

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
OCTOBER 16, 2007  
6:30 P.M.**

Chairman Doug Brown called the regular meeting of the Zoning Board of appeals to order at 6:30 p.m. at the Genoa Township Hall. The Pledge of the Allegiance was then said. The following board members were present constituting a quorum for transaction of business: Doug Brown, Steve Wildman, Kevin Brady and Joe Perri. Absent was Barbara Figurski. Also present was Township staff member Adam Van Tassell and approximately 5 persons in the audience.

Chairman Brown gave a brief introduction of the board members and on why the Zoning Board of Appeals exists.

**Moved** by Brady, supported by Wildman, to approve the agenda as presented. **Motion carried unanimously.**

A call to the public was made for non agenda items with no response.

**07-34...A request by Chris Axer, Section 15, 2383 Itsell Road, for a variance to reconstruct a detached accessory building in the front yard and a size variance to the detached accessory structure.**

A call to the public was made with no response.

**Moved** by Perri, supported by Brady, to approve case #07-34 for 2383 Itsell to grant petitioner's request for a front yard variance to construct a detached accessory structure in the front yard as 26 x 40. The finding of fact is the typography of the lot. There are to be no living quarters and no manufacturing. **Motion carried unanimously.**

**07-35...A request by Steven Collett, Section 28, 4093 Homestead, for a front yard and side yard variance to construct an addition.**

A call to the public was made with no response.

**Moved** by Brady, supported by Wildman, for case #07-35 to approve a change of 15' setback from the shortest point of the addition to the edge of the road and also the approval of a side yard variance of 5'9' with a setback of 4'1". The addition is to be guttered. The finding of fact is the narrowness of the lot. **Motion carried unanimously.**

**07-36...A request by Dennis Cuffe, Section 11, 1689 Edwin Dr., for a variance to split property into two lots. For the proposed lot 50: side and front yard variance for an existing house, side and rear yard variance for a proposed detached accessory structure. For proposed lot 49: side and rear yard variance to reconstruct an existing nonconforming garage, front yard variance to construct a new home.**

A call to the public was made with no response.

Moved by Brady, supported by Perri to approve the request to split parcel # 4711-11-302-039 with certain variances from Z.O. section 20.05. These variances are from sections 20.05.01, Net Area and Width and section 20.05.04, Building Envelope. The specific variances to follow with separate motions.

The finding of fact for allowing the split is by doing so it returns lots 49 & 50 to its former status as individual lots from the time of the original plat. This action allows the lots to once again be compatible with the existing development in the vicinity. **Motion carried unanimously.**

**Moved** by Brady, supported by Perri to approve case #07-36 for lot 49 and 50 as described in staff comments other than lot 49 will eliminate the side yard variance of 1'6". All structures will be guttered. The finding of fact is the narrowness of the lot. **Motion carried unanimously.**

**Moved** by Perri, supported by Wildman to approve the September 18, 2007 Zoning Board of Appeals minutes. **Motion** carried unanimously.

The meeting adjourned at 7:38 p.m.