

**GRAND RAPIDS CHARTER TOWNSHIP  
BOARD OF ZONING APPEALS  
NOVEMBER 9, 2004**

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, Beverly Wall, David VanDyke, Lee VanPopering, and alternate Jim Kubicek. Also present was Township Planner Rick Sprague.

1. Approval of the August 10, 2004 minutes.

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

2. Henry Fuhs- property owner of 3848 Leonard Street.

Mr. Fuhs spoke regarding his request for a variance to allow for a shed to be located within the front yard setback. He stated that there has been a shed located in this spot for 50 years. There is already a cement foundation and he would like to replace the shed in the same spot.

There were no public comments.

There were letters received from the Township stating their support of the variance.

David VanDyke, seconded by Beverly Wall, moved to approve the variance. Motion passed unanimously.

3. James and Erica Fannon- property owners of 2314 Dunnigan Avenue.

Chairman Ronald Hall stepped down from the table and discussion for this item because of a conflict of interest. David VanDyke was Chair for this item.

James Fannon spoke regarding his request for a variance to allow a shed to be located within the front yard setback. The shed exists and a variance would allow it to remain in the same location, approximately 9 feet from the property line along Mason Lake Drive. Mr. Fannon stated that he thought he had placed it in the right spot according to previous talks with Sue Thomas and Bob Radakovitz.

Rick Sprague stated that the Township has received two letters from neighbors stating that they are in favor of the variance.

Public Comments:

Barbara Bloom, 2275 Dunnigan Avenue, spoke in favor of the variance.

John Verplank, 2335 Dunnigan Avenue, stated that they face the shed the most and they have no problems with the shed and spoke in favor of the variance.

Kathy Allen, 2300 Dunnigan Avenue, Spoke in favor of the variance.

Joseph Mammina, 3455 Mason Lake Road, spoke in opposition to the variance.

Lee VanPopering, seconded by Beverly Wall, moved to approve closing the public comments.

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

Chairman Ronald Hall rejoined the meeting at this time.

4. Laura Paullin- property owner if of 3707 Duchess Avenue.

Laura Paullin spoke regarding her request for a variance to allow for a house to be built within the front and rear yard setback. The existing house would be demolished and a new house built in its place. The new house would be placed 2 feet further back than the existing house from the road and more than 10 feet further away from the rear lot line than the existing house. The request is being made in the R-1, Single Family Residential Zoning District at 3707 Duchess Avenue.

There were no public comments.

Lee VanPopering, seconded by David VanDyke, moved to approve the variance as written. Motion passed unanimously.

The meeting was adjourned at 8:22.

Respectfully Submitted,