

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
NOVEMBER II, 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 VanPopering, Beverly Wall, David A. VanDyke, and George Orphan.

1. Approval of the October 14, 2003 minutes.

Lee VanPopering, seconded by George Orphan, moved to approve the minutes as presented. Motion passed.

2. Gary Postma of Karmar LLC, property owner of 4505 Cascade Road SE.

Lee VanPopering, seconded by David Van Dyke, moved to approve taking this item from the table. Motion passed unanimously.

Jean Wodarek, Driesenga Associates, spoke regarding the variance request to allow for the construction of a new office building to be located 18 feet from the western side lot line instead of the required 30 feet. She spoke about the modifications of the plan, which are: the driveway has been narrowed to the requested 22 feet; reduced the distances between the building, drive aisle and eastern property line; increased buffer to the west; and the building tenants. The site plan illustrates the building, 2.5 feet of paved concrete, the drive aisle, 5 feet of green space, and the eastern property line. She also mentioned that the neighbor to west, Mr. Jim Schumar, who previously opposed the plan is now in favor and has submitted a letter to the Township stating such. The letter contained a request for evergreen trees to be planted between the two buildings.

An audience member asked a question regarding a retaining wall.

Lee VanPopering, seconded by George Orphan, moved to approve the requested variance with the site plan dated October 2, 2003 and with the condition that evergreen trees are to be planted between the existing and proposed buildings. Motion passed unanimously.

3. Ken Kuszpit, on behalf of Ronny Abbott of Abbott Hydraulics, property owner of 1670 Kreft Street NE.

George Orphan, seconded by Lee VanPopering, moved to approve taking this item from the table. Motion passed unanimously.

Ken Kuszpit spoke regarding the request for a variance to allow for the construction of a storage building to be located 10 feet from the rear lot line instead of the required 50 feet and 27 feet from the front lot line instead of the required 75 feet. Ron Abbott spoke regarding the revised drawing, his hydraulic repair business and the need for the building and the height of it. Specifically, he stated that the building will be pole barn construction with horizontal siding and

16-foot side walls. He agreed to shorten his building by 5 feet so that a larger front yard setback could be achieved.

Lee VanPopering, seconded by Beverly Wall, moved to approve a variance of a 10 foot rear yard, 32 foot front yard, and that the required 30 foot side yard to the north be maintained for the proposed building. Motion passed unanimously.

4. Jan Norton Fairchild, property owner of 155 Morningside Drive SE.

Jan Norton Fairchild spoke regarding her request for a variance to allow for the construction of a closet and front porch to be located 13.5 feet from the front property line along Oak Hollow Drive instead of the required 35 feet. The house is already located 18 feet from the front property line along Oak Hollow Drive. She is asking to move 5 feet closer.

There were no public comments on this issue.

David VanDyke, seconded by Lee VanPopering, moved to approve the request as presented, for the residential additions to be no closer to the front lot line along Oak Hollow Drive than 13.5 feet. Motion passed unanimously.

5. Elizabeth Geene, property owner of 840 Delray Avenue SE.

Jeff Trainer, on behalf of Elizabeth Greene, spoke regarding the request to allow for the partially constructed detached garage to remain 4.8 feet from the side property line instead of the required 7 feet. He explained that the person that built this garage was impersonating a licensed builder and the building is not up to building code.

Butch Visser, Township Building Official, spoke regarding the building violations of this partially-built garage. He stated that it was important to note that the foundation of the garage was not up to code and the garage would have to be moved for a new foundation to be poured. He also mentioned there are some drainage issues with the current site grading and structure.

Bret Bartley, homeowner to the north, explained that his home is close to the side property line near the garage. He would like the garage to be moved to the rear of the property instead. Bret's mother also spoke regarding the garage structure being right out her son's windows.

The Board members discussed pouring a new foundation up to building code to the rear of the existing garage and the appropriate distance away from the lot lines and then side the existing garage structure to the east and a little bit to the south on it. Beverly Wall, seconded by George Orphan, moved to deny the request. Motion passed unanimously.

The meeting was adjourned at 8:54.

Respectfully Submitted,

David A Van Dyke