

AGENDA

TALLMADGE CHARTER TOWNSHIP ZONING BOARD OF APPEALS

JULY 8, 2014
6:00pm

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES FROM THE JUNE 3, 2014 MEETING

NON-AGENDA ITEM INQUIRIES

NEW BUSINESS

- Doug Maurer – 14105 Hansonia Street, parcel number 70-10-01-279-003
 - Dimensional variance request from Section 7.04(b) and Section 7.04(d)

OLD BUSINESS

- None

ZONING BOARD OF APPEALS MEMBER COMMENT

ADJORNMENT

TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JULY 8, 2014

6:15 pm Charles Gilson called meeting to order.

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

Also present: Greg Ransford, Doug Maurer

Shirley Bruin provided a motion to approve the agenda. Marvin Bennink seconded the motion and was carried unanimously.

Marvin Bennink provided a motion to approve the Minutes from the June 3, 2014 Zoning Board of Appeals meeting.

6:20 pm New Business:

- **Doug Maurer-14105 Hansonia Street, parcel number 70-10-01-279-003**
 - **Dimensional variance request from Section 7.04(b) and Section 7.04(d)**

Doug Maurer has stated that he would like to add on to his existing home because his family is growing and they need more room. He stated that the addition would be approximately 1,000 square feet. He also did state that he has contacted Ottawa County Health Dept. and that is compliant with all regulations.

Greg Ransford stated that the property is a corner lot and as a result, there are two front yard setbacks. Mr. Maurer accesses his property from the east off Hansonia. Mr. Maurer is looking to construct the addition approximately 37 feet from the front lot line and 36.5 feet from the rear lot line.

Charlie Gilson is concerned about future development and the natural screen.

Mr. Maurer did state that the natural screen would not be removed.

Marvin Bennink asked if Lot 40 was a part of his property.

Mr. Maurer stated that he bought a portion of Lot 40.

Mary Gavin provided a motion to approve as written with the conditions that there will remain a natural screen that will include two rows of evergreens that will be staggered every 6 feet with the minimum height of 5 feet along the property to the south **for a**

length of 90 feet, in the event the existing trees in this area are removed. Clifford Bronkema seconded the motion and was carried unanimously.

6:30 pm Mary Gavin provided a motion to adjourn. Shirley Bruin seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant