

**GENOA TOWNSHIP  
ZONING BOARD OF APPEALS  
FEBRUARY 10<sup>TH</sup>, 1998**

**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 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 ten persons in the audience.

**Approval of Agenda:** Moved by Figurski, supported by Hensick, to approve the Agenda as presented. The motion carried.

**Call to the Public:** A call to the public was made with no response.

- 1.) 97-34...A request by George Atsalis, 1093 Sunrise Park, Howell, Section 09, for a variance to the front and side yard setback to build an attached garage to an existing non-conforming house. (Tabled from the December meeting)

A call to the public was made with no response. Moved by Hensick, supported by Figurski, to grant a 6' side yard setback on the east side which is the continuation of a nonconforming use, a 6' west side yard setback with a four foot variance, and a 36 foot road side variance for a one story attached garage pursuant to the plans submitted, with all water maintained on the petitioners property. The hardship is the location of the existing house and the unusual topography. The motion carried unanimously.

- 2.) 97-45...A request by Dan and Sheryl Spagnoletti, Chilson Meadows, Howell, Section 07, to move a mobile home onto property during construction of new home. (Tabled from December meeting)

Moved by Murray, supported by Hensick, to table for the final time until the next regular meeting of the board. The motion carried unanimously.

- 3.) 97-41...A request by Wade Bray, 6600 Challis, Brighton, Section 26, for a variance to the 22' wide requirement for a private road to 16' to preserve the land including trees and wetlands. (Tabled from January meeting)

Moved by Hensick, supported by Figurski, to table until the next regular meeting of the board. The motion carried unanimously. Note: The petition was scheduled to be heard at the Planning Commission on Feb. 9, 1998. The commission scheduled a second meeting in February to hear this case because of the extreme workload. The request was tabled for the fourth time because the petition was not heard at the regularly scheduled meeting of the Planning Commission.

- 4.) 97-44...A request by Brian Weber, 1644 High Haven, Brighton, Section 12, for a 5' variance to side setbacks to move mobile home to allow access to existing garage and meet requirements pertaining to the septic system. (Tabled from January meeting)

A call to the public was made with no response. Moved by Figurski, supported by Murray, to grant a 5' variance on the north side to allow the placement of a mobile home. The hardship is the narrowness of the lot and the location of the septic field. The motion carried unanimously.

- 5.) 97-49...A request by Thomas Boyer, 4300 Highcrest, Brighton, Section 22, for a 7' side yard variance to construct an accessory building to be used as a garage.

A call to the public was made with the following response: John Cooper of Cooper, Shifman, Gabe, Quinn & Seymour (representing the Papps) – We request that this petition be tabled until a survey can be completed by the Papps. Murray – Four surveys have been completed by the petitioner with no dispute on the property line. Your request appears unreasonable. Moved by Murray, supported by Figurski, to approve the construction of a one story garage 21' x 20', not to exceed 420 square feet in area with a 6' north side setback, thus granting a 4' variance. The extenuating circumstances are the narrowness of the lot and the topography. The motion carried unanimously.

- 6.) 98-01...A request by Gene and Rebecca Hoskins, 1765 Hughes, Howell, Section 11, for a 28' rear variance to construct an addition onto existing home.

A call to the public was made with no response. Moved by Figurski, supported by Murray, to approve a 28' variance with a 12' setback, to allow the existing addition to a dwelling which extends ten additional feet into the rear yard setback on the northeast corner of the site. The hardship is the orientation of the house on the lot and the narrowness of the lot. The motion carried unanimously.

- 7.) 98-03...A request by CEI Engineering, 2649 Grand River, Howell, Section 26, for a 22' variance to the rear yard setbacks to construct a retail only auto parts store with parking.

Moved by Murray, supported by Figurski, to table until the Planning Commission first reviews this petition and makes a recommendation to the Board. The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Moved by Figurski, supported by Litogot, to approve the Minutes for the January 13, 1998 Regular meeting as presented. The motion carried unanimously.

The Regular Meeting of the Zoning Board of Appeals was adjourned at 8:40 p.m.

Respectfully submitted,



Paulette A. Skolarus  
Genoa Township Clerk