

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
JUNE 12, 2007**

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: Chair Ronald J. Hall, Vice-Chair George J. Orphan, Secretary David A. VanDyke, Lee VanPopering, and Beverly Wall. Also present was Township Planning Director Richard Sprague Jr.

1. Approval of the March 13, 2007 minutes.

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

2. #2007-05- Tom Koster, 4362 Cascade Road.

Tom Koster spoke regarding his request for a variance to allow construction of an office building with a 25 foot sideyard setback instead of the required 30 foot sideyard in the C-2 Zoning District. The request is being made to move the proposed building five feet to the west to allow more room between the proposed parking area and the cemetery to the east. When working the survey crew noticed the proximity of the gravesites to the property line. Headstones face both directions, which could lead to potentially disturbing a plot if built to comply.

There were no public comments on this issue.

Lee VanPopering, seconded by David VanDyke, moved to approve the variance as requested. Motion passed unanimously.

3. #2007-06- Ron Abbott, 1701 Rupert Street.

Mark Post, representing Ron Abbott, spoke regarding a request for a variance to allow construction of an accessory building. The parcel is larger than two acres; therefore, detached accessory buildings can equal a square footage of 1,800 square feet. The applicant is requesting a variance to allow a 3,000 square foot accessory building.

There were no public comments on this issue.

David VanDyke, seconded by Lee VanPopering, moved to approve a variance to allow a 3,000 square foot accessory building built as a residential use accessory building, for the house at 1701 Rupert, to be built no less than 17 feet from the property to the West, 10 feet from the North, and to be accessible by the North property only. Motion passed 3-2.

4. #2007-07- Brian and Stacey Phillips, 4360 4 Mile Road.

Brian Phillips spoke regarding his request for a variance to allow construction of a 26'x40' accessory building that would exceed the allowable size by 320 square feet and height by 1 foot 7 inches. He also stated that his neighbors have signed a letter stating that they are in support of the building.

There were no public comments.

David VanDyke, seconded by Lee VanPopering, moved to approve a variance for the property at 4360 4 Mile Road to build a 26'x40' of a 7 foot minimum rear and side yard set back and the height to not exceed 18 feet to the average midpoint. Motion passed unanimously.

5. #2007-08- Paul Claesson, 3612 Bradford Street.

Brett and Jackie Selleck, prospective buyers, spoke regarding a variance to allow construction of an accessory building on a parcel of land adjacent to their home but on a separate lot. According to the Township Zoning Ordinance an accessory building may not be located on a parcel without a house. In this particular instance the house is located in the City of Grand Rapids at 630 Eastview Court and the vacant land is in the Township. It is not possible to combine two properties in separate jurisdictions. The property in the Township is currently land locked. The prospective buyers have indicated that they would be willing to place a deed restriction on the property that would require them to be sold together.

There were no public comments.

Lee VanPopering, seconded by Beverly Wall, moved to approve the variance and the two properties shall be deeded together so the house may not sell without the garage. Motion passed unanimously.

The meeting was adjourned at 8:24.

Respectfully Submitted,

David A. VanDyke