



# City of East Grand Rapids, Michigan

## CITY OF EAST GRAND RAPIDS NOTICE OF PUBLIC HEARING

A public hearing will be held on the fence variance application of Kyle Norcutt for the property address of 1930 Lake Drive SE. The applicant has applied for a fence variance for the following:

- Chapter 83, Section 8.61.B - The applicant wishes to construct a 54" tall decorative aluminum fence in the front yard of the property, where only a 36" tall fence is allowed to be. The fence is to be no more than 50% opaque. The fence will connect an already existing fence on the east property line with their recently approved detached garage.

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: Monday, May 20, 2019  
Time: 6:00 p.m.  
Place: East Grand Rapids Community Center Commission Chambers  
750 Lakeside Drive SE, East Grand Rapids, MI 49506

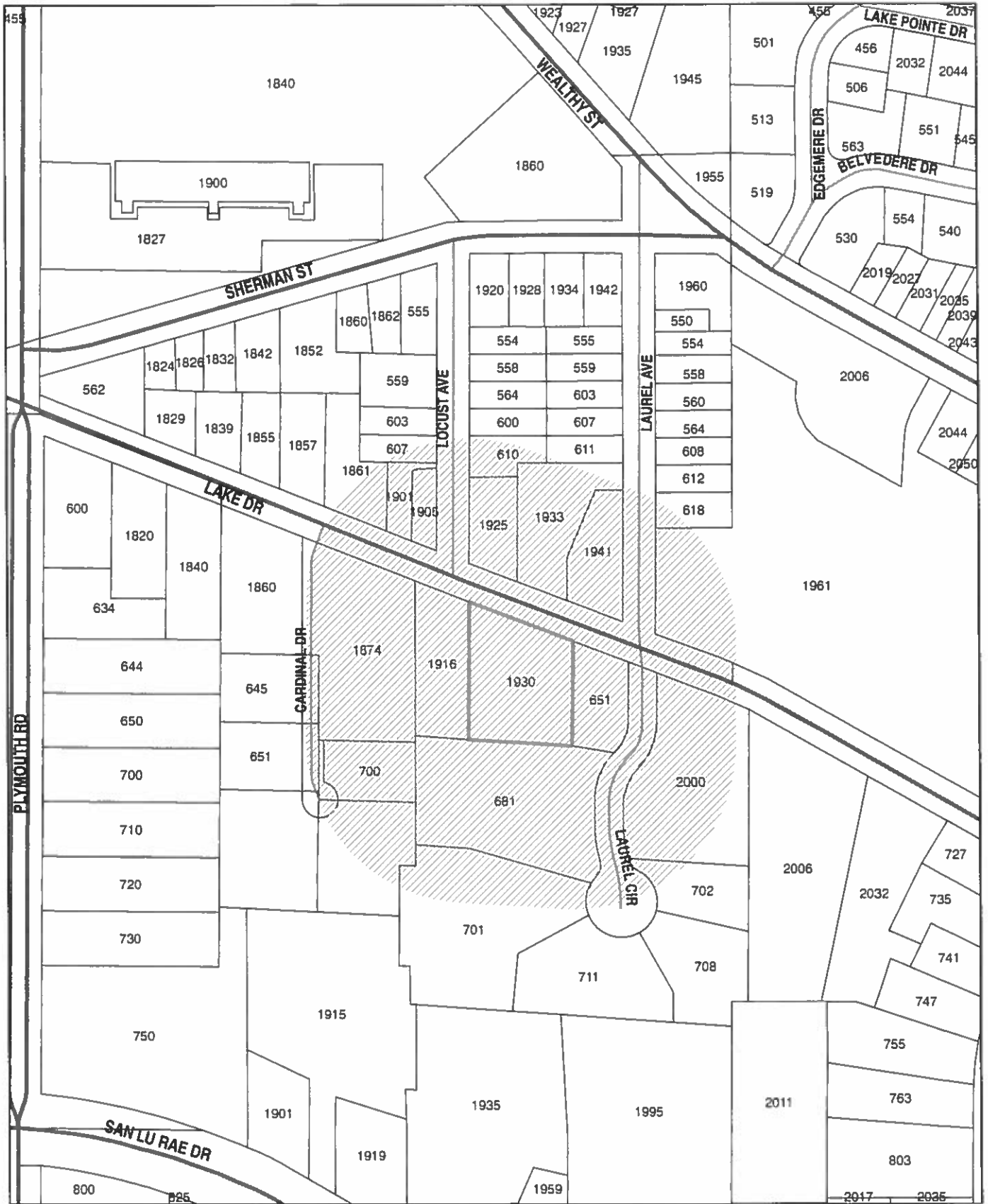
Aleksander P. Mizikar  
Zoning Administrator

27 Notices  
Sent Out

**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)





**VARIANCE**  
**1930 Lake Drive, S.E.**



**Request for Zoning Ordinance Variance**

Date: 4-12-19

*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.*

**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: Kyle Norcutt

Address: 1930 Lake Dr SE E. Grand Rapids

Property Address (if different than above):

Daytime Phone: 269-760-5912

Legal Description of Property\*\*: See Attached

\*\* (Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-14-33-189-001

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

Chapter 83 Section 8.61B

\*\* (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 setting forth:*

- 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

*Kyle Norcutt*  
\_\_\_\_\_  
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

4-11-19

**Narrative Statement for fence approval at 1930 Lake Drive**

I seek approval from the city to install 36' long section of a 54" tall decorative aluminum fence. The fence will be installed near the NE corner of the newly constructed detached garage and proceed east to the boundary. The fence will match an already existing fence that is installed on part of the east boundary.

The fence will start 1' south of the NE corner of the building and run directly to the east to the matching fence. The fence would be south of the setback created by the homes on each side of me. It will also be set back behind the northernmost walls of both structures on the lot. That location of the yard is behind existing landscaping and not visible from the road. I have also attached a landscape plan showing an additional 2 large spruce trees and a birch tree to add after construction limiting visibility further.

I need the variance to allow for a taller fence than the current "front yard" 36-inch tall rule. Due to the placement of my house on the lot and the setback caused from Lake Drive running at an angle a large portion of my lot is considered front yard. The variance to the new fence ordinance will allow us to complete a significant investment on a 2 year project of adding mature professional landscaping, pool and pool house. We would need to move the fence south 20' to be consider in our side yard. This will cause a loss of about 1500 sf of usable area we use as our back yard. It would also block access to all the pool equipment that we need to access on a daily basis in the summer. We would feel more comfortable having the taller 54" fence to help provide better security to our pool as well.

Kyle Norcutt

1930 Lake Drive

This site will be undergoing routine maintenance on Saturday, April 13th starting at 7:00AM EST lasting approximately 3 hours. The site will be unavailable during that time. We apologize in advance for any inconvenience this may cause.

**1930 LAKE DR SE** EAST GRAND RAPIDS, MI 49506 (Property Address)

Parcel Number: 41-14-33-189-001 Location ID: LAKE-001930-0000-01



**Property Owner: NORCUTT KYLE R & HEIDI**

**Summary Information**

> Residential Building Summary

- Year Built: 1979
- Full Baths: 4
- Sq. Feet: 4,812
- Bedrooms: 5
- Half Baths: 1
- Acres: 0.970

- > Assessed Value: \$475,900 | Taxable Value: \$475,900
- > Property Tax information found
- > Utility Billing information found

Item 1 of 5 4 Images / 1 Sketch

**Owner and Taxpayer Information**

<b>Owner</b>	NORCUTT KYLE R & HEIDI 1930 LAKE DR SE EAST GRAND RAPIDS, MI 49506	<b>Taxpayer</b>	NORCUTT KYLE R & HEIDI 1930 LAKE DR SE EAST GRAND RAPIDS, MI 49506
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**General Information for Tax Year 2019**

<b>Property Class</b>	RESIDENTIAL-IMPROVED	<b>Unit</b>	44 CITY OF EAST GRAND RAPIDS
<b>School District</b>	EAST GRAND RAPIDS	<b>Assessed Value</b>	\$475,900
<b>MAP #</b>	BP 1ST NOTICE 9/7/17	<b>Taxable Value</b>	\$475,900
<b>VVL</b>	0	<b>State Equalized Value</b>	\$475,900
<b>USER ALPHA</b>	No Data to Display	<b>Date of Last Name Change</b>	02/22/2017
<b>USER ALPHA 3</b>	No Data to Display	<b>Notes</b>	Not Available
<b>Historical District</b>	No	<b>Census Block Group</b>	No Data to Display
<b>SH</b>	No Data to Display	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** 03/15/2017

Principal Residence Exemption	June 1st	Final
2019	100.0000 %	-
2018	100.0000 %	100.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$487,500	\$487,500	\$487,500
2017	\$489,100	\$489,100	\$377,815
2016	\$469,000	\$469,000	\$374,445
2015	\$461,300	\$461,300	\$373,326
2014	\$454,400	\$454,400	\$367,447
2013	\$429,000	\$429,000	\$361,661
2012	\$370,900	\$370,900	\$353,185
2011	\$343,900	\$343,900	\$343,900
2010	\$345,700	\$345,700	\$345,700
2009	\$382,800	\$382,800	\$382,800
2008	\$390,200	\$390,200	\$390,200
2007	\$430,500	\$430,500	\$430,500

**Land Information**

<b>Zoning Code</b>	R-1	<b>Total Acres</b>	0.970
<b>Land Value</b>	\$374,871	<b>Land Improvements</b>	\$61,142
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	NBHD 14 MAIN ROADS	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	193.00 ft	219.00 ft
<b>Total Frontage: 193.00 ft</b>		<b>Average Depth: 219.00 ft</b>

### Legal Description

PART OF LOT 8 COM AT NW COR THEREOF TH SLY ALONG NLY LINE OF SD LOT 106 89 FT TH S PAR WITH W LINE OF SD LOT 252 56 FT TO BEG OF THIS DESC - TH N PAR WITH W LINE OF SD LOT 252 56 FT TO NLY LINE OF SD LOT TH SELY ALONG NLY LINE OF SD LOT 203 36 FT TO A PT 310 25 FT NWLY ALONG NLY LINES OF LOTS 7 & 8 FROM NE COR OF LOT 7 TH S PAR WITH E LINE OF LOT 7 192 08 FT TH WLY TO BEG \* SAN LU RAE CHANGE OF PARCEL NUMBER ON 08/25/2004 FROM 41-14-33-176 030 INTO 41-14-33-189 001

### Land Division Act Information

<b>Date of Last Split/Combine</b>	No Data to Display	<b>Number of Splits Left</b>	Not Available
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	No Data to Display	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Yes
<b>Split Number</b>	0	<b>Courtesy Split</b>	No
<b>Parent Parcel</b>	No Data to Display		

### Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
02/16/2017	\$915,000.00	WD	RAYMOND SCOTT D & ELIZABETH F TRUST	NORCUTT KYLE R & HEIDI	ARMS LENGTH	201702170014432	
06/17/2016	\$0.00	OTH	RAYMOND SCOTT D.	RAYMOND SCOTT D & ELIZABETH F	FAMILY SALE	201607050055211	
06/17/2016	\$0.00	WD	RAYMOND SCOTT D & ELIZABETH F	RAYMOND SCOTT D & ELIZABETH F TRUST	FAMILY SALE	201607050055212	
06/30/2005	\$850,000.00	WD	ADAMS CRAIG S	RAYMOND SCOTT D.	ARMS LENGTH	200507190084309	
12/17/2004	\$0.00	QC	FOX JULIE A & ADAMS CRAIG S	ADAMS CRAIG S	FAMILY SALE	200503040026046	
03/13/2002	\$0.00	QC	FOX JULIE A	FOX JULIE A & ADAMS CRAIG S	FAMILY SALE	5945 818	
08/20/2001	\$840,000.00	WD	GRIBBIN THOMAS	FOX JULIE A	ARMS LENGTH	5593 736	
03/27/1998	\$730,000.00	WD	CLARK EDWARD J	GRIBBIN THOMAS & DENISE	ARMS LENGTH	4318 1183	
10/01/1987	\$400,000.00	WD		CLARK EDWARD J	ARMS LENGTH	2546 826	

### Building Information - 4812 sq ft LG TWO STORY (Residential)

#### General

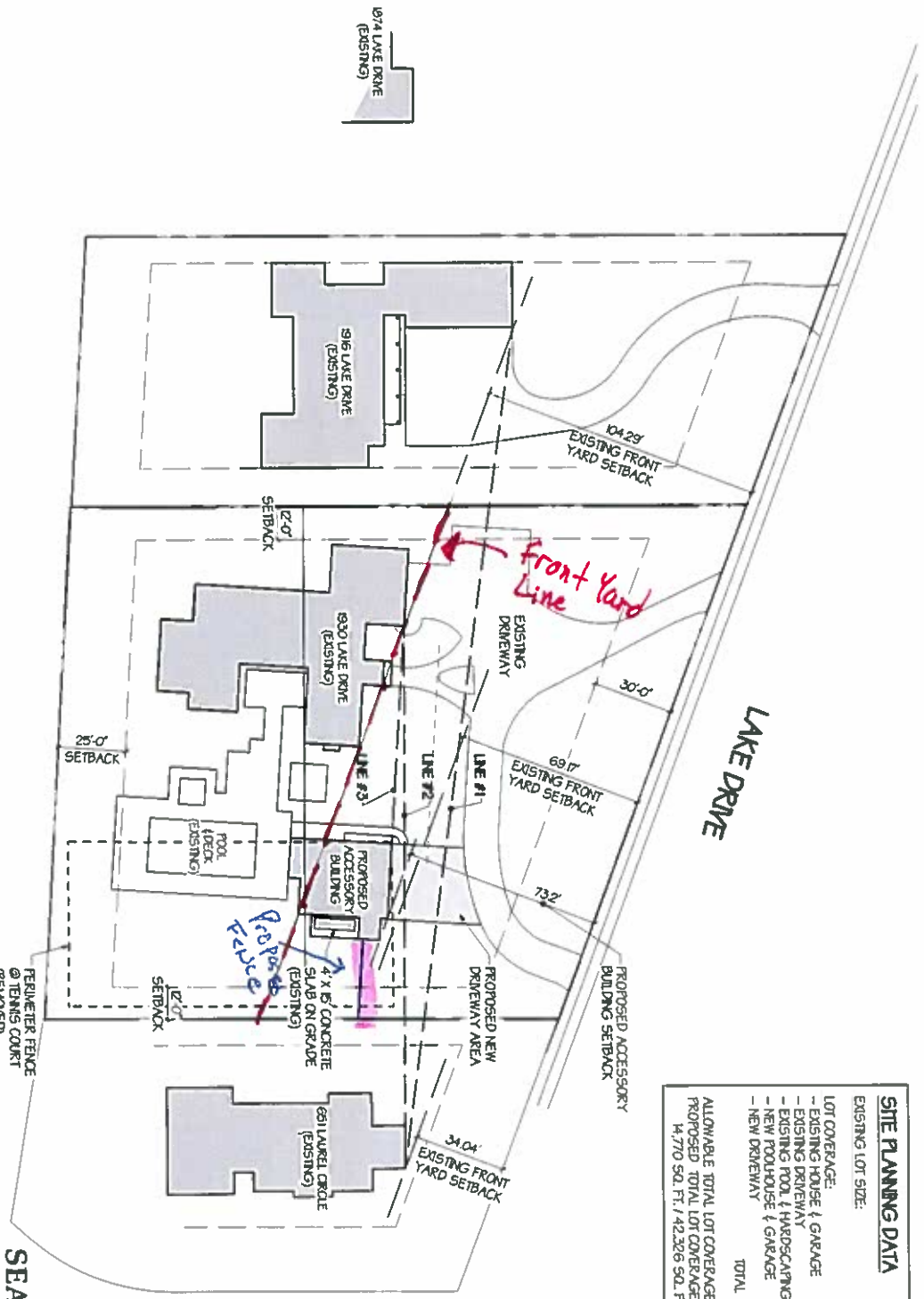
<b>Floor Area</b>	4,812 sq ft	<b>Estimated TCV</b>	\$515,761
<b>Garage Area</b>	1,540 sq ft	<b>Basement Area</b>	1,992 sq ft
<b>Foundation Size</b>	3,116 sq ft	<b>Year Remodeled</b>	Not Available
<b>Year Built</b>	1979	<b>Class</b>	B
<b>Occupancy</b>	Single Family	<b>Tri-Level</b>	No
<b>Effective Age</b>	29 yrs	<b>Heat</b>	Forced Heat & Cool
<b>Percent Complete</b>	100%	<b>Wood Stove Add-on</b>	No
<b>AC w/Separate Ducts</b>	No	<b>Water</b>	Public Water
<b>Basement Rooms</b>	0	<b>Sewer</b>	Public Sewer
<b>1st Floor Rooms</b>	0	<b>Style</b>	LG TWO STORY
<b>2nd Floor Rooms</b>	0		
<b>Bedrooms</b>	5		

#### Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	1,680 sq ft	2 Story
1 Story	Crawl Space	Siding	640 sq ft	1 Story
1 Story	Slab	Siding	288 sq ft	1 Story
1 Story	Basement	Siding	312 sq ft	1 Story
1 Story	Blt-in Gar.	Siding	140 sq ft	1 Story

**NORCUTT  
POOLHOUSE & GARAGE**  
1930 LAKE DRIVE SE  
EAT GRAND RAPIDS, MICHIGAN

**SITE PLAN 'A'**  
Scale: 1" = 40'

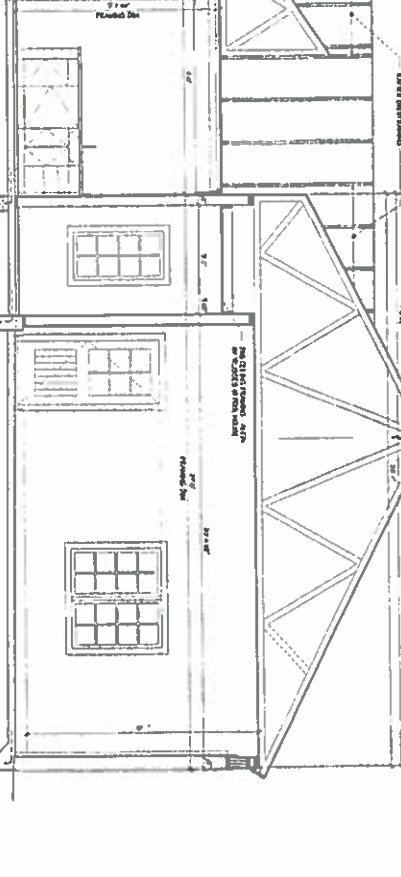
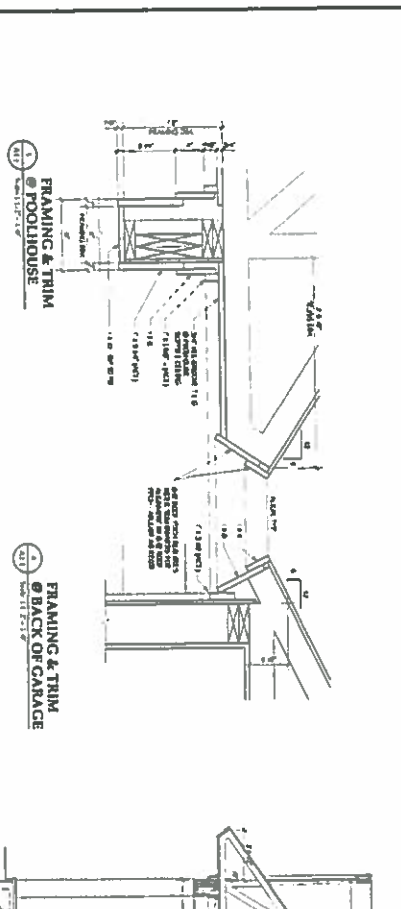
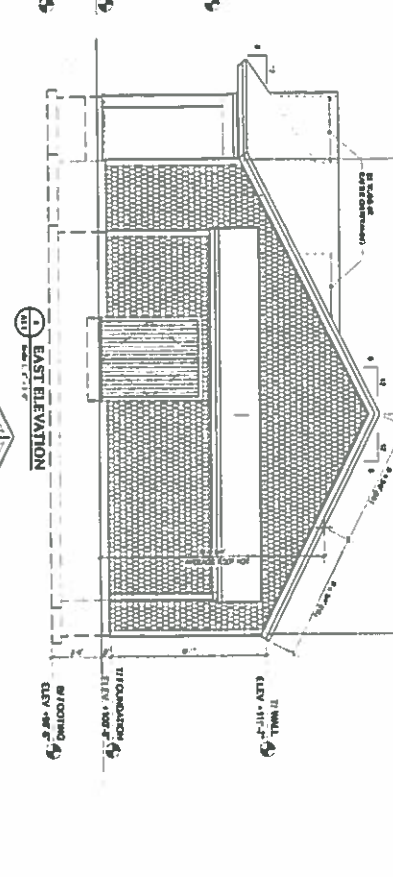
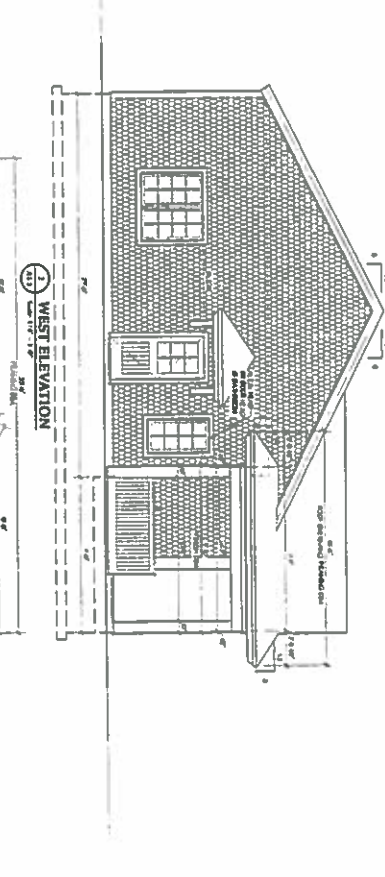
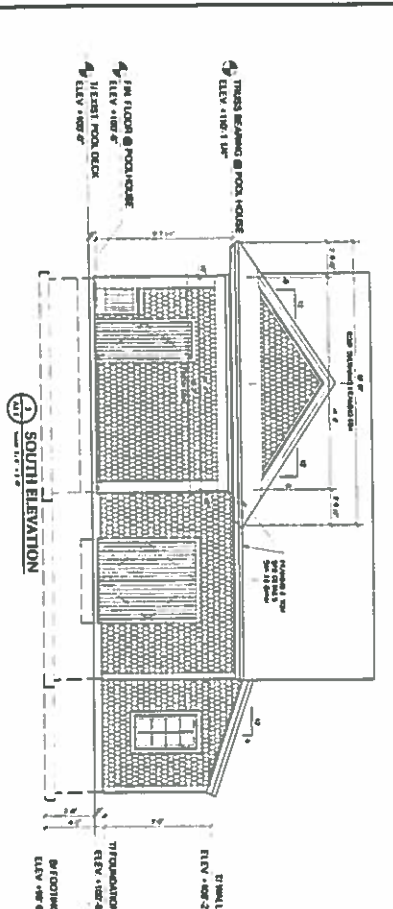
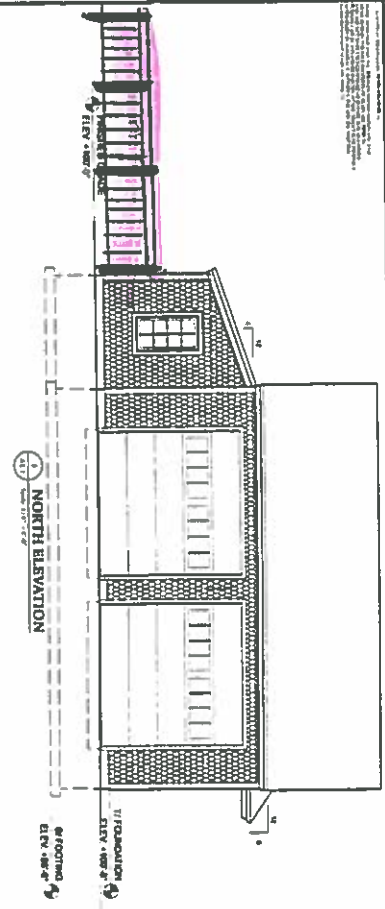


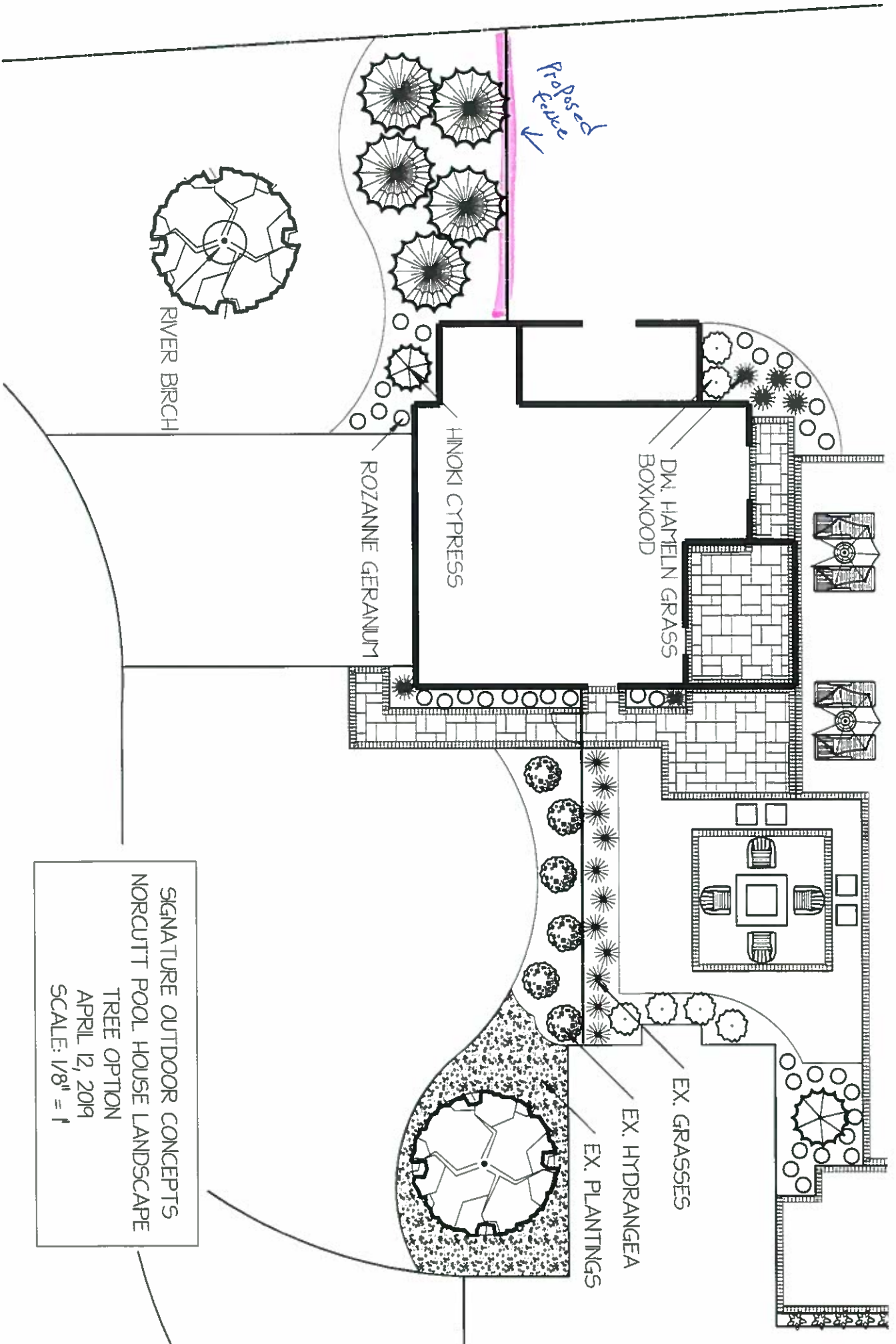
SITE PLANNING DATA	
EXISTING LOT SIZE:	42,326 SQ. FT.
LOT COVERAGE:	
-- EXISTING HOUSE & GARAGE	3,917 SQ. FT.
-- EXISTING DRIVEWAY	5165 SQ. FT.
-- EXISTING POOL & HANGING	3736 SQ. FT.
-- NEW POOLHOUSE & GARAGE	1214 SQ. FT.
-- NEW DRIVEWAY	649 SQ. FT.
TOTAL	14,770 SQ. FT.
ALLOWABLE TOTAL LOT COVERAGE:	40%
PROPOSED TOTAL LOT COVERAGE:	14,770 SQ. FT. / 42,326 SQ. FT. = 34.9 OR 35%

**SEARS ARCHITECTS**  
16 IONIA AVE. SW • SUITE ONE  
GRAND RAPIDS, MICHIGAN 49503  
HARBOR SPRINGS, MICHIGAN 49740  
616.336.9495  
231.526.8495  
APRIL 27, 2018



Notes:  
 1. All elevations are shown in black lines.  
 2. All dimensions are in feet and inches.  
 3. All materials are to be as specified in the schedule.  
 4. All work is to be in accordance with the applicable building codes.  
 5. All work is to be in accordance with the manufacturer's instructions.  
 6. All work is to be in accordance with the applicable standards.  
 7. All work is to be in accordance with the applicable standards.  
 8. All work is to be in accordance with the applicable standards.  
 9. All work is to be in accordance with the applicable standards.  
 10. All work is to be in accordance with the applicable standards.





SIGNATURE OUTDOOR CONCEPTS  
 NORCUTT POOL HOUSE LANDSCAPE  
 TREE OPTION  
 APRIL 12, 2019  
 SCALE: 1/8" = 1'

View From Lake Dr



Match  
to Twis Fence



