CITY OF EAST GRAND RAPIDS
NOTICE OF PUBLIC HEARING

A public hearing will be held on the application of Brian and Amy Steketee, the owners of 551 Belvedere Drive, SE, for two zoning variances at that address. The requests are for a west side yard setback of 5 feet instead of 7 feet, a variance of 2 feet, and for a rear setback of 5.5 feet instead of the minimum of 25 feet, a variance of 19.5 feet. The requested setbacks are the existing setbacks of the detached accessory garage. The applicants propose a one story home addition which will connect the home and the accessory building, creating a single principal building. This makes the garage area of the combined building subject to the more restrictive setback requirements that are applicable to the principal building on a residential site. Both requests are for relief from Section 5.28, Table 5.28-1 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, January 4, 2016
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

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NOV 30 2015
By
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NOV 25 2015
By

Request for Zoning Ordinance Variance

Date: 11.25.15

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: ANDY ASHBY - ASHBY BUILDERS

Address: 551 BELVEDERE DRIVE S.E.

Property Address (if different than above):

Daytime Phone: ANDY ASHBY (GC.) 616-893-6284

Legal Description of Property:** SEE ATTACHED NARRATIVE

**(Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-14-33-202-006

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

SEE ATTACHED NARRATIVE

**(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.

__X__ 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.

__X__ 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~~ Property Owner

Brian and Amy Steketee

Print Name

Signature of ~~Property Owner~~ Applicant
(If Different from Applicant)

Andrew S. Ashby

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

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NOV 30 2015
By

Property Address: 551 Belvedere Drive SE
East Grand Rapids, MI 49506

Zoning: R2

Legal Description of Property:
Lots 40, 41 and 42, Fisk Lake Garden Subdivision, in the city of East Grand Rapids, Kent County, Michigan, according to the recorded plat thereof in Liber 36 of Plats, on page 13, except the West 37 ½ Feet of said lot 40.

Requested Variance:
Relief from section 5.28a (Table 5.28-1) for;

1. A side yard setback of 5 ft instead of required 7 ft, a variance of 2 feet.
2. A rear yard setback of 5.5 ft instead of required 25 feet, a variance of 19.5 feet.

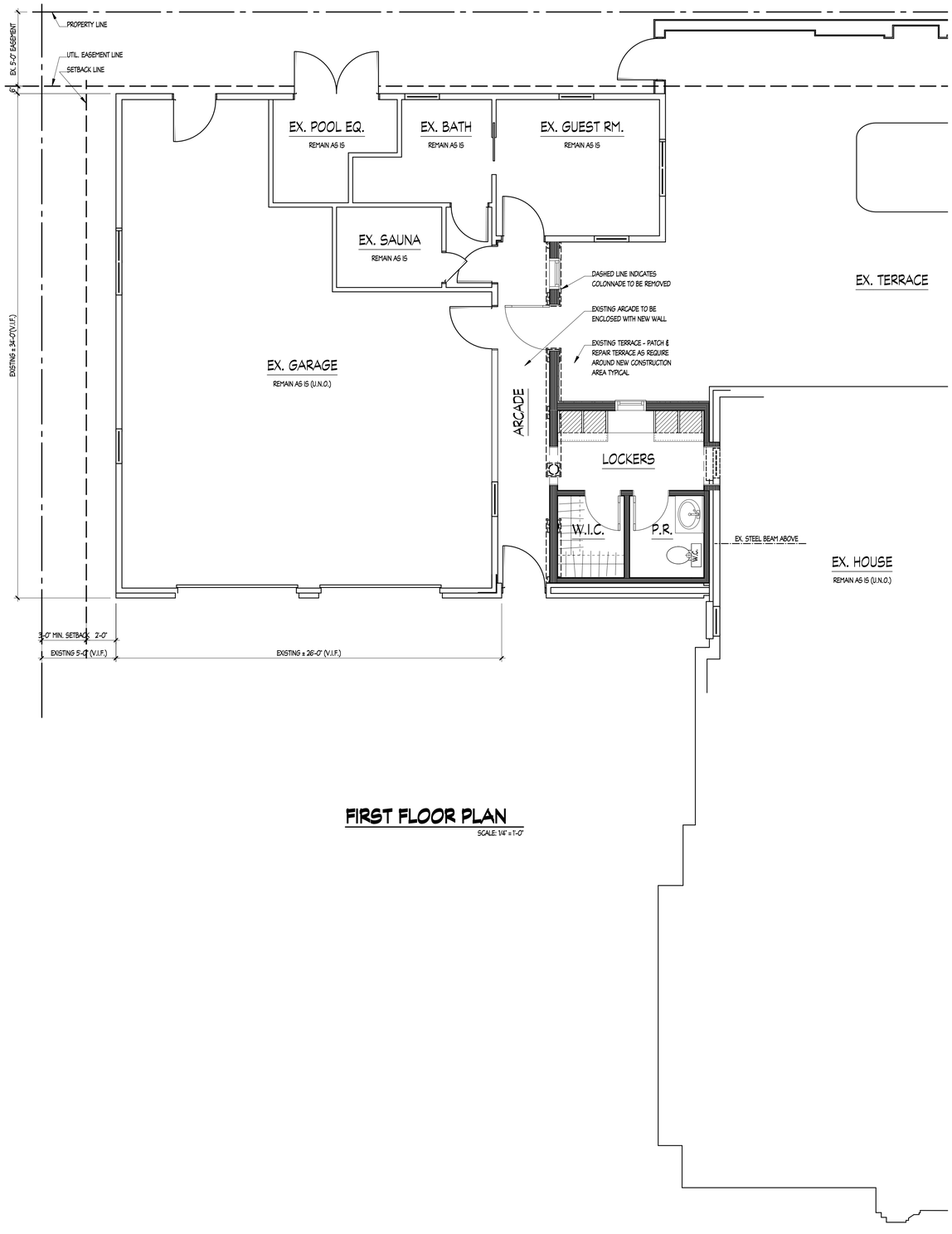
Narrative Statement:

a. *What you wish to do with the property?* Connect the main house with detached accessory building (garage), through an enclosed connection - hall, closet and powder room.

b. *Why you need the variance?* The home was built in 1929 and the detached accessory building (garage) was constructed in 1993, with both structures conforming to all existing & current ordinances. However, once both structures are attached, the accessory building (garage) becomes non-conforming due to setback requirements a principal dwelling. We would like to make note that all new construction would fall well within the current setbacks for that separate structure.

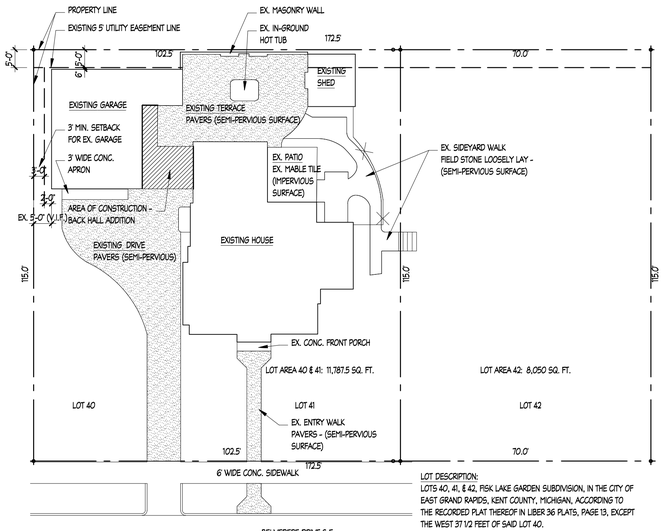
c. *The specific decision you seek?* We are seeking a 2 feet side yard variance as along with a 19.5 feet rear yard variance, allowing us to connect our existing conforming structures.

d. *The reason your project cannot be accomplished with the requirements of the zoning ordinance?* Both current structures are existing and conforming, they become non-conforming once they are connected. It is impossible to connect these buildings and conform to the setbacks required for a principal dwelling (no longer a principal dwelling and a detached accessory building).



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SITE PLAN

Scale: 1:20

LOT DESCRIPTION:
LOTS 40, 41, & 42, FISK LAKE GARDEN SUBDIVISION, IN THE CITY OF EAST GRAND RAPIDS, KENT COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF IN LIBER 36 PLATS, PAGE 13, EXCEPT THE WEST 37 1/2 FEET OF SAID LOT 40.

PROPERTY ADDRESS:
551 BELVEDERE DRIVE S.E.

MAXIMUM LOT COVERAGE:

3,407 SF	HOUSE/GARAGE/ADDITION: IMPERVIOUS @ 100% =	3,407 SF
1,253 SF	DRIVE: SEMI-PERVIOUS SURFACE @ 50% =	626 SF
114.6 SF	ENTRY WALK: SEMI-PERVIOUS SURFACE @ 50% =	57.3 SF
859.3 SF	REAR TERRACE: SEMI-PERVIOUS SURFACE @ 50% =	429.7 SF
388.2 SF	SIDEYARD PATH: SEMI-PERVIOUS SURFACE @ 50% =	194.1 SF
	TOTAL IMPERVIOUS SURFACE:	4,714.1 SF

LOT SIZE (SF)
FROM TABLE 5.28.1a
LOT 40 & 41 = 11,787.5 SF

MAXIMUM IMPERVIOUS SURFACE
@ 45% MAX. IMPERVIOUS SURFACE
ACTUAL - 4,714.1 < ALLOWED 5304.4 SF
(COMPLIES - ACTUAL IMPERVIOUS SURFACE @ 40% OF LOT 40 & 41)

42° NORTH
architects
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Grand Rapids, MI 49503

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Ashby CUSTOM HOMES
QUALITY | CRAFTSMANSHIP | RELATIONSHIPS

42° 57' N 85° 37' W

Brian & Amy Steketee
Addition / Renovation
551 Belvedere Drive S.E.
Grand Rapids, MI. 49506

Sheet Title:
Proposed Floor Plans

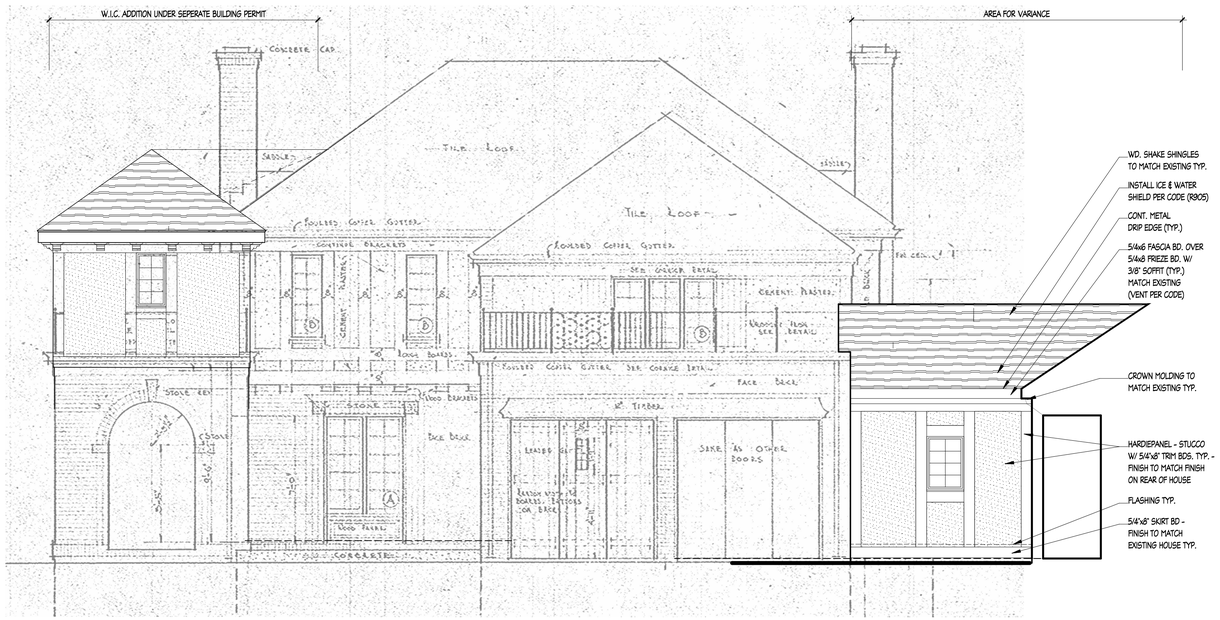
Review Set: 11.25.15
Permit Set:
Construction Set:
Revisions:

Drawn By: BCC
Checked By:

Job No.
15.015B

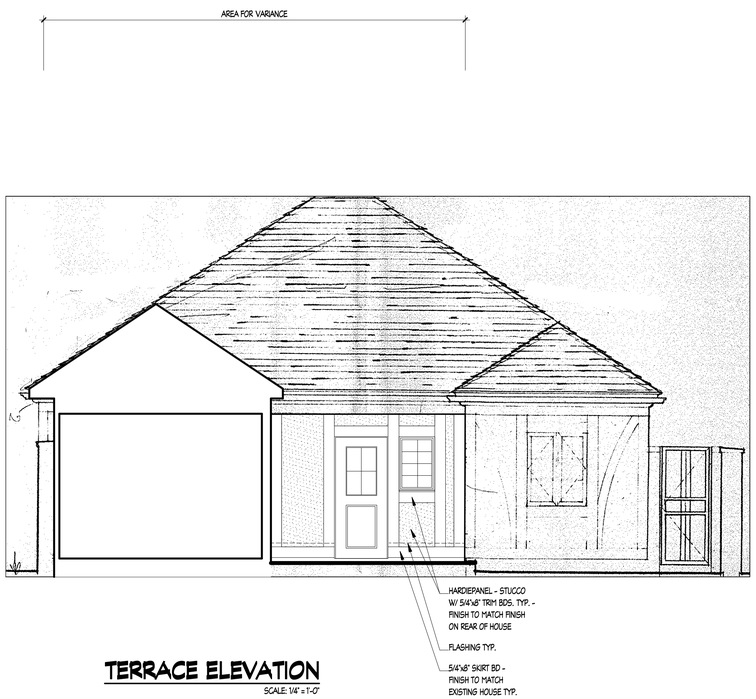
Sheet No.
A-1

UNPARALLELED DESIGN - UNPRECEDENTED SERVICE



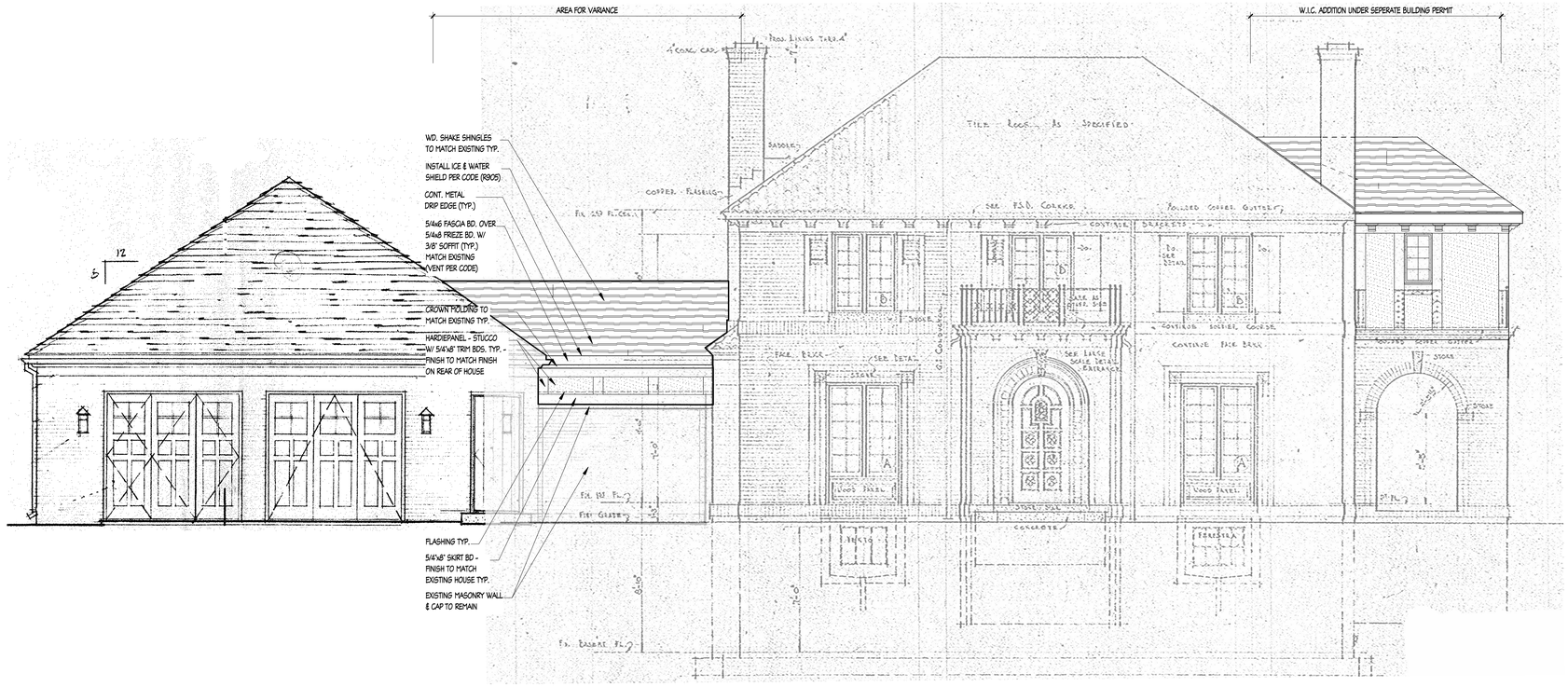
REAR ELEVATION

SCALE: 1/4" = 1'-0"



TERRACE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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Ashby CUSTOM HOMES
QUALITY | CRAFTSMANSHIP | RELATIONSHIPS

42° 57' N 85° 37' W

Brian & Amy Steketee
Addition / Renovation
551 Belvedere Drive S.E.
Grand Rapids, MI. 49506

Sheet Title:

Proposed Elevations

Review Set:	11.25.15
Permit Set:	
Construction Set:	
Revisions:	
Drawn By:	RAL
Checked By:	

Job No.

15.015B

Sheet No.

A-2

UNPARALLELED DESIGN ~ UNPRECEDENTED SERVICE