

CITY OF EAST GRAND RAPIDS
NOTICE OF PUBLIC HEARING

A public hearing will be continued 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 had requested a front yard setback of 10 feet instead of the standard requirement 25 feet in the MFR zone, a variance of 15 feet. At the regular meeting on February 15, 2016, the variance statement was amended to: "A distance of 8.2 feet from the front of the five-foot porch canopy to the front property line," which would be a setback of 9.2 feet. This would place the main house façade 13.2 feet back of the front property line. This action requires publication of a new notice of hearing for the next meeting of the Commission. This is a request for relief from the front setback requirements that are listed in Section 5.28A, Table 5.28-2 of the East Grand Rapids Zoning Ordinance.

The application and revised plans may be viewed on the following pages or in person at the Public Works Administration office during business hours at the Community Center.

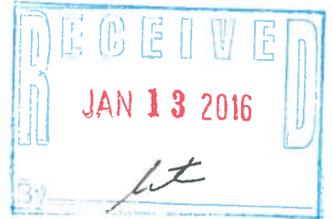
The City Commission would welcome your views in this matter. You may express your views at the scheduled meeting or by writing to the Mayor and City Commission at 750 Lakeside Drive, SE, East Grand Rapids Michigan, 49506, or by email to the City Clerk at kbrower@eastgr.org. To be included in the hearing, 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, March 7, 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 Bar 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'.

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



Print Name



Signature of Property Owner
(If Different from Applicant)



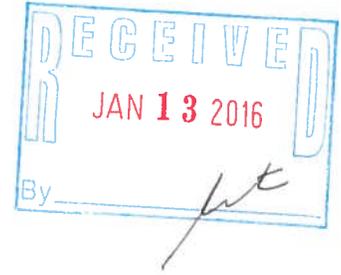
Print Name



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



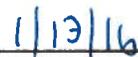
January 13, 2016
Variance request for 725 Croswell
Narrative Statement

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


Date



VISBEEN

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4139 EMBASSY DRIVE SE
GRAND RAPIDS, MICHIGAN 49546
p. 616-285-9901
www.visbeen.com
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PROJECT No.:
15.2.23

STAFF CREDITS:
DRAWN: **Matt Gerard**
PROJECT MANAGEMENT: **Paul Fikse**

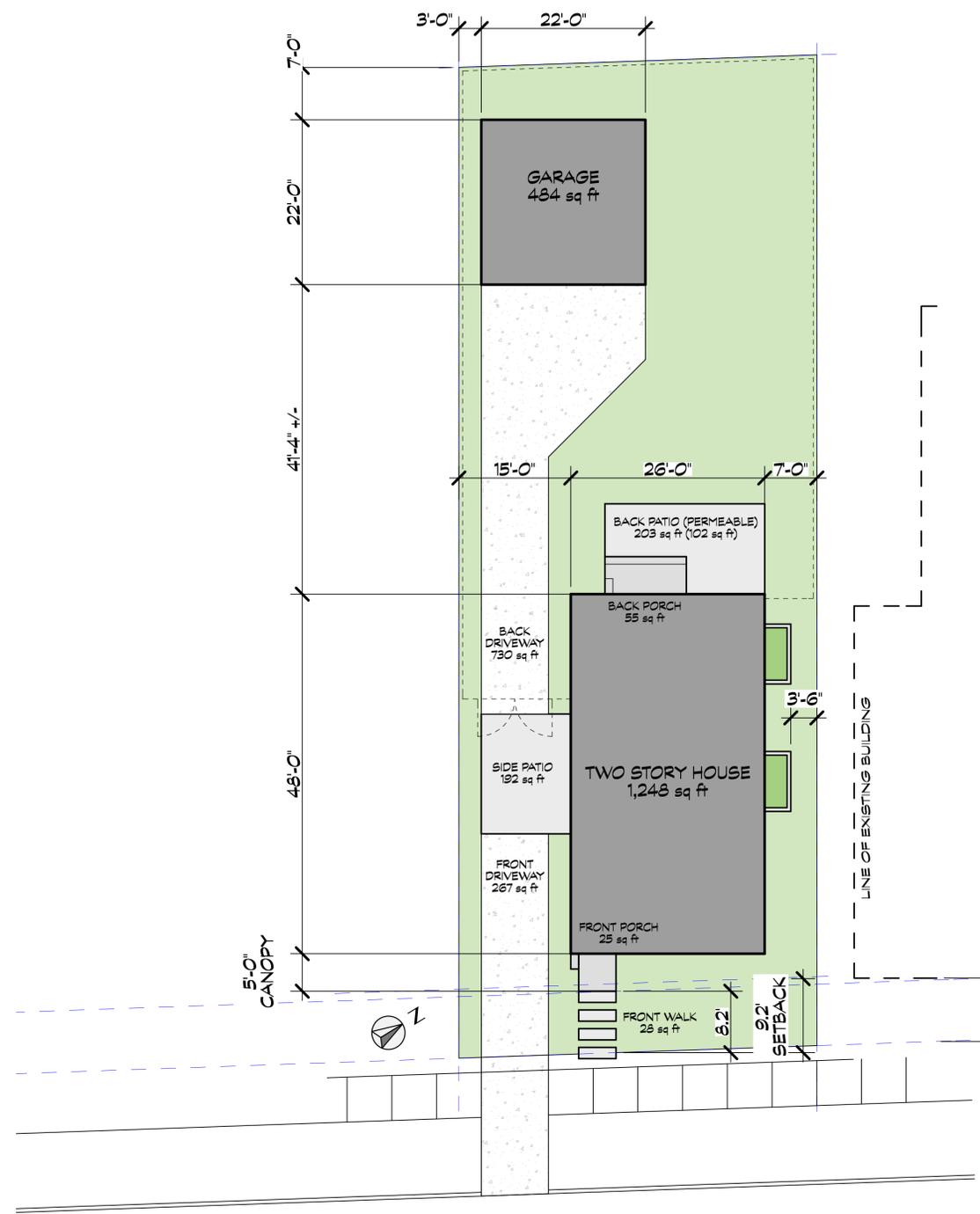
PROJECT:
**Sara &
Andrew
BAUDO
Residence**
EAST GRAND RAPIDS
MI

SHEET TITLE:
SITE PLAN
PRELIMINARY
NOT FOR
CONSTRUCTION

DATE:
2/17/16

ISSUE DESCRIPTION:
-

SHEET NO.:
AO.1



ZONED MFR
LOT SF = 6,344 SQ FT

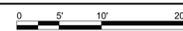
NON-CONFORMING LOT ALLOWABLES:
BUILDING 6,344 x 35% = 2,220 SQ SF
BUILDING + PAVEMENT 6,344 x 50% = 3,172 SQ SF

PROPOSED:
BUILDING HOUSE 1,248 SQ FT
F. PORCH 25 SQ FT
B. PORCH 55 SQ FT
GARAGE 484 SQ FT
1,812 SQ FT TOTAL - 29%

BLD + PAVE BLD AREA 1,812 SQ FT
F. DRIVE 267 SQ FT
B. DRIVE 730 SQ FT
F. WALK 28 SQ FT
S. PATIO 192 SQ FT
B. PATIO 102 SQ FT
3,131 SQ FT TOTAL - 49%

725 CROSWELL AVENUE

1 SITE PLAN
AO.1 SCALE: 1" = 10'





↑ SOUTH
A0.2



VISBEEN
ARCHITECTS
4191 LIBERTY DRIVE SE
GRAND RAPIDS, MI 49508
616.243.9921
www.visbeen.com
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PROJECT NO.
15.2.23

ARCHITECT
DRAWN
Matt Gerard
PROJECT MANAGER
Paul Fiske

CLIENT
**Sara &
Andrew
BAUDO
Residence**

LOCATION
**EAST GRAND RAPIDS
MI**

SHEET TITLE
**EXTERIOR
MODEL
VIEW -
SOUTH**

DATE
12/17/15

SCALE DESCRIPTION
**SCHEMATIC
DESIGN**

SHEET NO.
A0.2



↑ EAST
A0.3



VISBEEN
ARCHITECTS
419 EMBASSY DRIVE SE
GRAND RAPIDS, MI 49508-1836
P 616.785.0922
WWW.VISBEEN.COM

PROJECT NO.
15.2.23

TEAM CREDIT
DESIGN
Matt Gerard
PROJECT MANAGEMENT
Paul Fiske

PROJECT
**Sara &
Andrew
BAUDO
Residence**

**EAST GRAND RAPIDS
MI**

SHEET TITLE
**EXTERIOR
MODEL
VIEW -
EAST**

DATE
12/17/15

ISSUE DESCRIPTION
**SCHEMATIC
DESIGN**

SHEET NO.
A0.3



① NORTH



VISBEEN
 ARCHITECTS
 410 EMBASSY DRIVE SE
 GRAND RAPIDS, MI 49508-1508
 P. 616.243.4993
 WWW.VISBEEN.COM

PROJECT No.
15.2.23

PRAC OWNER
 Matt Gerard
 PROJECT MANAGER
 Paul Fiske

PROJECT
 Sara &
 Andrew
BAUDO
 Residence

EAST GRAND RAPIDS
 MI

SHEET TITLE

EXTERIOR
 MODEL
 VIEW -
 NORTH

DATE
12/17/15

ISSUE DESCRIPTION
 SCHEMATIC
 DESIGN

SHEET NO.
A0.4



VISBEEN
 ARCHITECTS
 4121 MERRISS DRIVE SE
 GRAND RAPIDS, MI 49508-1516
 P. 616.225.0922
 WWW.VISBEEN.COM

PROJECT NO.
15.2.23

TEAM CHIEF
 DESIGN
Matt Genard
 PROJECT MANAGER
Paul Fiske

PROJECT
**Sara &
 Andrew
 BAUDO
 Residence**

EAST GRAND RAPIDS
 MI

SHEET TITLE
**EXTERIOR
 MODEL
 VIEW -
 WEST**

DATE
12/17/15

DETAILED DESCRIPTION
**SCHEMATIC
 DESIGN**

SHEET NO.
A0.5

1 WEST
 A0.5