

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
MARCH 8, 2005**

A meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 p.m. with the following present: Chairman Ronald J. Hall, Beverly Wall, David VanDyke, Lee VanPopering, and George Orphan. Also present was Township Planning and Zoning Administrator Rick Sprague.

1. Approval of the November 9, 2004 minutes.

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

2. Jim Loughrin- property owner of 1056 Waltham Avenue.

Mr. Jim Loughrin is requesting a variance to allow for an addition to be built within the side yard setback. The new addition would be placed 4 feet 4 inches from the side property line on the North side of the property. The request is for a special needs child that requires a specially equipped bathroom. The request is being made in the R-1, Single Family Residential Zoning District.

The Board asked questions regarding: building internally; side yard; and turning the bathroom plans to make it longer and narrower.

There were no public comments.

Lee VanPopering, seconded by George Orphan, moved to table the request so the applicant can look at new plans. Motion passed unanimously.

3. Thomas Courtright- representing property owners Robert and Cathy Chandler of 2325 Beatrice Avenue.

Thomas Courtright is requesting a variance to allow a house to remain where it was built within the side yard setback. A portion of the building was placed approximately 4 feet 6 inches to the property line at its closest point on the Southwest side of the property. Mr. Courtright stated that a mistake was made when locating the side property line. The request is being made in the R-1. Single Family Residential Zoning District.

The Board asked questions regarding: when the mistake was found; how the lot line was marked; and about the property survey for the mortgage company.

Public Comments:

Rob Robbins, 2329 Beatrice Avenue, next-door neighbor stated that he did not want to sell any part of his property.

Lee VanPopering, seconded by David VanDyke, moved to close the public comments. Motion passed unanimously.

David VanDyke, seconded by Beverly Wall, moved to approve the requested variance. Motion carried.

4. Roger Lehman- representing Marathon Ashland Petroleum LLC of 4018 Cascade Road.

Roger Lehman is requesting variances to allow for a new gas station and C-store to replace the existing structures. Due to the properties size, shape, and layout, which allows the best placement of structures according to the applicant, variances are needed for the Front, Side, and Rear yard setbacks. The request is being made in the C, General Commercial Zoning District. Mr. Lehman spoke about the hardships of the property based on the size and shape.

The Board asked questions regarding: gas pump location; building size; and building use.

Public Comments:

Mark While, 900 East Paris, spoke in opposition to the variance. He feels the new structure does not fit this area and is an infringement to his property.

Gary Love, Cascade Hills East Condominium Association, spoke in favor of the project.

A letter received from Jeff and Margaret Beusse by the Township spoke in opposition to the variance. Another letter from Roger Clark was received by the township with traffic concerns and signage issues.

Board Comments:

Lee VanPopering feels the applicant put too much on this lot.

Beverly Wall stated that there is too much crammed on this site.

David VanDyke stated that anything would be better than what is currently there.

George Orphan stated his concern for the building being too close to East Paris.

Lee VanPopering, seconded by Beverly Wall, moved to table so the applicant can come up with new drawings to scale down the building and reconfigure the site to fit better. Motion passed unanimously.

5. Roger Lehman- representing Marathon Ashland Petroleum LLC of 4018 Cascade Road.

Roger Lehman requested to table this issue until the last one is resolved.

Lee VanPopering, seconded by George Orphan, moved to approve tabling this issue. Motion passed unanimously.

6. Gary Postma- representing Orion Construction regarding 1144 East Paris Avenue.

The applicant was not present at the meeting.

Rick Sprague showed the Board a site plan for the property at 1144 East Paris Avenue.

There were no public comments.

David VanDyke, seconded by George Orphan, moved to deny the variance. Motion passed unanimously.

The meeting was adjourned at 8:30.

Respectfully Submitted,