

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
JULY 14TH, 1998
7:00 P.M.**

MINUTES

A regular meeting of the Zoning Board of Appeals was called to order by Chairman Staley at 7:00 p.m. at the Genoa Township Hall. The following board members were present constituting a quorum for the transaction of business: Rick Staley, Barbara Figurski, Nancy Litogot, Robert Murray and Chris Hensick. Also present were Mike Archinal, Township Manager and 50 persons in the audience.

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

A Call to the Public was made with a response from John Linetto asking for an extension to the variance that was granted 6-10-97. It was the consensus of the board that this request would be heard at the next regular meeting of the Zoning Board of Appeals.

- 1. 98-21...A request by Habitat for Humanity, lot # 24 Everglades, Brighton, Section 09, for a 5' side variance to construct a home. (Tabled from June meeting)*

A call to the public was made with the following response: Shirley Bordeau – A neighbor did offer to buy this property. Pam Donohue – The large Oak is 7/8 on my property. Any infringement on the roots will kill the tree. Jerry Papler - Three homes will now have to look at a two-story structure. The setbacks weren't in place 50 years ago.

Moved by Murray, supported by Hensick, to grant a 5' variance to the west property line resulting in a 5' setback. The east setback will be 15'. The hardship is the narrowness of the lot and the preservation of the existing oak tree. The motion was voted as follows: Ayes - Murray and Staley. Nays – Figurski and Hensick. Abstain – Litogot. It was determined that Litogot did not have a valid reason to abstain. Litogot then voted in favor of the motion with the variance being granted.

- 2. 98-24...A request by Genoa Lodging (Marriott Courtyard), 7799 Conference Center Dr., Brighton, Section 24, for a variance to place 3 building signs versus 1 keeping to the maximum square footage of 150'. (Tabled from June meeting)*

A call to the public was made with Judy Tolles thanking the board for removing the sign from the front of the building. Moved by Murray, supported by Figurski, to grant a request for two signs totaling 150 square feet as depicted on the drawings with approximately 75 feet on the rear elevation and 45 feet on the south elevation. Signage on the front of the building will be removed. The variance is granted due to the unique location of the building and the stipulation that signage will be removed from the front façade as requested by neighboring property owners. The motion carried unanimously.

GENOA TOWNSHIP Zoning Board of Appeals – July 14, 1998

3. 98-29...A request by Bruce Bradstreet, 4340 Skusa, Brighton, Section 27, for a side variance of 13.5' and a second side variance of 5.5' to construct an addition to an existing non-conforming house.

A revised plan was submitted to the board. A call to the Public was made with no response: Ted Thuis – I would conditionally support this request provided that a surveyor can identify the actual lot line. Moved by Hensick, supported by Figurski, to table the request for up to 90 days to require a staked survey on the property line adjacent to Mr. Thuis. The motion carried unanimously.

4. 98-30...A request by Elaine Mack, 4057 Highcrest, Brighton, Section 22, for a 17' front variance, a 3' side variance, a 7'6" second side variance, and a 6' rear variance to rebuild a home that burned down in the center of the lot.

A call to the public was made with no verbal response. A letter objecting to the petition was received from a J. Blassock. Moved by Hensick, supported by Figurski, to grant a 3' north side and 8' south side variance to permit a 24' x 45' single story residence, not to exceed 1080 square feet with the orientation of the home as submitted. The residence will be attached to the existing garage and the garage will be secured in a safe manner against vandalism. The hardship is the unusual configuration and the narrowness of the lot. The motion carried unanimously.

5. 98-31...A request by Michael and Jan Pozan, 4022 Aster Blvd., Howell, Section 04, for a privacy fence 6' high to enclose their yard.

A call to the public was made with the following response: Tim Campbell – I am opposed to the fence. Our by-laws restrict this request. Paul DelGuidice is the only person who can approve a fence. There are 14 to 22 homes on Aster Blvd. This will only open the door for additional fences with none of them matching. Murray – There is a PUD agreement in place for this development. We may not have the authority to grant a variance. Steve Harris – We all signed the by-laws when we built here. Pozan knew he was on Latson Road. We don't want a chain reaction of fences along our road. Ida Farris – I signed the petition in favor of the fence, but now I want my name removed because I am opposed. Roger White - I also signed the petition and want my name removed. I don't want to set a precedent in my neighborhood. John Cahill – There is a long stretch of frontage along Latson. The entrance is the first impression of our sub. We need a uniform solution not piecemeal. Irene Cahill – I work for Mr. Pozan's builder. Everyone in the subdivision should be notified of this request. Karen Turner – I have a petition, signed by 26 homeowners, objecting to this variance. John Milmeyer – I oppose this petition being granted. When I purchased my property I was told fences and sheds were not permitted.

Moved by Hensick, supported by Figurski, to table this request for up to 90 days to allow a review of the PUD agreement related to this development. The motion carried unanimously.

6. 98-32...A request by Bob Sendra, 4193 Grand River (Sears), Howell, Section 04, for a variance to the stacking requirement for a drive-through bank for the proposed addition to the existing store.

A call to the public was made with no response. Moved by Hensick, supported by Murray, to grant the variance requested to permit 8' less of queuing space as submitted by the petitioner and recommended by the Planning Commission. The hardship is related to the space constraints related to the size of the property as well as the determination of the footage required to allow the stacking of four vehicles. The motion carried as follows: Ayes - Murray, Staley and Hensick. Nays - Figurski and Litogot.

7. 98-33...A request by Robert Chesney, 4527 Filbert, Brighton, Section 27, for a 7' side variance to add a deck to an existing home.

A call to the public was made with no response. Moved by Murray, supported by Litogot, to table (at the petitioner's request) to allow time to revise the plan. The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Moved by Figurski, supported by Hensick, to approve the Minutes of the June 9th, 1998 regular meeting of the board with typographical corrections. The motion carried unanimously.

The regular meeting of the Zoning Board of Appeals was adjourned at 9:45 p.m.

Respectfully submitted,

*Paulette A. Skolarus
Genoa Township Clerk*