

**GRAND RAPIDS CHARTER TOWNSHIP  
BOARD OF ZONING APPEALS  
JULY 13, 2004**

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

1. Approval of the May 11, 2004 minutes.

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

2. Tom Bos of Groeneweg Builders, on behalf of property owners of 2910 Coppergrove Drive NE.

Tom Bos spoke regarding the request for a variance to allow for the newly constructed house to remain at 2 feet 11 inches rather than the required 7 feet from the side lot line. He stated that he has tried to work out a purchase of land from Mr. And Mrs. Lampton and it just has not happened. The house was put in the wrong place because of an error made by the builder with the staking of the property.

Mr. Lampton, 2900 Coppergrove Drive, spoke regarding the history of the property. He stated that he has obtained a survey himself and it states that the house is 2 feet 8 inches not the 2 feet 11 inches stated by the builder. He read a letter and submitted it to the Board stating the opposition to the variance. He also stated that they made the builder aware of the mistake, well before the house was fully built. He feels the builder has no1 been honest with them or the Board from the beginning.

The Board asked questions about a property purchase and the damage ofMr. Lampton': property.

Public Comments:

Roger Osmun, property owner of 2910 Coopergrove Drive NE, spoke regarding being upset about the lack of communication from the Lampton's.

Mrs. Osmun spoke about being lied to from the builder until after they moved in.

Steve Groeneweg spoke regarding the property line.

David VanDyke, seconded by Lee VanPopering, moved to approve the variance of the house at the present location with the following condition: the builder shall submit a certified survey of footing on all the rest of the unbuilt locations in the development before a building permit is issued subject to the Township's attorney approval.

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George Orphan stated that he feels with the neighbor's house being so close it is a hindrance to the Lampton's in the long run and feels this does not meet the four points of criteria.

The Board went over the four points of criteria (34.4).

The motion passed 3-2.

3. Farewell from Sue Thomas and introduction of Rick Sprague.

The meeting was adjourned at 8:15.

Respectfully Submitted  
*David Van Dyke*