

**ZONING BOARD OF APPEALS
OCTOBER 21, 2003
7:00 P.M.**

MINUTES

Chairman Doug Brown called a regular meeting of the Zoning Board of Appeals to order at 7:00 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said. The following members of the Zoning Board of Appeals were present constituting a quorum for the transaction of business: Barbara Figurski, Jean Ledford, Doug Brown, Dean Tengal and Chris Hensick. Also present were Township staff member Adam Van Tassell and approximately about 15 persons in the audience.

Moved by Ledford, supported by Hensick, to approve the Agenda as presented. The motion carried unanimously.

03-58...A request by Marion Kujawa, Section 10, 1080 Chemung Drive, for a front yard variance, side yard variance and a variance to construct a detached accessory structure on a lot without a principal structure. (tabled 9-23-03)

A call to the public was made with the following response: Renee Jones, 1084 Chemung Drive, submitted the following letter to the board members:

“We, the neighbors of the proposed Kujawa residence and separate garage structure. We support the townships decision on December 1999 where it specifically stated that the lake side shall not exceed Mr. Sredzinski home on the southwest and side variances no less than 6 feet. We believe that the home is too large for the lot and will intrude on the neighboring homes. The proposed two story deck extends beyond the neighboring homes. We are also concerned about the location of the garage due to the utility poles and guide wires that are located on the county road adjacent to the Kujawa property.”

Renee Jones comments “In regards to the side setbacks they are way too close to the Sredzinski’s home. The chimney is also too close to the Sredzinski’s home. The 2 story deck exceeds the nine feet in front of the house and the garage still has a side entrance. I did talk to Detroit Edison and they are not going to move the wires. Also, in terms of the fireplace is it going to be wood and gas? The neighbors sat down and tried to figure out the square footage of the home off of the new plans that he submitted. The house is way too big and too close to the lot lines.” Don Sredzinski comments “I live at 1084 Chemung Drive and nothing has changed since the last meeting, the porch is not supposed to be put on the plan. This house is of a mammoth size. Never can you connect a house to the garage. Nowhere on the lake can you find a house this size. Take the house and center it on the lot.” Susan Kujawa comments “I am Marion Kujawa’s daughter and he has changed a number of things on the house and I support him.”

Moved by Hensick, supported by Figurski, to grant the variance 03-58 to construct a 24 X 30 detached structure on lot 76 without a principal residence on condition it is not built prior to the residence being constructed on lot 12. Motion carried unanimously.

Moved by Figurski, supported by Ledford, to deny the variance 03-58 due to no practical difficulty associated with the land. Motion carried unanimously.

03-62...A request by Joseph Kowalczyk, Section 28, 4099 Homestead, for a waterfront variance and a size variance to construct a detached accessory structure.

A call to the public was made with no response.

A letter was submitted by Dennis and Nancy Korenchuk that stated the following:

“I am unable to attend the Genoa Township Zoning Board of Appeals regarding the size variance for 4099 Homestead meeting on October 21, 2003. I am writing this letter in response to the attached letter sent to my address to make my preferences known to the Board. I have no problem with a wood-frame detached garage construction that is not larger than a standard one story three-car garage. The garage is being constructed in a residential area and should reflect the building facades of the neighborhood. A two-story garage larger than a standard 3-car garage or the use of pole barn construction materials is inappropriate for the area because it would look like a light industrial structure. Thank you for the opportunity to state my preferences.”

Moved by Hensick, supported by Figurski, to deny the side variance to construct a detached accessory structure since no practical difficulty or necessary terms with land are in support for a request for a size variance. Motioned carried as follows: Ayes- Hensick, Figurski, Ledford, Tengel. Nays- Brown

Moved by Hensick, supported by Figurski, to waive the fee if the petitioner brings a waterfront variance request within 60 days or by the December 16th meeting for a detached accessory structure that is 900 sq.ft. in size. Motion carried unanimously.

03-65...A request by Joseph Lubig, Section 12, 7576 Spring Trace, for a side yard variance to construct an addition.

A called to the public was made with no response.

A letter was received from neighbors within 300 feet of property stated the following:

“Mr. & Mrs. Joseph and Irene Lubig have applied for a zoning variance allowing them to build an additional attached garage. This garage would infringe on the required thirty foot side line setback bringing the actual setback down to eighteen feet and five inches on the front corner and approximately twenty three feet on the rear corner. The Lubigs live on a cul-de-sac and have shared their plans with the adjoining property owner and the other

home owners on Spring Trace. Below are the signatures and addresses of these home owners approving their request.

Moved by Tengel, supported by Hensick, to grant the variance 03-65 for an 11.5 foot variance to construct an addition with the practical difficulty being the odd shape of the lot and the location of the existing structure. Motion carried unanimously.

03-68...A request by Jordan Grant, Section 19, 3693 Kipling Circle, for a rear yard variance to construct a detached accessory structure.

A call to the public was made with no response.

Moved by Hensick, supported by Figurski, to approve the variance request for a 70 foot variance with a 10 foot setback to the rear and a 18 foot side yard variance with a 12 foot setback to the west side of property for a 24 x 24 accessory structure. The hardship is the unusual terrain and the location of the residence. Motion carried unanimously.

Moved by Figurski, supported by Ledford, to approve the Minutes of the September 23rd, 2003 regular meeting of the Zoning Board of Appeals. Motion carried unanimously.

Submitted:

Amy Ruthig