



City of East Grand Rapids, Michigan

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 Scott and Jill Bolinder of 1549 Lake Grove Ave. to split their property into two separate parcels. The existing parcel is on the corner of Lake Grove Ave. and Albert Dr. with the house fronting on Lake Grove Ave. The new parcel will front on Albert Dr. with a width of 72' and total area of 7,732 square feet. The remaining parcel will continue to front on Lake Grove Ave. and will have a total area of 9,403 square feet with the width remaining unchanged at 68.8'.

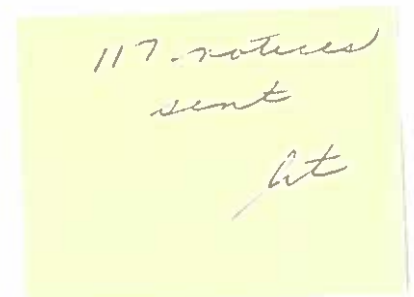
The application and plans may be viewed in the Public Works Administration office at the Community Center, or by linking from this notice at www.eastgr.org/notices.

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 amizikar@eastgr.org.

DATE: Monday, March 2, 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

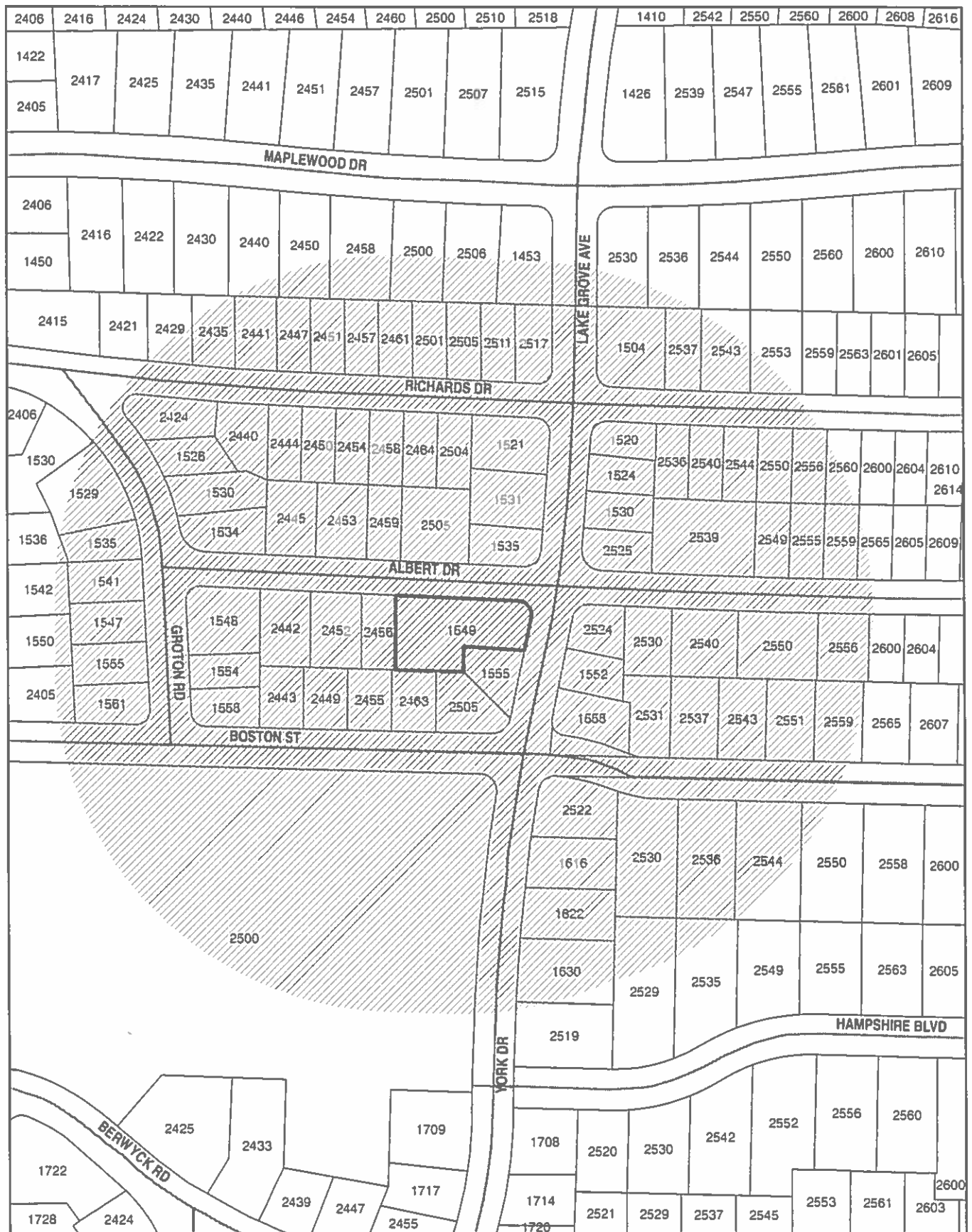


PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

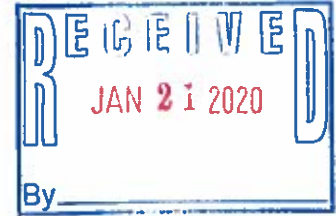
750 Lakeside Drive, SE • East Grand Rapids, Michigan 49506
Telephone (616) 940-4817 Fax (616) 831-6121 www.eastgr.org

Partners with





LAND DIVISION
1549 LAKE GROVE AVENUE, S.E.



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

Date: 1/20/2020

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):	BOLINOSI FAMILY TRUST JIM BOLINOSI - PO TRUSTEE	Property Owner (2):	BOLINOSI FAMILY TRUST JIM BOLINOSI - PO TRUSTEE
Address:	1549 LAKE GROVE AVE SE	Address:	1549 LAKE GROVE AVE SE
Daytime Phone:	616-485-8779	Daytime Phone:	616-485-8452
Property Address (If different from above)		Property Address (If different from above)	
Permanent Parcel No.	41-18-03-155-017	Permanent Parcel No.	41-18-03-155-017

This Land Division/Lot Split is to:

- Create additional buildable lot(s)
- Relocate existing property line between residences
- Other - Please describe: _____

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

1. Legal description of property(ies).
2. 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.

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. An environmental report may be requested if natural features (i.e. wetlands, floodplains, and drainage courses) are present.
6. Approved Land Division Tax Payment Certification Form from Kent County Treasurer (PA 23 of 2019).
7. Other information as may be requested by city staff such as information regarding the location of drainage courses.

[Handwritten Signature]

Signature of Property Owner 1

1/20/2020

Date

[Handwritten Signature]

Signature of Property Owner 2

1/20/2020

Date

Do not write below this line – Office use only.

Commission Approval Date:

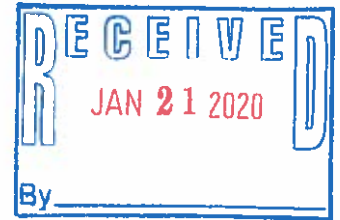
New Permanent Parcel ID # (s):

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

Scott & Jill Bolinder
1549 Lake Grove Ave. SE
East Grand Rapids, MI 49506



January 20, 2020

EGR Zoning Board
City of East Grand Rapids
750 Lakeside Dr. SE
East Grand Rapids, MI 49506

Dear Sirs:

We have lived in East Grand Rapids in the same house for the pasts 30 years. As we approach our 70's we are hoping to remain in our house for the next ten years, at least. But our larger, corner lot has become more and more difficult to maintain so we have begun to consider the possibility of dividing our lot into two lots and possibly selling the resulting vacant lot. We may also appreciate benefitting from the funds that could be realized from the sale of part of our land.

We should say that this is a bittersweet decision for us to consider and certainly not one that is popular with our grandchildren! But we have decided to invest these initial funds at least to understand if it is even feasible to divide our lot into two lots. If, in fact, we able to gain city approval to do this, then we will at least know what our options are for the future. And we can assure you that we will be very particular about who we would sell the lot to in order to do our best to ensure a home would be built that would fit and enhance our neighborhood. We want the new "view" of our backyard to be as pleasant as possible, too!

Having read Chapter 54, Subdivision Control, in the city code, we believe that our lot meets all the requirements to substantiate it as buildable lot. There are no utilities currently encroaching on the new lot. Our house's water, sewer, gas, and electric all fall within our remaining lot. Utilities for a potential new home on the new lot should be available via Albert St. We also do not feel that a new home on this lot would detract from the neighborhood, but rather would simply fill in an obvious vacant area. We notified all our neighbors by letter to alert them to this potential sale of our "extra lot" and received no complaints, but rather relief that we would not be leaving! We are also aware that two buildings on our lot (playhouse and shed) will likely have to be removed.

Thank you for considering this request. We are happy to answer any questions, of course.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Bolinder", with a long horizontal line extending to the right.

Scott W. Bolinder

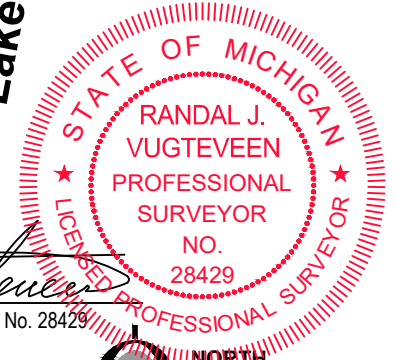
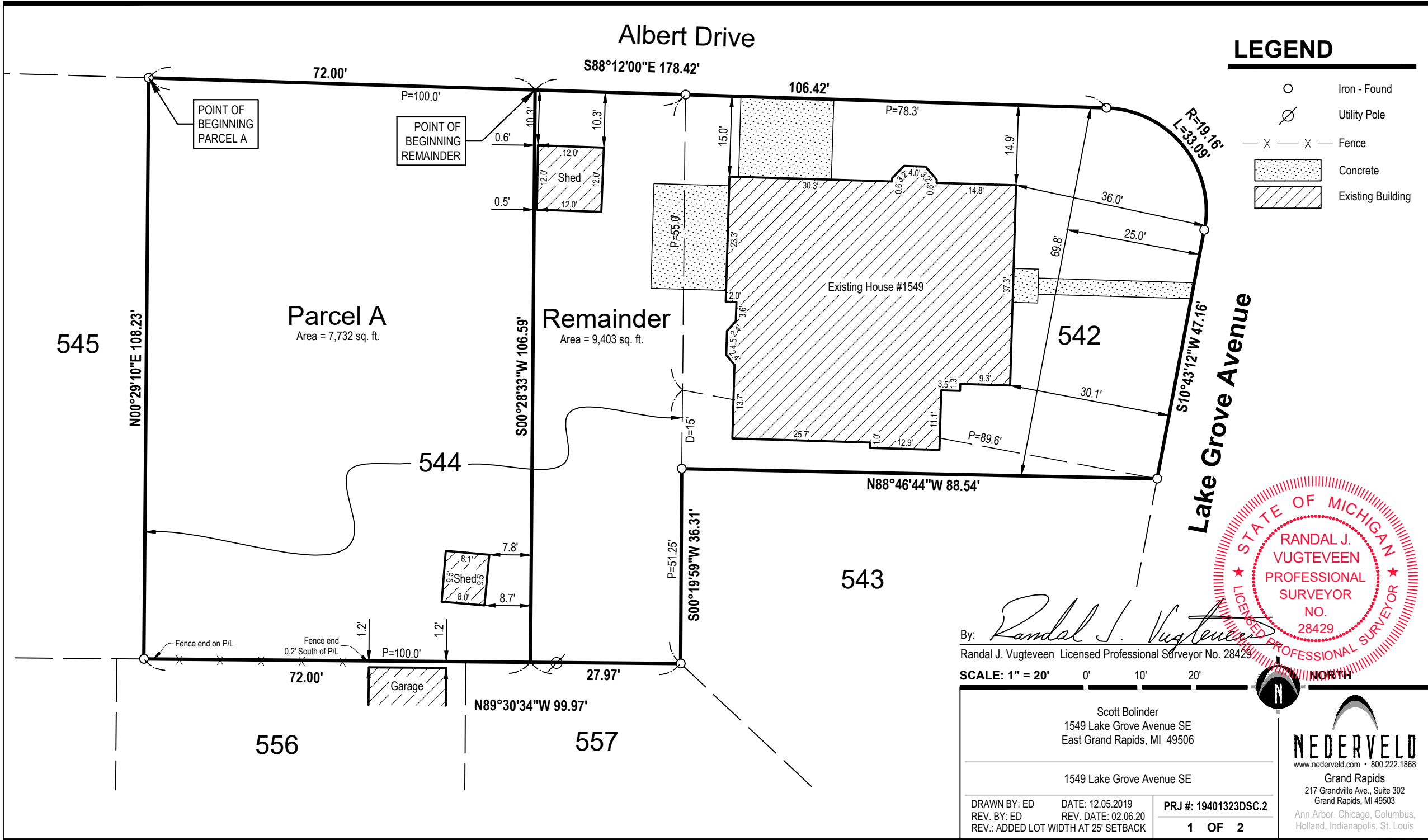
sbolinder@gmail.com

616-485-8779

Albert Drive

LEGEND

- Iron - Found
- ⊗ Utility Pole
- X - X - Fence
- [Stippled Box] Concrete
- [Hatched Box] Existing Building



By: *Randal J. Vugteveen*
Randal J. Vugteveen Licensed Professional Surveyor No. 28429

Scott Bolinder 1549 Lake Grove Avenue SE East Grand Rapids, MI 49506		 www.nederveld.com • 800.222.1868 Grand Rapids 217 Grandville Ave., Suite 302 Grand Rapids, MI 49503 Ann Arbor, Chicago, Columbus, Holland, Indianapolis, St. Louis
1549 Lake Grove Avenue SE		
DRAWN BY: ED REV. BY: ED REV.: ADDED LOT WIDTH AT 25' SETBACK	DATE: 12.05.2019 REV. DATE: 02.06.20	PRJ #: 19401323DSC.2 1 OF 2

DESCRIPTION

The real estate situated in the City of East Grand Rapids, County of Kent, State of Michigan, and as described as:
Lots 542, 544 and part of 543, described as: Commencing at the Northwest corner of Lot 543, thence Southerly 15 feet; thence East to the Northeast corner of Lot 543; thence Northwest to beginning, of PARIS PARK NO. 3, according to the plat thereof recorded in Liber 35 of Plats, Page 13 of Kent County Records.
(Warranty Deed, dated May 30, 2018, as recorded in Instrument No. 20180531-0041654, Kent County Register of Deeds)

PARCEL A DESCRIPTION

Part of the Lot 544 of Paris Park No. 3 according to the plat thereof record in Liber 35 of Plats, Page 13 of Kent County Records, Kent County, Michigan, described as: Beginning at the Northwest corner of Lot 544 said Paris Park No. 3; thence S88°12'00"E 72.00 feet along the North line of said Lot 544; thence S00°28'33"W 106.59 feet; thence N89°30'34"W 72.00 feet along the South line of said Lot 544; thence N00°29'10"E 108.23 feet along the West line of said Lot 544 to the Point of Beginning. Contains 7732 square feet. Subject to easements, restrictions and rights-of-way of record.

REMAINDER DESCRIPTION

Part of the Lots 542, 543 and 544 of Paris Park No. 3 according to the plat thereof record in Liber 35 of Plats, Page 13 of Kent County Records, Kent County, Michigan, described as: described as: Commencing at the Northwest corner of Lot 544 said Paris Park No. 3; thence S88°12'00"E 72.00 feet along the North line of said Lot 544 to the Point of Beginning; thence S88°12'00"E 106.42 feet; thence Southeasterly 33.09 feet along a 19.16 foot radius curve to the right, said curve having a central angle of 98°55'13", and a chord bearing S38°44'24"E 29.13 feet; thence S10°43'52"W 47.16 feet along the East line of Lot 542 of said Paris Park No. 3; thence N88°46'44"W 88.54 feet; thence S00°19'59"W 36.31 feet along the West line of Lot 543 of said Paris Park No. 3; thence N89°30'34"W 27.97 feet along the South line of said Lot 544; thence N00°28'33"E 106.59 feet to the Point of Beginning. Contains 9403 square feet. Subject to easements, restrictions and rights-of-way of record.

PARCEL A

Overall Area = 7732 sq ft
Building Area = 66 sq ft
Concrete Area = 0 sq ft

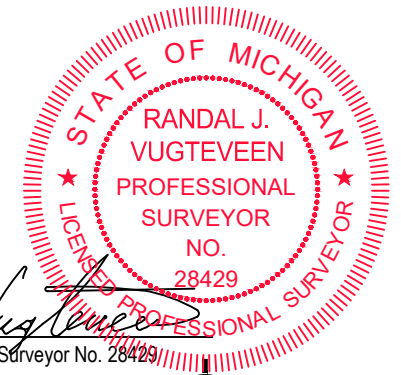
REMAINDER

Overall Area = 9403 sq ft
Building Area = 2596 sq ft
Concrete Area = 648 sq ft

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.

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.

By: *Randal J. Vugteveen*
Randal J. Vugteveen Licensed Professional Surveyor No. 28429



SCALE: 1" = 20' 0' 10' 20' NORTH

Scott Bolinder 1549 Lake Grove Avenue SE East Grand Rapids, MI 49506		 www.nederveld.com • 800.222.1868 Grand Rapids 217 Grandville Ave., Suite 302 Grand Rapids, MI 49503 Ann Arbor, Chicago, Columbus, Holland, Indianapolis, St. Louis
1549 Lake Grove Avenue SE		
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