

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 Stephen and Mary Kretschman, the owners of 929 San Jose Drive, SE, for a division of the property at that address into two individual lots, each 85 feet wide by 293.2 feet deep, and each approximately 0.57 acres (24,919 square feet). The proposed parcels are conforming with the dimensional requirements of the R-2 zoning district, as this property was recently rezoned. The public hearing on the land division is required in Section 5.406 of the Zoning Ordinance.

The application may be viewed in the Public Works Administration office during business hours at the Community Center, or on the pages below.

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 tfaasse@eastgr.org.

DATE: Monday, August 21, 2017
TIME: 6:00 p.m.
PLACE: East Grand Rapids Community Center Commission Chambers
750 Lakeside Drive, SE
East Grand Rapids, MI 49506

Thomas A. Faasse
Zoning Administrator



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

Date: December 29, 2016

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): | Stephen and Mary Kretschman | Property Owner (2): | |
| Address: | 929 San Jose Drive SE | Address: | |
| Daytime Phone: | 616-901-8429 | Daytime Phone: | |
| Property Address (If different from above) | | Property Address (If different from above) | |
| Permanent Parcel No. | 41-14-33-401-024 | Permanent Parcel No. | |

This Land Division/Lot Split is to:

- Create additional buildable lot(s) See attached request for Zoning Ordinance Variance.
- 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. Other information as may be requested by city staff such as information regarding the location of drainage courses.

Stephen R. Kretschmer

 Signature of Property Owner 1

12/30/16

 Date

Mary S. Kretschmer

 Signature of Property Owner 2

12/30/16

 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

Stephen R. and Mary S. Kretschman
929 San Jose Dr SE
Land Division Request Application

Narrative Statement of Impact

Land Division Request Application: 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.

The Kretschmans, residents at 929 San Jose Drive SE, wish to split their current parcel back to the two lots that were part of the original subdivision (Lots 38 and 39). This would enable the Kretschmans to transfer their current residence to their daughter and son-in-law. This would keep the property in the family for a third generation. It would also enable the Kretschmans to build on the vacant lot.

The two lots at 929 San Jose Drive SE were created as part of the Vinkemulder Subdivision in the 1920s. As part of that subdivision, San Jose Drive was broken into lots with street frontages of 75' and 85' . Lot 39 contains a two-story, brick single-family residence built around 1937 while Lot 38, which would have been 939 San Jose, has remained vacant. Lot 39 and Lot 38 were combined per East Grand Rapids ordinance in 2012. Building a house on Lot 38 would align both lots with the original intent for the neighborhood, creating a consistent and harmonious single family residential street front.

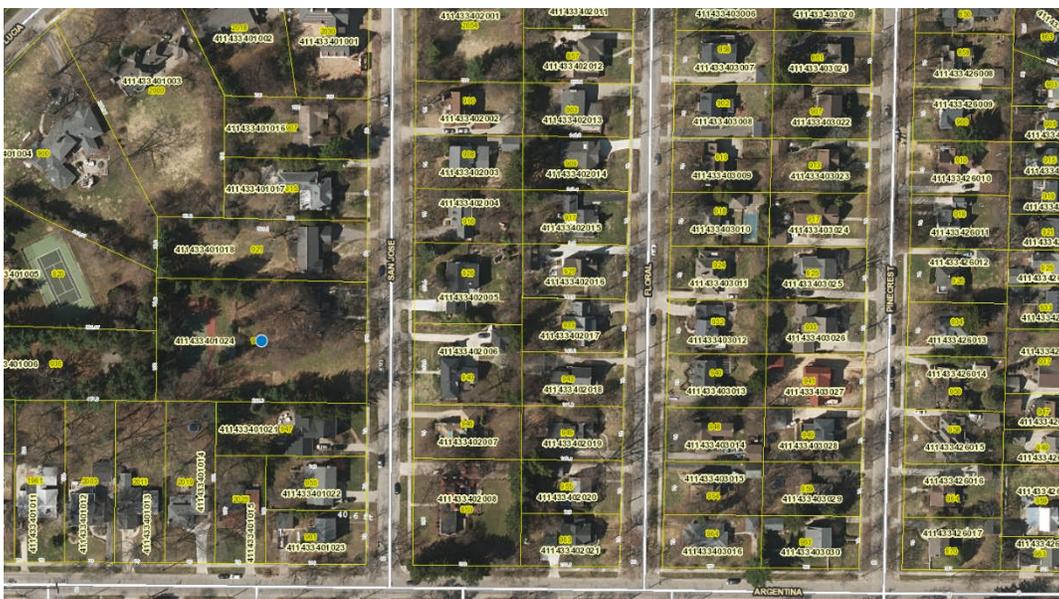
The two lots became individually nonconforming with the passage of an East Grand Rapids Zoning Ordinance requiring a minimum lot width and area, set forth for Zoning District R-1 in Table 5.28-1, greater than the existing lot widths and areas and were required to be combined in 2012 per Section 14.5.114B(3). On July 17, 2017, the City Commission approved rezoning of several properties,

including the Kretschman property, from R-1 to R-2. As a consequence, the two lots would each now conform to the R-2 lot width and area requirements .

Allowing the vacant lot to be separated from 929 San Jose as a conforming, buildable lot for a single family residence will not only be consistent and harmonious with the character of the adjacent properties in the surrounding area, but it will also prevent a future owner from tearing down the existing house at 929 San Jose and building an out of scale, and out of context home, potentially filling the current lot to the side setbacks (146' apart), which would be detrimental to the properties in the surrounding area. The Kretschmans have the approval of all of their neighbors for the lot split.

The proposed lots are harmonious and contextual with the neighbors. The three neighboring lots to the North have street frontages of 85, while the three neighboring lots to the South are 75' . The lots across the street are all 75 except for two lots are 112.5' each, the result of combining and splitting three 75' lots in the 1930' s and the corner property that has a width of 150' as the result of combining two 75' platted lots.

An assessment of the property from 1979 states that "Vacant Lot 38 has a highest and ~~best use~~ separated from the balance of the property, as a site available for single family residential development. Lot 39 [929 San Jose Drive]



has a highest and best use separated from the vacant lot as an individually developed single family residence.”

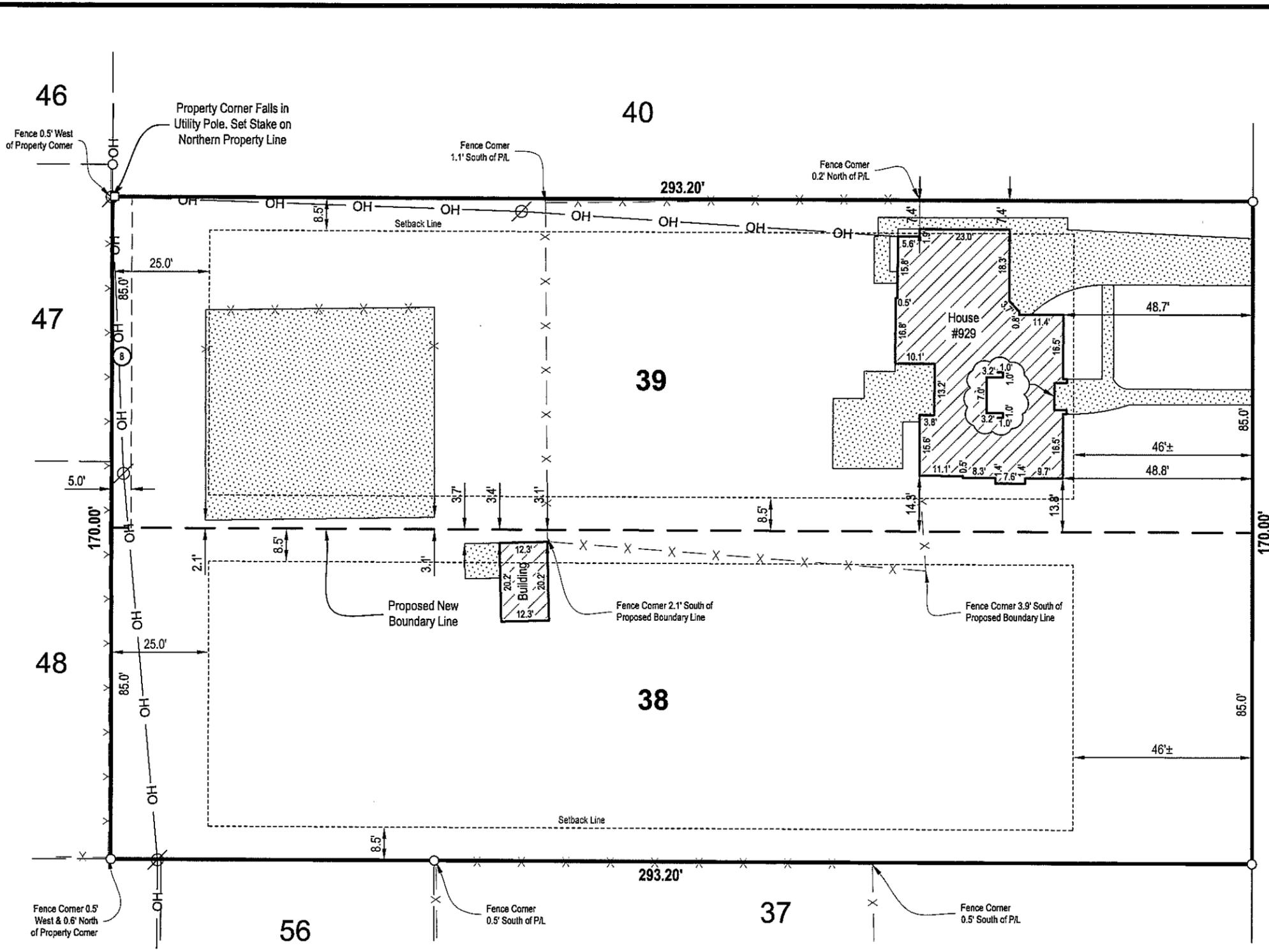
A review of the standards of Section 5.406A(3) follows:

Section 5.406A(3)a: The proposed land division is in conformity, in harmony and consistent with parcels within 500 feet of the proposed split as stated above, and would be in conformity with the current zoning ordinance, which calls for a 72' lot frontage for R-2 properties.

Section 5.406A(3)b: The size, shape, and areas of the two lots would be consistent with lots in the surrounding area within 500 feet of the proposed split. In fact, the two lots would still be larger than any of the other lots on the street due to their depth.

Section 5.406A(3)c: The division would have no effect on floodplain areas, wetlands, and drainage courses. The lot drainage would remain undisturbed.

Section 5.406A(3)d: The relationship of front, side, and rear yards for the proposed parcels would be consistent and harmonious to yards and orientation of buildings on other existing parcels adjoining the proposed parcels.



San Jose Drive

DESCRIPTION

Land Situated in the State of Michigan, County of Kent, City of East Grand Rapids.

Lots 38 and 39 in Vinkemulder's Subdivision of Lots 3, 4, 5, part of Lot 6, Lots 16, 17, 18, 35, 36, 37, 38 and Lots 41 to 68 inclusive and the Vacated portion of San Lucia Drive and North 20 feet of Eldorado Drive, all of San Lu Rae, an Addition to the Village (now City) of East Grand Rapids, according to the recorded plat thereof, as recorded in Liber 35 of Plats, Page 1, Kent County Records.

(Chicago Title Insurance, Commitment No. 411017802)

SCHEDULE B - SECTION II NOTES

8 Covnants, conditions, restrictions and easements but omitting any covnants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded as Liber 963, Page 533 and Liber 1144, Page 605. **The easement described in this document is shown on this survey.**

9 Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to Consumers Power Company (now known as Consumers Energy) in a document recorded as Liber 48, Miscellaneous Records, Page 134. **The easement described in this document is a blanket easement.** Poles to be set on a 4' strip of land on the rear of each lot, and along side of lot lines.

NOTE: Care has been taken to meet proper setback requirements. However, municipal approval of the proposed location should be obtained prior to commencement of construction.

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.

LEGEND

- Iron - Found
- Set Wood Stake
- ⊗ Utility Pole
- OH — Overhead Utility
- X — X — Fence
- Zoning Setback
- ▨ Concrete
- ▧ Building

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

SCALE: 1" = 30' 0' 15' 30' NORTH

| | | |
|---|---|--|
| Mathison & Mathison Architects Evan Mathison 560 5th St NW #405 Grand Rapids, MI 49504 | | 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 |
| 929 San Jose Drive SE | | |
| DRAWN BY: DTP REV. BY: DTP REV.: Adjusted Setback Information | DATE: 12/20/2016 REV. DATE: 12/27/16 | PRJ #: 16401351.2 1 OF 1 |

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