

**GRAND RAPIDS TOWNSHIP  
ZONING BOARD OF APPEALS  
January 8, 2019**

A regular meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 p.m. The following members of the Board of Appeals were present: Chair Greg Timmer, Vice Chair George Orphan, Secretary Jim Kubicek, and Member Dave Pierangeli. Alternate Lindsey Koorndyk-Theil acted in place of Member Doug Kochneff. Also present were Alternate Martin Andree and Township Attorney Jim Scales. Member Doug Kochneff was absent.

**1. Election of Officers for 2019**

**George Orphan**, seconded by **Dave Pierangeli**, moved to keep the current officers in place:

Chair – Greg Timmer

Vice Chair – George Orphan

Secretary – Jim Kubicek

**Motion approved unanimously, 5-0**

**2. Approval of the November 13, 2018 minutes**

**Jim Kubicek**, seconded by **Lindsey Koorndyk-Theil**, moved to approve the minutes of the November 13, 2018 Zoning Board of Appeals meeting as presented.

**Motion approved unanimously, 5-0**

**3. #2019-01 - David VanderMolen – 3052 Oak Hollow Dr., SE – The applicant is requesting a variance from the prohibition of accessory buildings allowed in front yards.**

David VanderMolen – 3052 Oak Hollow Dr., SE, owner of the property, thanked the Board for considering his application. He stated the following regarding the variance:

- Dire need for additional space
- Limited in what can be done
- Constructed shed before he knew there were different setbacks for corner lots
- Used the Township’s aerial photos as a visual guide to place the shed because he was not sure the exact location of the property lines
- The shed is on a poured concrete slab with matching siding and roof
- The back yard is small with a substantial grade and a large spruce tree that hides a telephone pole
- The dimensions of the shed are 8 ft. (running north/south) by 12 ft. (running east/west)
- Presented Board with a statement from neighbors in support of his shed as placed

Attorney Jim Scales gave the legal review on the proposed variance.

There was discussion about the setbacks under the ordinance and various distances of structures on the property.

**George Orphan**, seconded by **Jim Kubicek**, moved to open the public hearing at 7:13 p.m.  
**Motion approved unanimously, 5-0**

Joan Vyn – 217 Kingswood Dr., SE. is the neighbor to the south of Mr. VanderMolen. She presented the Board with a copy of the survey of her property. The survey shows that Mr. VanderMolen’s shed is on her property. She is concerned there will be issues when she sells her house if the shed continues to encroach past her property line. She has no problem with the shed other than the encroachment.

Jason Fill, 150 Kingswood Dr., SE thinks the shed looks great and is positioned well for where they could put it on the property. He is in support of whatever variance makes sense.

Chair Timmer referenced a letter the Township received from Richard and Nicki Wickard, 3010 Oak Hollow. They appreciate that the shed was constructed with solid materials and are in favor of a variance.

**Dave Pierangeli**, seconded by **Lindsey Koorndyk-Theil** moved to close the public hearing at 7:18 p.m.  
**Motion approved unanimously, 5-0**

There was more discussion by the Board about setbacks, possible alternate locations of the shed, and the property line.

Jim Kubicek, seconded by George Orphan with amendment, moved to table a decision on the variance application until Mr. VanderMolen presents Zoning Administrator with a survey that shows the location of all structures on the property, setback stakes of the four corners of the desired location of the building, and the proposed corner spot of the shed location. There will be another meeting at a later date once the survey meeting the above conditions has been received.  
**Motion approved unanimously, 5-0**

4. **#2019-02 – Larry Gerbens – 1172 Eastmont SE – The applicant is requesting a variance from the 25-foot rear yard and 7-foot side yard setback requirements in order to construct a two-stall detached garage.**

Larry Gerbens – 904 Bridge Crest Dr., Ada, MI, owner of the property at 1172 Eastmont SE, purchased the property so his grandsons could have an education in the Forest Hills Schools. He remodeled the property and took down an existing garage a year ago that was already out of compliance with the setbacks in the zoning ordinance. He would like to build a new 2-stall garage. Without a variance, he would not have enough space to do so on the 60 ft. wide lot which would mean a very sharp angle to turn in and out and taking away from the small

backyard. His builder was present and answered questions about the proposed construction dimensions.

A public hearing was held but there was no one was still present in the audience to comment.

There was discussion amongst the Board about the original structure, distances to structures and lot lines, concern about the eave of the garage hanging over the property line, and size and height of the proposed garage.

Attorney Jim Scales gave the legal review on the proposed variance.

Jim Kubicek, seconded by Dave Pierangeli, moved to approve the variance with the following conditions:

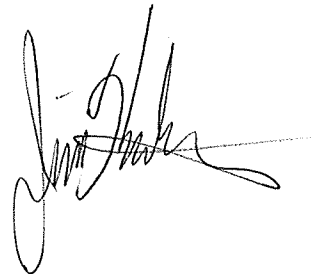
- 3 ft. side yard setback on the north
- 5 ft. rear yard setback on the east
- Maximum size of garage 24 ft. by 22 ft. with 9 foot sidewall and 4:12 pitch
- Siding to match existing house

**Motion approved unanimously, 5-0**

5. Updates. None.

The meeting was adjourned at 8:03 p.m.

Respectfully Submitted,  
Jim Kubicek

A handwritten signature in black ink, appearing to read 'Jim Kubicek', with a long horizontal flourish extending to the right.