipling Cir.

Livingston County GIS Map



9/17/2026, 1:59:26 PM

- | | | |
|--|--|--|
|  Tax Parcel |  Roads |  Municipality |
|  Parcel Dimensions |  Minor Road | |
|  Subdivision / Condominium |  PLSS Section | |



Livingston County IT/GIS, SEMCOG, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

Livingston County IT/GIS

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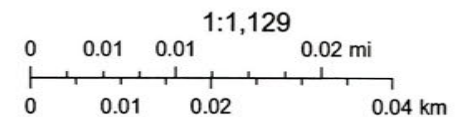
Livingston County GIS Map

3771 Kipling Cir



9/17/2026, 1:58:12 PM

-  Tax Parcel
-  Parcel Dimensions
-  Subdivision / Condominium
-  Roads
-  Minor Road
-  PLSS Section
-  Municipality

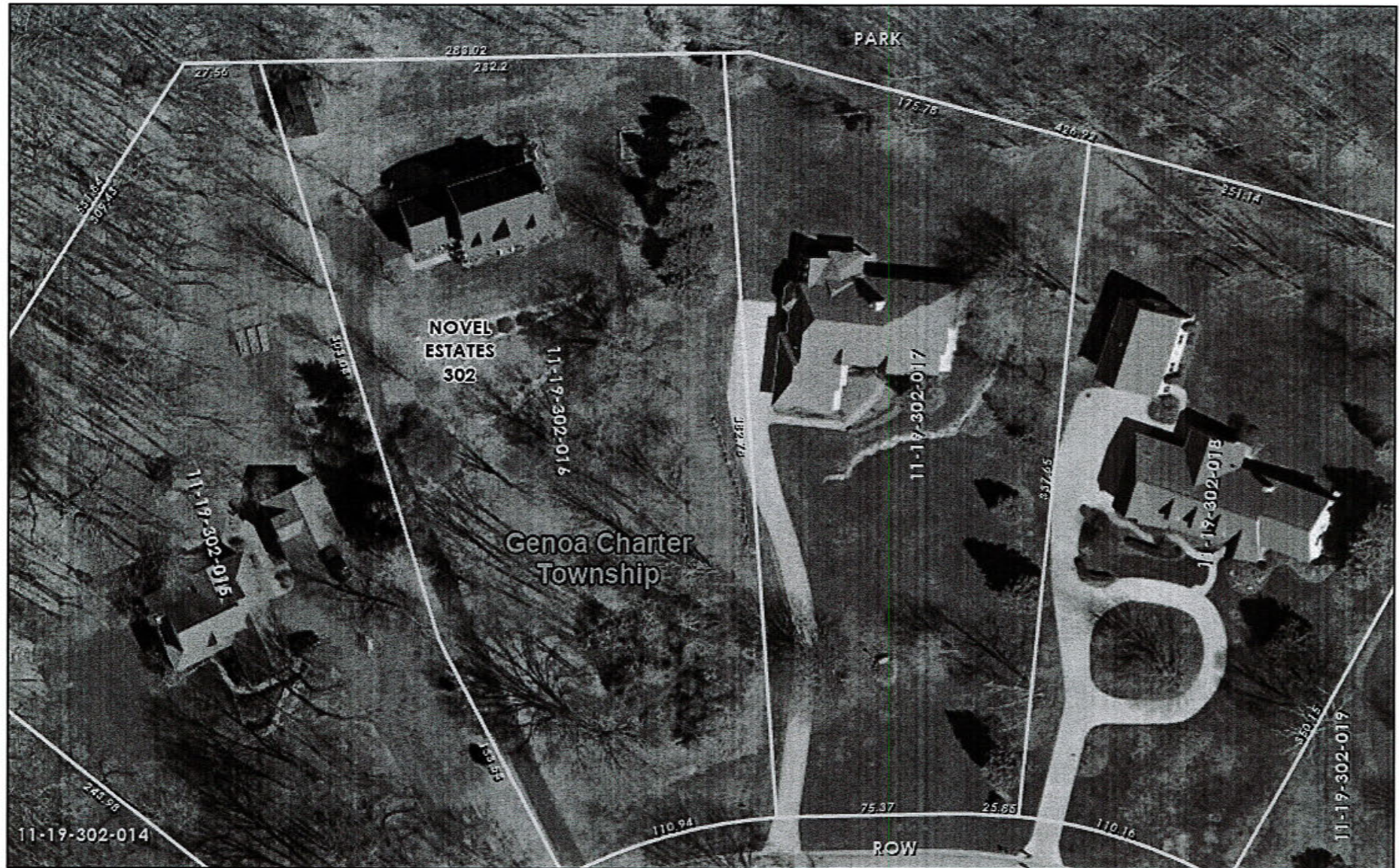


Livingston County IT/GIS, SEMCOG, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

Livingston County IT/GIS

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3717 Kipling Cir



-  Tax Parcel
 Parcel Dimensions
 Subdivision / Condominium

Livingston County IT/GIS

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Elevation Changes from existing driveway.



Mature trees and elevation changes



View looking North East



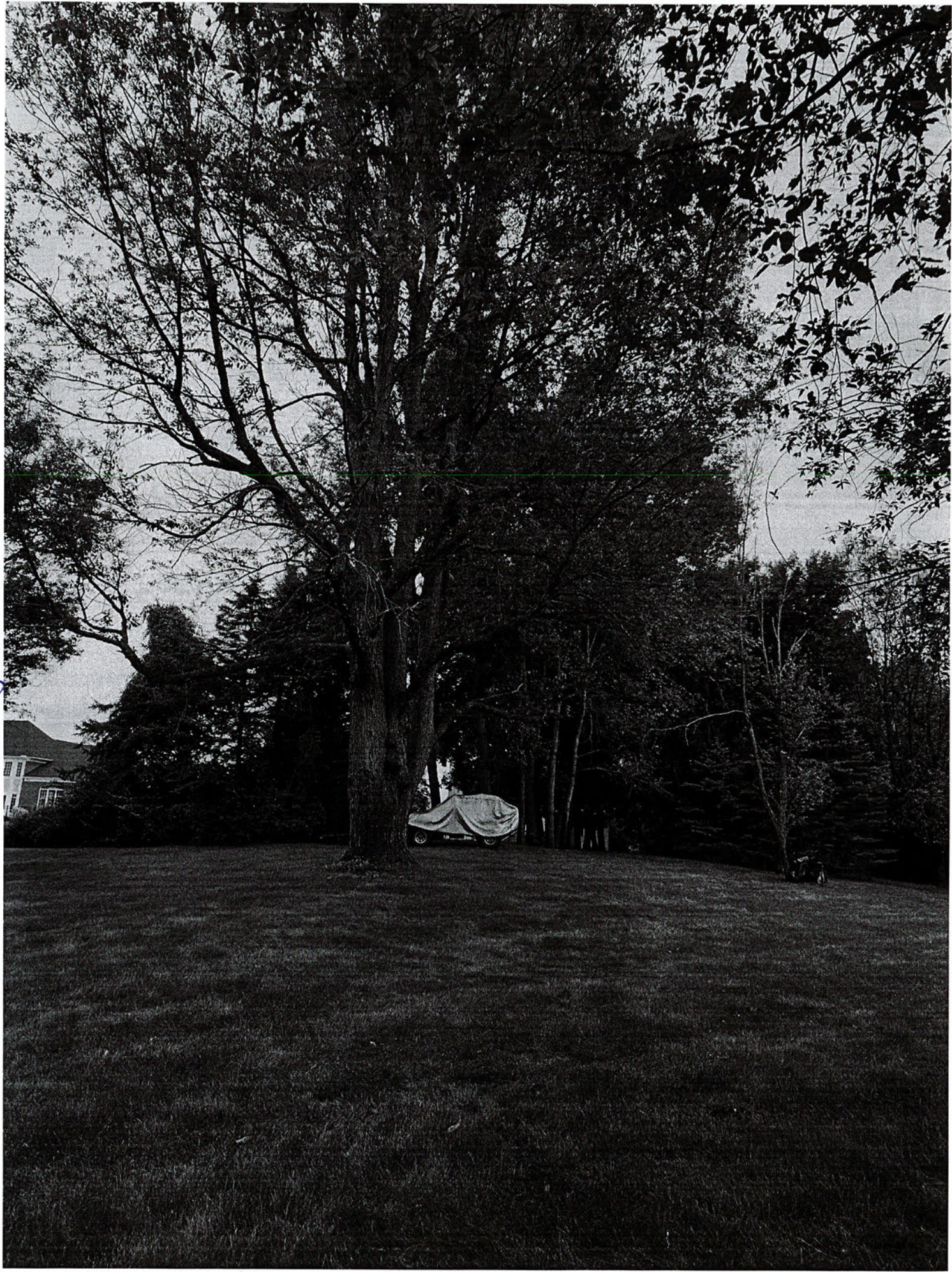
View looking East



Yard view looking East



View looking South.





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

UPDATED

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: September 29, 2026

RE: ZBA 26-15

STAFF REPORT

File Number: ZBA#26-15
Site Address: 3592 Kipling Circle
Parcel Number: 4711-19-302-029
Parcel Size: 1.47 Acres
Applicant: Michael Prudhomme, Owner
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a side & rear yard setback variance to construct a new accessory building.
Zoning and Existing Use: RPUD (Residential Planned Unit Development)
Other:

Public hearing was published in the Livingston County Press and Argus on Sunday August 30, 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 1998.
- The parcel is serviced by well & septic.
- See Assessing Record Card.
- The sign location has been reviewed by the Utility Director

Summary: The applicant is requesting a side & rear yard setback to construct a new accessory building. Per the PUD agreement for Novel Estates, all structures must comply with the same setbacks as the principal buildings.

Variance Requests

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

Section 3.04.01 Residential Schedule of Area and Bulk Requirements.

Novel Estates RPUD	<u>SIDE Yard Setback</u> Original Submittal	<u>SIDE Yard Setback</u> New Submittal	<u>REAR Yard Setback</u> Original Submittal	<u>REAR Yard Setback</u> New Submittal
SETBACK	30'	30'	80'	80'
PROPOSED SETBACK	15'	20'	10'	35'
VARIANCE REQUEST	15'	10'	70'	45'

History of Variance Requests in Novel Estates

Tax ID	Address	Variance Request	Approved Variance Amount
11-19-302-039	3796 Kipling	Size	Tabled, not built
11-19-302-003	3535 Kipling	Rear, Height, Size, Side	Rear 40', Side 8'
11-19-302-016	3693 Kipling	Rear, Side	Rear 65', Side 18'
11-19-302-022	3777 Kipling	Side	Side 18'
11-19-302-015	3681 Kipling	Side	Side 7'
11-19-302-025	3810 Kipling	Rear, Side	Withdrawn

The 2 properties below had Land Use Applications approved administratively without a Variance Request.

11-19-302-024 3801 Kipling No Variance Request Land Use 96-597

Rear Yard Setback of 36' Side Yard Setback of 15'

11-19-302-018 3717 Kipling No Variance Request Land Use 99-247

Rear Yard Setback of 54' Side Yard Setback of 15'

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

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

- (a) Practical Difficulty/Substantial Justice** – Strict compliance with the required setback would create a practical difficulty by significantly limiting the reasonable placement of the proposed detached accessory building. The rear corner provides the most practical location without requiring extensive excavation or placing the building in the center of the yard directly behind the existing home. Additionally, staff found that ~~five~~ **FOUR** variances for detached accessory buildings have historically been approved within the surrounding neighborhood, demonstrating that similar relief has previously been determined to be appropriate under comparable circumstances. Granting the requested variance would allow reasonable use of the property while maintaining the character of the neighborhood and would provide substantial justice by treating the property consistently with similarly situated properties.
- (b) Extraordinary Circumstances** – Due to the topography and width of the lot, the rear corner is the most feasible location for the proposed building without requiring extensive excavation or placing the building directly behind the existing home and within the center of the yard.
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

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

1. The structure shall be guttered with downspouts.



Sat Jul 25 2026

Imagery © 2026 Nearmap, HERE

20 ft

Nearmap

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PRUDHOMME JILL & MICHAEL	PRUDHOMME MICHAEL	100	12/23/2022	QC	21-NOT USED/OTHER	2023R-000804	BUYER/SELLER						
WHR GROUP, INC	PRUDHOMME JILL & MICHAEL	349,900	07/17/2015	WD	21-NOT USED/OTHER	2015R-023532	BUYER/SELLER	100.00					
VRSEK GARY & DENISE	FEDERMEYER MARK & JACKIE	325,000	11/21/2012	WD	03-ARM'S LENGTH	2012R-044047	BUYER/SELLER	100.00					
CHAIRESZ, GABRIEL	VRSEK GARY & DENISE	440,000	02/16/2005	WD	03-ARM'S LENGTH	4743/0597	BUYER/SELLER	100.00					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RPUD	Building Permit(s)		Date	Number	Status				
3592 KIPLING CIR		School: HOWELL PUBLIC SCHOOLS		HOME		04/15/1997	97-131	NO START					
Owner's Name/Address		P.R.E. 100% 07/17/2015											
PRUDHOMME MICHAEL 3592 KIPLING CIR HOWELL, MI 48843-7462		MAP #:											
		2027 Est TCV 601,592 TCV/TFA: 220.44											
		X	Improved		Vacant	Land Value Estimates for Land Table 4046.4046 NOVEL ESTATES							
Tax Description		Public Improvements			* Factors *								
Sec 19 T2n R5e Novel Estates Lot 29					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
Comments/Influences					<Site Value> A SITE VALUE					90000	100	90,000	
					0.00 Total Acres					Total Est. Land Value =		90,000	
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good	Cash Value	
					D/W/P: 3.5 Concrete					8.18	365	42	1,254
					Total Estimated Land Improvements True Cash Value =							1,254	

*** 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 # 2617

Meeting Date: October 20, 2026
@ 6:30 pm - in Boardroom
☒ PAID Variance Application Fee

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

Applicant/Owner: Patricia Pereira

Email: [REDACTED]

Property Address: 3859 Homestead Dr. Howell, MI 48843

Phone: [REDACTED]

Present Zoning: LRR

Tax Code: 4711-21-401-023

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: _____

Existing home to be demolished due to severe water damage. Intent of new
home is to include an attached garage, 2 bedroom house. To make this work
and allow lake views around and keeping a distance from the neighbor. To
keep the new home as close to the existing foundation this will require a 26'
Rear Yard Setback as apposed to required 40' setback on the one side of
proposed new construction with new garage encroaching over the set back

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.

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Being that this lot is a peninsula surrounded by 3 sides of water meeting
this 40' setback is making it difficult to get a similar home as the surrounding
neighbors and keeping the lake view a prominent feature

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.

This is not self-created by the applicant, due to ordinance setbacks

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.

No impact

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.

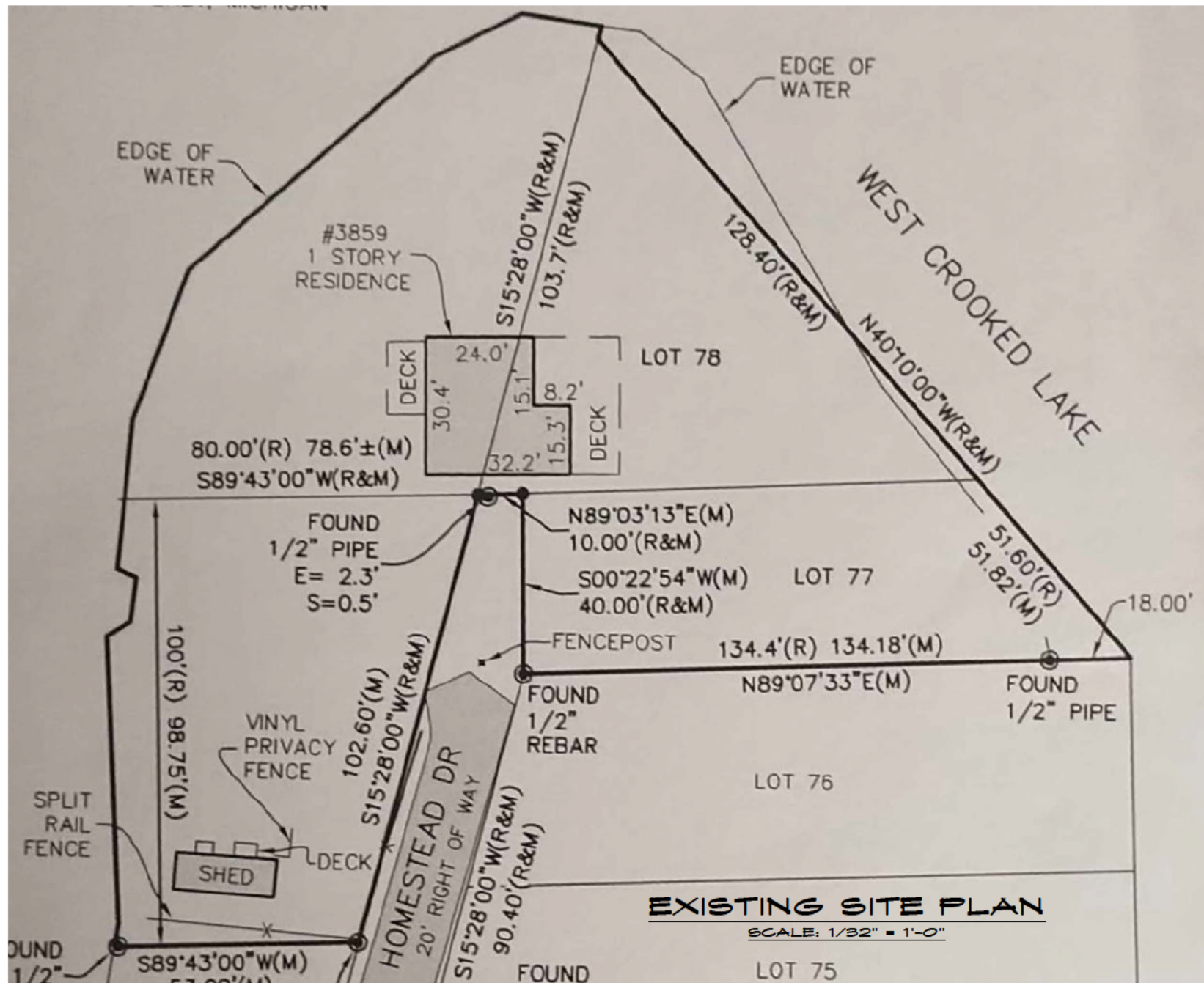
No impact, shall provide better value for all surrounding

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: _____ Signature: _____



PROPOSED RESIDENTIAL PROJECT FOR:

PEREIRA COTTAGE

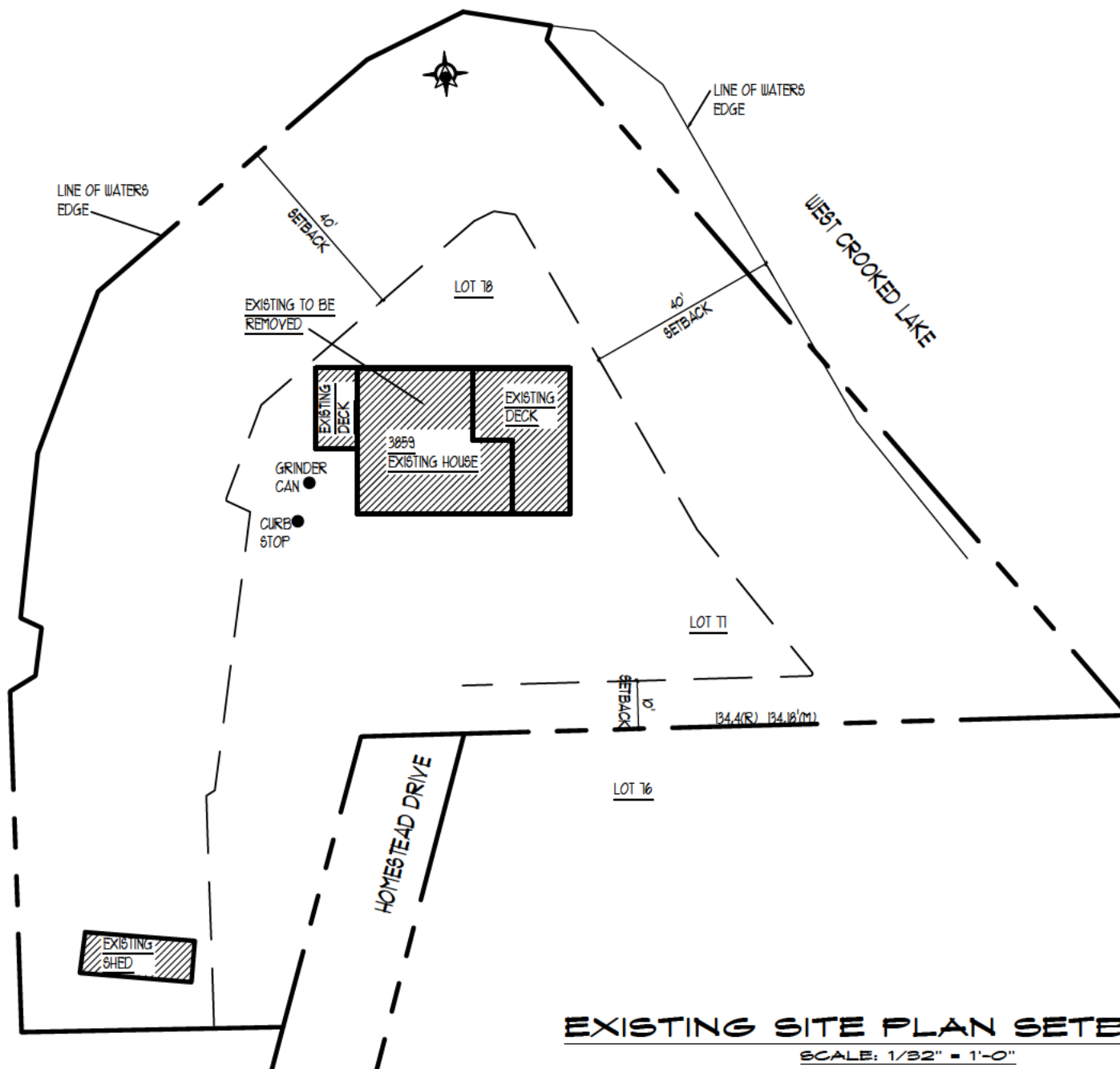
9899 HOMESTEAD DR.
 HOWELL, MI 48848

Darren Mazurek, Designer

99792 Clarita
 Livonia, MI 48152

(p) 248.722.8108

(e) DMDESIGN@GMAIL.COM



EXISTING SITE PLAN SETBACKS

SCALE: 1/32" = 1'-0"

PROPOSED RESIDENTIAL PROJECT FOR:

PEREIRA COTTAGE

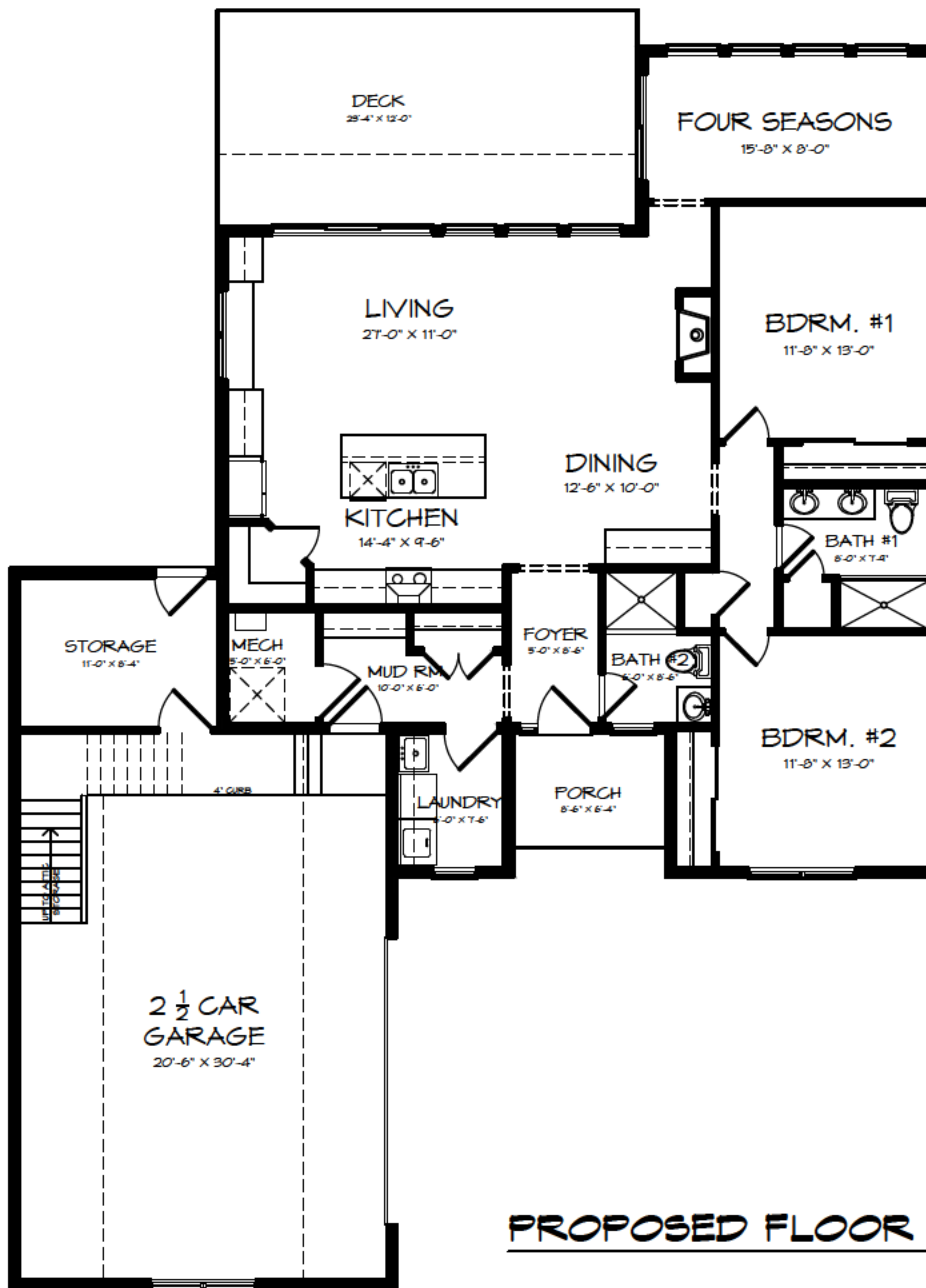
3859 HOMESTEAD DR.
HOWELL, MI 48843

Darren Mazurek, Designer

33792 Clarita
Livonia, MI 48152

(p) 248.722.8108

(e) DMDESIGNS4ULLC@GMAIL.COM



PROPOSED FLOOR PLAN

Darren Mazurek, Designer

33792 Clarita
Livonia, MI 48152
(p) 248.722.8108
(e) DMDESIGNS4ULLC@GMAIL.COM

PROPOSED RESIDENTIAL PROJECT FOR:

PEREIRA COTTAGE
3859 HOMESTEAD DR.
HOWELL, MI 48843



PROPOSED FRONT ELEVATION



PROPOSED LEFT ELEVATION

Darren Mazurek, Designer

33792 Clarita

Livonia, MI 48152

(p) 248.722.8108

(e) DMDESIGNS4ULLC@GMAIL.COM

PROPOSED RESIDENTIAL PROJECT FOR:

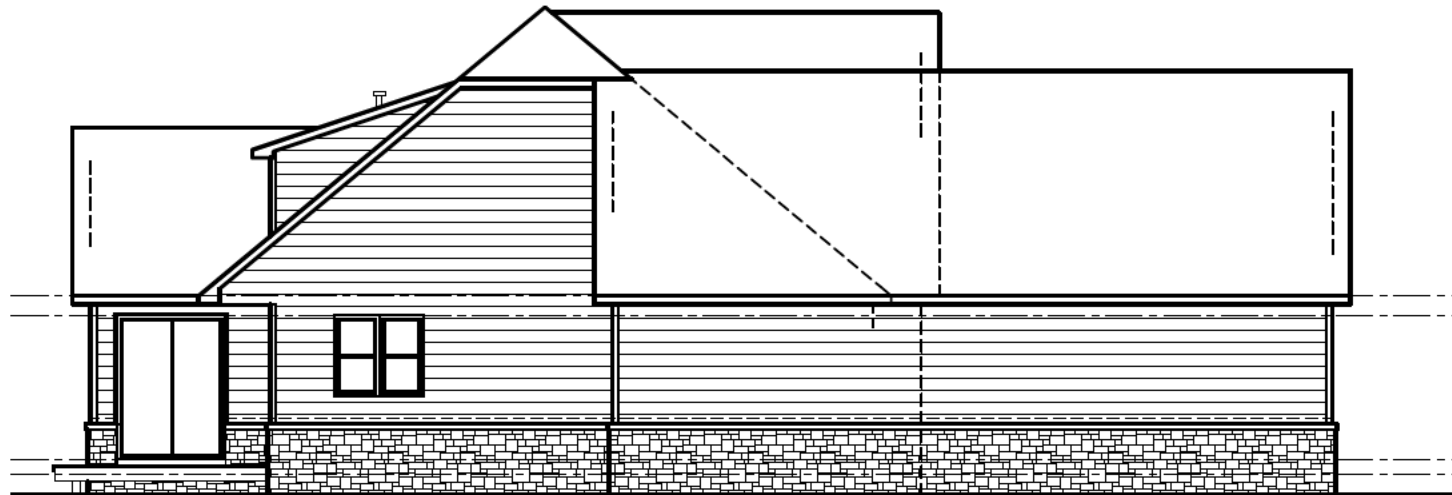
PEREIRA COTTAGE

3059 HOMESTEAD DR.

HOWELL, MI 48843



PROPOSED REAR ELEVATION



PROPOSED RIGHT ELEVATION

Darren Mazurek, Designer

33792 Clarita

Livonia, MI 48152

(p) 248.722.8108

(e) DMDESIGNS4ULLC@GMAIL.COM

PROPOSED RESIDENTIAL PROJECT FOR:

PEREIRA COTTAGE

3059 HOMESTEAD DR.

HOWELL, MI 48843



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

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: September 29, 2026

RE: ZBA 26-17

STAFF REPORT

File Number: ZBA#26-17
Site Address: 3859 Homestead
Parcel Number: 4711-21-401-023
Parcel Size: 1.47 Acres
Applicant: Dennis & Patricia Pereira
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a waterfront yard setback variance to demolish a single-family home and build a new one.
Zoning and Existing Use: LRR (Lakeshore Resort Residential)
Other:
Public hearing was published in the Livingston County Press and Argus on Sunday October 4, 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 1965.
- The parcel is serviced by well & municipal grinder pump.
- See Assessing Record Card.
- The grinder location has been reviewed by the Utility Director

Summary: The applicant is requesting a waterfront yard setback to demolish an existing non-conforming home with no garage and build a new home with an attached garage. **There is a portion of the attached garage that will encroach into the waterfront yard. The rest of the home meets the 40' minimum setback.**

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Variance Requests

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

Section 3.04.01 Residential Schedule of Area and Bulk Requirements. (LRR District)

Table 3.04.02 Shoreline Setback	
Condition	Required Setback from Shoreline or Ordinary High-Water Mark of a Lake*
	Principal Building
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.

<i>Single Family Home</i>	<u>Waterfront Setback</u>
SETBACK	40'
PROPOSED SETBACK	26'
VARIANCE REQUEST	14'

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 – The property's peninsula configuration and waterfront surrounding the entire parcel creates an unusual building envelope that is not typical of properties in LRR. The Ordinance recognizes the unique development constraints within this district by allowing reduced side-yard setbacks of 5 feet and 10 feet for other homes; however, this property is further constrained because all yards are waterfront yards. The unique configuration of the property creates a practical difficulty in meeting the required setback while allowing for reasonable development of the parcel. Granting this variance would support substantial justice and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same vicinity of the subject parcel.

- (b) Extraordinary Circumstances** – The extraordinary circumstance is the unique configuration of the lot, which is located on a peninsula and has waterfront surrounding the property. Unlike typical lots in LRR, the subject property has no traditional side or rear yard that can be utilized for development, as all yard areas are subject to the waterfront setback requirement. The proposed home has been designed to meet the waterfront setback to the greatest extent practical, with the requested variance limited to a small portion of the attached garage. This request was not self-created. The applicant's architect has worked with staff to determine least amount necessary.
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

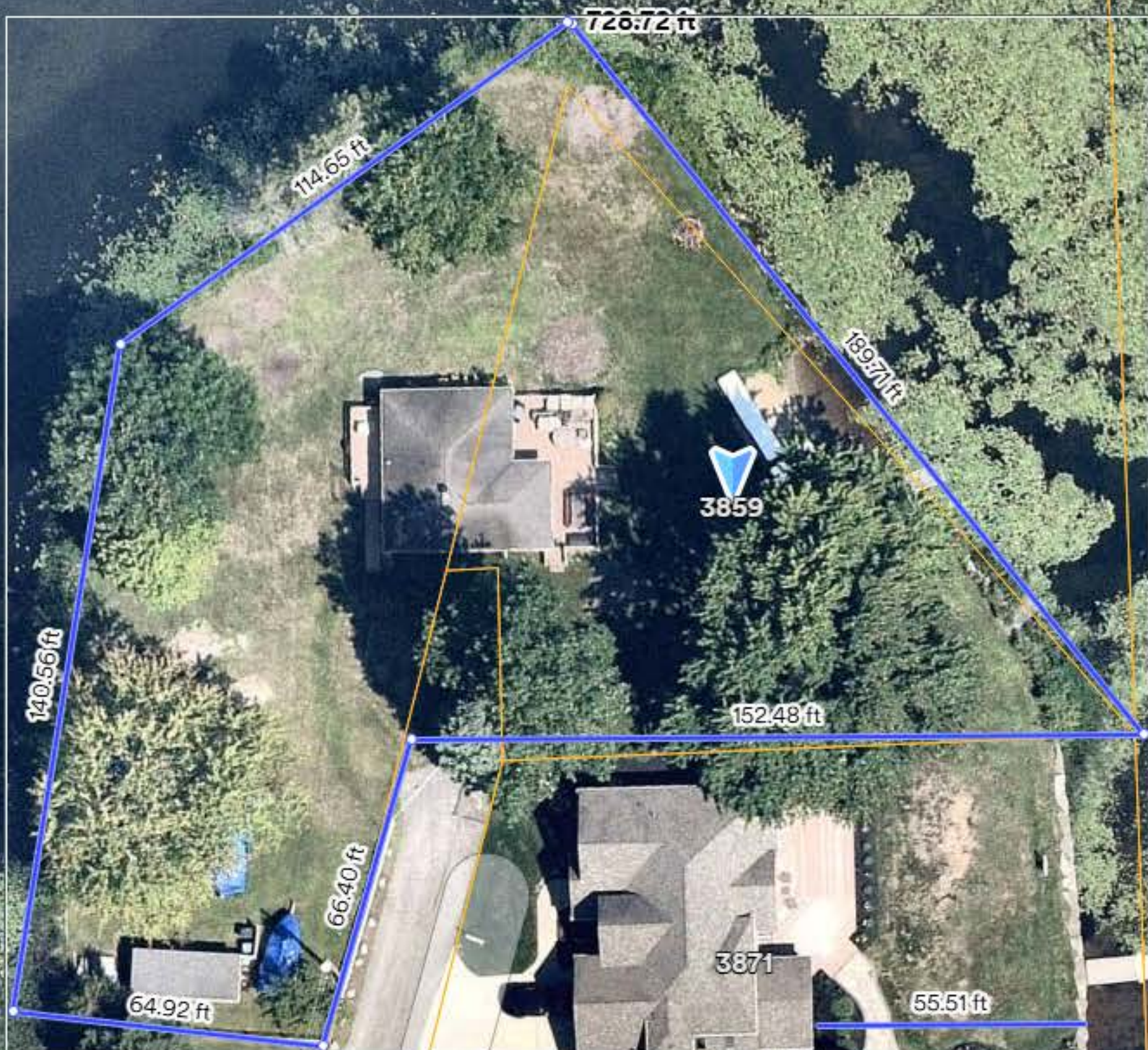
Recommended Conditions

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

1. The structure shall be guttered with downspouts.
2. Silt fencing to remain intact throughout construction

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PEREIRA JOSEPH & DENNIS	PEREIRA DENNIS S & PATRIC	175,000	07/28/2015	QC	09-FAMILY/RELATED ENTITY	2015R-029828	BUYER/SELLER						
PEREIRA DENNIS S & PATRIC	PEREIRA DENNIS S & PATRIC	0	07/28/2015	WD	21-NOT USED/OTHER	2015R-029829	BUYER/SELLER						
PEREIRA, CLARINDA - TRUST	PEREIRA JOSEPH & DENNIS	0	10/18/2005	QC	14-INTO/OUT OF TRUST	4971/0616	BUYER/SELLER	100.00					
PEREIRA, CLARA J.	PEREIRA, CLARINDA TRUSTEE	0	12/17/1998	QC	14-INTO/OUT OF TRUST	2300-0203	BUYER/SELLER						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: LRR	Building Permit(s)		Date	Number	Status				
3859 HOMESTEAD DR		School: BRIGHTON AREA SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
PEREIRA DENNIS S & PATRICIA C TAYLOR KATHERINE 11411 KATHERINE ST TAYLOR, MI 48180-4226		MAP #:											
		2027 Est TCV 876,572 TCV/TFA: 1,217.46											
		X	Improved		Land Value Estimates for Land Table 4306.4306 TRI LAKES LAKE FRONT								
Tax Description		Public Improvements			* Factors *								
SEC. 21 T2N, R5E, OLD HOMESTEAD NO. 1 LOTS 77 AND 78		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences					A TRI LAKES LF	50.00	65.00	1.0000	1.0000	5000	100		250,000
					B SURPLUS LF	130.00	65.00	1.0000	1.0000	3500	100		455,000
					180 Actual Front Feet, 0.27 Total Acres					Total Est. Land Value =			705,000
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond											
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X	REFUSE										
		Who	When	What	2027	352,500	85,800	438,300			237,614C		
					2026	352,500	83,900	436,400			237,614C		
					2025	325,500	81,000	406,500			231,368C		
					2024	242,500	81,800	324,300			224,412C		

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	1	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 120 570 144	Type WGEP (1 Story) Treated wood Treated wood	Year Built: Car Capracity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall Paneled				Plaster Wood T&G	Central Air Wood Furnace					Bsmnt Garage:			
Building Style: C		Trim & Decoration Ex x Ord Min		Size of Closets Lg x Ord Small			(12) Electric 0 Amps Service		Class: C +5 Effec. Age: 30 Floor Area: 720 Total Base New: 163,422 Total Depr Cost: 114,381 Estimated T.C.V.: 171,572		E.C.F. X 1.500		Carport Area: Roof:			
Yr Built 1965		Remodeled 0		Doors Solid x H.C.			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 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		Cost Est. for Res. Bldg: 1 Single Family C		Cls C 5 Blt 1965					
Condition: Good		(5) Floors Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures Ex. x Ord. Min		(11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
Room List		(7) Excavation Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets Many x Ave. Few			Building Areas Stories Exterior Foundation 1 Story Siding Crawl Space Size 720 Total: 116,800 Cost New 81,746 Depr. Cost									
X	Basement 1st Floor 2nd Floor 2 Bedrooms	(8) Basement Conc. Block Poured Conc. Stone Treated wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF 0 Walkout Doors (A)			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal. Septic 2000 Gal. Septic Lump Sum Items:		Water/Sewer Septic System - MI Well, 200 Feet Deck Treated wood Treated wood Porches WGEP (1 Story) Fireplaces Interior 1 story		1 1 570 144 120 1		5,060 11,401 8,561 3,472 12,479 5,649		3,542 7,981 5,993 2,430 8,735 3,954	
(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick		(10) Floor Support Joists: Unsupported Len: Cnts.Sup:					Notes:		ECF (4304 OLD HOMESTEAD) 1.500 => TCv:				171,572			
X	Insulation															
(2) windows X Many Ave. X Large Ave. Few Small																
Wood Sash Metal Sash vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																
(3) Roof																
X	Gable Hip Flat															
X	Gambrel Mansard Shed															
X	Ashphalt Shingle Chimney: Brick															



Sat Jul 25 2026

Imagery © 2026 Nearmap, HERE



Nearmap

GENOA CHARTER TOWNSHIP ZONING BOARD OF APPEALS
Regular Meeting
September 15, 2026

MINUTES

Call to Order

Chairperson McCreary called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

The following members were present constituting a quorum for the transaction of business: Chairperson Marianne McCreary, Craig Fons, Michele Kreutzberg, Bill Rockwell, and Rick Soucy.

Also present was Zoning Official Carrie Aulette and eight people in the audience.

Introductions

The members of the Board and staff introduced themselves.

Conflict of Interest - None

Approval of the Agenda

Moved by Soucy, supported by Kreutzberg, to approve the agenda as presented. **The motion carried unanimously.**

Call to the Public

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

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

Old Business

1. 26-14...A request by Mike Giacomantonio of W4 Signs, 2770 Grand River, for a sign variance and any other variances deemed necessary by the Zoning Board of Appeals, to place a sign in the road right of way.

Mr. Anthony Marinelli, a representative of the building owner, stated they are moving the sign as far as possible from Grand River and will be relocating the existing sidewalk around the sign. They are proposing a 7.5 foot tall sign, which would require a 1.5 foot variance. Their original request was to put the sign 17 feet from the road and now they are proposing to place it 21 feet from the road.

The board reviewed the updated site plan that was submitted, noting it does not correctly show what is being requested.

The call to the public was made at 6:49 pm with no response.

Moved by Kreutzberg, supported by Soucy, to approve Case #26-14 for W4 Signs on behalf of Mike Giacomantonio for 2700 Grand River Avenue for a dimensional variance of 1.5 feet from the maximum allowed of 6 feet, for a sign height of 7.5 feet to place a monument sign partially into the right of way, based on the following findings of facts:

- Strict compliance with the setbacks would unreasonably restrict the intended use of the property or pose difficulty for business identification. This variance will provide substantial justice, is the least necessary and would make the property consistent with properties in the General Commercial District.
- The variance is necessary, not self-created, and due to the extraordinary circumstances, such as the road right-of-way in relation to the building limits placement of a fully compliant monument sign. The variance will provide relief in allowing visibility to passing traffic with a reasonably sized sign to identify the tenants.
- The granting of the variance will not impair adequate light or air to adjacent properties, would not increase congestion or increase danger of fire or threaten public safety or welfare.
- The proposed variance would have little or no impact on the neighborhood development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. Any additional signage will require Township approval.
2. If the sign is lit, it must be the Townships lighting requirements for signs.
3. Applicant must present documentation with proposed placement on site plan to reflect the dimensions in the exact encroachment.
4. MDOT approval and permit area required.

The motion carried unanimously.

New Business

2. 26-15...A request by Michael Prudhomme, 3592 Kipling Circle, for rear and side yard setback variances and any other variances deemed necessary by the Zoning Board of Appeals, to build a detached garage.

Genoa Township Zoning Board of Appeals Meeting
September 15, 2026
Unapproved Minutes

Mr. Michael Prudhomme stated he is requesting a variance due to the topography of his yard. If he was to meet the setbacks, it would require extensive excavation and tree removal and put the structure within 25 feet of his house.

Ms. Kreutzberg asked if a survey has been done. Mr. Prudhomme stated there are markers on the property, but he cannot say that they are exact. He believes if they are not, they are off by inches.

Mr. Rockwell reviewed previous variance requests for accessory structures in this neighborhood. Two of them were withdrawn, one was denied, and two were approved for smaller structures and due to the locations of the well and septic. The request is supposed to be the least amount necessary. The applicant is requesting large variances.

Ms. Aulette stated there are at least five approved variances in this neighborhood.

Mr. Prudhomme stated he cannot meet the rear yard setback. He can move it further toward the front but will still need a variance. This would not disturb the neighbors because there are large pines and this location is lower than the adjacent properties.

Mr. Fons agrees that this is the ideal location on the site to put the structure; however, it does not meet the township's ordinance.

The call to the public was made at 7:15 pm.

Mr. Peter Kula of 3796 Kipling owns the house behind Mr. Prudhomme. He stated there is a lot of property in his backyard. He will see it from his house if it is put where it is being proposed. He is the president of the homeowner's association and their requirements are that the structure must be 12 x 12 minimum and the board has to approve the architecture.

The call to the public was closed at 7:17 pm.

Mr. Prudhomme reiterated that moving the structure further toward the front would be very close to his house and at a higher elevation. The location he has proposed is much lower. It would not be an eyesore. Keeping equipment outside would be an eyesore.

Moved by Kreutzberg, supported by Rockwell to table Case #26-15 for Michael Prudhomme until the October 20, 2026 ZBA meeting, at the applicant's request. **The motion carried unanimously.**

3. 26-16...A request by Mitts LLC, 5776 E. Grand River, for a side yard setback variance and any other variances deemed necessary by the Zoning Board of Appeals, for parking lot expansion.

Mr. Chris Grzenkowicz, the design engineer, provided a review of the property and the proposed project. They are requesting an eight-foot side-yard variance. There are nine parking spaces, which is sufficient for this business; however, the ordinance requires 23 spaces for this use. Parking cannot be put in the front of the property due to the setback requirements. They are proposing to make one driveway going in only and one going out only and add parking

spaces to each of those drives. They are proposing to bank parking spaces to avoid taking down trees. They also need to meet the Brighton Fire Authority's requirement for turning radius. He noted that all uses that are permitted, and those that require a special use at this property, would require a variance to meet the parking requirement.

Chairperson McCreary stated that if the fire department agrees with this, then she does also.

Mr. Grzenkowicz stated that 60 percent of their business is online, with only 40 percent at the store.

Mr. Soucy stated the proposed use compliments the other businesses in the area. He does not see any issues with this request. Mr. Fons agrees.

The call to the public was made at 7:42 pm with no response.

Moved by Rockwell, supported by Soucy, to approve Case #26-15 for Mitts, LLC for 5776 East Grand River, for a side yard variance of 8 feet from the required 10 feet for a side yard setback of 2 feet, to allow for additional parking, based on the following findings of fact:

- Strict compliance with the ordinance would prevent the applicant from having enough parking for the use. Granting of the requested variance does provide substantial justice or a substantial property right similar to that possessed by other businesses in this zoning district.
- The subject property possesses an irregular and angled lot configuration, with an existing principal structure occupying a substantial portion of the parcel. The relationship between the existing building, property boundaries, access points, and required vehicle circulation results in a limited usable area for parking. Strict application of the required side-yard setback would substantially reduce the functional parking area and would create practical difficulties in maintaining reasonable access and circulation on the site. These conditions are peculiar to the physical configuration and existing development of the property and are not the result of the applicant's actions. This issue is not self-created.
- The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire. Further, relocating these spaces out to two feet from the property line creates parking spaces that do not encroach into the Brighton Area Fire Departments clear turning radius.
- The proposed variance would have little or no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. Applicant must obtain Site Plan Approval through Planning Commission.
2. Applicant must close off connection to the adjacent property at 5796 Grand River.
3. No outside sales or storage in the lot.

The motion carried unanimously.

Administrative Business:

1. Approval of minutes for the August 18, 2026 Zoning Board of Appeals meeting.

Moved by Kreutzberg, supported by Soucy, to approve the minutes of the August 18, 2026 Zoning Board of Appeals meeting as submitted. **The motion carried unanimously.**

Genoa Township Zoning Board of Appeals Meeting
September 15, 2026
Unapproved Minutes

2. Correspondence

Ms. Aulette stated there will be one new case on next month's agenda.

3. Member Discussion

Mr. Soucy stated absentee ballots will be mailed out next week.

The board discussed having previous similar variance requests included in the packet.

4. Adjournment

Moved by Fons, supported by Kreutzberg, to adjourn the meeting at 7:52 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary