

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
Oct. 2, 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, Chris Hensick and Barbara Figurski. Also present were Township Ordinance Enforcement Officer Adam VanTassell and seven persons in the audience.

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

A Call to the Public was made with no response.

01-47...A request by Keith Poszywak, Section 27, 4301 Clifford, for an 11-foot front yard and a 12-foot waterfront variance to construct an attached garage.

A Call to the Public was made with no response. Moved by Hensick, supported by Figurski, to approve construction of a single-story garage with gutters, measuring 24' x 21', granting an 11' front yard variance, a 12' waterfront variance and a 12,078 sq. ft. variance to the minimum area requirement. The practical difficulty is the unusual configuration of the lot. This action is contingent upon the purchase of the additional parcel of land and the combination of those two parcels into one tax identification number. The motion carried unanimously.

0148...A request by Brian Lynn, Section 10, 733 Pathway Dr., is for a 32-foot rear yard and an 8-foot side yard variance to construct an attached garage.

A Call to the Public was made with no response. Moved by Ledford, supported by Figurski, to table until the next regular meeting of the board to allow the petitioner to calculate the front yard setback and consider an application that would be less obtrusive. The motion carried unanimously.

01-49...A request by Bruce Macey II, Section 7, 2455 Chilson Meadow, is for a variance to construct a detached garage within the 200 foot setback.

A Call to the Public was made with no response. Moved by Hensick, supported by Figurski, to grant a 140' front yard variance, with a 50' side yard setback to allow construction of a detached single-story garage measuring 24' x 32' with a height of 14' to the peak of the roof. This action is subject to a planting of evergreen trees to screen the garage from view of the road. The existing trees between the garage and road will be retained. The facade of the garage will match the existing house. The practical difficulty

is the unusual topography to the rear of the property that contains a 15' high hill as well as unusual environmental conditions. The motion carried unanimously.

01-50...A request by Philip and Diane Brown, Section 11, 1681 Edwin, is for an 8-foot side yard and an 8 foot rear yard to construct a detached garage.

A Call to the Public was made with no response. Moved by Figurski, supported by Stornant, to approve an 8' side-yard variance and a 38' rear-yard variance for construction of a single-story detached garage with gutters, contingent upon removal of the existing shed. The practical difficulty is the narrowness of the lot and the location of overhead electrical wires and the existing well. The motion carried unanimously.

01-51...A request by Alec and Pamela Savedes, Section 28, 4165 Homestead, is for a 2-foot variance from the principle structure and a 4 foot side yard variance to construct a detached garage.

A Call to the Public was made with no response. Moved by Hensick, supported by Stornant, to approve construction of a detached and guttered garage measuring 24' x 24' with a 2' variance between the principal structure and the detached garage and a 4' side yard variance to the northeast side. The practical difficulty is the width of the lot and the location of the existing residence. The motion carried unanimously.

Moved by Ledford, supported by Figurski, to approve the Minutes of the 09-11-01 regular meeting of the board with the following corrections: Pg. 1, para. 7 adding - additional variances would not be welcome; Pg. 2, para. 6 deleting the word 'planted' and replacing it with 'maintained'. The corrected Minutes were voted and approved unanimously.

The regular meeting of the Zoning Board of Appeals was adjourned at 8:20 p.m.



Paulette A. Skolarus
Genoa Township Clerk