

Jamestown Charter Township
Zoning Board of Appeals
May 9, 2017

The meeting was called to order at 6:00 p.m. by Chairman Terpstra with Van Haitsma opening with prayer.

Board members present: Zomerlei, Terpstra, Van Haitsma, Brouwer, Van Heuvelen.

Present other than board: Kirk Sharphorn, Jr., Zoning Administrator. List Attached.

Motion by Van Haitsma to approve agenda, supported by Brouwer. Carried.

Motion by Van Haitsma to approve minutes of 3-7-17, seconded by Zomerlei. Carried.

Johnson 2785 24th Ave. is requesting a variance to allow a front yard setback of 70 feet from the centerline of 24th Ave. to construct an accessory building. Parcel #70-18-16-400-002.

Johnson – I have an old barn, it needed to come down and cleaned up. New one will be built in the same spot. The well is behind the barn, so I can't go beyond that. I will move the building 15 feet to the north and closer to the house. Will work as a detached garage – not barn. 26 by 36 foot building. New foundation. Two foot longer and wider, two story with loft for storage.

Motion by Brouwer to close hearing, supported by Zomerlei. Carried.

Motion by Zomerlei to grant the variance, supported by Terpstra for the following reasons:

- 1] Strict enforcement of the ordinance would cause unnecessary hardship as the well would have to be moved.
- 2] Conditions and circumstances unique to the property because of the well
- 3] Not going closer to road.
- 4] Not contrary to intent of ordinance.

Carried unanimously.

A request was received from Jenny Welmerink 2882 Concord Dr. for a variance to allow a front yard setback of 25 feet for a third stall garage addition. Parcel #70-18-09-182-001.

Welmerink – We want to add a small addition – 10 by 16 foot – to the garage. Have teenagers and need more cars. Used for storage as well. We have approval from our Association. It would not cause a problem with traffic.

Sharphorn – because this is a corner lot, they needed a variance. It is in a PUD, but the ZBA can allow for a variance in a PUD as per Township attorney.

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Terpstra – some other homes in development have built a third garage stall.

Motion by Brouwer to close hearing, supported by Van Haitsma. Carried.

Motion by Van Haitsma to grant the 10 foot variance, supported by Terpstra for the following reasons:

- 1] Would be an unnecessary hardship because of the corner lot
- 2] Have approval granted by the Association
- 3] No neighbor objections
- 4] Circumstances not unique to the property, but to the Plat

Carried unanimously.

Motion to close by Van Haitsma, seconded by Terpstra. Carried.

Meeting adjourned ab 6:40 p.m.

Respectfully submitted,



Bonnie Oosterink, Sec.
Zoning Board of Appeals

Minutes approved on _____ by _____
Chairman