

**AGENDA**  
**Cascade Charter Township Zoning Board of Appeals**  
**Tuesday, June 13, 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 from the May 9, 2023 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 #23-3766 - Bartlett  
Public Hearing  
Property Address: 1400 Buttrick Ave  
Requested Action: The applicant is requesting a variance to build an accessory building in the front yard.**
- ARTICLE 7. Case #23-3769 - Vanderschaaf  
Public Hearing  
Property Address: 3671 Cherry Lane SE  
Requested Action: The applicant is requesting a variance to build an accessory building in the side yard.**
- ARTICLE 8. Any other business**
- ARTICLE 9. 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, May 9, 2023  
5:30 pm  
2870 Jacksmith Ave SE

**ARTICLE 1.** Chair Moxley called the meeting to order at 5:30 P.M.  
Members Present: Aaron Mead, Tom McDonald, Ralph Moxley, Lou Berra, Valerie Milliken  
Members Absent: None  
Others Present: Planning Director Brian Hilbrands, Zoning Administrator Madison Smith-Jacoby

**ARTICLE 2. Pledge of Allegiance**

**ARTICLE 3. Approve the current Agenda**

**Motion was made by Member Mead to approve the current agenda. Supported by Member Berra. Motion carried 5 to 0.**

**ARTICLE 4. Approve the minutes from the April 11, 2023 meeting**

**Motion was made by Member McDonald to approve the April 11, 2023 meeting minutes as written. Supported by Member Mead. Motion carried 5 to 0.**

**ARTICLE 5. Acknowledge visitors and those wishing to speak**

There were no visitors wishing to speak to non-agenda items.

**ARTICLE 6. Case #23-3759 – Dykstra**

**Property Address:** 2768 Thornapple River Drive

**Requested Action:** The applicant is requesting a variance to build a boathouse on a vacant parcel.

Zoning Administrator (ZA) Smith-Jacoby presented the case and stated the applicant wants to build a boathouse on a vacant parcel located across the street from his house. Since the parcel where his home is located is separate from the vacant parcel, he will need a variance before building an accessory building. The structure will be approximately 1,200sqft which would require a Type 1 Special Use Permit since this would exceed 832sqft. The setback requirement is 50ft off of Thornapple River Dr, so the boathouse would be placed very close to the water. ZA Smith-Jacoby said the applicant would need to acquire permits from EGLE and DEQ to work with the flood zone determination.

Because the applicant has other ways to build without a variance, such as combining the parcels, this isn't considered an exceptional circumstance aside from having a small and

uniquely shaped parcel. She also noted that granting this variance did not seem injurious to neighbors or public welfare.

Staff recommended that this variance be denied since the applicant has an option to build without needing a variance.

Member Mead wanted clarification that the parcels are touching. ZA Smith-Jacoby confirmed the two parcels are connected but have separate parcel numbers. He also asked if the township has noted any physical changes to the property and ZA Smith-Jacoby said there had been, but nothing that was permitted through the township.

Ron Mccollum, the applicant's friend, has been helping him out with this project and stated that the boathouse would be perfect for Cascade and would be an iconic building. Mccollum said the applicant has done a lot to improve the property and he receives many compliments.

Ron Dykstra, the applicant, said one of the main reasons for building this structure is because of the busy road his grandkids have to cross to access the river. Dykstra stated all of his neighbors like the work he has done and have no objections. Some of his neighbors have boathouse and he would like something comparable.

Member Mead questioned why some of the photos of the property showed silt fencing while others did not. Dykstra ensured that he has a soil and erosion EGLE permit.

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

Christopher Bingham (2845 Cascade Springs) lives across the river from the applicant and he strongly objects this variance. He stated that this would negatively impact the view of the river for many surrounding properties. Bingham continued to say that section of the river is extremely shallow making it not suitable for a boat and it would have to be dredged. Additionally, he stated every inch of his property had been modified without permits which raised a compliance concern.

David O'Donoghue (2865 Cascade Springs) lives across the river from the applicant and he had concerns about this boathouse. He believed this would negatively impact the Thornapple River and wildlife. The river changes dramatically due to the proximity of the Cascade dam, causing a need for boathouses to be built high enough to accommodate changes in flow. The boathouse would take damage from turbulent waters and he hopes the applicant and potential future owners would take care of the upkeep and repairs.

Nancy Bandstra (2779 Thornapple River Drive) is a neighbor of the applicant and explained she has a small dock with a canoe and kayaks that even she struggles to lift from the river. She noted that the applicant's property used to be a very beautiful site but now it has been undesirably modified by cutting down trees.

Tom Ippel (2861 Cascade Springs) lives across the river and stated the applicant has already changed the water front by adding extra rocks into the river. Ippel also noted the applicant cut down a dozen trees and brought in 20 tons of rock onto his property.

Roger Hill (2875 Cascade Springs) expressed concern with the size of boat the applicant will have. He explained you will have to dredge the river which will bring about unforeseen environmental changes. Member Moxley asked what the distance from the shoreline to the channel is and Hill figured it was roughly 30ft.

Dykstra clarified he would have no need to dredge the river and said he's on the river frequently in his pontoon with no issues. Member Moxley asked if he had modified the waterfront and Dykstra ensured he didn't. He explained he brought rocks and boulders onsite for landscaping.

Christopher Bingham (2845 Cascade Springs) stated he has not seen the applicant take his pontoon boat off of his residing property for over two years.

David O'Donoghue (2865 Cascade Springs) said upon comparing two pictures provided in the packet there is a visual difference in the shoreline where modifications have happened.

Tom Ippel (2861 Cascade Springs) stated about 2-3 years ago he witnessed people moving rocks into the river, attempting to extend the land out.

Wally Walcot, the applicants neighbor, has lived in his home for 47 years and said he loves the area but it hasn't been as peaceful lately.

Mary Ippel (2861 Cascade Springs) lives across the river and stated Dykstra has made her view atrocious with all of the trucks bringing rocks in. Herself and others don't trust him to respect nature or care for neighbors.

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

Member Mead would like to see permits from EGLE. He sees a major problem with the work that's been completed and land protruding into the river.

Member McDonald stated that, like Staff had mentioned, there is no reason to grant a variance. There have been injurious claims made by residents and apparencies of negative environmental impact.

**Motion was made by Member McDonald to deny the variance based on Staff recommendation and other reasons listed above. Supported by Member Mead. Motion carried 5 to 0.**

**ARTICLE 7. Case #23-3760 - Jipping**

**Property Address:** 7779 Silverthorne

**Requested Action:** The applicant is requesting a variance to rebuild a barn in the front yard.

ZA Smith-Jacoby presented the case and stated the applicants previously requested to keep the existing barn on the property but, upon further evaluation and inspections, they have to tear it down for safety reasons. They have recently combined parcels created frontage on two streets.

Staff recommended approval of the variance with conditions that the building can't be used as a business or living space, outdoor lighting must meet township standard, and that the height does not exceed 22ft.

Member Moxley asked about the other structures on the property and ZA Smith Jacoby confirmed they had torn those down as a condition to the previous variance granted.

Sam Kilbert (39577 Woodward Ave), the applicant's representative, stated they are simply looking to rebuild a barn in the same location as the existing barn. It was concluded after inspections that the structure is unsafe and professionals recommended tearing it down. The applicants are in full agreement of everything in the staff report and want to build a barn that fits the character of the neighborhood.

Member Moxley stated that the design of the structure is outstanding.

**Motion was made by Member McDonald to go into public hearing. Supported by Member Mead. Motion carried 5 to 0.**

Charles Stabler (2606 Buttrick) lives across the street from the applicants and said he loves the view he has of the barn and is in full support of the rebuild.

**Motion was made by Member Mead to close public hearing. Supported by Member Berra. Motion carried 5 to 0.**

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

**ARTICLE 8. Case #23-3761 – Goorley**

**Property Address 9478 Grand River Drive**

**Requested Action:** The applicant is requesting a variance to build an accessory building prior to building their home.

ZA Smith Jacoby stated that the applicant is seeking a variance to build an accessory building prior to building his home. She explained that the applicant will be building a home in the near future and needs a place to store equipment and tools necessary for the build. The proposed building will be 384sqft and will be placed in the rear of the yard to be in compliance when the home is built. The height will be 8ft and will be 45ft away from any property lines. The property to the north is the applicant's father-in-law and he is in support of the accessory building.

ZA Smith-Jacoby stated if the variance was approved, the applicant agreed to have the home at least 50% complete within one year and that they will provide a performance bond for the removal of the accessory building that will be released once the property is in compliance or home is complete.

Staff recommended approval of the variance with conditions.

Spencer Goorley (6716 Cascade Rd) explained that his father-in-law owns his lot and the 2 lots next door with family members living on each of them. Goorley is preparing to complete all of the tree cutting and excavation and needs a place to store equipment and tools. Eventually, the accessory building will become a wood shop or art studio.

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

There was no one that wished to speak.

**Motion was made by Member Mead to close public hearing. Supported by Member Berra. Motion carried 5 to 0.**

Member McDonald said this is not an exceptional case and they have approved variances alike with similar conditions.

**Motion was made by Member McDonald to approve the variance with staff conditions. Supported by Member Milliken. Motion carried 5 to 0.**

**ARTICLE 9. Any other business**

Member Mead wanted insurance that Staff will obtain a copy of the EGLE permit.

**ARTICLE 10. Adjournment**

**Motion was made by Member McDonald to adjourn the meeting. Supported by Member Mead. Motion carried 5 to 0. The meeting adjourned at 6:31 P.M.**

Respectfully submitted,

Valerie Milliken, Secretary

**STAFF REPORT**

STAFF REPORT: Case # 22-3766  
REPORT DATE: May 30,2023 – completed June 8, 2023  
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals  
MEETING DATE: June 13, 2023  
PREPARED BY: Madison Smith-Jacoby

APPLICANT

**Nicholas & Kristin Bartlett**

STATUS OF APPLICANT: Property Owner

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

EXISTING ZONING OF SUBJECT PARCEL: R1

GENERAL LOCATION: just south of Grand River Drive and Buttrick Avenue intersection

PARCEL SIZE: 2.58 acres

PROPERTY LOCATION: **1400 Buttrick Avenue SE**

EXISTING LAND USE ON THE PARCEL: Residential

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

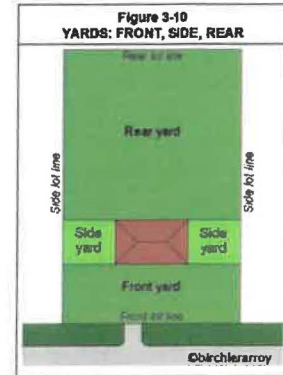
ZONING ON ADJOINING PARCELS:  
N: R1  
E: PUD- 09 - Old Elm  
S: R1  
W: R1

**STAFF COMMENTS:**

A. The applicant is requesting a variance to build in the front yard. The Zoning Ordinance requires an accessory building not be located in the front yard without special approval. The front yard is defined in section 3-10, “the yard between front lot line or street right-of-way line and the nearest point of any part of the main building thereon. (See figure 3.10)”

B. This parcel sits interior to other parcels. Its access is granted via easement to an adjacent parcel fronting Buttrick Avenue. Their access is part of the “Common Element Parcel” for the new Bridle Court Development.

C. The applicant is requesting to add on to their existing pool house. The existing pool house is also located in the front yard. (past approval is unconfirmed by staff).



D. The house is situated facing south so the existing pool and pool house appear behind the home. There is also landscaping acting as screening to the northwest side of the pool and pool house, nearest to adjacent property owners.

E. The existing accessory building is 12' x 24', 288sqft.

F. Proposed is an addition of 765sqft, with a 33'-11 1/2" x 32' pole barn style construction, with a covered patio and a lean-to.

G. The attached covered patio is 12'-1,5/8" x 27'-8" (335sqft.), and the lean-to is 6'-3 1/2" x 30' (186sqft.) qualifying as part of the overall square footage for a total of 1,286sqft. total.

H. The design will match the existing pool house with vinyl siding or rib steel with a shingle roof, attaching the two structures with the covered porch on the north side.

I. With this parcel measuring at 2.48acres, it is only permitted 1 accessory building, according to Chapter 4 of our Zoning Ordinance. This is why the applicant is proposing an addition to the existing accessory building.

J. The existing septic and well do not interfere with this building plan. See attachment.

K. The placement of the pool house will aid in creating privacy from neighboring parcels and will be used for personal storage.

L. The height (as measured to the midpoint of the roof) is measured at 13.5', requiring a 10' side yard setback and 25' rear yard setback. The site plan indicates

M. Setbacks on the site plan have not been submitted by the time of agenda packet submission. An estimated site plan has been provided. Please refer to applicant for the exact placement. The home appears to sit approximately 178 feet from the front yard line. The existing pool house sits approximately 136' from the front property line. The proposed addition would sit about 71 feet from that same front yard line. The request then is for a 107 feet front yard variance to place the pool house closer to the front yard property line than the home.

**Criteria for Approval**

**According to section 9.07 of the Sign Ordinance, a variance may be granted by the Zoning Board of Appeals where the literal application of the Ordinance would create a Genuine hardship for the sign user and the following criteria are met. Before the Zoning Board of Appeals reaches a decision, they shall consider the following findings of fact:**

<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.	This parcel is an interior lot, making any building application more difficult to be approved. The location of sewer and septic as well as the pool on the property prevents the applicant from building further west.
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 house is facing South and access is to the west. The configuration of the home on the property is creating the hardship for the applicant. Anything placed situationally in their backyard might technically be considered in their front yard.
That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.	Because the application is an addition to an existing building, this is the minimum variance to connect and not be too close to the home if placed on the other side. The design is based on the existing building.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	There are new homes being built on Bridle Court to the north, this addition is still within the required rear and side yard setbacks and thus would not be injurious to other neighbors. Additionally, there is a common element parcel separating this parcel from others to the north and west.

<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 Zoning Ordinance does not address rare circumstances like this interior lot and proximity to common element parcels, thus not requiring an ordinance amendment. It makes more sense to review this than to amend the ordinance.</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>Because there are unique circumstances on this parcel, it's believed that the reasons provided justify the need for a variance. Side and rear yard setbacks are met. The general location, due to configuration of buildings, requires the variance.</p>

RECOMMENDATION

Staff recommends that this permit be APPROVED with the following conditions

1. The accessory building is not used to run a business or for living space.
2. Any outdoor lighting adheres to the Cascade Township ordinance standards.
3. A proper and accurate site plan be submitted with placement and setbacks for the proposed addition.

Attachments:  
Application Packet



# CASCADE CHARTER TOWNSHIP

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

## PLANNING & ZONING APPLICATION

**APPLICANT:** **Name:** Nicholas and Kristen Bartlett  
**Address:** 1400 Buttrick Ave SE  
**City & Zip Code:** Ada, MI 49301  
**Telephone:** 616-608-2172  
**Email Address:** kmbartlett90@gmail.com

**OWNER: \* (If different from Applicant)**  
**Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**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 checked="" 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:\*\***

POLE BARN ADDITION TO EXISTING POOL HOUSE THAT IS IN FRONT YARD

(\*\*Use Attachments if Necessary)

**-SEE OTHER SIDE-**

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

411903215005 PART OF NEFRL 1/4 COM AT NE COR OF SEC TH S 1D 25M 36S E  
ALONG E SEC LINE 1299.41 FT TO N LINE OF S 1/2 NEFRL 1/4 TH S 88D 03M 00S W  
ALONG SD N LINE 1165.84 FT TO BEG OF THIS DESC - TH S 88D 03M 00S W  
ALONG SD N LINE 362.72 FT TH N 1D 57M 00S W 289.44 FT TH N 88D 03M 00S E  
372.31 FT TH S 43D 20M 00S E 61.58 FT TH S 0D 44M 03S W 248.38 FT TO BEG \*  
SEC 3 T6N R10W 2.58 A. SPLIT ON 01/29/2007 FROM 41-19-03-215-001;  
SPLIT/COMBINED ON 05/26/2017 FROM 41-19-03-215-002, 41-19-03-215-003;

(\*\*Use Attachments if Necessary)

**PERMANENT PARCEL (TAX) NUMBER:** 41-19 -03-215-005

**ADDRESS OF PROPERTY:** 1400 Buttrick Ave SE, Ada, MI 49301

**PRESENT USE OF THE PROPERTY:** Residential

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

**Name(s)**

**Address(es)**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**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.)*

Nick Bartlett

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

[Signature] 5/18/23  
Owner's Signature & Date  
(\*If different from Applicant)

Nicholas Bartlett

Applicant - Print or Type Name

\_\_\_\_\_  
Applicant's Signature & Date

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

The applicant is requesting a Special Use permit to put an addition onto an existing pool house that is in the front yard of the property for an overall square footage exceeding 832 sqft. Applicant currently has a 282 sf detached pool house in the front yard and would like to add a 765 sqft pole barn to the pool house making the total enclosed square footage of the accessory building 1047 sqft. The pole barn will also have a 336 sqft covered patio and a 174 sqft lean-to. The purpose of the building is for storage and covered patio space and more privacy down by the pool. The exterior finishes of the pool house and pole barn will be made to match, either vinyl siding or metal rib steel with a shingled roof. The pole barn will not cause an emission of noise, smoke, fumes, glare, vibration, odor or increased traffic to the surrounding area.

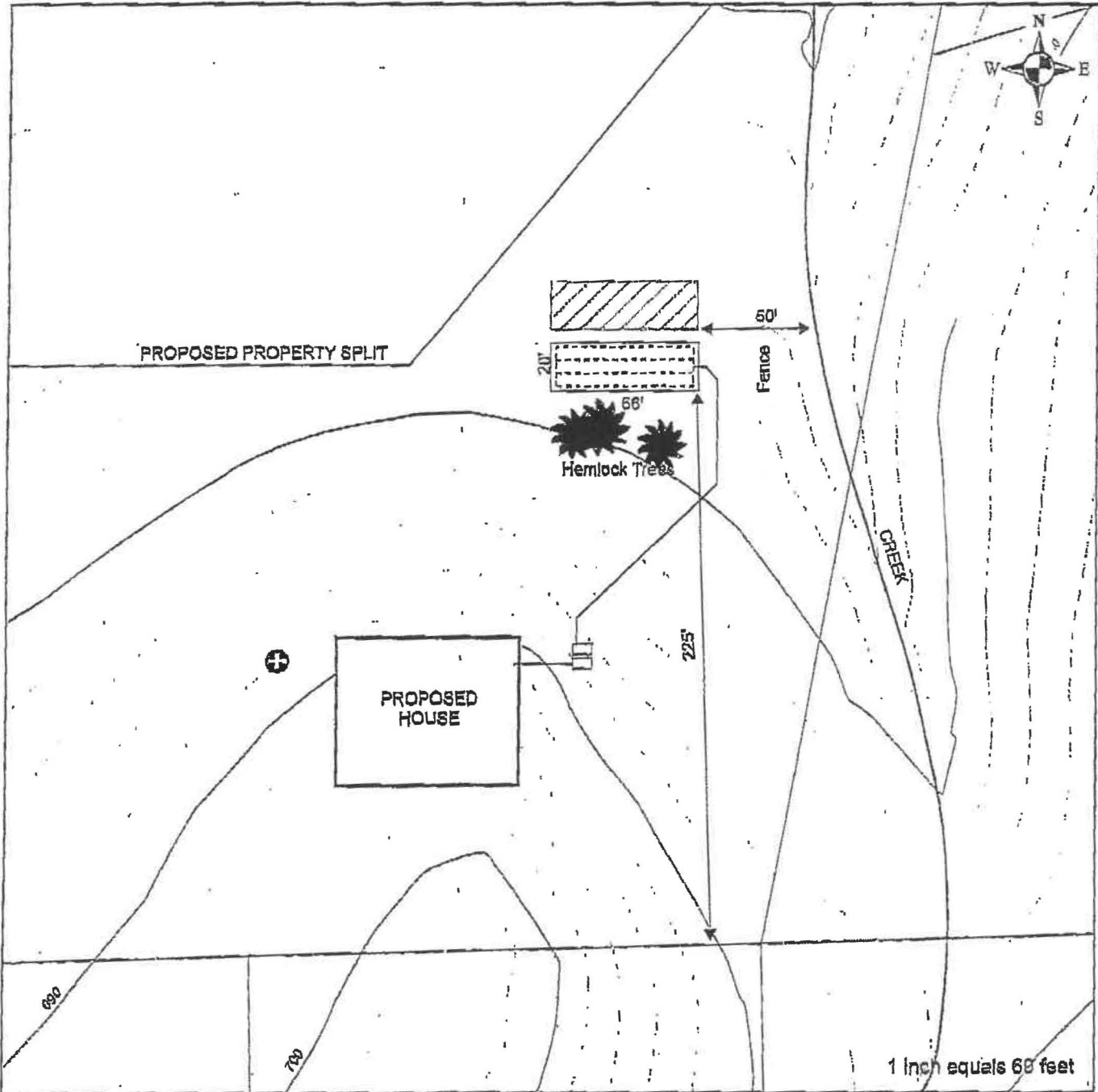
We are only allowed one accessory building based on our parcel acreage and are attaching to an existing accessory building to meet that requirement. The existing accessory building is in our front yard, meaning our addition also needs to be in our front yard. This is also the only location we can build the accessory building to allow privacy at our pool due to new residential homes being built while meeting setback requirements. The front of our house faces south.

**KENT COUNTY HEALTH DEPARTMENT**  
 Water Supply / Waste-Water Disposal Facility Permits  
 Environmental Health Division (816) 632-6800 FAX (816) 632-6882  
 700 Fuller Ave NE, Grand Rapids, MI 49603




Address: 1400 BUTTRICK AVE SE

Date 1/9/07

**Site Plan**



**LEGEND**

-  Sewage Disposal System Component
-  Reserve Area
-  Septic tank

-  Parcels
-  Contours (2 ft. int.)

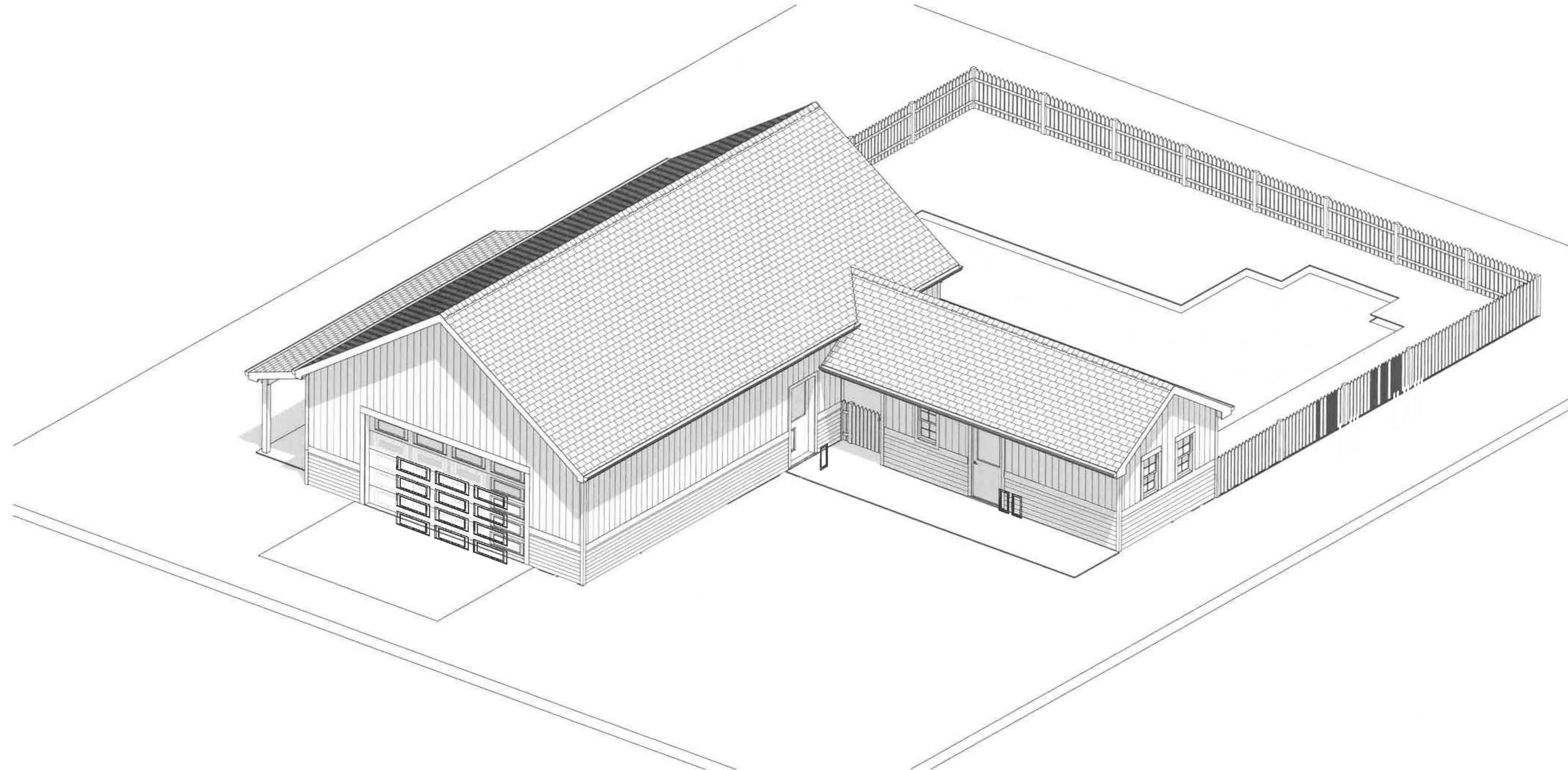


PLAN INDEX		
PAGE	PAGE TITLE	
1	Project Overview	
2	Architectural Plan, Floor 1	
3	Exterior Elevations	
4	Exterior Elevations	

# Bartlett Pool House

## 1400 Buttrick Ave.

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 3D VIEWS ALWAYS SUPERCEDE 2D VIEWS.



**MIKE NOORMAN BUILDERS LLC.**  
 11690 Cedar Rock Dr. Suite 4  
 Rockford, MI 49341  
 PHONE: 616-263-9790 EMAIL:

LICENSE NUMBER:  
 2101167129

NEW HOME PLANS FOR:  
**Nick & Kristen Bartlett**  
 1400 Buttrick Ave.  
 Ada, MI 49301

CLIENT EMAIL: CELL PHONE: PHONE:

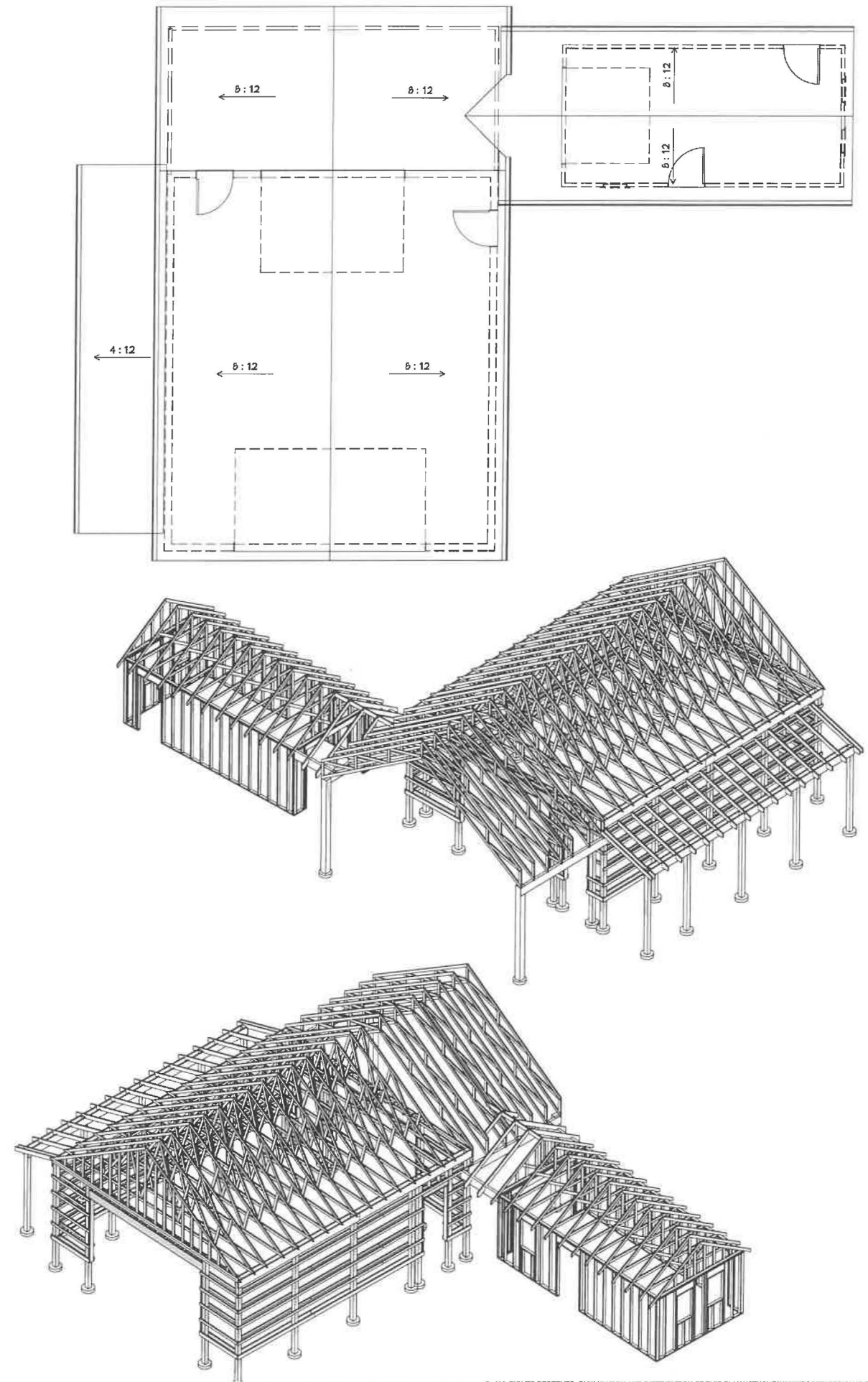
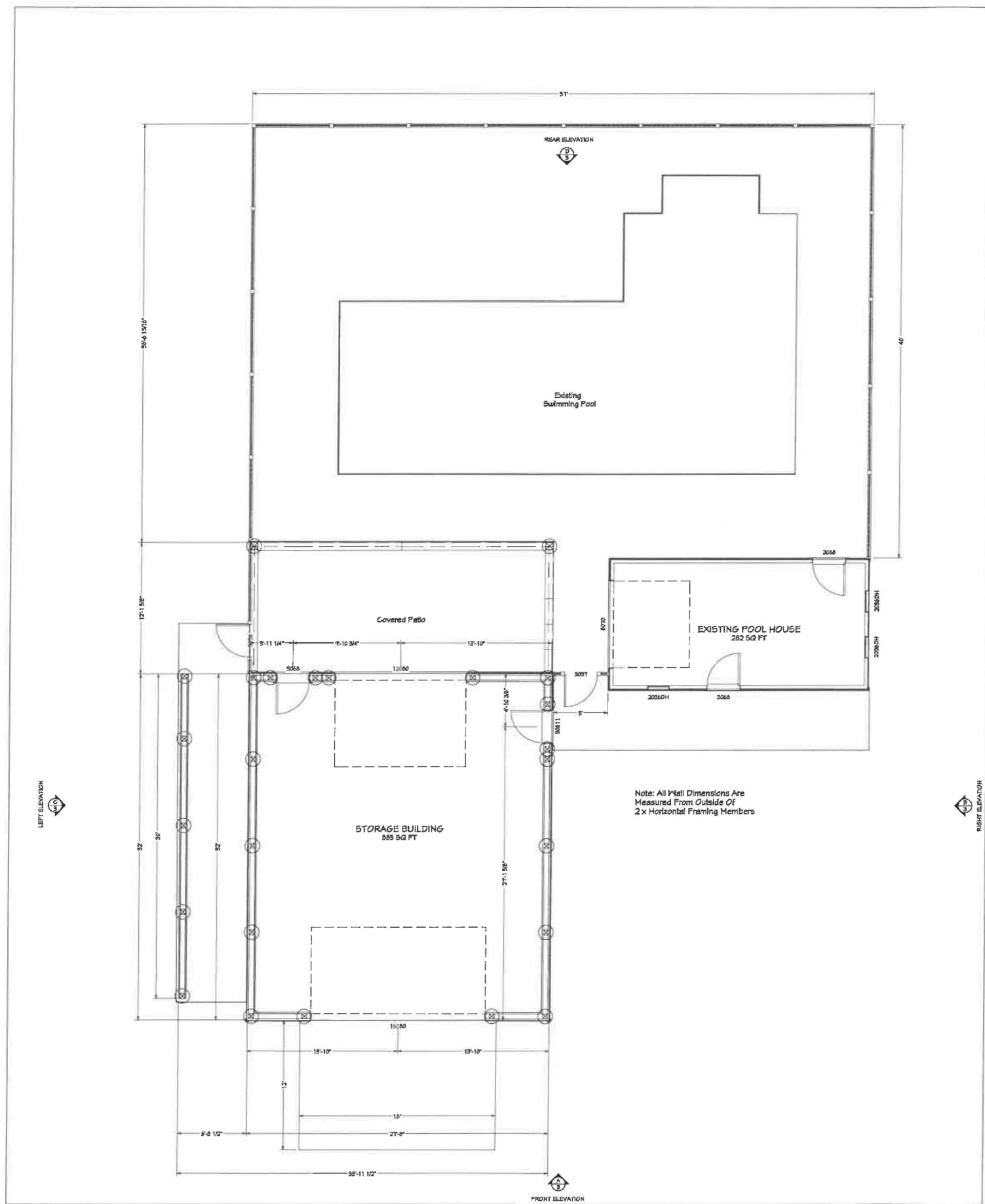
PAGE TITLE:  
**Project Overview**

DRAWN BY:  
 Jason Piatek

DATE:  
 8/29/2022

SCALE:  
 1/4" = 1'0"

SHEET #:  
 1



3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

**MIKE NOORMAN BUILDERS LLC.**  
 11690 Cedar Rock Dr. Suite 4  
 Rockford, MI 49341  
 PHONE: 616-263-9790 EMAIL:

LICENSE NUMBER:  
 2101167129

NEW HOME PLANS FOR:  
**Nick & Kristen Bartlett**  
 1400 Buttrick Ave.  
 Ada, MI 49301  
 CLIENT EMAIL: CELL PHONE: PHONE:

PAGE TITLE:  
**Architectural Plan, Floor 1**

DRAWN BY:  
 Jason Piatek

DATE:  
 8/29/2022

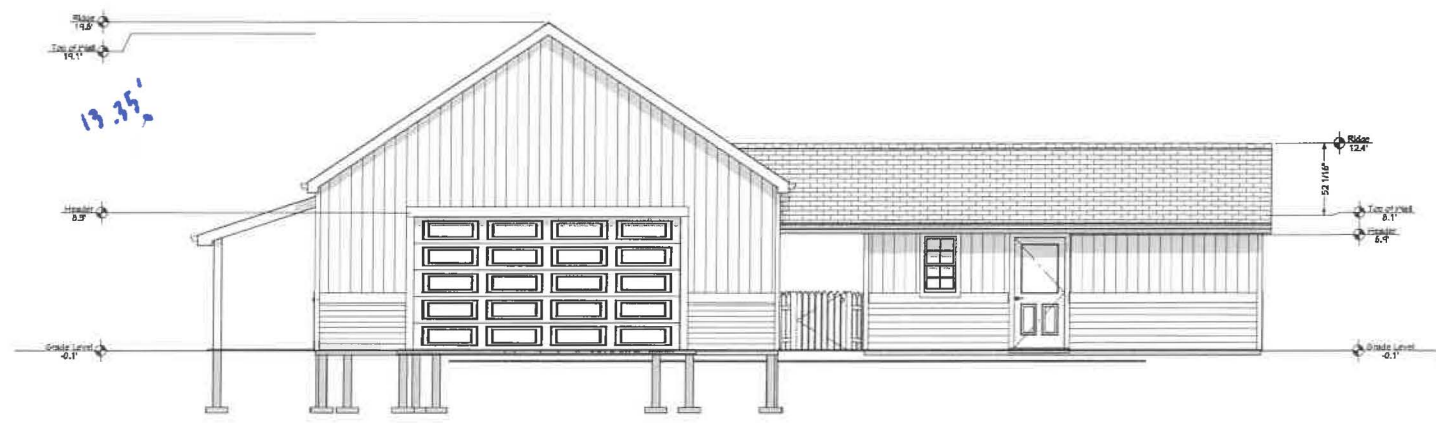
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 1/4" = 1'0"

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**2**

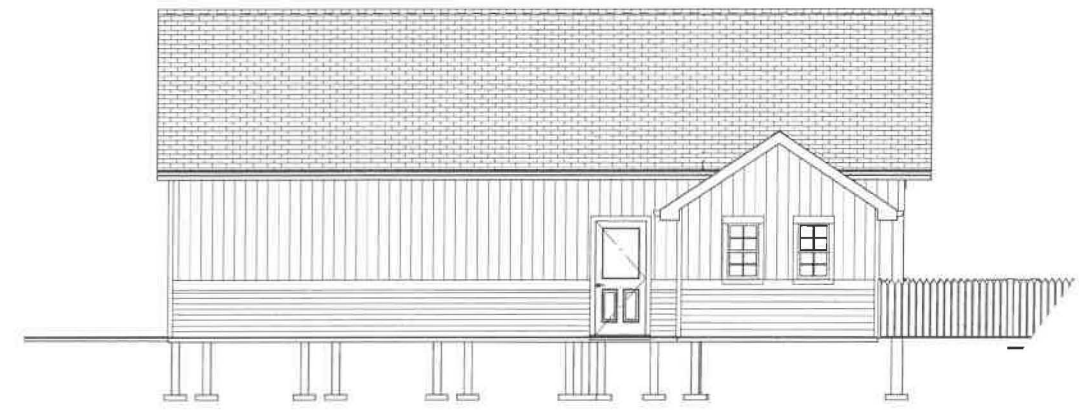
181-9-19

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

**MIKE NOORMAN BUILDERS LLC.**  
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Rockford, MI 49341  
PHONE: 616-263-9790 EMAIL:

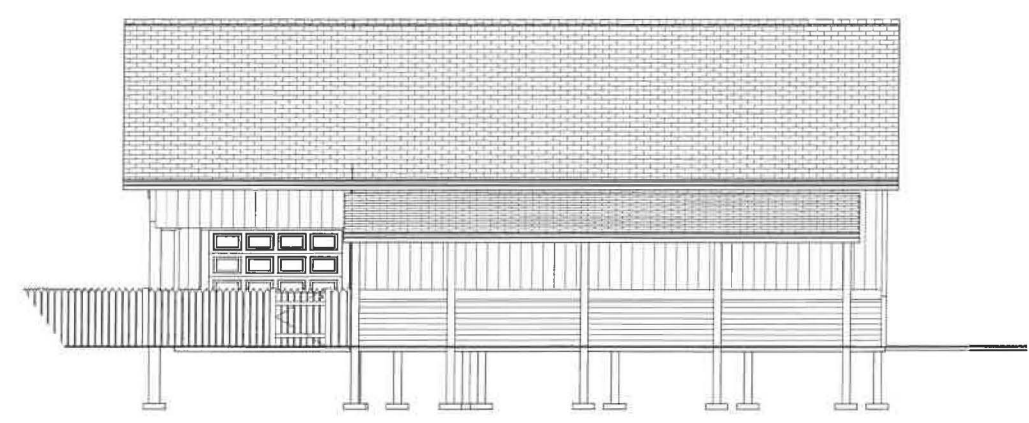


Front Elevation

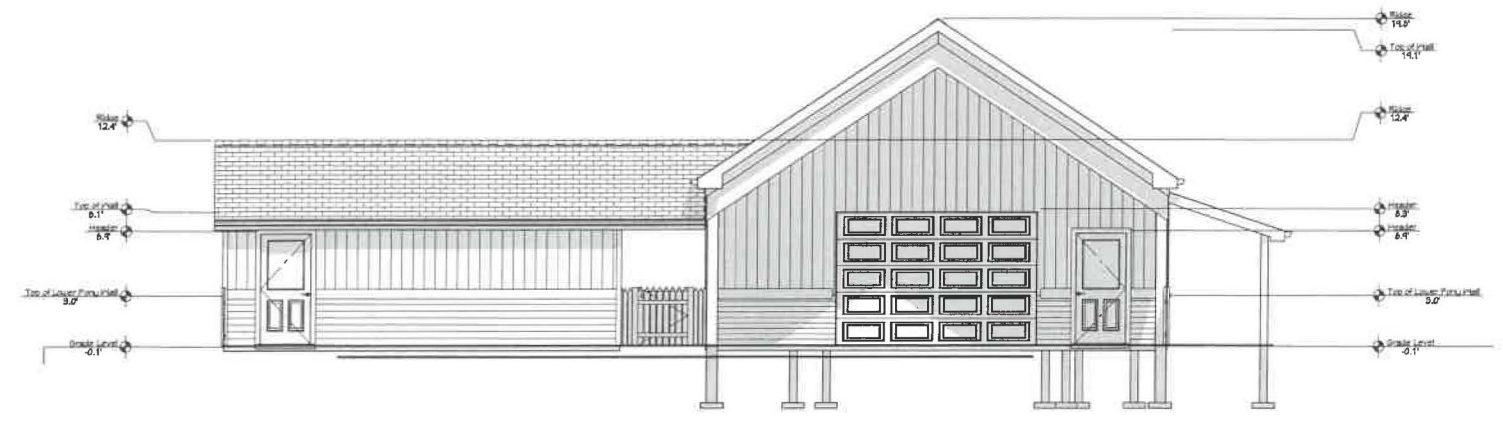


Right Elevation

Elevation Views 3/16" = 1'



Left Elevation



Rear Elevation

LICENSE NUMBER:  
2101167129

NEW HOME PLANS FOR:  
**Nick & Kristen Bartlett**  
1400 Buttrick Ave.  
Ada, MI 49301  
CLIENT EMAIL: CELL PHONE:  
PHONE:

PAGE TITLE:  
**Exterior Elevations**

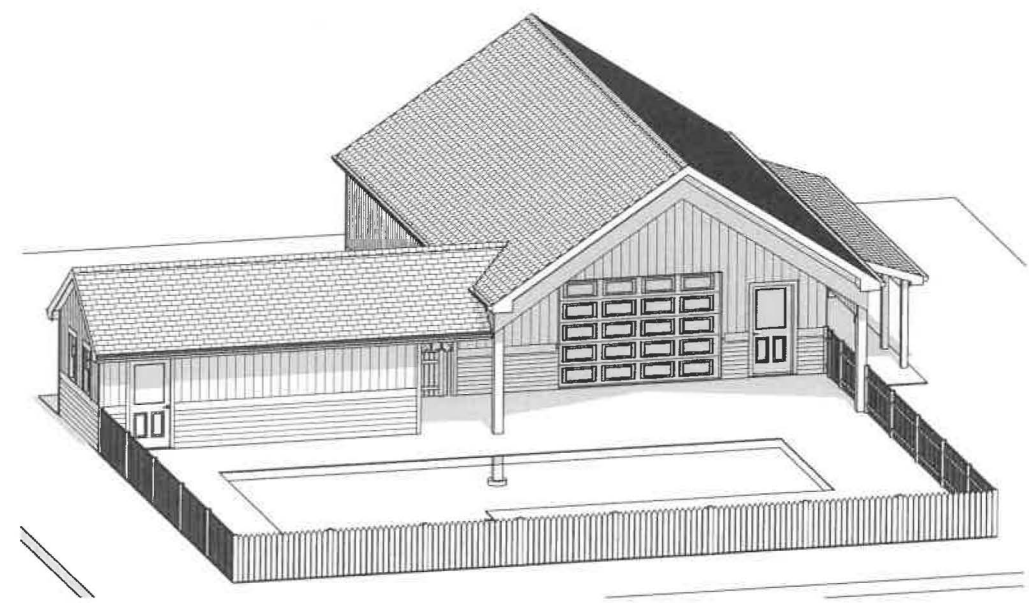
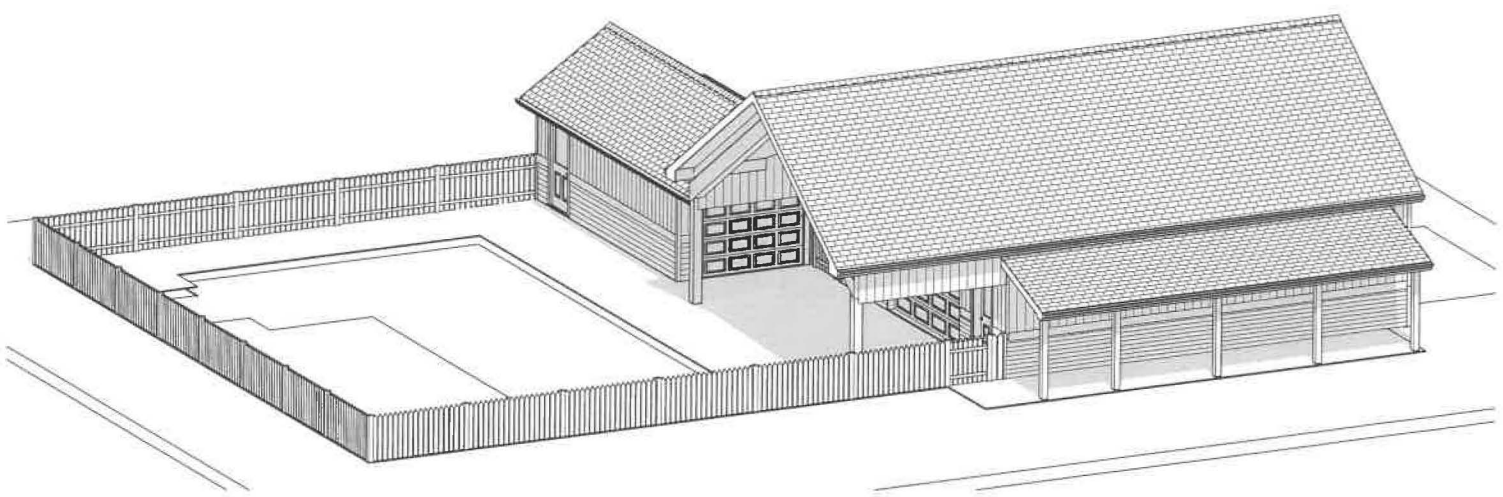
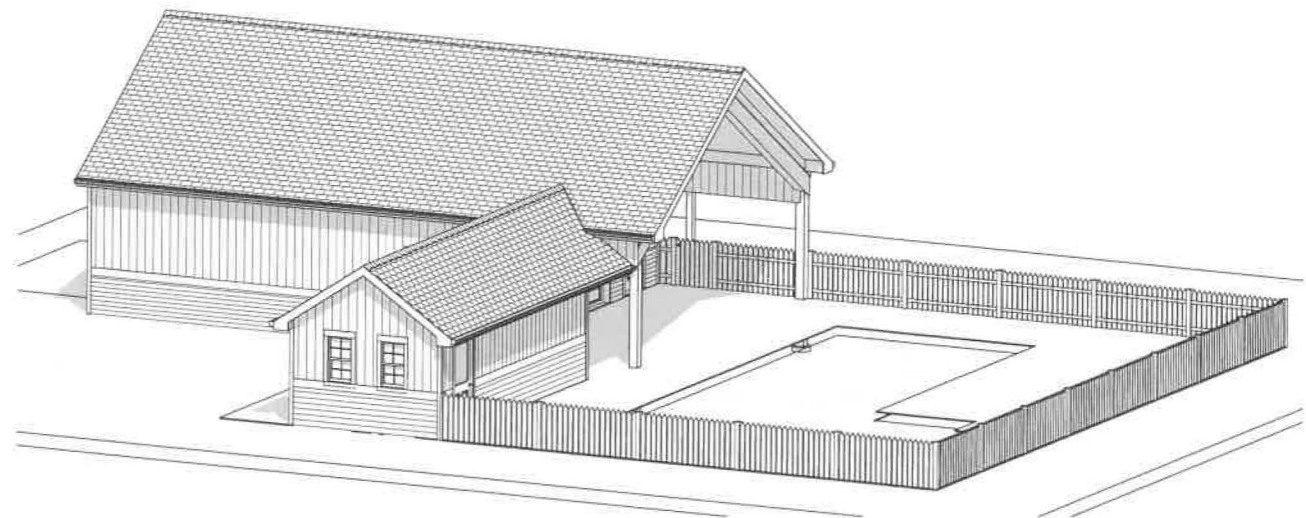
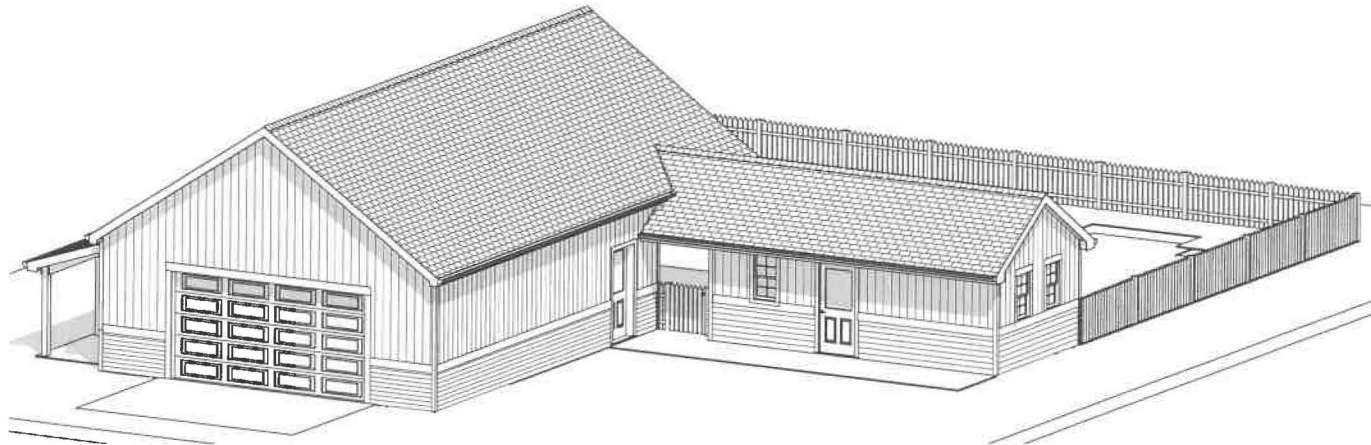
DRAWN BY:  
Jason Piatek

DATE:  
8/29/2022

SCALE:  
1/4" = 1'0"

SHEET #:  
**3**

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS



**MIKE NOORMAN BUILDERS LLC.**  
 11690 Cedar Rock Dr. Suite 4  
 Rockford, MI 49341  
 PHONE: 616-363-8790 EMAIL:

LICENSE NUMBER:  
 2101167129

NEW HOME PLANS FOR:  
**Nick & Kristen Bartlett**  
 1400 Buttrick Ave.  
 Ada, MI 49301

CLIENT EMAIL:  
 PHONE:  
 CELL PHONE:

PAGE TITLE:  
**Exterior Elevations**

DRAWN BY:  
 Jason Piatek

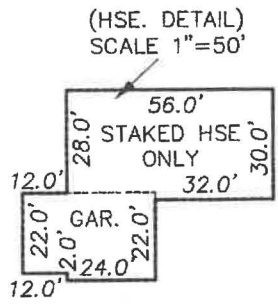
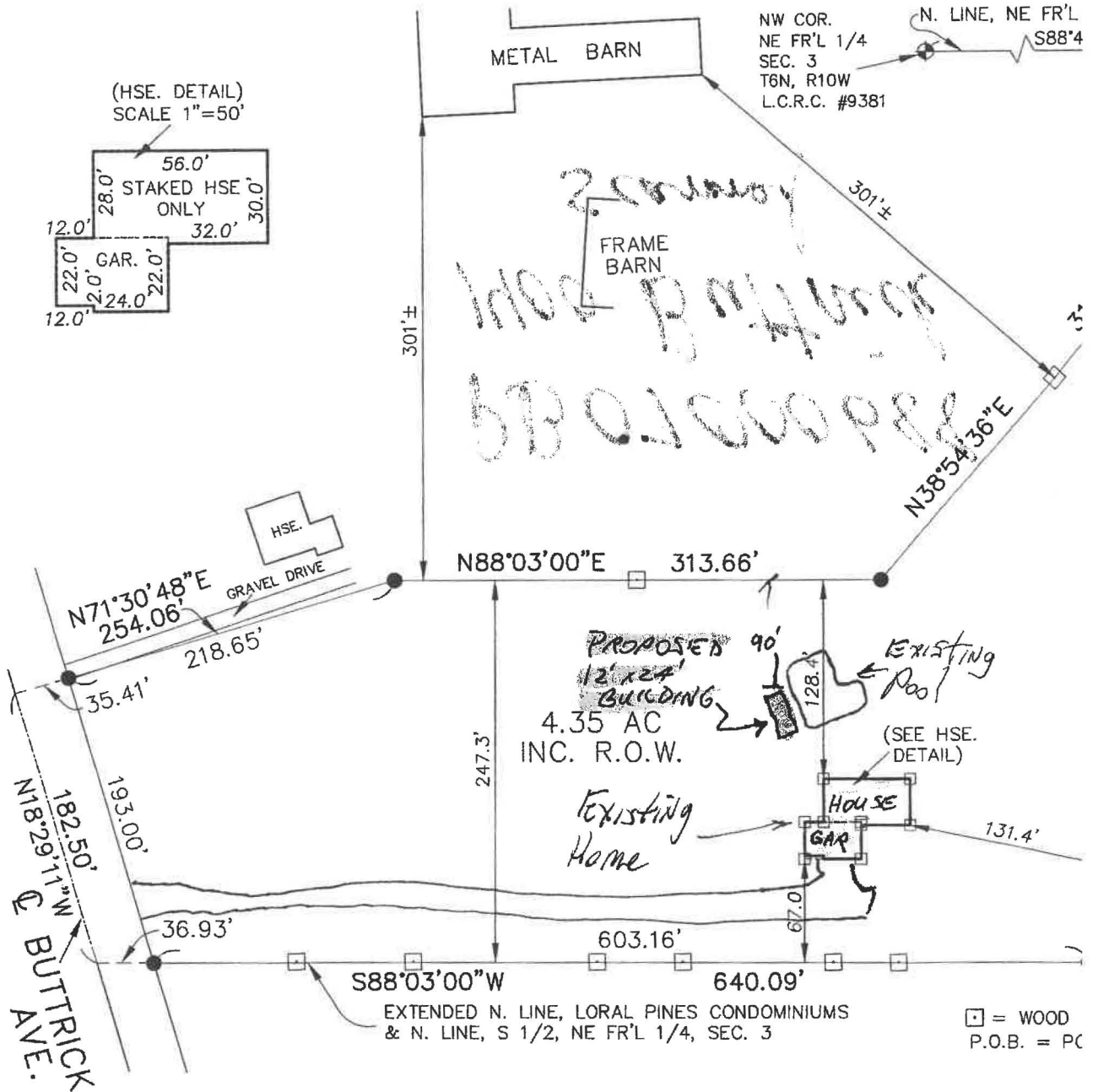
DATE:  
 8/29/2022

SCALE:  
 1/4" = 1'0"

SHEET #:  
**4**

**Offsite - SCS01/603**  
**1400 Buttrick Ave SE**

*FOR 12' x 24'*  
*STORAGE*  
*BUILDING*



This survey was made from the legal description shown above. The description should be c with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

**STAFF REPORT**

STAFF REPORT: Case # 22-3769  
REPORT DATE: May 23, 2023 – completed June 8, 2023  
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals  
MEETING DATE: June 13, 2023  
PREPARED BY: Madison Smith-Jacoby

APPLICANT

**Dale Vanderschaaf**

STATUS  
OF APPLICANT: Property Owner

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

EXISTING ZONING OF  
SUBJECT PARCEL: ARC

GENERAL LOCATION: just east of 36<sup>th</sup> Street and Buttrick Avenue SE

PARCEL SIZE: 3.84 acres

PROPERTY LOCATION: **3671 Cherry Lane SE**

EXISTING LAND USE  
ON THE PARCEL: Residential

ADJACENT AREA  
LAND USES:  
N: Residential  
E: Agricultural/farmland  
S: Residential  
W: Residential

ZONING ON  
ADJOINING PARCELS:  
N: ARC  
E: ARC/FP  
S: ARC  
W: ARC

**STAFF COMMENTS:**

- A. The applicant is requesting a variance to build within the side yard setback.
- B. The existing garage is setback 32.6' from the side yard property line. The request is for a 7.4' variance.
- C. The applicant would like to expand the existing accessory building. This addition will increase the height to the midpoint of the roof to 14.5' resulting in a 40' side yard setback requirement, thus requiring the 7.4' variance.
- D. The parcel's 3.86 acres allows for two accessory buildings so, the expansion of one does not seem excessive.
- E. Proposed is an addition of 1,120 square feet built at 28' x 40' connected onto the north side of the existing garage and will be 12' from the home. This satisfies Cascade's zoning requirement of 10' between structures.
- F. The overall square footage, with addition, will be 780sqft. + 1,120sqft. = 1,900sqft. This application does require two-part approval and will go to the Planning Commission for special use permit to build an accessory building over 832sqft. if granted a variance.
- G. The neighbor to the north called to ask about the plans. He sees no issue with the request.
- H. Location of water and septic are not confirmed. Please refer to the applicant for location of any well or sewer etc.

**Criteria for Approval**

**According to section 9.07 of the Sign Ordinance, a variance may be granted by the Zoning Board of Appeals where the literal application of the Ordinance would create a Genuine hardship for the sign user and the following criteria are met. Before the Zoning Board of Appeals reaches a decision, they shall consider the following findings of fact:**

<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.	The property has room to build in compliance in another location on the parcel. The applicant has enough acreage to build within setbacks. The existing placement of the garage creates a circumstance that is inherent to the property, as the applicant purchased the property as it is now.

<p>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)</p>	<p>The applicant built the accessory building in 2006 in its current location. The plans for the property evolved and this accessory building placement is what he has to work with for an addition. It could be argued the applicant can build a 28' x 40' accessory building in compliance. The applicant could choose to build the height in compliance with the setback standards. No extraordinary condition has been presented or found by staff.</p>
<p>That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.</p>	<p>The applicant has kept the height short enough to pursue the minimum variance of 6 inches to build 34 feet from the property line.</p>
<p>That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.</p>	<p>No complaints have been submitted in relation to this application. We don't believe this building to be injurious to the neighborhood.</p>
<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 situation is unique enough to not recommend an amendment to the Zoning Ordinance. The placement of the current garage is creating this request, as well as the applicant's preference for building.</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.

RECOMMENDATION

Staff recommends that this permit be DENIED due to ability to build in compliance with the zoning standards.

However, should APPROVAL be considered, I recommend the following conditions:

1. The accessory building is not used to run a business or for living space.
2. Any outdoor lighting adheres to the Cascade Township ordinance standards.

Attachments: Application Packet



# CASCADE CHARTER TOWNSHIP

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

### PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Dale VANDER SCHAAP  
 Address: 3671 Cherry lane  
 City & Zip Code: ADA 49301  
 Telephone: 616 299 7137  
 Email Address: dvdsg0@Yahoo.com

**OWNER: \* (If different from Applicant)**  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 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 checked="" 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:\*\*  
Add 28x40 Addition to Existing  
26x30 Garage

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

Scale 1" = 80'

▨ = Concrete

▒ = Asphalt

D = Description dimension

M = Measured dimension

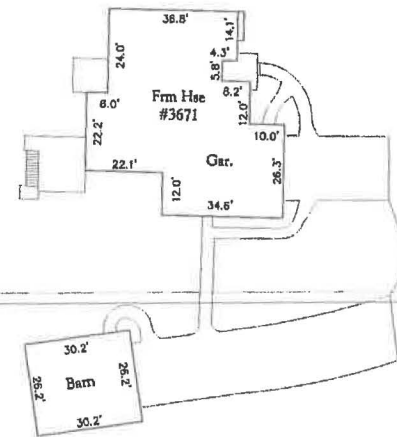
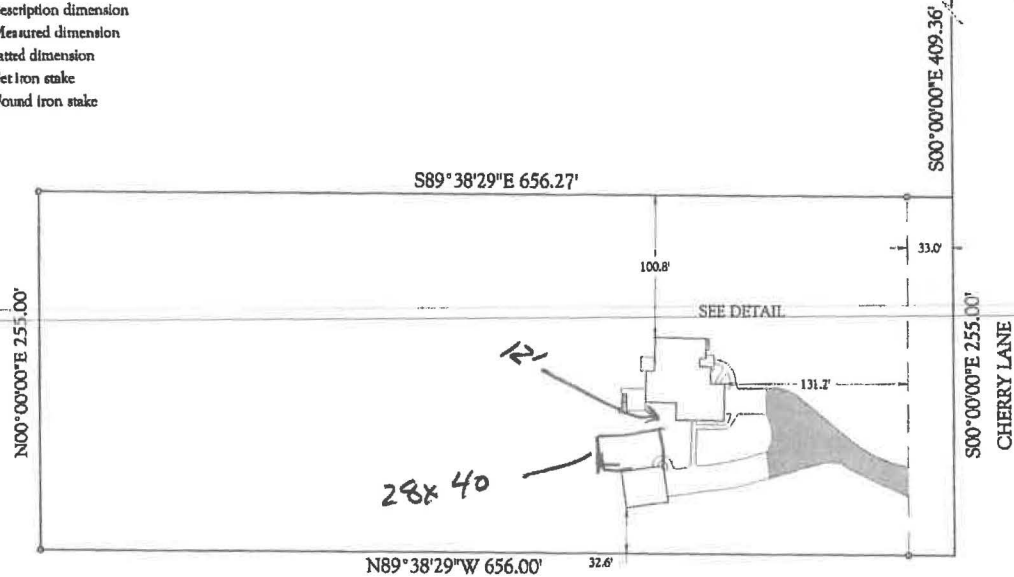
P = Platted dimension

● = Set Iron stake

⊙ = Found Iron stake

N 1/4 Cor.  
Section 23  
T6N, R10W

SCALE 1:40



Property Description:

Land situated in the Township of Cascade, County of Kent, State of Michigan, described as follows:  
 Part of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 23, Town 6 North, Range 10 West, described as:  
 Commencing at the North 1/4 corner of said Section 23; thence South 00 degrees 00 minutes 00 seconds East along the East line of said Northwest 1/4 of said Section 23, 409.36 feet to the point of beginning; thence continuing South 00 degrees 00 minutes 00 seconds East along said East line of said Northwest 1/4 of said Section 23, 255.00 feet; thence North 89 degrees 38 minutes 29 seconds West (recorded as North 89 degrees 39 minutes West) along the South line of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 23, 656.00 feet; thence North 00 degrees 00 minutes 00 seconds West parallel with said East line of said Northwest 1/4 of said Section 23, 255.00 feet; thence South 89 degrees 38 minutes 29 seconds East parallel with said South line of the North 1/2 of the Northwest 1/4 of said Section 23, 656.27 feet (recorded as 656.00 feet) to the point of beginning.

Dale Van Der Schaaf  
3671 Cherry

Date:  
05/15/23

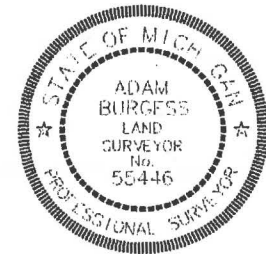
Drawn By:  
JTB

Project No.:  
2313406



2466 84th Street, SW, Byron Center, MI 49315  
616.437.2249 - burgesssurveying@gmail.com

This drawing was made from the description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



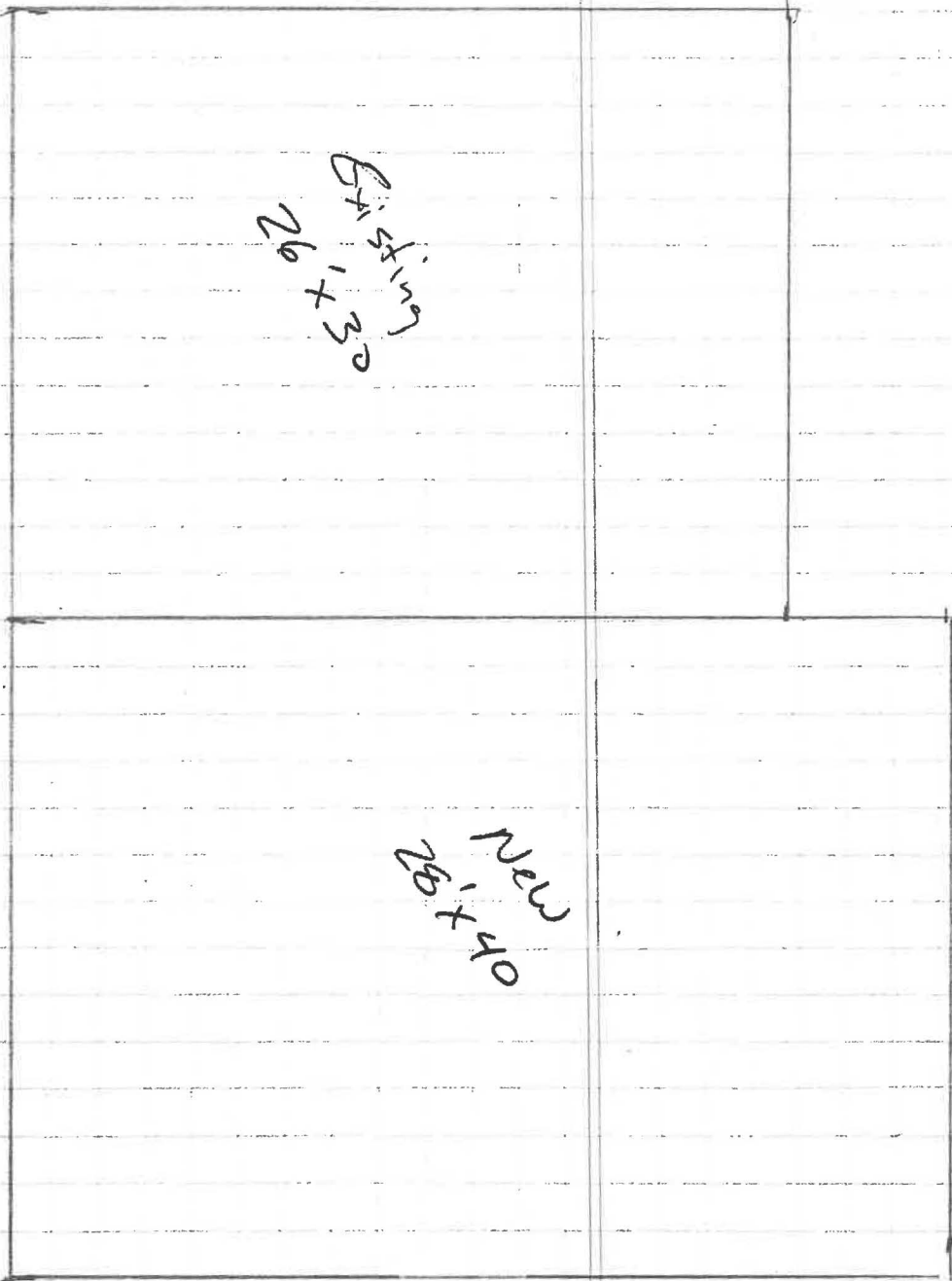
By: *Adam Burgess*  
Adam C. Burgess, Licensed Professional Surveyor No. 55446

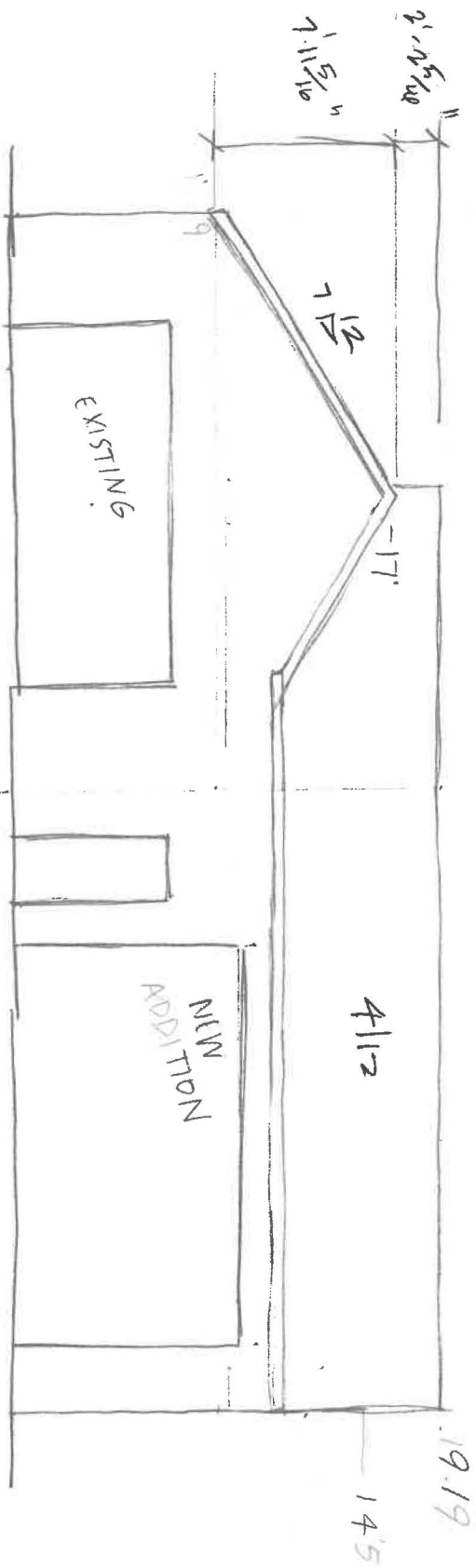
26' Existing

Existing  
26' x 30'

28' New

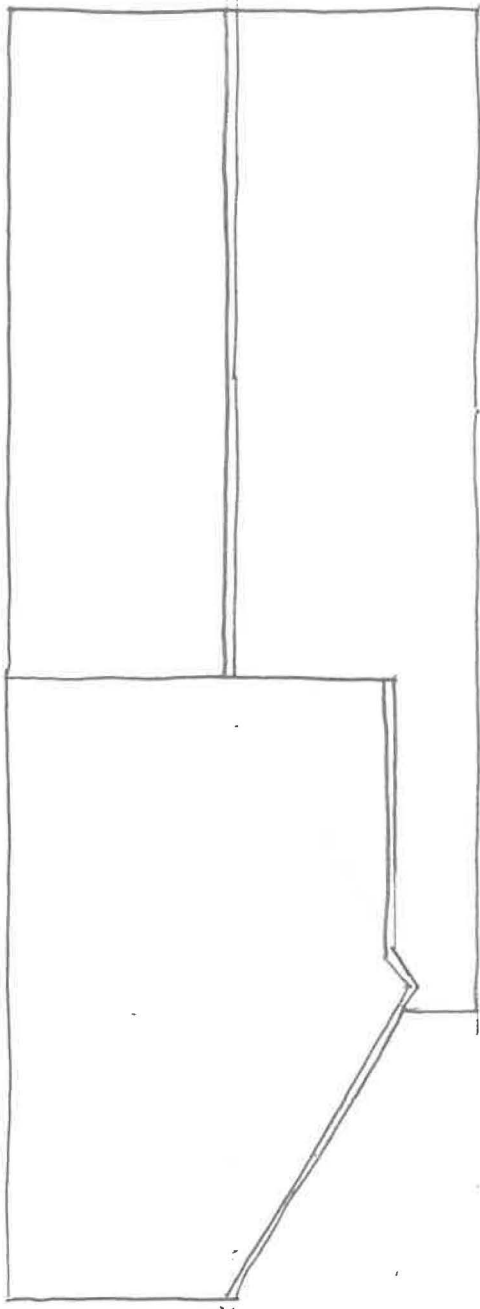
New  
26' x 40'

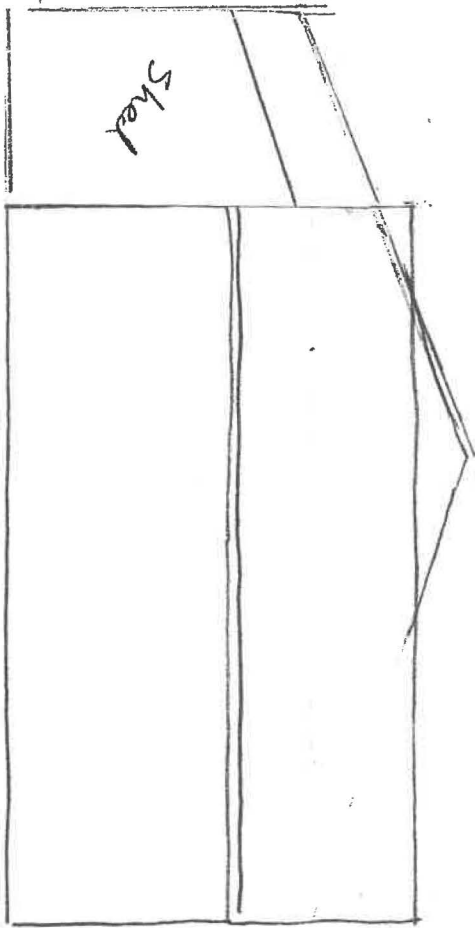




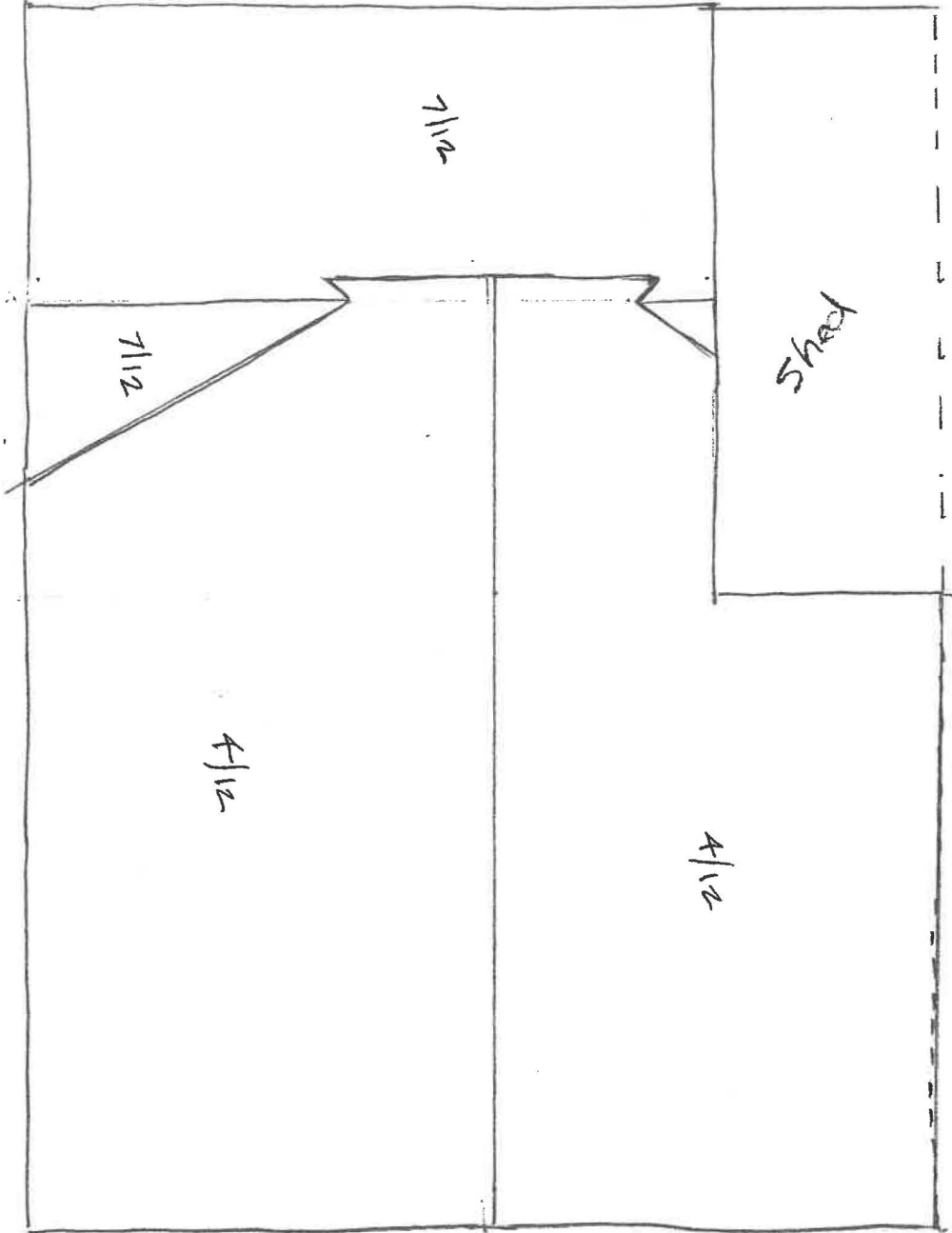
FRONT ELEVATION

REAR ELEVATION



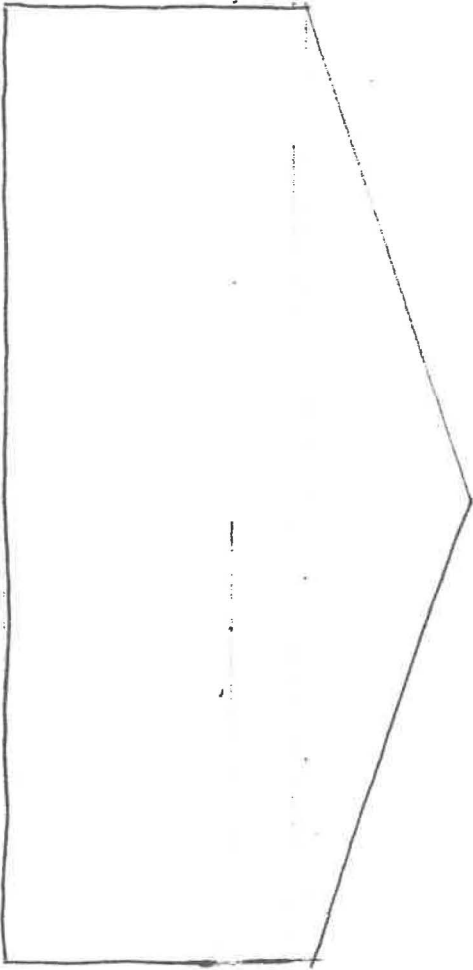


LEFT ELEVATION

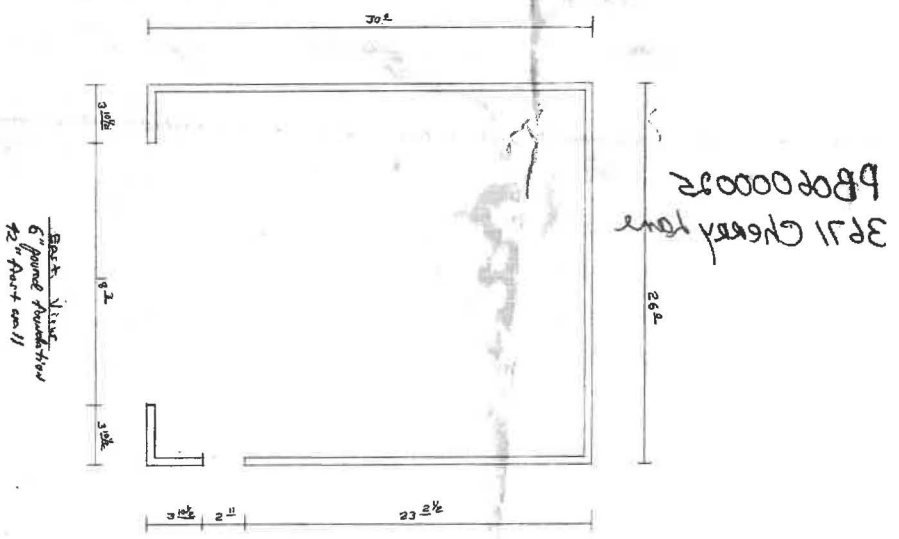
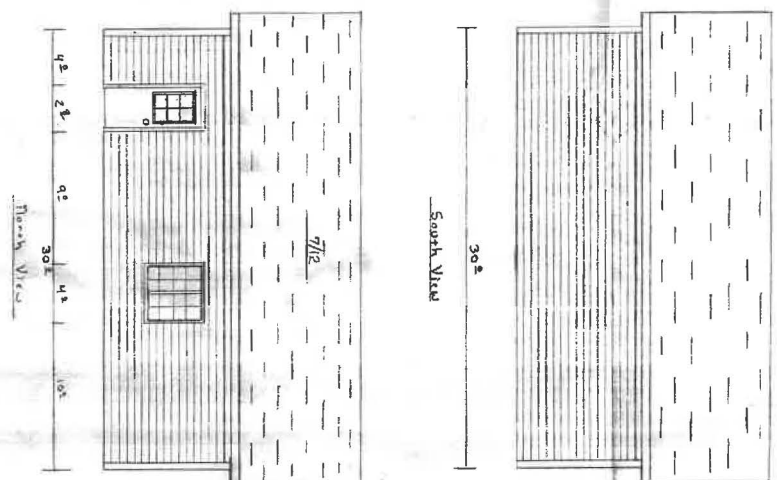
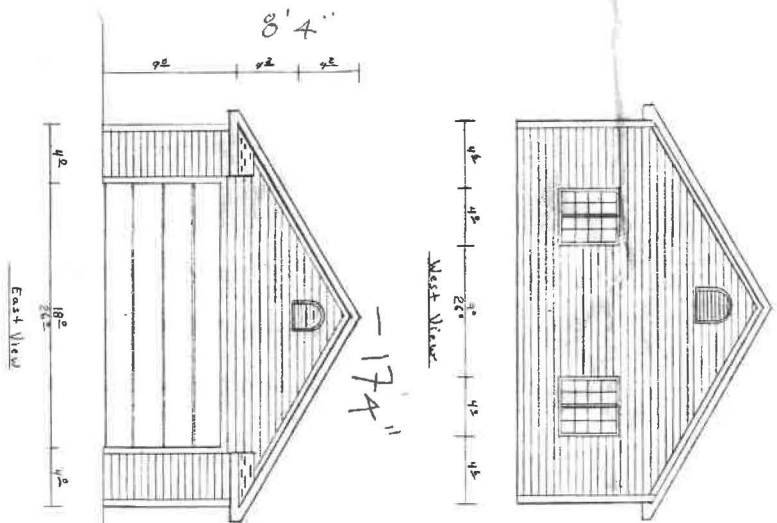


Roof Plan

RIGHT ELEVATION



#PB0600025  
 EXISTING ACC. BUILDING  
 APPROVED PLANS



Back View  
 6" poured foundation  
 42" in front wall

<b>Bohleig Schroeder</b> ARCHITECT 1234 Main St Anytown, CA 90210 (555) 123-4567	
PROJECT NO. 2024-001	DRAWING NO. 01
DATE 10/26/24	SCALE AS SHOWN
CLIENT TAG Homes, Inc.	PROJECT 3611 Cherry Lane