

***BYRON TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING – July 27, 2005
MINUTES***

The regular meeting of the Byron Township Board of Appeals was called to order by Chairman Abe Vander Woude on Wednesday, July 27, 2005 at 7:00 p.m. at the Byron Township Offices, 8085 Byron Center Ave., Byron Center, MI. 49315.

Members present were: Abe Vander Woude, Seymour Gould, Jim Haagsma, Doug Tubergen, Jeff Brinks and Kathy Burgess. Also present were Byron Township Building Inspector Randy Zomerlei and Recording Secretary LaVonne Kuiper.

7:00p.m. – Brian Tagg - requesting multiple setback variances to construct a 2 stall garage for the property located at 62 - 60th St. SW.

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

Mr. Murray owner of the property commented when he bought this home the listing card stated a 2 stall garage could be added. He came into the Township and spoke to Randy and was told he could not put one up. He would like to put the garage straight on to the house. He felt by adding the garage it would increase the value of the property.

Chairman Vander Woude commented on the request of multiple setback variances.

Jeff Brinks responded saying that when this application was submitted there were no sketches provided and we had no idea as to where he wanted this garage to be located.

Mr. Tagg then showed the board members a sketch of where they would like the proposed garage to be located.

Jeff Brinks commented the board should probably look at the Zoning Ordinance 4.14 regarding sub-standard lots if this will play into our decision.

Mr. Murray was asked the proposed size of the garage and the age of the home. He

responded stating it would be a single story 20' x 20' in size and the home is 7 years old. It is a manufactured home and the home was placed on the lot wrong. This home was placed 4 ½' to close to the lot line.

Gould commented this will work if the garage is placed further back on the lot. He is allowed a 576 sq ft. building.

Mr. Murray commented that his intentions were for a 22' x 24' two stall garage with a loft.

It was stated by moving 2' to the east he could build a 24' x 24' garage. This would be exactly what you are allowed.

Other possible locations for the garage were discussed.

After much discussion a motion was made by Brinks supported by Haagsma to grant a 37' rear yard setback variance and a 4.3' sideyard setback variance for the property located at 63 - 60th St. SW based on Byron Township Zoning Ordinance Article 21.6 2 & 3.

Roll call vote: Haagsma - yes. Burgess - yes. Gould - yes. Brinks - yes. VanderWoude - yes.

Motion Carried. Two variances granted.

Adjournment

7:40pm. A motion was made by Haagsma supported by Gould to adjourn the meeting. All voted aye. Motion Carried.

Jeff Brinks
Secretary of Board of Appeals