

GENOA TOWNSHIP
ZONING BOARD OF APPEALS
July 11, 2000

MINUTES

A regular meeting of the Zoning Board of Appeals was called to order by Vice-Chairman Figurski at 7:00 p.m. at the Genoa Township Hall. The following board members were present constituting a quorum for the transaction of business: Barbara Figurski, Chris Hensick, Paulette Skolarus and Jean Ledford. Also present were Township Manager Michael Archinal and approximately 25 persons in the audience.

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

00-29... A request by Bryan Pajak, Section 09, 1106 Sunrise Park, the request is for a 15' front yard variance to construct a new home.

A Call to the Public was made with the following response: Jerald Papper - How much variance is being asked for? Petitioner - 15'. Moved by Hensick, supported by Skolarus, to grant a 20' variance to the front yard for the construction of a new home measuring 28' x 44' in area, contingent upon the back of the home being placed at the 40' rear setback line which should require less than a 20' variance. The hardship is the narrow depth of the lot. The motion carried unanimously.

00-30... A request by Paul Malinowski, Section 05, the request is for a variance to install a 6' privacy fence at the rear of each of the following properties: 3656, 3644, 3632, 3620, 3608, 3596 and 3584 Snowden.

A Call to the Public was made with no response. Moved by Skolarus, supported by Ledford, to table the petition until a written response from the architectural committee is received by the petitioner. The motion carried unanimously.

00-31... A request by E.B.I. Inc., Section 10, 5291 Wildwood, the request is for a 20'8" front, 36' rear and a 17'6" waterfront variance to construct a new home.

A Call to the Public was made with the following response: Dana Lughrey and Mr. Soubliere asked to see the plans. Yvonne Lockheart - What is the height of the new construction? Petitioner - 23' to 25'. Moved by Skolarus, supported by Ledford, to approve a 20' 8" front yard variance and a 5' 6" waterfront variance conditioned upon the three parcels being combined into one tax identification number with no requests to split in the future. The sheds will be removed, the new construction will not encroach on the 10' easement and the petitioner will submit a copy of the plans. The motion carried unanimously.

00-32... A request by Jerry Madonna, Section 28, 4444 Oak Pointe Drive, the request is for a 9' front yard variance to add a third bay to existing garage.

A Call to the Public was made with the following response: Dave Merrion - Did the plans get submitted to the architectural control committee? Petitioner - I contacted the committee and they asked that we first present our petition to the township board. Moved by Hensick, supported by Ledford, to approve the 9' front yard variance as requested. The hardship is the location of the existing home and the flood plain that will not allow the addition to be placed anywhere else on the site. The motion carried unanimously.

00-33... A request by Glenn Price, Section 28, 4495 Oak Pointe Drive, the request is for a 4' side yard variance for a driveway due to side entry garage.

Price - I built this home and moved in about six weeks ago. The driveway was constructed four weeks ago. I did not know about the 4' restriction. A letter was received from Don Toomey objecting to the petition. A Call to the Public was made with the following response: Dave Merrion - I do not object to the setback of the driveway. There are other homes in Oak Pointe who have their drives located at the edge of the lot line. Moved by Ledford, supported by Skolarus, to table the request until the petitioner can research the possibility that there are other homes in the vicinity with a similar problem and that it is not unusual to have the drives set at a zero lot line. The motion carried unanimously.

00-34...A request by William Bostock, Section 10, 1358 Elmhurst, the request is for a 25' waterfront variance to construct an addition.

A Call to the Public was made with the following response: Henry Haigh - When I built my home I attached it to the existing garage and didn't need a variance. Moved by Skolarus, supported by Ledford, to table the request to allow the petitioner time to review their proposal and discuss the matter further with the township manager. The motion carried with Hensick abstaining.

00-35...A request by Christopher Grajek, Section 10, 1190 Chemung Drive, the request is for a 10' front yard variance to construct an addition to a garage.

Moved by Ledford, supported by Figurski, to grant a 10' side yard variance contingent upon the following: A fire wall built with 2 layers of 5/8" type x sheet-rock will be used along the entire wall that is located within 10' of the neighboring property garage. The hardship is the location of the existing well that will not allow the garage to be built in a different location. This action would be the continuation of an existing nonconforming use. The motion carried unanimously.

00-36..A request by Ron Gu, Section 13, vacant Grand River Avenue property for a 10' side yard variance.

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A Call to the Public was made with no response. Moved by Skolarus, supported by Hensick, to grant the variance requested in Archinal's correspondence dated 07-11-00. This action is the result of ongoing easement negotiations with Dr. Gu, involving the water and sewer project on Grand River Ave., from Lake Chemung exit to Bendix Road. Archinal states: The utility easement and the narrowness of the lot are exceptional and extraordinary conditions applying to the property which are different than other properties in the same zoning district. The variance is necessary for the preservation and enjoyment of a substantial property right. The motion carried unanimously.

Moved by Figurski, supported by Ledford, to approve the Minutes of the June 13, 2000 regular meeting of the board as submitted. The motion carried unanimously.

The regular meeting of the Zoning Board of Appeals was adjourned at 9:25 p.m.



Paulette A. Skolarus
Genoa Township Clerk