

(corrected)
GENOA TOWNSHIP
Zoning Board of Appeals
January 8, 2002

MINUTES

A regular meeting of the Zoning Board of Appeals was called to order by Chairman Staley 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: Rick Staley, Polly Skolarus, Barbara Figurski, Chris Hensick and Jean Ledford. Also present were Township Zoning Administrator Adam Van Tassell and approximately 15 persons in the audience.

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

1. 01-48 A request by Brian Lynn, Section 10, 733 Pathway, for a 27-foot rear yard and a 6-foot side yard variance to construct an attached garage.

Moved by Hensick, supported by Skolarus, to table at the petitioner's request until the next regular meeting of the board. The motion carried unanimously.

2. 02-01 A request by R.T.B. Construction, Section 27, 5245 Moret Court, for a 12-foot side yard variance for an 18-foot setback to construct an addition.

A Call to the Public was made with no response. Moved by Skolarus, supported by Hensick, to approve the request for an 8' side yard variance for construction of a 12' wide addition to the garage. The hardship is the unusual configuration of the lot and the location of the golf course. The motion failed as follows: Ayes - Hensick and Skolarus. Nay - Figurski, Staley and Ledford.

3. 02-02 A request by Robert and Amber Cresmen, Section 9, 1255 Boulevard Drive, for a lot size variance to allow for a split and a 5-foot front yard variance for a 30-foot setback to construct a new home.

A Call to the Public was made with no response. Moved by Hensick, supported by Ledford, to approve a 5' front yard variance for construction of a new home and to allow the joining of lots 170, 169, 168, 167, 8, 9 and 10. Further, to allow the split of those parcels into two lots measuring 11,432-sq. ft. and 10,348-sq. ft. respectively. The lot division conforms to the rest of the neighborhood. The practical difficulty is the unusual terrain with a steep drop-off to the rear. This action is contingent upon the removal of the shed from lot 168. The motion carried unanimously.

4. 02-03 A request by Nick Kovanis, Section 10, 5393 Grand River, for front and rear yard variances, parking and greenbelt variances and a dumpster setback variance to construct a new restaurant.

A call to the public was made with the following response: Bill Litogot - I am in favor of the variance being granted. Dick Rooney - I am glad to see this project and the landscaping. Moved by Ledford, supported by Figurski, to approve the following variances: 15' front yard, 20' green-belt, 14 parking spaces, 19.32 rear yard, 20' parking lot and 11' dumpster. The practical difficulty would allow a business that was burned to re-build and to allow that construction regardless of the narrow depth of the lot that was drastically reduced when Grand River was widened. The motion carried unanimously.

5. 02-04 A request by Edward Luff, Section 9, 1267 Boulevard Drive, for a 7-foot side yard variance for a 3-foot side yard setback and a 7-foot rear yard variance for a 3-foot rear yard setback to construct a new garage.


A Call to the Public was made with no response. Moved by Hensick, supported by Skolarus, to grant a 7' side yard and a 7' rear yard variance for construction of a detached garage. This action is contingent upon eaves troughs and gutters being used to maintain all water runoff on the petitioner's property. The practical difficulty is the preservation of the existing trees and the unusual terrain of the parcel. The motion carried unanimously.

6. 02-05 A request by Todd Spitler, Section 222, 5630 Griffith, for an 18-foot rear yard variance for a 22-foot rear yard setback to construct an attached garage and a 10-foot front yard variance for a 25-foot front yard setback to enclose a front porch.

A Call to the Public was made with no response. Moved by Skolarus, supported by Hensick, to approve a 10' front yard variance and an 18' rear yard variance as requested. The practical difficulty is the unusual configuration of the lot that creates a safety issue since there are no places for persons visiting this residence to park. The motion carried unanimously.

Moved by Hensick, supported by Figurski, to approve the 12/11/01 regular meeting of the Board, correcting pg. 3, para 1 to read - facility "and its proximity to the expressway" and... The corrected minutes were voted and approved.

The regular meeting of the Zoning Board of Appeals was adjourned at 8:30 p.m.


Paulette A. Skolarus
Genoa Township Clerk