A public hearing will be held on the zoning variance application of Joe and Chari Mead for the property address of 2265 Englewood Dr. The applicant has applied for a variance for the following:

- 6.5’ Setback for Pool (Chapter 82, Section 8.50) – The applicant is requesting a variance to install a pool 6.5’ off of their property line, instead of the required 10’ setback.

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.

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. 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.

Date: Tuesday, September 8, 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
VARIANCE
2265 ENGLEWOOD DRIVE, S.E.
Request for Zoning Ordinance Variance
City of East Grand Rapids

Date: 7·15·2020

Note to Applicant: Please pay careful attention to provide the necessary documents required and 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 consideration by the City Commission.

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 meeting or during 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 $500.00 must accompany your application. A $700.00 post construction fee is also required for retroactive variance requests.

Applicant Name: Joe & Chari Nead

Address: 22165 Englewood Dr. SE

Property Address (if different than above):

Daytime Phone: 248-214-2830

Email: Meacle-0423@gmail.com

Legal Description of Property*: LOT 253 * Paris Park No. 1

Permanent Parcel (Tax) Number: 41-18-04-429-014

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

Chapter 8 Sec 8.50 Location

Requesting 10' Variance on each side of pool

Based on L-Shaped Back yard

*(Use Attachments if Necessary) (Continue to second page)
Narrative Statement:

Sec. 5.103(e) of the City Code provides criteria for variance review, which are based on competent material and substantial evidence. Please attach a narrative statement that, A) details your request, and B) addresses these standards of review below:

1. Special conditions or circumstances exist which are peculiar to the land, structure or building involved and which are not generally applicable to other lands, structures or buildings in the same district;

2. The special conditions or circumstances do not result from the actions of the applicant;

3. Authorizing a variance will not be of substantial detriment to the neighboring property and will not be contrary to the spirit and purpose of this chapter; and

4. With respect to use variances, the property cannot reasonably be used in a manner consistent with the existing zoning. (This standard is only for “use variances”, not “dimensional variances”)

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.

Pictures may be attached with your application to better demonstrate your request.

The Board of Zoning Appeals may attach conditions to variance approvals.

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
Chari L. Mead

Print Name
Chari L. Mead

Signature of Property Owner
(If different from Applicant)
Joe & Chari Mead

Print Name
Joe & Chari Mead

City of East Grand Rapids
City Services
750 Lakeside Dr. SE, East Grand Rapids, MI 49506
Phone 616.940.4817 FAX 616.831-6121

APM 7/7/2020
Request for Zoning Ordinance Variance

City of East Grand Rapids

Date: 7-30-2020

Note to Applicant: Please pay careful attention to provide the necessary documents required and 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 consideration by the City Commission.

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 meeting or during 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 $500.00 must accompany your application. A $700.00 post construction fee is also required for retroactive variance requests.

Applicant Name: Chara + Joe Mead

Address: 2205 Englewood Dr. SE

Property Address (if different than above):

Daytime Phone: 269-214-2830

Email: Meadle04230@gmail.com

Legal Description of Property*: Lot+253, Paris Park Rd.

Permanent Parcel (Tax) Number:

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

See original copy that we submitted originally

*(Use Attachments if Necessary) (Continue to second page)
Narrative Statement:

Sec. 5.103(c) of the City Code provides criteria for variance review, which are based on competent material and substantial evidence. Please attach a narrative statement that, A) details your request, and B) addresses these standards of review below:

1. Special conditions or circumstances exist which are peculiar to the land, structure or building involved and which are not generally applicable to other lands, structures or buildings in the same district;

2. The special conditions or circumstances do not result from the actions of the applicant;

3. Authorizing a variance will not be of substantial detriment to the neighboring property and will not be contrary to the spirit and purpose of this chapter; and

4. With respect to use variances, the property cannot reasonably be used in a manner consistent with the existing zoning. (This standard is only for “use variances”, not “dimensional variances”)

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.

Pictures may be attached with your application to better demonstrate your request.

The Board of Zoning Appeals may attach conditions to variance approvals.

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 and Print Name]

[Signature and 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

APM 7/7/2020
Pool Size 11x25

6.5ft from house
6.5ft from fence

Concrete around pool is 819sq ft
Hello,

My husband and I are installing a small inground pool in our back yard. We are asking for a 10' foot clearance on each side of the pool instead of the 10' clearance that the City requires. The pool will be surrounded by a 6' fence.

When we purchased our home, the front yard was snow covered and never dreamed when spring hit that our yard was covered in nothing but Roots! After a lot of time, money, and work, we are now proud of our front yard corner lot.

Our back yard had to our surprise a huge stump! Removed after the snow was gone, we tried many things and decided, with my husband retired, a grandchild on the way, we would create a beautiful, safe environment for our family to enjoy.

Our children have graduated from EBR and are College and Moving away, so seven years are now back in EBR in a home of their own.

Please allow us to create this
Oasis for us & our brown furred family. A yard we can be proud of.

Thank you!

Chris & Joe Mead

* A video will be provided of back yard space.
Hello,

My Husband and I are installing a small inground pool in our back yard. We are asking for a 6 ½ foot clearance on each side of the pool instead of the 10ft clearance that the City requires. The pool will be surrounded by a 6ft fence.

When we purchased our home, the front yard was snow covered and never dreamed when spring hit that our yard was covered in nothing but roots! After a lot of time, money, and work we are now proud of our front yard corner lot.

Our back yard had to our surprise a huge stump! Revealed after the snow was gone, we tried many things and decided, with my husband retired, a grandchild on the way, we would create a beautiful safe environment for our family/growing family to enjoy.

Our children have graduated from EGR, and after college and moving away for seven years are now back in EGR in a home of their own.

Please allow us to create this oasis for us and our growing family, a yard we can be proud of.

Thank you!

Chari and Joe Mead

* A video will be provided of back yard space.
Uniform Residential Appraisal Report

Borrower: Joseph Mead
Owner of Public Record: Joseph F & Charli L Mead
City: East Grand Rapids
State: Mi
Zip Code: 49506
County: Kent
Legal Description: LOT 253 * PARIS PARK NO. 1
Assessor's Parcel #: 9-404-029-054
Neighborhood Name: City of East Grand Rapids
Address: 1319 Front Street NW, Grand Rapids, MI 49504
Data Authority: @ 81-600 ALAMODE

Is the property currently owned for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes ☑️ No ☐

Report data source(s) used, offering price, and date(s). The subject property is currently not listed or for sale and has not sold within the last 12 months.

Contract Price: $ Date of Contract: Is the property seller the owner of public record? ☑️ Yes ☐ No Data Source(s): ☑️ Yes ☐ No

If there are any financial assistance (loan charges, sale concessions, gift, or down payment assistance), is it to be paid by any party on behalf of the borrower? ☑️ Yes ☐ No

If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Location: Urban ☑️ Suburban ☐ Rural ☐
Built-Up: Over 75% ☐ 25-75% ☐ Under 25% ☐
Growth: Rapid ☑️ Stable ☐ Slow ☐
Neighborhood Boundaries: North to Hall St, East, South and West to City Limits.
APPRAISAL OF REAL PROPERTY

RJ Larson Inc.
2340 Burton St. SE Grand Rapids, MI 49506

LOCATED AT
2265 Englewood Dr SE
East Grand Rapids, MI 49506
LOT 253 * PARIS PARK NO. 1

FOR
WestMichigan Credit Union
1319 Front Street NW
Grand Rapids, MI 49504

AS OF
10/31/2019

BY
Robert Larson
RJ Larson Inc.
2340 Burton St SE
Grand Rapids, MI 49506
(616) 224-2222
rjlarsoninc@comcast.net
<table>
<thead>
<tr>
<th>Borrower</th>
<th>Joseph Mead</th>
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<tbody>
<tr>
<td>Property Address</td>
<td>2206 Englewood Dr SE</td>
</tr>
<tr>
<td>City</td>
<td>East Grand Rapids</td>
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<tr>
<td>County</td>
<td>Kent</td>
</tr>
<tr>
<td>State</td>
<td>MI</td>
</tr>
<tr>
<td>Zip Code</td>
<td>49506</td>
</tr>
</tbody>
</table>

Street View - opposite direction

Rear View

Patio and Pergola

Living Room

Bath

Bedroom