

AGENDA
Cascade Charter Township Zoning Board of Appeals
Tuesday, April 11, 2023
5:30 pm
2870 Jacksmith Ave

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the minutes of the February 14, 2022 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #23-3757/ Achterhof
Public Hearing
Property Address: 5830 Burton Street SE
Requested Action: The applicant is requesting a variance to build an accessory building partially in the front yard**
- ARTICLE 7. Any other business**

ARTICLE 8. Adjournment

Meeting format

1. **Staff Presentation** *Staff report and recommendation*
2. **Project presentation-** *Applicant presentation and explanation of project*
 - a. **PUBLIC HEARINGS**
 - i. *Open Public Hearing. Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants*
 - ii. *Close public hearing*
3. **Commission discussion –** *May ask for clarification from applicant, staff or public*
4. **Commission decision - Options**
 - a. *Table the decision*
 - b. *Deny*
 - c. *Approve*
 - d. *Approve with conditions* e.Recommendation to Township Board

Minutes
Cascade Charter Township
Zoning Board of Appeals
Tuesday, February 14, 2023
5:30 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Mead called the meeting to order at 5:31 P.M.
Members Present: Tom McDonald, Aaron Mead, Ralph Moxley, Valerie Milliken,
Jennifer Puplava (Alternate)
Members Absent: Lou Berra

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member McDonald to approve the current agenda as written. Supported by Member Puplava. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the November 15, 2022 Meeting

Motion was made by Member McDonald to approve the November 15, 2022 Meeting Minutes as written. Supported by Member Puplava. Motion carried 5 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak

There was no one that wished to speak.

ARTICLE 6. Case #23-3749/Jim & Kim Stubbart

Property Address: 1749 River Oaks Dr. SE

Requested Action: The applicant is requesting a variance to approve a deck within the side yard setback.

Zoning Administrator (ZA) Smith-Jacoby presented the case and stated that there is a minimum required setback of 10 ft on the sides with the total not being less than 25 ft. The house currently has a deck 15.7 ft from the north side yard and 11 ft at the closest point from the south property line. This variance would approve a deck to be built 6.3 ft from the north side property line with a total setback of 17.3 ft. The minimum setback by-right is 14 ft and the requested variance is 7.7 ft. The lot is irregularly shaped and the house is placed on the narrowest part of the parcel. The variance would approach the neighbor's side yard but would not block their river view.

Staff recommended approval of the site plan with the condition that the new deck cannot become an enclosed/finished space in the future and proper building permits for the deck and family room are obtained prior to construction.

Staff received a formal letter of support from the neighboring property to the south of the home.

Motion was made by Member McDonald to open public hearing. Supported by Member Moxley. Motion carried 5 to 0.

The applicant complimented ZA Smith-Jacoby on her responsiveness and helpfulness.

Motion was made by Member McDonald to close public hearing. Supported by Member Moxley. Motion carried 5 to 0.

Motion was made by Member McDonald to approve the variance with Staff conditions. Supported by Member Moxley. Motion carried 5 to 0.

ARTICLE 7. Case #23-3750/Lance Korhorn

Property Address: 8185 36th St

Requested Action: The applicant is requesting a variance to approve a sign larger than the permissible size.

ZA Smith-Jacoby explained that the property is residential and contains an old schoolhouse that the applicant is renovating. The applicant put up the sign before it was approved, and the sign is larger than is permitted.

Cascade Township's Sign Ordinance allows applicants to obtain a permit for an address sign not exceeding 5 sq ft, one nameplate not exceeding 8 sq ft, municipal signs up to 64 sq ft, temporary signs not requiring a permit, and one non-illuminated sign for a lawful home occupation not to exceed 5 sq ft. The current size of the sign is 62 inches wide by 45 inches tall, coming in a just under 20 sq ft. The face of the sign painted on the brick is 50 in by 38 in, about 13 sq ft.

The sign is painted on brick to make it look 'historical'. It is much larger than is allowed with current zoning and is considered to be in the right of way. They clarified that the application is for the sign size, not a variance for the sign's placement in the right of way. The road commission requires it to be moved. The surrounding properties are mixed use of residential and agriculture.

Staff recommended this variance be denied as similar sign variances have not been granted in Cascade Township, the Township does not have an ordinance for historical landmark signage, and the historical status of the property can still be signified with a complying sign.

Staff included conditions they would recommend if the Zoning Board decided to approve the ordinance. This included: a building permit be reopened to inspect the sign for code compliance, the property continues to be used in compliance for approved ARC use, and that the sign be moved out of the right of way in compliance with the Kent County Road Commission standards.

Korhorn stated that this sign highlights the historical significance of the schoolhouse and is surrounded by a golf course that was once his family's farm. There are not any known pictures of the original sign, but this is the style they believe it would have been

constructed in. He said that the sign is similar in size and distance to the road as the one at one of the golf course entrances.

Member Pupilava was concerned with setting precedent for signage on residential property.

Motion was made by Member Pupilava to open public hearing. Supported by Member Milliken. Motion carried 5 to 0.

There was no one who wished to comment during public hearing.

Motion was made by Member Pupilava to close public hearing. Supported by Member Moxley. Motion carried 5 to 0.

Member McDonald stated that he agrees with Staff by ordinance, but he thinks that this sign enhances the property by making it more attractive and highlighting its importance. Member Pupilava said she believed that there are extenuating circumstances in that this sign is on a rural piece of property without many other residences in the area. Chair Mead and Member McDonald said they see it more as an identifier of historic value than a sign.

Motion was made by Member McDonald to approve the Variance with Staff conditions. Supported by Member Moxley. Motion carried 5 to 0.

ARTICLE 8. Election of Officers

Motion was made by Member McDonald to nominate Member Moxley as Chair and Member Milliken as Vice Chair and Secretary. Supported by Member Pupilava. Motion carried 5 to 0.

ARTICLE 9. 2022 Annual Report

The 2022 Annual Report was included in the packet for member reference.

ARTICLE 10. 2022 May-December Enforcement Report

The 2022 May-December Enforcement Report was included in the packet for member reference.

ARTICLE 11. Rules of Conduct

The Rules of Conduct were included in the packet for member reference.

ARTICLE 12. Planning Principles

The Planning Commission Principals are included in the packet annually so that members can review them.

ARTICLE 13. 2023 Calendar

The full 2023 meeting calendar was included in the packet for member reference.

ARTICLE 14. Any Other Business

A flyer for Michigan Association of Planning trainings was included in the packet and members were encouraged to attend. The township sets aside money each year for members to attend to grow the Zoning Board's knowledge base.

Chair Mead stated that he had seen cargo containers showing up in business parking lots more frequently and would like the Planning Commission to take that up as an item of business. There are some in the hotel parking lots west of Meijer and more in the parking lot of the fieldhouse behind Meijer. ZA Smith-Jacoby said she would look into it.

Centennial Park median islands were also discussed. Chair Mead suggested the Township Board look into them as they are a hazard and people are frequently driving over them. Member Puplava explained that the DDA is currently looking into replacing the reflective markers that were in them and adding plantings that would make the islands more visible to drivers.

Member Moxley shared that the property at 6480 Cascade Rd has been vacated and cleaned up. The township had been working with this property on ordinance enforcement. Member Mead requested ZA Smith-Jacoby investigate the possibility that wetlands had been filled in on the rear portion of that property.

ARTICLE 15. Adjournment

Motion was made by Member Puplava to adjourn the meeting. Supported by Member Moxley. Motion carried 6 to 0. The meeting was adjourned at 6:08 P.M.

Respectfully submitted,
Valerie Milliken, Secretary

STAFF REPORT

STAFF REPORT: Case # 22-3757
REPORT DATE: March 23, 2023
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: April 11, 2023
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Jon Achterhof

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: Seeking a variance to build an accessory building in the front yard.

EXISTING ZONING OF
SUBJECT PARCEL: R2

GENERAL LOCATION: South side of Burton Street, east of Kraft Avenue and west of Cascade Road.

PARCEL SIZE: 3.81 acres

PROPERTY LOCATION: **5830 Burton Street SE**

EXISTING LAND USE
ON THE PARCEL: Residential

ADJACENT AREA
LAND USES:
N: Residential
E: Residential
S: Residential
W: Residential

ZONING ON
ADJOINING PARCELS:
N: R1
E: R2
S: R2
W: R2

STAFF COMMENTS:

- A. The applicant is requesting a variance to build an accessory building partially in the front yard.
- B. The home built in 2017 indicates on its building permit that it's setback 294 feet from the front property line. The required front yard setback on an arterial road is 50 feet. The requested setback for the accessory building is 270 feet.
- C. The side yard setback required for an accessory building taller than 14 feet to the midpoint, is 40 feet. The applicant indicates that the accessory building would be more than 40 feet from the western property line. The side and rear yard setbacks proposed are in compliance.
- D. The site plan indicates the accessory building as majority being in the side yard, west of the home/attached garage. The site plans indicate the home encroaching into (what is technically) the front yard by 15 feet. This placement would be closer to the road than the principal residence, thus requiring this variance.
- E. The proposed accessory building was part of the applicant's original building intentions when purchasing his property in. The accessory building size has not been solidified in plans and the applicant is aware they may also need a Type I Special Use Permit.
- F. The intended use for this building is personal storage of automobiles.
- G. There is some allowance for building an accessory building in the front yard in our Zoning Ordinance, provided that they meet the following standards (Section 17.3):
 - 1. A lot in which the topography of the property makes it impossible to construct the building in the rear or side yard, or extensive grading and tree removal is required which would significantly change the landscape and views of the neighborhood if required to locate the building in the rear or side yard.
 - 2. A lot in which the property owner would have to drive over a drain or septic field in order to access the garage.
 - 3. A lot in which the accessory building is setback a minimum of two-hundred (200') feet from the Right-of-Way.
- H. The applicant does not meet the first two standards and so a variance is required. The topography of the lot does not prevent the applicant from building in the backyard, although some tree removal might be required to access. Access to the rear yard would not require driving over the property's utilities.
- I. The existing shed on the property would need to be minimum 10-feet from other structures but is not required to be removed because the parcel is 3.8 acres, permitting 2 accessory buildings

- J. Staff have not received any letters in support or against this project. The applicant has spoken with many of his neighbors about the plans. Please refer to him for more information.
- K. In researching similar cases I found that most front yard variance cases granted to applicants were facing a utility or topography hardship of some kind preventing them from building in compliance.

Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all the findings of fact listed in the table below:

<i>Findings of Fact</i>	<i>Comment</i>
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	Staff cannot confirm that this lot has any exceptional circumstances other than the existing setback of the principal building, which was built this way by the current owner in 2017. The owner wants to build on the west side of the property where the cement slab exists. The location of the well could make it hard to place the accessory building in compliance. The applicant refers to his backyard grade in his narrative.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created)	The location of well and septic is done with the Kent County Health Department and the location of the home was determined when Mr. Achterhoff built in 2017. The parcel is over 3 acres and has enough land in the “buildable” parts of the lot to not need a variance for the requested building. This could be considered the result of actions taken by the applicant.
That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.	The applicant has indicated that the minimum requested variance is to build 270 feet from the front property line, well beyond the 50-foot setback standard for Burton (Arterial Road).
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	The placement of this garage would not impact the neighbors negatively. The applicant states that this plan would be the least injurious. Refer to applicant for details.

<p>That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.</p>	<p>The existing home placement and driveway construction designed for this future project. The circumstances are unique enough to pursue a variance.</p>
<p>The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.</p>	<p>Given that the accessory building will be majority in the side yard and well beyond the minimum front yard setback, this variance can be justified as the minimum encroachment into the “front yard” required for the applicant.</p>

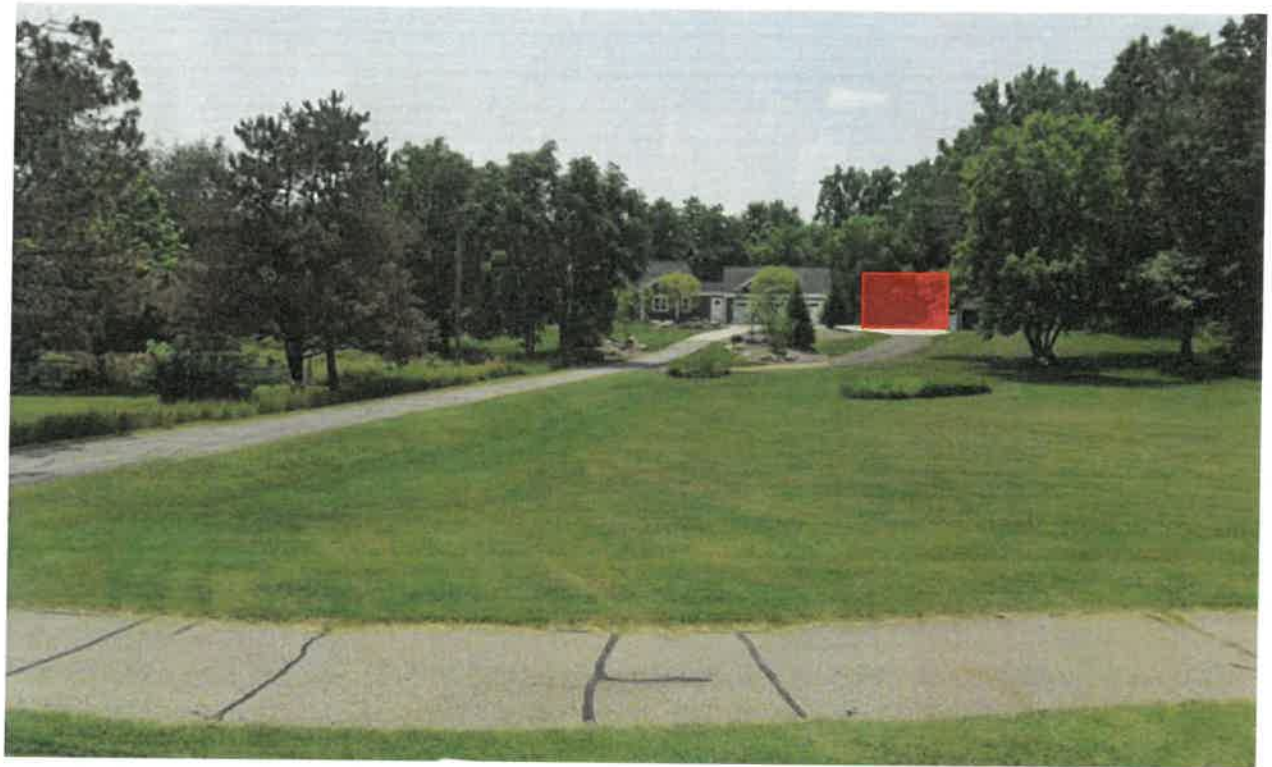
RECOMMENDATION

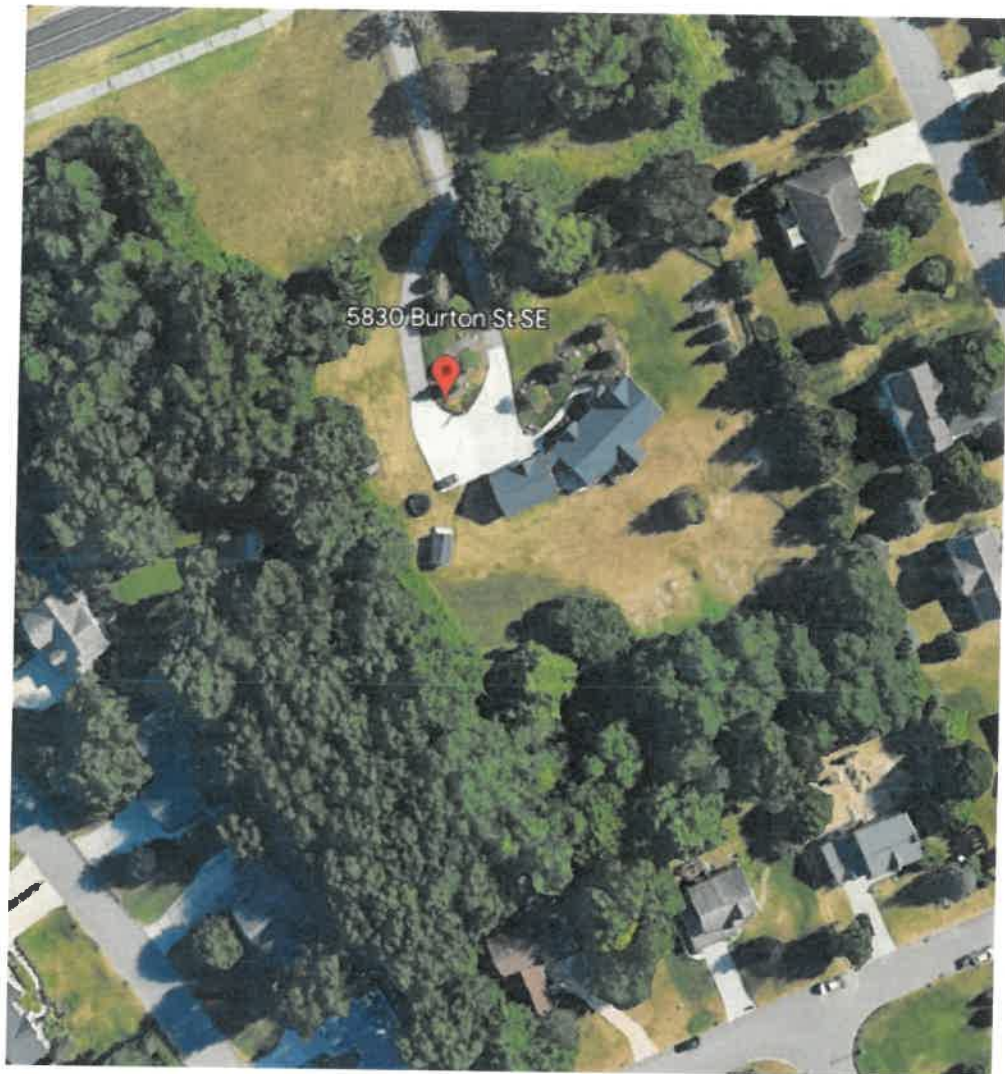
Staff recommends that this variance be APPROVED with the following conditions:

1. Any outdoor lighting adheres to the Cascade Township Ordinance and standards.
2. The existing shed is placed to be 10 feet from any other buildings/structures.

Attachments:

- Application Packet
- Inventory of Acc. Buildings







CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids,
Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Jon Achterhof
Address: 5830 Burton St. SE
City & Zip Code: Grand Rapids MI 49546
Telephone: (616) 308-7117
Email Address: Threeboysbuilders@gmail.com

OWNER: * (If different from Applicant)

Name: _____
Address: SAME
City & Zip Code: _____
Telephone: _____
Email Address: _____

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

- | | |
|--|--|
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Administrative Site Plan Review |
| <input type="checkbox"/> Deferred Parking | <input type="checkbox"/> P.U.D. - Rezoning * |
| <input type="checkbox"/> P.U.D. - Site Condominium * | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review * | <input type="checkbox"/> Sign Variance Subdivision |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Plat Review * |
| <input checked="" type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____ * |

** Requires an initial submission of 5 copies of the completed site plan*

BRIEFLY DESCRIBE YOUR REQUEST:**

See Attached Notes

(**Use Attachments if Necessary)
-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

PART OF E 1/2 SW 1/4 COM AT W 1/4 COR TH N 89D 36M 29S E ALONG E&W 1/4 LINE 1315.75 FT TO W 1/8 LINE TH S 1D 34M 05S E ALONG W 1/8 LINE 50.0 FT TO S LINE OF N 50 FT OF SW 1/4 & BEG OF THIS DESC - TH N 89D 36M 29S E ALONG SD S LINE 205.54 FT TO W LINE OF E 1110 FT OF SW 1/4 TH S 1D 30M 45S E ALONG SD W LINE 108.02 FT TO S LINE OF N 158 FT OF SW 1/4 TH N 89D 36M 29S E ALONG SD S LINE 120.0 FT TO W LINE OF E 990 FT OF SW 1/4 TH S 1D 30M 45S E ALONG SD W LINE 441.98 FT TH S 89D 36M 29S W 325.09 FT TO W 1/8 LINE TH N 1D 34M 05S W ALONG W 1/8 LINE 550.01 FT TO BEG * SEC 8 T6N R10W 3.81 A.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 08-326-023

ADDRESS OF PROPERTY: 5830 Burton St SE

PRESENT USE OF THE PROPERTY: Primary Residence

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)

Address(es)

(Spouse) Rebecca Achterhof

Same

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Owner – Print or Type Name
(*If different from Applicant)

Jon Achterhof
Applicant – Print or Type Name

*
Owner’s Signature & Date
(*If different from Applicant)

[Signature] 3-13-23
Applicant’s Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

5830 Burton St SE

Accessory Building Highlights

Chapter 4 General Provisions Table 4-2.

At just under 4 acres, this parcel is able to have 2 accessory buildings of 832 sq ft each.

Background and Location

We have a small (192 sq ft) accessory building placed strategically to the West of our attached garage and designed to be out of sight from Burton St when the new accessory building is built. It is also not visible to the neighbors on Candlestick Dr (to the West) due to the topography and tree line. Please note the elevation contour diagram which shows the houses impacted by our proposed accessory building are between 10 – 20 ft higher elevation than our building. Our 4 acre lot is unique in that the neighbors to our South are at the same elevation as us and therefore can see our entire open “back yard” area. The closest neighbor impacted the most by our accessory building (directly West of this location) has a small shed which would block almost the entirety of his view of our proposed building due to the woods and elevation.

Front and Side Yard Setbacks

We are not requesting to construct accessory building in the “Front Yard”. We are only requesting to place the Northern edge of the building in the front yard – maybe 10-15ft at most. **The majority of the accessory building would be in the “side yard”.** Proposed accessory building would be located well beyond the 40’ side yard setback, and well beyond the 200’ Front setback requirements by ordinance.

Section 17.03 Applicability

1. a. 1) Intended use of the building

Building would be used to house automobiles. I do not like cars or trailers being stored outdoors and think property owners who park cars in their garage have better looking homes in better looking communities.

1. a. 2) The location, as seen in the Kent Co Web Map in your folder, is along the West edge of existing driveway and approximately 270 ft to the South of property line on Burton St, and well over 50 ft to the East of the West Property line. Far exceeding the 40 ft / 200 ft requirements in section 17.03 b. 3).

1. a. 3) The size of the building proposed is between 832 – 1200 sq ft. (We understand building over 832sq ft would require a special use permit in the future, but placement of building is not dependent on getting special use passed in future.) Final drafts have not yet been completed.

1. a. 4-7) The accessory building proposed will fit in design, color, shingle, shape, and fit to our current architectural theme.

1. a. 8) The point of access to the proposed building already exists in the form of a poured cement driveway.

17.03 1(b)

1) The topography of our property defines the proposed location as the optimal site, with particular concern given to the drastic change in landscape and views of the 7 homeowners that border our East and South property line if we were forced to place the building on the South side of home.

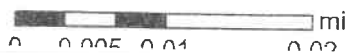
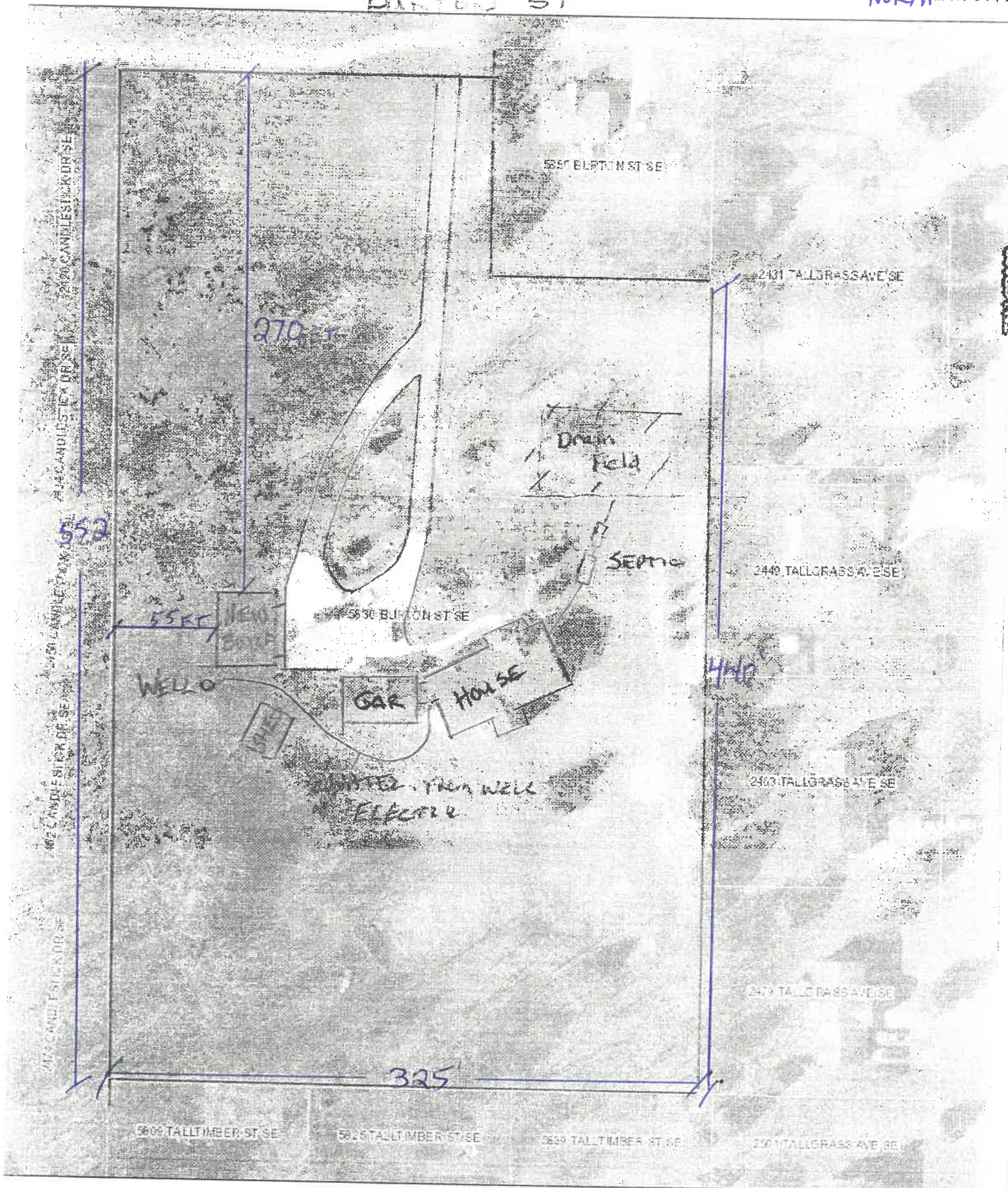
2.) See the Well location and line on the West side of home and the location of septic tanks and drain field on the North & East side of home (Health Department records attached).

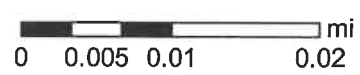
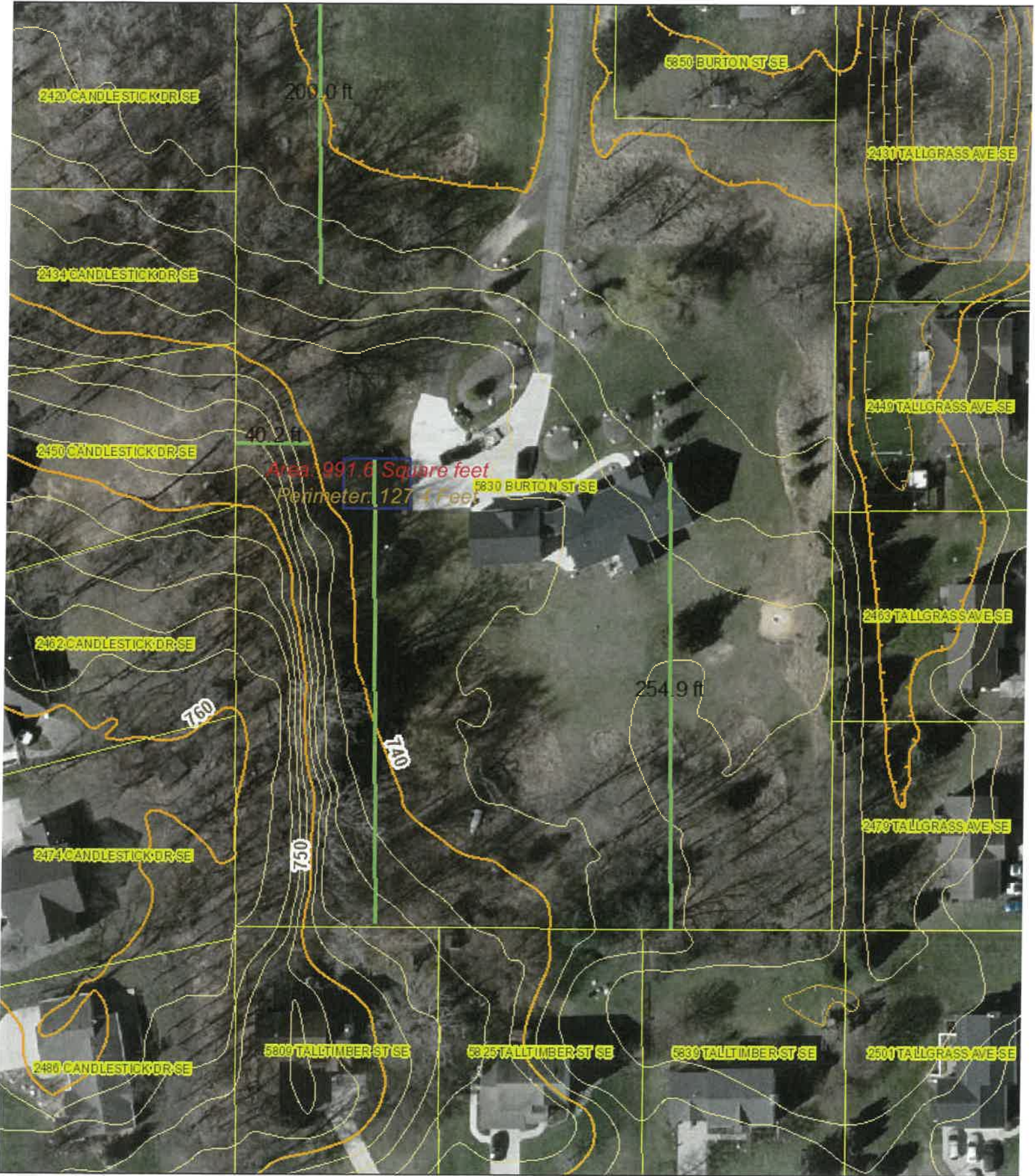
3) The proposed accessory building would be in the West side yard area of our existing home, and the North face of building would technically a few feet into what is described as the "front yard", however, this structure would be over 250 feet to the South from the property line on Burton St and the front line would be indiscernible from the road, as well as from the Candlestick Dr homes to the West due to elevation (see topography).

Kent County Web Map

North ↑
March 07, 2007

BARTON ST



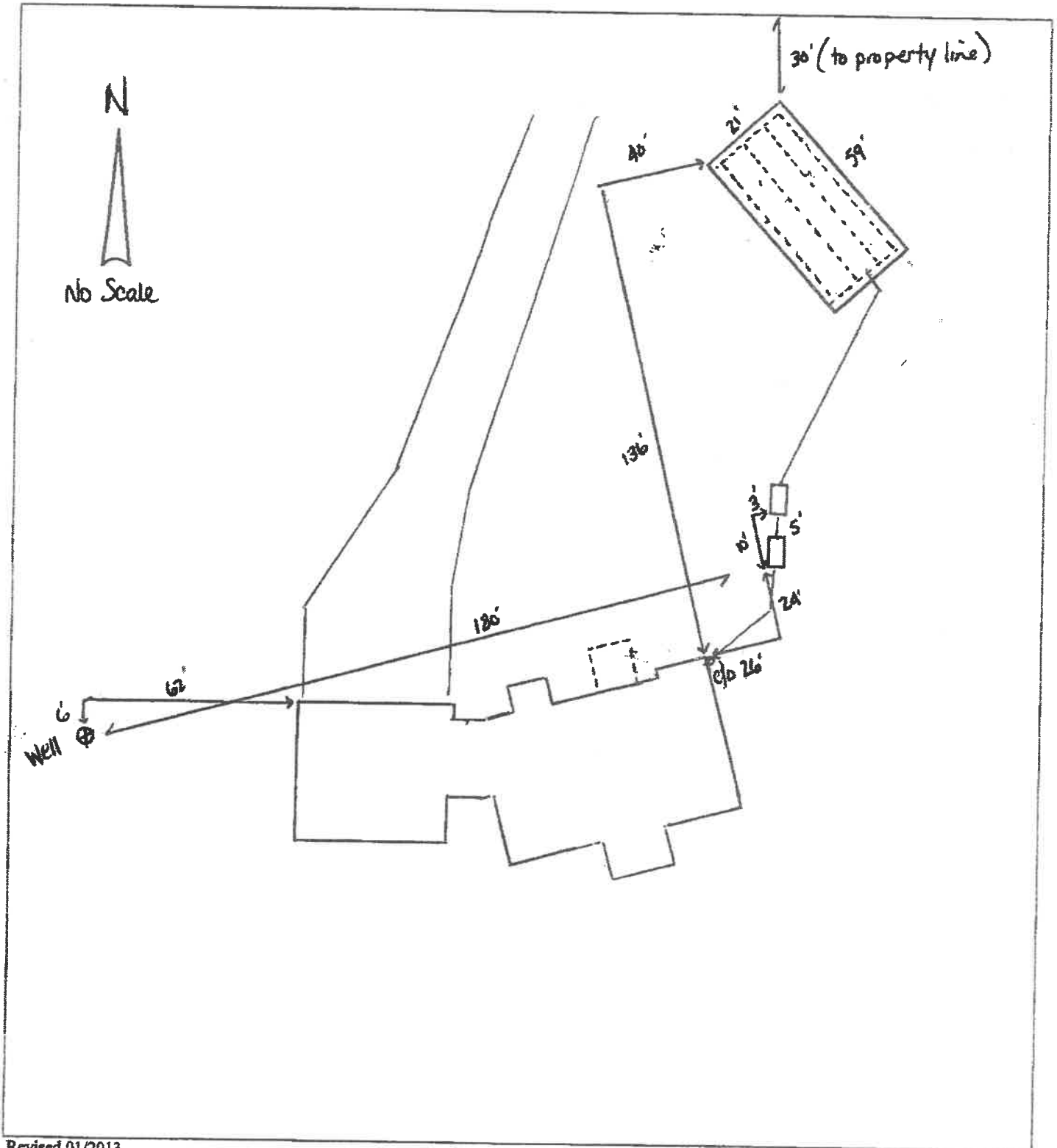


GRAND COUNTY HEALTH DEPARTMENT
Water Supply / Waste-Water Disposal Facility Permits
Environmental Health Division (616) 632-6900 FAX (616) 632-6892
700 Fuller Ave NE, Grand Rapids, MI 49503

Address: 5830 Burton St SE

Date: _____

Drawing of Installed Facility (top view with dimensions and isolation distances noted):



32'

GARAGE DIMENSIONS
(IF 832 sq ft)

26'

ROOF HEIGHT 14-18'

Accessory Building Inventory 2010-2022 (5/10/22)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10-2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10-3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10-3017	Haltmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
20-3589	Dykhouse	2645 Meadow Crossing	ARC	1,634	13	7,900
20-3598	Maslowski	9585 60th St	ARC	1,296	2	1,900
20-3601	Poolman	6667 60th St	ARC	4,288	4.5	3,800
20-3616	Staples	5288 Buttrick Ave	ARC	1,300	2.3	4,500
21-3637	Seely	4200 Cherry Ln	ARC	1,224	0.97	1,100
21-3638	Davis Fila Construction	6541 60th St	ARC	4,000	14.7	2,900

Accessory Building Inventory 2010-2022 (5/10/22)

21-3659	Lange	9205 28th St	ARC		1,600	3.4	2,800
21-3664	Eggleston	9091 36th St	ARC		1,680	9.2	2,900
21-3677	Elliott	6870 48th St	ARC		1,536	0.9	1,400
21-3682	Warren	5650 McCords Ave	ARC		1,561	2.9	2,700
22-3695	Downey	3030 Wood Duck Ln	ARC		3,456	4.6	5,100
12-3076	Lash	8951 Cascade Rd	FP		1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP		1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP		1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP		3,200	15	2,600
20-3600	Grzywacz	8683 Cascade Rd	FP		1,440	3.7	4,000
21-3625	Randall Burri Builder	4670 Quiggle Ave	FP		1,728	3.6	1,700
13-3161	Epique Homes	1415 Ballybunion Dr	PUD		4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52		1,256	2.2	2,500
18-3494	Stibitz	3494 Bloomington Hills	PUD 66		1,500	1.39	2,200
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89		1,120	2.5	4,520
19-3561	Hayes	3570 Buttrick Ave	PUD 61		1,200	2.2	2,600
21-3619	Krause	2439 Sturbridge Dr	PUD 65		1,728	6.6	4,000
21-3631	Bigger	4983 Clear Ridge Dr	PUD 72		1,200	1.2	2,800
22-3707	Harwood	8189 Ashwood Dr	PUD 89		1,260	1.9	4,550
10 3001	Ike	4390 Whitneyville	R1		1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1		2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1		8,500	35	17,000
14-3184	Jon DeGraff	6960 Thorntown	R1		1,520	4.6	3,500
14-3185	James Hackett	1547 Briarcliff Dr	R1		1,400	2.2	7,500
14-3190	Aaron Schaap	1910 Laraway Lake Dr	R1		2,604	13	8,200
14-3197	John Shipley	7373 Biscayne Way	R1		1,000	2.6	3,200
15-3241	John Borisch	5200 Dayenu Dr	R1		3,000	9	6,000
15-3253	Derek Benedict	1961 Steketee Woods Lane	R1		1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1		1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1		1,232	1	4,000
16-3301	Keeler	8100 45th st	R1		1,504	1.2	2,500
16-3311	Borisch	5292 Dayenu	R1		5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1		1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1		1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1		1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1		1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1		1,296	0.95	3,000

Accessory Building Inventory 2010-2022 (5/10/22)

Case	Name	address	Zoning	accessory building sq:ft	acres	home (FLS)
18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
19-3567	Brinks	1596 Buttrick Ave	R1	1,296	1.5	2,700
20-3595	Mayton	1468 Buttrick Ave	R1	1,326	1.8	4,700
21-3621	Engler	7080 Hidden Ridge	R1	3,312	4.4	7,000
21-3652	Waugh	7630 Cascade Rd	R1	1,200	1.8	2,000
21-3685	Renucci	5175 Buttrick	R1	2,520	5.5	
22-3699	D. Carpenter Homes	2011 Devonwood	R1	1,320	3.3	9,700
22-3702	Underwood	7675 Sudbury Ln	R1	1,292	2.4	3,100
22-3703	Matthews	8320 45th St SE	R1	1,200	1.3	1,550
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Avg				2,079	10.70	3,448
Avg ARC				2,274	15.33	2,790
Avg FP				1,857	6.95	2,483
Avg PUD				1,721	3.00	3,721
Avg R1				1,996	7.55	4,516