

CITY OF EAST GRAND RAPIDS
NOTICE OF PUBLIC HEARING

A public hearing will be held at the date, time, and place listed below on the application of Thomas and Carole Hammerslag of 2819 Cotswold Lane to split half of 203 Lakewood Drive and combine half 203 Lakewood Drive with 197 Lakewood Drive and the other half of 203 Lakewood Drive with 2819 Cotswold Lane resulting in two parcels instead of the current three parcels. All three parcels are currently under common ownership of Thomas and Carole Hammerslag. If approved, both properties and structure would be conforming to the R-1 Single Family Residential zoning requirements.

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.

Comments will be received at the scheduled meeting or may be submitted in writing to: East Grand Rapids City Commission, 750 Lakeside Drive SE, East Grand Rapids, Michigan, 49506, or by email to the City Clerk at kbrower@eastgr.org. To be entered into the record, written communications must contain the sender's name and address.

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

DATE: Monday, February 1, 2021
Time: 6:00 p.m.
Place: East Grand Rapids Community Center Commission Chambers
750 Lakeside Drive SE
East Grand Rapids, MI 49506

Doug La Fave
Interim City Manager



**LAND DIVISION/LOT COMBINATION
2819 COTSWOLD LANE , 197 & 203 LAKEWOOD DRIVE**

TO: East Grand Rapids City Commission
FROM: Paul LeBlanc
DATE: December 29, 2020
SUBJECT: 2819 Cotswold Lot Changes

Request

This is a request to split an existing lot and combine it with two adjacent lots. The subject property is comprised of three lots under single ownership surrounded by Lakewood Dr., Pioneer Club Rd., and Cotswold Ln. The intent is to split the middle lot (203 Lakewood) in half and attach the halves to the adjacent lots (197 Lakewood on the west and 2819 Cotswold on the east).

Existing Conditions

All three lots, as well as the surrounding area, are zoned R-1, Residential. The minimum lot size and width requirements in the R-1 District are 12,000 sq. ft. and 100 ft., respectively. While the existing Cotswold lot amply meets these requirements, the 203 Lakewood lot (proposed to be split) is nonconforming with respect to lot width (approximately 70 ft.). Both Lakewood lots contain more than sufficient lot area (approximately 17,000 sq. ft.). However, the 197 Lakewood lot is only about 70 ft. deep and, therefore, if developed, would likely need setback variances in order to have a building envelope of sufficient dimension.



Subdivision Regulations

Section 5.406 of the Subdivision Ordinance establishes standards regarding the division or combination of platted lots, as follow:

1. *Each resulting lot must have an area not less than required by chapter 50 of this title, as amended, for a conforming lot in the zone district in which the lot is located.*

This standard is met. Both resulting lots would have areas and widths exceeding the minimum R-1 requirements. In addition, the 197 Lakewood lot would gain additional depth to make it more usable as a buildable lot.

2. *Each proposed resulting lot must have adequate easements for public utilities from the lot to existing public utility facilities.*

This standard is met. Water and sanitary sewer services are available to both resulting lots. The Cotswold Lane property is already served. Utilities are available to serve the other lot from Lakewood Drive or an easement within the vacated right-of-way along Cotswold Lane.

3. *The proposed land division will not adversely affect adjacent uses or properties and will be consistent and harmonious with the character of adjacent properties in the surrounding area.*

The city commission's review will include consideration of the following:

a. *The conformity of the resultant parcels with zoning ordinance standards and the creation of parcels consistent and in harmony with parcels within 500 feet of the proposed split.*

This standard appears to be met. All surrounding lots are zoned R-1. The resulting lots (approximately 25,000 and 37,000 sq. ft.) would be of comparable size to all lots in the vicinity and, in some cases, larger than those lots.

b. *The location and size of the resultant parcels in relation to the size, shape, and area of lots in the surrounding area of the proposed split. For these purposes, parcels within 500 feet of the proposed split may be reviewed. In reviewing conformity with properties in the surrounding area, factors which should be considered are total size of the parcels created, the width of such parcels, and the width-to-depth ratio of the parcels.*

This standard appears to be met. As noted, the resulting lot sizes would exceed the district requirements and be comparable to lots in the vicinity. Their widths, likewise, would substantially exceed the 100 foot minimum required in the district. The newly created west lot (197 Lakewood) would have a width/depth ratio of approximately 1:2. The Cotswold lot is oddly configured, not unlike other lots in the vicinity. Due to its multi-sided and angular shape, the width/depth ratio is not applicable.

c. *The existence of and effect upon floodplain areas, wetlands, drainage courses, and terrain and the ability to develop building sites on each parcel without unreasonable disturbance of such features.*

This standard appears to be met. While the northwest corner of the resulting 197 Lakewood lot is low and contains a large water feature, the balance of the lot is buildable and could satisfactorily meet the setback requirements of the R-1 District. The 2819 Cotswold lot is already developed and would contain sufficient land area for expansion of the existing home, if desired.

d. *The relationship of front, side, and rear yards to yards and orientation of buildings on other existing parcels adjoining the proposed parcels. For these purposes, parcels within 500 feet of the proposed split will be reviewed.*

This standard appears to be met. Both resulting lots would be corner lots bordered by streets (public or private) on three sides. Regardless of its orientation, a home built on the 197

Lakewood lot would face another home on the opposite street. Again, the 2819 Cotswold lot already contains a home.

4. *The proposed land division will not place demands on public services, roads and facilities in excess of their current capacities.*

This standard appears to be met. If approved, the change would result in reducing the number of existing lots. As noted, both resulting lots are bordered on three sides by streets and utility services are already available.

5. *The city commission may attach reasonable conditions to the approval of the platted land division.*

Recommendation

Based on a review of the request in relation to the above standards, the resulting lots would:

- be harmonious with the surrounding lots and established character of the neighborhood,
- eliminate an existing nonconforming lot,
- create a new lot that could be developed without the need for variances, and
- not place demands on public services or facilities beyond their capacity.

Therefore, I recommend approval of the requested lot consolidation.



**CITY OF EAST GRAND RAPIDS
LAND DIVISION REQUEST APPLICATION**

Date: 12/21/2020

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 by the City Commission.

All requests for a land division 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 City Commission at the public hearing. In addition, the City Services Office will 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 500 foot radius of the subject property not less than fifteen (15) days before the date the application will be considered.

A non-refundable filing fee of \$300.00 must accompany your application.

Property Owner (1):	Thomas Hammerslag	Property Owner (2):	Carole Hammerslag
Address:	2819 Cotswold Ln SE EGR, MI 49506	Address:	2819 Cotswold Ln SE EGR MI 49506
Daytime Phone:	616-291-5466	Daytime Phone:	616-450-6543
Property Address (If different from above)	197 & 203 Lakewood	Property Address (If different from above)	197 & 203 Lakewood
Permanent Parcel No.	41-14-27-452-012 & -013 & -019	Permanent Parcel No.	41-14-27-452-012 & -013 & -019

This Land Division/Lot Split is to:

Create additional buildable lot(s)

Relocate existing property line between residences

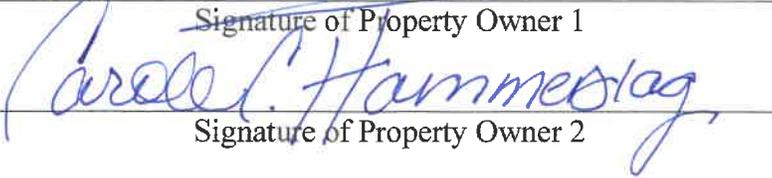
Other – Please describe: Combine parcel #41-14-27-452-012 with one half of parcel #41-14-27-452-013 to create a 105' wide lot. Combing half of parcel #41-14-27-452-013 with parent parcel #41-14-27-452-019

The following items shall be provided with the application (please attach all necessary documents):

- Legal description of property(ies). LOT 9 ALSO N 1/2 OF VACATED COTSWOLD LANE * LAKEWOOD HILLS SUB and one half of LOT 10 ALSO N 1/2 OF VACATED COTSWOLD LANE * LAKEWOOD HILLS SUB and
- A survey prepared by a registered surveyor of the parcel as it exists, including all buildings located on the parcel, and showing the proposed lot division or partition, including the minimum building setback lines as required for the zoning district in which the property is located for each parcel.

(over)

3. A copy of a title search showing restrictions and covenants applicable to the parcel. In addition, include any restrictions or covenants which the owner intends to place on the resulting parcels should the proposed land division be approved.
4. A statement of impact on properties in the surrounding area resulting from the proposed submission. This statement shall include, but not be limited to, a review of the standards set forth in Section 5.406A(3) of the code. (Copy attached.)
5. Other information as may be requested by city staff such as information regarding the location of drainage courses.

 Signature of Property Owner 1	12/21/2020 Date
 Signature of Property Owner 2	12/21/2020 Date

Do not write below this line – Office use only.

Commission Approval Date: _____

New Permanent Parcel ID # (s): _____

New Street Address(es): _____



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

To the City of East Grand Rapids

Thomas and Carole Hammerslag

RE: Kirsten Holz and James Fisher of 530 Greenwood Ave SE EGR, MI 49506 purchase of divided lot to build new home.

Item #4 from Land Division Request

In regards to parcel #'s below:

197 Lakewood SE Parcel #41-14-27-452-012

203 Lakewood SE Parcel #41-14-27-452-013

2819 Cotswold Ln SE Parcel #41-14-27-452-019

We are proposing to split 203 Lakewood equally between 2819 Cotswold Ln and 197 Cotswold Ln. Per attached survey.

As far as effects on surrounds properties our land is bordered on all four sides by Pioneer Club, Lakewood and Cotswold Ln.

PARENT PARCEL DESCRIPTION

The following described premises situated in

The City of East Grand Rapids, County of Kent and State of Michigan to wit: Lots 9, 10 and 11 of Lakewood Hills Subdivision, also the North 1/2 of vacated Cotswold Lane, Kent County Records, AND Lot 12 of Lakewood Hills Subdivision, also Commencing at the Northern corner of said Lot; thence Southeasterly along Southerly line of Lakewood Drive 127.8 feet to beginning of this description; thence Southerly along Westerly line of said Drive to Northernly line of vacated Cotswold Lane; thence Westerly along Northernly line of said line to said West line; thence South along the West lot line extending to center of vacated Cotswold Lane; thence Easterly along centerline of said land extending to easterly line of Lakewood Drive; thence Northernly along said East line to a line perpendicular to beginning; thence Westerly along said line to beginning.

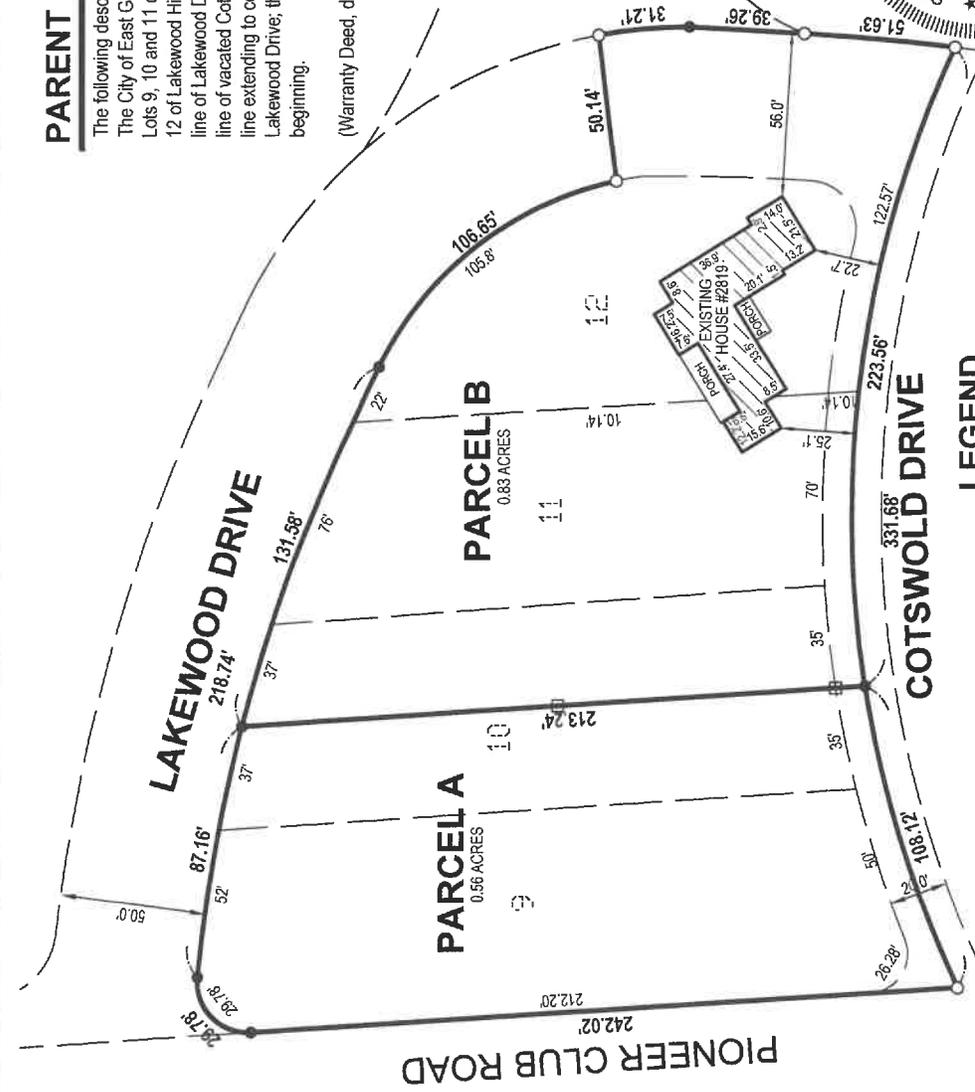
(Warranty Deed, dated December 30, 2010, as recorded in Instrument No. 20110126-0008800, Kent County Register of Deeds)

PARCEL A DESCRIPTION

Lot 9 and the West half of Lot 10 of Lakewood Hills Subdivision, also the North 1/2 of vacated Cotswold Lane directly South of said Lot 9 and the West half of said Lot 10. Contains 0.56 acres. Subject to easements, restrictions and rights-of-way of record.

PARCEL B DESCRIPTION

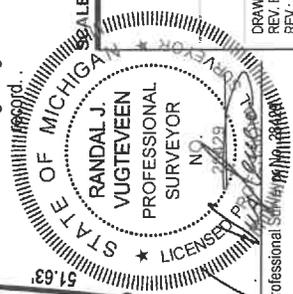
Lots 11, 12 and the East half of Lot 10 of Lakewood Hills Subdivision recorded in Book 28, Page 2, also the North 1/2 of vacated Cotswold Lane directly South of said Lot 11 and the East half of said Lot 10. Also Commencing at the Northern corner of said Lot 12; thence Southeasterly along Southerly line of Lakewood Drive 127.8 feet to beginning of this description; thence Southerly along Westerly line of said Drive to Northernly line of vacated Cotswold Lane; thence Westerly along Northernly line of said line to said West line; thence South along the West lot line extending to center of vacated Cotswold Lane; thence Easterly along centerline of said land extending to easterly line of Lakewood Drive; thence Northernly along said East line to a line perpendicular to beginning; thence Westerly along said line to beginning. Contains 0.83 acres. Subject to easements, restrictions and rights-of-way of record.



LEGEND

- Iron - Set
- Iron - Found
- Existing Building

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.



Thomas Hammerslag
 2819 Cotswold Lane SE
 Grand Rapids, MI 49506

197 & 203 Lakewood Drive SE & 2819 Cotswold Lane SE
 DRAWN BY: ED DATE: 06/20/2020
 REV. BY: ED REV. DATE: 09/17/20
 REV.: Added Irons
 PRJ #: 20400809JSC.1
 1 OF 1

NEDERVELD
 www.nederveld.com • 602.222.1685
 Grand Rapids
 217 Greenbelle Ave., Suite 302
 Grand Rapids, MI 49503
 Ann Arbor, Michigan, U.S.A.
 Holland, Michigan, U.S.A.



SCALE: 1" = 50'

0 25' 50'

NORTH



KENNETH D. PARRISH
 Kent County Treasurer
 300 Monroe Avenue NW
 Grand Rapids, MI 49503
 Phone (616) 632-7500 Fax (616) 632-7505

Land Division Tax Payment Certification Form

Name: Thomas & Carole Hammerslag Phone: 616 291,5466
 Owner Address: 2819 Cotswold lane
 Owner City, State, Zip: E. Grand Rapids, MI 49506
 Property Address: 197 Lakewood, 203 Lakewood 2819 Cotswold
 Property City, State, Zip: East Grand Rapids MI 49506
 Parcel ID Number: 41-14-27-452-012 + 013 + 019

Attach a description of the parcel(s) to be split, combined, adjusted or changed.
 This form must also be accompanied by a receipt or check for the \$5.00 certification fee.

CERTIFICATION DENIED

The Kent County Treasurer's Office has found delinquent taxes on the parcel listed above and cannot issue a certification of tax payment.

Delinquent Taxes Owed: _____

CERTIFICATION APPROVED

CERTIFICATION FEE OF \$5 COLLECTED

Pursuant to House Bill 4055, the Kent County Treasurer's Office certifies that all property taxes and special assessments due to the above parcel subject to the proposed division for the five years preceding the date of the application have been paid. This certification does not include taxes, if any, now in the process of collection by the City, Village or Township Treasurer.

Certified by: [Signature] Date Certified: NOV 23 2020

RECEIVED

**KENT COUNTY
 TREASURER**