

(corrected)

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
August 11TH, 1998**

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 Robert Murray. Also present were Mike Archinal, Township Manager and ten persons in the audience.

Moved by Skolarus, supported by Hensick, to approve the Agenda with the addition of petitions 98-29, 98-32 and 98-33 which were tabled on July 14, 1998. The amended agenda was voted and approved unanimously.

A call to the public was made with no response.

1. *97-23...A request for an extension of a variance granted on June 10, 1997 to Jerome Janiga/John Talik, 5650 Glen Echo Drive, Howell, Section 10, for a variance to the side and front yard setback to construct an attached garage to existing home.*

A call to the public was made with no response. Moved by Hensick, supported by Murray, to grant the relief sought to allow renewal of a variance granted on 6-10-97. This action is due to the fact that the variance has expired and the petitioner will comply with the original proposal for which the petition was granted. The motion carried unanimously.

2. *98-29...A request by Bruce Bradstreet, 4340 Skusa, Brighton, Section 27, for a side variance of 13.5' and a second side variance of 5.5' to construct an addition to an existing non-conforming house.*

Moved by Hensick, supported by Murray to table until the end of the meeting. The motion carried.

3. *98-31...A request by Michael and Jan Pozan, 4022 Aster Blvd., Howell, Section 04, for a privacy fence 6' high to enclose their yard.*

Moved by Murray, supported by Hensick, to table for the second time. The motion carried unanimously.

4. *98-33...A request by Robert Chesney, 4527 Filbert, Brighton, Section 27, for a 7' side-yard variance to add a deck to an existing home.*

A call to the public was made with no response. Moved by Hensick, supported by Murray, to grant a 5' side yard variance to construct a gazebo 12' in diameter on the east and rear side of the house pursuant to the amended plan. The hardship is the existing location of the residence and the length of the lot. The motion carried unanimously.

5. 98-34... *A request by Fredrick Gnadt, 5043 Ashton, section 34, for a 35' rear variance to the 60' requirement to construct a storage unit.*

A call to the public was made with no response. Letters were received from Earl and Linda Meier and David and Joanne Durham supporting the request. Moved by Skolarus, supported by Murray, to grant a 35' rear yard variance to construct a single-story garage 24' x 28' in dimension. The hardship is the shallowness of the lot in addition to the parcel facing two streets. The motion carried unanimously.

6. 98-35...*A request by John Clark, 4200 Highcrest, section 22, for a 2' side variance to the 15' requirement to rebuild a home.*

Deleted at the petitioner's request.

7. 98-36...*A request by Mary Jones, 959 Sunrise Park, section 09, for a 2' side yard variance to build a new home.*

Moved by Hensick, supported by Murray, to table since the petitioner was not available to answer concerns of the Zoning Board of Appeals. The motion carried unanimously.

8. 98-37...*A request by Sal Petrulis, 2344 Chilson, section 18, for a 42' rear yard variance to the 60' requirement to build a garage.*

A call to the public was made with no response. Moved by Murray, supported by Hensick, to approve a 42' rear yard variance for construction of a 24' x 32' detached single-story garage with one large garage door and a side door, contingent upon removal of the three existing sheds. The hardship is the location of the existing home and deck. The motion carried unanimously.

9. 98-38...*A request by Richard Dalton, 4137 Highcrest, section 22, for a 2' side yard variance and a 36' rear variance to build a garage.*

A call to the public was made with no response. Moved by Skolarus, supported by Murray, to grant a 1' 6" side yard variance for the construction of a single story garage and home addition with gutters per the plan submitted. The garage will be located no closer than 22' 6" from the existing roadside curb. The hardship is the steep grade and narrow lot. The motion carried unanimously.

10. 98-39...A request by Jeffrey Geist, 4070 Clifford, section 22, for a 34' front variance to build a new home.

A call to the public was made with no response. Moved by Hensick, supported by Murray, to approve the construction of a new home with a setback of 34' from the front of the road curb line. The hardship is the relocation of the existing traveled Clifford Road and to maintain the building lines at the lakeside with adjacent neighboring homes. The motion carried unanimously.

11. 98-40...A request by Edward Akin, 2418 Grand River, section 05, for approval of a manager's dwelling in a proposed storage facility.

A call to the public was made with the following response: Terry Brady – I am a neighbor on Grand Oaks and I support this request. There is very little traffic in the industrial area and this will provide additional security. Moved by Hensick, supported by Murray, to grant the variance requested based upon the recommendation of the Planning Commission and Township Board. In addition it is determined that there will be a benefit to the township in that the residence will preclude vandalism in that area and further the health, safety and welfare of the community in an isolated area. The motion carried unanimously.

12. 98-29...A request by Bruce Bradstreet, 4340 Skusa, Brighton, Section 27, for a side variance of 13.5' and a second side variance of 5.5' to construct an addition to an existing non-conforming house.

A call to the public was made with George Brail supporting the petition. Moved by Murray, supported by Skolarus, to approve a 26' 6" x 14' 8" addition to a non-conforming house totaling 393 square feet, with a raised deck that will not extend more than 6' from the addition with variances of 3' 8" to the west and 7' 10" to the east. The hardship is the narrowness of the lot. The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Moved by Murray, supported by Hensick, to approve the Minutes of the July 14, 1998 regular meeting of the board as submitted. The motion carried.

The regular meeting of the Zoning Board of Appeals adjourned at 8:25 p.m.

Respectfully submitted,



Paulette A. Skolarus
Genoa Township Clerk