

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
MINUTES**

DECEMBER 14, 2004

Chairman Doug Brown called the regular meeting of the Zoning Board of Appeals to order at 6:45 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Barbara Figurski, Joe Perri, Doug Brown and Jean Ledford. Also present was Township Staff member Adam Van Tassell and approximately 14 persons in audience.

Moved by Ledford, Supported by Figurski, to approve the agenda. The motion carried unanimously.

A call to the public was made with no response.

04-44....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 public was made with the following response: Greg Davis: Sharp Drive- I am 70 feet from the water from the deck. There were a few stipulations that they had to meet including the water table. Is that going to be required? I don't have a problem with allowing a variance to one side or the other but the waterfront I have a problem. I have dug a hole to show Mr. Nowicki next to the volleyball net and about 13 inches it started filling with water from about 2 inches from the top.

Moved by Perri, Supported by Figurski, to table case #04-45 for vacant land on Sharp Drive for two months until the February 22, 2005 Zoning Board of Appeals meeting per petitioner's request. The motion carried unanimously.

04-51...A request by William Riddle, Section 5, 3220 E. Grand River, for a lot size variance to allow for a commercial outdoor display/sales special use permit.

A call to the public was made with the following response: Bill Riddle- I have lived out here for a long time; I didn't think I would run into a problem like this when opening my business. I was stunned when I got the phone call. I really do appreciate the way the Township tries to work with the residents.

Moved by Ledford, supported by Perri, to grant a variance to be less than one acre in regards to the outdoor commercial display. The practical difficulty is that the lot was created prior to the current Township ordinances and is subject to the Township Board approval. The motion carried unanimously.

04-53...A request by Robert Hall, Section 25, 4814 Pinehurst, for a side yard variance and a variance to construct a detached accessory structure closer than 10 feet to a principle structure.

The petitioner submitted letters of approval from the neighbors.

A call to the public was made with no response.

Moved by Ledford, supported by Perri, to grant approval of case #04-53 for a 24 X 28 detached accessory structure with a 9 foot variance from the southern lot line and a 1 foot variance from the principle structure. The practical difficulty is the position of the house on the lot. The motion carried unanimously.

04-54...A request by Joe Tiano, Section 10, 5520 Wildwood, for two side yard variances, rear yard variance and a height variance to construct a new home.

A call to the public was made with the following response- Mr. Ted Paddock, Paddock Builders- 35 feet is the standard height in most of Livingston County. The reason that it is 25 feet is not to obstruct the view. But, Mr. Tiano owns the view from the lot in front.

Moved by Perri, Supported by Ledford, to grant approval of case # 04-54 for a 4 foot variance on one side and a 3 foot on the other side with a rear yard variance of 22 feet to construct a new home. The practical difficulty is the narrowness, size and typography of the lot with the condition of the house being guttered. The motion carried unanimously.

Moved by Perri, supported by Ledford, to deny the petitioner's request for case # 04-54 for a 2'5" height variance because there is no practical difficulty. The motion carried unanimously.

Moved by Figurski, supported by Ledford, to approve the minutes of the November 16, 2004 Zoning Board of Appeals meeting with corrections. The motion carried unanimously.

The meeting adjourned at 9:00 p.m.

Respectfully submitted:

Amy Ruthig

