

**GRAND RAPIDS TOWNSHIP
ZONING BOARD OF APPEALS
November 13, 2018**

A regular meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 pm. The following members of the Board of Appeals were present: Vice Chair George Orphan, Secretary Jim Kubicek, Member Dave Pierangeli, and Alternates Martin Andree and Lindsey Koorndyk-Theil. Also present were Township Attorney Jim Scales and Planning Assistant Kara Hammond. Chair Greg Timmer and Member Doug Kochneff were absent.

1. Approval of the April 10, 2018 minutes.

Martin Andree, seconded by **Jim Kubicek**, moved to approve the minutes as they stand with no changes.

Motion approved unanimously, 5-0.

2. #2018-03 - Matthew Quartell - 3443 Manderley Dr NE - The applicant is requesting a variance from the 50 foot rear yard setback requirement in order to construct two additions to the existing nonconforming house.

Matthew Quartell, owner of the property, gave a brief overview of their request;

- would like to change the drive and add to the existing home
- have 6 kids, with them a total of 8 family members and it is an issue with parking
- proposing to build 4 double stalls to provide adequate parking for their family
- proposing the renovation and addition to add appeal to their home
- proposing the addition in order to add bedrooms and bathrooms to make it so their children can live comfortably in the house

George Orphan asked if the applicant has thought of any other ways to accomplish their proposal. Mall Quartell said he spoke with the Township and what he wants to build is in need of the requested variances. The applicant said he feels the property lines should be different from what was given from the attorney.

Attorney Jim Scales gave the legal review on the proposed second story addition.

Martin Andree said he agrees with what the attorney stated and also feels that it does not necessarily require a variance. George Orphan asked from a legal standpoint what the Zoning Board of Appeal's next step would be.

Lindsey Koorndyk-Thiel, seconded by **Dave Pierangeli**, moved to open the Public Hearing at 7:14 pm.

Motion approved unanimously, 5-0.

Al Lemieux, 2439 4 Mile Rd NE,

- questioned the statement of the frontage on 4 Mile

Jim Kubicek, seconded by **Lindsey Koorndyk-Thiel**, moved to close the Public Hearing at 7:17 pm.

Motion approved unanimously, 5-0.

Dave Pierangeli asked about the semantics of either granting the variance or stating the applicant indeed does need a variance.

Martin Andree, seconded by **Lindsey Koorndyk-Thiel**, moved that the applicant does not need a variance (for the second story addition) as interpreted by the zoning ordinance.

Motion approved unanimously, 5-0.

Attorney Jim Scales gave the legal review on the garage addition.

Martin Andree stated he feels this garage is just too big for that site, and feels it will be ungracious to the neighbors. George Orphan asked if there is any way a 100 ft. garage could fit on the property; Jim Kubicek said it could be built in the middle of their property. The applicant stated they would not be able to build in the center because they would not be able to turn around.

Lindsey Koorndyk-Thiel, seconded by **Jim Kubicek**, moved to open the Public Hearing at 7:26 pm.

Motion approved unanimously, 5-0.

Evelyn Navarro, 3535 Manderley Rd NE,

- most impacted by the variance request
- issue with potential structural damage while applicant is digging
- have engineers study this before allowing the applicant to dig
- concerned about proximity of digging and how it will impact her property and structure

Cheryl Lemieux, 2439 4 Mile Rd NE,

- want to be good neighbors, but concerned with what the applicant is asking
- not comfortable with the depth the applicant is proposing

Matt Quartell, 3443 Manderley Rd NE,

- wanted to explain that the current home is built into the side of the hill, wants to even out the home so the garage will not be built into the ground but on the surface

Cynthia Paasche, 3501 Manderely Rd NE,

- requesting that the variance not be granted, lives directly to the east of the applicant
- no privacy, view will be obstructed
- lost the lifestyle that originally had and doesn't understand why she should have to give up her privacy for a turnaround driveway

Al Lemieux, 2349 4 Mile Rd NE,

- oversized, too big and does not think it should be allowed

Dave Pierangeli, seconded by **Lindsey Koorndyk-Thiel**, moved to close the Public Hearing at 7:37 pm.

Motion approved unanimously, 5-0.

Martin Andree agreed that there is nowhere to turn around (if moving the garage to the middle of the house). Andree clarified that the Zoning Board of Appeals could approve the variance with changes/adjustments, does not fit what they are asking for, but can minimize the variance request from the applicant.

Dave Pierangeli, seconded by **Martin Andree**, moved to approve the draft resolution subject to the following conditions;

- north setback is either 16 ft. from the north line or level with current/existing footprint of the home, whichever is greater
- 40 ft. (east) side yard setback
- final approval is subject to Township Engineer

Motion approved unanimously, 5-0.

The meeting was adjourned at 8:03 pm.

Respectfully Submitted,
Jim Kubicek

