

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 15th, 2011
6:30 P.M.**

MINUTES

Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30 p.m. at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The board members in attendance were as follows: Marianne McCreary, Chris Grajek, Jeff Dhaenens and Steve Wildman. Also present was Township staff member Adam VanTassell and 18 persons in the audience.

Moved by McCreary, supported by Grajek, to approve the agenda as submitted. **Motion carried unanimously.**

10-25...A request by Delores Malysz, Sec. 12, 1330 Clark Lake Road, for a front yard variance to construct an addition.

A call to the public was made by Kenneth Frasheski, 1348 Clark Lake Road, who asked what if the plan that Mr. Malysz is presenting does not work. This is the second variance that he has made on property that he does not own. There is no attention to detail with the drawings and what is the distance from the swale to his property. I hope that if you agree to grant this variance that the board would require professional drawings.

Moved by Wildman, supported by McCreary, to grant case #10-25, 1330 Clark Lake Road, for a front yard variance for a covered porch with a variance amount of 20' and a setback with 15'. The finding of fact is the typography of the lot. This approval is conditioned upon the drawings that were submitted being stamped and signed by a certified engineer, an as-built to be drawn up, and all the necessary approvals from the Livingston County Health Department are to be supplied to the Township. **Motion carried unanimously.**

11-05...A request by Ray Henrickson, Sec. 19, 3856 Beattie Road, for a rear yard variance to allow for a detached accessory structure.

A call to the public was made with no response.

Moved by Wildman, supported by Grajek, to grant case #11-05 ,3856 Beattie Road, a side yard variance of 25' with a setback of 15' and a rear yard variance of 45' with a setback of 15'. The finding of fact is the placement of the home on the property. **Motion carried unanimously.**

3-15-11 Approved minutes

11-06...A request by Tom Crane, Sec. 22, 3934 Highcrest, for a front yard variance to construct an addition to an existing nonconforming detached accessory structure.

Tom Crane, property owner and Frank Mastroni from Little Italy Construction was present for the petitioner.

A call to the public was made with no response.

Moved by Wildman, supported by McCreary, to grant case #11-06, 3934 Highcrest, for a front yard variance of 8'8" with a setback of 1'4". This approval is conditioned upon the structure to be guttered with water runoff to the lake. The finding of fact is the narrowness of the lot. **Motion carried unanimously.**

11-07...A request by Tony Baiardi, Sec. 22, 3817 Highcrest, for front yard and two side yard variances to construct a second story addition to an existing nonconforming residence.

Mr. Tony Baiardi, Builder and Designer, was present for the petitioner.

A call to the public was made with no response.

Moved by Wildman, supported by Grajek to grant case #11-07, 3817 Highcrest, for a front yard variance of 11'4" with a setback of 23'8", a one side yard variance of 1'9" with a setback of 8'3" and another side yard variance of 4'7" with a setback of 5'5". This approval is conditioned upon the structure being guttered and drained towards the lake. The finding of fact is the size of the lot. **Motion carried unanimously.**

11-08...A request by Bob Blair, Sec. 19, 3810 Kipling Circle, for a rear and side yard variance to construct a detached accessory structure.

A call to the public was made with the following responses: Greg Moore, 3518 Kipling Circle, stated what purpose does subdivision setbacks have if they are not followed. When the builder built this home they were not concerned about another building going on this property. There is a hill on the property; however that does not make it impossible to build there. The location of the garage would affect the curb appeal of the subdivision and it would affect my home's value also. Mr. Moore states that he lives in an area of upper class homes. The reason that people chose to live in the neighborhood was because of the nice views they have to look at. Please consider the view of the neighbors having to look at the garage out their windows. If Mr. Blair built the garage along his driveway close to his house, it would have a look of being tucked in. I would ask that the Board deny this variance.

Petitioner withdrew his petition.

3-15-11 Approved minutes

Moved by Wildman, supported by Grajek, to approve the February 15, 2011 Zoning Board of Appeals minutes with corrections mentioned. Motion carried unanimously.

Moved by Wildman, supported by Grajek to adjourn the Zoning Board of Appeals meeting at 7:55 p.m.
Motion carried unanimously.

Respectfully submitted:

Amy Ruthig