

TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
June 2, 2015

7:00 pm Charlie Gilson called meeting to order.

Members present: Charles Gilson, Clifford Bronkema, Marvin Bennink and Shirley Bruin.

Members absent: Mary Gavin

Also Present: Greg Ransford, Roger and Sandra Hoogewind

Approval of the Agenda:

Clifford Bronkema provided a motion to approve the agenda. Shirley Bruin seconded the motion and was carried unanimously.

Approval of the Minutes:

Marvin Bennink provided a motion to approve the Minutes from the December 2, 2014 Zoning Board of Appeals. Clifford Bronkema seconded the motion and was carried unanimously.

7:10 pm New Business:

- Roger Hoogewind-678 Lincoln Street, parcel number 70-10-13-100-023
 - Dimensional Variance request from Section 6.04(b) and Section 3.02(i)2

Mr. Hoogewind stated that he just purchased the property at 678 Lincoln and would like restore the property to its original state. Currently there are three outbuildings and a house. He would like to add an addition of approximately 1050 square feet to the current home and would like to build a new accessory building of approximately 1500 square feet.

Marvin Bennink questioned the how large the home addition would be.

Mr. Hoogewind stated that it was going to be approximately 1050 square feet.

Shirley Bruin asked if any other renovations would take place.

Mr. Hoogewind stated that currently the interior is being remodeled. He also stated that the home was built in the 1930's and wants to restore it to it's original charm. Unfortunately, it does not meet the current zoning ordinance.

Clifford Bronkema provided a motion to approve as written for Section 6.04 (b). Shirley Bruin seconded the motion and was carried unanimously.

Shirley Bruin asked what the total distance from the house to the new building would be.

Mr. Hoogewind stated that there is a distance of 250 feet.

Charles Gilson asked what was to the east of his property.

Mr. Hoogewind stated that he is surrounded by open fields.

Shirley Bruin asked why one of the buildings would be left.

Mr. Hoogewind stated that it's an old chicken coop that he would like to remodel and turn it into a playhouse for his grand children.

Marvin Bennink questioned how they were planning to access the building.

Mr. Hoogewind stated that he would have to put doors on both sides of the garage to be able to pull through and access the building that way.

Marvin Bennink provided a motion to approve as written for Section 3.02(i)2, Reduce the size of Accessory Buildings and improve the property. Shirley Bruin seconded the motion and was carried unanimously.

7:28 pm Shirley Bruin provided a motion to adjourn. Marvin Bennink seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant

TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS

REGULAR MEETING
JUNE 2, 2015

**Roger Hoogewind dimensional variance requests at;
O-678 Lincoln Street, parcel number 70-10-13-100-023.**

Request from Section 6.04(b)

Findings:

Bronkema found;

- a. There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district. In particular, the existing dwelling was constructed in 1930, which predated township zoning.
- b. The variance is necessary to the preservation and enjoyment of a substantial property right similar to that possessed by other properties or classes of uses in the same zoning district, particularly given that the entire dwelling is located in the required front yard setback.
- c. The variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this Ordinance or the public interest.
- d. The condition or situation of the property or its intended use is not of so general or recurrent a nature as to make reasonably practicable a general regulation for the condition or situation. In fact, the property is approximately a fifth of the required zoning district size, which is a rare acreage parcel in the RP District.
- e. The exceptional or extraordinary circumstances applying to the property in question are not self created.

Decision:

Bronkema provided a motion to approve the variance request from of Section 6.04(b) – Area Regulations, Front Yard of the Tallmadge Charter Township Zoning Ordinance based on the above Findings.

Motion was seconded by Bruin. Motion carried unanimously.

Variance request approved.

Request from Section 3.02(i)2

Findings:

Bennink found;

- a. There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district. In particular, the parcel was split in 1970, which predated the maximum accessory building sizes.
- b. The variance is necessary to the preservation and enjoyment of a substantial property right similar to that possessed by other properties or classes of uses in the same zoning district.
- c. The variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this Ordinance or the public interest, particularly because the applicant is proposing to eliminate one nonconformity and reduce a second nonconformity.
- d. The condition or situation of the property or its intended use is not of so general or recurrent a nature as to make reasonably practicable a general regulation for the condition or situation.
- e. The exceptional or extraordinary circumstances applying to the property in question are not self created.

Decision:

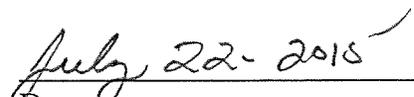
Bennink provided a motion to approve the variance request from of Section 3.02(i)2 – Accessory Uses and Buildings, Other Accessory Buildings of the Tallmadge Charter Township Zoning Ordinance based on the above Findings.

Motion was seconded by Bruin. Motion carried unanimously.

Variance request approved.



Charles Gilson, Chairperson



Date