



Explanation of drawing

The addition of land would move the property lines of 7508 to the highlighted area from where they are currently drawn adding an additional .4 acres.





Dan Bollum <dbollum@gmail.com>

Tentative agreement

Dan Bollum <dbollum@gmail.com>

Mon, Apr 28 at 7:29 PM

To: Mario LaCute <mlacute1@yahoo.com>

Cc: Kathleen Bollum <kabollum@gmail.com>

Hi Mario,

Per our text exchange and previous discussions, this note acknowledges the tentative agreement sale of approximately .4 acre (to be surveyed and confirmed) behind 7508 eagle trace drive for 37.5k. The Bollums to investigate and complete county, township, HOA and other necessary documentation and approval to facilitate and cover the costs. Please reply with your acknowledgment in order for us to take next steps.

Thanks

Dan and Kathy



Dan Bollum <dbollum@gmail.com>

Tentative agreement

mlacute1 <mlacute1@yahoo.com>

Tue, Apr 29 at 11:32 AM

To: Dan Bollum <dbollum@gmail.com>

Dan, yes we agree and we want to clarify that we have agreed that all expenses related to the sale and land transfer will be your responsibility and the 37.5k sale price will be net to us.

Let me know if you need anything else.

Sent from my Verizon, Samsung Galaxy smartphone

[Quoted text hidden]

To: Genoa Township Zoning Commission

From: Daniel and Kathleen Bollum

Date: May 2, 2025

Subject: Justification for Minor amendment per Genoa zoning resolution 2710.03

Dear Commissioners:

We believe the proposed enhancement is minor in nature and does not constitute a major modification. It represents a modest improvement that aligns with existing zoning intent and does not significantly alter the character, scale, or use of the property or surrounding area.

Should a Final Development Plan amendment request represent a substantial departure from the intent of the original proposal, i.e. a Major Amendment, said modification or amendment shall be subject to submission requirements and procedures set forth herein. The following shall be considered substantial departures from the original application and, following review and recommendation by the Zoning Commission, shall be subject to final consideration by the Township Trustees:

- A) A significant change in the Use or character of the development; **This proposed change is not**
- B) A significant increase in overall coverage of Structures; **This proposed change is not**
- C) An increase in the Density; **This proposed change is not, it is actually a decrease**
- D) An increase in the problems of traffic circulation and public utilities; **This proposed change is not; It does not affect traffic**
- E) A significant reduction in approved Open Space; **This proposed change is not**
- F) A reduction of required Off-Street parking and loading space; **This proposed change is not**
- G) A reduction in required pavement widths; or **This proposed change is not**
- H) A reduction of the acreage in the Planned Development. **This proposed change is not, it is actually more.**

In conclusion, we respectfully submit that the proposed enhancement is minor in scope, consistent with zoning objectives, and does not rise to the level of a major modification.

Thank you for your consideration,

Daniel and Kathleen Bollum

Subject: Request for Divergence from Article 9

To: Genoa Township Zoning Commission

From: Daniel and Kathleen Bollum, Owners and residents of 7508 Eagle Trace Dr.

Date: May 2, 2025

Dear Commissioners,

We respectfully submit a request for a limited and well-justified divergence from **Article 9** of the genoa township zoning resolution, which pertains to the use of open space and natural drainage when establishing a new development.

This request is made on the basis of the fact that the acquisition of this additional portion of land is not changing the development of Eagle Trace and no new units are being added. Specifically, this divergence would only apply to this request.

Below, we list the relevant provisions of Article 9 for which divergence is sought, along with detailed justification for each:

A) Preserve and extend the charm and beauty existent in and inherent to the rural residential character of Genoa Township; **The inclusion of the additional land does not alter the overall character or composition of Eagle Trace.**

B) Provide the economic and social advantages resulting from an orderly planned use of large parcels of land; **This is a very small portion of land that does not change the usage of the neighborhood of Eagle Trace**

C) Provide a more useful pattern of Open Space and recreation areas; **Is not applicable in such a small area of land**

D) Promote development patterns, which preserve and utilize natural topography and geologic features, scenic vistas, trees, and other vegetation, and prevent the disruption of natural drainage patterns; **Is not applicable in such a small area of land**

E) Promote a more efficient use of land than is generally achieved through conventional development resulting in substantial savings in utility and street extensions; **No additional units being added.**

F) Promote development patterns in harmony with land use Density, transportation facilities, and community facilities. **Not applicable as we are not changing the development or adding new units.**

We believe this proposed divergence is justified, limited in scope, and necessary under the current conditions. We are committed to maintaining transparency and upholding the principles underlying Article 9 throughout this process.

Please let us know if further documentation or clarification is required to process this request. We appreciate your time and consideration.

Sincerely,

Dan and Kathleen Bollum

Digital copy of drawing of current
and proposed land boundaries has been sent
to Joe Shafer. JShafer@Genoa.twp.com