

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 20, 2013
MINUTES**

Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30p.m. at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The members and staff of the Zoning Board of Appeals were as follows: Chris Grajek, Marianne McCreary, Jean Ledford, Barbara Figurski and Jeff Dhaenens. Also present was Township staff member Ron Akers. There were 11 persons in the audience.

Moved by Ledford, supported by Figurski to approve the agenda as presented. **Motion carried unanimously.**

13-19...A request by Bob Maxey Ford, Sec. 6, 2798 E. Grand River, for continuation building of structure to continue the existing front building face to the east.

Mike Maxey of Maxey Ford, Tony Dellicolli of CityScape Architects and Thom Dumond of Boss Engineering were present for the petitioner. Mr. Dumond gave a brief presentation of the proposed improvements and variances requested. Mr. Dellicolli provided renderings to the Board members to show the proposed improvements. The Board members were concerned about the flow of traffic coming out of the service center.

A call to the public was made with no response.

Moved by Figurski, supported by McCreary to approve case #13-19, for SRM Associates LLC, 2798 E. Grand River, for a front yard setback variance of 5' and parking lot variance of 7' on the rear property line based on the following finding of facts:

1. Strict compliance with the front yard setback requirement would limit the ability of the property owner to construct an addition which maintains a consistent front building line with the existing main building;
2. The area within the rear lot line parking lot setback is already developed as a parking area and the proposed 6' masonry screening wall will adequately mitigate the impact the proposed changes to the site plan will have on the adjacent residential properties;
3. The need for the variance is not self-created;
4. According to the Planner's Report, the proposed variance will not impair public safety or welfare;
5. There will be little if any impact on the surrounding neighborhood. The front yard variance will provide for a consistent appearance on the Grand River corridor and the proposed 6'

masonry screening wall will mitigate the impacts of the extended parking lot. **Motion carried unanimously.**

13-20...A request by Zion Restoration US, Sec. 23, 6518 Catalpa, for a 14 foot side yard variance to construct an addition.

Glen Vilcil of Zion Restoration and Mr. Swint was present for the petitioner. Mr. Vilcil gave a brief overview in regards of the neighborhood lots and of the addition which is 10 x 18 in size that the homeowner would like to construct.

A call to the public was made with Chairman Dhaenens stating that an email was received in support of the variance.

Moved by Ledford, supported by Figurski, to approve case #13-20 for Zion Restoration, 6518 Catalpa, for a 14 foot side yard variance due to the addition having little impact on the adjacent properties. The addition will be the same distance from the side property line as the attached garage.

The hardship is the property is zoned LDR (Low Density Residential) and was created under less strict zoning requirements. The lot size and building were made non-conforming by the current zoning requirements. The pie shaped lot has limitations. The variance is not self-created. Conditioned upon the home and garage being guttered. **Motion carried unanimously.**

13-21...A request by Thomas A. and Donna Jean Phelps, 4470 Clifford Road, for a 2 foot sideyard setback variance to construct a deck and variance to extend that deck 3 feet further from the rear building line than the 15 foot maximum allows.

Thomas and Donna Phelps were present for the petitioner. Mr. Phelps gave a history and overview of the property and the variances requested.

A call to the public was made with Chairman Dhaenens stating that an email from Terry Campo and Cynthia Giddings were received in support of the variance.

Moved by McCreary, supported by Figurski, to approve case #13-21, Thomas and Donna Phelps, 4470 Clifford, for a 2 foot side yard variance and a 3 foot variance from the rear distance line.

The Finding of Fact is the side yard variance will comply with the current building and is not self-created. The proposed deck will reduce the non-conformity of the deck. **Motion carried unanimously.**

13-22..A request by Dr. Cyr and Patricia Crane, 4283 Clifford Road, for a 10 foot shoreline set back variance to construct an addition to the existing home.

Robert Clark, Four Seasons of Ann Arbor and Dr. Cyr Crane were present for the petitioner. Mr. Clark provided an explanation of the variance request and supplied the Board with 2 letters received from Steve Bassett, 4295 Clifford and Debra Bradley, 4271 Clifford in support of the variance.

Grajek gave an explanation of what the Board uses for making decisions on variances. The Board stated that they are struggling to find a practical difficulty and would not want to set a precedent.

A call to the public was made with no response.

Moved by Grajek, supported by Ledford, to table case #13-22 for Dr. Cry and Patricia Crane, 4283 Clifford until the next Zoning Board of Appeals meeting. **Motion carried as follows: Ayes: McCreary, Grajek, Ledford and Dhaenens. Nays: Figurski.**

Moved by Figurski, supported by McCreary, to approve the July 19, 2013 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.**

Member discussion: Mr. Akers presented the Zoning Board of Appeals with the Michigan Planners Conference information if any board members are interested. Mr. Grajek would like to have some changes made to the review letters.

Moved by Figurski, supported by McCreary to adjourn the August 20th, 2013 Zoning Board of Appeals meeting at 7:58 p.m. **Motion carried unanimously.**