

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

A public hearing will be held on the application of Joel Peterson of J. Peterson Homes on behalf of Jeffrey S. Clark, the owner of 528 Cambridge Boulevard, SE, for a zoning variance at that address. The purpose is for relief from Section 5.70A5 of the East Grand Rapids Zoning Ordinance in order to construct a detached garage with a building height at the midpoint of the roof of 18.5 feet instead of the maximum of 16 feet, a variance of 2.5 feet. The existing attached garage is to be remodeled into living space.

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, June 6, 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: 4/29/16

*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. Peterson Homes

Address: 654 Crosswell

Property Address (if different than above):  
528 Cambridge

Daytime Phone: 66-291-1816

Legal Description of Property\*\*:  
\_\_\_\_\_

\*\* (Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-14-33-105-012

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

Seeking variance from Section 5.70A5 to build a garage  
accessory building at 18'6" to midpoint of roof instead of 16'

\*\* (Use Attachments if Necessary) a variance of 2.5'

**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:**

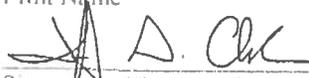
Two (2) copies of a detailed, *scaled* site plan and elevation drawing showing the nature of the variance request, including, but not limited to: property boundaries, existing and proposed structures, the distance from the property lines of each existing building or structure and of each proposed building 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

Joe Peterson  
\_\_\_\_\_  
Print Name

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

Jeffrey S. Clark  
\_\_\_\_\_  
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



April 29, 2016

East GR City Commission  
528 Cambridge Accessory Building  
Narrative Statement

Dear Commissioners,

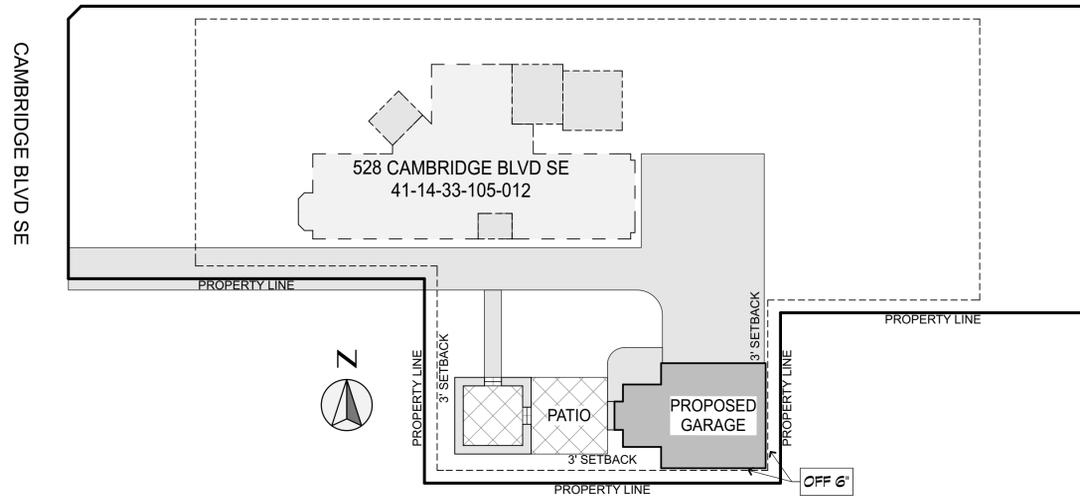
J. Peterson Homes has been asked by the owners of 528 Cambridge to assist them in building a garage with adjoining patio/entertainment area. They contracted with Visbeen Architects to design this structure for them. Important to both the architect and the homeowner was to design this structure in keeping with the architectural significance of the home. Keeping with the architecture requires a steeper roof pitch than zoning will allow. The owner also has need for additional storage which is located above the new garage. The slightly higher pitch of the roof will allow for stand up access to their storage area. There will be no plumbing or heating run to this storage area as we realize the zoning does not allow habitable structures above accessory buildings.

We also realize that in order to build this garage, the existing garage which is attached to the home will need to be converted to another use other than a garage. We are willing to sign an affidavit prior to receiving a zoning permit that this work will commence within two months of the completion of the new garage. Please also note on our submittal drawing that under current zoning a larger three car garage structure could be built. Both the architect and the homeowner prefer the look and scale of the smaller structure which we are requesting.

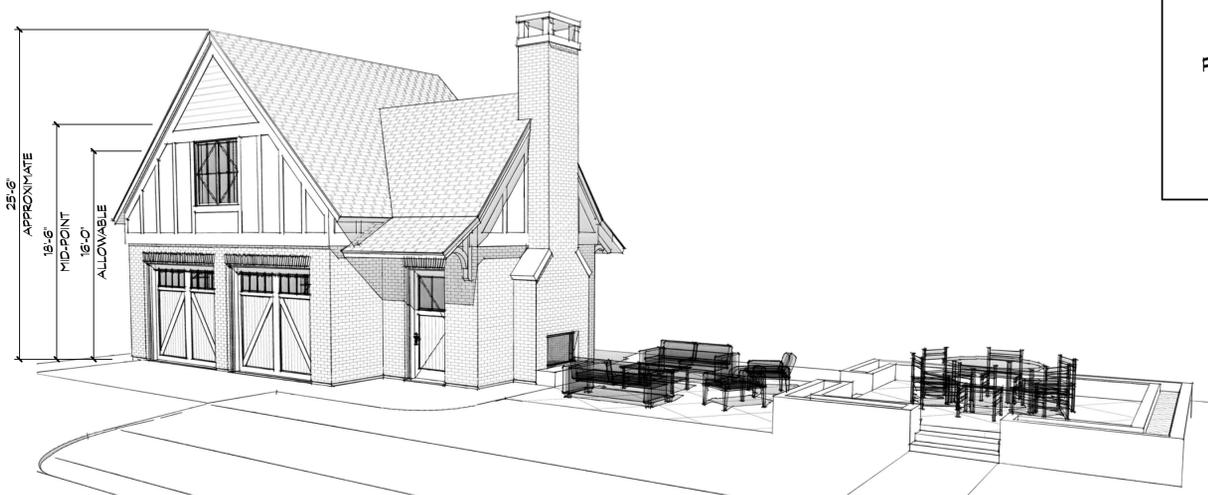
We request that the commission grant a variance from Section 5.70. A5 in order to build an accessory structure at 18'6" to the midpoint of the roof instead of the allowed 16' to the midpoint, a variance of 2.5'. Such a decision would grant substantial justice to the owner and given it's location, would not be a detriment to neighboring properties.

A handwritten signature in black ink, appearing to read "Joel Peterson".

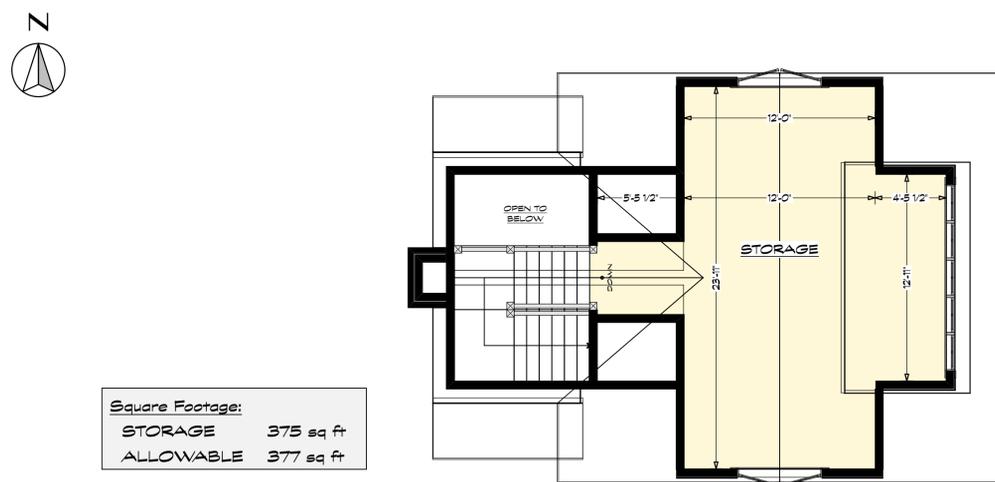
Joel Peterson  
J Peterson Homes  
[joel@joelpetersonhomes.com](mailto:joel@joelpetersonhomes.com)



1 PROPOSED SITE PLAN (two stall with attic)  
SCALE: 1" = 20'



3 NORTHWEST CAMERA



Square Footage:  
STORAGE 375 sq ft  
ALLOWABLE 377 sq ft

5 ATTIC LEVEL DESIGN FLOOR PLAN  
SCALE: 3/16" = 1'-0"

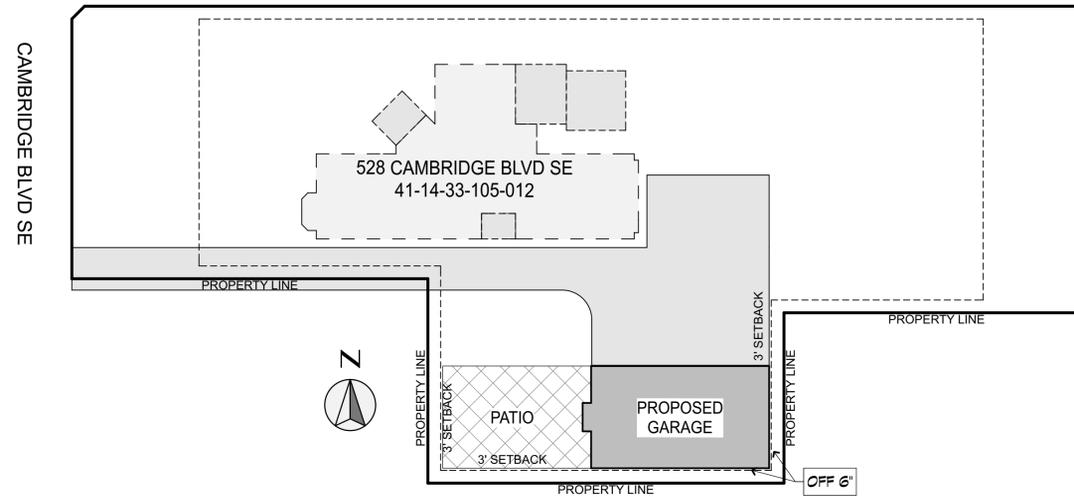
AREA COVERAGE

LOT AREA 19,439 SF  
REAR YARD AREA 7,656 SF  
  
ALLOWABLE ATTIC SQ FT  
= 50% GROUND LEVEL  
754 sq ft x 50% = 377 sq ft

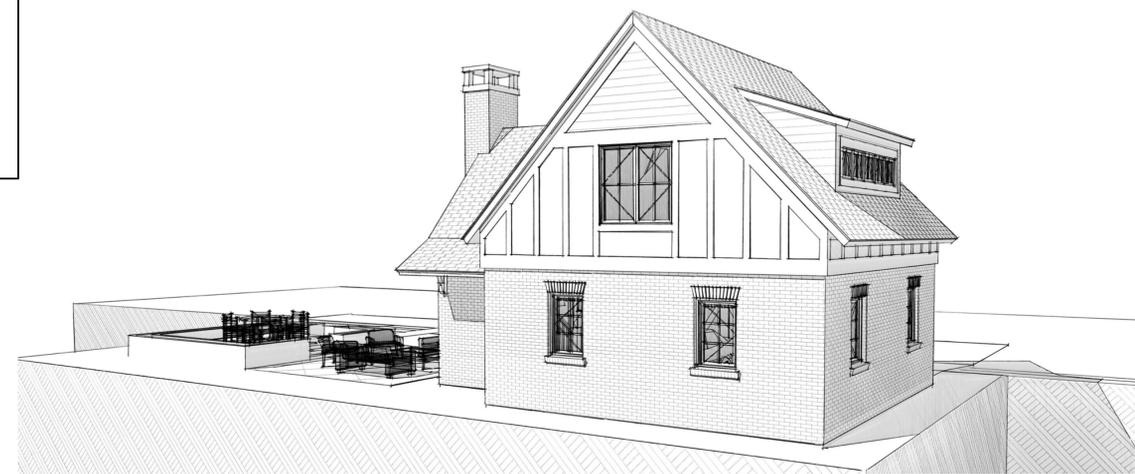
ALLOWABLE IMPERVIOUS SURFACE  
= 40% of LOT AREA  
19,439 SQ FT x 40% = 7,776 sq ft  
PROPOSED = 5,637 sq ft (29%)  
  
ALLOWABLE BUILDING COVERAGE  
= 35% of LOT AREA  
19,439 SQ FT x 35% = 6,803 sq ft  
PROPOSED = 2,391 sq ft (12.3%)

ALLOWABLE REAR YARD COVERAGE  
= 25% of LOT AREA  
7,656 SQ FT x 25% = 1,914 sq ft  
PROPOSED = 754 sq ft (10%)

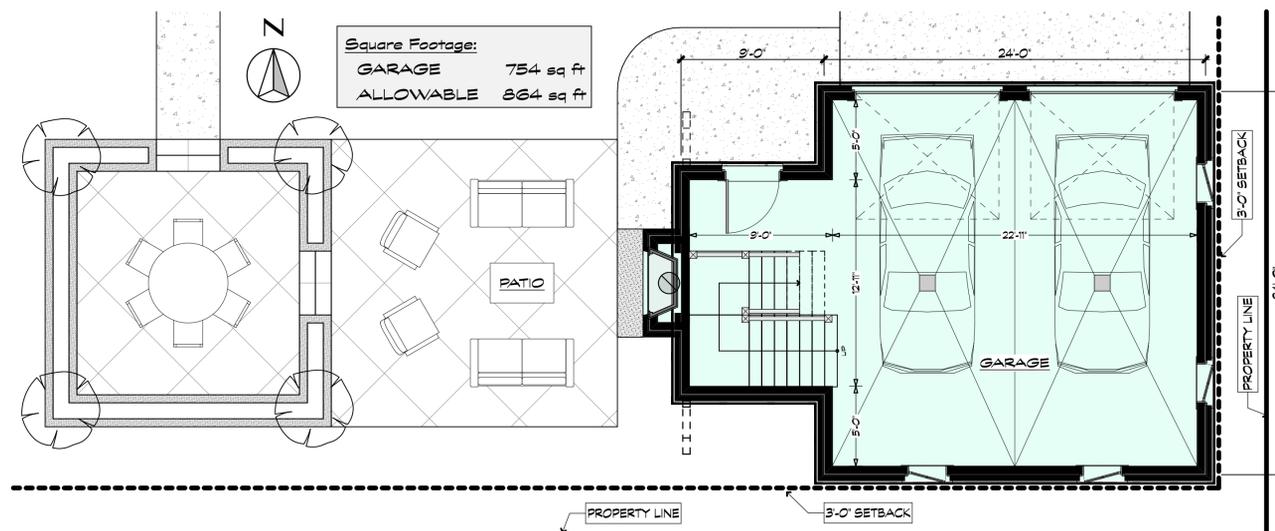
ALTERNATE PLAN SHOWN AT  
MAXIMUM ALLOWABLE SIZE  
(1008 SF)



2 ALTERNATE SITE PLAN (three stall no attic)  
SCALE: 1" = 20'



4 SOUTHEAST CAMERA



Square Footage:  
GARAGE 754 sq ft  
ALLOWABLE 864 sq ft

6 GROUND LEVEL DESIGN FLOOR PLAN  
SCALE: 3/16" = 1'-0"



**VISBEEN**  
architects  
www.visbeen.com  
616•285•9901  
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PROJECT No.:  
**16.4.02**

STAFF CREDITS  
DRAWN  
**Rhyse Altman**  
PROJECT MANAGEMENT  
**Paul Fikse**

PROJECT  
**JEFF &  
TARA  
CLARK  
Residence**

528 CAMBRIDGE  
BOULEVARD SE  
GRAND RAPIDS  
MICHIGAN

SHEET TITLE

**PREVIEW  
SHEET**

DATE  
**5/5/16**

ISSUE DESCRIPTION  
FOR  
REVIEW

SHEET NO.  
**A0.1**