

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
NOVEMBER 11, 2008**

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 Hall, Vice-Chair George Orphan, Lee VanPopering, Jim Kubicek, and Greg Timmer. Absent was Secretary David VanDyke. Also present was Township Planning Director Richard Sprague Jr. and Planning/Zoning Clerical Assistant Robin Rothley.

1. Approval of the September 9, 2008 minutes.

George Orphan noted that on Page 2, item 3, paragraph 2; he stated “if the stanchions would remain the same” not “if the extensions would remain the same”.

Lee VanPopering, seconded by **George Orphan**, moved to approve the minutes with the above correction.

Motion passed unanimously.

2. #2008-10 – Joseph and Elizabeth Junewick – 3840 Foxglove Ct.

Joseph Junewick, the applicant, explained his view of the rationale for the placement of the existing house on the lot.

- The topography of the lot made it difficult to place the house closer to the street.
- There were existing paved drive way easements that predated the development.
- They wanted to preserve the beauty and natural vegetative state of the site.

The Junewicks have two teen daughters they would like to have an additional setting for them to spend time. They would like to have an outdoor setting that would give some protection from the elements and include a fireplace. They are requesting to place a screened porch over their existing deck.

Lee VanPopering noted that the proposed room is 12’ larger than the existing deck and inquired if the fireplace would be only on the porch or inside the home as well. Joseph Junewick stated they already have a fireplace inside so the additional one will only be in the screened porch.

Ron Hall asked if the steps are included in the requested setback. Joseph said that the setback would be 40’ to the structure and the steps would be another 4’. Rick Sprague stated that in the notices he sent out he had included the steps so the notices read 35’ setback for the request. Joseph Junewick said if the steps were an issue they could be moved.

Jim Kubicek noted that this was a rather large addition. Joseph Junewick said they want to keep with the architectural design of the home.

Ron Hall asked if any of the room would be enclosed or if it would be all screen. Joseph Junewick stated that the only solid area would be the fireplace.

Lee VanPopering noted the property drops off behind the house with a school as the rear neighbor.

Ron Hall opened the Public Hearing at 7:12 p.m.. As there was no one in the audience wishing to comment, the Public Hearing was closed at the same time.

Planning Director Rick Sprague displayed photos that he had taken at various locations on the site. He pointed out that there is a 16-20' grade difference from the street and the house. The back yard drops off with a creek separating the school property and the Junewick's yard. The stream is regulated by the DEQ so the school most likely would not be constructing any buildings close to their property.

Ron Hall asked if the room would be in line with the existing house. Joseph Junewick showed a copy of his site plan; the addition will be flush with the house.

Lee VanPopering stated that the placement of the house was the best location on the lot and he has no problem with the request.

- **Lee VanPopering**, seconded by **George Orphan**, moved to approve the variance for a rear yard set back of 35' to allow for a screened room.

Jim Kubicek believes the room is too big.

Yes: Chair Ronald Hall, Vice-Chair George Orphan, Lee VanPopering, and Greg Timmer.

No: Jim Kubicek

Motion passed 4-1.

3. **Update from Township Planner**

There are no items on the agenda as of yet for a January meeting.

The meeting was adjourned at 7:15 p.m.

Respectfully Submitted,
David VanDyke