



City of East Grand Rapids, Michigan

CITY OF EAST GRAND RAPIDS NOTICE OF PUBLIC HEARING

A public hearing will be held on the zoning variance application of Brandon Schad for the property at 3159 Lake Drive SE. The applicant has applied for a zoning variance for the following:

- Front Yard Setback (Chapter 50, Section 5.28.B) - The applicant is requesting a zoning variance for a front yard setback of 51'4", instead of the required established average front yard setback of 85'6". The applicant wishes to replace and enlarge the existing garage, as well as renovate first floor space and add additional square footage to the second floor.

The application and plans may be viewed in the Public Works Administration office at the Community Center, or by linking from this notice at www.eastgr.org/notices.

The City Commission welcomes your views in this matter. You may express your views at the scheduled meeting or by writing to the Mayor and City Commission at 750 Lakeside Drive SE, East Grand Rapids, MI 49506 or by email to the City Clerk at kbrower@eastgr.org. To be included in the hearing, written communications must contain the sender's name and address.

If you have any questions regarding this request, please contact the undersigned at (616)940-4817, or amizikar@eastgr.org.

Date: Tuesday, January 21, 2020
Time: 6:00 p.m.
Place: East Grand Rapids Community Center Commission Chambers
750 Lakeside Drive SE, East Grand Rapids, MI 49506

Aleksander P. Mizikar
Zoning Administrator



PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

750 Lakeside Drive, SE • East Grand Rapids, Michigan 49506
Telephone (616) 940-4817 Fax (616) 831-6121 www.eastgr.org



Request for Zoning Ordinance Variance



Date: 12-20-2019

Note to Applicant: Please pay careful attention to answer the questions in this application as accurately and completely as possible. This will give you the best possibility of your application appearing on the earliest agenda for action and for approval by the Board of Zoning Appeals.

All requests for a zoning variance are subject to a public hearing. The applicant will be advised of the hearing date, time and location and is requested to present a verbal summary of the request to the Board of Zoning Appeals prior to the public hearing. In addition, the City Services Office shall publish notice of the public hearing in a newspaper of general circulation in the local unit of government, as well as, provide notice of the public hearing to all property owners within a 300 foot radius of the subject property not less than fifteen (15) days before the date the application will be considered for approval per the Michigan Zoning Enabling Act. Per Sec. 5.100 of the City Code, a concurring vote of majority of the members of the Zoning Board of Appeals is required to approve a variance request.

The City Commission will only vote on your specific request and site plan. Your request will not be negotiated at the public hearing. It is the applicant's responsibility to supply adequate information to justify their request and to answer the required sections of the Zoning Ordinance.

A non-refundable filing fee of \$250.00 must accompany your application. A \$700.00 post construction fee is also required for retroactive variance requests.

Applicant Name: Brandon Schad

Address: 3159 Lake Drive SE

Property Address (if different than above):

Daytime Phone: (310) 947-9403

Legal Description of Property**:
(see attached survey)

***(Use Attachments if Necessary)*

Permanent Parcel (Tax) Number: 41-18-03-227-030

Briefly State the Requested Variance (Citing the specific section(s) of the Zoning Ordinance from which you are seeking a variance):**

Section 5.28.B Established Front Yard Setback

Established Setback: 85'-6" Proposed Setback: 51'-6"

***(Use Attachments if Necessary)*

Sec. 5.103(c) of the City Code provides criteria for variance review, which are based on competent material and substantial evidence. Please check all the items below which are applicable to your request for variance:

- a. The request of variance is based upon conditions and circumstances on the attached sheet which are unique to your property and not generally applicable to others in your neighborhood.

- b. The situation which causes you to seek a variance does not result from any action of yours. (see next page)
- c. A grant of the variance would do substantial justice to you as well as to other property owners and will not be of substantial detriment to neighboring properties.
- d. Compliance with the Zoning Ordinance would unreasonably prevent you from using the property or would be unnecessarily burdensome.

Narrative Statement:

Please attach a narrative statement that answers the following:

- a. What you wish to do with the property.
- b. Why you need the variance.
- c. The specific decision you seek.
- d. The reason your project cannot be accomplished within the requirements of the zoning ordinance.

Site Plan:


Two (2) copies of a detailed, *scaled* site plan and elevation drawing showing the nature of the variance request, including, but not limited to: property boundaries, existing and proposed structures, the distance from the property lines of each existing building or structure and of each proposed building or structure, height of all proposed structures, and show and label abutting street(s). *Additional information may be required by the Zoning Administrator.*

The Board of Zoning Appeals may attach conditions to the granting of a variance.

Please be advised that substantial steps toward effecting the variance must be taken within twenty-four (24) months of approval of a variance, or the variance will become null and void per section 5.104 of the City Code.



Signature of Applicant



Print Name

Signature of Property Owner
(If Different from Applicant)

Print Name

City of East Grand Rapids
City Services
750 Lakeside Dr. SE, East Grand Rapids, MI 49506
Phone 616.940.4817 FAX 616.831-6121



Brandon and Colleen Schad
3159 Lake Drive SE
Renovation and Addition

Narrative Statement

The following items address questions in the variance application and from the zoning administrator:

Variance Application

a. What do you wish to do with the property?

We wish to replace our existing inadequate garage with a new larger garage that will accommodate our vehicles, additional storage space, main floor laundry, and a new second floor containing additional bedrooms and associated spaces to accommodate our growing family.

b. Why do you need the variance?

The existing garage is entirely within the "Established Front Yard Setback," therefore no new construction would be allowed in that restricted area. We are unable to create the spaces we need.

c. The specific decision you seek.

We hope that city will decide to allow us to build within the "Established Front Yard Setback" per our plans.

d. The reason your project cannot be accomplished within the requirements of the zoning ordinance.

Our house was built before the neighboring houses. Those homes were built further from the road, establishing a front yard that restricts improvements to our existing garage and that area..

Zoning Administrator

1. The special conditions or circumstance that exist which are peculiar to the land, structure or building involved and which are not generally applicable to other lands, structures or buildings in the same district.

The special condition that does not exist in most cases in the district is that other areas have a more perceivable established front yard. Most front yards are more consistent in front yard depth than currently exist in our case.

2. That the specific conditions or circumstances do not result from the actions of the applicant.

These circumstances are not a result of our actions, but rather are the result of the actions of our neighbors choosing to build further from the road than required.

3. That authorizing a variance will not be of substantial detriment to the neighboring property and will not be contrary to the spirit and purpose of this chapter.

Authorizing a variance will not be a detriment to neighboring houses because our plans are only going to be 9' closer to the property line than exists. We are also planning to maintain the dense landscaping that partially screens the existing garage from view from the road.

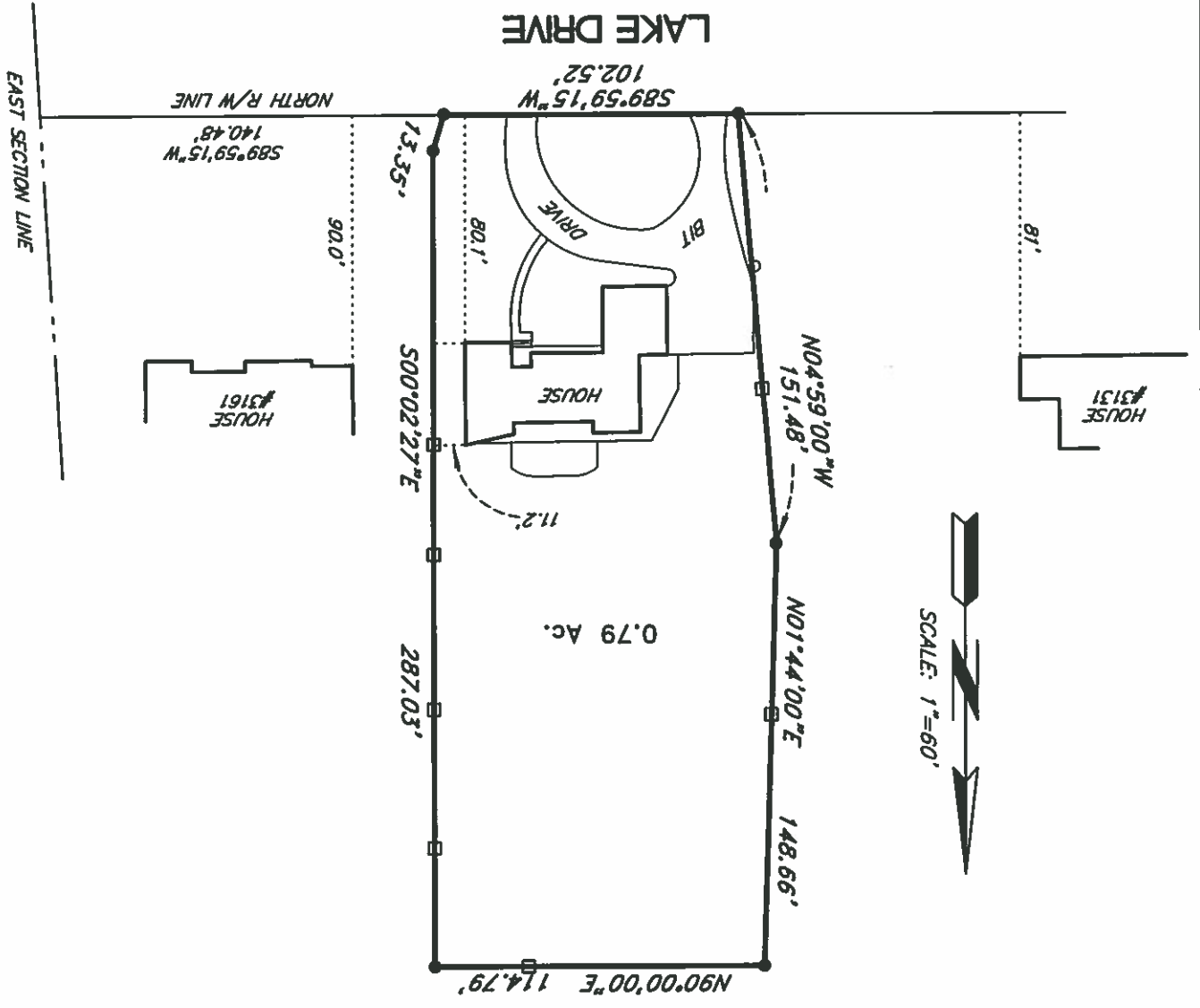
We are in the process of reviewing our plans with our neighbors and don't anticipate any objections from them.

RECEIVED
DEC 20 2019
By

Project No. 191396
Date: December 19, 2019
For: Barcarost, Robert
Via Design
44 Grandville Ave SW, #400
Grand Rapids, MI 49503
Prop. Address: 3159 Lake Dr SE

LEGAL DESCRIPTION FROM TAX RECORDS
Part of the Northeast 1/4, Section 3, T6N, R11W, City of East Grand Rapids, Kent County, Michigan, Commencing 140.48 feet S89°59'15"W along the North line of Lake Drive from the East Section line; thence S89°59'15"W 102.52 feet; thence N4°59'W 151.48 feet; thence N1°44'E 148.66 feet; thence N90°00'E 114.79 feet; thence S0°02'27"E 287.03 feet; thence S16°26'58"W 13.35 feet to the Place of Beginning.

NOTE:
A title insurance policy was not provided at the time of this survey. One should be obtained to compare for accuracy of legal description and easements of record.



I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

LEGEND
○ - IRON STAKE - SET
● - IRON FOUND
□ - WOOD STAKE
R - RECORDED DIMENSION
D - DEED DIMENSION
P - PLATTED DIMENSION
M - MEASURED DIMENSION
C - CENTERLINE
x-x - FENCE LINE

Roosien & Associates
SURVEYING AND ENGINEERING
5055 PLAINFIELD AVENUE, NE
GRAND RAPIDS, MICHIGAN 49525
TELE. (616) 361-7220
FAX (616) 361-1822



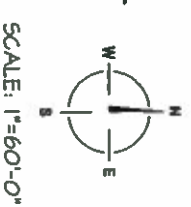
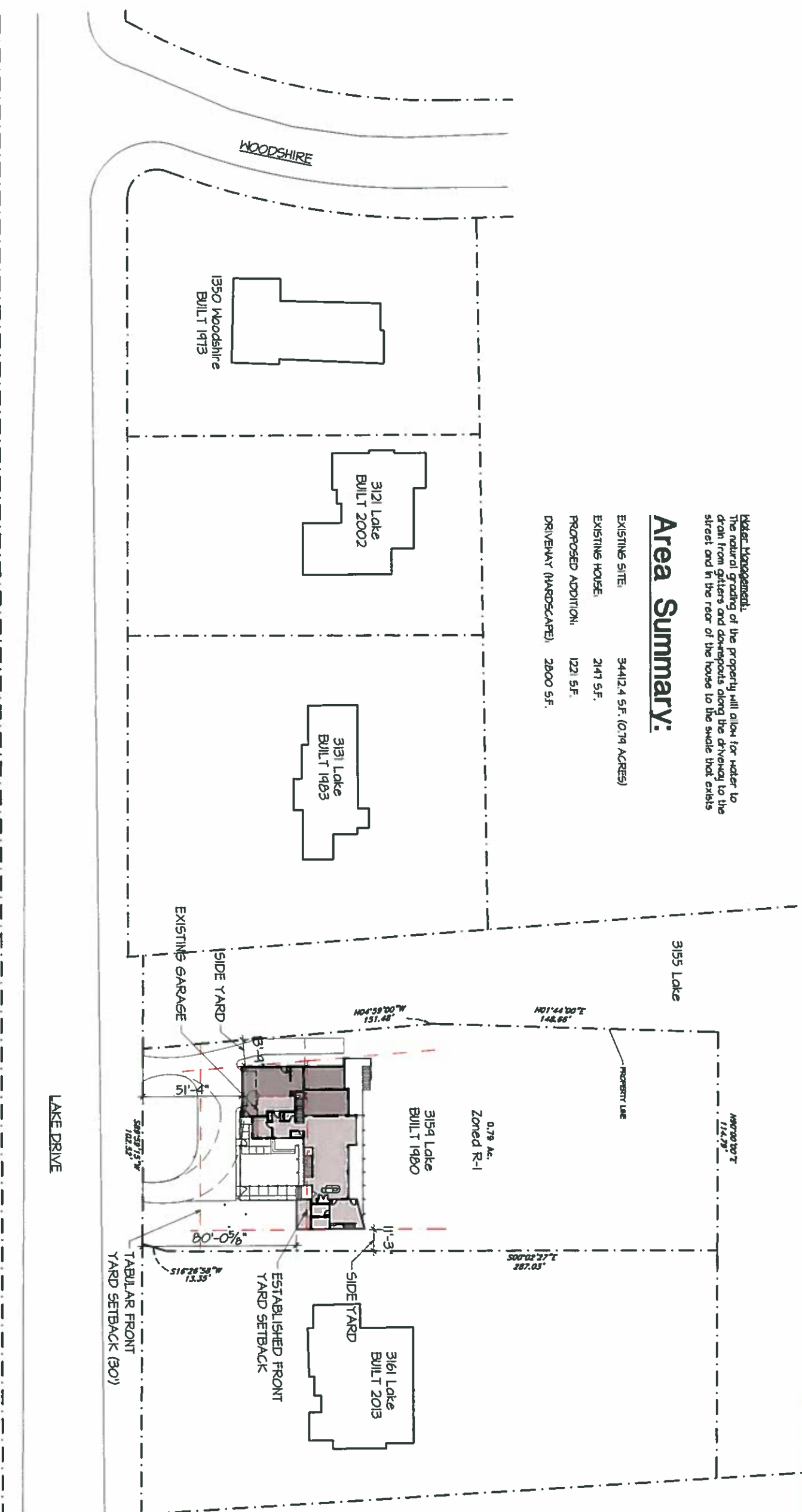
By *[Signature]*



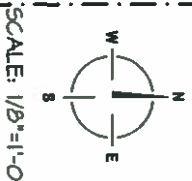
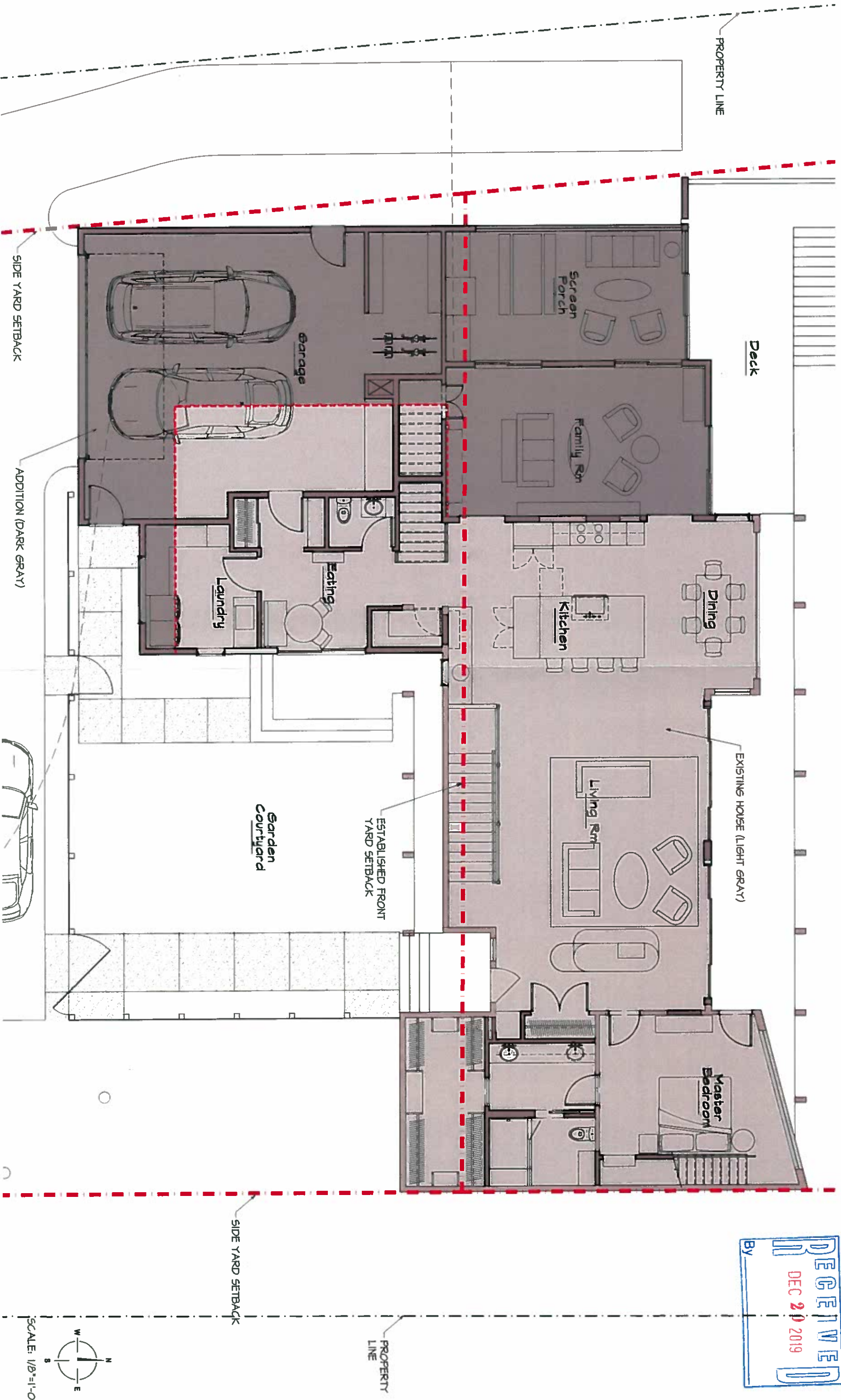
Water Management:
 The natural grading of the property will allow for water to drain from gutters and downspouts along the driveway to the street and in the rear of the house to the swale that exists

Area Summary:

EXISTING SITE: 34412.4 S.F. (0.79 ACRES)
 EXISTING HOUSE: 2147 S.F.
 PROPOSED ADDITION: 1221 S.F.
 DRIVEWAY (HARDSCAPE): 2800 S.F.



RECEIVED
DEC 20 2019
BY



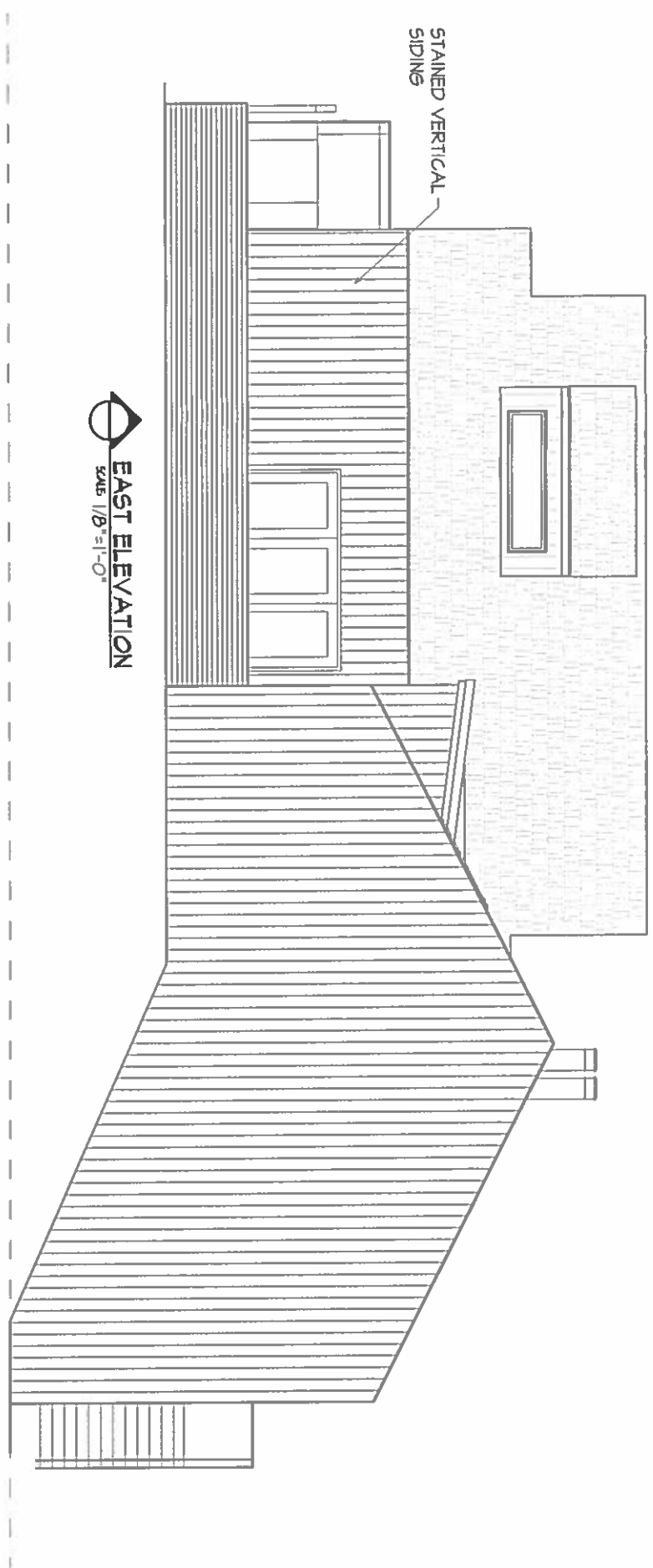


Via
design

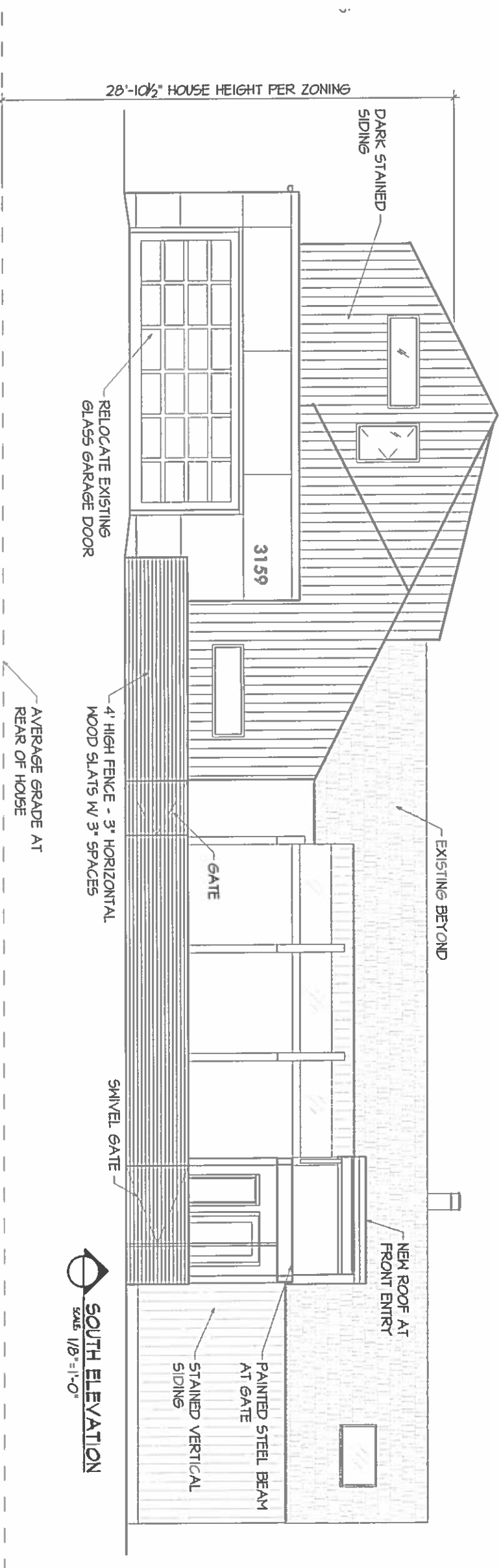
44 Grandville Ave SW, Grand Rapids, MI
www.viadesign-inc.com 616-774-2022

Brandon and Colleen Schad
Renovation and Addition

3159 Lake Drive SE
Perspective
12-19-19



EAST ELEVATION
SCALE 1/8" = 1'-0"

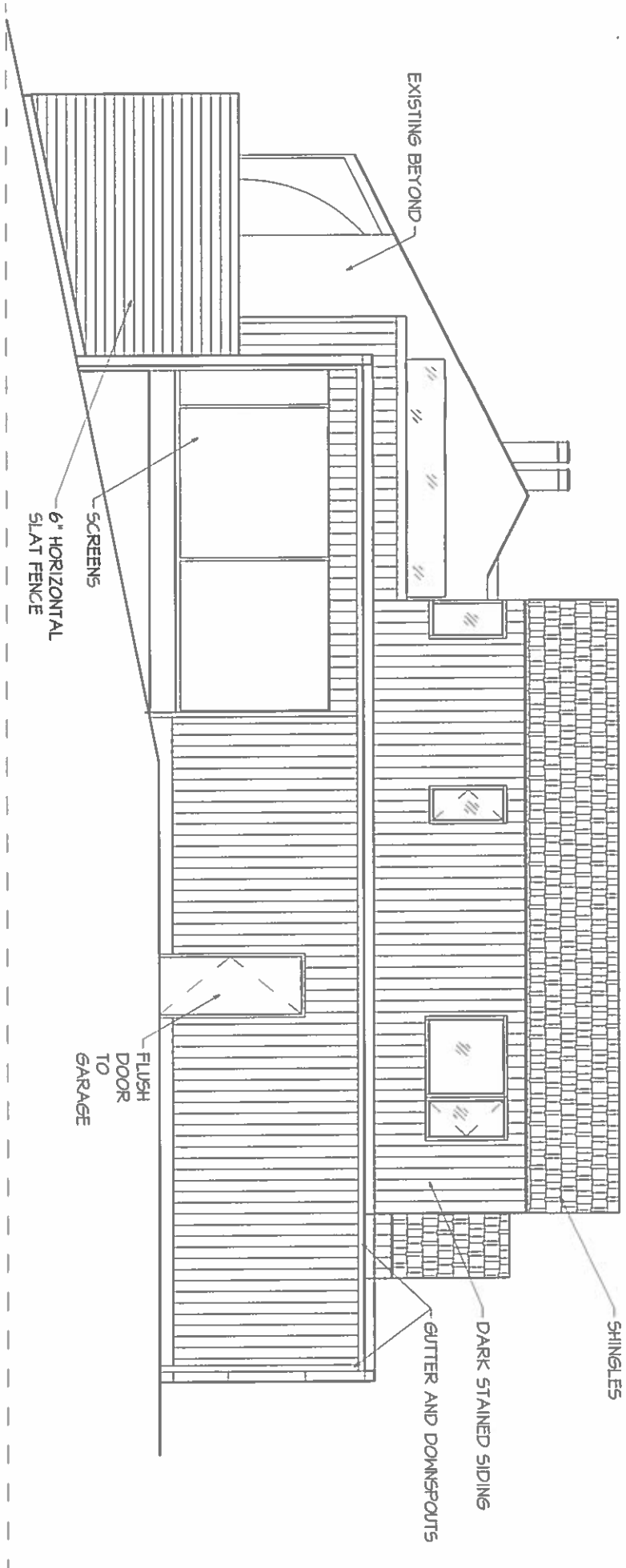


SOUTH ELEVATION
SCALE 1/8" = 1'-0"

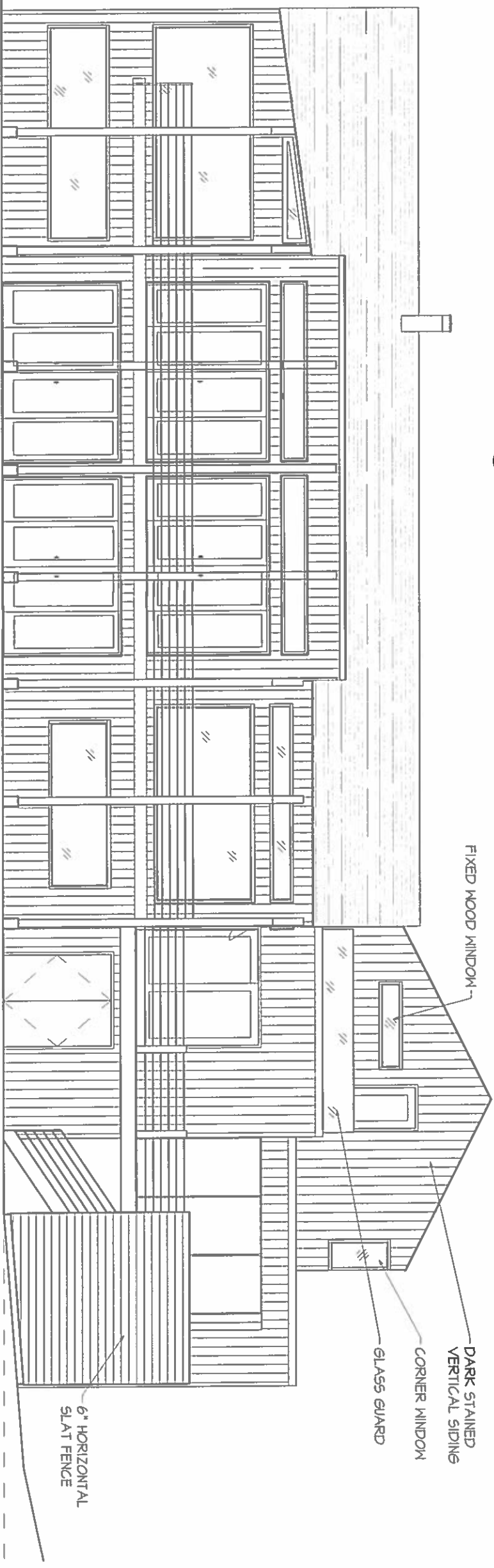
Brandon and Colleen Schad
Renovation and Addition

3159 Lake Drive SE

Elevation
12-19-19



WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"