

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
May 14, 2013**

A meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 pm with the following present; Secretary George Orphan, Mark Prein, Jim Kubicek and Lee VanPopering. Absent was Chair Ron Hall. Also present were Township attorney Jim Scales and Planning Assistant Kara Hammond.

1. Approval of May 9, 2012 minutes.

Lee VanPopering, seconded by **Mark Prein**, moved to approve the minutes with the following change:

-p.1, 2nd to last paragraph, change 'to' to "the"

Motion approved unanimously.

2. #2013-01 – Roy & Debra Smyth – 3767 Bradford St NE.

Roy Smyth, the applicant, gave a brief presentation;

- Asking for variance to preserve the barn and keep it standing as it has stood in the same spot for 3 generations
- Had their eye on the property for many many years, beautiful roadway
- Appreciates the fact the governing bodies truly understand the natural beauty of the Township
- Not an eyesore, adds to the beauty of the landscape
- Barn sits about 100 ft. from Bradford itself
- Only in theory the barn is in their front yard
- 350 ft. separates the barn from the home
- Doesn't feel the barn is a detriment to any neighbors or safety and asking them to grant the variance to keep the barn preserved

Jim Kubicek asked the applicant if he knew the square footage of the barn. Roy Smyth stated he was not sure but knows it is smaller than what is allowed by the Grand Rapids Township Zoning Ordinance. Lee VanPopering asked the applicant if he plans on putting animals in the barn. Roy stated absolutely not.

George Orphan asked if the applicant had thought of putting any bushes or plantings around the barn. Roy Smyth stated there are existing lilac trees and pine trees around the barn and flowers that come up along the driveway that add to the rural feel of the property.

Jim Scales gave the legal report (and also mentioned the request will have to be approved by 4 out of the 5 ZBA members in order to be approved).

Lee VanPopering stated he likes the way the driveway whines around and explained he would be inclined to give the applicant a variance for the next 10-15 years then revisit the request because the neighborhood may change and it may impede in the future. Roy Smyth

noted there is no room for development. Lee VanPopering said with no room for development, he would grant the variance request. Mark Prein explained his only concern with that is if the property is ever split the barn and house may end up on different properties. Lee VanPopering stated if the applicant did split the property, they would have to come back to the ZBA anyway. George Orphan explained he had noticed two other homes on Bradford that have out-buildings to the front of the house.

Lee VanPopering, seconded by **Jim Kubicek**, moved to grant the variance request as described for the property located at 3767 Bradford Street, adopting the resolution by the Township Attorney with the additional condition that the building/barn never be used for housing farm animals.

Yes: Jim Kubicek, Mark Prein, George Orphan, Lee VanPopering

No: None

Motion passes 4-0.

The meeting was adjourned at 7:25 pm.

Respectfully Submitted,
George Orphan