

**GENOA TOWNSHIP  
ZONING BOARD OF APPEALS  
JUNE 21, 2005**

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, Jean Ledford Barbara Figurski, Kevin Brady and Joe Perri. Also present was Township staff member Adam Van Tassell and approximately 25 persons in the audience.

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

Moved by Ledford, supported by Figurski to approve the agenda as presented. Motion carried unanimously.

**04-45...A request by John and Eileen Nowicki, Section 22, Vacant Land on Sharp Drive, for a waterfront variance to construct a new home.**

A call to the public was made with the following response: Mrs. Chris Davis-5290 Sharp Drive, my husband and I know that vacant land is hard to find. The board has acknowledged that this lot is a buildable lot and can meet the guidelines. They can not adjust the land, but they can adjust the house.

Moved by Perri, supported by Figurski, for case #04-45 Vacant land on Sharp Drive, that the Board finds that this is not an irregular shoreline. Motion carried unanimously.

Moved by Ledford, supported by Figurski, to deny case #04-45 Vacant land on Sharp Drive, due to lack of practical difficulty. Motion carried unanimously.

**05-14...A request by Tim and Nancy Walter, Sec. 26, 6060 Meadow Pointe Circle, for a side yard variance to construct a detached accessory structure.**

A call to the public was made with no response.

Moved by Perri, supported by Ledford, to grant petitioner's request for case 05-14 for a side yard variance to construct a detached garage 26 X 40 variance amount to be 19'5" due to practical difficulty of the placement of the well and alternate septic field and the location of the sprinkler system. Motion carried unanimously.

**05-15...A request by John Gwizdala, Section 9, 803 Sunrise Park, for two side yard variances and a front yard variance to construct an addition.**

A call to the public was made with no response.

Moved by Brady, supported by Figurski, to table case #05-15 per the petitioner's request pending revised drawings and comments. Motion carried unanimously.

**05-18...A request by Pat and Mike Stanton, Section 17, 3109 Pineview Trail, for a side yard variance to construct a four season room.**

A call to the public was made with no response.

Moved by Ledford, supported by Perri, to grant case #05-18 for a side yard variance to construct a four season room with a 25' variance. The practical difficulty is the narrowness of the lot. Motion carried unanimously.

**05-19...A request by Donald Chick, Section 22, 4130 Highcrest, for a side yard variance and a setback variance from the house to construct a detached accessory structure.**

A call to the public was made with no response.

Moved by Ledford, supported by Perri to grant petitioners request case #05-19 for a south side yard variance of 4 feet and a 1 foot variance with a 9 foot setback from the house to construct a detached 22 X 22 2 car garage with the garage to be guttered. The practical difficulty is the narrowness and steepness of the lot and on the north side there are 3 huge trees, the placement of the telephone pole, and well. Motion carried unanimously.

**05-21...A request by Gerald McCaig, Section 27, 4394 Skusa, for a front and side yard variance to reconstruct a nonconforming home.**

A call to the public was made with no response.

Moved by Perri, supported by Ledford, to grant case #05-21 for petitioner's request for an east side yard variance in the amount of 6' with a 4 foot setback and the front yard variance to be 2 feet with a 33 foot setback from Clifford Road. The practical difficulty is the narrowness of the lot and due to it being a corner lot with 2 road frontages and conditioned upon the house being guttered. Motion carried unanimously.

Moved by Perri, supported by Figurski, to table petitioner's second variance request for an attached. Motion carried unanimously.

Moved by Ledford, supported by Figurski, to approve the April 14, 2005 and the May 21, 2005 Zoning Board of Appeals minutes with typographical corrections. Motion carried unanimously.

6-21-05 Approved ZBA Minutes

Meeting adjourned at 10:25 p.m.