

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

A public hearing will be held on the application of Geoff and Julie Laham, the owners of 2621 Elmwood Drive, SE, for two zoning variances at that address. They request relief from Section 5.28, Table 5.28-1, to allow lot coverage by buildings and other impervious surfaces of 5,025 square feet (44.7%) instead of the maximum allowance of 45 percent but not-to-exceed 4,800 square feet, a variance of 225 square feet, and also from Section 5.70A3, Table 5.70-1, for an accessory building of 473 square feet instead of 336 square feet allowed for a lot size of 11,231 square feet that also contains an attached two-stall garage, a variance of 137 square feet. The detached garage in question is an existing two-stall detached garage which had been slated for demolition when the owners constructed a rear home addition with a two stall attached garage in 2015.

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](mailto: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](mailto: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, Michigan 49506

Thomas A. Faasse  
Zoning Administrator

**Request for Zoning Ordinance Variance**

Date: 1/7/2016

*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: Geoff & Julie Laham

Address: 2621 Elmwood Drive SE

Property Address (if different than above):  
\_\_\_\_\_

Daytime Phone: 616-245-1979

Legal Description of Property\*\*: Lot 139 of the Meyerling Land Company's Lake Drive Estates Subdivision.

\*\* (Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-18-03-128-017

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

Section 5.28A Table 5.28-1a (see Narrative Statement).  
Section 5.70 - Accessory Structure (see Narrative Statement)

\*\* (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:*

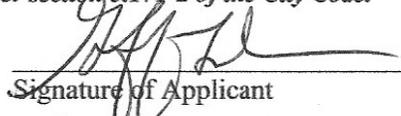
- a. What you wish to do with the property.
- b. Why you need the variance.
- c. The specific decision you seek
- d. The reason your project cannot be accomplished within the requirements of the zoning ordinance.

**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  
Geoff Laham  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Property Owner  
(If Different from Applicant)  
  
\_\_\_\_\_  
Print Name



## Narrative Statement

To seek relief from Section 5.28 (Table 5.28.1a) and Section 5.70:

- **Section 5.28 (Table 5.28-1a)** for lot coverage of 5,025 sf instead of the maximum allowance of 4,800 sf, a variance of 225 sf allowed for a lot size of 11,231 sf.
- **Section 5.70** for an existing accessory building of 473 sf instead of 336 sf allowed for a lot size of 11,231 sf.

### 1. What is the plan with the property?

It was originally thought that we would remove the old unattached garage when we put on our addition as the addition included an attached garage. After construction, we found the extra storage useful. From the recommendation of friends and neighbors we decided we would like to keep it. Some considerations for keeping the old existing garage...

- i. 3rd/4th car in the near future would be stored in the garage as opposed to the street.
- ii. Extra storage to keep items out of the elements in the back yard.

Because this garage was original to the existing house, it matches the building style. We plan to update the roof, exterior siding and doors to match the house siding.

The tree canopy has not changed on the property with the addition.

There have been no issues with water drainage or runoff as the new and existing structures stand today.

Neighbors are happy with us keeping the garage and see an increased value to the property and neighborhood. See attachments from neighbors.

### 2. Why do you need the variance?

**Section 5.28 (Table 5.28-1a)** - With the new addition and keeping the existing garage, our Maximum Not-to-Exceed Impervious Surface (square feet) shown in Table 5.28-1a, we are over the 4,800 sf allowance by 225 sf. We currently meet the Maximum Building Coverage of 35% and the Maximum Impervious Surface of 45% allowed.

**Section 5.70 – Accessory Structures** - With the new addition we built a 2 stall attached garage. Section 5.70 – Accessory Structures states that with our lot size (11,231 sf) and our new 2 stall attached garage, we are limited to 336 sf for an accessory building (our existing garage). Our existing garage is 473 sf ( $22' \times 21.5' = 473$  sf) which is 137 sf over the zoning ordinance. The accessory building (existing garage) does not take more than 25 percent of rear yard.

**3. Specific decision that you are looking for?**

**Section 5.28 (Table 5.28-1a)** - Relief from 225 sf of lot coverage that we are over from the maximum 5025 sf for the Maximum Not-to-Exceed Impervious Surface (square feet).

**Section 5.70 – Accessory Structures** - Relief from 137 sf that we are over from the maximum 336 sf for accessory buildings.

**4. Reason project cannot be accomplished within requirements?**

Because the garage is already existing, increase costs would be incurred to remove, adjust, or rebuild the structure. Loss of storage. If the garage is removed, it would cost more to build something new to conform to the zoning ordinance.

Option if variance isn't passed would be to removed 6 feet from the back of the garage to conform with the zoning ordinance.

1. This would not change the appearance from the street.
2. Create an unusable for vehicles causing street parking.
3. Neighbors have designed their landscape and fencing with consideration to the existing structure and might cause undue cost to them.

**2621 Elmwood Drive**

**Total Lot Area: 11,231 sf**

**Total Building Footprint:**

**6500 sf (23.2% of lot)**

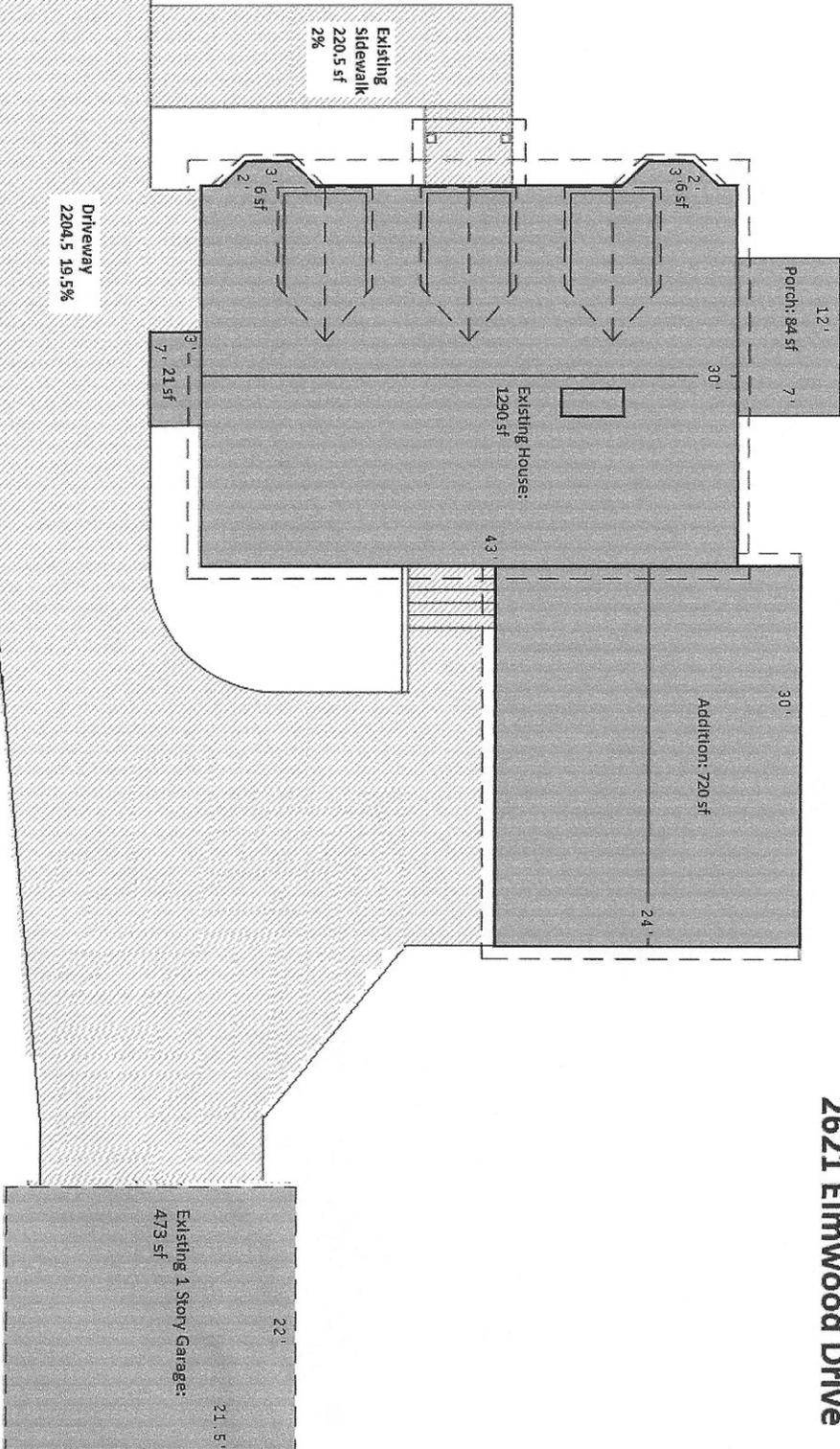
**Total Impervious Surface:**

**124.5 sf (21.5% of lot)**

**Total Impervious Surface**

**with Building:**

**24.5 sf (44.7% of lot)**



November 2015

City of East Grand Rapids  
City Services  
750 Lakeside Dr. SE  
East Grand Rapids, MI 49506

Dear City Assessor,

We are supportive of Geoff & Julie Laham (2621 Elmwood Drive SE) keeping the original unattached garage.

Sincerely,



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Signature

Achilles Spagnuolo

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Print Name

2630 Oakwood Dr. SE

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Address

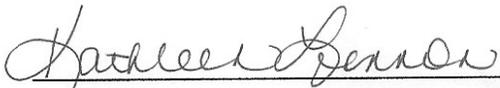
November 2015

City of East Grand Rapids  
City Services  
750 Lakeside Dr. SE  
East Grand Rapids, MI 49506

Dear City Assessor,

We are supportive of Geoff & Julie Laham (2621 Elmwood Drive SE) keeping the original unattached garage.

Sincerely,



Signature

Kathleen Lennon

Print Name

2622 Oakwood Dr.

Address

November 2015

City of East Grand Rapids  
City Services  
750 Lakeside Dr. SE  
East Grand Rapids, MI 49506

Dear City Assessor,

We are supportive of Geoff & Julie Laham (2621 Elmwood Drive SE) keeping the original unattached garage.

Sincerely,

Edward A. Rode III Virginia F. Rode  
Signature

EDWARD A. RODE, III VIRGINIA F. RODE  
Print Name

2615 ELMWOOD DRIVE, SE  
Address