

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
FEBRUARY 20, 2007
MINUTES**

Chairman Doug Brown called the regular meeting of the Zoning Board of appeals to order at 6:30 p.m. at the Genoa Township Hall. The Pledge of the Allegiance was then said. The following board members were present constituting a quorum for transaction of business: Doug Brown, Barbara Figurski, Steve Wildman, and Joe Perri. Also present was Township staff member Adam Van Tassell and approximately 9 persons in the audience.

Chairman Brown gave a brief introduction of the board members and on why the Zoning Board of Appeals exists.

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

06-23...A request by Larry Nastwold, Section 22, 4054 Clifford Road, for a side yard variance to construct an addition.

A call to the public was made with no response.

Moved by Figurski, supported by Wildman, to approve the garage addition of 18.3 X 20.3 with a side yard variance of 2.4 feet with a setback of 7.6 feet. Conditioned upon removal of the shed, garage to be guttered and the construction storage around the yard to be cleaned up. The findings of fact are the extraordinary narrowness and varied typography of the lot causes the petitioner practical difficulty but does not adversely impact the surrounding neighborhood or the general public safety and welfare. **Motion carried unanimously.**

07-02...A request by Michael Cloke, Section 22, 4490 Clifford, for a variance to allow a lot split.

A call to the public was made with the following comment: Chris Hescheles, 4510 Clifford, is in support of this petition. Jeff Jacobs, 4487 Filbert, is also in support of this petition. Russ Davies, 4533 Filbert, agrees as long as the lots are recombined. Property was applied to be split in 1998 and was denied. Don Von Buskirk, SDR Properties, stated his dad use to own this property. He is in support of the petitioner's request. The following letter that was received from Renee Tobin, SDR Properties-4490 Clifford- was read by Chairman Brown in to the record: "We are aware of the fact there is a split proposed for our property at 4490 Clifford. We also understand that the neighbor (next door) is interested in taking the land to enlarge their yard. Our property will still be larger than most neighbors. We agree with, and support the proposed split and its planned use. Please approve"

Moved by Figurski, supported by Wildman, to approve petition to split lot 174 into 35 feet to the south to be added to 4500 Clifford, (11-27-100-017) and 15 feet to lot 175, 4490 Clifford, (11-22-302-087). Conditioned upon the removal of the garage when the property ownership changes to the property owner to the south (4490 Clifford).

The finding of fact is the proposed split provides substantial justice to the owner as well as the surrounding neighborhood with its unique intended use to preserve green space as well as increasing the conformity of an adjacent lot without any detriment to the public safety or welfare. **Motion carried unanimously.**

Moved by Figurski, supported by Wildman, to approve the Zoning Board of Appeals minutes from the December 12, 2006 meeting with corrections. **Motion carried unanimously.**

The meeting adjourned at 7:18 p.m.

Respectfully submitted:

Adam VanTassell