



# City of East Grand Rapids, Michigan

## CITY OF EAST GRAND RAPIDS NOTICE OF PUBLIC HEARING

A public hearing will be held on the zoning variance application of Daniel Blandford for the property address of 1626 Robinson Rd SE. The applicant has applied for a zoning variance for the following:

- Total Building Coverage (Chapter 50, Section 5.28.A) - The applicant is requesting a total building coverage of 38%, rather than the required 35%, in order to construct a new 2-stall attached garage and mudroom addition. The existing detached carport is to be demolished.

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, July 15, 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

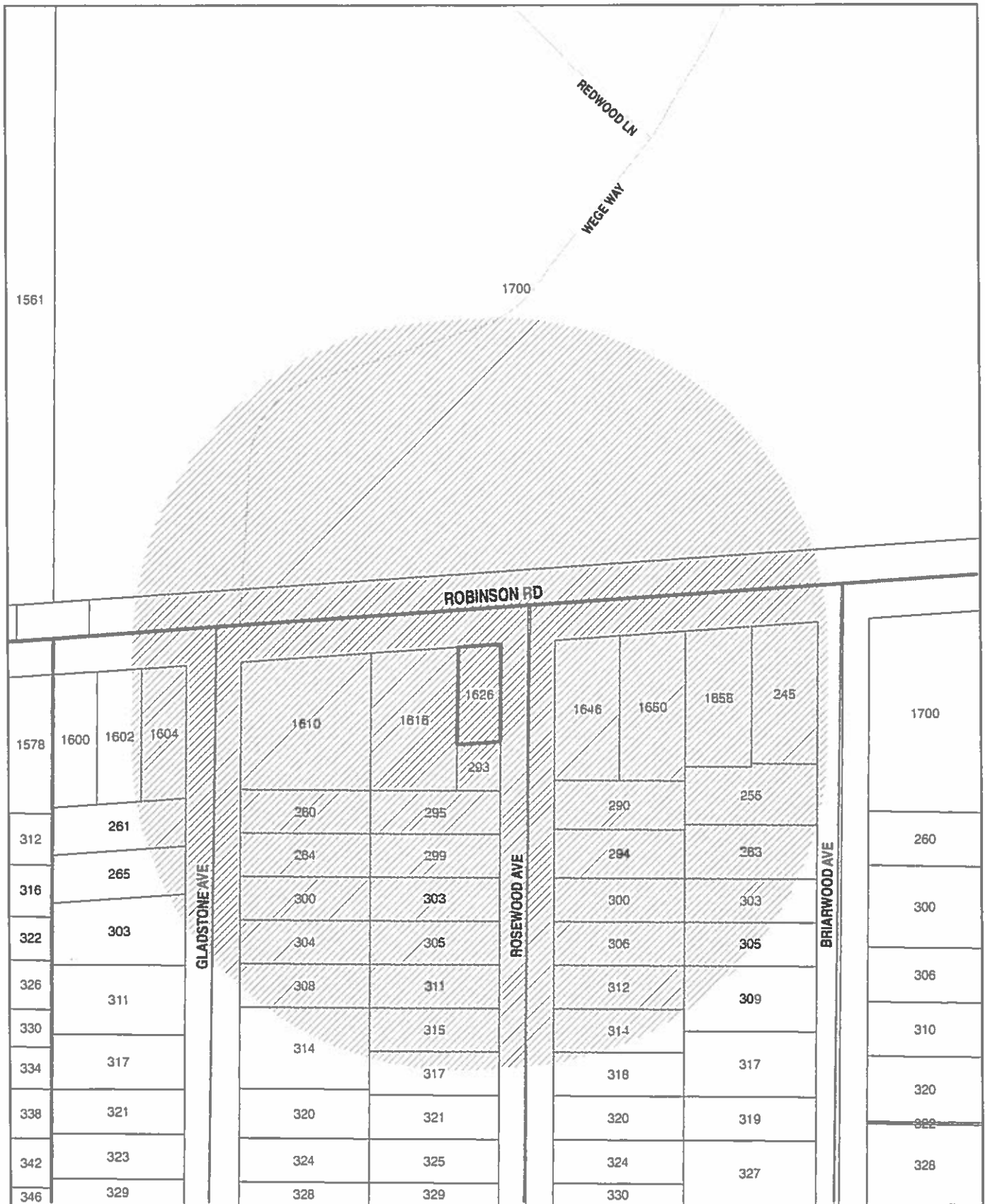
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### PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

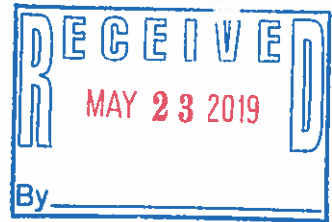
750 Lakeside Drive, SE • East Grand Rapids, Michigan 49506  
Telephone (616) 940-4817 Fax (616) 831-6121 [www.eastgr.org](http://www.eastgr.org)

Partners with





VARIANCE  
1626 ROBINSON ROAD, S.E.



**Request for Zoning Ordinance Variance**

Date: 6/23/19

*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.*

**The City Commission will only vote on your specific request and site plan. Your request will not be negotiated at the public hearing. It is the applicant's responsibility to supply adequate information to justify their request and to answer the required sections of the Zoning Ordinance.**

**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: Dan Blandford

Address: 1626 Robinson RD

Property Address (if different than above):

Daytime Phone: 616-648-9038

Legal Description of Property\*\*: (see attached)

\*\* (Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-14-28-352-003

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

Request to exceed property structural coverage percentage by approx. 210 sq ft to construct a 2-stall garage  
38% requested, 35% required

\*\* (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 that answers the following: *(see attached)*

- 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.*

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Signature of Applicant

*Dan Blandford*  
 \_\_\_\_\_  
 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



City of East Grand Rapids  
Board of Zoning Appeals

Date: June 3 2019

Subject: Variance Request and Justification  
Location: 1626 Robinson Road SE  
Parcel Number: 41-14-28-352-003

### Summary of Variance Request

The Owner of 1626 Robinson RD SE. (Daniel Blandford) Seeks to Build a 2 stall Attached Garage due to a hard ship created by a non conformity of the Property. Seeking a total Lot Coverage Variance.

### Description of Construction and Renovation

The proposed new garage is a modern design replacing a 1 stall carport that is out dated and does not provide enough off street Parking.

### Reason for Variance

The Owner seeks to replace an existing Carport with 2 stall attached Garage. The size of the irregular Non conforming Lot is not allowing the owner to expand secure Parking. the home is undergoing a long needed renovation and the Parking on the street is almost nonexistent at times . Robinson Road SE has no on street parking and Rosewood RD SE Provides very little on street parking due to Aquinas College expansion. However the Small size and non conforming Nature of the Property places a hardship on the design with limited space to improve the parking in a manner that will beautify the property and give the direct neighbor to the south 2 ft more driveway space.

The foot print of the proposed Garage is comparable in size to other garages in the Neighborhood.

### Requested Variance

The owner seeks a variance in total Property structural Coverage to approximately ~~25%~~  
38%

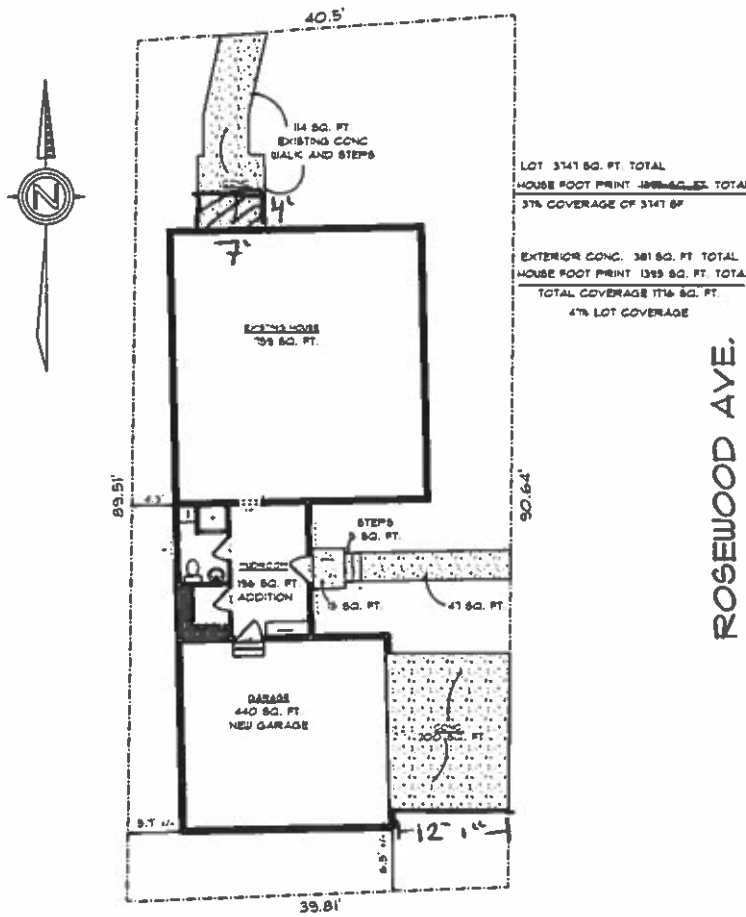
### Conclusion

The owner believes that the proposal Represents a reasonable and thoughtful balance of the non conforming nature of the existing Property and the current zoning ordinances of the city of East Grand Rapids.

ROBINSON RD.

### SITE PLAN

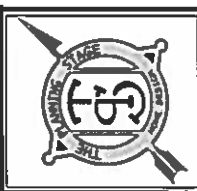
1" = 20' FOR REFERENCE ONLY



LOT 3141 SQ. FT. TOTAL  
HOUSE FOOT PRINT 1488 SQ. FT. TOTAL  
37% COVERAGE OF 3141 SF

EXTERIOR CONC. 381 SQ. FT. TOTAL  
HOUSE FOOT PRINT 1389 SQ. FT. TOTAL  
TOTAL COVERAGE 1770 SQ. FT.  
47% LOT COVERAGE

1,423 SF  
38 1/2%



**THE PLANNING STAGE**  
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 www.thepanningstage.com  
 About Us  
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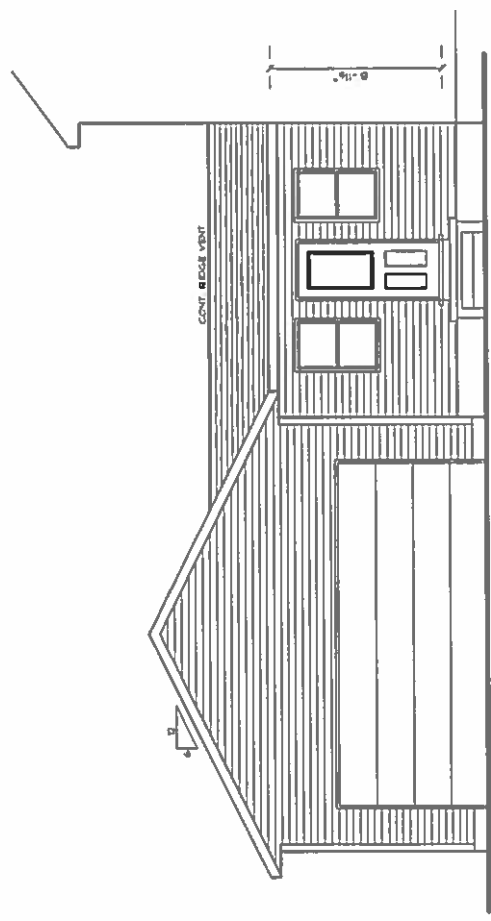
**DRAWN BY:**  
 A.V.  
**CHECKED BY:**  
 P.K.

© COPYRIGHT 2019 THE PLANNING STAGE  
 1626 ROBINSON RD SE  
 GRAND RAPIDS, MI 49506  
 THE PLANNING STAGE

APRIL 20, 2019
MAT 1 2019
LIVE 1 2019

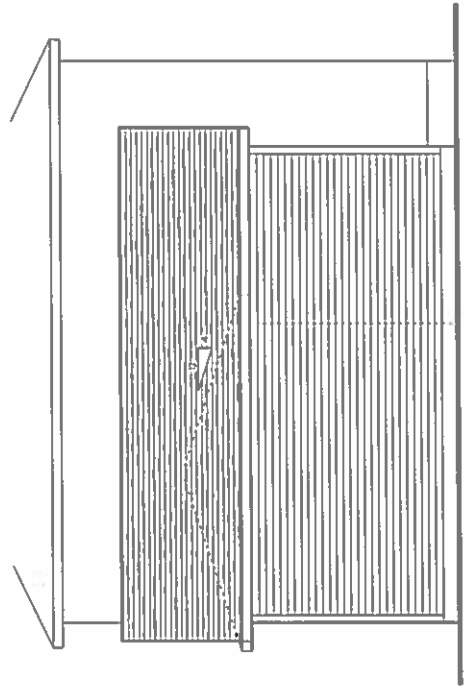
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**PROJECT #190439**



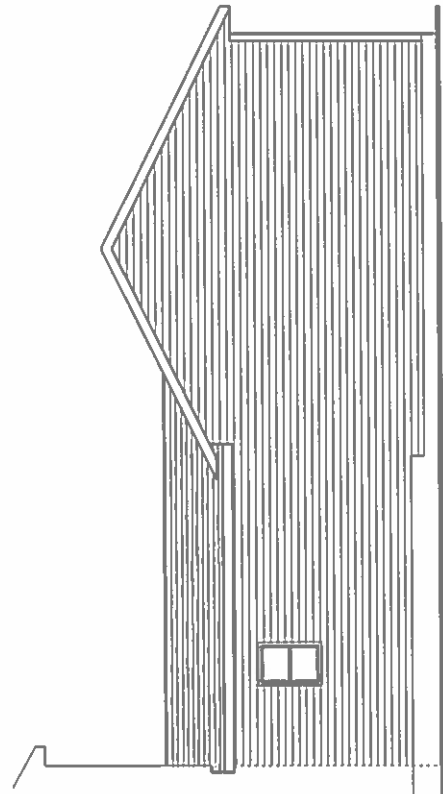
**FRONT ELEVATION**

1/4" = 1'-0"



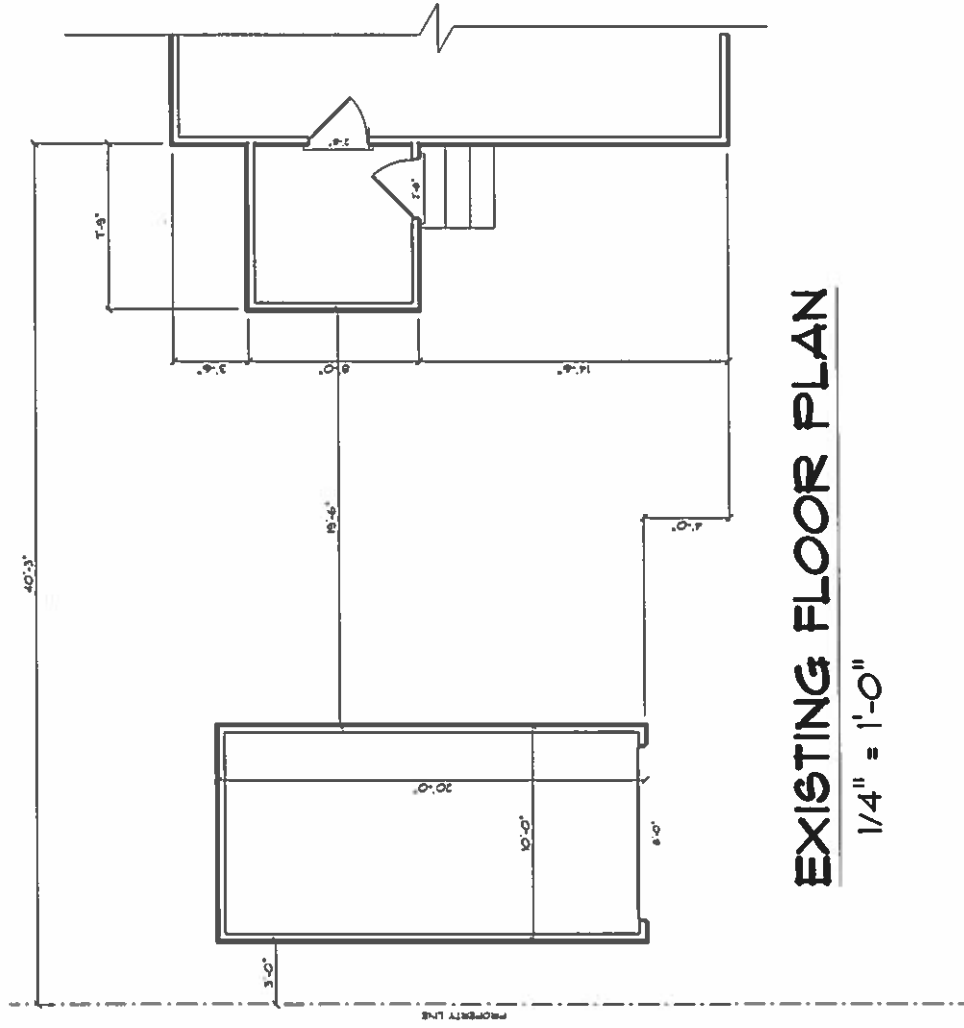
**LEFT ELEVATION**

1/4" = 1'-0"



**REAR ELEVATION**

1/4" = 1'-0"



**EXISTING FLOOR PLAN**

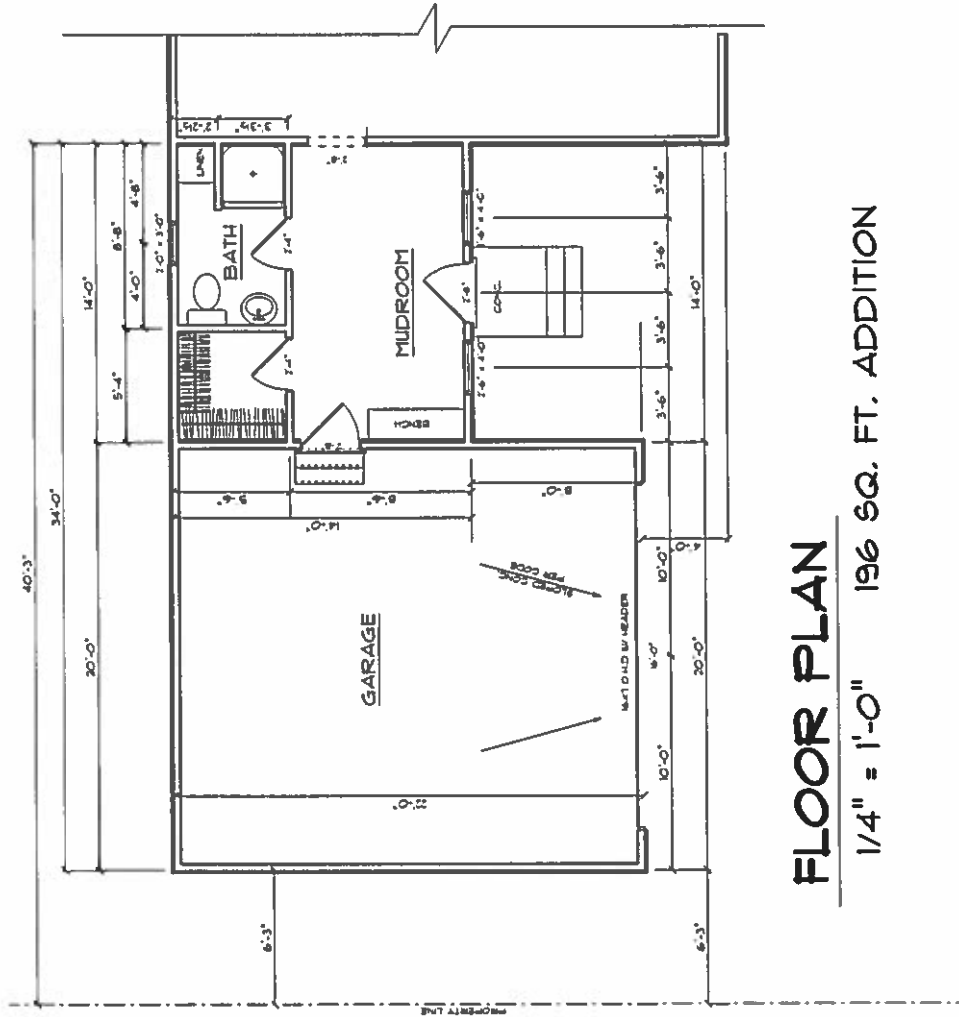
1/4" = 1'-0"





SITE VERIFY ALL EXISTING HOUSE DIM.  
BEFORE ORDERING MATERIALS OR  
CONSTRUCTION.

VERIFY HOUSE AND LOT DIM.  
BEFORE CONSTRUCTION



**FLOOR PLAN**  
1/4" = 1'-0" 196 SQ. FT. ADDITION

**Narrative statement for 1626 Robinson SE. road Variance request.**

- A. Land Owner is requesting Permission to construct a 2 stall attached garage on the irregular lot due to lack of on street parking.**
- B. Wishes to obtain a Variance to exceed the Property Structural coverage Percentage Limit by approximately 210 square feet.**
- C. Asking the city to approve the variance to begin the construction.**
- D. The Irregular lot size slightly limits the land owner from complying with the property structural coverage percentage requirement.**

**Legal Description**

**LOT 19 EX COM 42.25 FT NLY ALONG W LOT LINE FROM SW COR OF SD LOT TH SLY 42.25 FT TO SW COR OF SD LOT TH E 40 FT TO SE COR OF SD LOT TH NLY ALONG E LOT LINE 45 FT TH WLY 40 FT M/L TO BEG \* F C BEARD'S ADD**

**Parcel Number: 41-14-28-352-003 Location ID: ROBS-001626-0000-01**