

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

A public hearing will be held at the date, time and place listed below on the application of builder Doug Sikma on behalf of Chad and Stephanie Ackermann, the owners of 2560 Richards Drive, SE, for a zoning variance at that address. They have applied for a variance for relief from the East Grand Rapids Zoning Ordinance, Section 5.70A6, as follows: To construct a 12-foot by 13-foot one-story rear home addition that would result in a separation between the house and the existing detached garage of 4 feet instead of the required 10 feet, a variance of 6 feet. The proposal otherwise complies with all zoning regulations.

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 comments on this matter. You may comment in person at the public hearing 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 zoning administrator at 940-4817, or [tfaasse@eastgr.org](mailto:tfaasse@eastgr.org).

DATE: Monday, May 16, 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: 3/30/16

*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: DOUG SIKMA (Builder)

Address: 5985 Samrick, Belmont MI 49306

Property Address (if different than above):

2560 Richards

Daytime Phone: 616-893-7690

Legal Description of Property\*\*: Lot 605 Paris Park

\*\* (Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41 18 03 180 010

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

Seeking less than 10' separation between existing garage and proposed building addition (13x12) alongside Mastersuite addition built in 2012.

\*\* (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.*

*Douglas Sikma*  
Signature of Applicant

Douglas Sikma  
Print Name

*Chad Ackermann*  
Signature of Property Owner  
(If Different from Applicant)

Chad Ackermann  
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

Sikma Construction Services, LLC  
5985 Samrick  
Belmont, MI 49306  
616-893-7690



March 30, 2016

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Mr. Tom Faasse  
Zoning Administrator

Doug Sikma, Builder  
License # 2102194860

Regarding 2560 Richards

Dear Tom:

As a follow-up to our phone conversation, I am applying for a variance on behalf of Chad and Stephanie Ackermann, owners of 2560 Richards. They have requested a modest addition alongside of the addition built in 2012.

Zoning specifies a ten foot separation between house and garage. Chad and Stephanie would like a variance to be approved to allow for the addition.

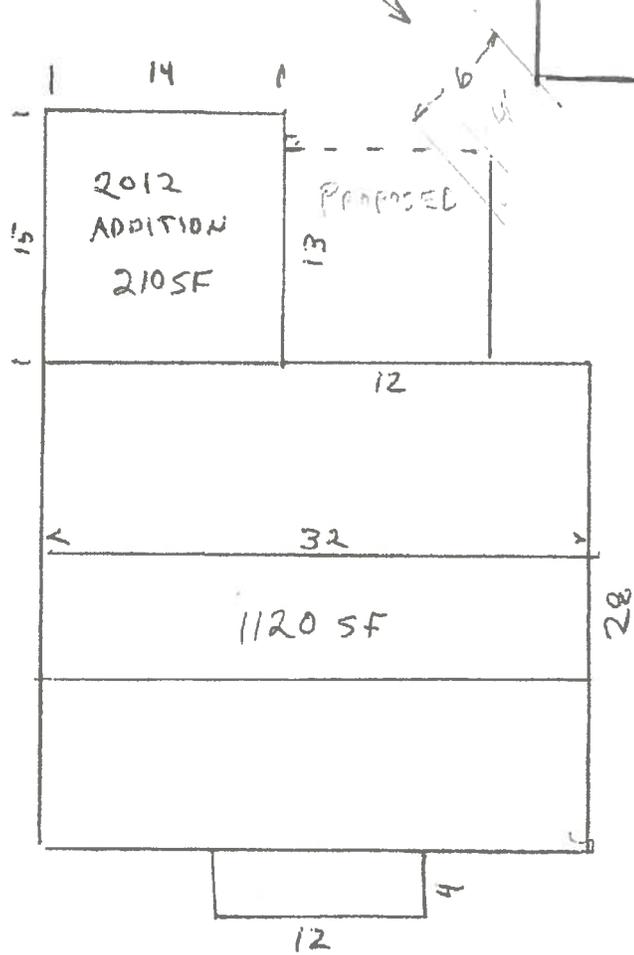
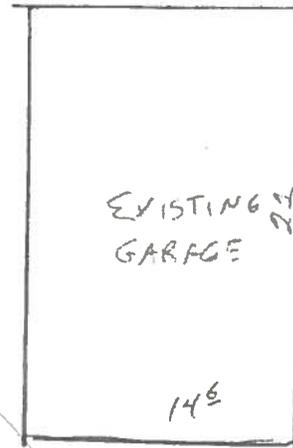
We would ask for a 4 foot separation if addition can be squared on the SW corner. Our 2<sup>nd</sup> preference would be for a 6 foot separation in which we would propose a 45 degree angle on the SW Corner as shown below.

We respectfully submit this application with the \$250 application fee by April 8, 2016 for consideration during the public hearing scheduled for May 16.

Thank you for your assistance.

Doug Sikma

Request 4' separation  
or Minimum of 6' separation  
in which we would  
clip the corner



RECEIVED  
APR 05 2016  
BY