

**Genoa Township
Zoning Board of Appeals
October 19, 2004**

MINUTES

Chairman Doug Brown called the regular meeting of the Zoning Board of Appeals to order at 7:00 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, Kevin Brady, Jean Ledford and Doug Brown. Also present was Township Staff member Adam Van Tassell and approximately 10 persons in the audience.

Moved by Figurski, supported by Ledford to approve the agenda with item #5 being tabled until the next Zoning Board of Appeals meeting per petitioner's request. Motion Carried unanimously. Add to admin business to approved minutes from the September 14th meeting.

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

Call to the public- Curt Brown- 4001 Homestead, after seeing the previous house and that the petitioner had a garage across the street everyone had parking on the annex of Homestead. I think that it is a great idea to place the house five feet. I believe the setbacks have changed. If you draw a straight line and they will line up. I can not speak for Mr. and Mrs. Perri. If he was to move the house back, he would have a worse view than the previous owner.

Moved by Figurski, supported by Perri, to table until the next Zoning Board of Appeals meeting to give petitioner time to stake property and house properly. Motion carried unanimously.

04-46...A request by Malcolm and Linda Steider, Section 21, 4988 Stillmeadow, is for a rear yard variance to enclose part of an existing deck.

A call to the public was made with no response.

Moved by Ledford, supported by Figurski, to deny petitioners request for a 7 foot rear yard variance to enclose an existing deck to be used as a four seasons room which would add to living space and for the lack of practical difficulty and that it would be in violation of Northshore PUD agreement. The motion carried as follows: Ayes- Brown, Ledford, Figurski. Nays- Brady and Perri.

04-47...A request by Dennis Korenchuk, Section 28, 4141 Homestead, for a side yard variance to construct a second story addition.

A call to the public was made with no response.

Moved by Ledford, supported by Perri, to grant a 5'2" north side yard variance for construction of a 2nd floor addition within existing footprint of current structure. The practical difficulty is the location of the well and sump pump and the narrowness of the lot. Motion carried unanimously.

04-48...A request by Brian and Jennifer Lynn, Section 22, 5292 Edgewood Shore, is for a rear yard variance to construct a second story deck.

A call to the public was made with the following response: Tim Mooney- 5276 Edgewood Shores- you approved a variance for my home and Thank You. Everything the Lynn's are doing is going to be beautiful. I see no reason why to deny them what they are requesting.

Moved by Figurski, supported by Ledford, to grant a variance of 8 feet for construction of a deck above 3 feet in height. Practical difficulty is the preservation of the wetlands causing the building envelope to be decreased, conditioned upon the deck being 24 x 14 in size. Motion carried unanimously.

Moved by Figurski, supported by Ledford, to table the approval of the September 14th, 2004 meeting minutes until the next Zoning Board of Appeals meeting.

Moved by Ledford, supported by Figurski to change the meeting time to 6:30 p.m. with no new business after 9:30.

Meeting adjourned at 9:30 p.m.

Respectfully submitted:

Amy Ruthig