

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 19, 2013
6:30 p.m.**

MINUTES

Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30pm at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The members and staff of the Zoning Board of Appeals were then introduced. The board members in attendance were as follows: Chris Grajek, Marianne McCreary, Jean Ledford, Barbara Figurski and Jeff Dhaenens Also present were Township staff member Adam VanTassell and 8 persons in the audience.

Moved by Figurski, supported by Grajek, to approve the agenda as submitted. **Motion carried unanimously.**

13-05...A request by Brett Gierak, Sec. 9, 921 Sunrise Park, for a side and rear yard variance to construct addition.

Brett Gierak was present for the petitioner.

A call to the public was made with the following response: Michael Suciu, 1071 Sunrise Park, stated this is a welcome addition to the neighborhood. It is being placed on the existing foot print. He is in full support of this variance.

Moved by Grajek, supported by McCreary, to approve case#13-05, 921 Sunrise Park, to approve case#13-05, 921 Sunrise Park, for a 7'4" side yard variance with a 2'6" setback to allow for a second story addition.

The finding of fact is the lack of zoning predated the construction of the house. The practical difficulty is due to the location of the utility lines and the sewer line. **Motion carried unanimously.**

13-07...A request by Charles Horan, Sec. 11, 1828 Hughes Road, for a front, waterfront and side yard variance to construct a garage addition and a second story addition.

A call to the public was made with the following response: Michael Suciu, 1071 Sunrise Park, stated he is in full support of granting the variance and it will improve the neighborhood.

Moved by Ledford, supported by McCreary, case#13-07, 1828 Hughes Road, Charles Horan for a variance to construct a second story that will match the existing footprint with a 4'4" side yard extension. Conditioned upon the garage being removed from the plans and the addition having gutters and downspouts.

The finding of the fact is the narrowness of the lot and pre-existing house where it is built in regards to the current zoning. **Motion carried as follows: Ayes- Grajek, Dhaenens, McCreary and Ledford. Nays- Figurski.**

Moved by Figurski, Supported by Grajek, to approve the February 19, 2013 Zoning Board of Appeals minutes as submitted. **Motion carried unanimously.**

Moved by Figurski, Supported by Grajek, to adjourn the Zoning Board of Appeals meeting at 7:32 p.m. **Motion carried unanimously.**