

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
MARCH 9, 2010**

A meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 pm with the following present; Chair Ronald Hall, Secretary David VanDyke, Lee VanPopering, George Orphan and Jim Kubicek. Also present were Township Planning Director Richard Sprague Jr. and Treasurer Clerical Assistant Kara Ronda.

1. Approval of the October 13, 2009 minutes.

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

Motion passed unanimously.

2. #2010-01 – TVC Plainfield 4, LLC – 3544 and 3590 Plainfield Avenue.

John VerPlank, URS Corp, representing CVS, is requesting a variance from the Zoning Ordinance to allow a 40 foot rear yard setback along the south side of the property to accommodate a drive through canopy.

Ron Hall asked if the overhang is for the drive-thru only. The applicant, John, replied yes it is. Lee VanPopering asked if the canopy was on the original drawing, John said yes. George Orphan questioned if there was any change at all. John clarified there was no changes at all.

Ron Hall opened the Public Hearing at 7:03 pm. As there was no one in the audience wishing to comment, the Public Hearing was closed at the same time.

Dave VanDyke, seconded by **Lee VanPopering**, moved to approve the renewal of the variance as submitted since nothing has changed.

Motion passed unanimously.

3. #2010-02 – Jason Eaton – 3191 Shear Avenue.

Jason Eaton, 3191 Shear Avenue, is requesting a variance from the Zoning Ordinance to allow an accessory building closer to the front lot line than the front wall of the principle building.

- requesting an out-building in his front yard
- numerous changes in landscape make it difficult to put in the back of the house, lots of obstacles

- by putting the garage in the front yard it is more accessible, access off the driveway
- noted it will be in the back yard of a neighbor, but there are lots of trees (green barrier) between the garage and the neighbor

Lee VanPopering asked the applicant to clarify if it is a garage or out-building. The applicant, Jason, replied it will be a two stall garage. Lee also questioned the placement of the concrete pad. Jason explained it will be facing his house.

Ron Hall clarified the dimensions, 24x28 garage with a 12x28 overhang. Jason confirmed those are the correct dimensions.

George Orphan asked Jason to clarify the type of construction. Jason replied the garage will have vinyl siding to match the house and a shingled roof. George also asked if it was going to be a one story garage. Jason said yes, only one story.

Lee VanPopering questioned if the garage was going to be the same pitch as the house. Jason replied it would not; he would like to keep the garage as low as possible.

Ron Hall asked where the septic tanks were located. Jason stated the septic tanks are in the back of the house, pumped around to the south and the sand tanks are located in the front of the house. Ron Hall clarified the main storage tank is west of the house then drains around to the south side. Jason said yes, the sand filter system is located in front of the house and drains off to the side of the house, he also explained the drain field is all gravity.

Lee VanPopering asked if it was a raised system. Jason replied it was not, it is located on a hill. Jason went on to explain the procedure to the Board. Dave VanDyke asked if it was a mound system. Jason stated it was a sand filter system.

Ron Hall questioned the placement of the garage, why it is so close to the property line? Jason explained he wants to stay away from the sand filter system and he wants to keep as many nice trees as he can to keep a green barrier.

Dave VanDyke asked Rick Sprague if any other variances were needed for the front yard variance. Rick stated it covers both variance requests.

George Orphan asked if the driveway was a private drive. Jason stated yes it was. George also asked if any other homes were off the drive. Jason replied there were not, only his.

Ron Hall opened the Public Hearing at 7:16 pm.

Larry Eaton, 3105 Shear Avenue

- approves the construction of the garage

Ron Hall asked Rick Sprague if there had been any correspondence from the neighbors. Rick stated there had been none.

The Public Hearing was closed at 7:17 pm.

Lee VanPopering, seconded by **George Orphan**, moved to approve the request to allow an accessory building closer to the front lot line than the front wall of the principle building with the following conditions;

- may use stick or post built building construction
- siding and roofing materials must match the house
- at least 4.12 pitch on roof and must cover the length of the building

Motion approved unanimously.

4. Update from Township Planning Director.

Planning Director Rick Sprague announced there are no requests for the month of April and there is a possibility for a meeting in May.

The meeting was adjourned at 7:27 pm.

Respectfully Submitted,
David VanDyke