

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MAY 20th, 2008
6:30 P.M.**

Chairman Mike Howell 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: Barbara Figurski, Mike Howell, Steve Wildman, Kevin Brady and Joe Perri. Also present was Township staff member Adam Van Tassell and approximately 11 persons in the audience.

Chairman Howell gave a brief introduction of the board members.

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

A call to the public was made for non- agenda items with no response.

08-07...A request by Midway Party Store, Section 9, 4689 E. Grand River, for a sign variance.

A call to the public was made with no response.

Moved by Brady, supported by Perri, to approve case #08-07 for a setback of 3'6" with a variance to 6'6" from the road right of way for a monument sign to be installed. The change to the variance is the sign is to be no higher than 4' instead of the 5' sign being requested. The practical difficulty that the strict application of the sign restrictions would unreasonably prevent the use of the property, the placement of the buildings on the site being the extraordinary circumstances which burden this parcel which were not self-created by the applicant and the negligible impact on the public safety, welfare, use and value of the surrounding neighborhood. **Motion carried unanimously.**

08-08...A request by Thomas Westran, Section 35, 5183 Timberline Lane, for a rear yard variance to construct an addition.

A call to the public was made with the following response: Ms. Lamberson (5188 Old Hickory): We do not agree with the variance. We can see everything in the rear of their house from ours. We do not have the free space that we used to have, also I can see other alternatives such as going out to the front of the house.

Moved by Perri, supported by Wildman, to approve case# 08-08, 5183 Timberline, for a variance of 21' with a setback of 39' from the rear property line to construct a 13 x 16 addition. The finding of fact is the changing in the Genoa Charter Township ordinance over the years along with the house setback to the rear of the property line due to development issues and the granting of the variance will not impair an adequate supply of

light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood. House to be guttered and a required 30' natural undisturbed buffer at the rear property line must be adhered to. **Motion carried unanimously.**

08-09...A request by Charles Elder, Section 1, 7759 McClements, for a front yard variance and a size variance to construct an addition to a detached accessory structure.

A call to the public was made with the following response: Chairman Howell requested the following letter be made into the record: “ My name is Randy Nitz. I own the property north and adjacent to Charles Elder. I understand he has applied for a variance to expand the back side of his garage by 12 feet. I wanted to make it known that I have no problem with him expanding his garage. I know he is just trying to get his boat and trailers inside rather than having them sitting around outside. If you would like to verify this with me, please feel free to call me.” Chairman Howell also requested that the following letter from Theodore and Marlene Burk be entered into the record: “We, the undersigned, being neighbors to the West of Rick Elder have no objection to the proposed addition to his property.”

Moved by Perri, supported by Wildman, to approve case #08-09 for a variance amount of 700 sq.ft. The finding of fact is the typography and placement of the power line on the property preventing petitioner to place the garage in a different location and the granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood. The garage is to be guttered. **Motion carried unanimously.**

Moved by Figurski, supported by Perri, to approve the April 22, 2008 Zoning Board of Appeals meeting minutes as submitted. **Motion carried unanimously.**

Meeting adjourned at 7:07 p.m.

Respectfully Submitted:

Amy Ruthig