

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
APRIL 14TH, 1998**

MINUTES

The regular meeting for 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, Paulette Skolarus, Robert Murray and Barbara Figurski. Also present were Mike Archinal, Township Manager; and ten persons in the audience.

Moved by Skolarus, supported by Murray, to approve the Agenda as presented. The motion carried unanimously.

A call to the public was made with no response.

- 1.) 98-03...A request by CEI Engineering, 2649 Grand River, Brighton, Section 06, for a 22' variance to the rear yard setbacks to construct a retail only auto parts store with parking.(Tabled from February meeting).

Moved by Murray, supported by Skolarus, to move item 1 to the end of the meeting since the petitioner was not present when this case was called. The motion carried unanimously.

- 2.) 98-10...A request by Joe Orlandini, 4040 Clifford, Brighton, Section 22, for a 15' front variance, a 5' variance on one side yard, and a 9' variance on the other side yard to construct an attached garage.

A call to the public was made with no response. Moved by Murray, supported by Figurski, to grant the request for the following variances: 15' front yard, 5' and 9' side yard according to the plans submitted. The hardship is the narrowness of the lot and the unusual topography. The addition will be constructed with gutters and the existing garage will be removed. The motion carried unanimously.

- 3.) 98-11...A request by Davies Development, 4497 Filbert, Brighton, Section 27, for a 2' side variance to the 15' requirement to rebuild single family home.

A call to the public was made with no response. Moved by Figurski, supported by Skolarus, to approve a 2' west-side yard variance. The hardship is the narrowness of the lot and the topography. Note: The Zoning Administrator will verify the grinder easement so that the new construction does not infringe upon the easement. The motion carried unanimously.

- 4.) 98-12...A request by Michael Baker, 1780 Euler, Brighton, Section 12, for a 25' side variance to the 40' requirement to construct a storage structure in line with existing garage.

A call to the public was made with no response. Moved by Murray, supported by Figurski, to approve the construction of a garage 30' x 40' with removal of the existing shed. The

hardship is the location of the septic field and the unusual topography. The motion carried unanimously.

- 5.) 98-13...A request by Douglas Noggle, 4336 Highcrest, Brighton, Section 22, for a 7' side variance. Request is also made to live in existing house while new home is being constructed and upon completion, tear down existing house with the exception of 370-sq. ft. to be used as a utility shed.

A call to the public was made with the following response: Jeff Ganier – I support the variance. Don Buster –I am concerned with the smaller house that will be partially removed. Noggle – the side next to the lot line will remain the same. Richard Smith – I am concerned with the loss of view from my home and the location of the existing power lines. Noggle – We will seek a variance from Edison.

The petitioner asked to table their request until they are able to obtain plans that would not limit the neighbor's view and would better define the size of the home. Moved by Murray, supported by Figurski, to table for up to 90 days at the petitioner's request. The motion carried unanimously.

- 6.) 98-03...A request by CEI Engineering, 2649 Grand River, Brighton, Section 06, for a 22' variance to the rear yard setbacks to construct a retail only auto parts store with parking.(Tabled from February meeting).

A call to the public was made with no response. Moved by Skolarus, supported by Figurski, to approve an 18' rear yard variance. The hardship is the need for sufficient parking and the steep slope to the northeast. The motion carried unanimously.


ADMINISTRATIVE BUSINESS:

Moved by Murray, supported by Figurski, to approve the Minutes of the February 10, 1998 meeting as presented. The motion carried unanimously.

Moved by Figurski, supported by Murray, to approve the Minutes of the March 10, 1998 meeting as presented. The motion carried unanimously.

The regular meeting of the Zoning Board of Appeals was adjourned at 8:00 p.m.

Respectfully submitted,


Paulette A. Skolarus
Genoa Township Clerk