

**GENOA TOWNSHIP
Zoning Board of Appeals
August 10, 1999**

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AUG 12 1999
RECEIVED**

MINUTES

A regular meeting of the Zoning Board of Appeals was called to order by Supervisor Murray at 7:00 p.m. at the Genoa Township Hall. The following board members were present constituting a quorum for the transaction of business: Robert Murray, Nancy Litogot and Paulette Skolarus. Also present were Township Manager Michael Archinal and approximately 25 persons in the audience.

Moved by Skolarus, supported by Litogot, to appoint Murray temporary chairman. The motion carried.

A call to the public was made with the following response: Rudolph Horvath - Has case 99-21 been finalized? Murray - That petition was denied. Mr. Kujawa - I own a lot and want to build a home on Lake Chemung. It was suggested that I make a preliminary presentation. Murray - I would suggest that you speak with the township manager during normal business hours.

99-32...A request by William Ganzak, 3394 Beck Road, Section 08, for a property split. (Tabled from June 8, 1999 meeting)

There was no response when this petition was called. Moved by Skolarus, supported by Litogot, to table until the next regular meeting of the board. The motion carried.

99-34...A request by Andrew Pizzino, 1348 Elmhurst Drive, Section 10, for a 7'4" side variance and a 39' waterfront variance to build a home. (Tabled from July 13, 1999 meeting)

There was no response when this petition was called. Moved by Skolarus, supported by Litogot, to table until the next regular meeting of the board. The motion carried.

99-39...A request by Irvine Ponds LLC, 7536 East Lake Drive, Section 12, for a 10' variance into the wetland buffer zone to install a basement foundation for construction of a single family home.

A call to the public was made with no response. Moved by Skolarus, supported by Litogot, to grant a variance of 7 1/2' into the wetland buffer zone, citing section 3.7812 of the township-zoning ordinance. The hardship is the preservation of the existing trees and the unusual configuration of the lot in that it contains a small building envelope. The motion carried unanimously.

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99-40... A request by Owen Breed, 6489 Forest Beach, Section 26, for a 17' side variance and 20' side variance to add a second story addition.

A call to the public was made with the following response: Jack Johnson - I own the lot contiguous to this and am in favor of the addition. It will be an improvement to the area. Moved by Skolarus, supported by Litogot, to grant 26' and 21' variances to the side yard setbacks to permit the construction of a 1500 to 2000 sq. ft. home since no objections were raised by neighboring property owners. The addition would be the continuation of an existing nonconforming use. The motion carried unanimously.

99-41... A request by G.J. Kelly Construction, 5775 Grand River, Section 10, to split parcel 11-10-301-195 for a future home.

A call to the public was made with the following response: Dawn Froelich - This property is now up for sale and the vacant lot is listed as "home for sale". Moved by Skolarus, supported by Litogot, to deny the request since the split would not meet the 1/2-acre minimum lot size and would be contrary to the existing zoning ordinance. Further, the petitioner was not able to establish a hardship with this petition. The motion carried unanimously.

99-42... A request by John Hunsanger, 6397 Herbst Road, Section 14, for a 30' variance to the rear setback and a variance to the maximum square footage for an accessory building.

A call to the public was made with no response. Moved by Murray, supported by Skolarus, to grant the 30' rear yard setback for construction of a one story building not to exceed 900 sq. ft. in area. The hardship is the unusual topography and the existence of trees to screen the building from view of neighboring property owners. The motion carried unanimously.

99-43... A request by Harold Gordon Bush, 5101 Richardson Road, Section 32, for a variance to build a storage building in front of the residence.

A call to the public was made with the following response: Tom Burke - Is this across from Crystal Valley and how far will the building be located off the road. Bush - It is on the East Side and will be located 600' off the road. Moved by Litogot, supported by Skolarus, to grant the variance requested for the construction of a 14' x 20' shed contingent upon proper removal and proper disposal of the 1100# tire referenced in a letter from Dan and Diane Brockway. The hardship is the unusual topography and the fact that the building will not be seen from the road. The motion carried unanimously.

99-44...A request by Yvonne Walker, 5282 Wildwood, Section 10, for a 2' front variance and a 7' rear variance to rebuild a home.

A call to the public was made with no response. Moved by Skolarus, supported by Litogot, to grant two 5' front yard variances and a 2' and 4' side yard variance for construction of a 960-sq. ft. single family home that was destroyed by fire

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contingent upon the following: 1. The lots will be combined into one parcel. 2. The existing shed will be removed. 3. The old well will be properly abandoned and capped. The motion carried unanimously.

99-45...A request by Mark Ostrowski, 3894 Highcrest, Section 22, for a 5' side variances and a 20' front variance to rebuild a home.

A call to the public was made with the following response: Tom Crane - How close to the lake will this home sit? Murray - 66'. The petitioner asked to build a home 3800 sq. ft. in area with a three-car garage. Moved by Skolarus, supported by Litogot, to table for up to 90 days to allow the petitioner to reconsider his request. The motion carried unanimously.

99-46...A request by John Lepak and builder Ronald Martyn, 3783 Highcrest, Section 22, for a 7' side variance to build an addition.

A call to the public was made with the following response: Tom Crane - The letter was not clear as to who the owner of the property was. Mr. Lepak's name was added to the petition. Moved by Skolarus, supported by Litogot, to approve a 6' waterfront variance for a 2nd story addition to an existing home contingent upon the home being guttered with all water being retained on the property. This action would constitute the continuation of a nonconforming use. The motion carried unanimously.

99-47...A request by Mary Mitchell, 5278 Wildwood, Section 10, for a 3' and a 7'5" side variance to rebuild a home.

A call to the public was made with no response. Moved by Skolarus, supported by Litogot, to approve a 5' front yard variance to Dixon and a 32' front yard variance to Wildwood, and 3' and 7' 7" variances to the side yard setbacks for construction of a single story new home in accordance with the plans submitted to replace a home destroyed by fire. The hardship is the narrowness of the lot. The motion carried unanimously.

Moved by Litogot, supported by Murray, to approve the Minutes of the July 13, 1999 regular meeting of the Zoning Board of Appeals as submitted. The motion carried unanimously.

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

Paulette A. Skolarus
Recording Secretary

