

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JUNE 19, 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, Kevin Brady and Joe Perri. Also present was Township staff member Adam Van Tassell and approximately 10 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.**

A call to the public was made for non agenda items with no response.

07-10...A request by Dusan and Deborah Shiposh, Section 21, 3943 Homestead, for a front yard variance to construct an attached garage.

A call to the public was made with no response.

Moved by Perri, supported by Brady, to approve case # 07-10 for 3943 Homestead Drive for a front yard variance of 11'8" with a setback of 23'4" to construct a 3 car garage. The finding of facts with the practical difficulty being the typography of the land. The garage is to be guttered and the shed at the water side to be removed at time of Certificate of Occupancy. **Motion carried unanimously.**

07-11...A request by Kathleen Roberts, Section 9, 1260 Boulevard, for a side yard and rear yard variance to construct an addition.

A call to the public was made with no response.

Moved by Brady, supported by Figurski, to approved case # 07-11 for 1260 Boulevard for a 1' side yard variance with a 9' setback and a 19'6" variance with a 20'6" setback in the rear to construct an utility room. The finding of fact with the practical difficulty being the narrowness of the lot prohibiting the use of the front yard. The structure is to be guttered. **Motion carried unanimously.**

07-12...A request by Robert and Diane Veldman, Section 1, 577 S. Hacker Road, for a variance to construct a garage.

A call to the public was made with no response.

Moved by Perri, supported by Figurski, to approve case #07-12 for 577 S. Hacker Road for a 15' side yard variance with a 15' foot setback to construct an accessory structure not to exceed 900 sq. ft. The finding of fact with the practical difficulty being the location of the septic field and landscaping with mature trees. **Motion carried unanimously.**

07-13...A request by Bert and Theresa Knickerbocker, Section 10, 5468 Wildwood, for a rear yard variance to construct an addition.

A call to the public was made no response.

Moved by Brady, supported by Wildman, to approved case #07-13 for 5468 Wildwood for a 25' rear yard variance with a 15' foot setback. The finding of fact with the practical difficulty is the length of the property between the deeded walkway easement and the property line. The structure is to be guttered. **Motion carried unanimously.**

07-14...A request by Mary Nemeth, Section 22, 3340 Pineridge Lane, for a side yard variance to construct a second story addition.

A call to the public was made with no response.

Moved by Brady, supported by Figurski, to approve case #07-14 for 3340 Pineridge Lane for a 5' side yard variance with a 5' setback for a second story to a nonconforming structure. The finding of fact with the practical difficulty is the narrowness of the lot and the existing position of the nonconforming house. The owner will not construct outside of the footprint of the property and the home is to be guttered. **Motion carried unanimously.**

Moved by Figurski, supported by Wildman, to approve the minutes of the May 22, 2007 Zoning Board of Appeals meeting. **Motion carried unanimously.**

Meeting adjourned at 7:20 p.m.

Respectfully submitted:

Amy Ruthig