

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
JULY 17, 2007
6:30 P.M.**

MINUTES

Chairman Doug Brown called the regular meeting of the Zoning Board of Appeals to order at 6:30 p.m. at the Genoa Township Hall. The Pledge of the Allegiance was then said. The following board members were present constituting a quorum for transaction of business: Doug Brown, Barbara Figurski, Steve Wildman, Kevin Brady and Joe Perri. Also present was Township staff member Adam VanTassell and approximately 10 persons in the audience.

Chairman Brown gave a brief introduction of the board members and on why the Zoning Board of Appeals exists.

Moved by Figurski, supported by Brady to approve the agenda as presented.
Motion carried unanimously.

A call to the public was made at 6:35 p.m. with no response.

7-15...A request by Dean and Patricia Buckley, Section 22, Vacant Conrad Road, for a variance to the secondary front yard to construct a new home.

The call to the public was made with no response.

Moved by Perri, Supported by Figurski to grant the variance with the same stipulations as was granted on July 18, 2006 for another year. **Motion carried unanimously.**

07-16...A request by Tim Chouinard, Section 9, 932 Sunrise Park, for two side yard variances, rear yard variance and a variance from a detached accessory structure to construct an addition.

The call to the public was made with no response.

Moved by Brady, Supported by Wildman to approve case # 07-16 for 932 Sunrise Park for the following: 3' side yard variance for a 7' setback, 1' side yard variance for a 9' setback, 9.4' rear yard variance for a 30.6' setback, and a variance of 7'3" with a 2'9" setback from the detached accessory structure with the condition that the house shall be guttered. The finding of fact with the practical difficulty is the narrowness of the lot and the existing footprint of the home. **Motion carried unanimously.**

07-17...A request by James Hartman, Section 32, 5619 King Road, for a side yard variance and a size variance to construct an addition to detached accessory building

After discussion, the petitioner requests that he would like to change the variance to reduce the size of the structure so that he will no longer need a size variance.

The call to the public is made with no response.

Chairman Brown reads into the record an e-mail that was received on Tuesday, July 17, 2007 from John and Janet Quigley.

Moved by Brady, supported by Perri that case # 07-17 for 5619 King Road be approved for a side yard variance of 14' with a 26' setback under the condition that the structure be guttered. The finding of fact with the practical difficulty is the topography of the parcel. **Motion carried as follows: Ayes: Brady, Perri, Brown, Nays: Figurski, Wildman.**

07-18...A request by John Ostro, Section 9, 989 Sunrise Park, for a front yard variance to construct an addition.

The call to the public was made with no response.

Moved by Perri, supported by Figurski to approve the variance for case # 07-18 at 989 Sunrise Park for a front yard variance of 17' with a 18' setback to go up a second story for a dormer with the condition that the addition be guttered. The finding of fact with the practical difficulty is that the existing footprint is remaining the same. **Motion carried unanimously.**

07-19...A request by Larry Coutcher, Section 26, 6960 Challis, for a rear yard variance to construct an addition.

The call to the public was made with no response.

Moved by Brady, supported by Wildman to approve the variance for case # 07-19 for 6960 Challis Road for a rear yard variance of 58' with a 2' setback to construct an addition. The finding of fact with the practical difficulty is the shallowness of the lot and the new addition will not exceed the footprint of the existing structure. **Motion carried unanimously.**

07-20...A request by Thomas and Dolores Judd, Section 22, 4105 Highrest, for a side yard variance and a waterfront variance to construct a shed.

The Board indicates that the address for this item should be corrected to state Highcrest Road.

The call to the public was made with no response.

Moved by Brady, supported by Wildman to approve case # 07-20 for 4105 Highcrest Drive for a side yard variance of 3.5' with a setback of 6.5' to construct a shed. The finding of fact with the practical difficulty is the narrowness of the lot. **Motion carried unanimously.**

07-21...A request by Progressive Homes, Inc., Section 10, 854 Pathway Dr., for a side yard variance to construct an addition.

The call to the public was made with the following response:

Robert Moffet the former owner of the property stated that he and his wife sold the property to his daughter and son-in-law. The home has been in the family for over 90 years.

Moved by Brady, supported by Figurski, to approve case # 07-21 for 854 Pathway Drive for a west side yard variance of 6' with a setback of 4' to construct an addition with the condition that on the east side of the property all existing structures be removed and that no structures shall be located in that area in the future and the home shall be guttered. The finding of fact with the practical difficulty is the narrowness of the lot. **Motion carried unanimously.**

Moved by Figurski, Supported by Brady, to approve the minutes of June 19, 2007 Zoning Board of Appeals meeting. **Motion carried unanimously.**

Meeting adjourned at 7:55 p.m.

Respectfully submitted:

Kelly VanMarter