

CITY OF EAST GRAND RAPIDS
NOTICE OF PUBLIC HEARING

A public hearing will be held at the date, time, and location listed below on the application of J. Peterson Homes, on behalf of the owners of 725 Croswell Avenue, SE, for a zoning variance at that address in order to construct a single family home. The applicants request a front yard setback on Croswell of 10 feet instead of 25 feet, a variance of 15 feet from the requirements listed in Section 5.28A, Table 5.28-2 of the East Grand Rapids Zoning Ordinance. This lot is the parking lot area of the former Keystone Church property which was split into two residential lots with City Commission approval on September 21, 2015. This variance was first requested at that time, but was deferred until building plans were more complete.

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.

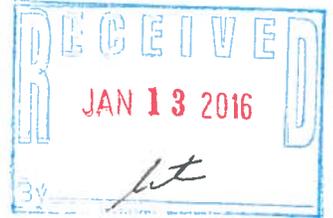
The City Commission would welcome your views in this matter. You may express your views at the scheduled meeting or by writing to the Mayor and City Commission at 750 Lakeside Drive, SE, East Grand Rapids Michigan, 49506, or by email to the City Clerk at kbrower@eastgr.org. To be included in the hearing, written communications must contain the sender's name and address.

If you have any questions regarding this application, please contact the undersigned at (616)940-4817, or tfaasse@eastgr.org.

DATE: Monday, February 15, 2016
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

Request for Zoning Ordinance Variance



Date: 1/13/16

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: J. Peter Jan Homes

Address: 725 Croswell

Property Address (if different than above):

Daytime Phone: 616-291-1816

Legal Description of Property**: _____

** (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):**

Requesting a variance from Article 4 Section 5.28-2
for a front yard setback of 10' instead of the required

Setback of 25', a variance of 15'.

** (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.



Signature of Applicant

Joel Petersen

Print Name

Sara Baudo

Signature of Property Owner
(If Different from Applicant)

Sara Baudo

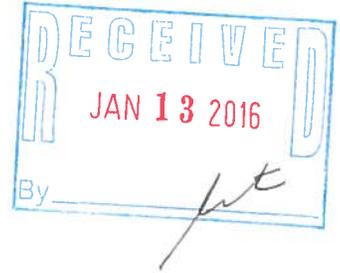
Print Name



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



joelpetersonhomes.com 616.940.9288



January 13, 2016
Variance request for 725 Croswell
Narrative Statement

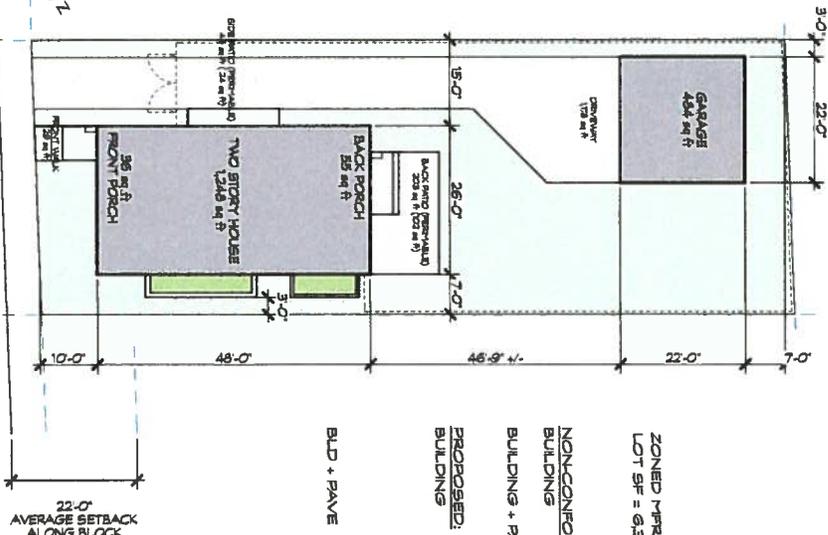
J. Peterson Homes is going to be building a new home for Andrew and Sara Baudo at 725 Croswell. The plans for the new home are attached. The lot is located to the immediate south of the two recently built duplexes on Croswell in the residential multi family zone. The site plan for the two duplexes was approved by the City with front yard setbacks of less than 9'. We are requesting a variance from Article 4, Section 5.28-2 in order have a front yard setback of 10' instead of the required 25', a variance of 15'.

The conditions which cause our request for a variance were due to no action of ours. Granting this variance would do substantial justice to the owners as it would create continuity of front yards and front of the homes on the south end of Croswell. The front yard setbacks of the neighboring properties are unique to this property. We request that the City Commission grant this variance request.



Joel Peterson
J. Peterson Homes

1/13/16
Date



ZONED MFR
LOT SF = 6,344 SQ FT

NONCONFORMING LOT ALLOWABLES:
BUILDING 6,344 x 35% = 2,220 SQ SF
BUILDING + PAVEMENT 6,344 x 40% = 2,538 SQ SF

PROPOSED:
BUILDING HOUSE 1,248 SQ FT
F. PORCH 36 SQ FT
B. PORCH 55 SQ FT
GARAGE 484 SQ FT
1,823 SQ FT TOTAL - 29%

BLD + PAVE BLD AREA 1,223 SQ FT
DRIVEWAY 178 SQ FT
F. WALK 29 SQ FT
S. PATIO 24 SQ FT
B. PATIO 102 SQ FT
3,156 SQ FT TOTAL - 50%

CROSWELL AVENUE

1 SITE PLAN
SCALE: 1" = 10'



VISBEEN
ARCHITECTS
15223
15223
15223

PROJECT NO. 15223
DATE: 12/17/15
DESIGNER: Andrew Baudo

CLIENT: Sara & Andrew Baudo
RESIDENCE

SHEET NO. AO.1

12/17/15
SCHAFFNER DESIGN
AO.1

1 SOUTH
433



VISBEEN
ARCHITECTS

1000 UNIVERSITY AVENUE
SUITE 1000
ANN ARBOR, MI 48106
P: 734.261.4800
WWW.VISBEEN.COM

PROJECT No. 15.2.23

DATE 12/17/15

PROJECT NAME EAST GRAND SQUARE

PROJECT LOCATION 433 SOUTH

PROJECT TYPE RESIDENCE

CLIENT Sara & Andrew BAUDO

PROJECT NO. AO.2

DATE 12/17/15

PROJECT NAME EAST GRAND SQUARE

PROJECT LOCATION 433 SOUTH

PROJECT TYPE RESIDENCE

CLIENT Sara & Andrew BAUDO

PROJECT NO. AO.2

DATE 12/17/15

PROJECT NAME EAST GRAND SQUARE

PROJECT LOCATION 433 SOUTH

PROJECT TYPE RESIDENCE

CLIENT Sara & Andrew BAUDO

PROJECT NO. AO.2

DATE 12/17/15

PROJECT NAME EAST GRAND SQUARE

PROJECT LOCATION 433 SOUTH

PROJECT TYPE RESIDENCE

CLIENT Sara & Andrew BAUDO

PROJECT NO. AO.2

DATE 12/17/15

PROJECT NAME EAST GRAND SQUARE

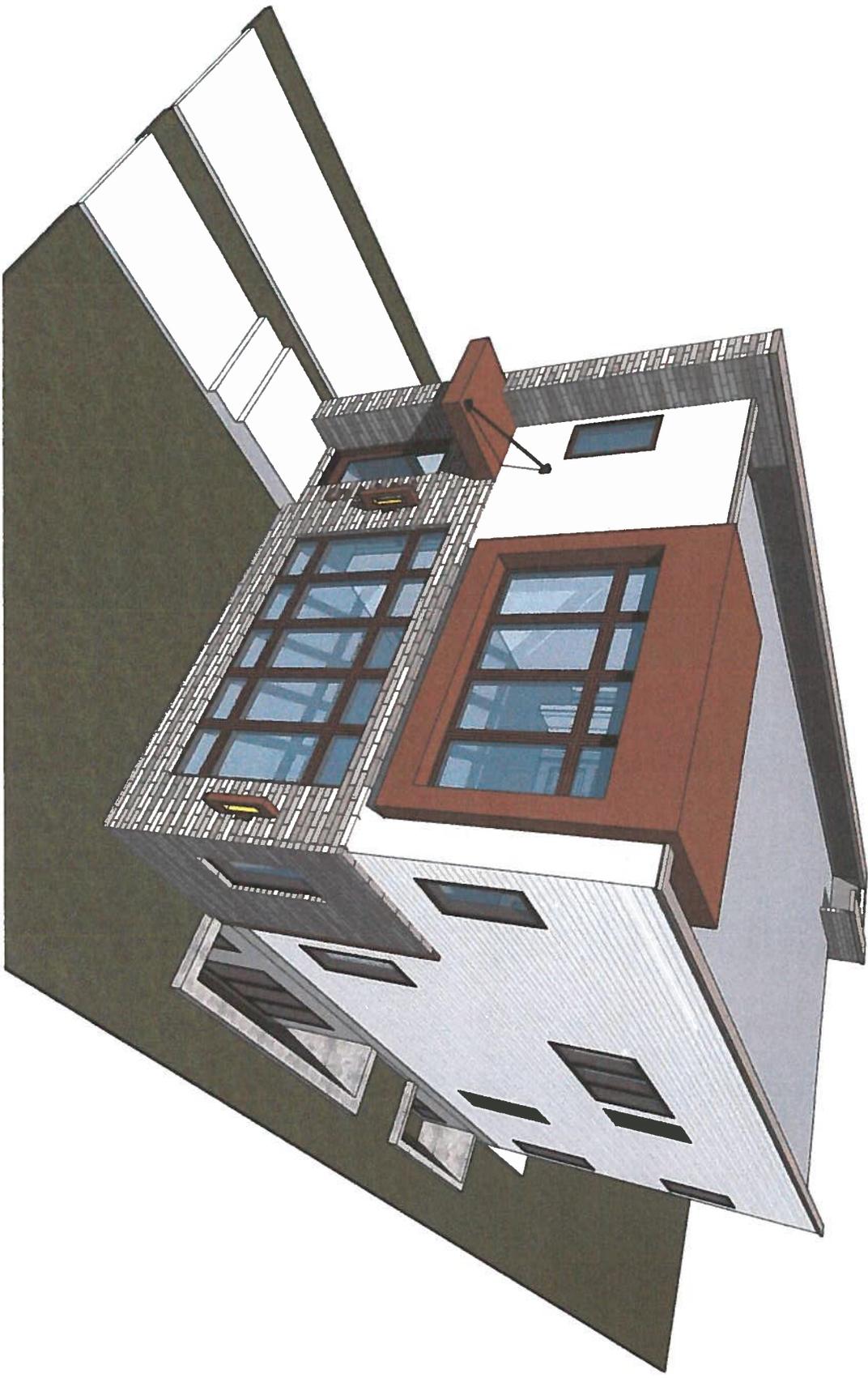
PROJECT LOCATION 433 SOUTH

PROJECT TYPE RESIDENCE

CLIENT Sara & Andrew BAUDO

PROJECT NO. AO.2

1 EAST



VISBEEN
ARCHITECTS
1111 N. 10TH STREET
SUITE 100
DENVER, CO 80202
303.733.1111
www.visbeen.com

PROJECT NO.
15223

OWNER
Sara & Andrew Baudo
PROJECT LOCATION
East Grand Bays
PHOTOGRAPHY
Paul Phillips

DATE
12/17/15

DESIGNED BY
SARA & ANDREW
BAUDO

PROJECT TITLE
**EAST GRAND BAYS
RES**

**EXTERIOR
MODEL
VIEW -
EAST**

AO.3

⊕ NORTH



VISBEEN
 ARCHITECTURE
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 P: 303.733.8811
 VISBEENARCHITECTURE.COM

PROJECT NO.
15.223

OWNER
 Sara & Andrew Baudo
 PROJECT ARCHITECT
 Paul Hulse

DATE
 12/17/15

PROJECT TITLE
EXTERIOR MODEL VIEW - NORTH

PROJECT LOCATION
 BOSTON, MASSACHUSETTS

PROJECT NO.
AO.4

PROJECT TITLE
EAST GRAND RAPIDS
 M1
 Sara & Andrew BAUDO
 Residence



1 WEST
A.O.5



VISBEEN
ARCHITECTS
A VISBEEN ARCHITECTURE, INC.
1000 W. GRAND AVENUE, SUITE 100
DENVER, CO 80202
303.733.8888
www.visbeen.com

PROJECT No. **15.2.23**

DATE: 12/17/15
DRAWN BY: **John Gierard**
PROJECT MANAGER: **Paul Place**

PROJECT:
Sara & Andrew BAUDO
Residence

PROJECT TITLE:
EAST GRAND RAPIDS
PH

EXTERIOR MODEL VIEW - WEST

DATE: **12/17/15**
SCALE: DIMENSION: **SCHERHANSCH DESIGN**

PROJECT NO.: **A.O.5**