

***BYRON TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING – July 24, 2002
MINUTES***

The regular meeting of the Byron Township Board of Appeals was called to order by Vice Chairman Jim Haagsma on Wednesday July 24, 2002 at 7:00 P.M., at the Byron Township Offices, 8085 Byron Center Ave., Byron Center, MI.

Members present were: Jim Haagsma, Seymour Gould, Jeff Brinks and Kathy Burgess.

Members absent: Abe Vander Woude

Others present: Building Inspector Randy Zomerlei

7:00 p.m. Nancy Charles a request to remove the frontage of an existing non-conforming parcel by 12' for property located at 6517 S. Division.

Mr. Jeff Brinks read the public notice. All property owners within 300 feet of the subject property were notified and no written response were received.

Nancy Charles was present to state the reason why this variance is needed. She explained that both properties involved are non con-forming parcels, and the 12' section in question is on the south side of drainage ditch, and is already being used by Maplewood Trailer Park. This was split illegally, by her x-husband and was never recognized on the tax roll. She stated that she was not aware of what was going on. Being it is on the opposite side of the ditch, it is virtually non assessable and cut off from the remainder of my property. This property was sold to Maplewood Trailer Park in 1988, it was never reported legally to the Township or County. She stated that she is still paying the taxes on this 12' piece of land.

Vice-Chairman Jim Haagsma closed the public portion of the meeting.

A motion was made by Gould supported by Brinks to grant a variance to allow a 68' front lot width for the property located at 6517 S. Division Ave, per the Byron Township Zoning Ordinance, Article XXI, 21.6, (1, 2, 3). A copy of which is attached and made part of these minutes.

Roll call vote: Burgess - yes; Brinks - yes; Gould - yes; Haagsma - yes: Motion Carried. Request Granted.

Ryan Buiter - Request for extension for moving house from 8535 Byron Center Ave, to 3698 - 92nd St. SW.

The letter stated the need for a request to extend the finish date for this project from Oct. 31, 2002 to Oct. 31, 2003. Reason being the church thought they could schedule classes without using the house for classrooms, but realized that they would be needing it for this fall, winter and spring. Thus the house will not be available to move until after April 2003.

After some discussion a motion was made by Gould, supported by Burgess, that the completion date for moving the house, be extended to July 31, 2003. At that time it is to be completely finished with all stipulations remaining in effect.

- garage completely torn down
- house is brought up to the inspections specifications
- install handrails on stairs where missing and return handrail ends to walls
- all bedrooms must have smoke detectors, also smoke detectors on each floor
- all detectors must be hard wired and interconnected
- install guardrail around stair opening in attic
- need headroom on stairs to basement and to second floor
- all paper must be removed from exposed insulation
- landscaping completed by the end of July, 2003 (if unable to complete by deadline you are requested to come to the Township and ask for an extension)
- a cash bond of \$15,000 to be presented to the Township good until August 31, 2003

Roll call vote: Brinks - yes; Burgess - yes; Gould - yes; Haagsma - yes: Extension granted. Motion Carried.

Miscellaneous

Items discussed

- Alternates to attend board meetings (and able to vote when called upon) maybe should recommend to change the ordinance to allow for alternates.
- Definition of home occupations

Approval of the Minutes of June 26, 2002

A motion was made by Gould supported by Burgess to approve the June 26, 2002 Zoning Board of Appeals minutes as written. All voted aye. Motion Carried. Jeff Brinks abstained due to his absence at the June 26, 2002 meeting.

ADJOURNMENT

7:45p.m. It was moved by Gould supported by Burgess to adjourn the meeting. All voted aye. Motion Carried.

Jeff Brinks
Secretary of Board of Appeals