

***BYRON TOWNSHIP ZONING BOARD OF APPEALS  
REGULAR MEETING – October 22, 2003  
MINUTES***

The regular meeting of the Byron Township Board of Appeals was called to order by Chairman Abe VanderWoude on Wednesday October 22, 2003, at 7:00 p.m. at the Byron Township Offices, 8085 Byron Center Ave. Byron Center, MI.

Members present were: Abe VanderWoude, Seymour Gould, Jeff Brinks, Kathy Burgess and alternate Doug Tubergen. Absent: James Haagsma.

Also present were Building Inspector Randy Zomerlei & Recording Secretary LaVonne Kuiper.

**7:00 p.m. Larry Isenhoff - for a 20' sideyard setback variance to construct an attached garage for the property located at 9570 Homerich.**

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

Larry Isenhoff was invited to explain the request and state what he feels is different about his property that should cause the ordinance not to be enforced as written. He stated that he would like to build a garage on the south side of his home. Originally when he built the house he intended to put a garage on at that time. But due to a financial situation he had to eliminate the garage. The south side of the house is really the only logical place to put the garage. The bedrooms are located on the north side of the house, and we really don't want to the garage on that side. Due to a drainage ditch which runs through the property from west to east which made it necessary to locate the house further south than originally planned. He stated that his addition of the garage would not interfere with the neighbors. The closest neighboring building would be approximately 240' from the addition. He also stated that an attached garage would be safer because he has an artificial leg, making him more acceptable to falls during the winter weather.

No public comments were made.

Chairman Abe Vander Woude closed the public portion of the meeting.

Gould asked Mr. Isenhoff if he is the original owner.

Mr. Isenhoff responded by saying he was the original owner and that the home was built further south due to the drainage ditch which runs through the property from west to east. He also mentioned that the size of the garage would be a regular 2 stall garage.

After some discussion a motion was made by Brinks supported by Gould to grant the 20' sideyard setback variance as requested based on Byron Township Zoning Ordinance Article 21.6 - 1, 2 & 3. Roll call vote: Gould - yes. Brinks - yes. Burgess - yes. Tubergen - yes. Vander Woude - yes. Motion Carried. Variance granted.

### **Approval of the minutes of the September 24, 2003 meeting.**

A motion was made by Gould supported by Burgess to approve the minutes as written. All voted aye. Motion Carried.

### **Miscellaneous**

Building Inspector Randy Zomerlei asked the board for an interpretation of a front yard on a cul-de-sac street for the property located at 4679 Leann Ct.

After some discussion it was the consensus of the Board that the property in question is considered a front yard. The owner will have to get a variance to build his barn in the located he has chosen.

### **7:15p.m. Kent Country Road Commission for a 10' sideyard setback variance for the property located at 151 - 84<sup>th</sup> St. SW & 171 - 84<sup>th</sup> St. SW**

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

Jim Ryor from Houseman Construction Company was present to state why this variance is needed. He stated this equipment & salt storage building would service the M-6 and surrounding areas. The property is adjacent to US 131 to the west and does not abut another privately owned parcel. Therefore the reduction in side yard set back would have little to no effect on the adjacent property. Due to the extreme difference in grade from 84<sup>th</sup> St. to the site it is not possible to move the equipment storage building south. The maneuvering area on the site is critical and minimal based on the required turning radius for the equipment serving the facility.

Various students in the audience who were attending the meeting for a Government class assignment were present and asked as to what type of building this will be and what it will be used for. They also wanted to know how long it would take before completion.

Jim responded by saying it will be used to store salt & road equipment for the Kent County Road Commission and the project will probably not be ready until October 1, 2004.

Chairman Abe Vander Woude closed the public portion of the meeting.

After some discussion a motion was made by Gould supported by Burgess to grant the 10' sideyard setback variance for the property located at 151 -84<sup>th</sup> St. & 171 -84<sup>th</sup> St. as it meets the requirements

of the Byron Township Zoning Ordinance Article 21.6.

Roll Call Vote: Burgess - yes. Tubergen - yes. Gould - yes. Brinks - yes. Vander Woude - yes.

Motion Carried. Variance granted.

### **Letter from Carl & Sharon Algera**

Jeff Brinks read a letter from Carl & Sharon Algera in regards to their home they moved to 970 Alles Dr. The letter mentioned that they would not be able to complete the siding on the home and the driveway by the deadline given to them at the September 8, 2003 meeting. In the minutes dated September 8, 2003 the completion date was set for November 1, 2003.

After some discussion a motion was made by Brinks supported by Gould to extend the construction of the drive way to May 1, 2003 and the siding to be completed as soon as possible.

All voted aye. Request granted.

### **Adjournment**

7:30 p.m. It was moved by Gould supported by Burgess to adjourn the meeting. All voted aye. Motion Carried.

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Jeff Brinks  
Secretary of Board of Appeals