

AGENDA

Grand Haven Charter Township Zoning Board of Appeals
Tuesday, October 27, 2015 – 7:00 pm

- I. Call To Order
- II. Roll Call
- III. Approval of the July 28, 2015 ZBA Meeting Minutes
- IV. New Business
 - A. ZBA Variance Application No. 15-06 – Pelkey
 - B. ZBA Variance Application No. 15-07 – Hesselsweet
- V. Reports
- VI. Extended Public Comments/Questions on Non-Agenda Items Only (*Limited To Four (4) Minutes Please*).
- VII. Adjournment

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
TUESDAY, JULY 28, 2015 – 7:00 P.M.

I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Zoning Board of Appeals was called to order at 7:00 p.m. by Chair Robertson.

The Chair explained both the purpose and procedures of the ZBA.

II. ROLL CALL

Board of Appeals members present: Robertson, Loftis, Voss, Slater, & Rycenga (alternate)
Board of Appeals members absent: Behm

Also present: Planning & Zoning Official Fedewa

Without objection, Fedewa was instructed to record the minutes for the meeting.

III. APPROVAL OF MINUTES

Without objection, the minutes of the June 23, 2015 meeting were approved.

IV. NEW BUSINESS

A. ZBA Case #15-05 – Dimensional Variance – Job and Mika

| | |
|----------------------------|--|
| Party Requesting Variance: | John Job and Mary Ellen Mika |
| Address: | 2530 Hampshire Blvd, Grand Rapids, 49506 |
| Parcel Number: | 70-07-08-400-032 |
| Location: | 0 Wilderness Trail |

John Job and Mary Ellen Mika are seeking a side yard 1 setback dimensional variance of 10 feet and a side yard 2 setback dimensional variance of 15 feet to construct an elevated walkway from the dwelling to the Lake Michigan waterfront. Section 21.02 of the Zoning Ordinance requires a 15 foot minimum, with a 35 foot total side yard setback in the R-1 Single Family Residential Zoning District. Due to the narrowness of the lot the elevated walkway cannot meet the setback requirements, and without the walkway the applicant is unable to gain access to the waterfront due to the sharp elevation changes.

Fedewa provided an overview of the application through a memorandum dated July 24th.

Following the initial discussions the Chair invited the applicant to speak:

John Job – 2530 Hampshire Blvd., Grand Rapids, MI 49506

- An 8 foot drainage ditch is present. Unable to fill per DEQ. Impassible due to thorn bushes.
- Access to beach was a critical component of the decision to purchase this parcel.

The Board discussed the four standards and noted the following:

- Staff noted the parcel is a legal lot of record, which was in existence since at least 1985.

Standard No. 1 – Exceptional or extraordinary circumstances:

- Unique shape
- Exceptional narrowness
- Extreme elevation change

Ayes: Robertson, Loftis, Voss, Slater, Rycenga

Nays: None

Standard No. 2 – Substantial property right:

- Only access to waterfront is by way of an elevated walkway.
- DEQ does not permit a foot path due to potential erosion.

Ayes: Robertson, Loftis, Voss, Slater, Rycenga

Nays: None

Standard No. 3 – Will not be a substantial detriment to adjacent parcels, or material impact on the intent and purpose of the Ordinance:

- The Board noted that no opposition was received from adjacent parcels.

Ayes: Robertson, Loftis, Voss, Slater, Rycenga

Nays: None

Standard No. 4 – Request is not of such a recurrent nature as to make reasonably practical the formulation of a general regulation:

- Case is unique, and does not present a concern that the situation will reoccur and make reasonable the formulation of a general regulation.

Ayes: Robertson, Loftis, Voss, Slater, Rycenga

Nays: None

Motion by Slater, supported by Voss to **approve** a Side Yard 1 setback dimensional variance of 10 feet, and a Side Yard 2 dimensional variance of 15 feet; from Section 21.02 of the Grand Haven Charter Township Zoning Ordinance in order to construct an elevated walkway to gain access to the waterfront located at 0 Wilderness Trail (Parcel No. 70-07-08-400-032). Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met. **Which motion carried**, as indicated by the following roll call vote:

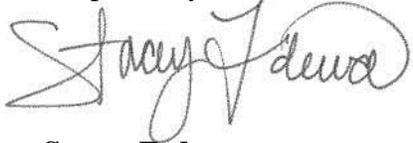
Ayes: Robertson, Loftis, Voss, Slater, Rycenga

Nays: None

Absent: Behm

- V. REPORTS – None
- VI. EXTENDED PUBLIC COMMENTS – None
- VII. ADJOURNMENT
Without objection, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,



Stacey Fedewa

Acting Recording Secretary



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: October 22, 2015

TO: Zoning Board of Appeals

FROM: Stacey Fedewa, Planning & Zoning Official

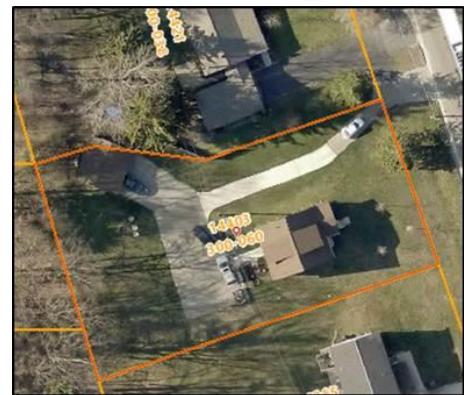
RE: 14403 Lakeshore Drive – Accessory Building Variance Application No. 15-06

PARCEL INFORMATION

| | |
|---|--|
| Owner/Applicant | Dean and Lisa Pelkey |
| Property Address | 14403 Lakeshore Drive |
| Parcel Number | 70-03-33-300-060 |
| Lot Size | 0.5 Acres |
| Lot Type | Slightly irregular |
| | Lot Created in 2006 |
| Property Condition | Consumers Energy Power Line |
| Zoning | R-1 Single Family Residential |
| Permitted Accessory Building | Lots < 1 acre permitted 1 accessory building |
| | 600 square feet maximum |
| Existing Legal Nonconforming Accessory Building | 624 square feet |
| | 100 feet from dwelling entry Setback 10 feet from lot line, where 15 feet is required |
| Requested Accessory Building | 576 square feet |
| | Setback 14 feet from lot line, where 10 feet is required |



Location Map



Aerial Map

ZBA APPLICATION

The applicant desired to construct an attached garage to the rear wall of the primary dwelling. However, due to a Consumers Energy power line that runs parallel to the dwelling that is not possible because Consumers Energy requires all structures to be setback a minimum of 15 feet from the centerline of the pole structures.

A 624 square foot detached garage (*legal nonconforming*) exists at the northwest corner of the property, and is used to store recreational vehicles, yard maintenance equipment, and a personal workshop. This building is approximately 100 feet from the primary entrance to the dwelling.

The applicants desire to maintain the existing use of the detached garage, and construct a second detached garage in order to park their personal vehicles. The proposed 576 square foot detached garage would be setback 30 feet from the dwelling and appease safety concerns (*traveling 30 feet to dwelling instead of 100 feet*).



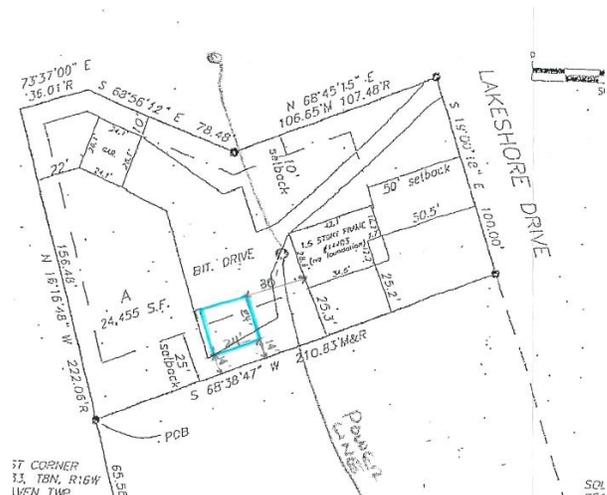
ACCESSORY BUILDING REQUIREMENTS

On lots less than one acre in size 1 accessory building is permitted with a maximum floor area of 600 square feet. This size of building must be setback a minimum of 10 feet from side and rear lot lines.

The applicant is proposing a 576 square foot second accessory building, which would bring the total to 1,200 square feet. This amount of floor area is only permitted on lots 2 < 5 acres in size.

Staff also notes:

- The Consumers Energy power line existed at the time the applicant purchased the property.
- The power line encumbers numerous property owners.
- There appears to be enough space to attach the garage to the north side of the dwelling. This portion of the lot is 100 feet wide—less 25 foot side yard 1 setback, 28 foot dwelling,



15 foot side yard 2 setback = 32 feet remaining. That said, the applicant would likely have to relocate the driveway.

VARIANCE STANDARDS

To authorize a dimensional variance from the strict applications of the provisions of this Ordinance, the ZBA shall apply the following standards and make an affirmative finding as to each of the matters set forth in the standards.

STANDARD 1

There are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification.

Given the condition of the Consumers Energy power line on the property the ZBA will need to make a determination as to whether or not this first standard is met.

STANDARD 2

The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.

The applicant states without the variance the use of the existing detached garage would be lost. Causing recreational vehicles and yard maintenance equipment to be stored outside. The ZBA will need to make a determination as to whether or not this standard is met given the circumstances of this case.

STANDARD 3

Authorization of such 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 health, safety, and general welfare of the community.

No correspondence objecting to this application has been received. However, he authorization of this variance may set precedence for future property owners to request additional accessory buildings if their lot is encumbered by a power line.

The ZBA will need to make the determination as to whether or not this standard is met given the circumstances of this case and the findings on standards 1 and 2.

STANDARD 4

The condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably

practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

The ZBA will need to make the determination as to whether or not this standard is met.

RECOMMENDATION

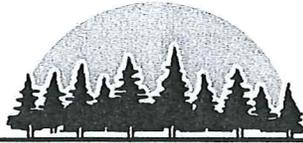
If the ZBA determines each standard has been affirmatively met, the following motion can be offered :

Motion to approve a variance from Section 20.03 of the Grand Haven Charter Township Zoning Ordinance. This variance would permit a second 24' x 24' accessory building to be constructed in the rear yard of 14403 Lakeshore Drive (Parcel No. 70-03-33-300-060). Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met.

However, if the ZBA determines each standard has not been affirmatively met, the following motion can be offered:

Motion to deny a variance from Section 20.03 of the Grand Haven Charter Township Zoning Ordinance. Which would permit a second 24' x 24' accessory building to be constructed in the rear yard of 14403 Lakeshore Drive (Parcel No. 70-03-33-300-060). Denial of this variance is based upon this Board's findings that all four standards have not been affirmatively met.

Please contact me prior to the meeting with questions or concerns.



GRAND HAVEN CHARTER TOWNSHIP

ZONING BOARD OF APPEALS APPLICATION

Fees

Request for Variance or Appeal - \$125.00
Special Meeting - \$250.00
Request for Interpretation - No Charge

Applicant/Appellant information

Name Dean & Lisa Peikay
Phone 616-430-0014 Fax
Address 14403 Lakeshore Dr. GH.

Owner information (If different from applicant/appellant)

Name
Phone Fax
Address

Property information

Address/Location 14403 Lakeshore Dr.
Parcel # 70-03-33-300-060
Subdivision Name (if any)
Lot Width 100 feet Lot Depth 156.48 feet 210.83 x 107.4
Subject Property size (acres and square feet) 1/2 acres square feet
Lot Type Typical Lot Corner Lot Interior Lot X (Include a survey or scaled drawing)
Current Zoning Residential

General Information

This is a(n) (check one)
[X] Application for Variance
() Request for Interpretation
() Notice of Appeal

VARIANCE REQUESTED (If applicable)

Variance Requested From the Requirements of Section Number(s) 20.03,
Relating to Accessory Building
Description of Variance Sought and Why Needed (attach narrative which addresses the four standards)
Structure Use (after Variance) Garage
Overall Building Size (after Variance) 24x24 (576 sq ft)
Setbacks from lot lines (after Variance)
Front Yard feet
Rear Yard feet
Side Yard #1 14' feet
Side Yard #2 feet

NOTE: Please provide a scaled drawing with details of your proposed work including the dimensions of any structure(s) (i.e. height, width & length), building materials, the setbacks to ALL property lines, and other existing structures on the parcel, and any other relevant information, as needed.

INTERPRETATION REQUEST (If applicable)

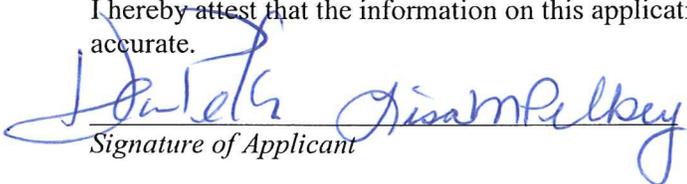
Description of requested interpretation(s) and relevant Section number(s)

APPEALS AND OTHER APPLICATIONS (If applicable)

Description of action being appealed or other matter which is basis of application.

Grounds for appeal or other application

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.


Signature of Applicant

9/20/15
Date

Signature of Zoning Administrator

Date

For Office Use Only

Date Received _____

Fee Paid? _____

IF THE SPACES PROVIDED ON THIS APPLICATION ARE INADEQUATE, PLEASE ATTACH ADDITIONAL SHEETS AS REQUIRED

RELEASE FORM

The undersigned has applied to the Grand Haven Charter Township Zoning Board of Appeals for a variance. The undersigned hereby authorizes the members of the Zoning Board of Appeals and appropriate Township staff members to inspect the property (*address stated below*) at reasonable times, in regards to the consideration of my request for a variance.

Danish Dismalbeck *9/20/15*
Applicant's Signature Date

Danish Dismalbeck *9/20/15*
Owner's Signature Date

14403 Lakeshore Dr. GH
Property Address

September 20,2015

To: Grand Haven Charter Township Zoning Board

From: Dean & Lisa Pelkey

14403 Lakeshore Drive

Grand Haven, MI 49417

Our home is located at 14403 Lakeshore Drive. At this time we have a 24' X 26' accessory building that is located approximately 100' away from the primary entrance to our home. The accessory building is currently used for the storage of recreational vehicles, yard maintenance equipment and a personal work shop. Our intentions were to erect an attached garage on to the backside of our home that would allow us to maintain the current accessory building. The use of this attached garage was for the parking of our personal motor vehicles. Upon our investigations, we have found that we can not attach a garage due to a Consumers Power Co. power line that runs parallel 15' off the backside of our home, and per Consumers Power Co., they have *no* intentions of moving the line (please refer to the attached letter from Consumers Power).

Due to this inability to attach the garage to the home, we are applying for a land use variance permit to build a 24' X 24' (576 sqft) detached garage. This will allow for the parking our motor vehicles which are currently being parked outside. We are also asking to maintain the current accessory building for the purpose of storing our recreational vehicles and yard maintenance equipment. This detached garage would be located 30' from the back of the home, as it needs to be 15' from the center of the power line. Also having the garage closer to the home would improve the safety and security of our family as we age and fight the snowy and icy conditions in the winter.

We ask that you please review the power line limitations that are impeding us from attaching a garage to our home as well as the safety/ security benefits we would encounter.

Regards,

Dean & Lisa Pelkey




Lisa Pelkey

From: Matthew D. Garvin <MATTHEW.GARVIN@cmsenergy.com>
Sent: Friday, July 11, 2014 10:02 AM
To: Lisa Pelkey
Subject: 14403 Lakeshore Dr

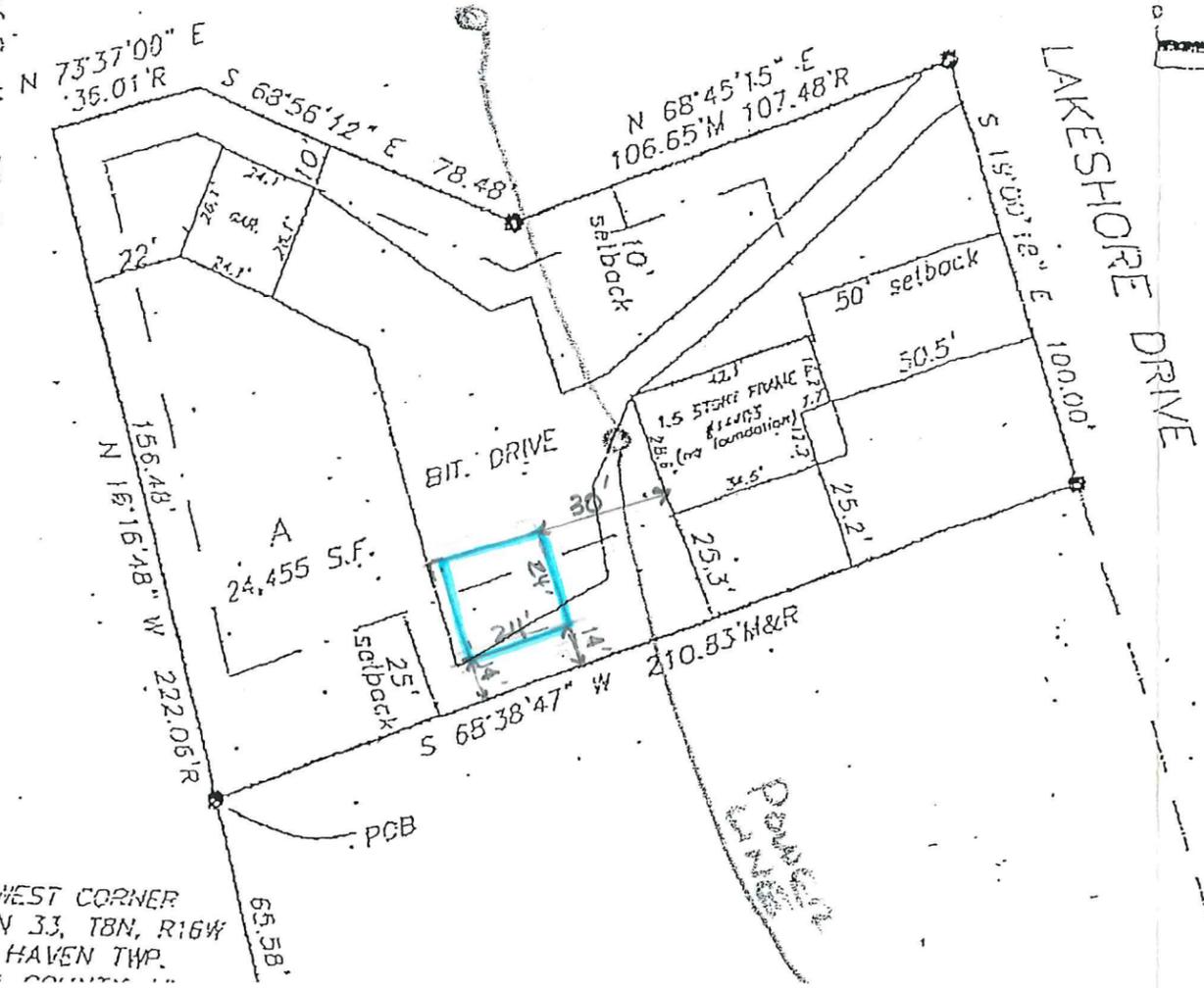
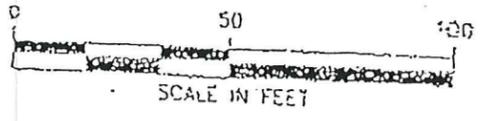
Lisa,

Consumers Energy has no plans to relocate the line that runs behind your house at 14403 Lakeshore Dr. Prescriptive rights allow us to keep and maintain our existing line. Please do not build anything within 15' of the centerline of the pole structures. If you have any further questions please contact me. Thank you

Matt Garvin
CES
Zeeland
Office (616) 494-5319
Cell (616) 430-1812

Consumers Energy

CERTIFICATE OF SURVEY



DESCRIPTION:
of the Southwest 1/4 of Section 33, Town 8 North, Range 16 West, Grand Haven
Twp., Ottawa County, Michigan, described as: Commencing at the Southwest
corner of said Section 33; thence N89°11'41"E; 330.47 feet along the Southwest
Section 33; thence N16°16'48"W, 65.58 feet to the Point of Beginning of this
plot; thence continuing N16°16'48"W, 156.48 feet; thence N73°37'00"E, 36.01
feet; thence S68°56'12"E, 78.48 feet thence N68°45'15"E, 107.48 feet to the West line
of Lakeshore Drive; thence S19°00'18"W, 100.00 feet to the West line

SOUTHWEST CORNER
SECTION 33, T8N, R16W
GRAND HAVEN TWP.
OTTAWA COUNTY, MI

SOUTH 1/4 CORNER
SECTION 33, T8N, R16W



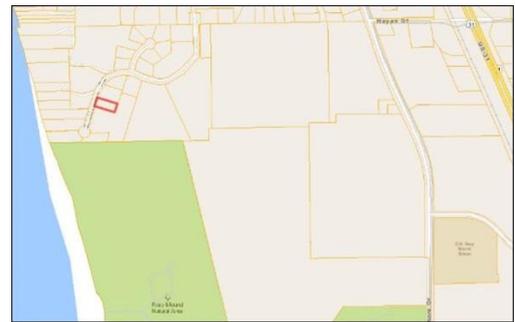
GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: October 22, 2015
 TO: Zoning Board of Appeals
 FROM: Stacey Fedewa, Planning & Zoning Official
 RE: 0 Cricklewood – Dimensional Variance Application No. 15-07

PARCEL INFORMATION

| | |
|---------------------------------|--|
| Owner/Applicant | Brock Hesselsweet |
| Property Address | Vacant Cricklewood |
| Parcel Number | 70-07-05-203-020 |
| Lot Size | 0.54 Acres; 23,500 square feet |
| Lot Type | Typical (100' x 235') |
| | Critical Dune Area |
| | Legal Lot of Record (1972) |
| Elevation Change | 68 feet |
| Zoning | R-1 Single Family Residential |
| Minimum Floor Area Per Dwelling | 1,240 square feet (<i>single story</i>) |
| | 800 square feet (<i>2+ story building footprint</i>) |
| Required Setbacks | Front – 50 feet |
| | Rear – 50 feet |
| | Side – 15 feet minimum, 35 feet Total |
| Requested Setback | Front – 15 foot variance Side 1 – 11 foot variance |



Location Map



Critical Dune Area Map

ZBA APPLICATION

This property is located within the Critical Dune Area, and has an elevation change of approximately 68 feet. There is a small section of “flat” land near the northwest corner of the lot that could support the construction of a single family dwelling. The elevation changes coupled

with minimum square footage requirements provides the basis for the dimensional variance application.

Please note, at the time of application submission the applicant was unaware of the provision found in Section 21.01.10 which reads, “in the LDR and R-1 Single Family Residential Districts, dwellings containing more than 1 story shall either have a gross floor area on the ground floor of not less than 800 square feet, or have a building footprint of not less than 800 square feet.” Therefore, it is possible that a lesser variance could be considered for approval.



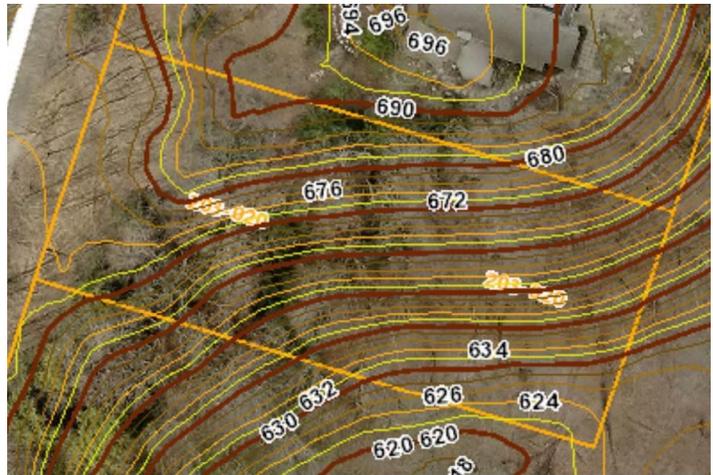
Aerial Map

VARIANCE STANDARDS

To authorize a dimensional variance from the strict applications of the provisions of this Ordinance, the ZBA shall apply the following standards and make an affirmative finding as to each of the matters set forth in the standards.

STANDARD 1

There are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification.



Contour Map

Given the topographical conditions of the property the ZBA will need to make a determination as to whether or not this first standard is met.

STANDARD 2

The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.

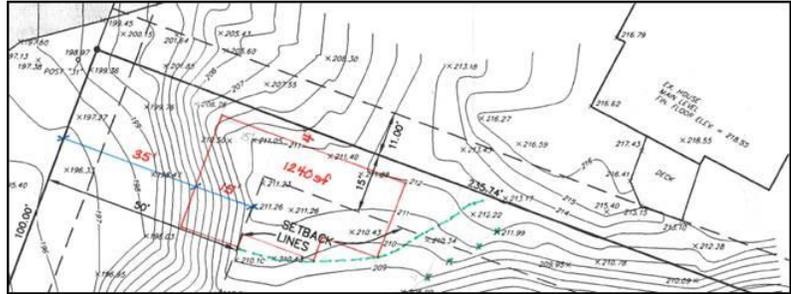
The applicant states without the variance the parcel would be considered unbuildable, and therefore, a substantial property right would be lost. The ZBA

will need to make a determination as to whether or not this standard is met given the circumstances of this case.

STANDARD 3

Authorization of such 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 health, safety, and general welfare of the community.

The authorization of this variance would have the greatest impact on the property to the north. 14276 Cricklewood has a 120 foot front yard setback. Therefore, at any given point the applicants dwelling would be approximately 50 feet away from the dwelling at 14276 Cricklewood.



Proposed Site Plan

The ZBA will need to make the determination as to whether or not this standard is met given the circumstances of this case and the findings on standards 1 and 2.

STANDARD 4

The condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

The ZBA will need to make the determination as to whether or not this standard is met.

RECOMMENDATION

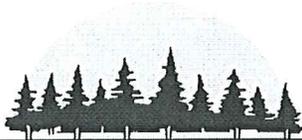
If the ZBA determines each standard has been affirmatively met, the following motion can be offered :

Motion to approve a Front Yard setback dimensional variance of 15 feet, and a Side Yard 1 setback dimensional variance of 11 feet; from Section 21.02 of the Grand Haven Charter Township Zoning Ordinance in order to construct a single family dwelling located on Parcel No. 70-07-05-203-020. Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met.

However, if the ZBA determines each standard has not been affirmatively met, the following motion can be offered:

Motion to deny a Front Yard setback dimensional variance of 15 feet, and a Side Yard 1 setback dimensional variance of 11 feet; from Section 21.02 of the Grand Haven Charter Township Zoning Ordinance in order to construct a single family dwelling located on Parcel No. 70-07-05-203-020. Denial of this variance is based upon this Board's findings that all four standards have not been affirmatively met.

Please contact me prior to the meeting with questions or concerns.



GRAND HAVEN CHARTER TOWNSHIP

ZONING BOARD OF APPEALS APPLICATION

Fees

Request for Variance or Appeal - \$125.00
Special Meeting - \$250.00
Request for Interpretation - No Charge

Applicant/Appellant information

Name BROCK HESSELSWEET
Phone 616 335 1906 Fax
Address 14250 CRICKLEWOOD ST., GRAND HAVEN, MI 49417

Owner information (If different from applicant/appellant)

Name SAME
Phone Fax
Address

Property information

Address/Location 14264 CRICKLEWOOD ST.
Parcel # 70-07-05-203-020
Subdivision Name (if any) TERRY TRAILS
Lot Width 100 feet Lot Depth 235 feet
Subject Property size (acres and square feet) 0.539 acres 23,500 square feet
Lot Type Typical Lot [checked] Corner Lot Interior Lot (Include a survey or scaled drawing)
Current Zoning R-1

General Information

This is a(n) (check one)
(x) Application for Variance
() Request for Interpretation
() Notice of Appeal

VARIANCE REQUESTED (If applicable)

Variance Requested From the Requirements of Section Number(s) 15.08.04,
Relating to SIDE YARD SETBACK
Description of Variance Sought and Why Needed (attach narrative which addresses the four standards)
Structure Use (after Variance) SINGLE FAMILY RESIDENCE
Overall Building Size (after Variance)
Setbacks from lot lines (after Variance)
Front Yard 35 feet
Rear Yard 152 feet
Side Yard #1 4 feet
Side Yard #2 66 feet

NOTE: Please provide a scaled drawing with details of your proposed work including the dimensions of any structure(s) (i.e. height, width & length), building materials, the setbacks to ALL property lines, and other existing structures on the parcel, and any other relevant information, as needed.

INTERPRETATION REQUEST (If applicable)

Description of requested interpretation(s) and relevant Section number(s)

APPEALS AND OTHER APPLICATIONS (If applicable)

Description of action being appealed or other matter which is basis of application.

SIDE YARD SETBACK REDUCED FROM 15' TO 4'
FRONT YARD SETBACK REDUCED FROM 50' TO 35'

Grounds for appeal or other application

DUE TO PROPERTY CONTOURS AND DEQ CRITICAL DUNE
REQUIREMENTS A HOME CANNOT BE BUILT MEETING
MINIMUM SQ. FT. ZONING REQUIREMENTS,
(SEE ATTACHED SITE PLAN & LETTER)

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.


Signature of Applicant

10-2-15
Date

Signature of Zoning Administrator

Date

For Office Use Only

Date Received _____

Fee Paid? _____

IF THE SPACES PROVIDED ON THIS APPLICATION ARE INADEQUATE, PLEASE ATTACH ADDITIONAL SHEETS AS REQUIRED

RELEASE FORM

The undersigned has applied to the Grand Haven Charter Township Zoning Board of Appeals for a variance. The undersigned hereby authorizes the members of the Zoning Board of Appeals and appropriate Township staff members to inspect the property (address stated below) at reasonable times, in regards to the consideration of my request for a variance.

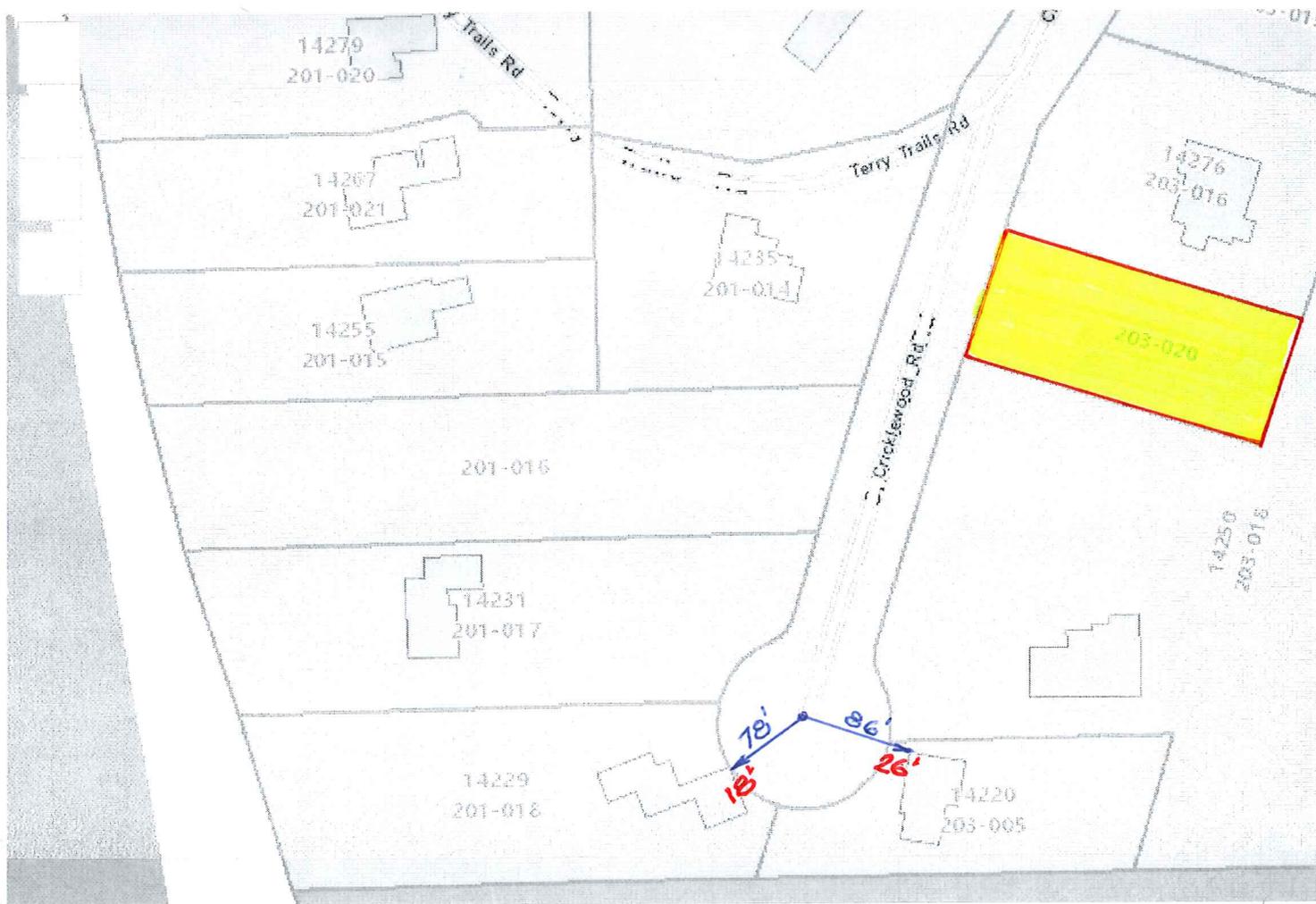
B Hendriks
Applicant's Signature

10-2-15
Date

B Hendriks
Owner's Signature

10-2-15
Date

14264 CRICKLEWOOD ST., GRAND HAVEN, MI
Property Address



BROCK HESSELSWEET, AIA
HESSELSWEET ARCHITECTS
14250 CRICKLEWOOD STREET
GRAND HAVEN, MI 49417

October 2, 2015

Re: Zoning Board of Appeals
Side & Front Yard Setback
14264 Cricklewood St.
Grand Haven, MI 49417

ZBA Members,

This letter is written to provide additional information regarding the reduction of the side and front yard setback requested for the property located at 14264 Cricklewood St. currently a vacant parcel.

Due to DEQ requirements in Critical Dune Areas a home meeting the minimum zoning standard of 1,240 square feet for a single story home cannot be accomplished. The property is mostly wooded steep slopes which cannot be built on.

Pre-existing conditions which may be viewed as a president for granting the front and side yard setbacks are the two homes at the end of Cricklewood Street which are 18' and 26' from the street R.O.W. there are two homes on Woodhaven which are very close or over their side yard property lines. See Ottawa County GIS maps attached to the application and to this letter.

This lot was established in September 1972 long before DEQ was in existence. Post DEQ properties would have been subdivided to allow for buildable areas.

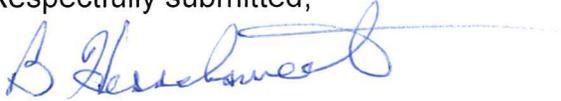
In response to the four standards for granting a variance please read below.

1. Exceptional or extraordinary circumstances: This parcel has very extraordinary circumstances due to its extremely steep contours over approximately 90 percent of the parcel.
2. Enjoyment of a substantial property right: Without granting a variance this parcel is un-buildable and therefore loss of the right of other properties in the same zoning district.
3. Will not be of substantial detriment to adjacent property: The variance would affect only the property immediately north of this property and their two outdoor entertainment and play areas are to the north and northeast of their home. Also if the 11' exception was not incorporated into this parcel the 4' setback variance would position the new home at exactly 15' off the property line.

4. Is the variance sought general in nature: No, this is a very special situation with a parcel developed prior to DEQ's existence and with very steep slopes requiring a variance to even meet the zoning square footage requirements.

I will be happy to answer any additional questions prior to or during the ZBA meeting.

Respectfully submitted,



Brock Hesselsweet, AIA

Hesselsweet Architects

14250 Cricklewood St.
Grand Haven, MI 49417

616-335-1906



To: Stacey Fedewa
Planning & Zoning
Grand Haven, TWP

Re: Hesselsweet Variance Request
Date: 10-15-15

We are opposed to granting
this variance.

Please let me know if I
need to be present at the
hearing on 10-27-15. Or if this
notification is sufficient.

Thank you,

Frank Tamburlo - 616-402-2433
14276 Cricklewood
Grand Haven, MI 49417

