I. Call To Order

II. Roll Call

III. Approval of the May 22, 2018 ZBA Meeting Minutes

IV. New Business
   A. ZBA Variance Application No. 18-04 – Gaasch
   B. ZBA Variance Application No. 18-05 – Kobel
   C. 2017 ZBA Report

V. Reports

VI. Extended Public Comments (Limited To Four (4) Minutes Please).

VII. Adjournment
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 Vice-Chair Slater.

II. ROLL CALL
Board of Appeals members present: Slater, Behm, Loftis, Hesselsweet, & Rycenga (Alternate)
Board of Appeals members absent: Voss
Also present: Community Development Director Fedewa, and Assistant Zoning Administrator Hoisington.

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

III. APPROVAL OF MINUTES

Without objection, the minutes of the March 27, 2018 meeting were approved.

IV. NEW BUSINESS
A. ZBA Case #18-03 – Dimensional Variance – Fahndrich

Party Requesting Variance: Diane Edward-Fahndrich
Applicant Address: 16917 Pierce Street
Parcel Number: 70-07-28-400-002
Subject Location: 16989 Pierce Street

Diane Edward-Fahndrich is seeking a dimensional variance to divide the subject property into 3-acre, and 17-acre parcels and encumber the 17-acre parcel with a conservation easement to prevent future development. The Rural Preserve (RP) district requires a minimum lot area of 10-acres.

Fedewa provided an overview of the application through a memorandum dated May 18th.

Following the initial discussions, the Vice-Chair invited the applicant to speak:

- Expressed her desire to preserve the existing natural features, and has been a goal of herself and her late father.
- Learned that a conservation easement could ensure the preservation goals are met.

The Board discussed the four standards and noted the following:
• This is certainly a unique case.

• Inquired how property taxes would be affected.
  o Per staff, taxes remain as-is, but if the property is ever sold at arms-length the values would uncap, except for the portion covered by the conservation easement. Thus, the Township would not experience any loss of property tax revenue.

• Confirmed the Land Conservancy of West Michigan would manage and enforce the easement, which would include a prohibition on additional land divisions and development.

• Land would remain privately owned. If sold in the future the conservation easement would continue to “run with the land” and encumber the property.

• Little Pigeon Creek has a very large floodplain and associated wetlands.

• Remaining 3-acre parcel would continue to be zoned RP and would be legally conforming because of the variance.

• Land divided into 3- and 17-acres for equitable distribution of assets from the estate of the applicant’s parents.

• It was noted the applicant is also including 15-acres of her own property to include in the conservation easement, bringing the total preserved area to 32-acres.

• Inquired if other conservation easements exist in the Township.
  o Per staff, yes—several exist and those that contain floodplain and/or wetland are included in the FEMA CRS Open Space Preservation category.

• It was strongly noted—if this variance is approved it will be a precedence setting case for the Township.

**Standard No. 1** – Exceptional or extraordinary circumstances:

• Exceptional presence of floodplain and wetlands rendering the majority of the land unbuildable.

• A 10-acre/10-acre division would result in the northern parcel being landlocked, which may render it unbuildable as well.

• Per survey, the parent parcel is just shy of 330-feet in width and the RP district has a 1:4 depth to width ratio, so a true 10-acre/10-acre division would not meet that requirement.

Ayes: Slater, Behm, Loftis, Hesselsweet, Rycenga
Nays: None
**Standard No. 2** – Substantial property right:

- Property would remain in its current condition. Thus, enabling the property owners to continue the necessary preservation and enjoyment of their substantial property right.
- The conservation easement would preserve the existing conditions of the property and protect the natural ecosystem that is present.
- Preserving this type of land in perpetuity is a goal identified in the Resilient Master Plan.

Ayes: Slater, Behm, Loftis, Hesselsweet, 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 natural condition of the property will remain intact in perpetuity with the encumbrance of a conservation easement. Thus, there will be no detriment or impact to adjacent residents.
- The Township’s prerogative of preventing dense development in a rural area is satisfied by the conservation easement because it prohibits future land divisions and development on the encumbered property.
- The request is consistent and supports the Statement of Intent for the Rural Preserve district, as stated in the Zoning Ordinance.
- Board noted that no correspondence was received.

Ayes: Slater, Behm, Loftis, Hesselsweet, 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:

- This type of unique request for a variance has never come in front of the Board before. It is highly unique, and mutually beneficial.
- This case will set a precedence that future variance requests to divide land that does not comply with minimum lot area requirements will result in the need to place a conservation easement over the property. It is highly unlikely a similar situation such as this will occur as it is a high burden to meet, and thus reinforcing the Township’s design requirements for each zoning district.

Ayes: Slater, Behm, Loftis, Hesselsweet, Rycenga
Nays: None
Motion by Loftis, supported by Behm, to approve a dimensional variance from Section 21.02 to approve a land division in the Rural Preserve district to result in 3-acre and 17-acre child parcels at 16989 Pierce Street. This approval is conditioned upon the 17-acres being encumbered by a conservation easement that prevents future development of the land. Approval of this variance is based upon this Board’s findings that all four standards have been affirmatively met. Which motion carried unanimously, as indicated by the following roll call vote:

Ayes: Slater, Behm, Loftis, Hesselsweet, Rycenga
Nays: None
Absent: Voss

V. REPORTS
➢ Next Zoning Ordinance Update Committee meeting is June 28th at 6pm.

VI. EXTENDED PUBLIC COMMENTS – None

VII. ADJOURNMENT

Without objection, the meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Stacey Fedewa
Acting Recording Secretary
Community Development Memo

DATE: June 20, 2018

TO: Zoning Board of Appeals

FROM: Cassandra Hoisington, Assistant Zoning Administrator
       Stacey Fedewa, Community Development Director

RE: 15195 Lakeshore Drive – Dimensional Variance Application No. 18-04

---

**PARCEL INFORMATION**

<table>
<thead>
<tr>
<th>Owner/Applicant</th>
<th>Joy Gaasch</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address</td>
<td>15195 Lakeshore Drive</td>
</tr>
<tr>
<td>Parcel Number</td>
<td>70-03-32-226-006</td>
</tr>
<tr>
<td>Lot Size</td>
<td>0.43 Acres (18,630 sqft)</td>
</tr>
<tr>
<td>Lot Type</td>
<td>Corner Lot</td>
</tr>
<tr>
<td>Zoning</td>
<td>R-1 Single Family Residential</td>
</tr>
<tr>
<td>Required Setbacks for a 288 sqft Accessory Structure</td>
<td>Rear – 10 feet</td>
</tr>
<tr>
<td></td>
<td>Side – 10 feet</td>
</tr>
<tr>
<td></td>
<td>Dwelling – 25 feet</td>
</tr>
<tr>
<td>Requested Setbacks for a 288 sqft Accessory Structure</td>
<td>Rear – 5 feet</td>
</tr>
<tr>
<td></td>
<td>Side – 5 feet</td>
</tr>
<tr>
<td></td>
<td>Dwelling – 20 feet</td>
</tr>
</tbody>
</table>
The applicant is requesting a dimensional variance from section 20.03.1.K.2 of the Zoning Ordinance for an accessory building. There are currently two legally non-conforming sheds on the property that are past their useful life. The applicant is proposing to replace these sheds with one shed that is 16’ x 18’ in size.

The applicant is requesting the dimensional variance due to the existing septic tank and drainfield, which encumbers the majority of the rear yard.

The applicant will provide information regarding the history of the private septic system, and has provided a rough sketch identifying the affected areas:

In addition, the proposed shed will resemble:
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.

The subject property is encumbered by the existing septic tank and drainfield in the rear yard. The ZBA will need to make a determination as to whether this standard is met given the circumstances of this case.

**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.

A property of this size is entitled to one accessory building up to 600 sqft and a second shed up to 120 sqft. The applicant is proposing a 288 sqft building to store general lawn equipment. 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 was received for this application (as of June 21st). Unafflicted property owners are able to achieve their property right of accessory buildings. The ZBA will need to make the determination as to whether 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.

Between the layout of this lot and the existing septic system, it is difficult, if not impossible, to meet the accessory structure setback requirements for buildings of this size in the Zoning Ordinance. This is not the case for the majority of properties within the Township. The ZBA will need to make the determination as to whether this standard is met.
If the ZBA determines each standard has been affirmatively met, the following motion can be offered:

**Motion to approve** a dimensional variance from Section 20.03.1.K.2 for a 16’ x 18’ accessory building at 15195 Lakeshore Drive that will result in a Rear Yard setback of 5-feet, Side Yard setback of 5-feet, and a 20-foot setback from the dwelling. 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 as not been affirmatively met, the following motion can be offered:

**Motion to deny** a dimensional variance from Section 20.03.1.K.2 to construct an accessory building at 15195 Lakeshore Drive. Denial of this variance is based upon this Board’s findings that all four standards have not been affirmatively met.

If the ZBA determines that more information is needed to make an affirmative finding, the following motion can be offered:

**Motion to table** the dimensional variance application for 15195 Lakeshore Drive, and direct the applicant and/or staff to provide the following information:

1. *List items.*

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 |
| Special Meeting                | $250 |
| Request for Interpretation     | No Charge |

Applicant/Appellant Information
Name: Joa Gnasch
Phone: 610-402-1772
Address: 15195 Lakeshore Drive
Email Address: jgaasch@ameritech.net

Owner Information (If different from applicant/appellant)
Name: ___________________________
Phone: ___________________________
Fax: ___________________________
Address: ___________________________
Email Address: ___________________________

Property Information (Include a survey or scaled drawing)
Address: 15195 Lakeshore Drive
Parcel No. 70-09-31-276-006
Lot Width: Front Lakeshore 138' feet
Lot Depth: 135' feet
Parcel Size: 15,630 sq. ft.
Lot Type: Typical Lot
Corner Lot: Yes
Interior Lot: No

General Information (Check one)
( ) Application for Variance
( ) Request for Interpretation
( ) Notice of Appeal

VARIANCE REQUESTED (If applicable)
1. Attach a Narrative: Description of Request; Why it is needed; and Addresses each of the 4 Standards
2. Variance Requested From the Requirements of Section Number(s): 20.03. K
3. Relating to ___________________________
4. Structure/Land Use (After Variance) ___________________________
5. Overall Building Size (After Variance) 16' x 18' 288 sq. ft
6. Setbacks from lot lines (After Variance):
   a. Front Yard: 112' feet
   b. Rear Yard: 5' feet
   c. Side Yard #1: 115' feet
   d. Side Yard #2: 5' 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 (If applicable)
____________________________________________________________________________________________________________________________________________________
____________________________________________________________________________________________________________________________________________________
____________________________________________________________________________________________________________________________________________________
____________________________________________________________________________________________________________________________________________________

IF THE SPACE PROVIDED ON THIS APPLICATION IS INADEQUATE PLEASE ATTACH ADDITIONAL SHEETS AS NEEDED

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

[Signature]
Signature of Applicant

[May 24th, 2018]
Date

[Signature]
Signature of Zoning Administrator

Date

For Office Use Only
Date Received __________________________ Fee Paid? __________________________
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.

[Signature]
Applicant’s Signature

Date
May 14, 2018

[Signature]
Owner’s Signature (if different from applicant)

Date

Property Address

ACTION TAKEN BY TOWNSHIP BOARD OF APPEALS

( ) Application Approved

( ) Application Denied

Description of variance granted or other action taken including conditions imposed, if any:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Grounds for Board action including findings as to standards and requirements prerequisite to imposition of conditions under ordinance:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Signature of ZBA Chairperson

Date


May 23, 2018

RE: Zoning Board of Appeals Variance Request

I am requesting a zoning variance from Section 20.03.k to construct an accessory building in the same area that currently has two legally nonconforming sheds that will be removed. Conditions that create extraordinary circumstances leading to this request are:

1. a) The backyard of the property has a large dry well system that was installed in 2006 covering the majority of the north portion of the back yard, the septic tank is in the center of the back yard and the old drain field/drywell is still connected to the septic system and extends west and south of the septic tank. A buildable space to meet current setbacks does not exist due to the shallowness of the back yard making it impossible to comply with the setbacks

   b) There is a slight elevation on the south end of the property to the east of the existing structures, but that area would not meet setback requirements due to the placement of the house on the lot.

   c) Zoning in 1954, when the house was constructed place the front yard on Lakeshore. The homes setback is compliant with the ordinance at that time, however, it greatly reduces space for an accessory building in the back yard.

   d) There is no change of use or development of the property immediately adjoining the property.

2. The existing sheds that I wish to remove are both past their useful life, are eyesores and are a concern as rodents are further destroying the wood structures. The replacement of this with a 288’ accessory building with a cement floor will replace the current amount of storage in the two structures providing the space needed for storage of yard equipment and furniture. All the properties surrounding my property have outbuildings, barns or sheds.

3. Authorization of this variance will not be a detriment to adjacent property, it will be inside a privacy fenced backyard and will not materially impair the intent and purpose of this Ordinance or the public health safety, and general welfare of the community.

4. The condition or situation of this property or the current use is not of a general or recurrent nature that would require formulation of a general regulation to address this situation.

Attachments: Loan Inspection survey 2001
               Ottawa County Health Department Record of Final Inspection Sewage System
               Ariel showing Sewage System location
               Site plan
               Zoning Board of Appeals Application
MORTGAGE LOAN INSPECTION

This parcel is located in Grand Haven Township, Ottawa County, Michigan, and is described as follows:

North 138 feet of the East 135 feet of Lot 1, Stroud's Subdivision, as recorded in Liber 10 of Plats, Page 8, Ottawa County Records.

Debeleel

LEGEND
D. Described Dimension
P. Plotted Dimension

FOR DONALD KOSTER
IN OF SECTION 32 T.B. N.R. 16 W.
DATE 05-02-2001 DRAWN BY JLO
SHEET 1 OF 1 JOB No. 0120303-5
RECORD OF FINAL INSPECTION
SEWAGE DISPOSAL SYSTEM

Ottawa County Health Department
Environmental Health Division
12251 James Street Suite 200
Holland, MI 49424

Phone: 1-800-764-4111 x 5645
616-393-5645
Fax: 616-393-5643

GPS COORDINATES
1st septic tank
Disposal area (edge closest to house)
Well

Parcel # 70-03-32-228-006
Owner or Builder: Tony Gansh

Township: Good Hope
Location: 15 1/4 Lakeshore Dr
City: Grand Haven Zip: 49417
Plat Lot
Primary Treatment: Existing
Secondary Treatment: 

Installed by: Busscher's
Send report to Owner
Address City Zip

APPROVED
DISAPPROVED
Issuing Agency: OH
date: 5-5-06

IMPORTANT INFORMATION
Do not plant shrubs and trees on or close to the sewage disposal system.
The finished grading of the area over the sewage disposal system must be sloped to prevent water ponding over the sewage disposal system and must divert runoff away from the system.
Use light topsoil over the disposal area.
Only very light irrigating is suggested over the disposal area.
Footing drains, downspouts, and water treatment systems must not be connected to the sewage disposal system.
Do not place structures, paving, driveways, or swimming pools over the sewage disposal area.
The septic tank should be pumped every 3 to 5 years.
This record is not a guarantee of performance. Water use should always be minimized.
CONSTRUCTION PERMIT AND PLAN OF SEWAGE DISPOSAL SYSTEM

Ottawa County Health Department
Environmental Health Division
12251 James Street, Suite 200
Holland, MI 49424

Phone: (616) 393-5640 Fax: (616) 393-5643

**NOTICE:** Commercial/Industrial floor drains shall not be connected to this sewage disposal system. Residential floor drains must receive prior approval.

**Parcel #:** 70-03-26-226-006

**Water Supply:** Private **Septic:** New **Municipal:** Repair

---

**House:** Duplex ( ) Apartment ( ) Commercial ( ) Industrial ( ) Other ( )

**# of Bedrooms:** ______ **Living Area:** ______ Sq. Ft. **Garbage Disposal:** ( ) **Whirlpool:** ( ) **Basement Plumbing:** ( )

---

**# of Apt. Units:** (Max.) **# of Persons Employed:** (Max.) **Discharge Day:** ( ) **Gals.:**

---

**Township:** Grand Haven **Plat:** 15145 Lakeshore

**Location:** 15145 Lakeshore

---

**Owner/Blrd:** Joy Gaash **Address:** 15145 Lakeshore

**City:** Grand Haven **Zip:** 49417 **Telephone:** (616) 402-1772

---

**SOIL EVALUATION:**

(Should soil or site conditions differ from those indicated on this permit, contact this department immediately.)

---

**GRADE ELEVATIONS USED BELOW ARE IDENTIFIED FROM:**

**SEASONAL HIGH WATER TABLE ELEVATION:** +4 ft. **CONSTRUCT BOTTOM OF ABSORPTION SYSTEM NO LOWER THAN:** +4 ft. ABOVE BELOW EXISTING GRADE

---

**CONSTRUCTION REQUIREMENTS:**

**EXISTING:**

**SEPTIC TANK(S):**

<table>
<thead>
<tr>
<th># of Tanks</th>
<th>1st Tank</th>
<th>Gals.</th>
<th>2nd Tank</th>
<th>Gals.</th>
</tr>
</thead>
</table>

**Note:** For repairs, existing tanks may be utilized if structurally sound and have a capacity of 800 gals.

**DOISNG TANK/SCREENED PUMP VAULT:**

**Capacity:** Gals. **Dose Volume:** Gals.

**Note:** Audible/Voice Alarm Required.

---

**ABSORPTION SYSTEMS:** Please refer to the Environmental Health Construction Criteria for additional requirements.

**DRAIN FIELD:**

**Ft. Below Grade:**

**Drain Area:** Sq. ft. **Amount of 1st Cond.:** ft. **Drain Area:** Sq. ft. **Amount of 2nd Cond.:** ft. **Drain Area:** Sq. ft. **Specs.:**

**3 Units Trench**

---

**OTHER REQUIREMENTS:**

**REMOVE TOPSOIL AND FROM UNDER ABSORPTION SYSTEM & BERM AREA**

**USE 1 TAN OR MORE SAND**

**PLACE 1 FG OR SAND BERM AROUND DRAINFIELD AT 15 DEGREE**

**INSTALL AN EFFLUENT FILTER**

**INSTALL AN ANEROGATING VALVE**

**ABANDON EXISTING WASTE DISPOSAL SYSTEM**

**CONTACT DEPT. OF ENVIRONMENTAL QUALITY FOR HIGH RISK EROSION CRITICAL DUNE PERMITS**

**INSPECTION IS REQUIRED BEFORE BACKFILLING. PLEASE REFER TO THE PARCEL # WHEN REQUESTING INSPECTION.**

Sanitarian: [Signature] Date Issued: 4-14-06

---

**THIS PERMIT EXPIRES TWO (2) YEARS FROM THE DATE OF ISSUANCE**

**NOTE:** Since many factors contribute to the failure of a sewage disposal system, this department cannot guarantee length of service from the sewage disposal system required by this permit.
PERMIT APPLICATION
SEWAGE DISPOSAL SYSTEM AND/OR PRIVATE WATER WELL
FORM WILL NOT BE PROCESSED UNLESS COMPLETED, SIGNED
AND RETURNED WITH REQUIRED FEE.

CASH, CHECK, MONEY ORDER
MASTERCARD AND VISA - HOLLAND OFFICE

HOURS: Coopersville Tuesday and Thursday 8 - 12
Grand Haven Monday, Wednesday, Friday 8 - 12
Hudsonville Monday, Wednesday, Friday 8 - 12
Holland Monday through Friday 8 - 5

SEWAGE DISPOSAL SYSTEM
Private (Single Family) NEW ($175)
Existing Private (Single Family) REPAIR ($175)
Septic Mound ($400)
Semi-Public NEW/REPAIR Discharging:
¢ from 0 & 2,000 Gal/Day ($175)
¢ from 0 & 2,000 Gal/Day ($200)
¢ Permit Renewal - no changes ($25)

PERSON FURNISHING INFORMATION
Owner Eldr. Installer Well Driller
Name
Address 15185 Lakeshore City Grand Haven
Phone (616) 416-0347 Cell 616-402-7772 Zip 49417

SITE LOCATION
TOWNSHIP: Grand Haven

Property Tax Parcel # 06-0-04-06-14-00
Address & Directions to proposed site:

Subdivision Name
Property size: _____ Acres Road Frontage: _____ ft. (width) by _____ ft. (depth)

**If less than 1 acre please enclose a copy of the recorded deed.**

**SEPTIC SYSTEMS ARE NOT ALLOWED WHEN MUNICIPAL SEWER IS WITHIN 200' OF BUILDING SITE.**

SEWAGE DISPOSAL

SINGLE FAMILY RESIDENTIAL
Garbage Disposal provided: ___ Yes ___ No
Indoor Whirlpool/Hot Tub: ___ Yes ___ No
sq. ft. Basement, # of Bedrooms
sq. ft. 1st Floor, # of Bedrooms
sq. ft. 2nd Floor, # of Bedrooms

Please indicate what plumbing will be roughed in/

already exists in the basement:

Washer ___ Laundry Tub ___ Shower Unit
Sink ___ Toilet ___ Sump Pit ___ None
Other: ___

SEMI-PUBLIC

Proposed use: ___ Commercial ___ Industrial ___ Institutional
Other: ___
Maximum # of persons/employees served per day

Duplex # of Bedrooms/Living Unit
Apartment # of Living Units

#Bedrooms per Unit

NOTE: Scaled site & floor plan must
accompanied application.

WATER SUPPLY


NOTE: A site plan must be submitted for all new/replacement water wells.

NOTE: THE HOUSE LOCATION (4 CORNERS) MUST BE STAKED OUT ON NEW HOME SITES.

Please SKETCH with DISTANCES the location of:

- House, Well, Public Water Line,
- Septic Tank, Drainage Area
- Streets, Other Sources of Contamination
(i.e. gasoline/fuel oil tanks),
- Proposed or Existing Neighbor's Sewage
Disposal System and Well

Applicant's Signature

NOTE: THIS IS NOT A CONSTRUCTION PERMIT!
REAL ESTATE EVALUATION REPORT
On-Site Water Supply System and/or On-Site Sewage Disposal System

Ottawa County Health Department
Environmental Health Division
12251 James Street, Suite 200
Holland, MI 49424-9661

Date Processed: 5/4/01
Check No.: 8018
Receipt No.: 19
Date Report Sent: 5/19/01

PROPERTY LOCATION

Address: 15195 LAKE SHORE
City: GRAND HAVEN
Name of Owner: DON KOSTER
Address: SAME
Submit Report To: SAME

Parcel No.: 70-03-32-226-006
Township: GRAND HAVEN
Telephone: 616-842-4117
Zip Code: 49417

Dwelling Occupied: X Yes
If yes, how long has it been occupied?
No
Municipal Water Available: X Yes
If no, how long has it been vacant?
No
Municipal Sewer Available: Yes X No
If yes, is it utilized?
If no, age of on-site SIDS 42 yrs.

NOTE: Many portions and/or specifications of both the water supply and sewage disposal system may not be able to be determined or observed. Therefore, information as provided in this report is based upon water quality analysis results and visual observation of the sewage disposal system area. Any other observations reported are included for informational purposes only. Since many existing factors contribute to the failure of a water well or sewage disposal system, acceptance does not imply total approval and cannot be considered as a guarantee by this department that continued successful operation is assured.

ON-SITE WATER SUPPLY

Sample Analysis by: MDPH Laboratory

Water Analysis
Nitrates (NO3 as N)
Coliform Organisms
Bacteriological (1st)
Bacteriological (2nd)
Bacteriological (3rd)
Results
Date Sampled
10 PPM
PPM (mg/l)
0 or ND

MCL

Observations
Well Isolation:
Type of Well:
Well Location:

Other Comments:

ON-SITE SEWAGE DISPOSAL SYSTEM

Record of Pertinent Information

Not Available
Sewage Disposal Final
Sewage Disposal Permit
Well Final
Well Permit
Well Records/Log
Real Estate Evaluation

Date of Inspection: 5-17-01
Visual Evidence of Malfunction: X Yes
Explanation of Malfunction:

Date tank last pumped: 4/10/01

Sketch of Property

Observations noted during the Evaluation
Evidence of tree roots
System saturated & working under pressure
Unconventional design/construction
System receives less than normal use
Portion of system appears to be under driveway/structure
Very small absorption area compared to present requirements

Note: Items checked above may contribute to accelerated system failure.

WATER SUPPLY

Comments:

( ) Acceptable
( ) Not Acceptable
( ) Unable to Sample

Sanitarian:

EVALUATION RESULTS

SEWAGE DISPOSAL SYSTEM

( ) Acceptable
( ) Not Acceptable
( ) Unable to Determine Due to:
Vacancy prior to inspection
Septic tank pumped prior to inspection
Lack of system location
Impermeable soils

Date: 5-17-01

White - Health Department Copy
Cyan - Realtor/Agent Copy
Pink - Owner/Client Copy
Gold - Health Department Copy
REAL ESTATE EVALUATION APPLICATION

APPLICATION CANNOT BE PROCESSED UNLESS ALL REQUESTED INFORMATION HAS BEEN PROVIDED AND IS ACCOMPANIED WITH REQUIRED FEE.

**EVALUATION SERVICES REQUESTED**

<table>
<thead>
<tr>
<th>Service</th>
<th>FEES</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOTH On-Site Private Sewage Disposal &amp; Water Supply Systems</td>
<td>$97.00</td>
</tr>
<tr>
<td>ONLY On-Site Private Sewage Disposal System</td>
<td>$60.00</td>
</tr>
<tr>
<td>ONLY On-Site Private Water Supply</td>
<td>$62.00</td>
</tr>
<tr>
<td>Additional Well Construction Evaluation</td>
<td>$20.00</td>
</tr>
</tbody>
</table>

This Evaluation is requested for [ ] Real Estate Sale [ ] Re-Financing

DEDUCT $15.00 LAB FEE IF WATER WILL BE SAMPLED & ANALYZED BY PRIVATE LAB

**PROPERTY LOCATION:**

Property Tax Parcel #70- 08- 32- 226- 000

Address: 15195 Lakeshore

Township: [Student's Name: Drexel

Owner's Name: [Student's Name: Drexel

Address: 15195 Lakeshore

City: [Student's Name: Drexel Zip: 49417

Owner's Phone: 849-8117

**SEND EVALUATION RESULTS TO:**

Realtor (Owner)

Attention: __________________________

Address: ____________________________

City: __________________ Zip:______

Realtor's Phone: (_______)

**SPECIAL INSTRUCTIONS OR INFORMATION:**

- Type of Structure: [ ] Single Family Home [ ] Duplex [ ] Apartment [ ] Commercial Business [ ] Industrial Bldg
- Is structure currently occupied? [ ] Yes [ ] No If no, structure has been vacant since ____________
- Municipal Water Available [ ] Yes [ ] No If yes, is it utilized [ ] Yes [ ] No
- Municipal Sewer Available [ ] Yes [ ] No If yes, is it utilized [ ] Yes [ ] No

**ON-SITE SEWAGE DISPOSAL SYSTEM(S)**

Current Number of Occupants 2

Age of System ___________ years

Is there any discharge to ground surface [ ] Yes [ ] No

Structure is served by [ ] One [ ] Two [ ] Three sewage disposal systems. Give recent date septic tank(s) pumped 5/10/01

There is plumbing in basement for [ ] Washing Machine [ ] Laundry Tub [ ] Shower [ ] Bath Tub [ ] Toilet [ ] Sink [ ] Not Applicable

If applicable, the fixtures in basement discharge to: __________________________

**ON-SITE WATER SUPPLY SYSTEM**

Water well is located in [ ] Basement [ ] Outside Yard [ ] Well Pit

Is water treated? [ ] Yes [ ] No

If yes, type of treatment: [ ] Softener [ ] Nitrate Removal Unit(RO) [ ] Filtration [ ] Other __________________________

**NOTE:** For sampling purposes, water must be available at outside faucets.

IN THIS BOX, PLEASE IDENTIFY AND SKETCH THE LOCATION OF:

- Septic Tank (S)
- Sewer(s) outlet from structure
- Soil absorption system(s) / drainfield
- Water - well(s)
- Nearest street or road

IMPORTANT: THIS FORM WILL BE RETURNED IF THE REQUESTED SKETCH INFORMATION IS NOT PROVIDED AND IS NOT AVAILABLE IN OUR FILES.

Completed by __________________________ (Signature)

8/00
Ottawa County Environmental Health Dept.  
12251 James Street, Suite 200  
Holland, MI 49424  
Phone: (818) 393-5845  
FAX: (818) 393-0187

EVALUATION REPORT  
On Site  
Water Supply System  
and/or  
Sewage Disposal System

PROPERTY LOCATION

Address: 15195 LAKESHORE DRIVE  
City: GRAND HAVEN

Name of Owner: BIRT HILSON  
Address: SAME

Submit report to: STEVE HASS - CLYDE HENDRICK  
Address: 415 S. BEACON BLVD.

Telephone: 818-3249  
City: GRAND HAVEN  
Zip: 49417

Telephone: 847-6362  
City: GRAND HAVEN  
Zip: 49417

Dwelling occupied: X yes  
If no, last known date of occupancy:

Municipal water available: X yes  
If yes, is it utilized: YES

Municipal sewer available: X yes  
If yes, is it utilized: YES  
If no, age of on-site SDR:

NOTE: Many portions and/or specifications of both the water supply and sewage disposal system may not be able to be determined or observed. Therefore information as provided in this report is based upon water quality analysis results and visual observation of the sewage disposal system area. Any other observations reported are included for informational purposes only. Since many interrelating factors contribute to the failure of a water well or sewage disposal system, acceptance does not imply total approval and cannot be considered as a guarantee by this department that continued successful operation is assured.

ON-SITE WATER SUPPLY

WATER ANALYSIS  
DATE SAMPLED  
RESULTS  
MAXIMUM CONTAMINANT LEVELS

Bacteriological  
Coliform/100ml  
0 Coliform/100ml

Nitrate (NO₃ as N)  
PPM (mg/l)  
10 ppm (mg/l)

Well location:  
Well Location:

Other comments:

ON-SITE SEWAGE DISPOSAL SYSTEM

Sketch of Property

Date of Inspection: 6-25-92  
Visual evidence of malfunction:  
If yes, explain:

Record of Permit and/or other pertinent information:  
Attached  
Not Available

Comments:

Larger: Top of E11 "Clean & Dry"  
Any well data does not appear to be

EVALUATION RESULTS

WATER SUPPLY
( ) Acceptable  
( ) Not acceptable  
( ) Could not be evaluated (Interference)

Comments:

SANITARIAN

SEWAGE DISPOSAL
( ) Acceptable  
( ) Not acceptable  
( ) Unable to determine

Comments:

SANITARIAN

Date
REAL ESTATE EVALUATION APPLICATION

OTTAWA COUNTY HEALTH DEPARTMENT
Environmental Health Division
12251 James St., Suite 200
Holland, MI 49424

(616) 393-5945
FAX 393-0187

ATTENTION: THIS FORM MUST BE COMPLETED BY THE OWNER AND RETURNED TO THIS
DEPARTMENT BEFORE EVALUATION OF THE PROPERTY WILL BE CONDUCTED. PLEASE
FILL IN AS MUCH OF THE INFORMATION AS POSSIBLE.

EVALUATION REQUESTED

EXISTING ON-SITE WATER SUPPLY (INCLUDES LAB FEE) - $55.00
EXISTING ON-SITE SEWAGE SYSTEM - $40.00
WATER & SEWAGE EVALUATION (INCLUDES LAB FEE) - $65.00

Send Completed Results To:
Real Estate Firm
Attention:
Address:
City:
Zip:

Parcel Number #70-03-32-26-006
Address Location 1575 Lakeview Dr.
Township: Grand Haven
Owner's Name: Burt Holson
Address: 1575 Lakeview Dr.
City: Grand Haven Zip: 49417
Owner's Phone: 846-3249
Real Estate Firm: Efficiency
Address: 415 S. Beacon
City: Grand Haven Zip: 49417
Real Estate Firm: Efficiency
Address: 415 S. Beacon
City: Grand Haven Zip: 49417

Is Dwelling Occupied? Yes No
If No, For How Long?

Municipal Water Available? Yes No
If yes, is it utilized? Yes No
How old is the sewage system?

Municipal Sewer Available? No If yes, is it utilized?

SEWAGE DISPOSAL SYSTEM

(Primary System) Number of Septic Tanks ___ Date Tanks Last Pumped ___
(Secondary System) Type of Disposal System (check below):

Dry Well Cesspool Sand Filter Lagoon

Absorption Trenches Block Trench Other (explain)

Is there plumbing in the basement for laundry, toilet, sink or shower? Yes No.
If yes, where are they discharged? Explain

Are there footing drains connected to a sump pump pit? Yes No. If yes, where does
it discharge? Explain

Is there more than one (1) sewage disposal system serving the house? Yes No. If yes
please indicate the location in the available site sketch below.

Does the system(s) have an above ground discharge? Yes No. If yes, the discharge
is to:

Ravine/Gully Swamp Ground Surface Other
Ditch Creek/River Field Drain Tile

WATER SUPPLY SYSTEM

Municipal Water Private Well (Well depth ___ feet)
(Well depth ___ feet) next to the appropriate location).
Basement Casing/Pitless Adapter in Yard Dug Well
Well Pit Buried Well Head in Yard Other (explain)

IS WATER TREATED? Yes No Where are untreated taps located?
If yes, what type? Filtered Softener Nitrate Removal

In space provided, please indicate
location of the following:

House Water Well
Septic Tank Distances from house
Disposal Systems
Directions (N,S,E,W)

Please attach any additional information you
may have regarding the size and/or location
of the Sewage Disposal System or Well.

PLEASE ENSURE SITE SKETCH IS
COMPLETED.

12/89

SITE SKETCH

[Diagram of site with labels: Tank, House, LSD, N]
Ottawa County Health Department
Environmental Health Division
119 S. Fourth
Grand Haven, MI 49417
Phone: (616) 842-9410

EVALUATION REPORT
On-Site Water Supply System

PROPERTY LOCATION
Address: 15196 Lakeshore
City: Grand Haven
Name of Owner: Herb Martin
Address: 214 Hawaia
City: Holland
Submit report to: SAME
Address: 214 Hawaia
City: Holland
Municipal water available: Yes
Municipal sewer available: Yes

NOTE: Many portions and/or specifications of both the water supply and sewage disposal system may not be able to be determined or observed. Therefore information as provided in this report is based only upon water quality analysis results and visual observation of the sewage disposal system area. Any other observations reported are included for informational purposes only. Since many interrelating factors contribute to the failure of a water well or sewage disposal system, acceptance does not imply total approval and cannot be considered as a guarantee by this department that continued successful operation is assured.

ON-SITE WATER SUPPLY

<table>
<thead>
<tr>
<th>Bacteriological</th>
<th>DATE SAMPLED</th>
<th>RESULTS</th>
<th>MAXIMUM CONTAMINANT LEVELS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Coliform/100 ml</td>
<td>0 Coliform/100 ml</td>
</tr>
<tr>
<td>Nitrate (as N)</td>
<td></td>
<td>ppm (mg/l)</td>
<td>10 ppm (mg/l)</td>
</tr>
</tbody>
</table>

Well Isolation: (ft) Well Location

Other comments:

ON-SITE SEWAGE DISPOSAL SYSTEM

DATE OF INSPECTION 6-25-87
Visual evidence of malfunction: Yes

Record of Permit and/or other pertinent information
Comments: System should no longer be used. However, a garbage disposal unit may be used when the house is not occupied. Contact the Dept. for reevaluation.

WATER SUPPLY for Sim.: Acceptable

SEWAGE DISPOSAL
Comments: Unable to determine

Sanitarian: Greg Pierce
Date: 6-25-87

6/84
REAL ESTATE EVALUATION

For Official Use On __1/24/87__

Ottawa County Environmental Health
119 S. Fourth Street
Grand Haven, Michigan 49417

(616) 892-9410
(616) 959-2923
(616) 772-1880

ATTENTION: THIS FORM MUST BE COMPLETED AND RETURNED TO THE DEPARTMENT BEFORE EVALUATION OF THE PROPERTY WILL BE CONDUCTED.

---

Evaluation Requested

- Existing on-site Water Supply ........($) 20.00
- [X] Existing on-site Sewage Supply ....($) 20.00
- Water & Sewage Evaluation ........($) 30.00

Is dwelling Occupied?? Yes [X] No
If no, for how long?? ______ MONTHS

---

Property Location

Parcel Number # 70-03-22-22-006
Address Location 15175 LAKESHORE
Township GRAND HAVEN
Owner's Name HERB MARTIN
Owner's Phone 616-379-3107

Send Completed Results To:

Real Estate Firm/Owner HERB MARTIN
Attention:
Address: 1149 NAVAJO
City: LEVANTO, MI 49424
Realtor/Agent's Phone # NA

---

Municipal Water YES If yes, is it utilized?? [X] YES
Municipal Sewage NO If yes, is it utilized?? [X] YES
How old is the Sewage System??

---

SEWAGE DISPOSAL SYSTEM

(Primary System) Number of Septic Tanks 1
(Secondary System) Type of Disposal System (check below):
- [X] Drainfield
- Absorption Trenches
- Dry Well
- Block Trench
- Cesspool
- Lagoon
- Sand Filter
- Other (explain)

Is there plumbing in the basement for laundry, toilet, sink or shower? [X] Yes No. If yes, where are they discharged? Explain

Are there footing drains connected to a sump pump pit? [X] Yes No. If yes, where does it discharge? Explain

Is there more than (1) one sewage disposal system serving the house? [X] Yes No. If yes, please indicate location in the available site sketch below.

Does the system(s) have an above ground discharge? [X] Yes No. If yes, the discharge is to:
- Ravine/Gully
- Swamp
- Creek/River
- Ground Surface
- Field Drain Tile
- Other

WATER SUPPLY SYSTEM

[ ] Municipal Water
[ ] Private Well (Well Depth ___ feet)
(Put an "X" next to the appropriate location)

Basement
[ ] Well Pit
Casing/Plastic Adapter in Yard
[ ] Buried Well Head in Yard
[ ] Dug Well
[ ] Other (please explain)

---

In the space provided, please indicate location of the following:

- [ ] House
- [ ] Water Well
- [ ] Septic Tank
- [ ] Distances from house
- [ ] Disposal Systems
- [ ] Directions (N,S,E,W)

Please Attach any additional information you may have regarding the size and/or location of the SDS or Well.

SITE SKETCH
Community Development Memo

DATE:       June 22, 2018
TO:         Zoning Board of Appeals
FROM:       Stacey Fedewa, Community Development Director
            Cassandra Hoisington, Assistant Zoning Administrator
RE:         11837 Garnsey Avenue – Dimensional Variance Application No. 18-05

<table>
<thead>
<tr>
<th>PARCEL INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner/Applicant</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Property Address</td>
</tr>
<tr>
<td>Parcel Number</td>
</tr>
<tr>
<td>Lot Size</td>
</tr>
<tr>
<td>Lot Type</td>
</tr>
<tr>
<td>Zoning</td>
</tr>
<tr>
<td>Required Setbacks</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Requested Setbacks</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

[Map of the parcel with dimensions and setbacks]
The applicant is requesting a dimensional variance from section 20.03.1.K.2 of the Zoning Ordinance to bring a legally nonconforming accessory structure into a conforming status via a variance. The request is necessary because the property owner is going to rebuild the existing house and staff cannot approve the site plan for the new house with the noncompliant setbacks of the accessory building.

To reiterate—the variance would allow buildings to remain in their current locations. Although the house will be rebuilt and have a larger second story, the footprint of the house will remain the same, and the house already conforms to the R-1 setback requirements. The issue here is, once you remove the house it has to comply with all setbacks, including the setback for an accessory building. That is why the variance is being requested.

A DEQ permit was obtained for the initial project, but as noted in the narrative, the applicant discovered the foundation was in poor shape and decided to repour the foundation before investing a significant amount of money in rebuilding the house.

Staff has confirmed with the DEQ that the applicant has submitted an amendment application. The DEQ is still waiting for the new septic permit, but their office said their initial review of the plans show a straightforward application and it does not raise any concerns.
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.

A portion of the subject property is within the Critical Dune Area, and the construction project is within the High Risk Erosion Area. Both structures are currently in existence. Applicant wants to rebuild the house without increasing the nonconformity and without disturbing additional sensitive landscapes. The ZBA will need to make a determination as to whether this standard is met given the circumstances of this case.

**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 R-1 zoning district allows a single-family dwelling as a use permitted by right, and the size of the property entitles the owner to install two accessory buildings with a combined floor area of 960 sqft. The accessory building is an existing structure. The dwelling would be rebuilt on the same foundation and would continue to comply with the R-1 setbacks. The ZBA will need to make a determination as to whether 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.

Two items of correspondence have been received—one that objects, and the other giving support. The accessory building is an existing structure and the dwelling would be rebuilt on the same foundation, which does not increase the existing nonconformities. Also, if the dwelling did not have an attached garage, the ordinance would permit a 600 sqft accessory building to be located 6-feet from the dwelling. The ZBA will need to make the determination as to whether 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.

Property is subject to the High Risk Erosion Area, and if the dwelling was moved to a location that complied with the accessory building setbacks it would disturb other sensitive landscapes and then could be subject to Critical Dune Area regulations as well. Further, obtaining a compliant setback between the dwelling and accessory building would still not alleviate the side yard setback encroachment along the north property line. Thus, the nuances of this case based on the various decision-making methods make it unique. The ZBA will need to make the determination as to whether this standard is met.

SAMPLE MOTIONS

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

Motion to **conditionally approve** a dimensional variance from Section 20.03.1.K.2 to allow an existing 828 sqft accessory building remain in place at 11837 Garnsey Drive. This will result in a 6-foot setback from the dwelling and a 4'-3” setback from the side lot line. Approval of this variance is conditioned upon the applicant providing an amended DEQ permit that allows the dwelling to be reconstructed on the same footprint. 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 as **not** been affirmatively met, the following motion can be offered:

Motion to **deny** dimensional variance from Section 20.03.1.K.2 to allow an existing accessory building to remain in its current location at 11837 Garnsey Drive. Denial of this variance is based upon this Board’s findings that all four standards have not been affirmatively met.

If the ZBA determines that more information is needed to make an affirmative finding, the following motion can be offered:

Motion to **table** the dimensional variance application for 11837 Garnsey Drive, and direct the applicant and/or staff to provide the following information:

1. **List items.**

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

Thank you for the email. I appreciate you taking the time to provide our office with your comments and feedback.

I can understand your reasoning and desire to have the Township enforce both the local ordinances and the subdivisions restrictive covenants. However, legally, that is not possible. Section 27.06.1 of the Zoning Ordinance reads, “The Zoning Administrator shall not refuse to issue a permit when conditions imposed by this Ordinance are complied with by the applicant despite violations of contracts such as covenants or private agreements which may occur upon the granting of said permit.”

For this reason, the Township can only focus on compliance with our local ordinances. That said, if there is a violation of the subdivisions restrictive covenants you can certainly work with the HOA and/or an attorney to require compliance. The only difference being, the covenants have to be addressed privately and not through the public realm of local government.

Lastly, I encourage you to discuss your concerns and questions with the property owners—by either visiting them at home, or attending the hearing and speaking with them before and/or after the meeting.

Rest assured your correspondence below will be provided to the Zoning Board of Appeals for them to read and take into consideration with their deliberations.

Again, thank you for your correspondence, and feel free to contact me if this raises further questions.

Best regards,

Cassie Hoisington
Grand Haven Charter Township
Assistant Zoning Administrator
choisington@ght.org
P: 616-604-6340
F: 616-842-9419
To: Cassie Hoisington <choisington@ght.org>  
Subject:

Cassandra Hoisington, Assistant Zoning Administrator  
June 20, 2018  
Grand Haven Charter Township  
13300 168th Avenue  
Grand Haven, Mi 49417

Ms. Hoisington,

We are in receipt of your Public Notice regarding the dimensional variance requested by Paul and Suzanne Kobel that would keep an existing 828ft-sq ft detached garage in its current location resulting in a 4.25-foot side yard setback where 15-feet is required; and a 6-foot setback from the house where 25-feet is required, which is in violation of Section 20.03.1.K.2 of the Zoning Ordinance.

This location is essentially the street side property line of our property at 11853 Garnsey Avenue, negatively impacting both the appearance and the value of our property.

It should also be noted that detached garages are not permitted in the Juniper Hills Subdivision per the Covenants of the Juniper Hills Association.

We believe that the Juniper Hills Covenants and Grand Township Zoning Ordinances should apply equally to all parties.

Therefore this request for a dimensional variance should not be granted.

Sincerely, John and Rosanne Ehler
Cassandra Hoisington, Assistant Zoning Administrator
Grand Haven Charter Township
13300 168th Avenue
Grand Haven, Mi 49417

Subject: Variance for 11837 Garnsey (Parcel No. 70-07-21-102-012)

Dear Zoning Board;

We have lived at 11810 Garnsey for the past 34 years.

We would approve the variance to keep the footprint of the property as it has been.

Sincerely

Les & Bern Lewis
11810 Garnsey
GRAND HAVEN CHARTER TOWNSHIP

ZONING BOARD OF APPEALS APPLICATION

Fees
Request for Variance or Appeal $125
Special Meeting $250
Request for Interpretation No Charge

Applicant/Appellant Information
Name Dennis Dryer
Phone 616-846-5400
Fax
Address 220.1/2 Washington Street
Email Address dryerarch@gmail.com

Owner Information (If different from applicant/appellant)
Name Paul & Suzanne Kobel
Phone 310-567-1937
Fax
Address 11837 Garnsey Ave
Email Address phkobel@gmail.com

Property Information (Include a survey or scaled drawing)
Address 11837 Garnsey Ave
Parcel No. 70 - 07 - 21 - 102 - 012  Current Zoning R-1
Lot Width 125 feet  Lot Depth 415 feet
Parcel Size 1.16 acres  Parcel Size 50,834 sq. ft.
Lot Type Typical Lot ✔ Corner Lot  Interior Lot

General Information (Check one)
( ✔ ) Application for Variance
( ) Request for Interpretation
( ) Notice of Appeal

VARIANCE REQUESTED (If applicable)
1. Attach a Narrative: Description of Request; Why it is needed; and Addresses each of the 4 Standards
2. Variance Requested From the Requirements of Section Number(s) 20.03 J-3
3. Relating to Accessory Buildings and Structures - Location Requirements - 25' from principal building
4. Structure/Land Use (After Variance) R-1
5. Overall Building Size (After Variance) 3,299 sf (house+ attached garage) / 628 sf (accessory building)
6. Setbacks from lot lines (After Variance):
   a. Front Yard 279'-0" feet
   b. Rear Yard 61'-8" feet
   c. Side Yard #1 31'-9" feet
   d. Side Yard #2 32'-1" 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):

N/A

APPEALS AND OTHER APPLICATIONS (if applicable)
Description of action being appealed or other matter which is basis of application.

N/A

GROUNDs FOR APPEAL OR OTHER APPLICATION (If applicable)

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

Signature of Applicant

6/06/18

Date

Signature of Zoning Administrator

Date

For Office Use Only

Date Received

Fee Paid?

Page | 2

Last Revised 12/31/2015
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.

Applicant’s Signature: [Signature]

Date: 6/06/18

Owner’s Signature (if different from applicant):

Date: 6/06/18

Property Address:

1837 Cansew Ave

__________________________________________________________

ACTION TAKEN BY TOWNSHIP BOARD OF APPEALS

( ) Application Approved

( ) Application Denied

Description of variance granted or other action taken including conditions imposed, if any:

_______________________________________________________________________________________________________

_______________________________________________________________________________________________________

_______________________________________________________________________________________________________

Grounds for Board action including findings as to standards and requirements prerequisite to imposition of conditions under ordinance:

_______________________________________________________________________________________________________

_______________________________________________________________________________________________________

_______________________________________________________________________________________________________

_______________________________________________________________________________________________________

_______________________________________________________________________________________________________

Signature of ZBA Chairperson: ____________________________

Date: ____________________________

Page | 3

Last Revised 12/31/2015
DATE: June 6, 2018

TO: GH ZBA Members

RE: Kobel Variance Request
11837 Garnsey Ave

Conditions:

#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. Exceptional or extraordinary circumstances or conditions include:

   a. Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Ordinance, or amendment thereto;

   b. Exceptional topographic conditions;

   Pushing the house further to the west will make it very difficult for the owner to install a pool in front of the house, as the grade drops into >33% slope.

   c. Any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary; or

   The garage and house locations are existing. We planned to reuse the existing foundation, but further inspection of the foundation led us to a complete rebuild. We would like to place the new house in the same location, to avoid digging at another location for a basement, and avoid pushing to pool to close to slopes greater than 33%.

   d. By reason of the use or development of the property immediately adjoining the property in question.

#2. Such 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.

This variance is necessary to preserve the existing locations of the house and garage, and to allow adequate space for a pool on the west side of the house.
#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 approval of this variance will have no effect on adjacent properties. The accessory building is proposed to remain in its original location. The alternative would be to move the building approximately 25 feet closer to the road (5' rear setback), which would have a larger impact on neighboring properties.

#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.

This is a rare situation where an accessory building is located this close to a principal building. The original plan was to rebuild the home on the exiting foundation, but further inspection of the foundation suggests complete replacement of the foundation.

Respectfully Submitted:

FROM:
Dennis Dryer - President
DESCRIPTION

Land Situated in the State of Michigan, County of Ottawa, Township of Grand Haven.

Lot 32, Juniper Hills North, according to the recorded plat thereof as recorded in Liber 22 of Plats, Page 47, Ottawa County Records.

(Monaco Title Commitment No. 701017732MTA, dated December 14, 2016)

SCALE: 1" = 50'

LEGEND
- Iron - Set
- Iron - Found
- Fence
- Asphalt
- Concrete
- Building

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.
This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

By:

[Signature]

Sondra A. Henges
Professional Surveyor

PREPARED BY:

REMAX Lakeshore
Sand Granite
133 Washington Avenue
Grand Haven, MI 49417

Sondra A. Henges
11837 Garnsey Avenue

Paul & Suzanne Kozel
11837 Garnsey Avenue

[Stamp]
STATE OF MICHIGAN
PROFESSIONAL SURVEYOR

[Stamp]
NEDERVELO
www.nederveledo.com • 616.222.0989

Holland
541 Harbor Blvd.
Holland, MI 49423

[Stamp]
1 OF 1
Community Development Memo

DATE: June 21, 2018
TO: Zoning Board of Appeals
FROM: Cassandra Hoisington, Assistant Zoning Administrator
Stacey Fedewa, Community Development Director
RE: 2017 Zoning Board of Appeals Report

The following annual report is submitted to the Zoning Board of Appeals:

ATTENDANCE

There were 4 meetings of the ZBA during 2017. Below is the attendance record of each member:

<table>
<thead>
<tr>
<th>Member</th>
<th>Excused Absence</th>
<th>Unexcused Absence</th>
<th>Meetings Attended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robertson (Chair)*</td>
<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Voss (Chair)**</td>
<td>0</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Slater (Vice-Chair)</td>
<td>1</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>Loftis (Secretary)</td>
<td>0</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Behm (Trustee)</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Hesselsweet***</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Rycenga (Alternate)</td>
<td>1</td>
<td>0</td>
<td>3</td>
</tr>
</tbody>
</table>

* Robertson resigned 6/27/17  
** Voss appointed as Chair 10/24/17  
*** Hesselsweet appointed as member 8/14/17

TRAINING

It is noted the Township Board strongly encourages members of the Zoning Board of Appeals to avail themselves of training opportunities, which is a significant factor for reappointments (i.e., two
training sessions during each appointment period. Training completed as part of a member’s professional career can be applied to this training requirement.

<table>
<thead>
<tr>
<th>Member</th>
<th>2017 Training Session(s)</th>
<th>2015 – 2017 Total Training</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robertson (Chair)</td>
<td>Strong Towns</td>
<td>4</td>
</tr>
<tr>
<td>Voss (Chair)</td>
<td>None</td>
<td>2</td>
</tr>
<tr>
<td>Slater (Vice-Chair)</td>
<td>ZBA Basic</td>
<td>3</td>
</tr>
<tr>
<td>Loftis (Secretary)</td>
<td>ZBA Basic</td>
<td>1</td>
</tr>
<tr>
<td>Behm (Trustee)</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>Hesselsweet</td>
<td>MMA, Cousins, 10 CE Hours</td>
<td>13</td>
</tr>
<tr>
<td>Rycenga (Alternate)</td>
<td>None</td>
<td>0</td>
</tr>
</tbody>
</table>

**COMMITTEES & JOINT SESSIONS**

There was one committee during 2017—Zoning Ordinance Update Subcommittee:

<table>
<thead>
<tr>
<th>Zoning Ordinance Update Subcommittee*</th>
<th>6 Meetings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loftis (ZBA Representative)</td>
<td>5</td>
</tr>
<tr>
<td>Voss (ZBA Representative)</td>
<td>1</td>
</tr>
<tr>
<td>Cousins (Planning Commission Rep)</td>
<td>2</td>
</tr>
<tr>
<td>Wagenmaker (Planning Commission Rep)</td>
<td>6</td>
</tr>
<tr>
<td>Gignac (Township Board Rep)</td>
<td>3</td>
</tr>
<tr>
<td>Redick (Township Board Rep)</td>
<td>4</td>
</tr>
</tbody>
</table>

* Voss resigned after first meeting, and replaced by Loftis. Redick resigned on 1/8/18.

**ACTIVITY**

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Project</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dimensional Variance</td>
<td>Case 17-01: Deck (Reimink)</td>
<td>Denied</td>
</tr>
<tr>
<td></td>
<td>Case 17-02: Parking Lot (Spartan Stores Fuel LLC)</td>
<td>Approved</td>
</tr>
<tr>
<td></td>
<td>Case 17-03: Accessory Building (Hall)</td>
<td>Approved*</td>
</tr>
<tr>
<td></td>
<td>Case 17-04: Garage (Jansma)</td>
<td>Approved</td>
</tr>
<tr>
<td></td>
<td>Case 17-05: Elevated Walkway (Job and Mika)</td>
<td>Approved</td>
</tr>
</tbody>
</table>

* Conditional approval based upon applicant receiving a permit from the Ottawa County Environmental Health Department to relocate the Reserve Area drain field.
<table>
<thead>
<tr>
<th>Line Item Account</th>
<th>Budget Item</th>
<th>Budgeted</th>
<th>Expenditures</th>
<th>Percent Used</th>
</tr>
</thead>
<tbody>
<tr>
<td>702, 707, 715</td>
<td>Wages, FICA, Committee Pay</td>
<td>$2,230</td>
<td>$1,940</td>
<td>87%</td>
</tr>
<tr>
<td>801</td>
<td>Legal &amp; Consulting</td>
<td>$2,500</td>
<td>$286</td>
<td>11%</td>
</tr>
<tr>
<td>802</td>
<td>Training, Dues, Subscriptions</td>
<td>$300</td>
<td>$245</td>
<td>81%</td>
</tr>
<tr>
<td>861</td>
<td>Travel &amp; Mileage</td>
<td>$100</td>
<td>$65</td>
<td>65%</td>
</tr>
<tr>
<td>101-722</td>
<td>Total</td>
<td>$5,130</td>
<td>$2,536</td>
<td>49%</td>
</tr>
</tbody>
</table>

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