

**Zeeland Charter Township
Zoning Board of Appeals
Minutes of July 11, 2018 meeting**

The Zoning Board of appeals of Zeeland Charter Township held a rescheduled meeting in the Township Hall on July 11, 2018 at 7pm.

Present were Ben Zwagerman, Dirk Pyle, Russ Mudget, Bruce Knoper and Rich DeLeau. Absent with notice were Steve Walters and Tom Oonk.

Vice Chairman Mudget called the meeting to order, read the public notice as follows:

The Zoning Board of Appeals of Zeeland Charter Township will meet in the township hall, 6582 Byron Road, Zeeland, MI at 7 pm on Wednesday, July 11, 2018 to review the request from John Kuperus for a side yard variance for parcel #70-17-02-300-036 with the address known as 4374 64th Ave., Zeeland MI. This will require a variance of Section 5.03A. Lot, Yard and Building Requirements of the Zeeland Charter township Zoning Ordinance.

Vice Chairman Mudget then opened the public hearing.

Applicant John Kuperus was present to show his reasons for applying for a variance of 5 feet on his North side yard, which is also a second front yard being the parcel is a corner lot.

- Because of the slope of the lot, the entrance from an attached garage to the home's main floor only works on the North side of the house.
- In order to maintain the historic architectural theme, matching the proposed garage to the house with the decorative 3 foot eaves, proper spacing is necessary for visual balance.

Neighbor Tim Miedema was present and spoke in favor of the variance.

A motion by Knoper supported by Pyle to close the public hearing passed unanimously.

After discussion a motion was made by Pyle supported by Zwagerman to grant the variance for the following reasons:

- Setback precedents already set by both corner lot neighbor houses which are closer than if this variance is granted.
- Lay of the land creates hardship for location of garage on any other side of house.

Motion passed with a roll call vote. Ayes: Zwagerman, Pyle, Knoper and DeLeau. Nays: Mudget. Absent: Walters and Oonk.

Motion by Pyle supported by Knoper to allow immediate effect of variance. Motion passed.

Motion by DeLeau supported by Zwagerman to adjourn. Motion passed.

Submitted by Don Mannes for Tom Oonk, Secretary.