

**GENOA TOWNSHIP  
ZONING BOARD OF APPEALS  
November 13, 2001**

**MINUTES**

A regular meeting of the Zoning Board of Appeals was called to order by Chairman Staley at 7:00 p.m. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Rick Staley, Judith Stornant, Jean Ledford, and Chris Hensick. Also present were Township Ordinance Enforcement Officer Adam Van Tassell and ten persons in the audience.

*A Call to the Public was made with no response.*

***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.***

A Call to the Public was made with no response. Moved by Ledford, supported by Hensick, to move the petition to Item #5 on the agenda. The motion carried unanimously.

***01-52...A request by George Atsalis, section 9, 1093 Sunrise Park, is for a 5'9" side yard variance to enclose a porch.***

A Call to the Public was made with the following response: Todd and Karen Woods- we live across the street at 1096 Sunrise Park; it does not block our view of the lake and we have no objection to this variance. Moved by Hensick, supported by Ledford, to deny the petitioner's based upon the lack of any new evidence and therefore no distinction from the petitioner's application at the July 2001 meeting and the action taken by the Board in July. The motion failed as follows: Ayes- Stornant and Hensick. Nays- Staley and Ledford. Moved by Ledford and supported by Stornant, to refer matter to Township Attorney for further legal opinion and table until a reply is received. The motion was approved as follows: Ayes- Ledford, Stornant and Staley. Nay- Hensick.

***01-53...A request by George Kandler, Section 12, 1475 S. Hacker, is for a 1 foot west front yard and a 22 foot east front yard to construct an addition.***

A Call to the Public was made with no response. Moved by Hensick, supported by Ledford, to grant a variance to petitioner to permit a west side setback of 49 feet with a 1 foot variance and an east side setback of 28 foot with a 22 foot variance to permit an addition consistent with the plans submitted. The practical difficulty is the unusual configuration of the lot. The motion carried unanimously.

***01-54...A request by Warren Signs, Section 5, 741 Victory Drive, is for a variance to allow square footage outside of section 16 of the ordinance.***

A Call to the Public was made with the following response: Bill Leary, I did not know what the plan was and after reviewing the drawings had no problem with variance. Moved by Ledford, supported by Stornant, to deny request due to the size of the sign. No practical difficulties were presented by the petitioner. The motion carried unanimously.

***01-55...A request by Grand River Meadowview Association, Section 6, North side of Grand River on the corner of Meadowview and Grand River, is for a 9 foot front yard and a 19 foot rear yard variance to construct a retail building.***

A Call to the Public was made with the following response: Chad Ormsbee, 170 Westdale, I am concerned about 1 foot off the property line and with hours and lighting. Ormsbee has a pool with a 6 foot fence shrubs would not help. Staley stated these concerns should have been taken up at the planning commission. Moved by Hensick, supported by Ledford, to grant a 1 foot front yard parking lot setback with a 9 foot variance and 19 foot rear yard parking lot variance with a 1 foot setback with construction of 6 foot retaining wall with the condition the owner maintains the brick wall throughout its natural life. The practical difficulty is the unusual configuration of the lot. The motion carried unanimously.

***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.***

A Call to the Public was made with no response. Tabled until next meeting.

The regular meeting of the Zoning Board of Appeals was adjourned at 8:35 p.m.

  
Amy Ruthig