

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
JUNE 8, 2010**

A meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:11 pm with the following present; Chair Ronald Hall, Secretary David VanDyke, Lee VanPopering and Brandon Stuart. Also present were Township Planning Director Richard Sprague Jr. and Treasurer Clerical Assistant Kara Ronda. George Orphan and Jim Kubicek were not present.

1. Approval of the March 9, 2010 minutes.

Dave VanDyke, seconded by **Lee VanPopering**, moved to approve the minutes as they were with no changes required.

Motion passed unanimously.

2. #2010-03 – Brian Hanson – 2950 Coppergrove Drive.

Brian Hanson, 2950 Coppergrove Drive, is requesting a variance to allow a deck to be built approximately 12 feet from the rear property line.

- explained the biggest challenge is the hill on the property
- because of the hill, the house was placed more to the North of the lot versus the middle of the lot

Dave VanDyke asked the applicant why he did not flip the house and place the garage to the East. Brian Hanson replied the biggest challenge was the hill. The home is a multi-level house built into the hill, so it was not an option to flip the garage.

Lee VanPopering questioned why the deck was built behind the kitchen and why not behind the great room. Brian Hanson explained he put a back door onto the garage, gaining a second access.

Lee VanPopering feels the applicant's proposed deck is massively large. Lee stated the neighbor to the Northwest has a small deck and they complied with the rules and variances set by the Township. Brian Hanson said he would like to come up with some type of compromise on the size of the deck. Brian suggested instead of 14', go with a 10'x25'.

Lee VanPopering explained if they approve this request for such a large deck, it could set a precedence for the neighborhood. Lee told Brian if he wanted a big deck, it needs to be built off the great room. Brian asked if the deck was built off the great room, if steps could be built to the door off the garage. Rick Sprague said steps would have to meet setbacks. Steps are only exempt from setback requirements when in the front yard.

Dave VanDyke proposed granting a variance for a 4' walkway behind the kitchen area, from the garage to behind the great room area, then allowing the deck to be built behind the great room. Lee VanPopering clarified there would be a 4' walkway to the great room, then the deck would be built off the great room.

Ron Hall opened the Public Hearing at 7:25 pm.

No one was present for the Public Hearing, but two letters that were submitted by neighbors; Tammy Sayles, 2961 Coppergrove Dr and Jennifer Underwood, 2962 Coppergrove Dr, were read. Both had concerns with the request.

The Public Hearing was closed at 7:27 pm.

Since the applicant is not able to put a garage on the East side of the hill due to irregular landscapes, **Dave VanDyke**, seconded by **Lee VanPopering**, moved to grant a variance to allow a 4' walkway with the plan presented, behind the areas labeled dinette, kitchen and garage with no more than a 4' wide walkway to connect to the deck which will be located behind the great room and must follow the variances.

Motion approved unanimously.

3. Update from Township Planning Director.

Planning Director Rick Sprague announced there is no meeting scheduled for July, but there is one scheduled for August.

The meeting was adjourned at 7:32 pm.

Respectfully Submitted,
David VanDyke