

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
JANUARY 19, 2021 - 6:30 PM  
Via ZOOM**

**MINUTES**

**Call to Order:** Chairman Rassel called the regular meeting of the Zoning Board of Appeals to order at 6:33 pm. The members and staff of the Zoning Board of Appeals were present as follows: Greg Rassel, Michelle Kreutzberg, Jean Ledford, Craig Fons, and Amy Ruthig, Zoning Official. Absent were Marianne McCreary and Bill Rockwell.

**Pledge of Allegiance:** The Pledge of Allegiance was recited.

**Election of Officers:**

Chairman Rassel noted that there are two Board Members absent today. **Moved** by Board Member Ledford, seconded by Board Member Kreutzberg, to postpone the Election of Officers until the February 16, 2021 meeting.

**Introduction:** The members of the Board introduced themselves.

**Approval of the Agenda:**

**Moved** by Board Member Ledford, seconded by Board Member Fons, to approve the agenda as presented. **The motion carried unanimously.**

**Call to the Public:**

The call to the public was made at 6:36 pm with no response.

1. 21-01... A request by Yvette Whiteside, 5780 Glen Echo Drive, for a rear yard setback variance to add an addition to an existing single family home.

Mr. and Mrs. Whiteside were present. Ms. Whiteside stated they would like to build an addition approximately 10 feet from the back of the dwelling. There is already a variance on this lot and without a variance, it would not be buildable as a residence due to the size of the lot. This addition would allow them to store items inside instead of having them outside.

Board Member Kreutzberg asked for details on the addition. Ms. Whiteside stated they will be putting a concrete slab and a lean-to in order to avoid having to add additional trusses and add to the roof line. They would like to keep the existing shed.

Board Member Ledford noted that when the applicant was before the Board previously, they were not the legal owner of the property. Ms. Whiteside said they are now the legal owners.

Board Member Ledford questioned the location of the well. Ms. Whiteside stated the well is on the neighboring property behind them and there is a lifetime easement for access to this well.

Board Member Fons asked if the addition will be enclosed. Ms. Whiteside stated it would be closed on all sides. It will not be accessible from inside the dwelling. He questioned the stairs shown on the plans. Ms. Whiteside stated the stairs will lead from the addition down to the crawl space.

The call to the public was made at 6:54 pm.

Mr. Alan Walblay of 5741 East Grand River, Howell stated he is not in favor of the new owner encroaching onto his property. Ms. Ruthig explained that the structure would be four feet from the property line on the applicant's property and not encroaching into the public walkway or Mr. Walblay's property. After hearing the clarification, he is in favor of granting the request.

The call to the public was closed at 6:57 pm.

**Moved** by Board Member Kreutzberg, seconded by Board Member to Ledford, to approve Case #21-01 for Yvette Whiteside of 5780 Glen Echo Drive for a rear yard variance of 36 feet for a setback of four feet to build a 10 x 64 addition to an existing structure.

- Strict compliance with the setback would unreasonably prevent or restrict the use of the property or cause it to be unbuildable. This variance would provide substantial justice in granting the applicant similar rights as others in the area and is not self-created. There are other homes in the area with reduced rear setbacks.
- The exceptional or extraordinary condition of the property is the small and shallow lot size. The rear lot line of the property is bordered by a six-foot platted walkway for the subdivision.
- The granting of the variance will not impair adequate light or air to adjacent properties or increase congestion or increase fire or threaten the public safety, comfort, morals or welfare.
- The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. An easement shall be recorded for the use of the well on a separate lot.
2. Structure shall be guttered with downspouts.
3. Parking must be maintained on the lot and shall not impede the access to the sewer pump station.

4. Applicant should verify that if the current well fails, there is room on the lot to install a new well meeting the required setbacks from the sewer required by the Livingston County Environmental Health Dept.

**The motion carried unanimously.**

**Administrative Business:**

1. Approval of minutes for the December 15, 2020 Zoning Board of Appeals meetings.

**Moved** by Board Member Kreutzberg, seconded by Board Member Ledford, to approve the minutes of the December 15, 2020 ZBA meeting as presented. **The motion carried unanimously.**

2. Correspondence - Ms. Ruthig stated there will be a meeting in February and there will be at least two items on the agenda.
3. Member Discussion - There were no items to discuss this evening.
4. Adjournment - **Moved** by Board Member Ledford, seconded by Board Member Fons, to adjourn the meeting at 7:04 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary