

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
November 8, 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, and Lee VanPopering. Also present were Township attorney Jim Scales and Township Planner David Pasquale.

1. Approval of September 13, 2011 minutes.

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

Motion approved unanimously.

2. #2011-02 – Bruce and Amanda Hungerford – 100 Glenview Dr SE

Bruce Hungerford, 100 Glenview Dr SE, requested a variance to allow the construction of a one story addition, located approximately 4 ½ feet closer to the Midland Drive property line, and approximately 11 feet closer to rear (east) property line than would be allowed.

Bruce Hungerford stated he and his wife, Amanda, purchased the house two years ago. More space was needed for the kitchen and living space. The lot is unusually shaped with non-conforming sides. The sight lines are higher with the neighbor to the east, so more privacy is needed. There is no short term fix.

A 500 square foot addition is planned with the extension of ten feet to the east property line, and 14.6 feet to the south west line. It was noted that the chimney is 16-17 feet in height lower than the upper roof line.

No comments were received during the Public Hearing.

Township attorney Jim Scales said the subject's property is unusually shaped having three front yards. It is required that there is detriment to the neighbors and the setback is maintained for Midland Drive.

One condition discussed was moving the chimney to meet building requirements. The chimney is 16-17 feet in height and the roof line is 18 ½ feet.

Dave VanDyke, seconded by **Lee VanPopering**, moved to grant the variance as requested subject to the following condition:

The addition shall be one story in height, with the dimensions and constructed at the location illustrated on the site plan and other materials submitted in support of the variance application. Provided however, the chimney may be increased in height, removed, or relocated as long as the 30.4 foot distance is maintained from Midland Drive, and the 14 foot distance from the east property line.

Yes: Jim Kubicek, George Orphan, Dave VanDyke, Lee VanPopering and Ron Hall

No: None.

Motion passes 5-0.

The meeting was adjourned at 7:22 pm.

Respectfully Submitted,
David VanDyke