

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
September 13, 2011**

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 Ron Hall, Vice Chair George Orphan, Secretary David VanDyke, Jim Kubicek, Lee VanPopering and alternate Greg Timmer. Also present were Township attorney Jim Scales and Clerical Assistant Kara Ronda.

1. Approval of November 9, 2010 minutes.

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

Motion approved unanimously.

2. Annual election of officers.

George Orphan, seconded by **Jim Kubicek**, nominated Ron Hall to stay as chair. **Ron Hall**, seconded by **Jim Kubicek**, nominated George Orphan to stay as vice chair and Dave VanDyke as secretary.

Motion passed unanimously, to keep officers as they stand.

3. #2011-01 – Shlynn Rhodes – 854 Delray Avenue SE.

Shlynn Rhodes, 854 Delray Ave SE, is requesting a variance to allow construction of a detached, two-stall garage, located approximately two feet closer to the side lot line than would be allowed under the Zoning Ordinance. Shlynn stated:

- She bought the property 14 years ago and has wanted a garage ever since
- Explained she would like to construct a 2 stall garage
- Because the lot size is so narrow, she is requesting a variance for 5 ft., instead of 7 ft., from the side

Lee VanPopering asked the applicant if she plans on building on the existing slab. Shlynn Rhodes stated she does intend to use the existing slab. Lee noted the existing slab is not even buildable. Shlynn explained she will be having an inspection done on the slab. Lee explained she is going to need a footing and the slab currently does not, and encouraged the applicant to have the existing slab changed. Shlynn noted her builder has already advised her to do that.

George Orphan questioned the applicant on the proposed garage dimensions and noted if the dimensions were 22 ft. x 24 ft., instead of 24 ft. x 24 ft., she would not have to ask for a variance. Shlynn Rhodes explained the dimensions were advices to her from her

builder. Jim Kubicek asked if there would be room to move the proposed garage over because of the existing slab. Shlynn replied yes and stated if she could use the existing slab she would like to from a cost standpoint, but if she cannot use the existing slab she is fine with that. Shlynn noted she will speak to her builder to have an inspector look at it and will go from there. Lee VanPopering asked the applicant if she could live with 22 ft. x 24 ft. garage. Shlynn Rhodes stated yes she could.

Attorney Jim Scales gave the staff/legal report.

Ron Hall opened the Public Hearing at 7:14 pm.

No one was present for the Public Hearing.

The Public Hearing was closed at 7:14 pm.

Dave VanDyke stated he is not sure the 2 ft. in the dimension of the proposed garage is the problem and is not going to be detrimental to any property except possibly the property to the north. He does not have a problem giving the applicant the 2 ft. she is asking because chances are the slab will have to be torn up and redone anyway.

Dave VanDyke, seconded by **Lee VanPopering**, moved to approve the request and the resolution prepared by the Township's attorney, with the following conditions:

- Side yard minimum of 5 ft., rather the required 7 ft., up to 24 ft. x 24 ft. outside dimension of building.

Yes: Jim Kubicek, George Orphan, Dave VanDyke, Lee VanPopering

No: Ron Hall

Motion passes 4-1.

The meeting was adjourned at 7:22 pm.

Respectfully Submitted,
David VanDyke