

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JUNE 18, 2013
6:30 p.m.
MINUTES**

Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30pm at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The members and staff of the Zoning Board of Appeals were then introduced. The board members in attendance were as follows: Chris Grajek, Marianne McCreary, Jean Ledford, Barbara Figurski and Jeff Dhaenens. Also present were Township staff member Ron Akers and 16 persons in the audience.

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

13-13...A request by Curt Brown, Sec.28, 4010 Homestead, for a front yard variance a waterfront variance to replace an existing garage.

Curt Brown and Dennis Disner were present for the petitioner. Mr. Brown presented the changes the made since the previous meeting. He stated that the structure is 1342 sq.ft. and is considered an accessory structure.

A call to the public was made with the following response: Chairman Dhaenens stated that letters for approval were received from Shane Gadbow and Brian Leek.

Members of the Board had concerns regarding the proximity of the structure to the water's edge and the size and height of the proposed structure.

Tom Sechrist, 4089 Homestead stated the Mr. Brown's house is the envy of the neighborhood. What he is planning to do to is nothing but an improvement and the housing values would go up.

Moved by Grajek, supported by Ledford, to approve case#13-13, 4010 Homestead for Curt Brown for a 25 foot shoreline variance with a 15 foot setback, front yard variance of 27 feet with an 8 foot setback, an accessory building size variance of 442 feet from the 900 feet allowed and an accessory building height variance of 6' 6" from the 14 feet allowed. Conditioned upon the structure being guttered and having downspouts and any grading issues should be addressed and satisfactorily dealt with by the petitioner. The practical difficulty is the typography of the lot and the difficulty to construct on the lot. **Motion carried as follows: Ayes-Grajek, Dhaenens, and Ledford. Nays-Figurski and McCreary.**

13-15...A request by Ronald Socia, Sec. 22, 3950 Highcrest Drive, for a variance to make home improvements/modernization to non-conforming structures in excess of 10% of its replacement value.

Ronald Socia was present for the petitioner. Mr. Socia gave a history of the property and stated the improvements that he would like to make are interior and exterior with no changes to the building footprint.

A call to the public was made with no response.

Moved by McCreary and supported by Figurski to approve case #13-15, 3950 Highcrest for Ronald Socia, to approve a variance to make improvements and modifications on the interior and exterior of the home to a nonconforming structure. Conditioned upon the structures including gutters and downspouts, no improvements shall be made to increase the footprint or height of the structures and the structure shall not be used as rentals. The practical difficulty is the uniqueness of the property.

Motion carried as follows: Ayes- Dhaenens, Ledford, McCreary and Figurski. Nays- Grajek.

13-16...A request by Janine Exline, Sec. 22, 4009 Highcrest Drive, for a side yard variance.

Janine and James Exline were present for the petitioner. They gave a presentation on the variance that they are requesting.

A call to the public was made with no response.

Members of the Board voiced concerns over the ability to have emergency vehicle access to the shoreline.

Moved by Grajek, supported by Ledford, to approve case#13-16, 4009 Highcrest for Janine Exline for a 2.25 foot side yard setback with a 2.75 foot variance and an 8.15 foot setback on the west side with a 1.85 foot variance. Conditioned upon the structure to include gutters and downspouts. The practical difficulty is the narrowness of the lot and the continuing narrowness toward the road side. **Motion carried unanimously.**

13-17...A request by Thomas and Diana Fleming, Sec. 28, 4049 Homestead, for a sight line and side yard variance.

Mr. and Mrs. Fleming were present for the petitioner. Mr. Fleming stated that they are seeking a variance to tear down an existing cottage and garage and build a retirement home.

A call to the public was made with the following responses: Oliver Lanzon, 4053 Homestead stated that the only objection he had was moving the house 2 feet and the sun porch that would obstruct their view.

The Board stated that they are concerned about the setback from the water's edge in regards to the neighbors view and if emergency vehicles could access the waterfront.

Moved by Figurski, supported by McCreary, to table case#13-17, 4049 Homestead for Thomas and Diana Fleming, per petitioner's request. **Motion carried unanimously.**

6-18-13 ZBA Approved Minutes

Moved by Figurski, supported by McCreary, to approve the May 21, 2013 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.**

Moved by Figurski, supported by Ledford, to adjourned the June 18, 2013 Zoning Board of Appeals meeting at 8:55 p.m. **Motion carried unanimously.**