

**CITY OF EAST GRAND RAPIDS
NOTICE OF PUBLIC HEARING**

A public hearing will be held on the application of Sears Architects on behalf of Matt and Alissandra Krueer, the owners of 2713 Reeds Lake Boulevard, SE, for a zoning variance at that address. The purpose of the request is for relief from Section 5.28E2 of the East Grand Rapids Zoning Ordinance to construct a single family home with a secondary front yard setback on this through lot of 90.5 feet instead of the more restrictive secondary front yard setback that is required in the ordinance. Compliance with the Zoning Ordinance as written does not yield a buildable area sufficient to construct a single family home.

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, February 1, 2016
TIME: 6:00 p.m.
PLACE: East Grand Rapids Community Center Commission Chamber
750 Lakeside Drive, SE,
East Grand Rapids, Michigan 49506

Thomas A. Faasse
Zoning Administrator

Request for Zoning Ordinance Variance

Date: 12/23/15

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: Sears Architects

Address: 16 Ionia Ave. SW Suite One, Grand Rapids, MI 49503

Property Address (if different than above):

2713 Reeds Lake Blvd., Grand Rapids, MI

Daytime Phone: (616) 336-8495

Legal Description of Property**: See attached survey by Nederveld, Inc Dated 12/14/15

** (Use Attachments if Necessary)

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)**: Relief from Section 5.28E2 for a secondary front yard setback of 90'-5 1/2", instead of the more restrictive secondary front yard setback required by the zoning ordinance.

** (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.
- 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.

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.

Judson P. Gerwin / Seamus Architects
Signature of Applicant

Judson P. Gerwin
Print Name

Matthew Krueer
Signature of Property Owner
(If Different from Applicant)

Matthew Krueer
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

PROPOSED KRUER RESIDENCE @ 2713 REEDS LAKE BLVD.

12/23/15 Variance Application

NARRATIVE STATEMENT**a. What you wish to do with the property.**

The new owners of 2713 Reeds Lake Blvd would like to build a roughly 4000 sq. ft. single family residence on their property. The home is planned to include a 3-car garage at the basement level.

b. Why you need the variance.

The variance is necessary for the new owners to build a medium-size home on their property. The “through lot” component of the current zoning ordinance prevents the owners from building even a small home on their property without variance approval.

A significant portion of the existing smaller house (which was built many years before the section regarding “through lots” was added to the current zoning ordinance) lies outside the allowable building envelope.

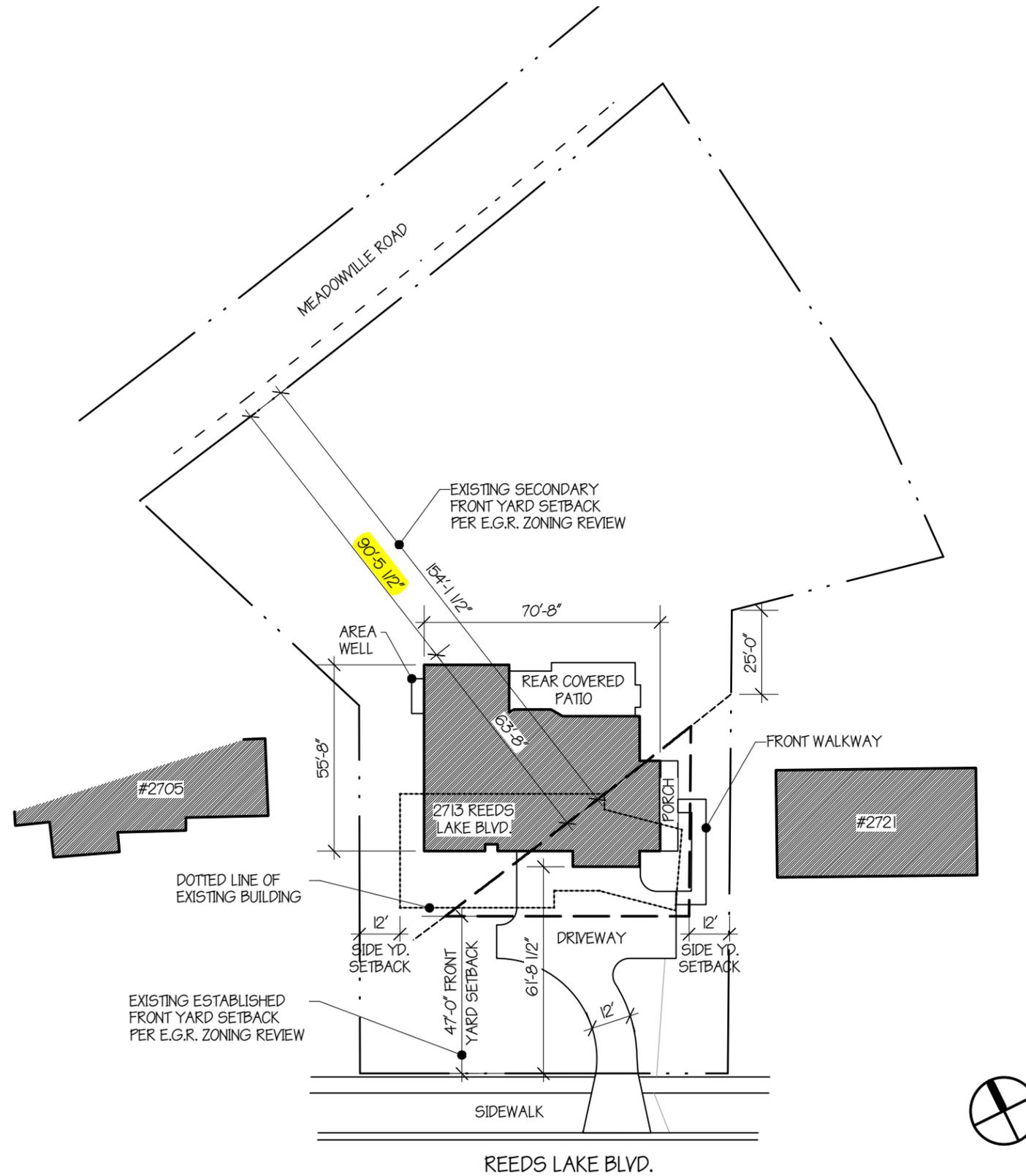
c. The specific decision you seek.

Relief from Section 5.28E2 of the zoning ordinance, for a secondary front yard setback of 90’ - 5 ½”, in order to appropriately locate a portion of a proposed new two-story home on the property.

d. The reason your project cannot be accomplished within the requirements of the zoning ordinance.

Section 5.28E2 of the zoning ordinance prevents the building of a medium-sized home on the existing property.

The current house on the property, though smaller than the proposed new home, was built *prior* to the purchase of additional property (by a previous owner) that fronted on Meadowvale Rd. This existing house was built with a much less restrictive rear yard setback than that which is imposed by the secondary front yard setback designation of the current zoning ordinance. If not for this section of the ordinance, the proposed new residence intends to be compliant with all zoning requirements.



KRUER RESIDENCE

2713 REEDS LAKE BOULEVARD SE
EAST GRAND RAPIDS, MICHIGAN

SITE PLAN

Scale: 1" = 40 ft

SEARS ARCHITECTS

16 IONIA AVE. SW • SUITE ONE
GRAND RAPIDS, MICHIGAN 49503
616.336.8495
HARBOR SPRINGS, MICHIGAN 49740
231.526.8495

DECEMBER 23, 2015



FRONT ELEVATION CONCEPT

Scale: 1/8" = 1'-0"

**KRUER
RESIDENCE**

2713 REEDS LAKE BOULEVARD SE
EAST GRAND RAPIDS, MICHIGAN

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HARBOR SPRINGS, MICHIGAN 49740
231.526.8495

DECEMBER 23, 2015

PREPARED FOR:
 Sears Architects
 Rob Sears
 16 Ionia Avenue SW
 Suite 1
 Grand Rapids, MI 49503

CREATED:
 Drawn: JAT Date: 10.12.15

REVISIONS:
 Rev: Neighboring houses
 Drawn: JAT Date: 12.14.15

2713 Reeds Lake Boulevard SE
Topographic Survey
 PART OF THE SOUTHWEST 1/4 OF SECTION 27, T17N, R11W,
 CITY OF EAST GRAND RAPIDS, KENT COUNTY, MICHIGAN

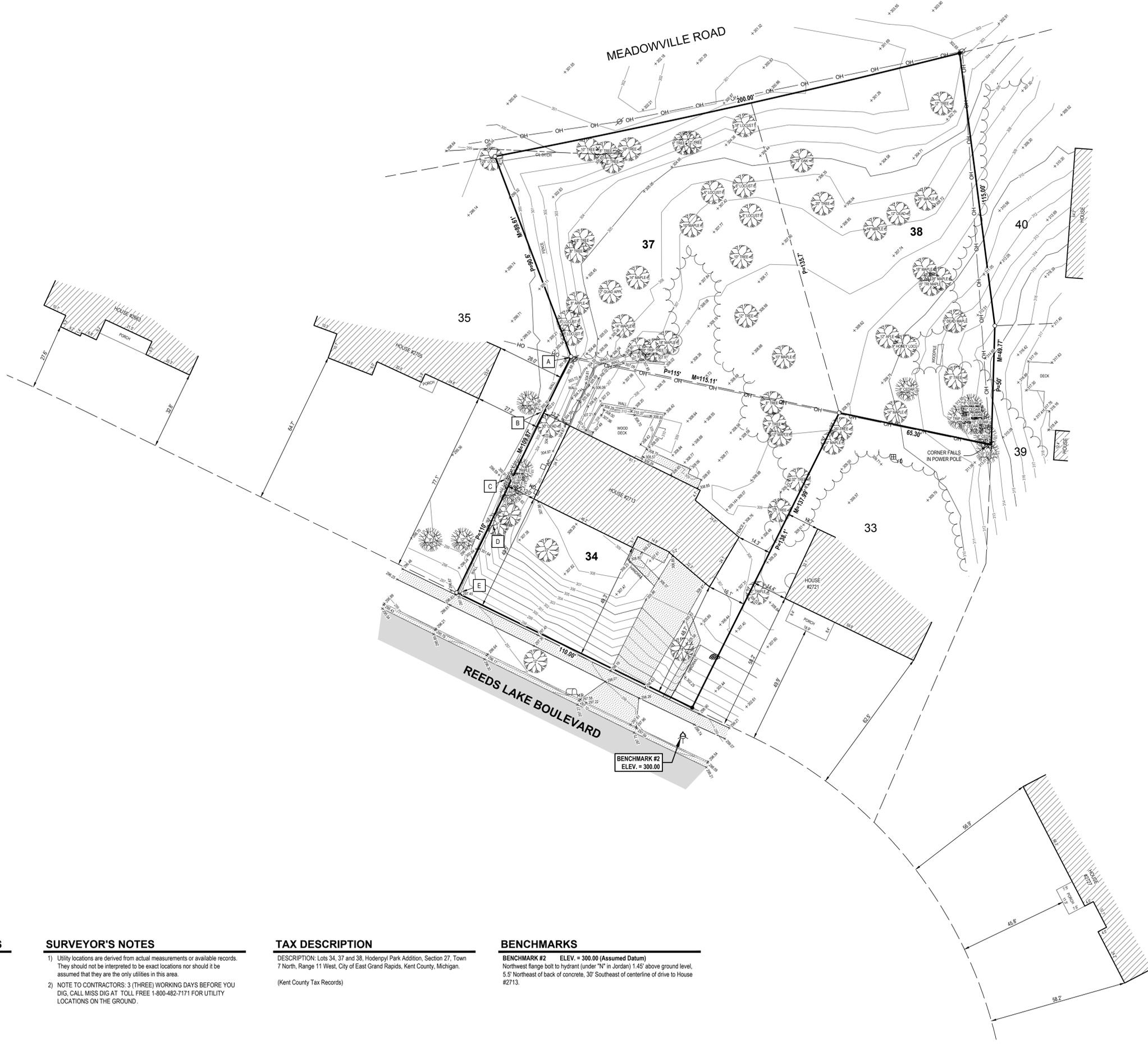
STAMP:

PROJECT NO:
 15401136

SHEET NO:
TO.1
SHEET: 1 OF 1

LEGEND

- AC Air Conditioner
- △ Benchmark
- ▣ Catch Basin - Square
- ⊗ Deciduous Tree
- ⊕ Evergreen Tree
- ⊙ Gas Meter
- ⊕ Hydrant
- Iron - Set
- Iron - Found
- ⊕ MB Mailbox
- ⊕ Utility Pole
- ⊕ YD Yard Drain
- OH — Overhead Utility
- x - x - Fence
- Tree
- ▨ Asphalt
- ▨ Concrete
- ▨ Building



SCALE: 1" = 20'

- ENCROACHMENT NOTES**
- A Wall on P/L
 - B Wall 0.2' Northwest of P/L
 - C Wall 1.4' Northwest of P/L
 - D Wall 0.4' Southeast of P/L
 - E Wall 0.8' Southeast of P/L

SURVEYOR'S NOTES

- Utility locations are derived from actual measurements or available records. They should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.

TAX DESCRIPTION

DESCRIPTION: Lots 34, 37 and 38, Hodenpyl Park Addition, Section 27, Town 7 North, Range 11 West, City of East Grand Rapids, Kent County, Michigan.
 (Kent County Tax Records)

BENCHMARKS

BENCHMARK #2 ELEV. = 300.00 (Assumed Datum)
 Northwest flange bolt to hydrant (under "N" in Jordan) 1.45' above ground level, 5.5' Northeast of back of concrete, 30' Southeast of centerline of drive to House #2713.

811 Know what's below. CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.