

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MAY 18, 2021 - 6:30 PM**

MINUTES

Call to Order: Vice-Chairperson McCreary called the regular meeting of the Zoning Board of Appeals to order at 6:34 pm. The members and staff of the Zoning Board of Appeals were present as follows: Marianne McCreary, Bill Rockwell, Jean Ledford, Michelle Kreutzberg, and Amy Ruthig, Zoning Official. Absent was Greg Rassel.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board and staff introduced themselves.

Approval of the Agenda:

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

Call to the Public:

The call to the public was made at 6:35 pm with no response.

1. 21-11...A request by Katie and Jared Van Hees, 4077 Anchor Lane, for a rear yard setback variance to construct an addition to an existing single-family home.

Mr. and Mrs. Van Hees were present. Mr. Van Hees stated they are requesting a 10-foot rear-yard setback for an addition of a dining area onto their home. Their lot is very shallow and the home was built far from the front setback.

Their builder, Steve Bellenger of Bellenger Builders was present and he stated the applicant wants to add a nook to the kitchen area and this is the only location where it can be put. They have looked at other options but this is where it would be most useful.

The call to the public was made at 6:40 pm with no response.

Moved by Board Member Ledford, seconded by Board Member Kreutzberg, to approve to Case #21-11 for 4077 Anchor Lane for Katie and Jared Van Hees for a rear yard setback variance of 10 feet from the required 40 feet for a 30-foot rear yard setback to construct an addition to a single-family home, based on the following findings of fact:

- Strict compliance with the rear yard setback would prevent the applicant from constructing the proposed addition. There are other homes in the vicinity with reduced rear yard setbacks

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that would support substantial justice and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same vicinity of the subject parcel.

- The exceptional or extraordinary condition of the property is the shallowness of the lot, location of well, and the location of the existing home. The need for this variance is not self-created and seems to be the least amount necessary.
- The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the residents of the Township of Genoa.
- The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

The approval is conditioned upon the following:

1. The structure must be guttered with downspouts.

The motion carried unanimously.

Administrative Business:

1. Approval of minutes for the April 20, 2021 Zoning Board of Appeals meetings.

Needed changes were noted for both April 20, 2021 meetings.

Moved by Board Member Kreutzberg, seconded by Board Member Rockwell, to approve the minutes of the April 20, 2021 6:30 pm and 7:30 pm meetings as corrected. **The motion carried unanimously.**

2. Correspondence - Ms. Ruthig stated there are two cases scheduled for next month's meeting.

3. Member Discussion

Vice Chairperson McCreary asked if the variance information as well as the applicant's paperwork could be distributed to the Board prior to the entire packet being sent on the Friday before the meeting to allow more time for the Board to review the requests and visit the sites. Ms. Ruthig will try to have them to the Board on Tuesday before the meeting.

4. Adjournment - **Moved** by Board Member Ledford, seconded by Board Member Rockwell, to adjourn the meeting at 7:05 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary