

**Genoa Township
Zoning Board of Appeals
February 17, 2004
Minutes**

Chairman Doug Brown called a 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, Jean Ledford, Dean Tengel and Doug Brown. Also present was Township Staff member Adam Van Tassell and approximately 15 persons in the audience.

Moved by Figurski, supported by Ledford, to approve the Agenda as presented. The motion carried unanimously.

A call to the public was made with the following response: Don Chick, 4030 Highcrest, I would like to know the guidelines for setbacks for building a detached garage (21 X 31). The Board directed Mr. Chick to consult with staff.

04-01...A request by Crest Housing, Section 12, 1756 Skyview, for yard variances to construct a new home and a detached accessory structure.

A call to the public was made with no response.

Moved by Ledford, supported by Figurski, to approve petitioner's request for the variance for plan A on lots 21 and 22, each with a 5 foot side yard setback on one side and a 5 foot setback for a detached garage. The hardship is the width and depth of the lots as platted. Motion carried unanimously.

04-02...A request by Debbie and Brian Leek, Section 28, 3997 Homestead, for a front yard, side yard and a waterfront variance to construct a new home.

A call to the public was made with the following responses: Sandra Martini- 4007 Homestead, I live directly across the street on the corner. My only concern is the garage coming off of the service drive. With company there are more cars there to park and we have grandchildren and there are children that live there too. John Martini- Mr. Curt Brown's (4001 Homestead Drive) driveway is off of the service drive, but there is enough room to park in the driveway.

Joe Perry- My parents live next door, (3985 Homestead) we are very excited about there being improvement to the house, being that you pay a lot for a lake view. The house being closer would obstruct the view from their great room and master bedroom.

Moved by Ledford, supported by Figurski, for a west front yard setback of 21.5 feet, a south front yard setback of 11 feet, a side yard setback 5 feet and a 49.6 foot waterfront setback. The variance is conditioned upon garage access on Homestead Drive. The hardship is the narrowness of the lot. Motion carried unanimously.

04-03...A request by Robert and Carol VerSchure, Section 22, 4050 Highcrest, for a side yard and front yard variance to construct an addition.

A call to the public was made with no response.

Moved by Figurski, supported by Tengel, to table per the petitioners request to the March 16th meeting of the Zoning Board of Appeals. Motion carried unanimously.

Moved by Figurski, supported by Tengel, to approve the minutes with corrections of the January 21, 2004 regular meeting o the Zoning Board of Appeals. Motion carried unanimously.

The regular meeting of the Zoning Board of Appeals was adjourned at 8:40 p.m.

Submitted by:

Amy Ruthig