



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 Patrick and Sonya Lincolnhol for the property address of 961 San Jose Drive. The applicant has applied for a variance for the following:

- Reduced Side Yard Setback (Chapter 50, Section 5.28) - The applicant is requesting a variance to have a side yard setback of 3' 11". The applicant proposes to construct an addition to the rear of the home that would connect the house with the detached garage. The detached garage currently sits 3'11" off of the north property line. If attached to the house, it would be required to be setback 7'.

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: Monday, October 19, 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

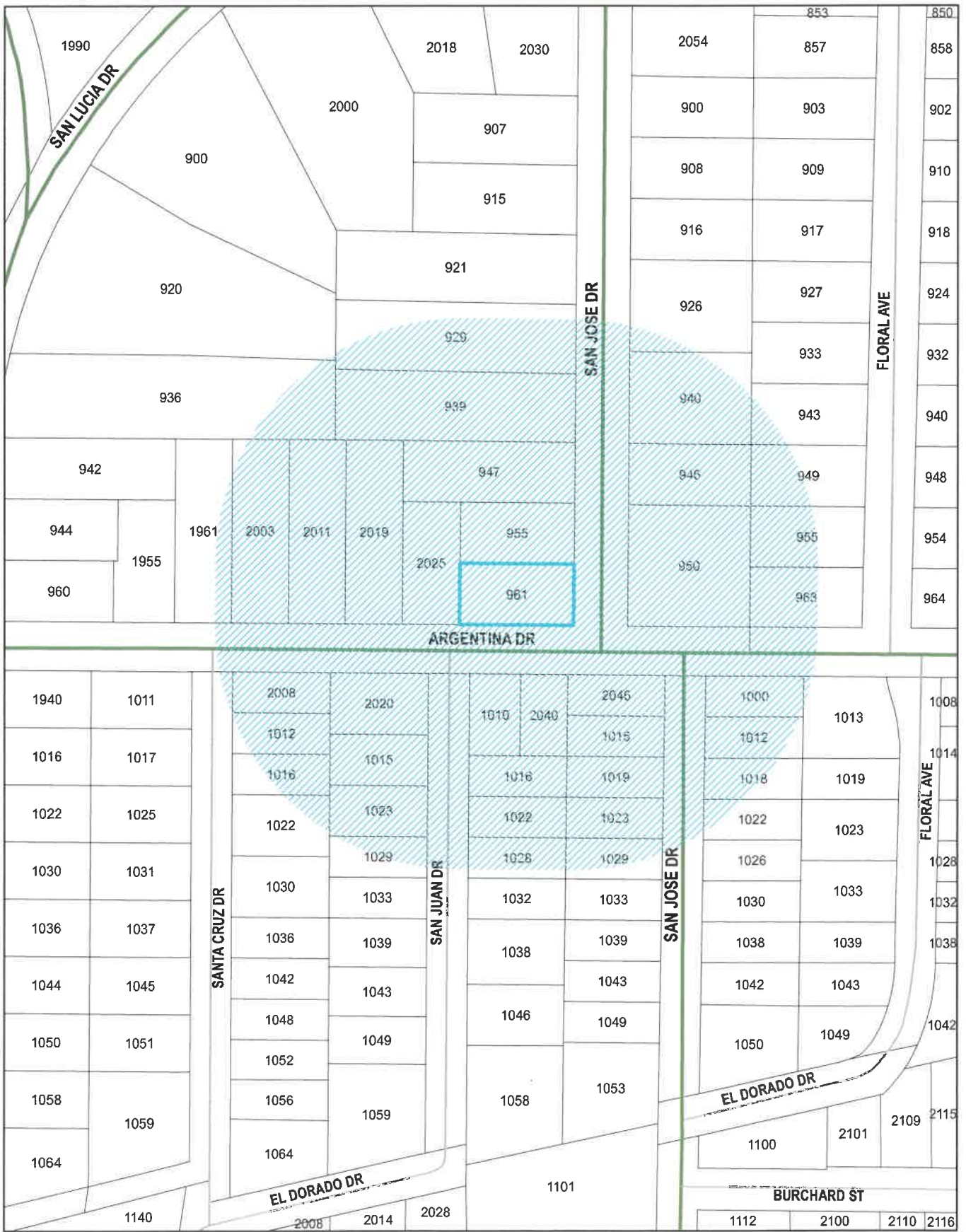
30 letters sent

PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

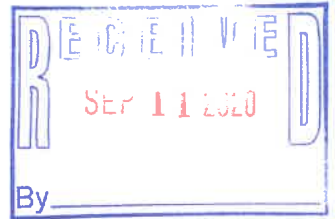
750 Lakeside Drive, SE • East Grand Rapids, Michigan 49506
Telephone (616) 940-4817 Fax (616) 831-6121 www.eastgr.org

Partners with





**VARIANCE
961 SAN JOSE DRIVE, S.E.**



Request for Zoning Ordinance Variance

City of East Grand Rapids

Date: 9-11-20

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: Patrick & Sonya Lincolnhol

Address: 961 San Jose Dr SE

Property Address (if different than above):

N/A

Daytime Phone: 847-877-0468 , 847-877-4072

Email: slincolnhol@gmail.com , prlink20@gmail.com

Legal Description of Property*: Lot 35 * Vinkemulder's Sub

Permanent Parcel (Tax) Number: 41-14-33-401-023

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

Requesting variance for Zoning Ordinance:
(3ft 11inch request) 5.28.A side yard set-back
See attached: for narrative

*(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.

Sonya Lincolnho
Signature of Applicant

Sonya Lincolnho
Print Name

Patrick and Sonya Lincolnho
Signature of Property Owner
(If Different from Applicant)

Patrick and Sonya Lincolnho
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



Narrative Statement:

We are requesting variance for Zoning Ordinance 5.28.A (side yard set-back). Specifically we are seeking approval for 3 feet 11 inches versus the zoning ordinance of 7 feet.

1. Special conditions or circumstances: My name is Sonya Lincolnhol. We live at 961 San Jose Drive. The front of the house is in San Jose, however our garage and driveway access are on Argentina. We live on the corner of San Jose and Argentina. Our house and garage were built in 1951.

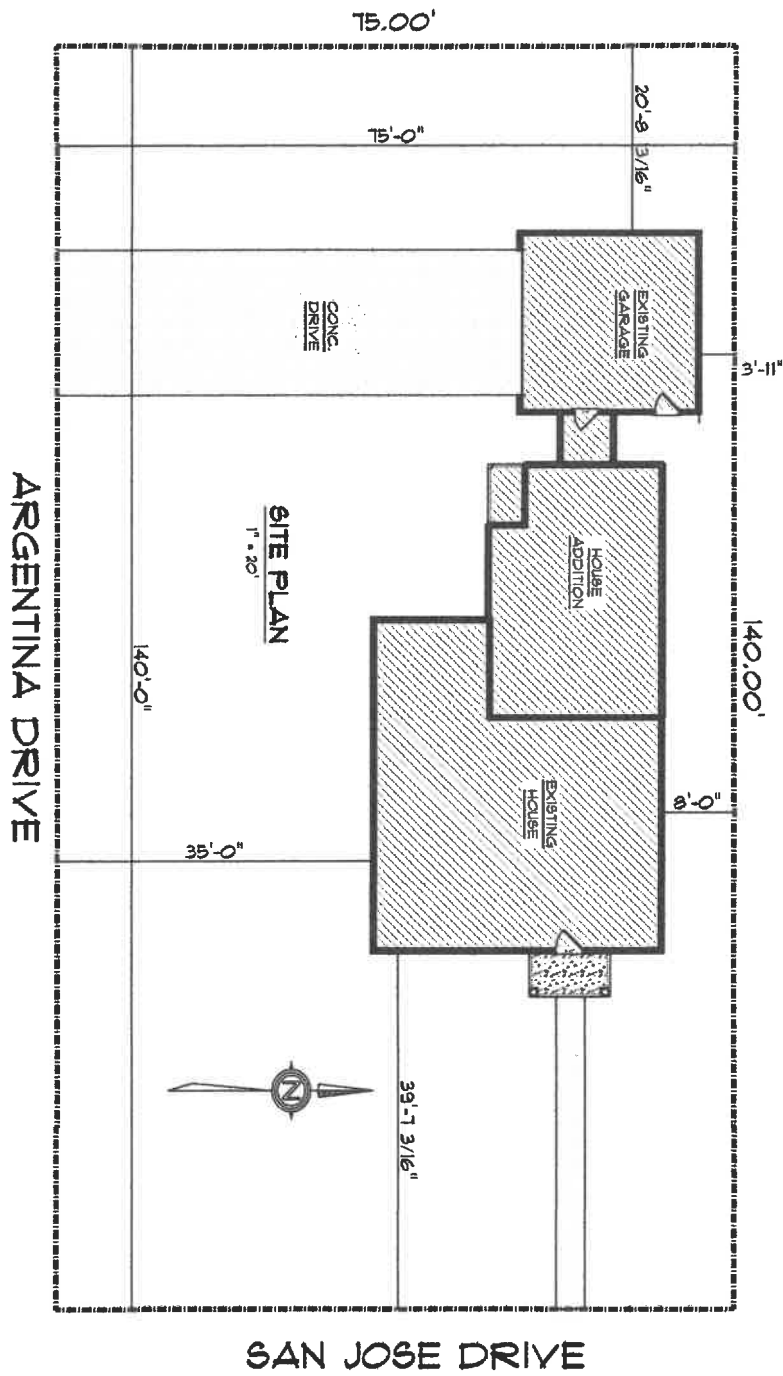
The footprint of both have not changed since 1951. We live in a 3 bedroom, 1900 square foot house that has no family room. My husband and two daughters love EGR, but at times our house has felt a bit undersized.

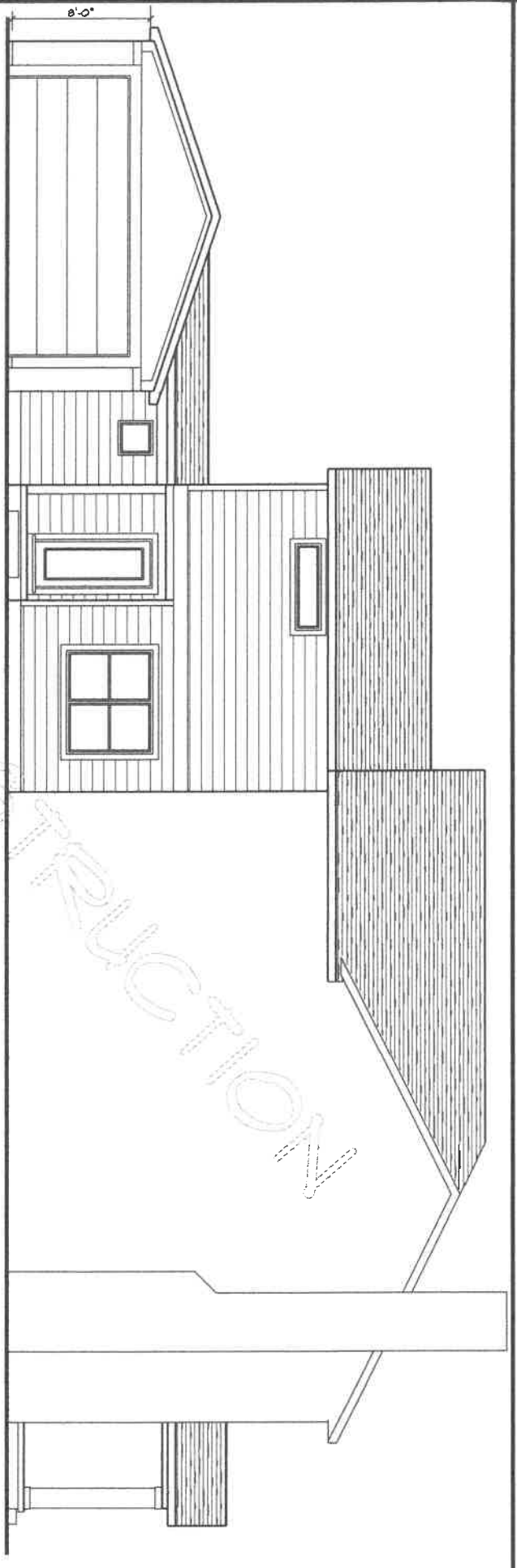
In our efforts to put an addition on our house, we were told there are rules pertaining to our land.

We simply want to put a family room and 4th bedroom addition on our house. The addition would take place directly behind our house, between the house and garage. In doing so, we would like to connect to the garage and receive a variance to do so.

This provides for safety in movement from our home to garage and vice versa. We also feel connecting the house and garage will be a better finished product in our beautiful community.

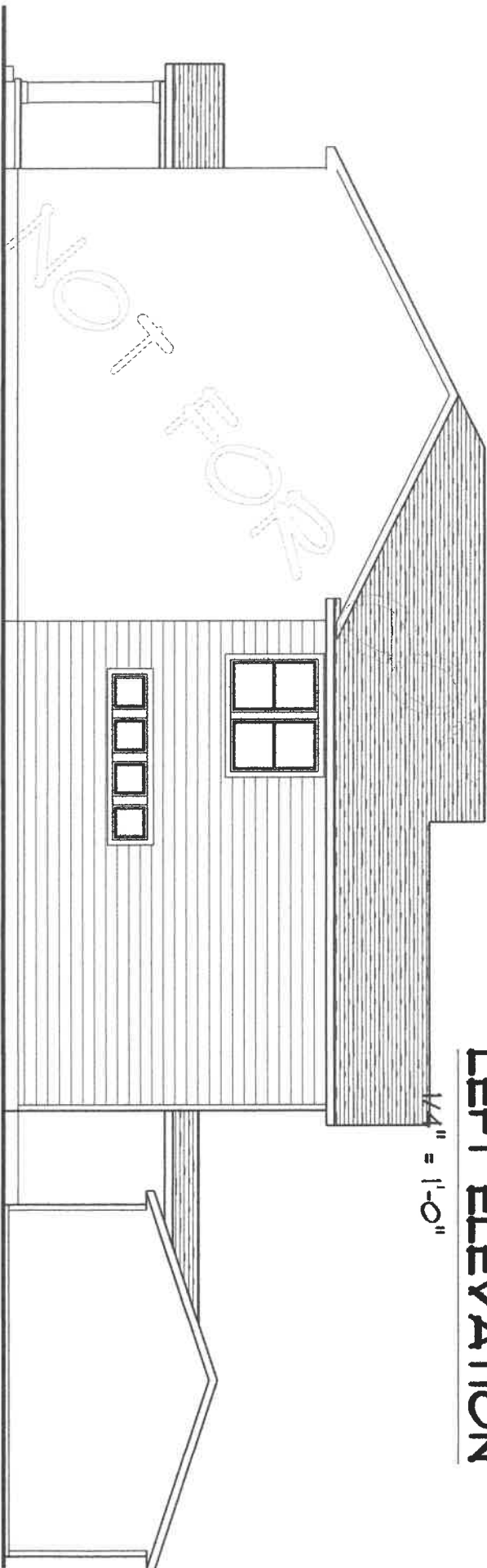
2. These special conditions are not a result of our doing. Both the house and garage have been in the same location since 1951.
3. Authorizing the variance will not be of detriment to any of our neighbors. We are maintaining the original footprint of the home and garage, and they will remain in their current locations. The addition will be built between the two structures. In terms of maintaining the spirit and purpose, we feel the addition will only serve to enhance the beautiful community of EGR.
4. This is a request for a dimensional variance.





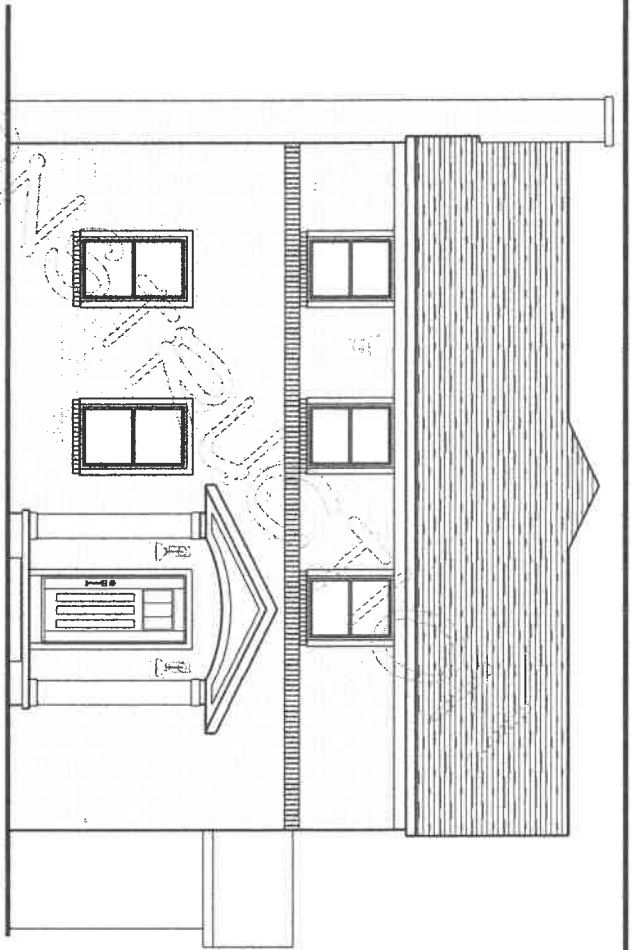
LEFT ELEVATION

1/4" = 1'-0"



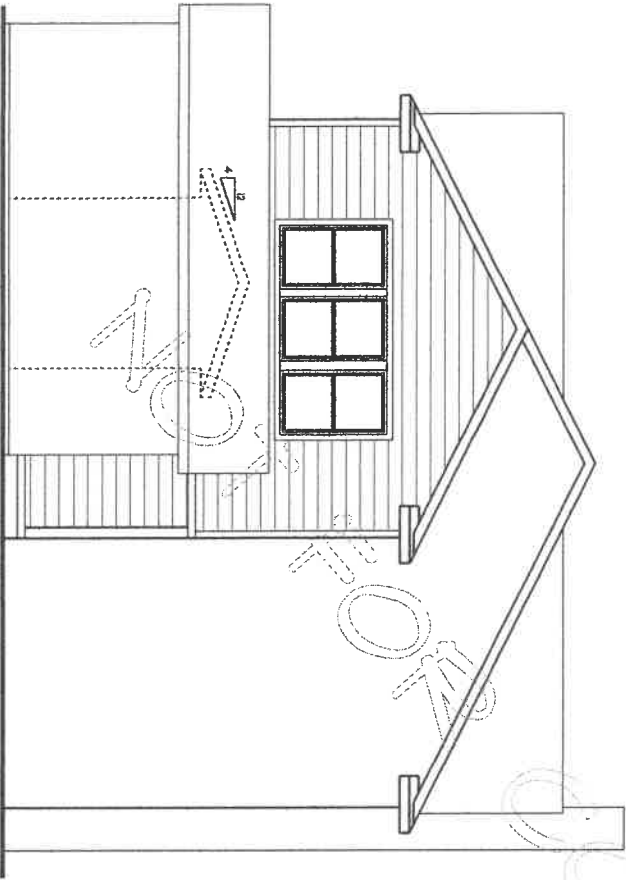
RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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**THE PLANNING
STAGE**

PHONE: 616-666-1485
www.thepanningstage.com

Scott Wassenaar
scott@thepanningstage.com

DRAWN BY:
A.W.
CHECKED BY:
P.K.

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LINCOLNHOL RESIDENCE

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SEP 8 2020

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PROJECT #200915

FOUNDATION PLAN

1/4" = 1'-0"

