

**CITY OF EAST GRAND RAPIDS
NOTICE OF PUBLIC HEARING**

A public hearing will be held on the application of Joel and Nikki Haitz, the owners of 1132 Eastwood Avenue, SE, for a zoning variance at that address. The applicants wish to add an open, covered front porch measuring 14 feet wide by 8 feet deep, resulting in a front setback of 29 feet, instead of the required average setback of 33.5 feet, a variance of 4.5 feet. The variance application is for relief from Section 5.28B1 of the East Grand Rapids Zoning Ordinance.

The application and plans may be viewed on the following pages or in person at the Public Works Administration office during business hours at the Community Center.

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, Michigan 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 940-4817, or tfaasse@eastgr.org.

DATE: Monday, June 5, 2017
TIME: 6:00 p.m.
PLACE: East Grand Rapids Community Center Commission Chambers
750 Lakeside Drive, SE,
East Grand Rapids, Michigan 49506

Thomas A. Faasse
Zoning Administrator



Request for Zoning Ordinance Variance

Date: 4-28-17

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.

A non-refundable filing fee of \$250.00 must accompany your application.

Applicant Name: Joel Hartz & Nikki Hartz

Address: 1132 Eastwood SE

Property Address (if different than above):

Daytime Phone: 616 914-4953

Legal Description of Property**: Lot 88 Wise & Carrier's
Alger Park Add

** (Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-14-34-376-015

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

Chapter 50, Section 5.28 setback limits.
seeking 29ft instead of 33.5ft. SEE attachment.

** (Use Attachments if Necessary)

Please check all the items below which are applicable to your request for variance:

- a. The situation which causes you to seek a variance does not result from any action of yours.
- b. 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.

(over)

___ c. The request for variance is based upon conditions and circumstances described on the attached sheet which are unique to your property and not generally applicable to others in your neighborhood.

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 twelve (12) months of approval of a variance, or the variance will become null and void per section 5.171-2 of the City Code.



Signature of Applicant

Joel Hartz

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



1106
CONLON DR SE

GALLIHER AMY MOONIE TRUST
1111
CONLON DR SE

SMITH SHANNON & MICHAEL C
CONLON DR SE

HESSTRAWD LERRI & LINDA M TRUST
1125
CONLON DR SE

ANDREWS CHARLES E
1131
CONLON DR SE

CHAMBERLAIN D
1137
CONLON DR SE

CONLON DR SE

FRATZER ANDREW S & JEANNINE M
1161
CONLON DR SE

1105
CONLON DR SE

1108
EASTWOOD AVE SE

QUEEN JEFFREY
1112
EASTWOOD AVE SE

1118
EASTWOOD AVE SE

1122
EASTWOOD AVE SE

1128
EASTWOOD AVE SE

1138
EASTWOOD AVE SE

1144
EASTWOOD AVE SE

1146
EASTWOOD AVE SE

1148
EASTWOOD AVE SE

1150
EASTWOOD AVE SE

07

33, 5 in
39

36

36, 6 in
50

38
50

37
50

29
50

36, 4 in
50

36, 5 in
50

95

VANDERBILT COOPER ANDREW & RASHAEL
1117
EASTWOOD AVE SE

81.5
1115
EASTWOOD AVE SE

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1129
EASTWOOD AVE SE

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1133
EASTWOOD AVE SE

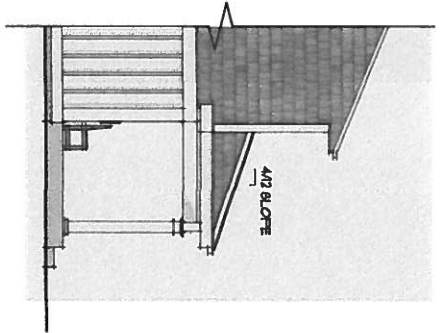
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1139
EASTWOOD AVE SE

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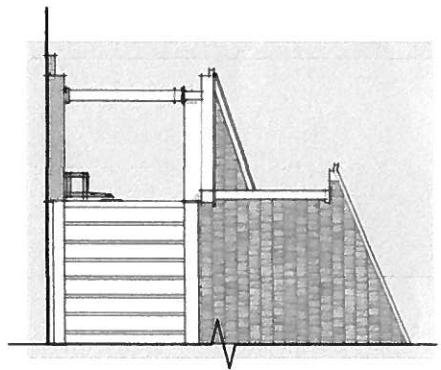
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EASTWOOD AVE SE

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EASTWOOD AVE SE

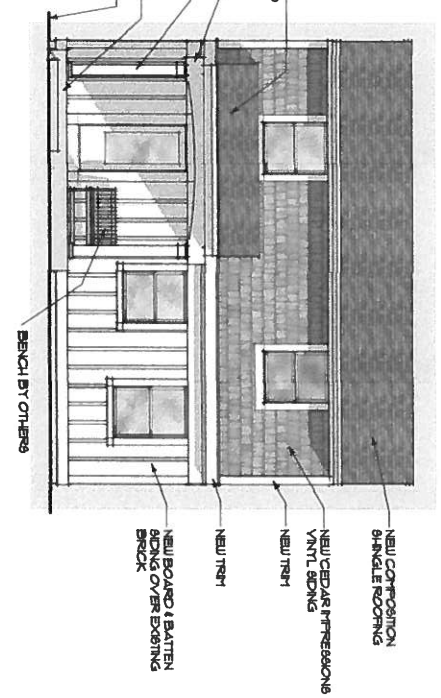
EASTWOOD AVE



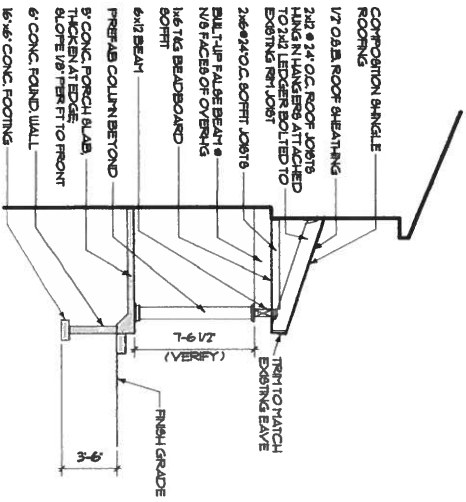
NORTH ELEVATION



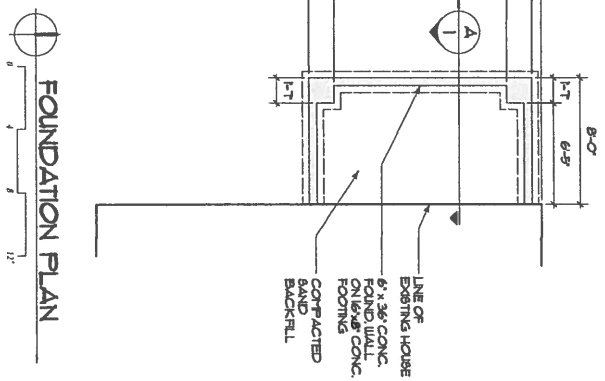
SOUTH ELEVATION



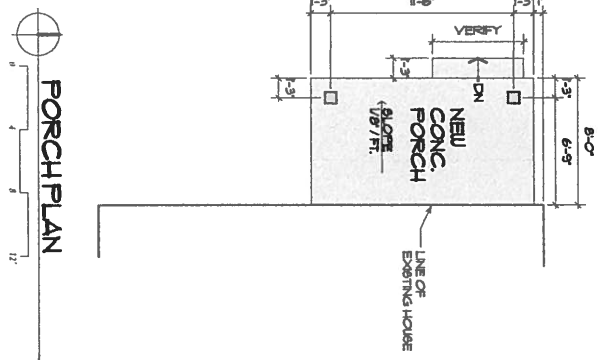
WEST ELEVATION



CROSS SECTION



FOUNDATION PLAN



PORCH PLAN

Attachment to Haitz Variance Request - 1132 Eastwood Ave SE

Requested Variance additional information

- We are seeking a variance from the established yard setback of 33.5 feet to build a covered unenclosed front porch that would have setback of 29 feet. The porch would be 14 feet wide and 8 feet deep. Established setback was determined as follows:
 - Average setback of homes within 200 feet - 35 feet, 4 inches
 - Average setback of adjoining homes - 33.5 feet

Narrative Statement:

- a) What we wish to do with the property.

We are seeking this variance to construct an 8 feet deep x 14 feet wide covered unenclosed front porch area that will (1) enhance the architectural curb appeal of our home and beautify our street and neighborhood, and (2) provide an outdoor living/gathering area where our family, friends, and neighbors can socialize, which is central to East Grand Rapids' sense of community.

- b) Why we need the variance.

Without a variance, we will be unable to (1) add to the curb appeal and general neighborhood beautification, and (2) provide an outdoor living/gathering area that enhances the sense of community on our street.

- c) The specific decision we seek.

We are seeking a variance that will allow us to have a setback limit of 29 feet to build an 8 feet deep x 14 feet wide covered front porch. The porch will never be enclosed. The requested setback would be the same as our immediate south neighbor's setback of 29 feet and similar to the home directly across the street from that house that has a full length covered front porch with a setback of 28.5 feet.

- d) The reason our project cannot be accomplished within the requirements of the zoning ordinance.

The value to East Grand Rapids' sense of community and beautifying impact of front porches does not appear to be contemplated by the zoning ordinance, instead it treats all covered areas the same. Because most of my neighbors homes were built in an era in which front porches were not popular, the existing setbacks and the ordinance's treatment of front porches makes it impossible for us to add a front porch that will beautify our home and neighborhood and enhance the sense of community on our street.