

GENOA TOWNSHIP
Zoning Board of Appeals
April 11, 2000

Minutes

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

Moved by Figurski, supported by Litogot, to approve the Agenda with the tabling of petition 00-10. The motion carried.

99-15...A request by Karen Maas, Section 12, 1585 Euler Road, for an extension for a land split variance that was previously approved October 12, 1993.

A call to the public was made with no response. Moved by Skolarus, supported by Ledford, to approve the petitioner's request. Further, that the building envelope for the 6 1/2 acre parcel will require no further variances and the home will meet the 100' water front setback as required by the township zoning ordinance. This action is based upon the topographical conditions of the property and no opposition from neighboring property owners being voiced. The motion carried unanimously.

00-07...A request by Curt Brown, Section 28, 4001 Homestead, for a 28' front variance, 5' side variance and a 20' waterfront variance on the south side and a 24' waterfront on the east side to tear down and rebuild a home.

A call to the public was made with no response. Letters of support were received from Ron Frantz and Dave & Geri Andrews. Moved by Skolarus, supported by Ledford, to approve the following variances: 17' front yard, 5' side yard, 38' south waterside, and 14' east waterside. Further that the two-story home will be limited to 2,800-sq. ft. in living area. The hardship is the unusual shape of the lot with two watersides. The motion carried as follows: Ayes - Skolarus, Ledford and Staley. Nays - Figurski and Litogot.

00-08... A request by McDonald's Corporation, Section 09, 3781 East Grand River, to increase square footage without number of parking spaces required by ordinance.

The petitioner was not present when this case was called. Moved to the end of the meeting.

00-10...A request by Brighton Stone, 7196 West Grand River, for a 12.5 foot variance on each side and 40.6 foot rear variance to build an addition.

Tabled until the planning commission hears this petition.

00-11...A request by Thomas Doane, Section 22, (TBD address) Cresthill, for a 3'6" side variance and a 140' waterfront variance to construct a single family home.

A Call to the Public was made with no response. Moved by Ledford, supported by Litogot, to approve a 28' eastside variance along Lake View Drive. The hardship is the narrowness of the lot and the two roadside setbacks, limiting a building site. The motion carried unanimously.

00-12...A request by Robert Hollis, Section 33, 4250 Brighton Road, for a 10' side variance to build an attached garage.

It was determined that the petitioner was asking for a front-yard variance because the property sits on a corner. A Call to the Public was made with no response. Moved by Figurski, supported by Skolarus, to grant a 38' variance to the roadside, limiting the placement of the addition to no closer than 30' from the blacktop road of Timberview. The hardship is the unusual topography and the two roadside setbacks that limit the building site. The motion carried unanimously.

00-14...A request by David Kress, Section 24, 7943 Debora, for an 8' front variance to construct a single family home.

A Call to the Public was made with no response. Moved by Figurski, supported by Ledford, to grant an 8' front yard variance to construct a single family home. The hardship is the unusual terrain and steepness of the lot. The motion carried unanimously.

00-15...A request by Kerry Fear, Section 01, 722 Deadwood, for a variance to build a detached garage in the front yard.

Moved by Ledford, supported by Figurski, to table until the next regular meeting of the board. The motion carried unanimously.

00-16...A request by George Atsalis, Section 09, 1093 Sunrise Park, for a 29'7" front variance, a 3'10" side variance, and a 1'5" side variance to construct a second story addition.

A Call to the Public was made with no response. Moved by Skolarus, supported by Ledford, to grant the variances as requested for construction of a 1,356-sq. ft. two-story home with attached garage. This would be the continuation of a nonconforming use. Further, to require the new home to be guttered with all water retention within the site and the reconstruction of the retaining wall. The motion carried unanimously.

00-17...A request by Kristin Appel, Section 01, 376 South Hacker, for a variance to split a 2 ¾ acre lot into 1 ¾ acre and 1 acre lot in a rural residential zone. (Rural residential requires a 2-acre minimum.)

A Call to the Public was made with the following response: Rick Jones - My lot @1 1/3 acre was split before the existing ordinance. This would put a house right in my back yard. Tom Lietzau - This property is in a two-acre zone and no hardship has been presented. Please deny.

Moved by Figurski, supported by Litogot, to deny the request since no hardship or practical difficulty was presented. The motion carried unanimously.

00-18...A request by David Gafka, 3753 Noble, Section 22, for a 3'7" front variance to place a new modular home.


Archinal advised the board that a Mr. Keller called and voiced his support of the petition. A call to the public was made with no response. Moved by Figurski, supported by Skolarus, to grant a 4' variance to the roadside for the placement of a modular home. The hardship is the narrow depth of the lot and the unusual contour of the lands. The motion carried unanimously.

00-08... A request by McDonald's Corporation, Section 09, 3781 East Grand River, to increase square footage without number of parking spaces required by ordinance.

A Call to the Public was made with no response. Moved by Ledford, supported by Figurski, to deny the variance since it was in violation of the township-zoning ordinance and no demonstrated hardship was presented. The motion carried unanimously.

Moved by Figurski, supported by Ledford, to approve the Minutes of the 03-14-2000 regular meeting of the board as presented. The motion carried unanimously.

The meeting of the Zoning Board of Appeals was adjourned at 8:40 p.m.



Paulette A. Skolarus
Genoa Township Clerk