

GAINES CHARTER TOWNSHIP ZONING BOARD OF APPEALS – SPECIAL MEETING

Township Board Room - 8555 Kalamazoo Ave. S.E. Caledonia, MI 49316

Draft Agenda

7:00 p.m. – Wednesday May 12th, 2021

- I. Call to Order and Roll Call**
- II. Consideration of the Meeting Agenda**
- III. Consideration of February 10th, 2021 – Regular Meeting Minutes**
- IV. Inquiry of Conflict of Interest**
- V. Advertised Public Hearing**
 - 1. 7542 Regal Avenue SE (Residential-3)**
Dimensional variance to reduce rear setback from 35 to 18 feet to allow for construction of a new 976 square foot single-family house on a single parcel.
- VI. General Discussion Items**
 - 1. Standards for Use and Dimensional Variances**
- VII. Other Reports**
- VIII. Adjournment**

*Please note that advertised public hearings will not start before the noted time, but may start later due to the length of other agenda items. All interested persons are invited to attend and participate. Persons with disabilities needing accommodation for effective participation in the meeting should contact the Township Office at 616-698-6640 one week in advance to request mobility, visual, hearing or other assistance.

**DRAFT MINUTES OF THE GAINES CHARTER TOWNSHIP ZONING BOARD OF APPEALS
FOR THE REGULAR MEETING HELD ON
February 10, 2021
Via Zoom Meeting
GAINES CHARTER TOWNSHIP OFFICES
8555 KALAMAZOO AVENUE SE CALEDONIA, MICHIGAN 49316**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:01 pm by Chair Werkema. A quorum was present.

MEMBERS PRESENT: Wiersma, Hilton, Ringnalda, Werkema, Giarmo, Tietz (alternate)

MEMBERS ABSENT: None

OTHERS PRESENT: Dan Wells, Community Development Director
Others: Dave Hanko, Norm Buffum, Jennifer Jager

II. CONSIDERATION OF MEETING AGENDA

The agenda was accepted as presented.

III. CONSIDERATION OF MEETING MINUTES

November 11, 2020 - Regular Meeting Minutes

Motion: By Member Ringnalda, supported by Member Giarmo to approve the minutes for the November 11, 2020 Zoning Board of Appeals Regular Meeting.

Discussion: None

Ayes: Wiersma, Hilton, Ringnalda, Werkema, Giarmo

Nays: None

Abstain: None

Decision: Passed 5-0.

IV. INQUIRY OF CONFLICT OF INTEREST

Chair Werkema called for statements of conflict of interest. There were none stated.

V. ADVERTISED PUBLIC HEARING

1. 9345 Eastern Avenue SE (Agricultural-Residential)

Dimensional variance of 5 foot setback from access road boundary.

Chair Werkema called on applicant Norm Buffum and Engineer Dave Hanko.

Engineer Hanko reviewed the past variance gratefully. As the property was staked out 5 ft. more is needed for the building project.

Motion: By Member Ringnalda, supported by Member Giarmo, to enter Norm Buffum's comments and application materials into the public record.

Discussion: None

Ayes: Wiersma, Hilton, Ringnalda, Werkema, Giarmo
Nays: None
Abstain: None
Decision: Passed 5-0.

Chair Werkema turned to Planner Dan Wells for a presentation. Planner Wells reviews the variance request.

Member Tietz asks if the additional footage affects easement or poses other problems. Planner Wells explains the easement is sufficient.

Member Ringnalda asks for confirmation that the road is paved. Planner Wells concurs.

Member Hilton raises concern over the reduced vegetation buffer.

Member Giarmo states that the applicant has met all the standards of review of the township according to the review of the staff.

Member Wiersma agrees with Member Hilton's questions on the easement.

Chair Werkema opened the public hearing at 7:28 pm.

Chair Werkema closed the public hearing at 7:29 pm.

Motion: By Member Giarmo, supported by Member Ringnalda, to approve the dimensional variance request with no conditions based on the findings documented in the staff report.

Discussion: None

Ayes: Wiersma, Hilton, Ringnalda, Werkema, Giarmo
Nays: None
Abstain: None
Decision: Passed 5-0.

VI. GENERAL DISCUSSION

1. Elections of Officers

Chair Werkema opens Secretary nominations.

Motion: By Member Giarmo, supported by Member Ringnalda, to nominate Member Hilton as Secretary.

Discussion: None

Ayes: Wiersma, Ringnalda, Werkema, Giarmo, Hilton
Nays: None
Abstain: None
Decision: Passed 5-0.

Motion: By Member Ringnalda, supported by Member Giarmo, to close nomination of Member Hilton as Secretary.

Discussion: None

Ayes: Wiersma, Ringnalda, Werkema, Giarmo

Nays: None

Abstain: Hilton

Decision: Passed 4-0.

Chair Werkema opens Vice Chair nominations.

Motion: By Member Hilton, supported by Member Giarmo, to nominate of Member Ringnalda as Vice Chair.

Discussion: None

Ayes: Wiersma, Ringnalda, Werkema, Giarmo, Hilton

Nays: None

Abstain: None

Decision: Passed 5-0.

Motion: By Member Giarmo, supported by Member Wiersma, to close nomination of Member Ringnalda as Vice Chair.

Discussion: None

Ayes: Wiersma, Ringnalda, Werkema, Giarmo

Nays: None

Abstain: None

Decision: Passed 5-0.

Chair Werkema opens Chairman nominations.

Motion: By Member Hilton, supported by Member Giarmo, to nominate of Member Werkema as Chairman.

Discussion: None

Ayes: Wiersma, Ringnalda, Werkema, Giarmo, Hilton

Nays: None

Abstain: None

Decision: Passed 5-0.

Motion: By Member Giarmo, supported by Member Wiersma, to close nomination of Member Werkema as Chairman.

Discussion: None

Ayes: Wiersma, Ringnalda, Werkema, Giarmo

Nays: None

Abstain: None

Decision: Passed 5-0.

2. Consideration of 2021 Schedule

2021 schedule was accepted as presented.

3. 2020 Annual Planning Report

Planner Wells reviews the report and opens it up for questions.

Chair Werkema opens it up for questions. He questions scaling back the 9 standards of review to 4 standards of review that the State of Michigan has to simplify. The members agree.

Planner Wells will prepare a document to review the 9 standards comparing and contrasting them to the 4 standards from the State of Michigan.

VII. OTHER REPORTS

None

VIII. ADJOURNMENT

Motion: By Member Wiersma, supported by Member Ringnalda, to adjourn the meeting at 8:12 pm.

Discussion: None

Ayes: Wiersma, Hilton, Ringnalda, Werkema, Giarmo

Nays: None

Abstain: None

Decision: Passed 5-0.

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the February 10, 2021, Regular Meeting of the Gaines Charter Township Zoning Board of Appeals held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,

Don Hilton, Secretary
Gaines Charter Township
Zoning Board of Appeals

Dated: _____, 2021

Gaines Charter Township

Zoning Board of Appeals Memo

Meeting Date: May 12th, 2021

AGENDA ITEM: V.1

REQUEST: Dimensional Variance

ADDRESS: 7542 Regal Avenue SE

PARCEL NUMBER: 41-22-07-353-060

APPLICANT: Southwood, LLC/Dan Burrill

FILE NUMBER: 210319DB

PROPERTY ZONING DISTRICT: Residential-3

PROPERTY SIZE: 0.17 acres

REPORT BY: Dan Wells, Community
Development Director



OVERVIEW

The applicant requests a dimensional variance to construct a 976 square-foot (SF) single-family house with two bedrooms, one bath, and an attached two car garage on a vacant corner parcel in the Residential-3 (R-3) Zoning District. The basement level will remain unfinished for now but may be finished in the future with another bedroom and bath. The parcel is a legally non-conforming lot as it is only 7,737 SF in area, and 10,000 SF is required under current R-3 zoning. The size of the lot is a remnant of the Fontenelle Gardens plat.

The applicant desires to place the building in-line with homes on parcels to the north and west that conform to the standard 35-foot setback. As the parcel is a corner lot this means both the east and south yards are front yards that will conform to the 35-foot setback for front yards, as will the 8-foot setback for side yard (west property line). The dimensional variance request is for the rear yard, where the back of the proposed house lies 17 feet from the north property line. Normally the setback for a rear yard and a single-family home in R-3 is 35 feet, so the applicant requests a rear setback of 17 feet be granted.

The surrounding zoning is:

	NORTH: Residential-3	
WEST: Residential-3	SUBJECT PARCEL	EAST: Office-Service (Pine Rest)
	SOUTH: Residential-3	

STANDARDS OF REVIEW

The request has been reviewed using the applicable ZBA review standards of Section 26.8 (D) of the Zoning Ordinance “Powers, Duties, and Jurisdiction”, with consideration to the dimensional requirements of Section 7.3 in Chapter 7 “Medium and High Density Residential-3 Zoning District”. In addition, because the parcel is legally non-conforming, the proposed project must meet the standards in Chapter 21 “Nonconforming Lots, Structures and Uses”, and specifically Section 21.2 “Development of Nonconforming Lots of Record”. The Zoning Board of Appeals must find that all standards in this report are satisfied to grant a variance.

CHAPTER 7 MEDIUM AND HIGH DENSITY RESIDENTIAL-3 ZONING DISTRICT, SECTION 7.3 DEVELOPMENT STANDARDS

- The variance request, if granted, will be the minimum variance (i.e., the least variation or change from the particular requirement of the Ordinance involved) that will make possible the reasonable use of the land, structure, or building involved.**

Meets standard; The applicant is asking the ZBA to reduce the setbacks for a house that is yet to be built, but would be comparable in scale for this zoning district. As planned, the home is set back from the front yard boundaries in order to fit in with the existing development pattern of surrounding properties. Placement of the home with reduced rear setbacks is preferable to reducing front setbacks as it have the least impact on the fabric of the neighborhood.

2. **The granting of the variance will not be injurious or detrimental to neighboring properties or residents.**

Meets standard; The construction of the new house in its proposed location will not cause any injurious or detrimental conditions to the surrounding properties. The main impact of a residence at this location would be a visual impact to surrounding properties, but it is not so tall as to be out of character for the surrounding neighborhood.

3. **The variance will not be detrimental to the public welfare or change the essential character of the neighborhood.**

Meets standard; The building as currently planned does fit in with the established pattern of construction in this area. Lots in this area are generally 0.16 to 0.18 acre, and the single-family houses fronts are typically set back at 35 feet from the property line. Most homes in the immediate area are single story, and the apartment building to the north is two-story. The proposed home is slightly taller than average as it has a walk out basement, but isn't significantly higher. This home will fit in with established building patterns in the neighborhood.

4. **Whether the variance will impair the intent or purpose of this Ordinance.**

Meets standard; The intent and purpose of Section 5.4 of the ordinance is to promote consistent rules for placement of buildings and structures within the Residential-3 zoning district, and to buffer the buildings from surrounding property. The applicant has requested the minimum necessary rear setback variance to build the home, and meets setback requirements for the front and side.

5. **The problem or condition for which the variance is requested is not a self-created problem by the applicant or property owner (or their predecessors in title) as to the property involved.**

Meets standard; The physical building envelope is limited due to the plat layout rather than the applicants desire to place it at this location. It is unlikely a home typical of the neighborhood could be built without a setback variance due to the small scale of the lot.

6. **The condition or situation involved is not of so general or recurrent a nature that it would be more reasonable or practical for the Township to amend the provision of the Ordinance involved rather than to grant a variance for the condition or situation.**

Meets standard; Nearly all new buildings within the township are designed to fall within the building envelope as defined by setbacks. This parcel is located in a historically platted area of the township that was laid out under different zoning rules. The historic lot size restricts the area that can be reasonably built for a single-family home. Also, the Township did recently update the zoning ordinance to allow for setback averaging in this area, but that would not apply on this parcel as all the surrounding properties are consistently at 35-foot front setbacks.

7. **There are exceptional, unique, or extraordinary physical conditions or circumstances which directly relate to the property itself (including the land or a structure or building thereon) rather than the individual situation or desire of the applicant or property owner.**

Meets standard; The applicant has designed the home to rest on a reasonably developable portion of the parcel. The historic plat layout limits construction of a typical home for the area, forcing reduction of one setback at least.

8. The variance must be necessary for the preservation and enjoyment of a substantial property right which is similar to that possessed by other properties in the same zoning district and vicinity.

Meets standard; Property rights and enjoyment thereof—in this case development of a home—are limited by the boundaries of the parcel, and it can only be developed in a reasonable manner by reducing the rear setback.

9. As specified above, the ZBA must also find that the applicant has practical difficulty complying with the Ordinance provision or provisions at issue.

Meets standard. The size of the parcel presents a practical difficulty in designing a home typical for the area that would fit into current setback requirements. The proposed home has been located within the parcel to minimize extension into the typically required rear setback, and retains a buffer to the northern property to the maximum extent possible.

CHAPTER 21 NONCONFORMING LOTS, STRUCTURES AND USES, SECTION 21.2 DEVELOPMENT OF NONCONFORMING LOTS OF RECORD

- A. In any zoning district in which single-family dwellings are permitted, notwithstanding other limitations imposed by other provisions of this chapter, a single-family dwelling and customary accessory buildings may be erected on any single lot of record after the effective date of this Ordinance, subject to the following conditions:

1. Lot coverage by said dwelling and accessory buildings shall not exceed twenty-five (25%) percent of the total lot area.

Meets Standard. The footprint of the house and garage is 1,414 SF and the lot is 7,737 SF, so the house is 18% of the lot area.

2. Side yards may be reduced by the same percentage that the width of such lots bears to its own district requirements, provided that each side yard in no instance shall be less than five (5) feet. All other setback requirements shall be met.

3. **Not Applicable.** Proposed project meets 8-foot side yard setback requirement.

4. If two (2) or more parcels or lots, one of which does not contain a principal building, are located adjacent to each other or have contiguous frontage and are held or owned in single ownership of record, and if all or part of such lots do not satisfy the minimum requirements for lot width, lot area, street frontage, or other dimensions, such lots and parts of lots shall be used so as to meet the requirements for lot width and area.

Not Applicable.

- B. Any parcel of land in any Commercial, Office, or Industrial District that does not comply with the minimum lot area requirement and/or minimum lot width requirement for the district in which the parcel of land is located, may nevertheless be used for a use permitted in that district if all structures comply with the regulations and requirements of that zoning district, as well as the site plan review requirements of Chapter 25 – Site Plan Review, if applicable.

Not applicable. Lot is in R-3.

STAFF RECOMMENDATION

Since all of the standards for a dimensional variance are determined to be met for the proposed project, Staff recommends approval of the variance request with no conditions.



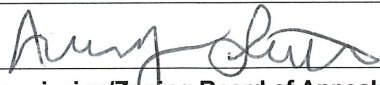
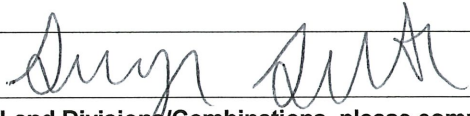
FILE NO. 210319 DB

Gaines Charter Township
8555 Kalamazoo Avenue SE
Caledonia, MI 49316
Phone (616)6986640 Fax (616)698-2490



Zoning Board of Appeals Application

Project Address	7542 Regal Ave SE	
Owner Name	Anthony Smith and Skylar Smith	
Owner Address	149 Barry St SE, Grand Rapids, MI 49548	
Parcel Number(s):	41-22-07-353-060	41-22-
Description of Proposed Project/Use	New house on non-conforming lot. We are requesting a rear yard variance of 18 feet (35' reqd) to allow a 17 foot rear yard.	

Applicant/Contact	Dan Burrill, Southwood LLC
Phone/Email	616-292-3876 isell@grar.com
"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application	
Signature	 
For Planning Commission/Zoning Board of Appeals requests, and Land Divisions/Combinations, please complete the appropriate Worksheet as part of your application packet – See staff for more information	

Township Use Only

Current Zoning District:	RL-14	RL-10	R-3	R-4	C-1	C-2	O-S	I-1	I-2	PUD	A-R	A-B
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☐ One/Two-Family Construction	☐ Rezoning/PUD Rezoning	☐ Land Division
☐ Special Use Permit Request	☐ PUD Amendment	☐ Text Amendment
☐ Zoning Board of Appeals Request	☐ Site Plan Review	
☐ Subdivision/Site Condo Review	Other _____	

DENIED _____	APPROVED _____	APPROVED, WITH CONDITIONS _____	WITHDRAWN _____
ZONING ADMINISTRATOR SIGNATURE _____		DATE _____	

FILE NO.

210319DB

Site Plan

Please Show:

The property lines and their dimensions

The location, dimensions, setbacks, minimum building openings and distance between all existing and proposed structures

The gross floor area, listed by floor level, including basements.

The location of all roads bordering or private drives/easements on the property

The location of all bodies of water, easements, utility lines, sidewalks, drives, septic systems, drain, and other improvements

Please Note: Setbacks must be measured from the edge of the street right of way (which is not the edge of the pavement) or from the edge of an access easement. Staff reserves the right to determine whether or not an application is complete.

SEE ATTACHED PLAN

Place site plan in this area(failure to do this may result in an incomplete application)



Gross Floor Area Calculations

Main Floor: _____ Second Floor: _____ Basement: _____ Total: _____ Garage: _____

Zoning Board of Appeals Applicant Worksheet

FILE NO.

Please indicate your request type and the applicable Section(s) of the zoning ordinance. Leave blank if uncertain.

☒ Dimensional (Area) Variance

Section(s) _____

☐ Use Variance

Section(s) _____

☐ Interpretation/Appeal of Zoning Administrator*

Section(s) _____

**For this requests, please attach in letter form your comments regarding the interpretation/appeal.*

Applicant Response to Standards of Review

1. Does the property have physical characteristics, such as narrowness, shallowness, irregular shape, topography, or natural features that inhibit compliance with the zoning ordinance (attach additional sheets if needed)?

Yes. The lot is a 80,000 sf corner lot with setback requirements of: front=35', street side=35', rear=35', and side=8'

2. If answered yes to #1 above, is (are) the physical characteristics) unique and not shared by neighboring properties?

Most of the neighboring parcels are 60' wide x 120' deep. Most of the existing houses have detached garages.

3. Was the alleged practical difficulty (dimensional variance) or hardship (use variance) created by an action of the applicant or previous property owner?

No.

4. Can the property be reasonably used for the use permitted in the zoning district without granting the variance?

No. Without the variance the buildable envelope would be 30' x 37'.

5. Is the variance the minimum necessary to permit reasonable use of the land and buildings, or would a lesser variance provide substantial justice to the applicant as well as other property owners in the area?

The variance would allow a 28' x 34' house with an attached 21' x 22' garage. This size house is similar to the existing houses nearby.

6. If granted, explained how the variance would not result in adverse affects on adjacent properties or alter the character of the area?

A house with an attached garage would provide larger setbacks and a greater value than one with a detached garage.

7. If granted, explain how the variance would not result in hazards such as dangers from fire or flood, or increased traffic congestion. That is, how will the public safety and welfare be observed and secured?

A new house on a vacant lot will not have a detrimental affect on public safety and welfare.

8. If granted, explain how the variance would not be contrary to the spirit and intent of the zoning ordinance.

A new house on a vacant lot will provide affordable housing without the added cost of additional infastructure while raising the value of the neighboring properites.

SITE PLAN

FOR: Dan Burrill
Southwood LLC
4249 Parkway Place SW, Suite A
Grandville, MI 49418



Proj	210097
File	7-5-11
Date	3/16/2021

DESCRIPTION: Lots 56 & 57, Fontenelle Gardens, part of the SW 1/4, Section 7, T5N, R11W, Gaines Township, Kent County, Michigan.

PROPERTY ADDRESS: 7542 Regal Ave SE

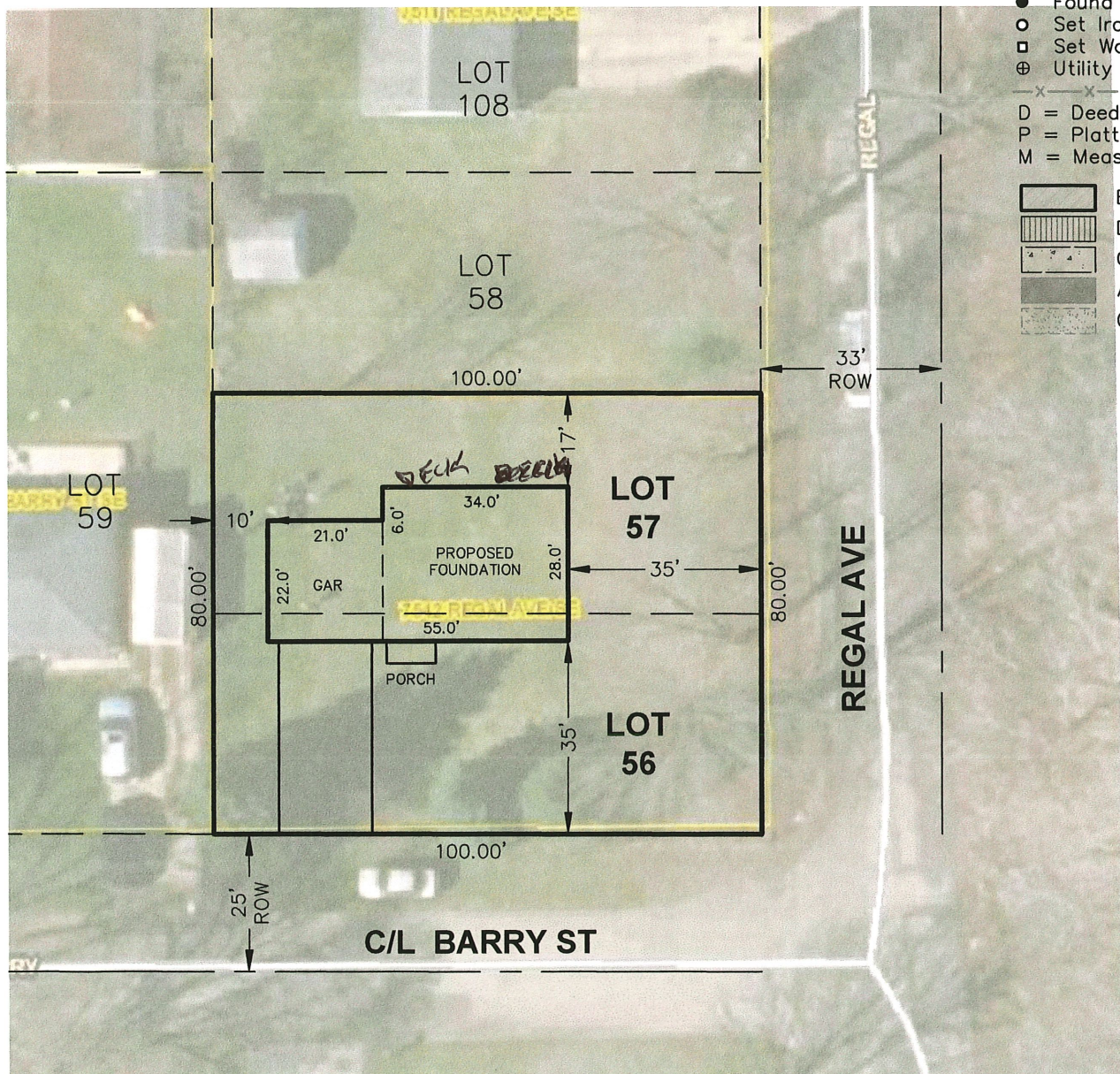
NOTE: The location of the proposed house including required building setbacks and elevations should be approved by the governing agency prior to staking or start of construction.



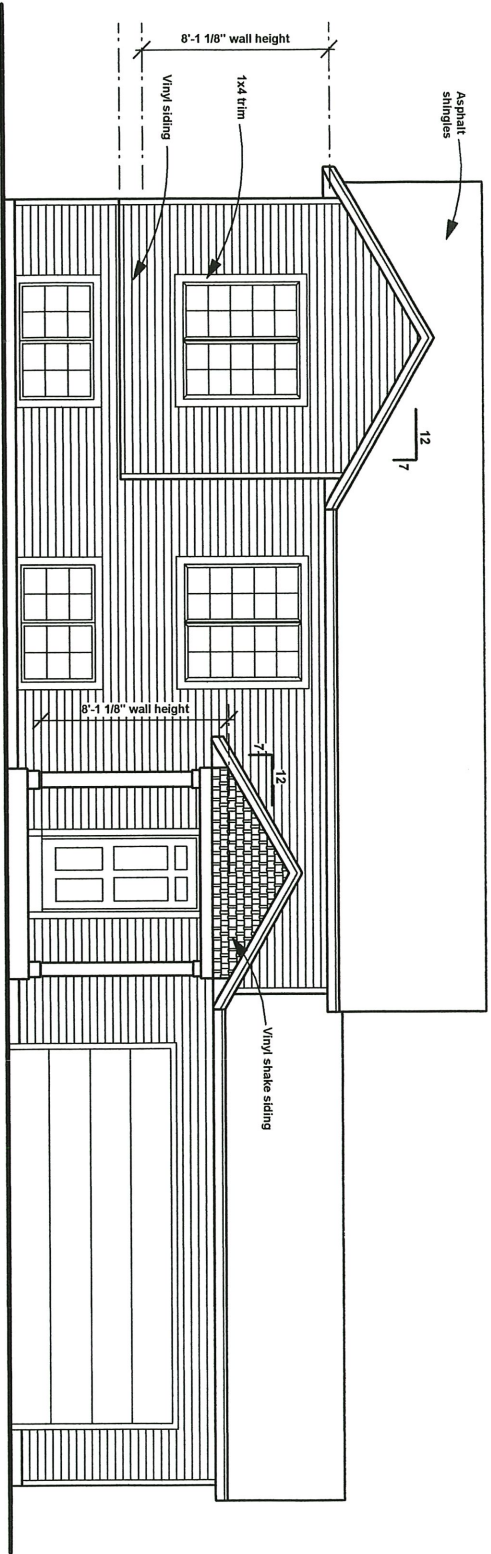
Scale 1" = 30'

LEGEND

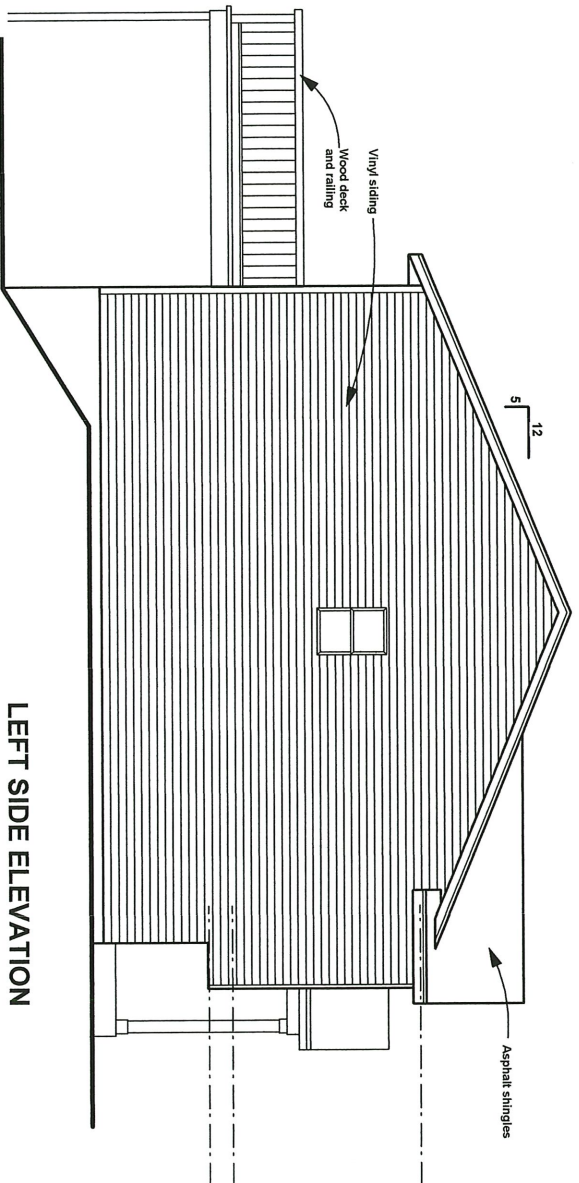
- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- ⊕ Utility Pole
- x-x- Fence Line
- D = Deeded
- P = Platted
- M = Measured
- Building
- Deck
- Concrete
- Asphalt
- Gravel



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



FRONT ELEVATION



LEFT SIDE ELEVATION

55' Bilevel - 976

Grandview Ventures

21224 4-30-12

Gaines Charter Township

Zoning Board of Appeals Memo

Meeting Date: May 12th, 2021

AGENDA ITEM: VI.1

REQUEST: Reduction of ZBA Standards

**REPORT BY: Dan Wells, Community
Development Director**

OVERVIEW

Zoning Board of Appeals has requested that staff review the number of standards that are applied to ZBA requests and determine if they can be reduced. Both ZBA and staff find the number of standards to be excessive and at times redundant. Staff has listed the standards below and will recommend retention or elimination for each.

USE VARIANCE STANDARDS- CURRENT

1. The variance request, if granted, will be the minimum variance (i.e., the least variation or change from the particular requirement of the Ordinance involved) that will make possible the reasonable use of the land, structure, or building involved.
2. The granting of the variance will not be injurious or detrimental to neighboring properties or residents.
3. The variance will not be detrimental to the public welfare or change the essential character of the neighborhood.
4. The variance will not impair the intent or purpose of this Ordinance.
5. The problem or condition for which the variance is requested is not a self-created problem by the applicant or property owner (or their predecessors in title) as to the property involved.
6. The condition or situation involved is not of so general or recurrent a nature that it would be more reasonable or practical for the Township to amend the provision of the Ordinance involved rather than to grant a variance for the condition or situation.
7. There are exceptional, unique, or extraordinary physical conditions or circumstances which directly relate to the property itself (including the land or a structure or building thereon) rather than the individual situation or desire of the applicant or property owner. In other words, the problem or exception or extraordinary circumstances or conditions must be inherent in the land, structure, or building involved.
8. The variance must be necessary for the preservation and enjoyment of a substantial property right which is similar to that possessed by other properties in the same zoning district and vicinity. (NOTE—a possible increased financial return shall not, of itself, be deemed sufficient to warrant a variance.)
9. As specified above, the ZBA must also find that unnecessary hardship will occur if a use variance is not granted.

USE VARIANCE- SUGGESTED

1. The variance is necessary due to the unique condition, location, or situation of that property and the Zone District.
2. The practical difficulty for which the variance is requested is not a self-created problem by the applicant or property owner (or their predecessors in title) as to the property involved.
3. The variance will not be detrimental to the public welfare, injurious to neighboring properties, or change the essential character of the neighborhood.
4. The variance is necessary because the land, building or structure cannot be reasonably used for any of the uses allowed in the Zone District.
5. Whether the variance is consistent with, and not materially impair, the purpose and intent of the Master Plan and the provisions of the Zoning Ordinance and District under consideration.

DIMENSIONAL VARIANCE STANDARDS- CURRENT

1. The variance request, if granted, will be the minimum variance (i.e., the least variation or change from the particular requirement of the Ordinance involved) that will make possible the reasonable use of the land, structure, or building involved.
2. The granting of the variance will not be injurious or detrimental to neighboring properties or residents.
3. The variance will not be detrimental to the public welfare or change the essential character of the neighborhood.
4. Whether the variance will impair the intent or purpose of this Ordinance.
5. The problem or condition for which the variance is requested is not a self-created problem by the applicant or property owner (or their predecessors in title) as to the property involved.
6. The condition or situation involved is not of so general or recurrent a nature that it would be more reasonable or practical for the Township to amend the provision of the Ordinance involved rather than to grant a variance for the condition or situation.
7. There are exceptional, unique, or extraordinary physical conditions or circumstances which directly relate to the property itself (including the land or a structure or building thereon) rather than the individual situation or desire of the applicant or property owner.
8. The variance must be necessary for the preservation and enjoyment of a substantial property right which is similar to that possessed by other properties in the same zoning district and vicinity.
9. As specified above, the ZBA must also find that the applicant has practical difficulty complying with the Ordinance provision or provisions at issue.

DIMENSIONAL VARIANCE STANDARDS- SUGGESTED

1. There are exceptional, unique, or extraordinary physical conditions or circumstances which directly relate to the property itself (including the land or a structure or building thereon) rather than the individual situation or desire of the applicant or property owner.
2. The variance must be necessary for the preservation and enjoyment of a substantial property right which is similar to that possessed by other properties in the same zoning district and vicinity.
3. The practical difficulty for which the variance is requested is not a self-created problem by the applicant or property owner (or their predecessors in title) as to the property involved.

4. The variance will not be detrimental to the public welfare, injurious to neighboring properties, or change the essential character of the neighborhood.
5. Whether the variance is consistent with, and not materially impair, the purpose and intent of the Master Plan and the provisions of the Zoning Ordinance and District under consideration.

STAFF RECOMMENDATION

Staff requests ZBA input on appropriate number of standards.

Amendment of the ZBA standards will require amendment of the zoning ordinance text, and will proceed to Planning Commission, two public hearings, and the Township Board for consideration.