

AMENDED

MEMORANDUM

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

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: March 23, 2026
RE: ZBA 26-05

File Number: ZBA#26-05

Site Address: 989 Sunrise Park Drive

Parcel Number: 4711-09-201-041

Parcel Size: 0.197 acres

Applicant: Tim Chouinard & Sandra Ostro

Property Owner: John & Sandra Ostro Joint Trust

Information Submitted: Application, site plan, building plans

Request: Dimensional Variance

Project Description: Applicant is requesting a front yard setback ***and shoreline setback** variance to demolish the existing home and detached garage and construct a new home with an attached garage. *Amendments made to request due to error on survey, received 4-17-26 after packets completion.*

Zoning and Existing Use: LRR (Lake Resort Residential), Single Family Residential

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday 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, there is no date built for the existing home, it was remodeled in 2007.
- See Record Cards.
- The property is serviced by public sewer and a private well.
- The parcel does not require a grinder pump. Utility Dept. approval is not required.

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. In order to construct the proposed home, the applicant is required to demolish the existing home and detached garage and request a front yard setback variance. The existing home and detached garage encroach into the front and side yard setbacks. The proposed location of the new home with attached garage will only be encroaching into the front yard setback, but will be less of an encroachment than what is currently there.

The proposed home does not require a height variance or lot coverage variance.

Applicant has consulted with staff to determine the least amount necessary for a variance request. Applicant is reducing the amount of non-conformities on the lot.

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 Front Yard Setback: 35'

Proposed Front Yard Setback: 15.7'

Proposed Variance Amount: 19.3'

Required Shoreline Setback: 56.5' (average for irregular shoreline)

Proposed Shoreline Setback: 49.4 (south corner)

Proposed Variance Amount: 7.1'

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

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

- (a) Practical Difficulty/Substantial Justice** – Strict compliance with the front yard setback would prevent the applicant from constructing the new home. There are other homes in the vicinity that have reduced front yard setbacks. Granting of this variance would do substantial justice to the applicant 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 in the vicinity of the subject parcel.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the topography of the lot and the narrow building envelope. The variance request appears to be the least amount necessary and provides for adequate parking on the lot. The variance request is not self-created.

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

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

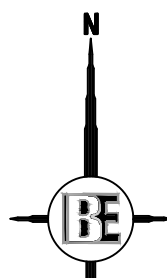
Recommended Conditions

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. Building height cannot exceed 25 feet.
3. Detached garage and existing shed shall be removed.

PLOT PLAN

ORIGINAL SUBMITTAL



SCALE: 1 INCH = 10 FEET

LEGEND

- 900 EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- BM BENCHMARK
- POWER POLE
- ELECTRICAL RISER
- ELECTRICAL METER
- AIR CONDITIONING UNIT
- ORNAMENTAL LIGHT
- WELL
- MANHOLE
- CLEANOUT
- TELEPHONE RISER
- GAS METER
- GAS RISER
- CABLE TV RISER
- MAILBOX
- DECIDUOUS TREE
- STEEL ROD OR PIPE FOUND
- SN SANITARY SEWER
- WM WATER MAIN
- ST STORM SEWER
- G GAS MAIN
- E ELECTRIC
- C CABLE TV
- OH OVERHEAD WIRES
- X FENCE
- SILT FENCE
- CONC. CONCRETE
- SAN MH SANITARY MANHOLE
- Centerline
- L LIBER
- P. PAGE
- L.C.R. LIVINGSTON COUNTY RECORDS
- (M&R) MEASURED AND RECORD
- P.O.B. POINT OF BEGINNING
- FFE FINISHED FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- ASPHALT
- CONCRETE
- EXISTING BUILDING (TO BE REMOVED)

Approximate location of 8" sanitary as shown on drawing prepared by McNamee, Porter & Seeley, Contract No. 88-S-3R, Div. 4, Sheet 11 dated January 1989 and revised in March 1991.

BM #200
ELEV= 970.69
BOSS NAIL/TAG E/S
POWER POLE

BM #201
ELEV= 961.32
BOSS MAG SET W/S 24"
MAPLE



GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM "SUNRISE PARK", AS RECORDED IN LIBER 2, PAGE 23, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
4. ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
5. PART OF SUBJECT PROPERTY IS DESIGNATED AN AREA DETERMINED TO BE WITHIN THE FLOOD PLAIN (ZONE A) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), FOR THE TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, MAP NUMBER 26093C0330D, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008. THE 100 YEAR FLOODPLAIN ELEVATION FOR LAKE CHEMUNG WAS DETERMINED TO BE 959.00 (NAVD88 DATUM), ACCORDING TO A LETTER FROM JARED PARKER, FLOODPLAIN ENGINEER FOR EGLE, DATED OCTOBER 8, 2025, REGARDING FLOODPLAIN SERVICE NO. HZE-ONFM-2EQCZ; GENOA TOWNSHIP. THE REVISED FLOODPLAIN CONTOUR LINE IS SHOWN ON THIS DRAWING.
6. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
8. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

ZONED LAKESHORE RESORT RESIDENTIAL (LRR)

- MINIMUM SETBACK REQUIREMENTS:
- FRONT = 35 FEET
 - SIDES = 10 FEET (NOTE: ONE OF THE SIDE YARDS MAY BE REDUCED TO 5 FEET IF:
 - 1) THE OTHER SIDE YARD IS 10 FEET;
 - 2) THE DISTANCE BETWEEN THE BUILDING AND ANY BUILDING ON THE ADJACENT LOT SHALL BE NO LESS THAN 10 FEET; AND
 - 3) THE ROOF SHALL HAVE GUTTERS.
 - REAR = 40 FEET OR AS SHOWN PER PLAT
 - SHORELINE = 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.

SANITARY SEWER INVENTORY:

- SANITARY MANHOLE #1
RIM=966.66
INV. NE=953.76 (8" PVC)
INV. SW=953.86 (8" PVC)
(FLOWING NORTH)
- SANITARY MANHOLE #2
RIM=967.97
(FORCEMAIN AIR RELIEF VALVE)
- SANITARY MANHOLE #3
RIM=
INV. NE=954.41 (8" PVC)
INV. SW=954.46 (8" PVC)
(FLOWING NORTH)
- SANITARY MANHOLE #4
RIM=966.39

ASSESSED PROPERTY DESCRIPTION TAX PARCEL #4711-09-201-041, PER LIVINGSTON COUNTY TAX ROLL: SEC. 9 T2N, R5E, SUNRISE PARK LOT 40 AND 41.

BEFORE YOU DIG CALL MISS DIG 1-800-482-7171



BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT: 989 SUNRISE PARK DRIVE
PREPARED FOR: CHOUINARD CUSTOM HOMES
932 SUNRISE PARK DRIVE
HOWELL, MI. 48843
(517) 546-6587
TITLE: PLOT PLAN

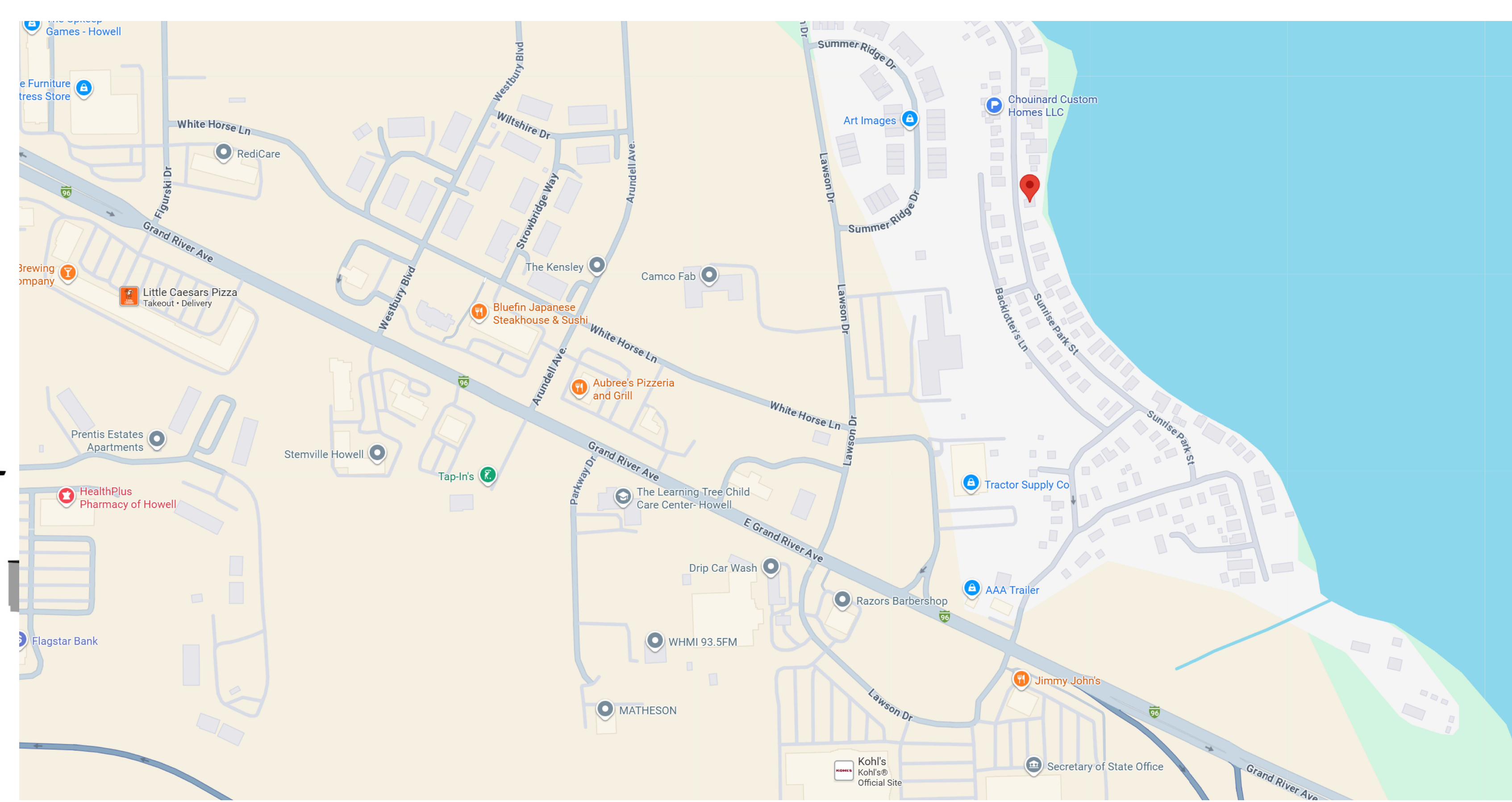
NO	BY	REVISION	DATE
2	CE	NEW HOUSE PER CLIENT	3-4-26
1	CE	REVISED FLOODPLAIN CONTOUR LINE	10-20-25
1	ABE	REVISION PER	

DRAWN BY: CE
FIELD CREW: CZ/PB
CHECKED BY:
SCALE: 1" = 10'
JOB NO. 25-171
DATE: 6-4-25

HOUSE AND FLOOR TO FLOOR DIMENSIONS ARE TO BE VERIFIED WITH DETAILED ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.



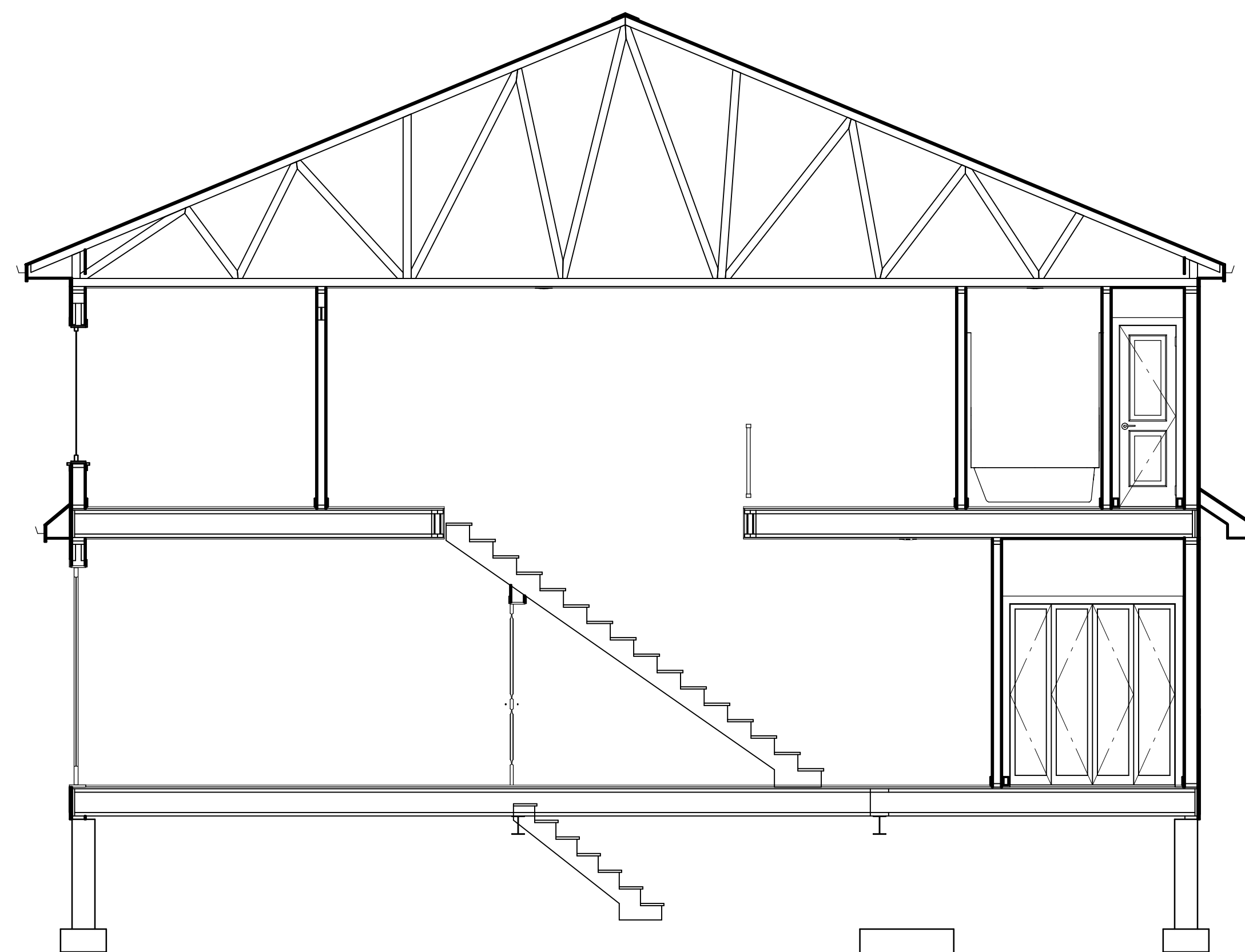
ROAD SIDE ARTISTIC RENDERING
NO SCALE



MAP TO JOB SITE
NO SCALE



LAKE SIDE ARTISTIC RENDERING
NO SCALE



SECTION VIEW S-1 A-1
SCALE 1/4" = 1'

CONSTRUCTION NOTES

FIRST FLOOR 1743 SQUARE FOOT
SECOND FLOOR 1418 SQUARE FOOT
BONUS ROOM 511 SQUARE FOOT
CRAWL SPACE 1557 SQUARE FOOT
GARAGE 684 SQUARE FOOT
VINYL SIDING
ASPHALT ROOF
PELLA WINDOWS
ADVANTECH SUBFLOOR
ENERGY HEEL ON TRUSSES
LVL STUDS IN SHOWER AREAS
TYEYK FLEX WRAP ON ALL WINDOW AND DOOR SILLS
TYEYK BRAND HOUSE WRAP
TRIM GARAGE BUMP OUT GABLE FASCIA TO 5" TO ACCEPT DENSGLASS
DROP MASTER SHOWER FLOOR FOR ZERO CLEARANCE ENTRY

R-28 WALLS 1.75" CLOSED CELL FOAM WITH 3.75" SPRAY CELLULOSE OVER FOAM
MIN R-42 LOOSE FILL IN ATTIC AREAS
CLOSED CELL FOAM ON ALL BONDS AND TIGHT SPACES
CLOSED CELL FOAM ON ATTIC AIR GAP BAFFLES
USE DENSGLASS ON GARAGE BUMP OUT OVERHANG FOR FIRE RATING
2 BLOCKS BETWEEN ALL INTERIOR STUD CAVITIES IN THE 9" WALLS
1 BLOCK IN THE CENTER OF ALL INTERIOR STUD CAVITIES IN 8" WALLS
CEMENT FLOOR IN CRAWL
4' FOUNDATION
9' FIRST FLOOR
8' SECOND FLOOR
BACKFILL WITH SAND

Label	Layout Page Table
A-1	ARTISTIC RENDERING, MAP & S-1 SECTION VIEW
A-2	FRONT REAR & SIDE ELEVATIONS
A-3	FOUNDATION, ROOF PLAN & S-2 SECTION VIEW
A-4	FIRST & SECOND FLOOR PLAN
A-5	ELECTRICAL & PLUMBING PLAN



ROADSIDE ELEVATION



SIDE ELEVATION

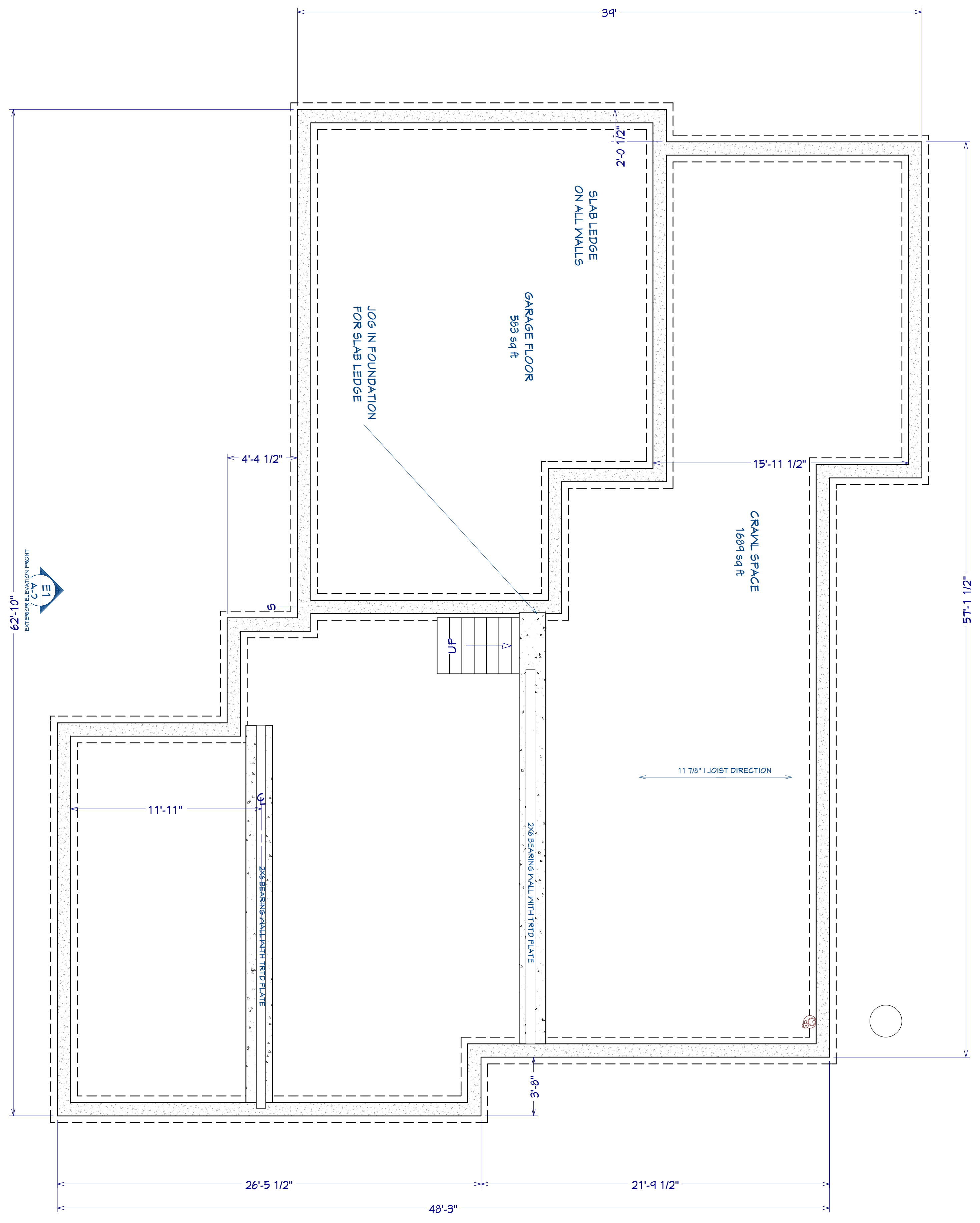


LAKESIDE ELEVATION

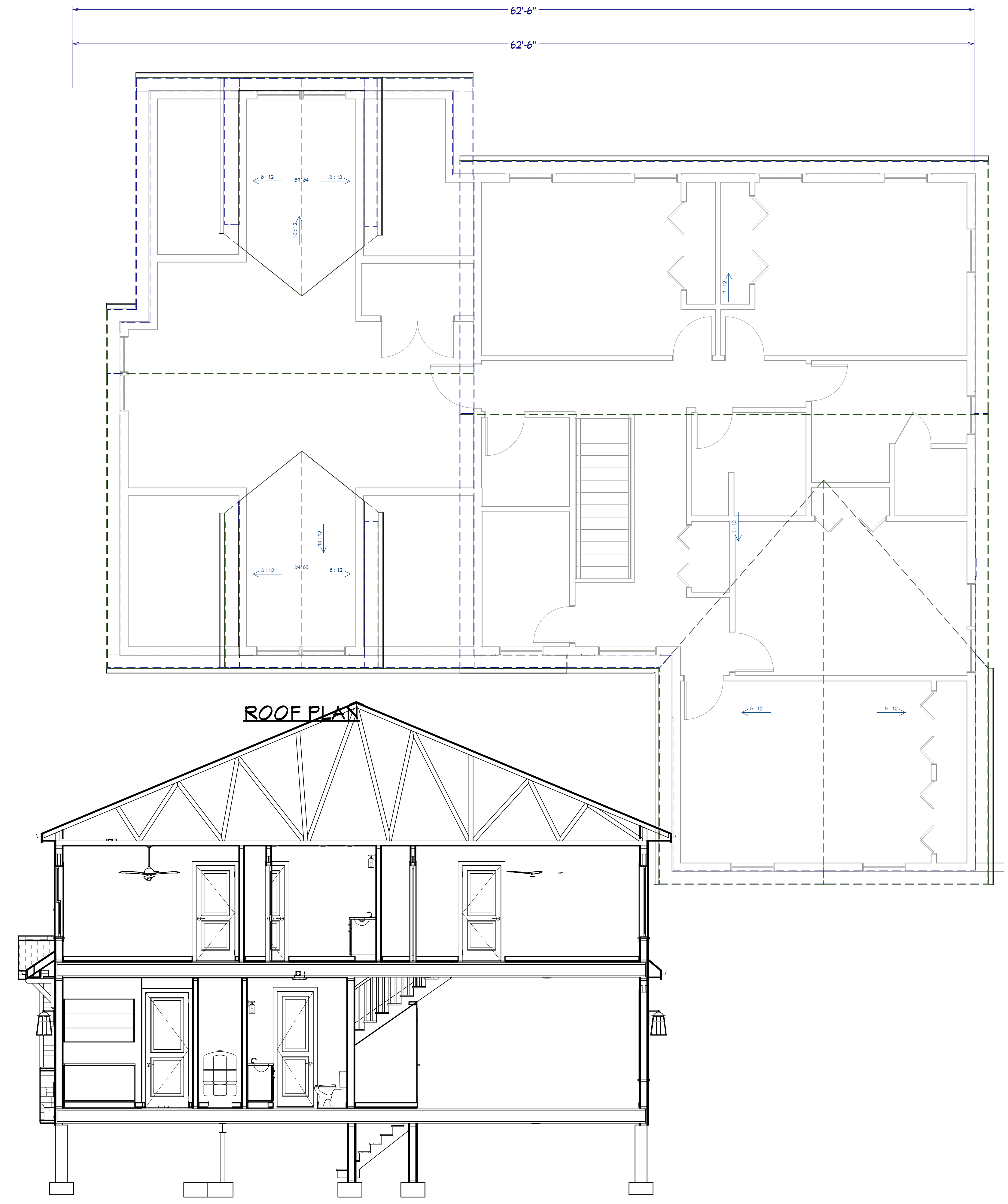


SIDE ELEVATION

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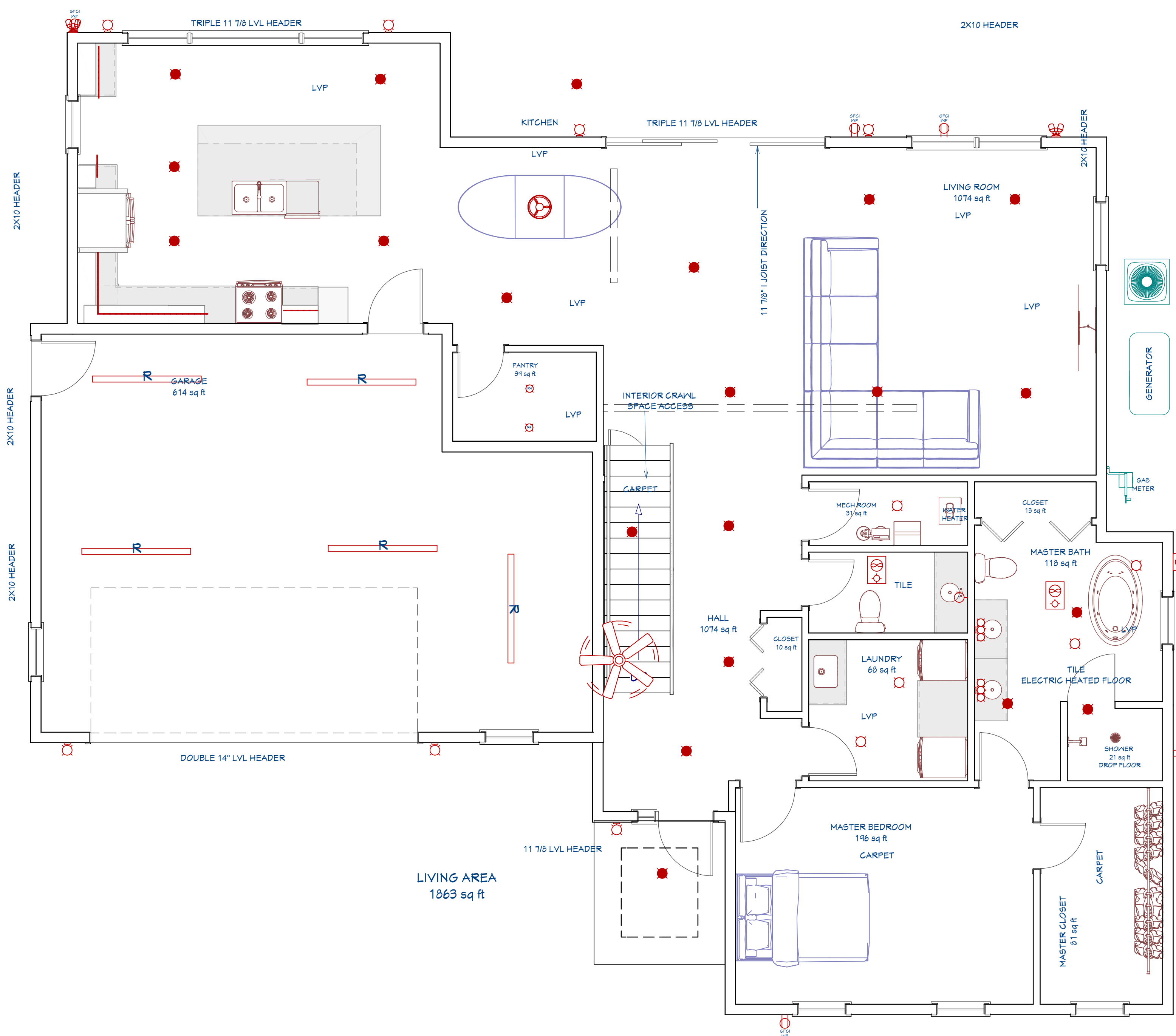
FOUNDATION PLAN



S-2 SECTION VIEW

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PLUMBING SPECS	ELECTRICAL SPECS	
WATER LINES TO BE PEX	DECORA DEVICES	LED UNDER CABINET LIGHTING
75 GALLON WATER HEATER	1 - DISHWASHER CIRCUIT	1 - LAUNDRY CIRCUIT
OPTION FOR ON DEMAND WATER HEATER	1 - MICROWAVE CIRCUIT	1 - WATER HEATER CIRCUIT
BUDGET FOR MID GRADE FIXTURES	3 - BATH FANS	1 - SOFTNER CIRCUIT
OPTION FOR SOAKING TUB	1- BATH FAN/LIGHT	1 - WELL CIRCUIT
LAUNDRY BOX	5 - EXTERIOR OUTLETS	2 - ON WALL FANS
3 HOSE BIBS	1- FURNACE / AC CIRCUIT	6 - CEILING FANS
1 SOFTENED WATER HOSE BIB IN GARAGE	200 AMP SERVICE	34 - 5" LED RECESS LIGHTS
	1 - SUMP	2 - 4" LED RECESS LIGHTS
	1 - GARBAGE DISPOSAL CIRCUIT	1- DEHUMIDIFIER CIRCUIT IN CRAWL
	3 - FLOODLIGHTS	1 - HOT TUB CIRCUIT
	1 - KITCHEN FRIDGE CIRCUIT	1 - DOCK CIRCUIT
	1 - GARAGE FRIDGE CIRCUIT	1 - GENERATOR
	LED TUBE LIGHTING IN GARAGE	



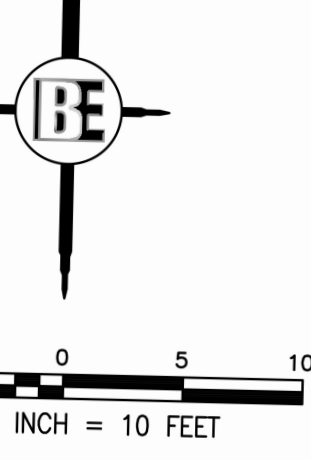
FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN

QTY	DESCRIPTION
1	ELECTRIC METER
4	EXHAUST FAN + LIGHT
7	EXTERIOR LANTERN 1
2	MAIN STREET 3 LIGHT VANITY
1	MEDITERRANEAN CEILING FAN
5	MEDIUM RECESSED TUBE LIGHT (T200)
35	RECESSED VAPOR LIGHT
5	5A15 CEILING FAN
10	TRADITIONAL FLUSH DOME
2	SECURITY CAMERA 2 MOTION SENSOR FLOOD LIGHT
2	KC2014-9F03B ARENDELA SEMI-FLUSH LIGHT
5	6FCJ LVP
4	ROPE LIGHT
4	RECESSED DOWN LIGHT 6
1	THERMOSTAT
2	4" RECESSED LIGHT

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LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- BENCHMARK
- POWER POLE
- ELECTRICAL RISER
- ELECTRICAL METER
- AIR CONDITIONING UNIT
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- CLEANOUT
- TELEPHONE RISER
- GAS METER
- GAS RISER
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- MAILBOX
- DECIDUOUS TREE
- STEEL ROD OR PIPE FOUND
- SANITARY SEWER
- WATER MAIN
- FORM SEWER
- GAS MAIN
- ELECTRIC
- CABLE TV
- OVERHEAD WIRES
- FENCE
- CONCRETE
- SANITARY MANHOLE
- INTERLINE
- ER
- GE
- LIVINGSTON COUNTY RECORDS
- MEASURED AND RECORD
- POINT OF BEGINNING
- FINISHED FIRST FLOOR ELEVATION
- BASE FLOOR ELEVATION
- PAVEMENT
- CONCRETE
- EXISTING BUILDING (TO BE REMOVED)

Approximate location of 8" sanitary as shown on drawing prepared by McNamee, Porter & Seeley, Contract No. 88-S-3R, Div. 4, Sheet 11, dated January 1989 and revised in March 1991.

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CURRENT ZONING: LRR (LAKESHORE RESORT RESIDENTIAL)
MINIMUM SETBACK REQUIREMENTS PER GENOA TOWNSHIP ZONING ORDINANCE:
FRONT: 35 FEET
SIDES: 10 FEET
(ONE OF THE SIDE YARDS MAY BE REDUCED TO A MINIMUM OF FIVE FEET WHERE ALL THE FOLLOWING ARE MET:)
1. The outer side yard must be at least ten (10) feet.
2. The distance between the buildings and any building on the adjacent lot shall be no less than ten (10) feet.
3. The roof shall have gutters.
REAR: 40 FEET
NATURAL FEATURES/WETLANDS SETBACK = 25 FEET
SHORELINE SETBACK FOR SITES CONNECTED TO PUBLIC SEWER:
Minimum 40 feet or consistent with the setbacks of adjacent principal buildings, whichever is greater as determined by the Zoning Administrator. The setbacks of adjacent principal buildings vary because of irregular shoreline, the setback shall be the average of all setbacks within 500 feet of the shoreline or 40 feet whichever is the greater.
NOTE: THE DISTANCE FROM EXISTING HOUSE #977 (LOCATED ADJACENT TO AND NORTH OF LOT 41) TO THE WATER'S EDGE IS 53 FEET MORE OR LESS THAN THE DISTANCE FROM EXISTING HOUSE #1001 (LOCATED ADJACENT TO AND SOUTH OF LOT 40) TO THE WATER'S EDGE IS 53 FEET MORE OR LESS. THE SHORELINE SETBACK DISTANCE ESTABLISHED FOR HOUSE #977 BEING THE AVERAGE BETWEEN THE 2 ADJACENT HOUSES IS (60.93) / 2 = 30.46 FEET

MINIMUM LOT AREA = 12,800 SQ.FT.±
MINIMUM LOT WIDTH = 80 FEET
MAXIMUM BUILDING HT. = 25 FEET OR (2) STORIES
MAXIMUM LOT COVERAGE = 35% (BUILDING); 50% (IMPERVIOUS SURFACE)
EXISTING LOT COVERAGE = 23.8% (BUILDING); 42.9% (IMPERVIOUS SURFACE)
26.2% (PROPOSED BUILDING)

SANITARY SEWER INVENTORY:

- SANITARY MANHOLE #1
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INV. NE=953.76 (8" PVC)
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(FLOWING NORTH)
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RIM=966.39

ASSESSED PROPERTY DESCRIPTION TAX PARCEL #4711-09-201-041, PER LIVINGSTON COUNTY TAX ROLL: SEC. 9 T2N, R5E, SUNRISE PARK LOT 40 AND 41.

DRAWINGS PROVIDED BY:

CHOUNARD CUCUM HOMES LLC
932 SUNRISE PARK ST
HOWELL, MI 48843

DATE: 9/21/2025
SCALE:

SHEET:

A-6

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