



# City of East Grand Rapids, Michigan

## CITY OF EAST GRAND RAPIDS NOTICE OF PUBLIC HEARING

(NOTICE 2 OF 2)

A public hearing will be held on the special land use request application of An Ly for the property address of 2128 Wealthy Street SE. The applicant is requesting to use the 2<sup>nd</sup> floor of the commercial building for one residential dwelling unit. Section 5.36 of the city's zoning ordinance lists residential dwellings above the ground floor of a commercial building as needing a special land use permit. The applicant states that this space used to contain an apartment, but has not been used for a period of time longer than a year. Due to the lack of continuation in residential usage, a special land use permit is now needed before the space can be used as an apartment again.

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](http://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](mailto: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](mailto:amizikar@eastgr.org).

Date: Tuesday, January 22, 2019  
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

84 notices sent  
let

**PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION**

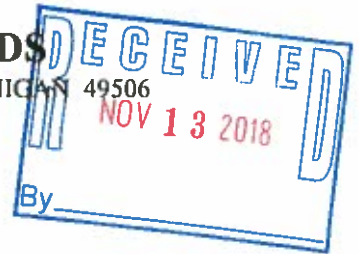
750 Lakeside Drive, SE • East Grand Rapids, Michigan 49506  
Telephone (616) 940-4817 Fax (616) 831-6121 [www.eastgr.org](http://www.eastgr.org)







**CITY OF EAST GRAND RAPIDS**  
750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506



**Zoning Review Application**

Project Name 2<sup>ND</sup> FLOOR Apartment  
 Property Address ~~2128~~ 2128 Wealthy St. SE GR, MI 49506  
 Permanent Parcel No. 41.14.33-252.001  
 Zoning District C-1  
 Current Property Use Vacant - ~~res~~  
Last use was an apartment

Type of Request (Check)	Fee
<input type="checkbox"/> Site Plan Review (Sketch Plan)	\$200
<input type="checkbox"/> Site Plan Review (Complete)	\$500
<input type="checkbox"/> Amendment or Rezoning Application	\$800
<input checked="" type="checkbox"/> Special Use Permit	\$500
<input type="checkbox"/> Planned Unit Development	\$1,000

Escrow fees are also required.  
(\$1,000 initial deposit.)

Project Description 2<sup>ND</sup> floor apartment has been vacant for some time. Space is being remodeled for apartment use again

(Attach separate sheet if necessary.)

Contact Information (Please provide email addresses.)

	Company	Address	Contact Person	Daytime Phone
Applicant	AN THE LY	2328 GRANITE ST SE GRAND RAPIDS MI 49508	AN THE LY	(616) 635-0575
Owner	LIEN YU	1426 KINGCROSSING RD CALIDONIA - MI 49316	LIEN YU	(616) 540-0916
Developer				
Designer	Roots Construction	2445 Oakwood dr SE EGR, MI 49506	Kevin Luciani	616.450.2147

See the back of this form for items that must be attached to this application at the time of submission.

*Luan Yu*

Property Owner Signature

11/13/2018

Date

*[Signature]*

Applicant Signature (if different)

11/13/2018

Date

2128 Wealthy St SE  
East Grand Rapids, MI 49506

## **SPECIAL LAND USE PERMIT REQUEST**

### **PROJECT NARRATIVE**

This is a request for a Special Land Use permit for the second floor of the existing structure located at 2128 Wealthy St. SE

The application seeks approval for the second floor of the 2 story structure to be used as a residential apartment

Although vacant for several years the main floor of this structure is being renovated to become a restaurant. The second floor (also vacant for several years) was an apartment in its most recent use. The permit for the second floor apartment project has been approved.

Based on the 2<sup>nd</sup> floor size, configuration, and access it is our opinion that an apartment is the best and possible only suitable use for this space.

### **STATEMENT OF JUSTIFICATION**

The applicant, An Ly, submits the following information as evidence that this requested Special Land Use Permit meets the required standards as listed below:

**A special use application and shall be approved only when it meets all of the standards of this section and any specific standards that apply to the use as listed in Article 8.**

- A. The proposed use will comply with the general objectives and land use policies of the City of East Grand Rapids Master Plan.**

The proposed is consistent with the general land use and policies of City of East Grand Rapids Master Plan. In addition there is residential use in very close proximity to the North, South and West therefore returning the use of this space to an apartment is in alignment with surrounding areas

- B. The proposed use will be designed, constructed, operated, and maintained so it is appropriate and harmonious with the intended character and appearance of the surrounding area; will be compatible with the intent of the zone district; and will not change the essential character of the surrounding area.**

This space was always used as an apartment in the past. The renovations to update the apartment are all interior (with the exception of window and door updates). Structurally and aesthetically the building will remain exactly as it was historically. This historic building is and always has been compatible with the intent of the zone district.

- C. The establishment, maintenance, location, or operation of the use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in that zone district.**

This space was always used as an apartment in the past. The renovations to update the apartment are all interior (with the exception of window and door updates). Structurally and aesthetically the building will remain exactly as it was historically. Returning this space to the use of an apartment will therefore not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zone district.

- D. The establishment, maintenance, location, or operation of the proposed use will not be detrimental to or endanger the health, safety, or general welfare of any persons; will not be injurious to or conflict with the use or enjoyment of neighboring property for the purposes permitted; and will not result in any significant adverse impact on the natural environment.**

This space was always used as an apartment in the past. The renovations to update the apartment are all interior (with the exception of window and door updates). Structurally and aesthetically the building will remain exactly as it was historically.

Therefore the establishment, maintenance, location, or operation of the proposed use will not be detrimental to or endanger the health, safety, or general welfare of any persons; will not be injurious to or conflict with the use or enjoyment of neighboring property for the purposes permitted; and will not result in any significant adverse impact on the natural environment.

- E. The proposed use will not involve activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors**

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- F. Adequate utilities, highways, streets, access, drainage structures, police and fire protection, refuse disposal, schools, and other necessary services or facilities have been or will be provided to serve the proposed use; the proposed use will not place undue demands on public services or facilities that result in exceeding their capacity.**

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Therefore Adequate utilities, highways, streets, access, drainage structures, police and fire protection, refuse disposal, schools, and other necessary services or facilities have been or will be provided to serve the proposed use; the proposed use will not place undue demands on public services or facilities that result in exceeding their capacity.

- G. The proposed use will, in all other respects, conform to the applicable regulations of the zone district in which it is located, specific requirements of Article 8, all conditions of approval, and all other applicable provisions of law, ordinance, or statute.**

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Sincerely

  
An The Ly



Wealthy St SE

Lovett Ave SE

Lovett Ave SE

Wealthy St SE

Wealthy St SE

Wealthy St SE

Wealthy St SE

Wealthy St SE

2128 Wealthy Street Southeast

Rite Aid Pharmacy

Western Union

Rite Aid



**PROPERTY DESCRIPTION**

2128 Wealthy Street, SE  
EGR, MI 49506  
Parcel Number: 41-14-33-252-001  
Current Zoning Classification: C-1

**PROPERTY OWNER**

Lien Yu  
1426 King Crossing Road  
Caledonia, MI 49316  
616.540.0916

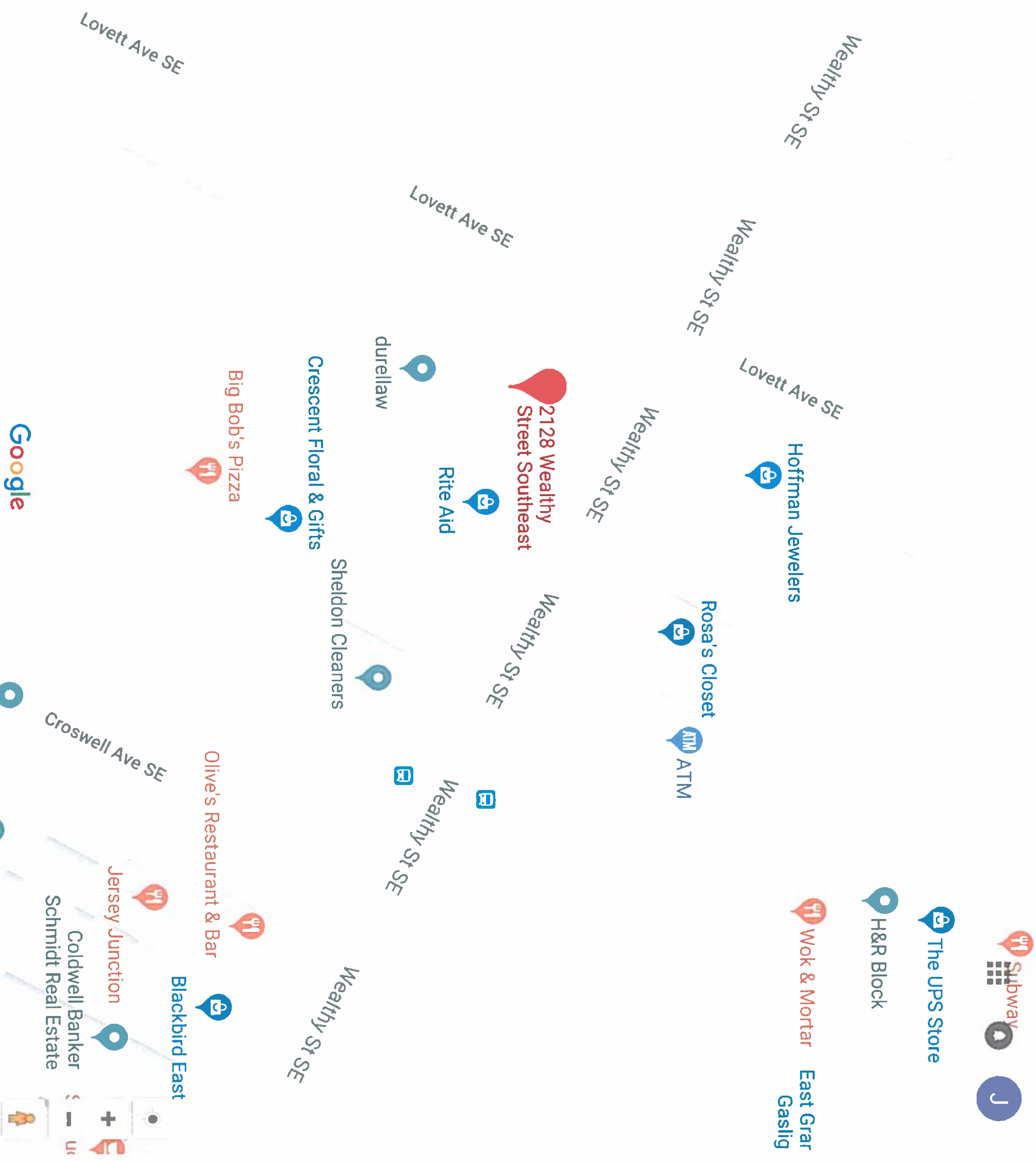
**APPLICANT**

An Ly  
2328 Granite Street, SE  
GR, MI 49508  
616.635.0575



**ROOTS**

CONSTRUCTION COMPANY  
Kevin Luciani  
2445 Oakwood Drive EGR, MI 49506  
616.450.2142



**SITE PLAN**

Page 2 of 2

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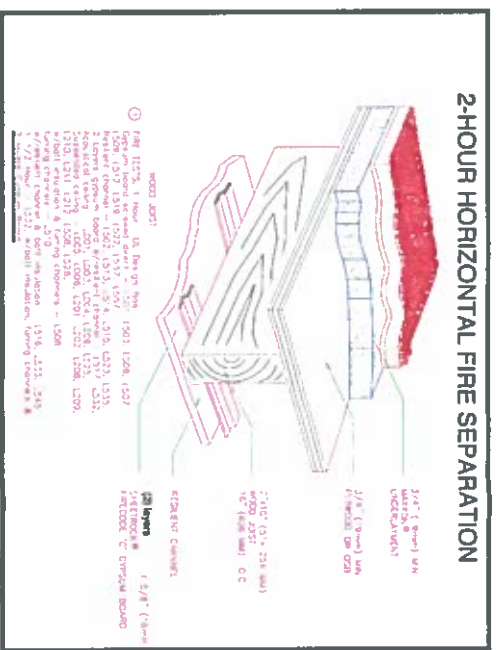
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**APPLICANT**

An Ly  
2328 Granite Street, SE  
GR, MI 49508  
616.635.0575



**2-HOUR HORIZONTAL FIRE SEPARATION**



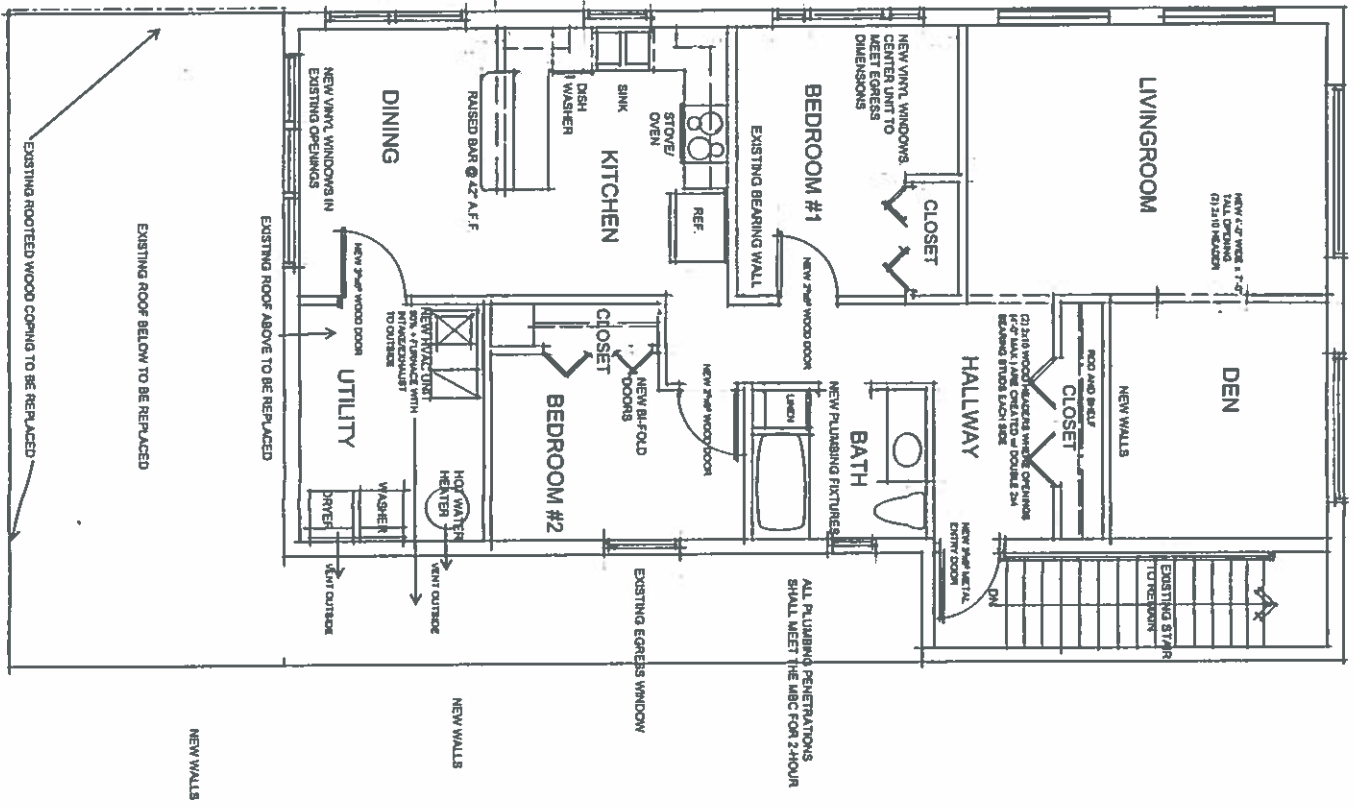
1. REMOVE ALL EXISTING PLASTER, WIRING AND PLUMBING FIXTURES.
2. EXISTING WOOD FLOOR TO RECEIVE 3/4\"/>

**BUILDING 2**  
**GENERAL NOTES: Review Based on the International Existing Building Code Level 2 Renovation,**  
**Chapter 7.**

1. THIS SPACE SHALL FOLLOW THE WORK AREA COMPLIANCE METHOD PER SECTION 101.5.2
  2. THIS SPACE IS AN EXISTING USE ROOM. CHANGES BY WORK AREAS MUST COMPLY WITH THE FOLLOWING:
  3. A TWO-HOUR HORIZONTAL FIRE SEPARATION PER TABLE 504 AND ACCORDING TO SECTION 711 OF THE IBC 2012.
  4. TYPE OF CONSTRUCTION: TYPE I-B, TABLE 503 (2,500 SQ. FT. MAXIMUM STORIES).
  5. ONE STORY 1,272 SQ. FT. OF A BUILDING SINGLE FAMILY APARTMENT SPACE SQUARE FOOTAGE.
  6. FIRE PROTECTION IS NOT REQUIRED PER SECTION 904.2.2. PROTECT AS FOLLOWS AND THEREFORE NOT REQUIRED:
  7. GENERAL ELECTRICAL REQUIREMENTS PER SECTION 904.2.2. PROTECT AS FOLLOWS AND THEREFORE NOT REQUIRED:
  8. GENERAL ELECTRICAL REQUIREMENTS PER SECTION 904.2.2. PROTECT AS FOLLOWS AND THEREFORE NOT REQUIRED:
  9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE, SECTION 906.1.
  10. ALL DOORS SHALL COMPLY TO MEET EGRESS REQUIREMENTS FOR THIS PROJECT.
  11. ALL DOORS SHALL COMPLY TO MEET EGRESS REQUIREMENTS FOR THIS PROJECT.
  12. FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE, SECTION 906.1.
  13. ALL APPLICABLE SUBTRADES ARE TO FOLLOW THEIR RESPECTIVE CODES.
- ELECTRICAL NOTES:**
1. FINISH AND INSTALL FIRST CLASS WORKING EXTENSIONS OF SYSTEMS, TESTED AND READY FOR OPERATIONS. FIELD VERIFICATION OF ALL WORK AND DIMENSIONS ARE REQUIRED, INCLUDING COORDINATION WITH OTHER TRADES. NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES (N.E.C. PLUS LOCAL OR STATE CODES, LAWS, ORDINANCES, RULES AND REGULATIONS INCLUDING OSHA) OBTAIN ALL PERMITS AND APPROVALS REQUIRED FOR OCCUPANCY.
  2. UTILIZE ANY/ALL OWNER'S STANDARDS OR SPECIAL REQUIREMENTS FOR THIS PROJECT.
  3. ALL CONDUCTIONS SHALL BE NEW.
  4. NMC CABLE (ROMEX) SHALL BE PERMITTED.
  5. CONDUIT OR SPECIAL CONDUIT SHALL BE SPECIFICATION GRADE RATED AT 30 AMPERES, 125 VOLTS AND BEAR THE NOTED.
  6. ALL BREAKERS TO BE SWD RATED, 1/2\"/>

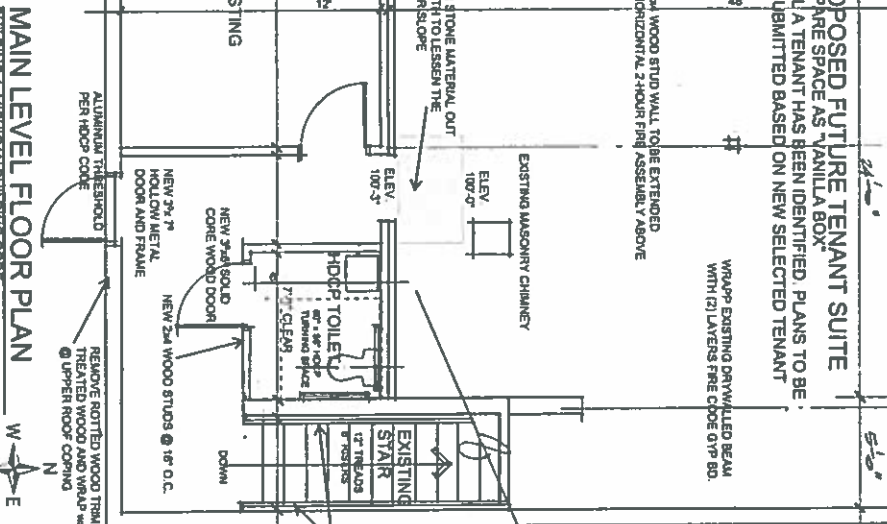
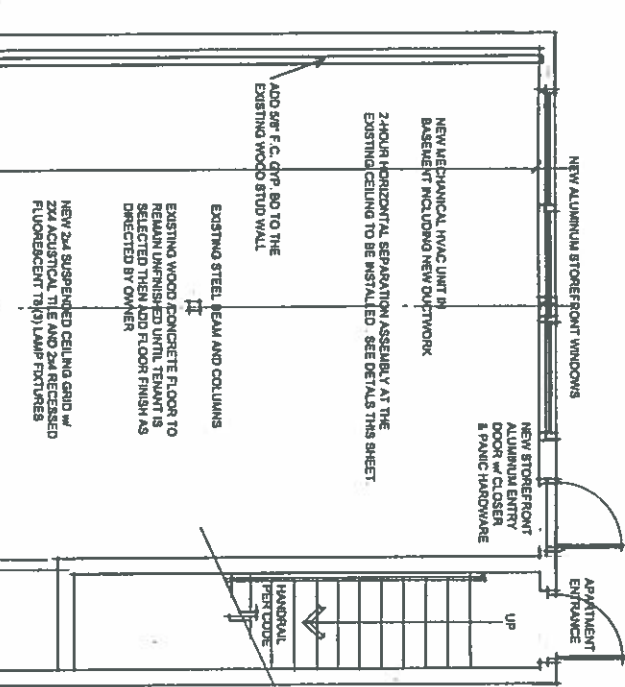
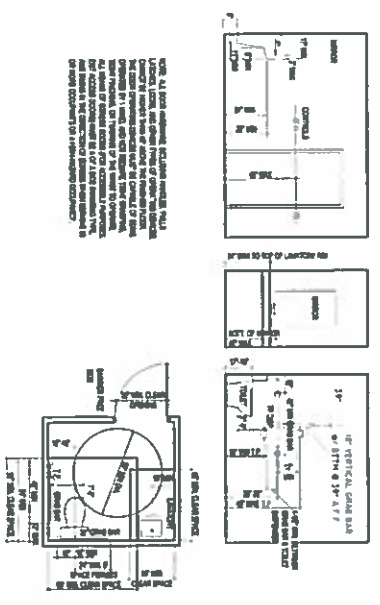
REMOVE AND REPLACE EXISTING RATED STEEL LATHES AT ALL WINDOWS TO MEET MRC REQUIREMENT

REMOVE EXISTING ROCK BALTIMORE LATHES AT ALL WINDOWS TO MEET MRC REQUIREMENT



**UPPER LEVEL FLOOR PLAN**  
 BUILDING 2: THE EXISTING BUILDING  
 SCALE: 1/4\"/>

**BARRIER FREE TOILET DETAIL**



**MAIN LEVEL FLOOR PLAN**  
 BUILDING 1: MICHIGAN BUILDING CODE  
 SCALE: 1/4\"/>



**ARCHITECTURE**  
 Timothy J Allspach  
 4040 Tallman Creek Dr. NW  
 Grand Rapids, Mich. 49534  
 Phone / Fax: 616-453-8050  
 E-Mail: tjallspach@tjallspach.com

**2128 WEALTHY STREET RENOVATIONS**  
 SINGLE FAMILY APARTMENT UPPER LEVEL, EAST GRAND RAPIDS, MICHIGAN

BUILDING PERMIT  
 OCTOBER 16, 2012  
 REVISED 11/02/2015  
 REVISED 11/09/2015