

**MARION TOWNSHIP
ZONING BOARD OF APPEALS**

Monday, July 6, 2020
7:30 p.m.

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIENCE

INTRODUCTION OF MEMBERS

APPROVAL OF AGENDA July 6, 2020

CALL TO PUBLIC

APPROVAL OF MINUTES FOR: June 1, 2019 Regular Meeting

OLD BUSINESS: None

NEW BUSINESS:

- 1) ZBA Case #02-20 Richard Suhayda 806 Hurley Dr. Howell, MI 48843
Seeking a variance for Section 8.04 E.1.a Minimum lot area, 8.04.E.3.a.1
Front setback of 50 feet and 8.04.E.3.a.3 Rear setback of 25 feet.
4710-35-301-041

- 2) ZBA Case #03-20 David & Karen Alfanos 4084 Southwoods Drive Howell, MI 48843
Seeking a variance for Section 8.04.E.3.a.2 side yard setback 10 feet and
8.04.E.3.a.3 Rear setback of 25 feet. 4710-25-101-017

CALL TO PUBLIC:

ADJOURNMENT:

**MARION TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR ELECTRONIC MEETING
JUNE 1, 2020**

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

MEMBERS ABSENT: Dan Lowe

OTHERS PRESENT: Dave Hamann, Zoning Administrator

CALL TO ORDER

Larry Fillinger called the meeting to order at 7:31 p.m.

MEMBERS PRESENT

The members of the Zoning Board of Appeals introduced themselves.

APPROVAL OF AGENDA

Linda Manson-Dempsey motioned to approve the agenda as presented. Larry Grunn seconded. **Motion carried.**

CALL TO THE PUBLIC

No response.

APPROVAL OF MINUTES

November 4, 2019 Regular Meeting: Diane Bockhausen motioned to approve the minutes as presented. Linda Manson-Dempsey seconded. **Motion carried.**

OLD BUSINESS: None

NEW BUSINESS

ZBA Case #01-20—Stephen & Audine Puckett, 4321 Rurik Drive, Howell, MI, Tax Code #4710-25-202-041; Seeking variance for Section 8.04 E2a Front Yard Setback of 50 Feet and Section 6.19 A2 No More Than One Driveway Per Parcel

The applicant, Stephen Puckett, was present to request a variance for a family room addition and two-car garage that won't meet the front yard setback requirement because he's on a corner lot and therefore has to meet the front yard requirement on both the east and north sides. He would like to build the family room immediately and hopes to build the garage in the near future. In addition, when the new garage is built, he would like to add a second driveway off of Irene Street to allow access to the garage. There is a new septic field on the rear of the home and the well is in the front of the house. Therefore, the only place he could put the addition is on the east side.

The board members discussed whether there would be a time limit on the variance if it were granted for future building of a garage; Dave Hamann said no, the variance stays with the property. The only time limit is once a permit has been granted, construction must be started within six months and completed within two years.

Larry Grunn said the Planning Commission is working on the "Access Controls" part of the ordinance to perhaps allow multiple driveways in the future. Dave Hamann said the Livingston County Road Commission will issue permits for two driveways on public roads; private roads are the responsibility of private road owners and are within the township's jurisdiction.

Call to the Public

Tom VanderPlas, 1877 Olympia Drive, is a neighbor who supports granting this variance.

Anthony Smith, 4327 Irene Street, is a neighbor who also supports the variance.

Motion

Linda Manson-Dempsey motioned for ZBA Case #01-20—Stephen & Audine Puckett, 4321 Rurik Drive, Tax Code #4710-25-202-041, Section 8.04 E2a to grant a 31-foot variance for the east side of the property (Irene Street) for construction of an addition and future 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 property has two front yard setbacks because it is a corner lot, and due to health issues, a future garage is necessary to avoid steps.*
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 continue to live here and would provide substantial relief.*
3. That the request is due to the unique circumstances of the property. *The location of the well and septic and the two front yards are unique to this property.*
4. That the alleged hardship has not been created by a property owner. *The hardship was not created by the owner, and the variance will make the property more livable.*
5. That the difficulty shall not be deemed solely economic. *The difficulty is not based on economics.*

Diane Bockhausen seconded. Roll call vote: Bockhausen, Grunn, Manson-Dempsey, Fillinger—all yes. **Motion carried 4-0.**

Motion

Linda Manson-Dempsey motioned for ZBA Case #01-20—Stephen & Audine Puckett, 4321 Rurik Drive, Tax Code #4710-25-202-041, Section 6.19 A2 No More Than One Driveway Per Parcel, to allow a second driveway off of Irene Street when the second garage is built, considering the same criteria and reasons stated above. Diane Bockhausen seconded. Roll call vote: Bockhausen, Grunn, Manson-Dempsey, Fillinger—all yes. **Motion carried 4-0.**

CALL TO THE PUBLIC

No response.

ADJOURNMENT

Larry Grunn motioned to adjourn at 7:59 pm. Linda Manson-Dempsey seconded. **Motion carried.**

APPLICATION TO ZONING BOARD OF APPEALS

ZBA Case # 02-20
Tax Code 4710-35-301-041
Current Zoning ERS I
Fee Paid \$400
Date Received 6-4-2020
Received by SH

Applicant Richard Sunayda
Address 806 Hurley Dr. Howell, MI 48843
Telephone (586) 212-6158
(Home) (Work)

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

804 E 1A, 804 E 3A1
804 E 3A3

2. Letter stating reason request should be granted (per Section 5.05 C)

3. 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

6/4/2020
Date

Office Use Only	
Meeting Date <u>JULY 6, 2020</u>	Action Taken _____
Conditions (if applicable) _____	
Signed _____	

Lot of
Record

Section 5.05

Authorized Appeals

The Zoning Board of Appeals shall hear the following specified categories of appeals in accordance with the following standards:

- A. **Administrative Review:** The Zoning Board of Appeals shall hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, decision or refusal made by any Township official or by the Planning Commission in administering or enforcing the provisions of the Zoning Ordinance.
- B. **Interpretation of the Ordinance:** The Zoning Board of Appeals shall hear and decide upon requests to:
1. Interpret the provisions of the Zoning Ordinance when it is alleged that certain provisions are not clear or that they could have more than one meaning. In deciding upon such request, the Zoning Board of Appeals shall ensure that its interpretation is consistent with the intent and purpose of the Zoning Ordinance, the Article in which the language in question is contained, and all other relevant provisions in the Zoning Ordinance.
 2. Determine the precise location of the boundary lines between zoning districts when there is dissatisfaction with a decision made by the Zoning Administrator. (See Section 7.04.)
 3. Classify a use that is not specifically mentioned as a part of the use regulations of any zoning district so that it conforms to a comparable permitted or prohibited use, in accordance with the purpose and intent of each district. Where there is no comparable permitted or prohibited use, the Zoning Board of Appeals shall so declare, the effect being that use is not permitted in the Township until or unless the text of the Zoning Ordinance is amended to permit it.
 4. Determine the parking space requirements of any use not specifically mentioned by classifying it with one of the groups listed in Article XIV by an analysis of the specific needs. If no comparable use is found, the Zoning Board of Appeals shall so inform the petitioner and indicate that the parking space requirements will have to be established by amendment of the Zoning Ordinance.

C. Variances

The ZBA shall have the power to authorize, upon appeal, specific variances from such dimensional requirements as lot area and width regulations, building height and square foot regulations, yard width and depth regulations, such requirements as off-street parking and loading space, and sign regulations and other similar requirements as specified in the ordinance. The existence of nonconforming structures or buildings on other lands, or in other districts, shall not create a precedent, or be the basis for a variance. To obtain a variance, the applicant shall submit sufficient information to enable the Board of Appeals to determine that a practical difficulty exists, if applicable, by explaining:

1. That the restrictions of the Township Zoning Ordinance would unreasonably prevent the owner from using the property for a permitted use.
2. That 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.
3. That the request is due to the unique circumstances of the property.
4. That the alleged hardship has not been created by a property owner.

Administrator concerning the enforcement of the provisions of this Ordinance shall be filed within thirty (30) days after the date of the Zoning Administrator's decision or the decision shall be final.

B. **Stay:** An appeal shall stay all proceedings in furtherance of the action appealed from unless the Zoning Administrator certifies to the Zoning Board of Appeals after notice of appeal has been filed with he or she, that by reason of facts stated in the certificate a stay would, in the Zoning Administrator's opinion, cause imminent peril to life or property, in which case the proceedings shall not be stayed otherwise than by a restraining order, issued by the Zoning Board of Appeals or by a court of record.

C. **Hearing:** Upon receipt of a Notice of Appeal or of an application for Ordinance interpretation, or variance request, the chairperson of the Zoning Board of Appeals shall schedule a reasonable time and date for a public hearing and give notice as provided in section 103 of PA 110 of 2006, as amended.

Upon receipt of a Notice of Appeal seeking an interpretation of the Zoning Ordinance, or an appeal of an administrative decision, a notice stating the time, date, and place of the public hearing shall be published in a newspaper of general circulation within the Township and shall be sent to the person requesting the interpretation not less than fifteen (15) days before the public hearing.

If the request for an interpretation or appeal of an administrative decision involves a specific parcel, written notice stating the nature of the interpretation request and the time, date, and place of the public hearing on the interpretation request shall be sent by first-class mail or personal delivery to all persons to whom real property is assessed within three hundred (300) feet of the boundary of the property in question and to all occupants of all structures within three hundred (300) feet of the boundary of the property in question. If a tenant's name is not known, the term "occupant" may be used.

D. **Appearance:** At the hearing, a party may appear in person or by agent or attorney. The Zoning Board of Appeals may recess such hearing from time to time, and, if the time and place of the continued hearing are announced at the time of adjournment, no further notice shall be required.

E. **Decision:** The Zoning Board of Appeals shall render its decision within sixty (60) days of filing of a Notice of Appeal, or application for Zoning Ordinance interpretation or variance, unless in the opinion of Zoning Board of Appeals, an extension of time is necessary to review information pertinent to making the decision. The concurring vote of a majority of the members of the Zoning Board of Appeals shall be necessary to reverse an order, requirement, decision, or determination of the administrative official or body, to decide in favor of the applicant on any matter upon which the Zoning Board of Appeals is required to pass under the Zoning Ordinance or to grant a variance in the Zoning Ordinance.

F. **Fee:** A fee as established by the Township Board shall be paid to the Township Clerk at the time the petitioner files an application with the Zoning Board of Appeals. The purpose of such fee is to cover, in part, the necessary advertisements, investigations, hearing records and other expenses incurred by the Board in connection with the appeal. No fee shall be charged if the Township is the moving party.

G. **Performance Guarantee:** In authorizing any variance, or in granting any temporary dwelling permits, the Zoning Board of Appeals may require that a cash deposit, certified check, irrevocable bank letter of credit, or similar instrument acceptable to the Township covering the estimated cost of conditions or improvements associated with a project for which zoning approval is sought, be deposited with the Township Clerk to insure faithful conformance with the conditions or completion of the improvements. Such performance guarantee shall be collected and returned pursuant to the requirements of Section 4.06.

Section 5.07

Review By Circuit Court

The decision of the Zoning Board of Appeals shall be final. A party aggrieved by the decision may appeal to the circuit court for Livingston County as provided for in PA 110 of 2006, as amended.

To Whom in May Concern:

This letter contains the reasoning behind our request for a variance located at 806 Hurley Dr. in the Log Cabin Subdivision EC 35 T2N R4E LOG CABIN PARK LOTS 52 SPLIT ON 02/03/2008 FROM 4710-35-301-011.

This request has been submitted in order for us to build an attached garage to be located on the north end of the property with the drive entrance facing Pleasant Lake Rd. There is not enough space from the existing building for current zoning property setbacks. In order to maintain proper structure and alignment with the existing house as well as "curbside appeal" we would need to encroach on Hurley Dr. with a remaining 22ft to the property line. On the Pleasant Lake Rd. side, per our requested dimensions there would remain about 21ft to the property line also encroaching on Pleasant Lake Rd.

The third side requires 30ft and will not be an issue in the event that we join parcels which we would do contingently upon receiving our variance. All standing structures were built and maintained on the properties before we purchased them. This is according to your web site estimated in the 1920's and per the county lot of records before the new zoning ordinance was adopted on March 14th 1996.

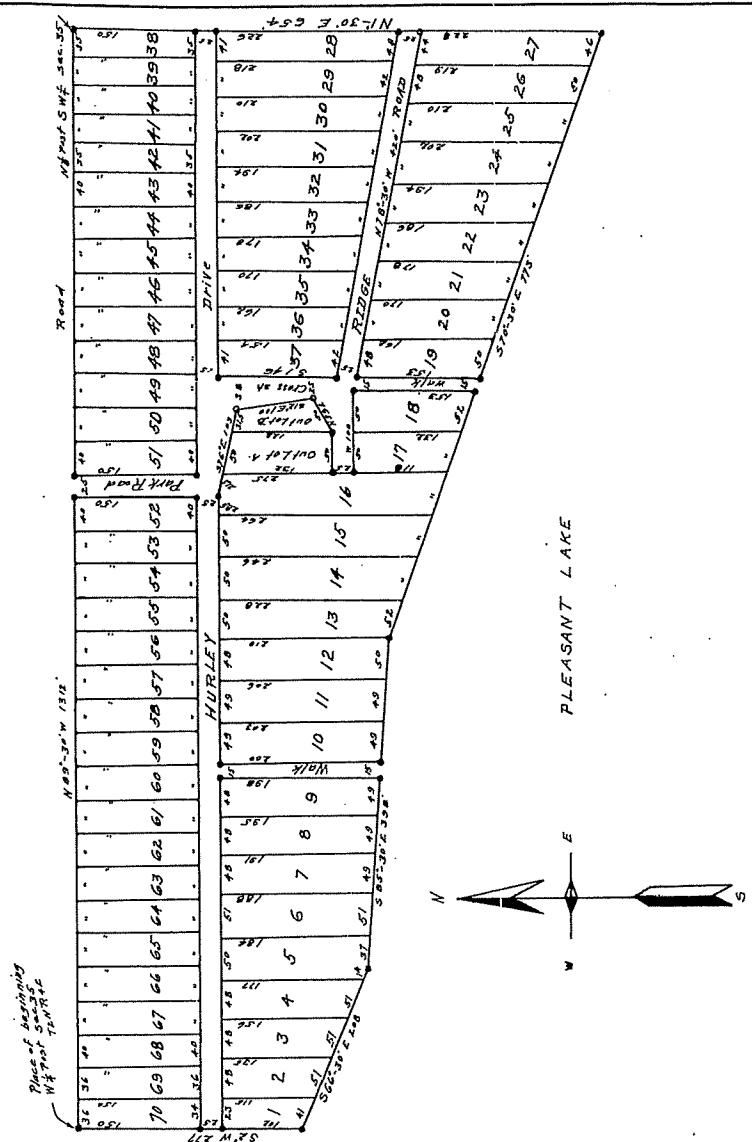
We have discussed these issues with our existing neighbors. We plan on putting together a brief letter with signatures of approval from them as well. We do plan to have this statement available at the time of the meeting in front of the board.

Thank you,

Mr. and Mrs. Richard Suhayda

Examined and Approved
J. F. Hawley
 Deputy Auditor General

PLAT OF
" LOG CABIN PARK "
 PLEASANT LAKE, Marion Township, Livingston Co. Michigan.
 All that part of NW 1/4 SW 1/4 Sec. 35, North of Pleasant Lake, T2NR 4E.
 Scale 1" = 100'



KNOW ALL MEN BY THESE PRESENTS, that we, *J. M. McNamee* and *W. E. McNamee*, of the County of Livingston, State of Michigan, do hereby certify that the above named *Log Cabin Park*, is a parcel of land owned by *W. E. McNamee* and *John B. McNamee*, his wife, and is situated in the Township of *Marion*, County of *Livingston*, State of *Michigan*, and is more particularly described as follows: *Log Cabin Park, Pleasant Lake, Marion Township, Livingston County, Michigan, all that part of NW 1/4 SW 1/4 Sec. 35, North of Pleasant Lake, T2NR 4E.*

KNOW ALL MEN BY THESE PRESENTS, that we, *J. M. McNamee* and *W. E. McNamee*, of the County of Livingston, State of Michigan, do hereby certify that the above named *Log Cabin Park*, is a parcel of land owned by *W. E. McNamee* and *John B. McNamee*, his wife, and is situated in the Township of *Marion*, County of *Livingston*, State of *Michigan*, and is more particularly described as follows: *Log Cabin Park, Pleasant Lake, Marion Township, Livingston County, Michigan, all that part of NW 1/4 SW 1/4 Sec. 35, North of Pleasant Lake, T2NR 4E.*

STATE OF MICHIGAN, County of Livingston, ss:
 I, *Clay W. Barnhart*, Notary Public in and for said County, do hereby certify that the above named *Log Cabin Park*, is a parcel of land owned by *W. E. McNamee* and *John B. McNamee*, his wife, and is situated in the Township of *Marion*, County of *Livingston*, State of *Michigan*, and is more particularly described as follows: *Log Cabin Park, Pleasant Lake, Marion Township, Livingston County, Michigan, all that part of NW 1/4 SW 1/4 Sec. 35, North of Pleasant Lake, T2NR 4E.*

My Commission expires, *Dec. 31, 1924.*
 I hereby certify that the plat hereto submitted is a correct one, and that permanent monuments placed at points marked thereon, are above shown at all angles in the boundaries of the land platted, and at all intersections of streets or avenues and alleys.
 This plat was approved by the *Livingston County* Board of Supervisors at a meeting held on the *22nd* day of *October*, 1923, at *Livingston*, Michigan.
 This plat was approved on the *22nd* day of *October*, 1923, at *Livingston*, Michigan.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE COPY OF THE ORIGINAL RECORDS OF THE COUNTY CLERK OF LIVINGSTON COUNTY, MICHIGAN.
J. F. Hawley
 DEPUTY AUDITOR GENERAL
 FILED IN AUDITOR GENERAL'S DEPT.
 Nov 12-1923
J. F. Hawley
 DEPUTY AUDITOR GENERAL

MARION MARCH 2019



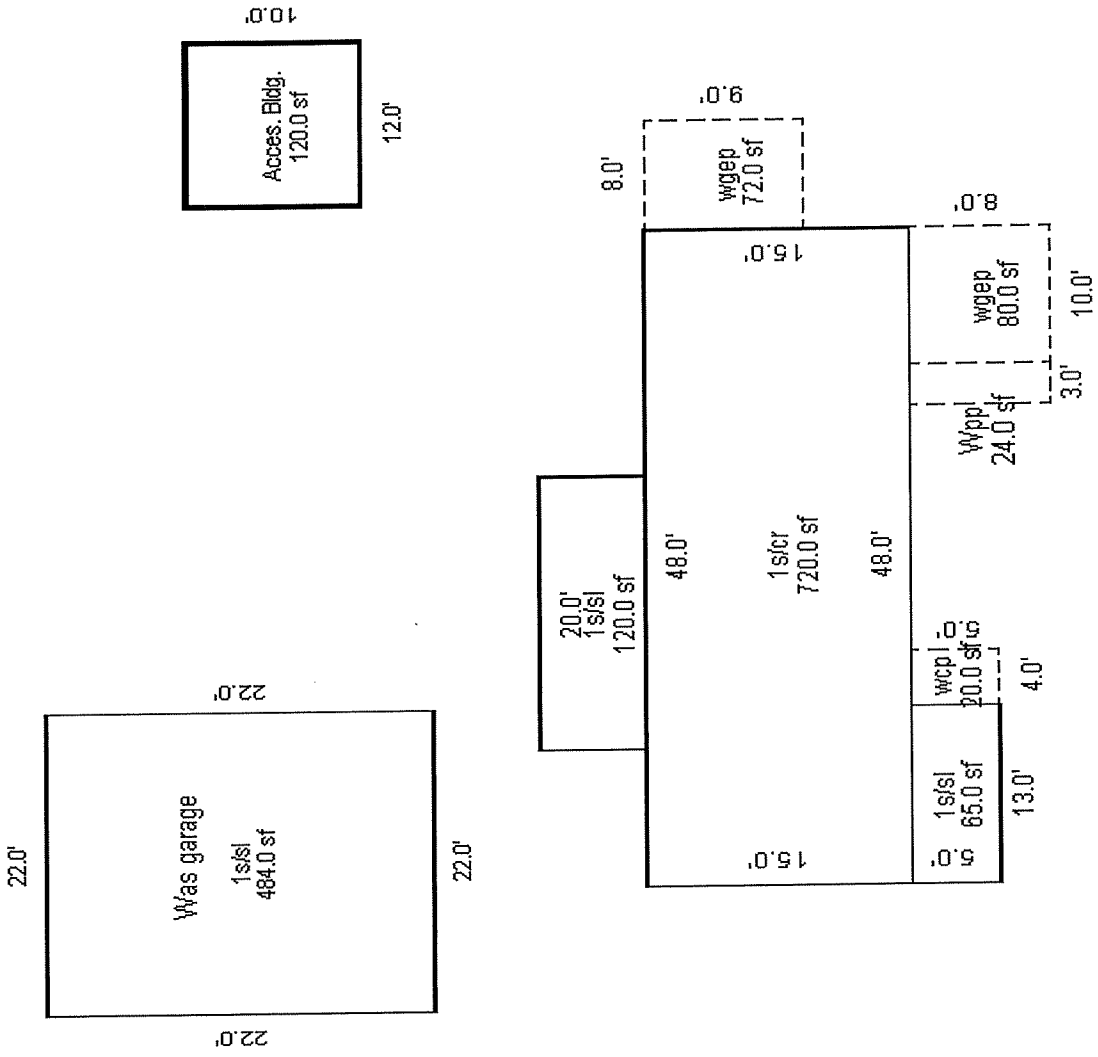
Grantor	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
OZEK DANIEL	109,000	12/21/2015	WD	FAMILY	201GR-000626	PTA	100.0
SUHAYDA RICHARD E	124,000	04/11/2009	WD	MULTIPLE PARCELS	2009R-008015		100.0
BOZEK DANIEL	0	04/05/2005	PTA	ESTATE DISTRIBUTION			100.0
NANTAIS V & CELESKEY G & CELESKEY JOSEPHINE							
Property Address	Class: RESIDENTIAL - IMP Zoning: ERS-1 Building Permit(s)						
006 HURLEY DR	School: HOWELL PUBLIC SCHOOLS						
Owner's Name/Address	P.R.E. 100% 12/21/2015						
SUHAYDA RICHARD E	MAP #: ICP						
006 HURLEY DR	2021 Est TCV 113,534 TCV/TFA: 72.55						
HOWELL MI 48843	Land Value Estimates for Land Table 00037.LOG CABIN PARK						
Tax Description	* Factors *						
SEC 35 T2N R4E LOG CABIN PARK LOTS 52	Description Front Depth Rate %Adj. Reason Value						
SPLIT ON 02/03/2008 FROM 4710-35-301-011;	OFF WATER 40.00 150.00 1.0000 375 100 15,000						
Comments/Influences	Value less than minimum value for this land table. Minimum used. 20,000						
REMOVED DETACHED GARAGE TO 35-301-042.	40 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 20,000						
PARCEL WAS SPLIT FOR 2008 AND GARAGE IS ON LOT #16.							
***02/03/08 VM							
CORRECTIONS AND UPDATES TO PROPERTY RECORD CARD DONE AS ADJUSTMENTS ONLY.							
***09/26/07 VM							
Split/Comb. on 02/03/2008 completed /							

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2021	10,000	46,800	56,800			50,858C
2020	10,000	48,700	58,700			50,858C
2019	10,000	48,600	58,600			49,910C
2018	10,000	55,300	65,300			48,741C

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Marion, County of Livingston, Michigan
 *** Information herein deemed reliable but not guaranteed***

Building Type Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame		(3) Roof (cont.) Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior X Drywall Plaster Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C.		(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 100 Amps Service		(15) Built-ins 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		(16) Porches/Decks Area Type 24 WPP 20 WPP 72 Brzwy, FW 80 Brzwy, FW		(17) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:	
Room List Basement 1st Floor 2nd Floor Bedrooms		(13) Plumbing No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture (s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		(15) Fireplaces 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 Class: CD Effic. Age: 32 Floor Area: 1,565 Total Base New : 161,255 Total Depr Cost: 109,653 Estimated T.C.V: 93,534 E.C.F. X 0.853		Cls CD Blt 1920					
(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick X Insulation (2) Windows Many X Avg. Small Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings X Drywall (7) Excavation Basement: 0 S.F. Crawl: 720 S.F. Slab: 845 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(11) Heating System: Forced Air w/ Ducts Ground Area = 1565 SF Floor Area = 1565 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas Stories Exterior 1 Story Siding 1 Story Siding 1 Story Siding 1 Story Siding Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 200 Feet Fireplaces Interior 1 Story Porches WPP WPP Breezeways Frame Wall Frame Wall Notes: ECF (LOG CABIN OFF LAKE) 0.853 => TCV: 93,534		Cost New Depr. Cost Total: 137,779 93,689 2,502 5,703 2,584 659 549 1,879 2,088 109,653					
(3) Roof X Gable Hip Flat X Asphalt Shingle Chimney: Brick		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Notes: ECF (LOG CABIN OFF LAKE) 0.853 => TCV: 93,534							

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



Sketch by Apex IV™

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

APPLICATION TO ZONING BOARD OF APPEALS

ZBA Case # 03-20
Tax Code 4710-25711-017
Current Zoning ERS-1
Fee Paid 400
Date Received 6-9-2020
Received by DH

Applicant David & Karen Alfano
Address 4084 Southwoods Drive
Telephone 810 599-9008
(Home) (Cell)

Applicant is (check one): Owner Purchaser Representative

Purchaser or Representative needs a letter of permission from owner

Nature of Request (check applicable one)

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

1. Zoning Ordinance Section(s) 80423A2
80423A3
2. Letter stating reason request should be granted (per Section 5.05 C)
3. Requirement per Section 4.03 D
4. Required Livingston County Health Department evaluation

Office Use Only

Meeting Date July 6, 2020 Action Taken _____

Conditions (if applicable)

Signed _____

06/04/20

Letter for Zoning Board of Appeals

4084 Southwoods Drive, Howell MI 48843
Parcel 4710-25-101-017
West Shores Estates Lot #16

To Whom it May Concern:

Variations for building a 2.5 car garage ordinance sections 804E3A2 and 804EA3

We would like to build a 2.5 car attached garage onto our home. The garage will be attached to the North side of the house and will be approximately 27' wide x 26' deep. In order to build the attached garage we will need a variance for the zoning ordinance sections 804E3A2 and 804E3A3. We are requesting a variance of 2.5' (east side of lot) from the **(cul de sac)** and 9' on (north) side of the property **(vacant property owned by the homeowner on the other side of the lot Mr and Mrs LaFramboise 4058 Southwoods Drive).**

When we purchased the home in December of 2018, the previous owners had built a wall to separate the two car garage and they partially finished the second garage stall (there is still a garage door attached to it and the furnace does not heat this area). Marion Township is now including this area as living space in the home and we are being taxed on the second garage stall as being living space. So we only have a 1 car garage. In order to meet the needs of our family, we would like to add on a 2.5 car garage. Our previous home had a 3.5 car garage and our daughter just moved back home so we now have 3 cars and only a 1 car garage.

Cul de sac

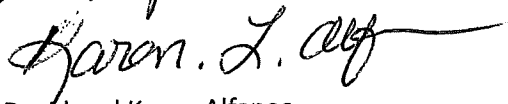
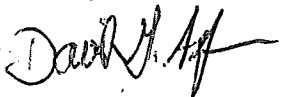
After our Land Use permit to build the 2.5 car garage was denied by Marion Township, we were informed we have a cul-de-sac running through the middle of our front lawn. When our home was built in 1968, Southwoods Drive was connected all the way through. Later, a canal was built on the south side of the home and Southwoods ends in front of our home and it ends at a boat launch (which is a private launch for our street only). The cul-de sac is not a proper cul-de-sac because there is no turn around. Since we have a lot of record and our lot was created before the zoning was put in place, we would like to request a 2.5' variance from the cul-de- sac. Our proposed garage will be 22.5' from the end of the cul-de-sac instead of the required 25'.

Vacant lot

Based on the shape of our lot, the front of the garage will be 1' from the side lot (North side) and the back of the garage will be 10' from the side lot (North side). So we are asking for a variance of 9' to accommodate the front of the garage from the side (north) because the front of the garage will be 1'

away from the lot line and not the required 10". The lot on the north side of the home is vacant with no home or structure on it. The lot does not perk. Previous owners owned 50% of the side lot but they sold it to the LaFramboise, the homeowner on the other side of the lot in 2016. The LaFramboise's are not interested in selling us the lot or any portion of the lot.

Respectfully submitted,



David and Karen Alfanos

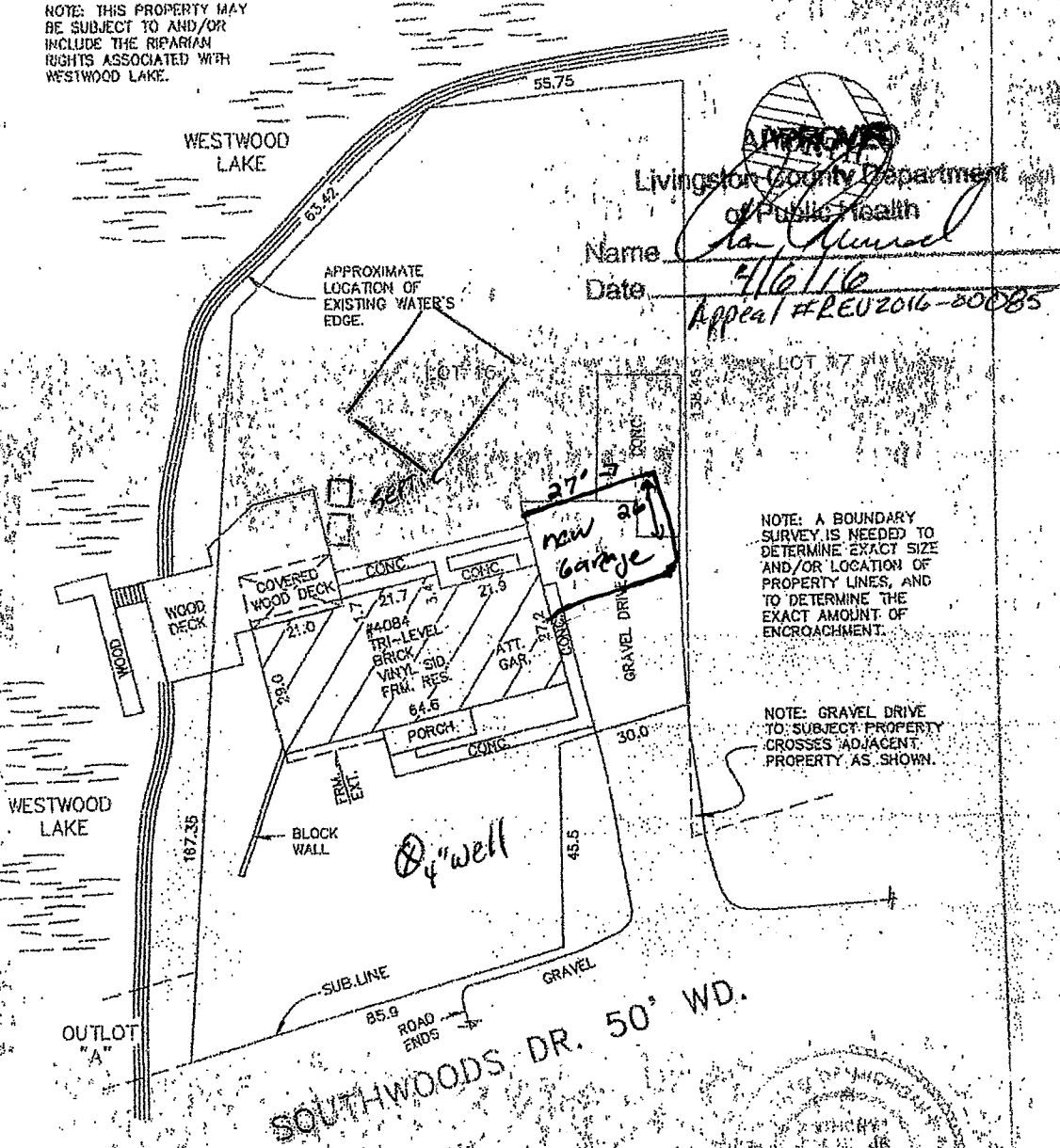
MORTGAGE SURVEY

Certified to: RDSS MORTGAGE CORPORATION

Applicant: CHUMPOL RANGSON

Property Description:
 Lot 16: WEST SHORE ESTATES, a subdivision of parts of the E. 1/2 of the S.W. 1/4 of Sec. 24, and of the W. 1/2 of the N.E. 1/4 and of the E. 1/2 of the N.W. 1/4 of Sec. 26, T.2 N., R.4 E., Marion Township, Livingston County, Michigan, as recorded in Liber 11 of Plats, Pages 6 and 7 of Livingston County Records.

NOTE: THIS PROPERTY MAY BE SUBJECT TO AND/OR INCLUDE THE RIPARIAN RIGHTS ASSOCIATED WITH WESTWOOD LAKE.



APPROVED
 Livingston County Department of Public Health
 Name: *[Signature]*
 Date: 4/16/16
 Appeal # REU2016-20085

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT.

NOTE: GRAVEL DRIVE TO SUBJECT PROPERTY CROSSES ADJACENT PROPERTY AS SHOWN.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property hereafter described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

[Signature]

JOB NO: 16-00010 SCALE: 1" = 30'
 DATE 01/05/16 DR BY: LAO

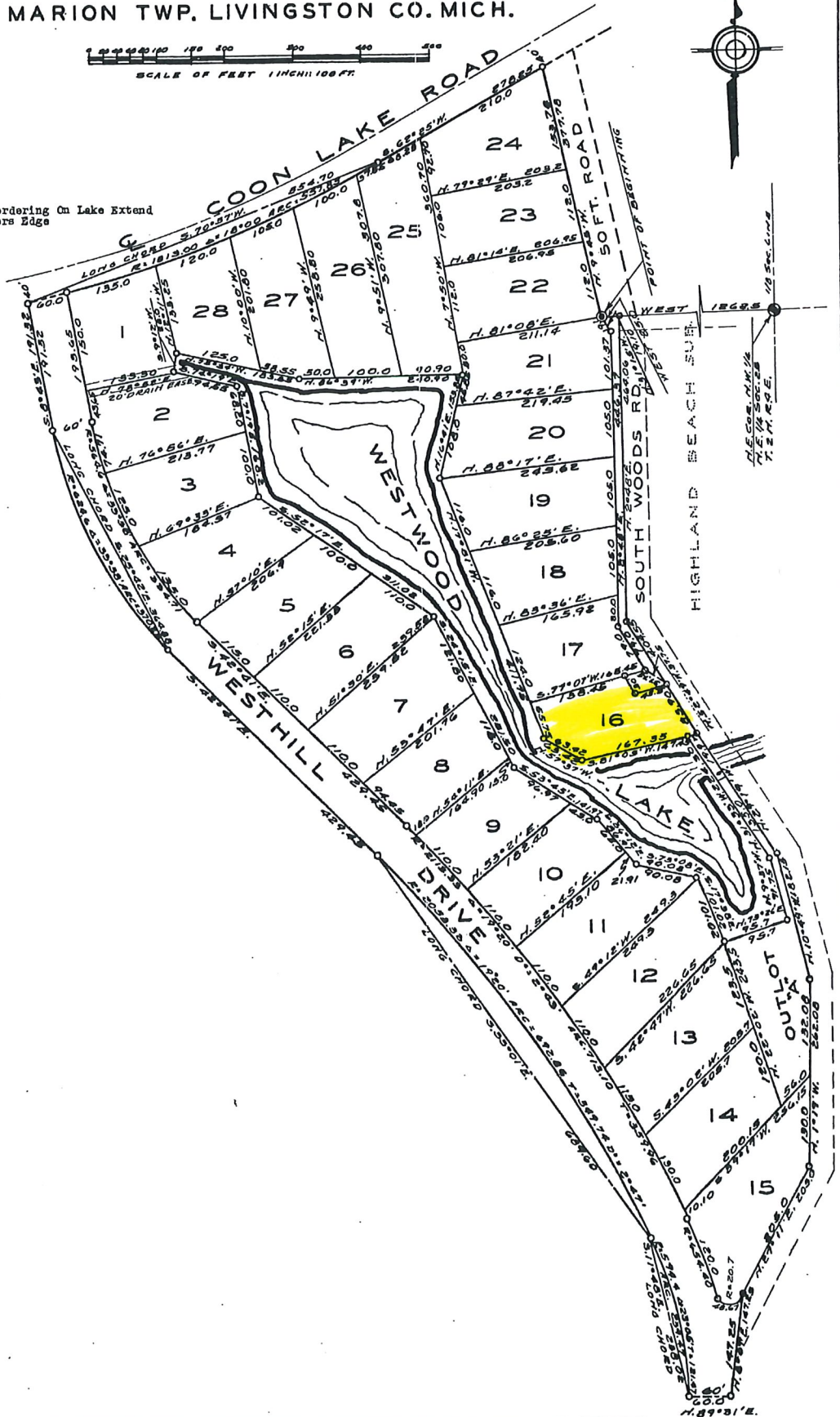
KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
 A GROUP OF COMPANIES
 Eastpointe Detroit Ann Arbor Grand Blanc
 (800) 225-7222 (313) 756-6277 (734) 931-8966 (486) 69-066
 FAX (800) 771-6048 FAX (313) 772-4048 FAX (734) 994-0667 FAX (486) 69-134
 www.kemtecgroupofcompanies.com

"WEST SHORE ESTATES"

A SUBDIVISION OF PARTS OF THE E.1/2 OF THE S.W.1/4 OF SEC.24, & OF THE W.1/2 OF THE N.E.1/4 & OF THE E.1/2 OF THE N.W.1/4, OF SEC.25, OF T.2. N. R.4 E. MARION TWP. LIVINGSTON CO. MICH.



NOTE: All Lots Bordering On Lake Extend To The Waters Edge



"WEST SHORE ESTATES"

A SUBDIVISION OF PARTS OF THE E.1/2 OF THE S.W.1/4 OF SEC.24, & OF THE W.1/2 OF THE N.E.1/4 & OF THE E.1/2 OF THE N.W.1/4, OF SEC.25, OF T.2 N. R.4 E.

MARION TWP. LIVINGSTON CO. MICH.

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of "WEST SHORE ESTATES" A subdivision of parts of the E.1/2 of the S.W.1/4 of Sec.24 & of the W.1/2 of the N.E.1/4 & of the E.1/2 of the N.W.1/4 of Sec.25 T.2 N. R.4 E. Marion Twp. Livingston Co. Mich. is described as follows:

Beginning at a point West 1222.5 ft. from the N.E. cor. of the N.W.1/4 of the N.E.1/4, Sec.25, T.2 N. R.4 E. Mich. Running thence N.6°45'W. 377.78 ft; thence S.68°25'W. 276.25 ft. to the P.O. of a curve of Radius 1813.0 ft. and Bearing of Long Chord of S.70°57'W. & Dist. of 554.70 ft. Thence along the Arc 557.85 ft. to a point, thence S.8°45'E. 191.38 ft. to the P.O. of a curve of Radius 824.60 ft. and I angle of 33°53', thence along the Arc of said curve 370.28 ft; the Long Chord of said curve bearing S.25°43'E. 364.88 ft; thence S.42°41'E. 420.45 ft; to the P.O. of a curve of Radius 2055.55 ft. and I angle of 19°20', thence along the Arc of said curve 698.86 ft; the Long Chord bearing S.35°01'E. 689.60 ft; to the P.O.C. of a curve of Radius 594.4 ft. and I angle of 25°05', thence along the Arc of said curve 239.47 ft. the Long Chord bearing S.11°49'E. 238.08 ft; thence N.89°21'E. 60.8 ft; thence N.8°09'E. 147.25 ft; thence N.27°11'W. 205.0 ft; thence N.1°19'W. 228.08 ft; thence N.10°49'W. 182.15 ft; thence N.28°19'W. 404.55 ft. thence N.2°48'W. 484.06 ft; thence West 85.00 ft. to the Point of Beginning.

Containing Lots numbered 1 to 28 inclusive and OUTLOT "A" NOTE: All dimensions are given in feet and Decimals thereof. All curvilinear dimensions are Arc measurements

APPROVAL BY COUNTY PLAT BOARD

This plat was approved on the 17th day of March 1966 by the Livingston County Plat Board
Clarence Blackburn (County Register of Deeds)
John A. Hagman (County Clerk)
Dorothea J. Greer (County Treasurer)
Floyd W. Kinnell (County Drain Commissioner)

APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 19th day of November 1962 by the Livingston County Board of Road Commissioners
Norman S. Topping (Chairman)
Fred Berry (Member)
Warren H. Anderson (Member)

CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the Township Board of the Township of Marion and is in compliance with section 19a of the Township Ordinance of 1962 and that the width of lots is in compliance with requirements of Section 30, Act 172, of 1929, as amended.
Dorothea J. Greer Clerk

COUNTY TREASURER'S CERTIFICATE

Office of County Treasurer, Livingston County. I hereby certify that there are no tax liens or other claims on the lands described herein, and that there are no tax liens or other claims on said lands, for the five years preceding the 19th day of November 1962, and that the taxes for said period of five years are all paid, as shown by the records of this office. This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.
Dorothea J. Greer (County Treasurer)

Livingston County, Michigan
January 3, 1963
January 10, 1963
January 2, 1963
Richard E. Lovett
Notary Public
Livingston County, Michigan

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Jonathan M. Hoegland and Louise D. Hoegland, his wife, as vendors, and the MADANS DEVELOPMENT Company, a Michigan corporation, by Harry Malynowski, its President, and Mykola Stefkivsky, Secretary, as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted to be known as "WEST SHORE ESTATES" A subdivision of parts of the E.1/2 of the S.W.1/4 of Sec.24 & of the W.1/2 of the N.E.1/4 & of the E.1/2 of the N.W.1/4 of Sec.25, T.2 N. R.4 E. Marion Twp. Livingston Co. Michigan. The plat of the streets and alleys is shown in the attached plat. The Public, except South Woods Road which is indicated to the Lot owners. Signed and sealed in the Presence of
MADANS DEVELOPMENT COMPANY

Jonathan M. Hoegland (Vendor)
Louise D. Hoegland (Vendor)
Harry Malynowski (President)
Mykola Stefkivsky (Secretary)
Mike Biloskursky (Witness)
Jonathan M. Hoegland (Witness)
Louise D. Hoegland (Witness)

ACKNOWLEDGMENT

STATE of Michigan)
County of Wayne)
On this 12th day of NOVEMBER, A.D. 1966, before me, MIKE BILOSKURSKY, a Notary Public in and for said county appeared Harry Malynowski and Mykola Stefkivsky, who being each by me duly sworn did say that they are the President and Secretary respectively of the MADANS DEVELOPMENT COMPANY, a Michigan corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said HARRY MALYNOWSKI AND MYKOLA STEFKIVSKY acknowledged said instrument to be the free act and deed of said corporation.
Mike Biloskursky
Notary Public, Livingston County
My Commission expires April 3, 1966

ACKNOWLEDGMENT

STATE of Michigan)
County of Livingston)
On the Sixteenth day of November, A.D. 1962, before me, Robert W. Eritch, a Notary Public in and for said county appeared Jonathan M. Hoegland and Louise D. Hoegland, his wife, who being each by me duly sworn did say that they are the persons who executed this instrument and acknowledged said instrument to be their free act and deed.
Robert W. Eritch
Notary Public, Livingston County
My Commission expires 7/21/80

SURVEYOR'S CERTIFICATE

I hereby certify that the plat herein disclosed is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 36 inches in length, or shorter bars of not less than one-half inch in diameter tapered over each other at least 4 inches with an over-all length of not less than 36 inches, secured in a concrete cylinder at least 4 inches in diameter and 36 inches in depth have been placed at points marked (O) as shown shown at all angles in the boundaries of the land platted, at all the intersections of streets, intersections of alleys, or of streets and alleys, and at the intersections of streets and alleys with the boundaries of the plat as shown on said plat.
John G. Miller
Registered Land Surveyor - Professional Engineer
John G. Miller

COPY

Notary's Office
Livingston County, Michigan } S.S.
West Shore Estates
18 West 2nd Street
January 4, 1963 at 7:11 AM
A. M. Miller, 11 of July
on Page 6-7
Clarence Blackburn
Register of Deeds
ORIGINAL FILED

810 599-9008

Za@mariontownship.com

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. _____

Tax Code No.: 4710-25-101-017
Land Division Date:
Water District:
Sewer District:
Individual Septic:
Individual Well:
Available REUs:

DATE:
FEE:
REINSPECT FEE:
(if applicable)

The undersigned makes application for a land use permit to construct:

An attached garage added to the north side of the house

Address: 4084 Southwoods Drive of No. Subdivision

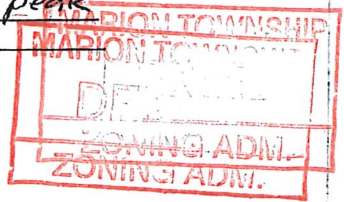
Lot Size: .446 acres Parcel in flood zone

Roof Pitch: Min. 6" overhang on gable ends of roof? Yes No
Ground Floor Living Space: Second Floor Living Space:
Tri/Quad Level Sq. Ft. of two lowest levels:

Structure Dimension: 29' x 26' wide Structure Height: 12 1/2' at the peak
Current Zoning Classification:

Location: On the side of Street/Road
Between and

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.

Maren Alfano
Applicant Name (print)

[Signature]
Signature

4084 Southwoods Drive
Address

810 599-9008
Phone

INSPECTIONS:
1. Zoning Inspection Approved: Date:
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



Proposed
Garage.
27 FT Deep
26 FT Wide
RIGHT-ON
LOT LINE.

06-04-20


To: Marion Township

The Alfanos Family at 4084 Southwoods Drive has asked our permission to build a 2.5 car attached garage on the north side of their lot and they are requesting the township to approve 2 variances. We understand they are requesting a variance on the north side of the garage, which borders on the lot that we own. They are requesting the township to approve a 9' variance and an additional variance for the cul-de-sac.

We have no issues with the building of this structure. They have asked us to purchase all or part of the lot that we own on the north side of their lot but we are not interested in selling this property.

We hope you approve the variances so they can build the garage they are looking to build.

Sincerely,


Dan and Mercedes LaFramboise
4058 Southwoods Drive

06/05/20


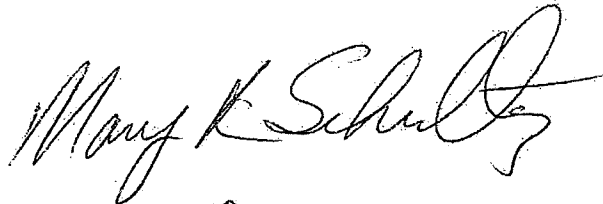
To Marion Township

We understand the Alfano Family at 4084 Southwoods Drive is interested in adding on a 2.5 car attached garage on the north side of their house and have applied for a couple of variances.

We have no issues with them building this garage and would like to see the township approve this.

Sincerely,

Dave and Mary Schultz
4071 Southwoods Drive



06/07/20

To Marion Township

The Alfanos Family at 4084 Southwoods Drive have approached us about allowing them to build a 2.5 car attached garage on the north side of their property, which would need 2 variances to be approved by the township. We would like to acknowledge our approval of this project and hope the township will approve the variances for them and allow them to build the attached garage.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daryl Soneral". The signature is fluid and cursive, with a large loop at the end.

Daryl and Christine Soneral
4085 Southwoods Drive

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.				
RANGSON, CHUMPOL	ALFANOS DAVID & KAREN	417,000	12/28/2018	WD	ARMS-LENGTH	2019R-000813	PTA	100.0				
OTTO JOHN T & NANCY C	RANGSON, CHUMPOL	325,000	01/12/2016	WD	ESTATE SALE	2016R-002822	PTA	100.0				
Property Address		Class: RESIDENTIAL - IMP Zoning: ERS-1		Building Permitt(s)		Date	Number	Status				
4084 SOUTHWOODS DR		School: HOWELL		DECK		04/30/2019	2019-00778	FINISHED				
Owner's Name/Address		P.R.E. 100% 12/28/2018		BUILDING REPAIRS		04/07/2016	2016-00348	FINISHED				
ALFANOS DAVID & KAREN 4084 SOUTHWOODS DR HOWELL MI 48843-9407		MAP #: COONLK										
Tax Description		2021 Est TCV 446,718 TCV/EFA: 197.75		Land Value Estimates for Land Table 25001.COON LAKE AREA								
SEC. 24/25 T2N, R4E, WEST SHORE ESTATES LOT 16		Public Improvements		Description		* Factors *						
Comments/Influences		Dirt Road		Frontage		Rate						
2020 ROLL: ADDED AS NEW 1 CAR GARAGE-LIV AREA, CONC PARTO, (AS CCF/SHALLOW COV PARTO) & DECK. LBJ 200 SQ FT PORCH HAS PERGOLA TYPE ROOF (65% GOOD TO ACCOUNT FOR NOT FULL ROOF). 297 SQ FT CHGED TO SPACE HEAT. USED 60% GOOD FOR LIV/GAR AREA. SP HEAT AND GAR DOOR STILL THERE. LBJ FINISHED GARAGE LETTER SENT.		Gravel Road		Depth		Rate & Adj. Reason						
		Paved Road		Front		Size & Good						
		Storm Sewer		Depth		Cash Value						
		Sidewalk		0.8919		825 100						
		Water		0.45		Total Est. Land Value =						
		Sewer		Total Acres		136,124						
		Electric		185		136,124						
		Gas		Actual		136,124						
		Curb		Front Feet, 0.45		136,124						
		Street Lights		Total		136,124						
		Standard Utilities		Estimated		136,124						
		Underground Utilis.		Land		136,124						
		Topography of Site		Improvement		136,124						
		Level Rolling		Cost		136,124						
		Low		Estimates		136,124						
		High		Description		136,124						
		Landscaped		D/W/P: 4in Concrete		136,124						
		Swamp		D/W/P: 4in Ren. Conc.		136,124						
		Wooded		Total Estimated Land Improvements		136,124						
		Pond		True Cash Value =		136,124						
		Waterfront		=		136,124						
		Wetland				136,124						
		Flood Plain				136,124						
		Who		Year		Land Value		Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		When		2021		68,100		155,300	223,400			223,400S
		What		2020		68,100		160,000	228,100			224,792C
		IOU 06/26/1996 DATA ENTER		2019		68,100		147,300	215,400			215,400S
				2018		68,100		112,000	180,100			178,572C

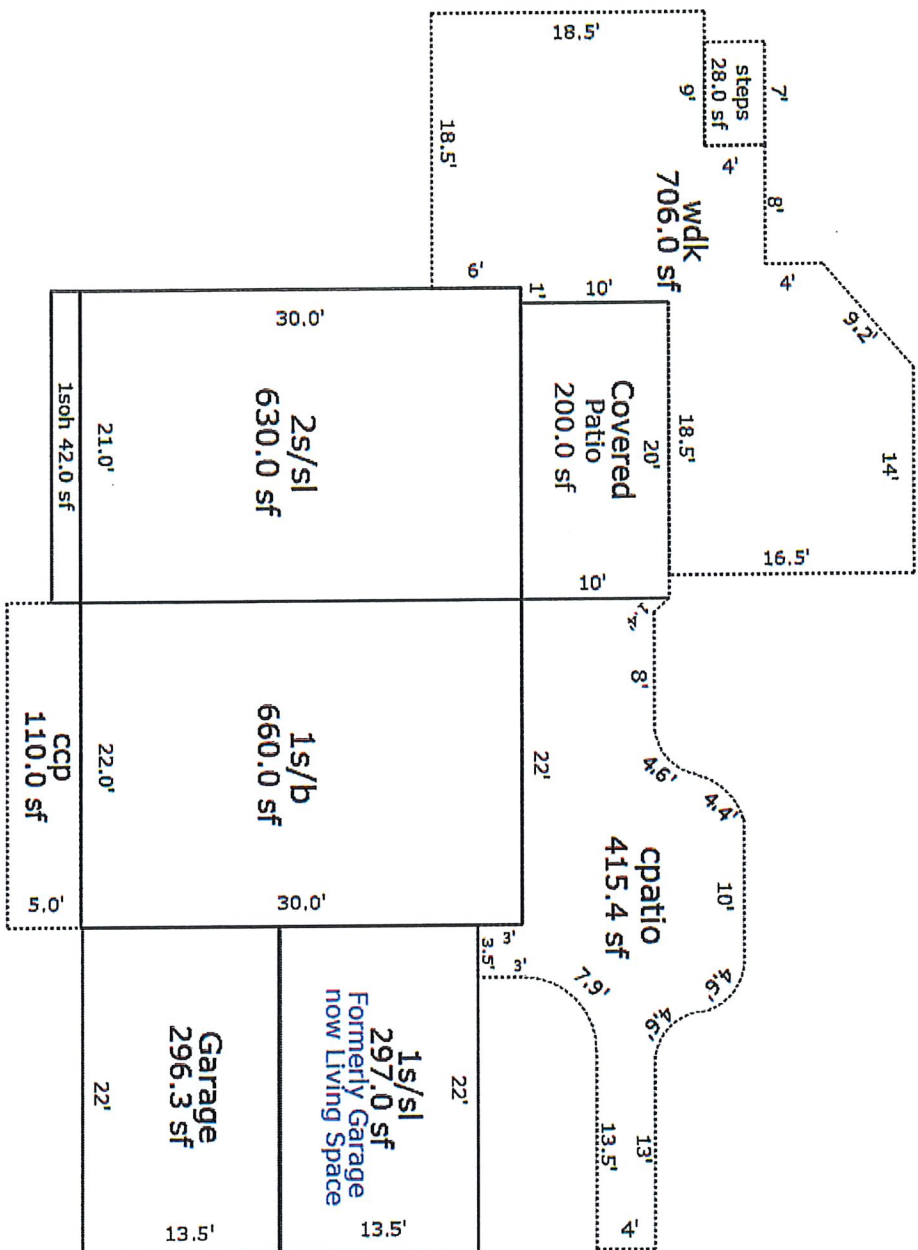


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Marion, County of Livingston, Michigan

*** 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	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood Oil Coal Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Unvented 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 Type 110 CCP (1 Story) 200 CCP (1 Story) 734 Red Wood/Cedar	Year Built: 1968 Car Capacity: 1 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 296 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
X Wood Frame	(4) Interior X Drywall Paneled Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Cost Est. for Res. Bldg: 1 Single Family (11) Heating System: Forced Heat & Cool Ground Area = 1587 SF Floor Area = 2259 SF. (Tri-Level) Phy./Ab. Phy./Func./Econ./Comb. % Good=90/100/100/100/90	Class: BC Effic. Age: 10 Floor Area: 2,259 Total Base New : 379,007 Total Base Cost: 329,138 Estimated T.C.V: 298,528	E.C.F. X 0.907	Cls BC Blt 1968
Yr Built 1968	Remodeled 2016	Size of Closets Lg X Ord X Small H.C. X H.C. X H.C.	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few	Foundation Slab Basement Slab Overhang		
Condition: Good	Room List Basement 1st Floor 2nd Floor Bedrooms	(5) Floors Kitchen: Other: Other:	(6) Ceilings X Drywall	2 Story Siding 1 Story Siding 1 Story Siding 1 Story Siding Total: 307,969	630 Slab 660 Basement 297 Slab 42 Overhang Total: 307,969	265,933
X Wood/Shingle Aluminum/Vinyl Brick	(1) Exterior	(7) Excavation Basement: 660 S.F. Crawl: 0 S.F. Slab: 927 S.F. Height to Joists: 0.0	(13) Plumbing Average Fixture (s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	472 7,821 5,523 2,237 4,557 9,473	7,039 4,971 2,013 4,101 8,526	
X Insulation	(2) Windows Many Avg. Large X Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish Recreation SF Living SF Walkout Doors SF No Floor SF	Porches CCP (1 Story) CCP (1 Story) Foundation: Shallow	110 200 200	3,181 5,510 -1,102
X Gable Hip Flat	(3) Roof Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Ctr. Sup:	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Jump Sum Items:	Garages Class: BC Exterior: Siding Foundation: 42 Inch Base Cost Common Wall: 1 Wall Door Opener Built-Ins	296 1 1	16,600 -2,520 552
X Asphalt Shingle	Chimney: Brick			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	14,940 -2,268 497	

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



Sketch by Apex Sketch

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

