

**GENOA TOWNSHIP  
ZONING BOARD OF APPEALS  
NOVEMBER 16, 2004  
MINUTES**

Chairman Brown called the regular meeting of Zoning Board of Appeals to order at 6:30 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: Doug Brown, Jean Ledford, Barbara Figurski, Kevin Brady and Joe Perri. Also in attendance was staff member Adam Van Tassell and approximately 12 persons in the audience.

Moved by Figurski supported by Ledford to approve the agenda with the tabling of item #3 per the petitioners request.

**04-39...A request by Debbie Leek, Section 28, 3997 Homestead, is to amend existing variance to adjust front and waterfront setbacks. (tabled 10-19-04)**

A call to public was made with the following response: Curt Brown - I really appreciate the Leeks with how they have been conscience with the neighbors. The Leeks have done a great job in protecting the neighbors view. The previous owners would allow the area to become congested with cars parking in the neighborhood.

Moved by Brady, supported by Ledford, to approve case #04-39 amending the original appeal with an 18 foot front yard variance and a 28 foot waterfront variance to construct a new home. It was stated that there were not going to be any decks. The Board found that the same practical difficulty applies as in the previously granted variance. The motion carried unanimously.

**04-50...A request by Todd and Julie Ovenhouse, Section 10, 707 Pathway Drive, for two side yard and front yard variances to construct a second story addition and rear expansion..**

Moved by Ledford, supported Figurski, to table case # 04-50 for the next three Zoning Board of Appeals meeting per the petitioners request. To allow the petitioner time to supply the board with an engineered survey, structural information from Detroit Edison. Motion carried unanimously.

**054-52...A request by Arbor Bay Development, Section 10, 5536 E. Grand River, for a front yard variance and parking lot variance to construct a commercial building.**

A call to public was made with no response.

Moved by Brady, supported by Ledford, to grant case # 04-52 for a 15 foot variance for the second yard setback and a 3 foot variance for the parking lot. The practical difficulty is the new entrance to the Genoa woods creating two front yard variances versus a front

yard definition. Subject to the planning commission approval. The motion carried as follows: Ayes- Brown, Ledford, Brady, Perri. Nay- Figurski.

Moved by Ledford, supported by Perri, to approve the minutes of October 19, 2004 with corrections. Motion carried unanimously.

Moved by Figurski, supported by Brady to the approve the minutes of September 14, 2004 as being representative of the events occurring during the course of the subject meeting. The one exception would be on page 115, line 20. The respondent should be Ms. Ledford and not Ms. Figurski. The motion carried unanimously.

The meeting adjourned at 9:00 p.m.

Respectfully submitted:

Amy Ruthig