

**GRAND RAPIDS CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
May 13, 2014**

A meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 pm with the following present; Chair Ron Hall, Secretary George Orphan, Mark Prein and Jim Kubicek. Also present was Planning/Zoning Assistant Kara Hammond. Lee VanPopering was absent.

1. Approval of the March 11, 2013 minutes.

Mark Prein, seconded by **Jim Kubicek**, moved to approve the minutes as written.
Motion approved unanimously, 4-0.

2. #2014-01 - Steven Schroder - 3536 Cascade Rd SE.

George Orphan, seconded by **Jim Kubicek**, moved to take the previously tabled zoning variance request off the table for further consideration.

Motion approved unanimously, 4-0.

Steve Schroder, the property owner, gave a brief recap and presentation;

- ♦ desires to build something that is very simple and unobtrusive to the property
- ♦ the property is a gem in GRT, believes the reason it was on the market for so long was because of the garage (and lack of room)
- ♦ changing the layout of the house would be a bad idea - could not get the same/original brick
- ♦ this decision has taken a lot of thought, discussed with lots of architectures and engineers and decided this is the best way to go
- ♦ proposed outbuilding will be built to appear as the same era as the home
- ♦ no drywall, no screws, it will look a little like a covered bridge with all full-size dimensional rough saw lumber
- ♦ handmade doors; sliding, no conventional overhead doors
- ♦ sight lines will be low
- ♦ 5/12 pitch – by using 8x8 beams
- ♦ sturdy structure, no modern materials will be used in the construction of the outbuilding

Jim Kubicek asked about the size change. Steve Schroder explained he requested a large size because the foundation may not go in the exact spot as previously intended. Steve stated his intent is to position the foundation as far east as possible, but wanted to give himself an envelope to work with in case that did not work.

Jim Kubicek asked about the grade, he does not want the water flow/running in or toward the existing garage. Steve Schroder stated there will be a 4 inch rise to the grade then sloped to the ravine.

Ron Hall asked about the roofing material. Steve Schroder stated it will be a metal roof. Steve said his intent is to pick the color that is the least noticeable; first choice is to pick the color (sandstone) that matches the shutters on the house.

George Orphan brought up the option of putting a drive and garage along the west property line. Steve Schroder stated he feels that option would ruin the integrity of the home and property; and explained the neighbor to the west is against that option.

Steve Schroder added he wants the outbuilding to look natural.

Mark Prein noted the foundation wall (to the north) will look pretty modern; he asked the applicant if there will be any screening. Steve Schroder explained; the short term screening will be taken care of with landscaping; the long term screening will consist of larger stones placed around it, to look more natural. Steve also stated he is going to get extra backfill so you will not be able to see the whole 4 ft. concrete wall. Steve noted there will be berming along the sides, stating he does not want to see that much concrete either.

Mark Prein asked if the applicant will be running the drain to the bottom of the ravine, or just letting it runoff. Steve Schroder stated he will just be letting it runoff.

Mark Prein asked what the applicants architect said, in regards to the building material. Steve Schroder stated the architect said the current material would be better than brick as they could not match the current brick of the home. Mark asked if the applicant intends on staining the wood. Steve replied no, he is going to let the wood age naturally, then seal it.

Steve Schroder also mentioned the doors of the proposed outbuilding will be on a track/system.

George Orphan had a question regarding the survey and noted the exact location of the proposed outbuilding is not shown. Ron Hall asked for clarification on how wide the property is at the point of the location of the garage. Mark Prein said it appears to be about 200 ft.

Mark Prein questioned if there should be any discussion on landscaping; not going to necessarily see it from the road. George Orphan suggested the applicant change the color of the foundation, in order to make it appear more natural. Mark Prein recommended possibly staining the concrete.

Mark Prein, seconded by **George Orphan**, moved to grant the variance as described for the property located at 3536 Cascade Road SE, adopting the resolution drafted by the Township Attorney with the additional conditions;

- the outbuilding may be no closer than 90 ft. from the west property line
- any part of the garage cannot be more than 105 ft. (max distance) in front of the front wall of the house
- up to 32x35 in size (approximately 1,125 sq. ft.); not over 35 ft.-east to west; not over 32 ft.-north to south
- architectural element must be added to the concrete foundation
- 5/12 pitch minimum

Motion approved unanimously, 4-0.

The meeting was adjourned at 7:50 pm.

Respectfully Submitted,
George Orphan