

**MARION TOWNSHIP
ZONING BOARD OF APPEALS**

Monday, October 5, 2020
7:30 p.m.

AGENDA

CALL TO ORDER
PLEDGE OF ALLEGIENCE
INTRODUCTION OF MEMBERS
APPROVAL OF AGENDA October 5, 2020

CALL TO PUBLIC

APPROVAL OF MINUTES FOR: September 14, 2020 Regular Meeting

NEW BUSINESS:

- 1) ZBA Case #06-20 Nicolas Deyo 2720 Clivedon Howell, MI 48843
Seeking variance for Section 8.01.F.3c rear yard setback
25 feet. Requesting 15-foot variance.
4710-27-103-001.

OLD BUSINESS:

- 1) Review changes to the ZBA application

CALL TO PUBLIC:

ADJOURNMENT:

Submitted by: S. Longstreet

Approved: _____

**MARION TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR ELECTRONIC MEETING
SEPTEMBER 14, 2020**

MEMBERS PRESENT: Larry Fillinger, Linda Manson-Dempsey, Larry Grunn, Dan Lowe, and Diane Bockhausen

MEMBERS ABSENT: None

OTHERS PRESENT: Dave Hamann, Zoning Administrator

CALL TO ORDER

Larry Fillinger called the meeting to order at 7:31 p.m. The meeting is also available online.

MEMBERS PRESENT

The members of the Zoning Board of Appeals introduced themselves.

APPROVAL OF AGENDA

Linda Manson-Dempsey motioned to approve the agenda. Diane Bockhausen seconded. **Motion carried.**

CALL TO THE PUBLIC

No response.

APPROVAL OF MINUTES

July 6, 2020 Regular Meeting: Linda Manson-Dempsey motioned to approve the minutes as presented. Larry Grunn seconded. **Motion carried.**

OLD BUSINESS

ZBA Case #02-20—Richard Suhayda, 806 Hurley Dr., Howell, MI, Tax Code #4710-35-301-041; seeking a variance for Section 8.04 E 1 a—Minimum Lot Area, Section 8.04 E 3 a 1—Front Setback, and Section 8.04 E 3 a 3—Rear Setback

Richard Suhayda was present with additional information for his variance request. He submitted a new drawing and he was able to find the irons with a metal detector. Dan Lowe and Larry Grunn said the drawing was much better. Mr. Suhayda is requesting a front and rear setback variance to construct a 25' x 30' garage with a bonus room. If the variances are granted, his intention is to combine his lots.

Call to the Public

No response.

Motion

Linda Manson-Dempsey motioned for ZBA Case #02-20—Richard Suhayda, 806 Hurley Dr., Howell, MI, Tax Code #4710-35-301-041, to grant a 29' variance on the east side of the property, a 34' variance on the north side, and the two lots will be combined to be closer to meeting the minimum lot size requirement, for construction of a garage. The ZBA granted this variance considering the following criteria:

1. That the restrictions of the township zoning ordinance would unreasonably prevent the owner from using the property for a permitted use. *The parcel is in an old plat and was created prior to the ordinance.*
2. That the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give a substantial relief to the owner of the property. *A variance would allow the owner to build the garage they want.*
3. That the request is due to the unique circumstances of the property. *The house was built long before the current zoning ordinances were adopted.*
4. That the alleged hardship has not been created by a property owner. *The hardship was not created by the owner.*
5. That the difficulty shall not be deemed solely economic. *There is no monetary benefit.*

Larry Grunn seconded. Roll call vote: Bockhausen, Manson-Dempsey, Fillinger, Grunn, Lowe—all yes. **Motion carried 5-0.**

ZBA Case #03-20—David & Karen Alfanos, 4084 Southwoods Dr., Howell, MI, Tax Code #4710-25-101-017; seeking a variance for Section 8.04 E 3 a 2—Side Yard Setback, and Section 8.04 E 3 a 3—Rear Setback

David & Karen Alfanos were present to revise their previous variance request; they would like a 2.5' variance for the cul-de-sac and a 5' variance on the north side of the property. They have reduced the size of the garage to 22' wide x 26' deep. Dan Lowe asked if they found the property stakes; the answer was no. Mr. Lowe said his opinion is that they need to have a survey done before a variance can be granted, for their protection, as well as the townships. It was suggested that they contact Jack Smith at Garlock & Smith.

Call to the Public

No response.

Motion

Linda Manson-Dempsey motioned for ZBA Case #03-20—David & Karen Alfanos, 4084 Southwoods Dr., Howell, MI, Tax Code #4710-25-101-017, to grant a 5' side yard variance to Section 8.04 E 3 a 2, and a 2.5' variance to Section 8.04 E 3 a 3, subject to verification of the property lines with a registered survey of the north boundary line. The ZBA granted this variance considering the following criteria:

1. That the restrictions of the township zoning ordinance would unreasonably prevent the owner from using the property for a permitted use. *The variances would allow the property owners to build a two-car garage.*
2. That the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give a substantial relief to the owner of the property. *Approval of the variances allows them to build the two-car garage and increase the living space of the home.*
3. That the request is due to the unique circumstances of the property. *The property is in an old plat. There is also a non-existent cul-de-sac on the front of the property.*
4. That the alleged hardship has not been created by a property owner. *The hardship was not created by the property owners.*

5. That the difficulty shall not be deemed solely economic. *The difficulty is not based on economics, and will require the owners to invest a substantial amount to improve the property.*

Dan Lowe seconded. Roll call vote: Bockhausen, Manson-Dempsey, Fillinger, Grunn, Lowe—all yes. **Motion carried 5-0.**

NEW BUSINESS

ZBA Case #04-20—Ted Baruzzini, 3069 Combine Ct., Howell, MI, Tax Code #4710-28-200-040; seeking a variance for Section 6.11 C 1—Flat Lot Per Parent Parcel, and Section 6.20 C 1 c—No More Than 4 Principal Buildings on Cul-De-Sac

Ted Baruzzini was present to request two variances so that he can split his property; he wants to create a 3.5 acre flag lot and a 2 acre lot on the cul-de-sac for a new house. When the parent parcel was split, three private roads were created, and one flag lot on New Holland. Mr. Baruzzini feels that each of the private roads should be allowed one flag lot.

Call to the Public

No response.

Motion

Linda Manson-Dempsey motioned for ZBA Case #04-20—Ted Baruzzini, 3069 Combine Ct., Howell, MI, Tax Code #4710-28-200-040, to grant a variance to Section 6.11 C 1—Flag Lot Per Parent Parcel, and Section 6.20 C 1 c—No More Than 4 Principal Buildings on Cul-De-Sac. The ZBA granted this variance considering the following criteria:

1. That the restrictions of the township zoning ordinance would unreasonably prevent the owner from using the property for a permitted use. *The parent parcel was split into three separate dead-end private roads. Only one flag lot was approved for one of the private roads. Each private road should have had a flag lot available.*
2. That the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give a substantial relief to the owner of the property. *Due to health reasons, the property owner would like to build a new home on the cul-de-sac that would require less maintenance.*
3. That the request is due to the unique circumstances of the property. *The parent parcel was split into three separate dead-end private roads. Only one flag lot was approved for one of the private roads. Each private road should have had a flag lot available.*
4. That the alleged hardship has not been created by a property owner. *The hardship was not created by the owner.*
5. That the difficulty shall not be deemed solely economic. *The difficulty is not based on economics.*

Diane Bockhausen seconded. Roll call vote: Lowe, Grunn, Manson-Dempsey, Bockhausen, Fillinger—all yes. **Motion carried 5-0.**

ZBA Case #05-20—Keith & Kelly O'Hara, 4601 Sierra Dr., Howell, MI, Tax Code #4710-26-100-012; seeking a variance for Section 8.01 F 2 a –Minimum Road Frontage

Keith & Kelly O'Hara were present to request a variance of 59' to the frontage requirement so they can split their property into two parcels. Dan Lowe said he talked with the original developer and it was *to continue on as another phase of the development, but was not completed.*

Call to the Public

Bruce Bay, 4375 Sundance Crossing, said he is concerned about the property values, and feels a 7-acre parcel is inconsistent with other parcels in the subdivision. He is concerned about someone using the property for horses or motorcycles. The Sundance Meadows HOA maintains the roads, and these lots would not be included in the HOA. He suggested requiring a potential buyer to come to the township with their intentions.

James Kutt, 4361 Sundance Crossing, said he lives adjacent to this parcel and he has many of the same concerns.

Patrick Duval, 4383 Sundance Crossing, said he also has the same concerns, and is particularly concerned about use of the roads.

Greg Durbin, 4389 Sundance Crossing, was present on behalf of the HOA, who has similar concerns. He said these lots should be included in the HOA and have to abide by the deed restrictions to maintain continuity.

Motion

Linda Manson-Dempsey motioned for ZBA Case #05-20—Keith & Kelly O'Hara, 4601 Sierra Dr., Howell, MI, Tax Code #4710-26-100-012, to grant a 59' variance to Section 8.01 F 2, allowing one lot to have 91' frontage. The ZBA granted this variance considering the following criteria:

1. That the restrictions of the township zoning ordinance would unreasonably prevent the owner from using the property for a permitted use. *The access where they want the driveway was planned for another phase of the subdivision.*
2. That the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give a substantial relief to the owner of the property. *A lesser relaxation would not allow for the driveway.*
3. That the request is due to the unique circumstances of the property. *The request is unique due to the next phase not being completed as planned.*
4. That the alleged hardship has not been created by a property owner. *The hardship was not created by this property owner.*
5. That the difficulty shall not be deemed solely economic. *The difficulty is not based on economics.*

Diane Bockhausen seconded. Roll call vote: Lowe, Grunn, Manson-Dempsey, Bockhausen, Fillinger—all yes.

Motion carried 5-0.

REVIEW CHANGES TO ZBA APPLICATION

The variance application was passed out to the ZBA members for review and comment at the next meeting.

CALL TO THE PUBLIC

Dave Hamann told the ZBA members there is a meeting scheduled for Monday, October 5; if unable to attend, let him know.

ADJOURNMENT

Linda Manson-Dempsey motioned to adjourn at 8:51 pm. Diane Bockhausen seconded. **Motion carried.**

APPLICATION TO ZONING BOARD OF APPEALS

ZBA Case # 06-20
Tax Code 4710-27-103-001
Current Zoning RR
Fee Paid 400
Date Received 9/10/20
Received by [Signature]

Applicant NICHOLAS DEYO / Representative Artistic Pools
Address 2720 Clivedon rd / 3240 Owen rd Dave Semenkili
Telephone 313-289-7557 (Home) Ken Mc 48430 (Work) Ph: 810-750-3483
810-250177

Applicant is (check one): Owner Purchaser Representative

Purchaser or Representative needs a letter of permission from owner

Nature of Request (check applicable one)

- Administrative Review (per Section 5.05 A)
- Interpretation of Ordinance (per Section 5.05 B 1, 2, 3 or 4)
- Variance Request (see below)

1. Zoning Ordinance Section
Section 801F3C rear yard setback
15' variances

- 2. Letter stating reason request should be granted (per Section 5.05 C)
- 3. Plot Plan—example and checklist attached (requirement per Section 4.03 D)
- 4. Required Livingston County Health Department evaluation

Refer to checklist on last page for additional instructions

By signing this application, permission is granted for official representative(s) of Marion Township to do onsite inspections.

[Signature]
Signature

Sep 10, 2020
Date

Office Use Only

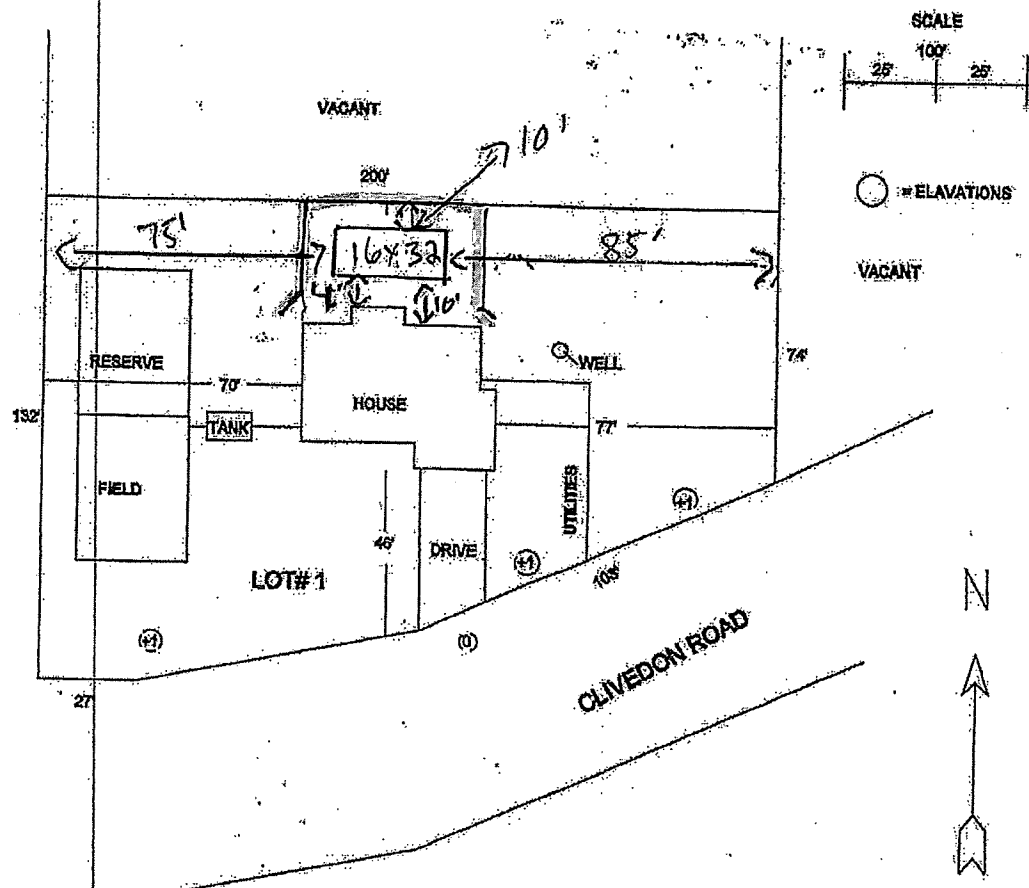
Meeting Date 10/5/20 Action Taken _____

Conditions (if applicable) _____

Signed _____

Fence

(old)
Original
Layout



SITE PLAN LOT #1 KNOLLS OF GRASS LAKE

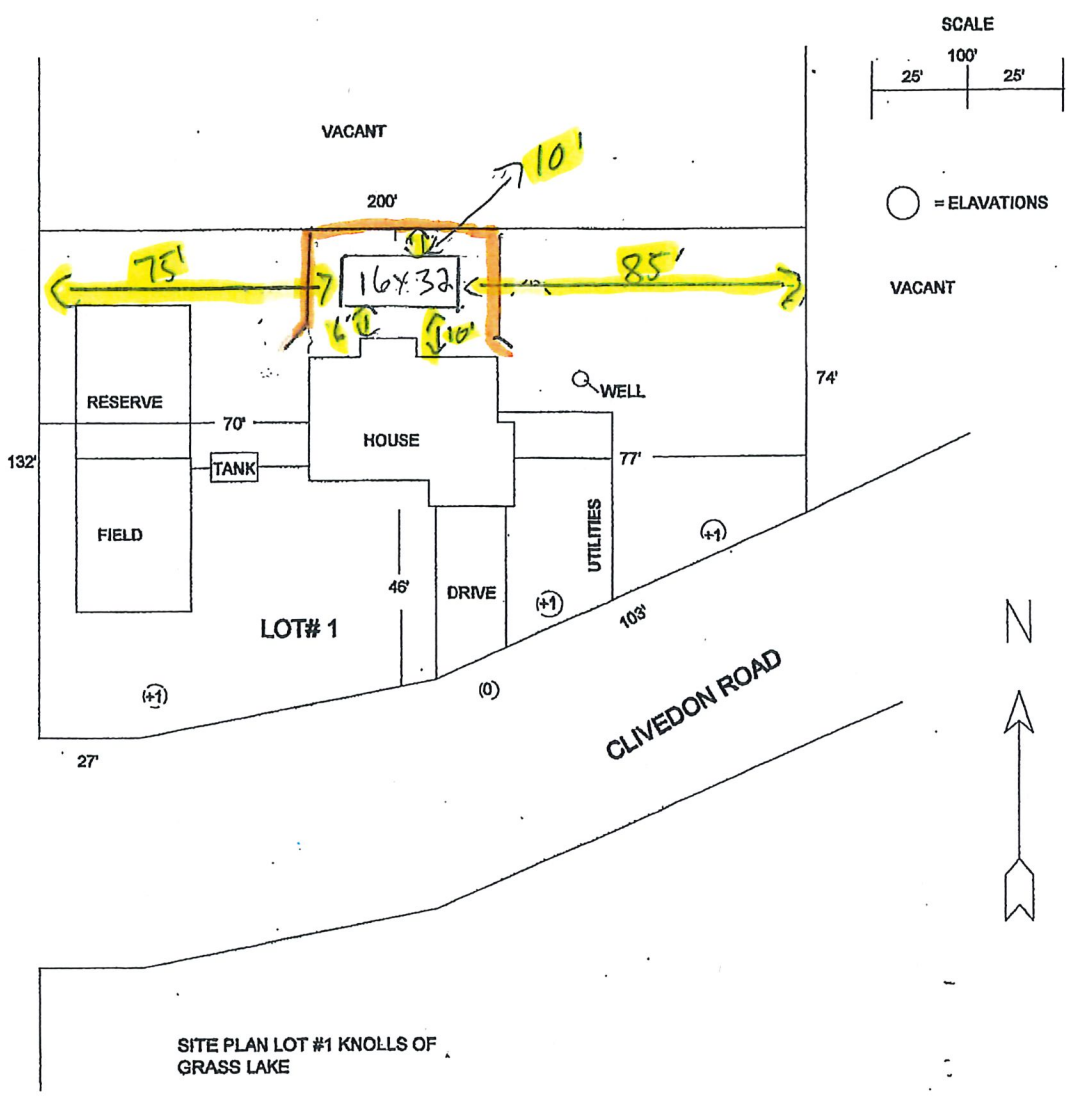
Provenzano Pool
2720 Clivedon Rd
Howell, MI 48843

APPROVED
 Livingston County Department
 of Public Health

Name: [Signature]
 Date: 8/2/05

2720

Fence



SITE PLAN LOT #1 KNOLLS OF GRASS LAKE

APPROVED
 Livingston County Department
 of Public Health

Name [Signature]
 Date 8-29-05

2720

SAMPLE DOCUMENT ADDRESSING SECTION 5.05 C, ITEMS 1 THROUGH 5

1. How the restrictions of the Township Zoning Ordinance would unreasonably prevent the owner from using the property for a permitted use. The 25' setback on the rear property line prevents the option of installing the pool in the backyard. We are requesting a 15' variance so that the pool's water edge would be 10' off the rear property line.

2. How the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give substantial relief to the owner of the property.

The variance would allow the pool to be enjoyed in the privacy of the backyard as opposed to their side yard where the pool and occupants will be clearly visible on the roadway. The variance will also permit the neighbors on the east side from having to see the pool from the front of their property.

3. How the unique circumstances of the property create the need for a variance.

The variance would allow us to install the pool behind the house in the backyard. The property is located on a corner lot. The westside of the property is where the septic tank and field are located. The eastside of the property has an elevation height of between six to eight feet higher than the backyard and westside of property. This issue would require the installation of a massive boulder wall in excess of \$20,000.00.

4. How the alleged hardship was not created by the property owner.

The natural grade of the property has not been altered. The home has a rear walkout, so naturally the front and east sides of the property are at a much higher elevation than the North and West sides.

5. The difficulty shall not be deemed solely economic.

The H.O.A. will not allow the pool to be installed on the East side of the property.



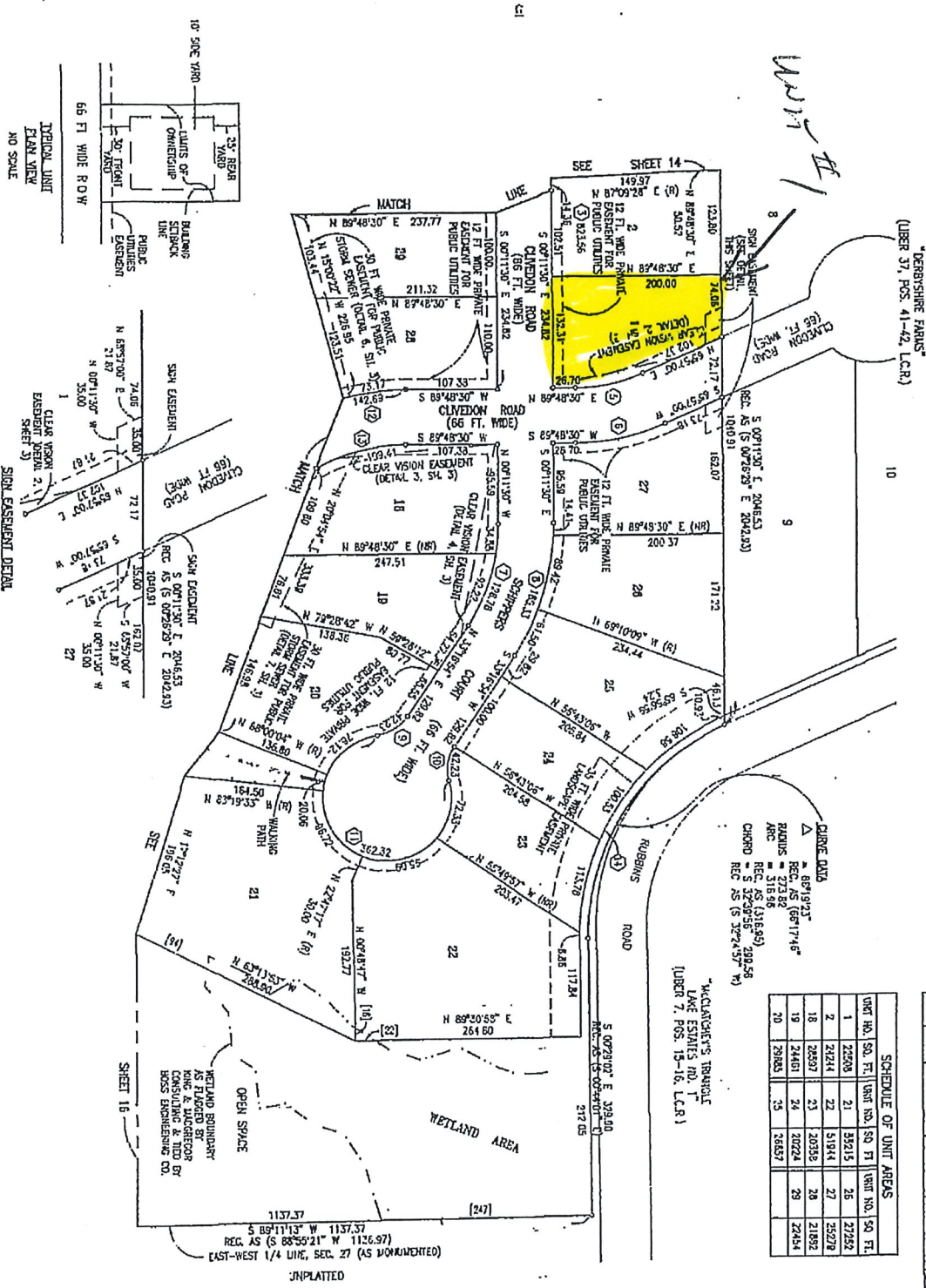
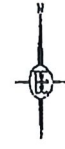
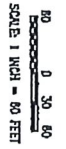
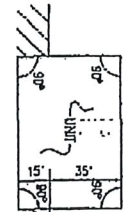
Signature

Artistic Pool and Concrete LLC

Sep. 28, 2020

Date

UNIT AREAS & PERIMETER PLAN



CURVE NO.	CHORD	ARC LENGTH	CHORD BEARING	CHORD BEARING	CHORD BEARING
1	110.25	152.00	82.15	82.15	82.15
2	100.00	130.00	109.51	109.51	109.51
3	110.00	150.00	137.82	137.82	137.82
4	120.00	170.00	166.33	166.33	166.33
5	130.00	190.00	195.00	195.00	195.00
6	140.00	210.00	223.83	223.83	223.83
7	150.00	230.00	252.83	252.83	252.83
8	160.00	250.00	282.00	282.00	282.00
9	170.00	270.00	311.33	311.33	311.33
10	180.00	290.00	340.83	340.83	340.83
11	190.00	310.00	370.50	370.50	370.50
12	200.00	330.00	400.33	400.33	400.33
13	210.00	350.00	430.33	430.33	430.33
14	220.00	370.00	460.50	460.50	460.50

UNIT NO.	SQ. FT.	UNIT NO.	SQ. FT.	UNIT NO.	SQ. FT.
1	2238	21	3215	26	2232
2	2324	22	3194	27	3327
3	2401	23	3235	28	2182
4	2481	24	3272	29	2244
5	2564	25	3307	30	2303
6	2650	26	3340	31	2359
7	2739	27	3371	32	2412
8	2830	28	3400	33	2462
9	2923	29	3428		
10	3018	30	3455		
11	3115	31	3481		
12	3214	32	3506		
13	3315	33	3530		
14	3418				

McCLANAHAN'S TRAIL
LAT. EASMENT NO. 1
(LIBER 7, PAGES 15-16, L.C.R.1)

NOTES:

1. BEGINS WHERE EMBANKMENT FROM THE PLOT OF "SEASIDE FARMS" AS RECORDED IN LIBER 37, PAGES 41 AND 42, LAMINGTON COUNTY RECORDS.
2. ALL ROADS ARE PRIVATE ROADS THAT ARE EXPECTED TO BE DEDICATED TO THE LAMINGTON COUNTY BOARD OF ROAD COMMISSIONERS IN THE FUTURE. NO ACCESS TO UNITS 22 THROUGH 33 ON THE RUBBINS ROAD AND SHALL BE ALLOWED FROM RUBBINS ROAD.
3. FOR EASEMENTS NOT DETAIL ON THIS PLAN, SEE SHEETS 2 & 4.
4. NO STRUCTURES MAY BE CONSTRUCTED WITHIN THE MEADOWS WITHIN A FEET FROM THE BOUNDARY.

- LEGEND**
- CONCRETE LANDSCAPE & DRAINAGE
 - 3" CONC. CURB, 6" CONC. 1/2" ROW FOOT
 - UNIT NUMBER
 - PERIMETER LINE OR BOUNDARY LINE TO EMBANKMENT LINE OR BOUNDARY LINE
 - PROXY UNIT LINE
 - NON-SOLID ROAD LINE
 - CURVE NUMBER
 - MEADOW BOUNDARY LINE

PROPOSED AS OF OCTOBER 12, 2004
MUST BE BUILT

15

CLIENT: HAMWAY HOMES & PADDOCK BUILDERS
PROJECT: THE KNOLLS AT GRASS LAKE
TITLE: UNIT AREAS & PERIMETER PLAN

BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

MARION TOWNSHIP LAND USE PERMIT APPLICATION
 2877 W. COON LAKE ROAD, HOWELL, MI 48843
 Phone: (517) 546-1588 Fax: (517) 546-6622

TOWNSHIP OF MARION, COUNTY OF LIVINGSTON

PERMIT NO: 117-20
 DATE: 7/7/20
 FEE: \$50
 REINSPECT FEE: _____
 (if applicable)

Tax Code No.: 4710-27-103-001
 Land Division Date: _____
 Water District: _____
 Sewer District: _____
 Individual Septic: _____
 Individual Well: _____
 Available REUs: _____

The undersigned makes application for a land use permit for:

Install in ground 16x32 vinyl lined, steel wall swimming pool with 48" Aluminum pool code fence w/ self-closing + latching gates

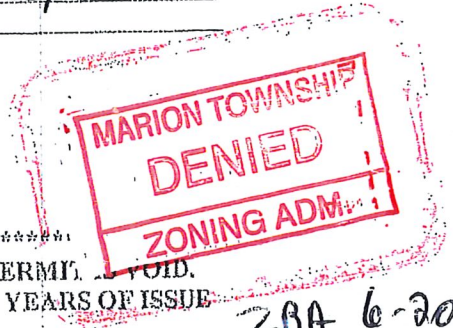
Address: 2720 Clivedon Rd Lot No. 1 Subdivision The Knolls of Grass Lake
 Lot Size: 132' x 200' x 103' x 74' Parcel in flood zone _____

Roof Pitch: _____ Ground Floor Living Space: _____
 Second Floor Living Space: _____
 Tri/Quad Level Sq. Ft. of two lowest levels: _____

Structure Dimension: 16x32 Structure Height: 6' deep
 Current Zoning Classification: _____

Location: On the North side of Clivedon Street/Road
 Between Triangle Lake Rd and Bentley Lake Rd

Plot Plan Attached? Yes No (see attached requirements)



 CONSTRUCTION MUST BE STARTED WITHIN SIX (6) MONTHS OR PERMIT IS VOID.
 OUTSIDE CONSTRUCTION MUST BE COMPLETED WITHIN TWO (2) YEARS OF ISSUE
 DATE OF THIS PERMIT (Sec. 4.03, C-2)

I hereby certify that all use for which this application is made will conform with ordinances affecting Marion Township, Livingston County and the State of Michigan.

Artistic Pools & Concrete
Dave Sementilli
 Applicant Name (print) _____ Signature _____
3240 Owen Rd Fenton, MI 48430 810-750-3483
 Address _____ Phone _____
ARTISTIC POOLS AND CONCRETE @ GMAIL.COM

INSPECTIONS:
 1. Zoning Inspection Approved: _____ Date: 7-7-2020
 2. Foundation Inspection by: _____ Date: _____
 ** 3. Certification of Zoning Compliance Issued, Date: _____

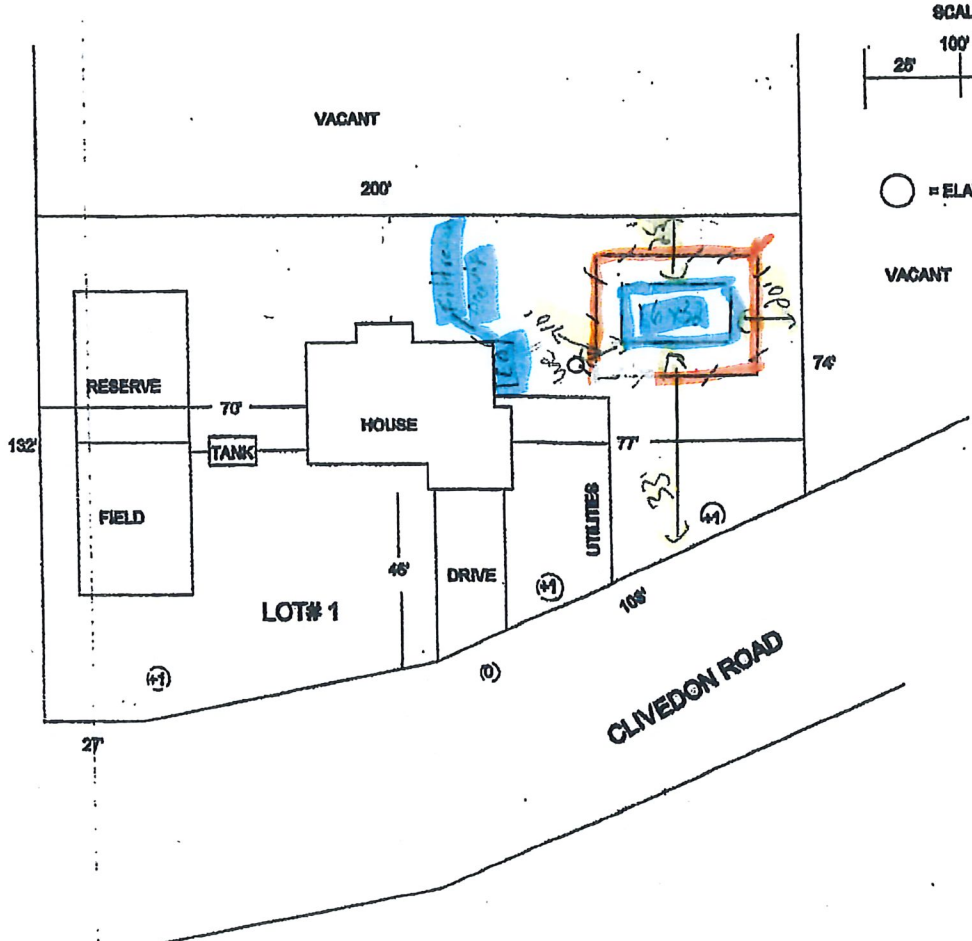
** THIS IS A LAND USE PERMIT ONLY. BUILDING PERMITS AND OTHER NECESSARY PERMITS MUST BE OBTAINED FROM LIVINGSTON COUNTY

2720 Clivedon rd
 Howell MI, 48843

SCALE



○ = ELEVATIONS



SITE PLAN LOT #1 KNOLLS OF GRASS LAKE

Marion Township
 Zoning Administrator

Approved

APPROVED
 Livingston County Department
 of Public Health
 Name _____
 Date 8-29-05

LUP 117-20
 in ground pool
 10-27-103-001

- Setbacks
- 48" aluminum fence state code compliant with self closing + latching gates
- 16x32 vinyl liner in ground pool with anti-entrapment sections

2720

* HOA Approval



June 30, 2020

Nicholas Deyo
2720 Clivedon Road
Howell, MI 48843

Re: Pool Placement Approval

Dear Mr. Deyo,

This letter is in response to the request for approval from the HOA Board on the placement of a pool noted in Livingston County Department of Public Health signed drawing provided. This drawing suggests a 16x32 below ground pool with an aluminum fence that is state code compliant.

The board has approved the placement of the pool as long as it follows all state code and Knolls of Grass Lake Homeowners Association bylaws in section 17 listed below.

17. **Swimming Pools.** Until the Transition Control Date, no swimming pools shall be erected or maintained on or in any Site without the prior written approval of the Developer. After such date, no swimming pool shall be erected or maintained on or in any Site without the prior written approval of the Board of Directors. Only below ground swimming pools will be permitted, and all permitted swimming pools must be approved by the Board of Directors as to size, location, materials and type of construction, including the design of any fencing required by Township Ordinance or state law. The maximum height and linear footage of any fencing permitted by this Section shall not exceed the minimum allowed by the municipality in which the Site is located. All permitted hot tubs shall be located in the rear of the Residence, shall extend no more than twelve (12') feet beyond the rear of the Residence, and shall be fully screened with evergreen landscaping from the view of other Sites. All approved swimming pool and hot tub mechanical equipment shall be placed in the rear yard of the Residence, without any projection into the side yard, and shall be concealed from view from adjoining Sites with landscape screening and such insulation as is required to avoid noise impacts on nearby Sites. The maximum height and linear footage of any fencing permitted by this Section shall not exceed the minimum allowed by the municipality in which the Site is located. Chain link fences of any kind or nature are expressly prohibited.

Thank you for submitting your request.

Thanks again,

A handwritten signature in cursive script, appearing to read "Ann Marie Stewart".

Ann Marie Stewart
Board President - KOGLHA

Artistic Pools & Concrete LLC

3240 Owen Rd.

Fenton, MI 48430

(810) 750-3483 (810) 208-0579 fax

Email: jennifer@artisticpoolsandconcrete.com

FEIN# 46-3049477

MESC# 2017880000

GRETCHEEN WHITMER
GOVERNOR

N893349

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING

RESIDENTIAL MAINTENANCE AND
ALTERATION CONTRACTOR COMPANY
LICENSE

- 0.0. - DAVIDE ELVIN SEMENTILLI INDV#: 2103183699
LICENSED TRADES:
CONCRETE SWIM POOLS

ARTISTIC POOLS & CONCRETE LLC
3240 OWEN RD
FENTON MI 48430

LICENSE NO.
2104205614

EXPIRATION DATE
05/31/2022

AUDIT NO
3411893

THIS DOCUMENT IS DULY ISSUED
UNDER THE LAWS OF THE STATE
OF MICHIGAN

Search Back Home

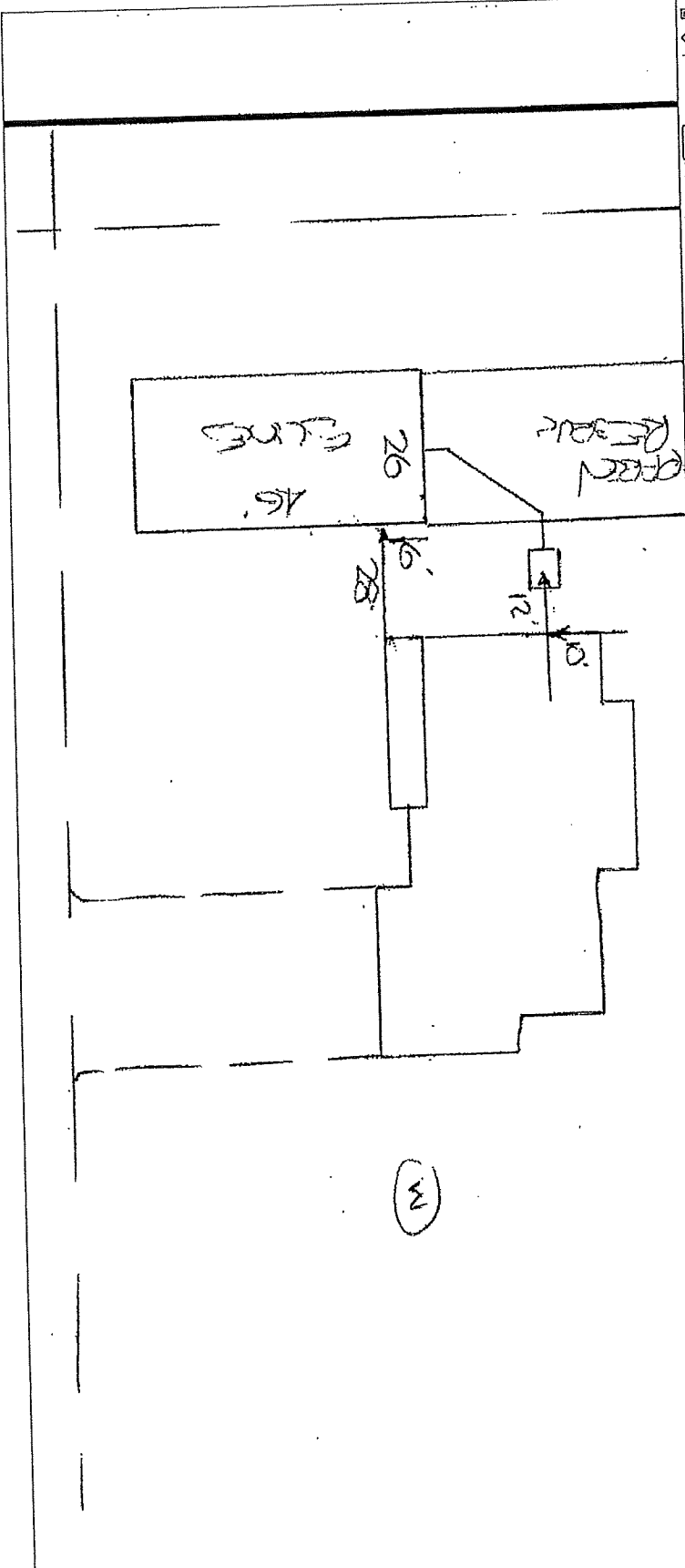
Metadata Thumbnails Annotations

2720 CLIVEDON RD
Last Modified: 2/10/2020 3:33:25 PM
Creation Date: 6/22/2008 8:46:10 AM

Fields
Template: EH
TM PERMIT: SEP2008-00574
TM ADDRESS: 2720 CLIVEDON RD
TM PARCEL_ID: 10-27-103-001
TM OWNER NAME: PADDOCK BUILDERS
TM CONTRACTOR NAME: ROSE EXCAVATING
TM EH CATEGORY: Permit

Document last saved by: Jennifer Medulla 6/28 © 1998-2011 LandStar

3 / 18 GO PDF



LIVINGSTON COUNTY MICHIGAN

Department of Public Health
 2300 E. Grand River Ave., Suite 102
 Howell MI 48843-7578
 Phone: 517.546.9850 Fax: 517.546.6995
 Environmental Health
 Phone: 517.546.9858 Fax: 517.546.9853

Environmental Health

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
BYRD BRIAN A	DEYO NICHOLAS	299,900	11/01/2019	WD	ARMS-LENGTH	2019R-031264	PTA	100.0
PADDOCK BUILDERS INC	BYRD BRIAN A	165,000	02/07/2011	WD	SHORT SALE	2011R-004558	PTA	100.0
PADDOCK BUILDERS INC	MICHIGAN COMMERCE BANK	129,181	09/22/2010	SD	FORCLOSURE	2010R-027680		0.0
PADDOCK BUILDERS	ELIAS THOMAS	264,900	05/01/2008	PTA	LAND CONTRACT			100.0

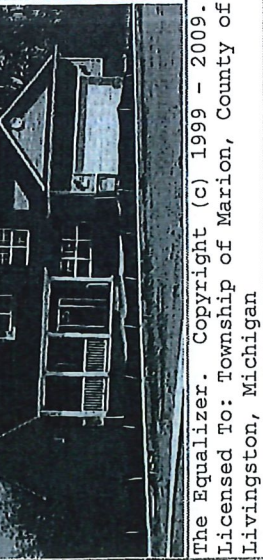
Property Address
 2720 CLIVEDON RD
 Owner's Name/Address
 DEYO NICHOLAS
 2720 CLIVEDON RD
 HOWELL MI 48843

Tax Description
 SEC 27 T2N R4E THE KNOLLS AT GRASS LAKE
 SITE CONDOMINIUMS UNIT 1 - SPLIT 05/05 FR
 27-100-003
 Comments/Influences
 HOME IS COMPLETE AND ADDED AS NEW TAXABLE VALUE. PARTIALLY FINISHED BASEMENT. NEED TO MEASURE DECK. DECK WAS ADDED ACCORDING TO PERMIT, BUT IT LOOKS BIGER. CHECK FOR A/C.
 ***04/20/2006 PH
 INSPECTION FOR NEW CONSTRUCTION. HOME IS ESTIMATED TO BE 50% FOR YEAR END. ADDED

Public Improvements
 Dirt Road
 Gravel Road
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer
 Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2021	21,500	124,400	145,900			145,900S
2020	21,500	125,400	146,900			146,900S
2019	18,000	116,400	134,400			116,644C
2018	20,000	109,400	129,400			113,911C

Land Value Estimates for Land Table 27103.KNOLLS GS LK & BLOSSOM
 Description Front Depth Rate %Adj. Reason Value
 <Site Value A> SITE VALUE 43000 100 43,000
 103 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 43,000
 Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 D/W/P: 4in Ren. Conc. 6.79 250 82 1,392
 Total Estimated Land Improvements True Cash Value = 1,392

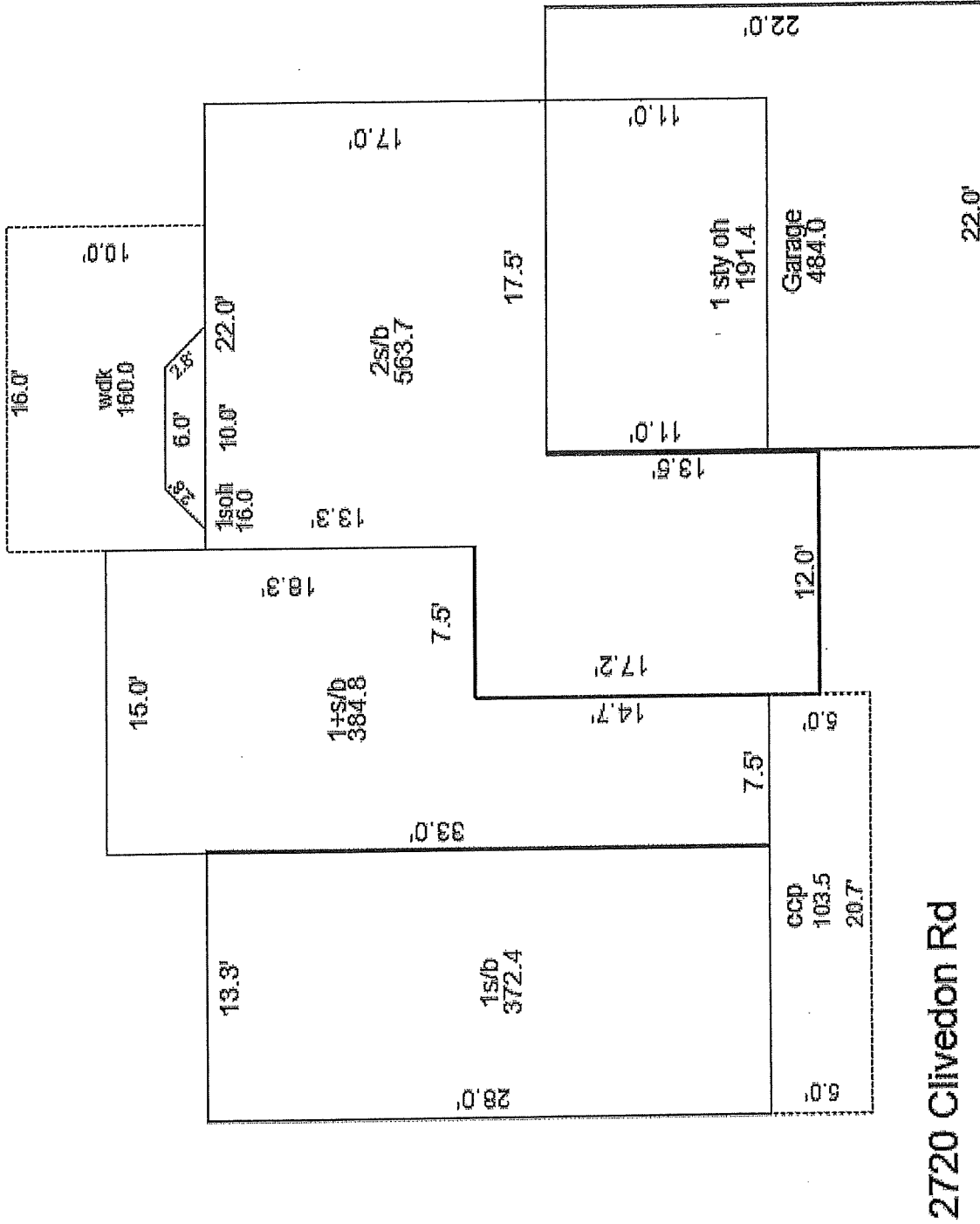


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Marion, County of Livingston, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	0	0	0	0	0	0	0	0	0	0	0	0	0
X	Wood Frame	Plaster Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Electric Baseboard Elec. Ceil. Radiant Electric (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace	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 1 Direct-Vented Ga	Area Type 104 CCP (1 Story) 160 Red Wood/Cedar	Year Built: 2006 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 484 & Good: 0 Storage Area: 0 No Conc. Floor: 0						
Building Style: 2 STORY		Trim & Decoration		(12) Electric			Class: C +10 Effec. Age: 14 Floor Area: 2,092 Total Base New : 329,848 Total Depr Cost: 283,680 Estimated T.C.V: 247,369		E.C.F. X 0.872		Bsmnt Garage: Carport Area: Roof:			
Yr Built Remodeled 2005 0		Size of Closets		(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family 2 STORY C1s C 10 B1t 2005							
Condition: Good		Doors		(14) Water/Sewer			Other Additions/Adjustments							
Room List		(5) Floors		Public Water Public Sewer			Basement Living Area							
Basement		Kitchen:		Water Well			Exterior							
1st Floor		Other:		1000 Gal Septic			Brick Veneer							
Bedrooms		(6) Ceilings		2000 Gal Septic			Basement, Outside Entrance, Below Grade							
(1) Exterior		(7) Excavation		Lump Sum Items:			Plumbing							
X Wood/Shingle Aluminum/Vinyl Brick		Basement: 1321 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1000 Gal Septic			3 Fixture Bath 2 Fixture Bath Extra Sink Separate Shower Vent Fan							
(2) Windows		Basement: 1321 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2000 Gal Septic			2000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Deck Red Wood/Cedar							
Many Avg. Few		Basement: 1321 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2000 Gal Septic			2000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Deck Red Wood/Cedar							
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1321 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2000 Gal Septic			2000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Deck Red Wood/Cedar							
(3) Roof		Basement: 1321 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2000 Gal Septic			2000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Deck Red Wood/Cedar							
X Gable Hip Flat Asphalt Shingle		Basement: 1321 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2000 Gal Septic			2000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Deck Red Wood/Cedar							
Chimney: Brick		Basement: 1321 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2000 Gal Septic			2000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Deck Red Wood/Cedar							

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



2720 Clivedon Rd

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

I Nicholas Deyo give Dave from Artistic pools and concrete permission to represent me in the variance meeting in regards to the swimming pool.

Best Regards,

Nicholas Deyo

Nicholas Deyo
810-923-0603