

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
APRIL 12, 2005**

A meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 p.m. with the following present: Chairman Ronald J. Hall, Lee VanPopering, George J. Orphan, and Beverly Wall. Also present was Township Planning and Zoning Administrator Rick Sprague.

1. Approval of the March 8, 2005 minutes.

Lee VanPopering, seconded by Beverly Wall, moved to approve the minutes as presented. Motion passed unanimously.

Alternate Jim Kubicek joined the meeting at this time.

2. Jim Loughrin- property owner of 1056 Waltham Avenue.

Jim Loughrin is requesting a variance from the Zoning Ordinance to allow for an addition to be built within the side yard setback. The new addition would be placed 34 inches from the side property line on the North side of the property. The request is being made in the R1, Single Family Residential Zoning District at 1056 Waltham Avenue. The applicant has a child that has special needs that require a specially equipped bathroom.

The Board discussed the four criteria for granting the variance.

Lee VanPopering, seconded by George Orphan, moved to approve the variance as represented and the building shall not be closer than 34 inches to the side lot line. Motion passed unanimously.

3. Roger Lehman- representing Marathon Ashland Petroleum LLC of 4018 Cascade Road.

George Orphan, seconded by Lee VanPopering, moved to take this previously tabled item off the table for discussion. Motion passed unanimously.

Ronald Hall, seconded by Lee VanPopering, moved to table this item until the next scheduled meeting. Motion passed unanimously.

4. Kenneth Kool- regarding 3290 Shear Avenue.

Jim Morgan, RJM Design Inc., spoke regarding the request for a variance to allow an existing garage to remain in place when property lines are adjusted to make room for a Private Road. The ordinance requires a front yard set back of 35 feet. The requested setback is 22 feet from the proposed front property line. The applicant is planning a site condominium development on their existing property. The request is being made in the SR, Suburban Residential Zoning District at 3290 Shear Avenue.

Public comments:

Joe Buroccki, lives to the west of the property, stated that the garage is not a problem to him.

Sharon Kool spoke to liking the garage where it is.

Public comments closed.

Beverly Wall, seconded by Lee VanPopering, moved to approve with the condition that the wooded area on the West side of the Garage remains as close to the original state as possible. The area is the 22 feet from the garage to the right a way and from the intersection to the southside of the garage. Motion passed unanimously.

The meeting was adjourned at 7:44.

Respectfully Submitted,

David A. VanDyke