

**CITY OF HUDSONVILLE**

**Zoning Board of Appeals**

June 17, 2014

(Approved July 16, 2014)

**FORMAL: Approval of the May 20, 2014 Zoning Board of Appeals minutes  
3500 Barker Street – Daniel Besteman – Dimensional Variances**

**INFORMAL:** None

Present: VanDenBerg, Lubbers, Vander Maas, Hanson, Herweyer, Strikwerda and Schut

Absent: Leerar

**FORMAL SESSION:**

1. Chairman VanDenBerg called the meeting to order at 7:00 p.m.
2. A motion was made by Lubbers, with support by Vander Maas, to approve the May 20, 2014 meeting minutes.

Yeas 5, Nays 0

**3. 3500 Barker Street – Daniel Besteman – Dimensional Variance**

Chairman VanDenBerg opened the public hearing.

Daniel Besteman (Dutch) presented the application for a dimensional variance for 3500 Barker Street.

Here is the proposed variance:

|  | <b>3500 Barker Street</b>                                   | <b>Existing regulation</b> | <b>Proposed regulation</b> | <b>Variance required</b> |
|--|---|----------------------------|----------------------------|--------------------------|
|  | Building setback from right-of-way Section 4-7, Figure 4.1. | 40'                        | 37'                        | 3'                       |

The staff report was presented.

- Are there any plat restrictions on this property? No. It was platted in 1924, when restrictions were not typically included in a plat.
- Are there square footage requirements? Yes. This house meets the minimum requirements.

- Are there sound decimal restrictions from the railroad? No.
- Will there be a garage on this property. Yes, the existing garage will be moved with the house.

Harriet Kool – 3501 Barker Street. What was the process to bring the house to this property?

Dutch gave a review of how he acquired this house and the property.

- He has always liked the look of this house. Love INC was approached about moving it, they gave him the go ahead.
- Reviewed other lots, but no other lot would be financially feasible. Because of the location and being able to use the Hudsonville Public Schools property to move the house across since they are going to make changes to their property at the same time.
- He has some experience in moving homes; he has moved 8-10 homes and 11 barns in the past.
- Awarded a bid to purchase this lot. There were no other bids submitted.
- Will a moving company be hired to move this house? Yes, Rollaway Movers will move the house. They moved the house next door to this location too.

Chairman VanDenBerg closed the public hearing.

- It was asked how the square footage of this home compares to the existing homes in the area. This house is larger than average, but it will not be the largest house in the neighborhood.
- This lot was intended to be a residential lot. It has been unused for over 40 years.

**Are there unique circumstances or conditions that apply to your property?** Yes

- The 40' setback because of the railway.
- Rear lot line is on an angle due to the railroad tracks.
- The railroad tracks cause the lot depth to shrink going towards the east lot line where the lot depth is reduced to only 50'.

**Does the request of this variance go beyond the possibility of increased financial return for you, the applicant?** Yes

- The intent is to preserve a house that would otherwise be demolished.
- It is very expensive to move a house.

**Has the immediate practical difficulty been caused by anything other than what the applicant has done?** Yes

- This is an odd shaped lot which has the southeast corner “lopped off” due to the railway.
- It has a small triangle-shaped building envelope.

**Will granting this variance uphold the spirit of the ordinance, secure public safety, and uphold substantial justice to property owners in the district? In turn, will denying this variance prevent you, the applicant, substantial rights and privileges that others in the same zoning district are able to enjoy? Yes**

- The house that is proposed fits into the neighborhood where it is being moved to.
- It's a good use of our city's resources.
- A lot is used that otherwise is vacant and not ideal for new construction.

**Have you explored all possible alternatives? Please explain/list other alternatives and the reasons why these options are not feasible. Yes**

- This is an opportunity to preserve a nice house that would otherwise be demolished.
- Has looked at other locations. No other lots are feasible.

A motion was made by Lubbers, with support by Vander Maas to approve the 3' dimensional variance for a 37' building setback from the railway right-of-way for 3500 Barker Street where 40' is required according to City of Hudsonville Zoning Ordinance Section 4-7, Figure 4.1. This approval is based on the finding that the 5 questions are answered affirmatively for the revised building setback in accordance with Section 16-5 G of the Hudsonville Zoning Ordinance.

Yeas 5, Nays 0

**INFORMAL SESSION:**

4. **Welcomed new member** Brent Hanson, to the Zoning Board of Appeals.
5. **3108 Van Buren Street** – Ryan Zuiderveen fence variance update was given.

It was decided, after consulting with the city attorney, that a variance was not needed. Historically, it has been determined that a fence of over 3' cannot be located in front of the house on either street for a corner lot since both street sides are within the building setback area. The description is located under the heading 'front yard' and the definition of front yard is based on their only being one front yard, so it is not possible to have two front yard building setbacks.

6. **Next meeting** – Wednesday July 16, 2014 at 6:00 p.m.
7. A motion was made by Herweyer, and supported by VanDenBerg, to adjourn at 8:25 p.m.

Yeas 5, Nays 0

Respectfully Submitted,

Teri Schut  
Planning & Zoning Assistant