

GENOA TOWNSHIP
Zoning Board of Appeals
July 13, 1999

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JUL 15 1999
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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, Nancy Litogot, Robert Murray and Chris Hensick. Also present were Township Manager Michael Archinal and approximately 20 person in the audience.

Moved by Murray, supported by Hensick, to approve the Agenda with the tabling of case 99-32 and correcting 99-34 to read 10' waterfront. The motion carried.

98-42...The property in question is in Section 22, 3671 Cresthill, petitioned by Paul Suipik, the request is to extend an approved 20' and a 3' side variance that was granted at the October 13,1998 meeting.

A call to the public was made with no response. Moved by Murray, supported by Hensick, to extend the previously granted variance for a period not to exceed six months. Further, to reiterate the variance granted on 10-13-98 which reads as follows: to grant the following variances: 5.8' to the eastside, 8.26' to the westside and 8.12' to the road side (front) according to the plans submitted to allow the preservation of the 26" existing tree. The hardship is the configuration of the lot that is long and narrow. The motion carried unanimously.

99-31... The property in question is in Section, 4050 East Grand River, petitioned by D & G Equipment, Inc., request is for a variance to add a channel sign. (Tabled from 6/8/99 meeting.)

A call to the public was made with no response. Moved by Murray, supported by Hensick, to grant the variance for the second sign. The practical difficulty being the corner building of the strip mall, which fronts the main street and the interior access road. The motion carried unanimously.

Moved by Hensick, supported by Murray, to recommend to the Planning Commission and Township Planner that they review a possible change to the zoning ordinance with regard to multiple signs on buildings such as requested by D & G Equipment, Inc. referencing Billy Bob's. The motion carried unanimously.

99-32... The property in question is in Section 08, 3394 Beck Road, petitioned by William Ganzak; request is for a property split. (Tabled from 6/8/99 meeting.)

Tabled at the petitioner's request.

99-33... The property in question is in Section 14, 6872 Mahinski, petitioned by Doug Anderson; request is for an 11' side variance to build a deck.

A call to the public was made with no response. Moved by Figurski, supported by Hensick, to approve a request for partial roof coverage over a deck and according to the plans submitted with an 11' side yard variance. This action would allow the continuation of a nonconforming use. The motion carried unanimously.

99-34... The property in question is in Section 10, 1348 Elmhurst Drive, petitioned by Andrew Pizzino; the request is for a 7' 4" side variance and a 10' waterfront variance to build a home.

A call to the public was made with the following response: Dave Butcher - What is the depth of the footings? Pizzino - 24". If the foundation is not usable, I will straighten the house on the lot. Butcher - I am in favor of the new dwelling but am concerned with it remaining 32" off my property line and my driveway being shut down. Pizzino - We will not trespass on the neighbors property during construction. Henry Hague - I was advised by the engineer that a 24" footing would not support a 2-story structure. I would like to see this building straightened.

Hensick - I see two issues that need to be addressed. 1. The hardship with regard to the location of the new structure appears to be self-imposed. 2. The additional room will intrude on the neighbor's view.

Moved by Murray, supported by Figurski, to table (at the petitioner's request) to allow the petitioner to revise his plans. The motion carried.

99-35...The property in question is in Section 22, 4057 Highcrest, petitioned by Jeffrey Sampson, the request is for a 3' side variance, a 8' side variance, a 32'4" front variance and a 12' waterfront variance to build a home and garage.

A call to the public was made with no response. Moved by Figurski, supported by Hensick, to approve the variances for construction of a one-story home with attached garage and a bonus room above the garage with an area of 1484 sq. ft. The variances granted are 31'4" to the front, 3' side, 8' side and 8' waterfront. The hardship is the unusual topography and the size of the lot. The motion carried unanimously.

99-36... The property in question is in Section 27, 4387 Skusa, petitioned by Daniel Norris, the request is for a 8' variance to the side setback, and a variance to construct a 720 sq. ft. garage resulting in a total 1170 sq. ft. exceeding the ordinance maximum of 900 sq. ft. by 270 sq. ft.

A call to the public was made with no response. Norris - Lots 27 and 3 have been combined into one tax identification number. The deck will be no higher than 14" off the ground. The house is constructed on a cinder block foundation and will support the second story. The existing garage is approximately 2' off the lot line. The house is 3' off the lot line.

Moved by Hensick, supported by Figurski, to grant the following variances: the expansion of an existing home to permit a second story; to allow a second garage which would be 260 sq. ft. over the requirement; the addition of a deck 12' x 20' to the existing nonconforming structure with a 7' variance. The hardship is the configuration of the parcel that is long and narrow and the petitioner's willingness to combine the two parcels into one that is a benefit to the township. The motion carried unanimously.

99-37...The property in question is in Section 27, 4510 Clifford, petitioned by Christopher Hescheles for a 8' side variance to build an attached garage.

A call to the public was made with the following response: David Ledgerwood - I have no problem with the request. It will be an improvement to the property.

Moved by Murray, supported by Figurski, to approve an 8' side yard variance contingent upon the removal of the existing shed. The hardship is the narrowness of the lot and the location of the existing structure. The motion carried as follows: Ayes - Murray, Figurski, Litogot and Staley. Nay - Hensick.

99-38...The property in question is in Section 21, 3390 Lakewood Shores, petitioned by Keith Graves, for a 5' side variance to build a deck.

A call to the public was made with no response. Moved by Murray, supported by Litogot, to approve a 5' variance for construction of a two-tiered deck 2 1/2' off the ground, contingent upon the petitioner getting approval in writing from the developer, prior to the land use permit being issued. The hardship is the shape of the lot and the location of the existing home with landscaping. The motion carried unanimously.

Moved by Murray, supported by Hensick, to approve the Minutes of the June 8, 1999 regular meeting as presented. The motion carried.

The meeting was adjourned at 8:30 p.m.



*Paulette A. Skolarus
Genoa Township Clerk*