

GRAND RAPIDS CHARTER TOWNSHIP  
BOARD OF ZONING APPEALS  
JUNE 10, 2003

A meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:30 p.m. with the following present: Chairman Ronald J. Hall Lee Van Popering, Beverly Wall, George J. Orphan, and David A. VanDyke. Also present was Susan Thomas, Township Planner.

1. Approval of the May 13, 2003 minutes.

Lee VanPopering seconded by Beverly Wall, moved to approve the minutes as presented. Motion passed unanimously.

Lee VanPopering, seconded by Beverly Wall moved to approve taking the next agenda item off the table for further discussion. Motion passed unanimously.

2. Greg Matheson on behalf of the owner of 3141 Lawton Drive NE.

Susan Brubacher, property owner is requesting a variance from the Zoning Ordinance to allow for the construction of a detached garage to be located in front of the existing home. The garage is proposed to be 35 feet from the front property line. The request is being made in the R -1" Single Family Residential and Agricultural zoning district at 3141 Lawton Drive NE. Ms. Brubacher stated that Mr. Matheson has addressed the Board concerns regarding the request with a new site plan. She summarized the changes for the Board

The Board asked questions regarding the size of the garage, pitch of the roof, property line, and elevation.

There were no public comments.

David VanDyke, seconded by Lee VanPopering, moved to approve with the following conditions:

1. The garage to be constructed according to the new site plan submitted. 24 X 32 foot detached garage with the narrow width to face the street; a minimum 35 feet from the front property line; and a minimum 13 feet off eastern property line.
2. The roof pitch to be 4.12 minimum and no more than a 9-foot plate maximum.
3. The garage shall be built within 6 inches of existing grade.

Motion passed unanimously.

3. Dennis Kellermeier, property owner of a suite at 1200 East Paris Avenue SE.

Dennis Kellermeier requests a determination from the Zoning Board of Appeals that shoe and related accessories sales are similar in character to permitted uses in the C-1, Suburban Neighborhood Commercial Zoning district Mr. Kellermeier feels because of the small space, under 2000 square foot, the specialty shoe shop would fit in the permitted uses.

David VanDyke read the C-1 Ordinance section 7.1 to the Board explaining the use.

There were no public comments.

Discussion was held on previous motions by the Zoning Board, on determinations in the C-1 District.

David VanDyke explained that he feels this fits in the neighborhood because of its small size.

David VanDyke, seconded by Lee VanPopering, moved to grant a favorable determination that a woman's specialty shoe shop that is limited in size, scope, inventory and customer base. Limited in size is defined to be 2000 square feet or less. Motion passed unanimously.

The meeting was adjourned at 8:45.

Respectfully Submitted,

*David VanDyke*  
David VanDyke