

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

A public hearing will be held on the application of Insignia Homes on behalf of Jason and Hanna Jaworski, the owners of 1222 Eastlawn Road, SE, for a zoning variance at that address. The applicants propose to replace the existing covered front stoop with a full-width covered front porch as part of a larger remodeling project. The new porch setback would be 2.2 feet closer to the front lot line. The variance request is for relief from Section 5.28A, Table 5.28-1 of the East Grand Rapids Zoning Ordinance for a front setback of 16.8 feet instead of 25.0 feet, a variance of 8.2 feet.

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. 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.

DATE: Monday, July 18, 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: 5/24/12

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: Insignia Homes

Address: 674 1st St NW, G-2

Property Address (if different than above):
1222 Eastlawn Rd SE

Daytime Phone: _____

Legal Description of Property**: lot 17 Paris Park

** (Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-18-04-227,005

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

Relief from Section 5, 28A, Table 5:28-1,
for a front setback of 16.8 feet instead of
25 feet, a variance of 8.2 feet

** (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:

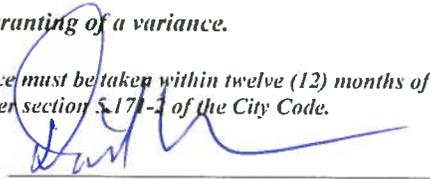
- a. What you wish to do with the property.
- b. Why you need the variance.
- c. The specific decision you seek
- d. The reason your project cannot be accomplished within the requirements of the zoning ordinance.

Site Plan:

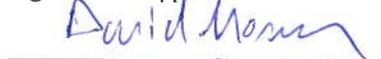
Two (2) copies of a detailed, *scaled* site plan and elevation drawing showing the nature of the variance request, including, but not limited to: property boundaries, existing and proposed structures, the distance from the property lines of each existing building or structure and of each proposed building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



Print Name



Signature of Property Owner
(If Different from Applicant)



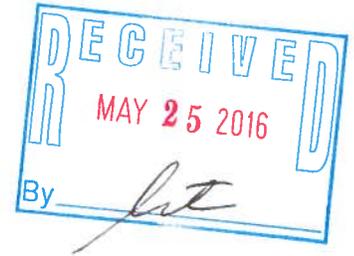
Print Name



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



May 25, 2016



Insignia Homes

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

Dear City Services

This letter is to describe the request for a variance for a proposed project at 1222 Eastlawn Rd S.E.

This home is the only home on the East side of Eastlawn that actually faces Eastlawn. The homes on either side are corner lots facing each respective road. The home directly to the North has a 17-foot setback on Eastlawn, and the home to the South has a 10-foot setback from Eastlawn

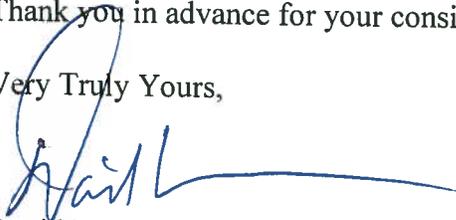
The Current zoning front yard setback is 25 feet. The front of the house currently has a setback of 24'8". An undocumented front porch was added over time with a "grandfathered" setback of 19 feet.

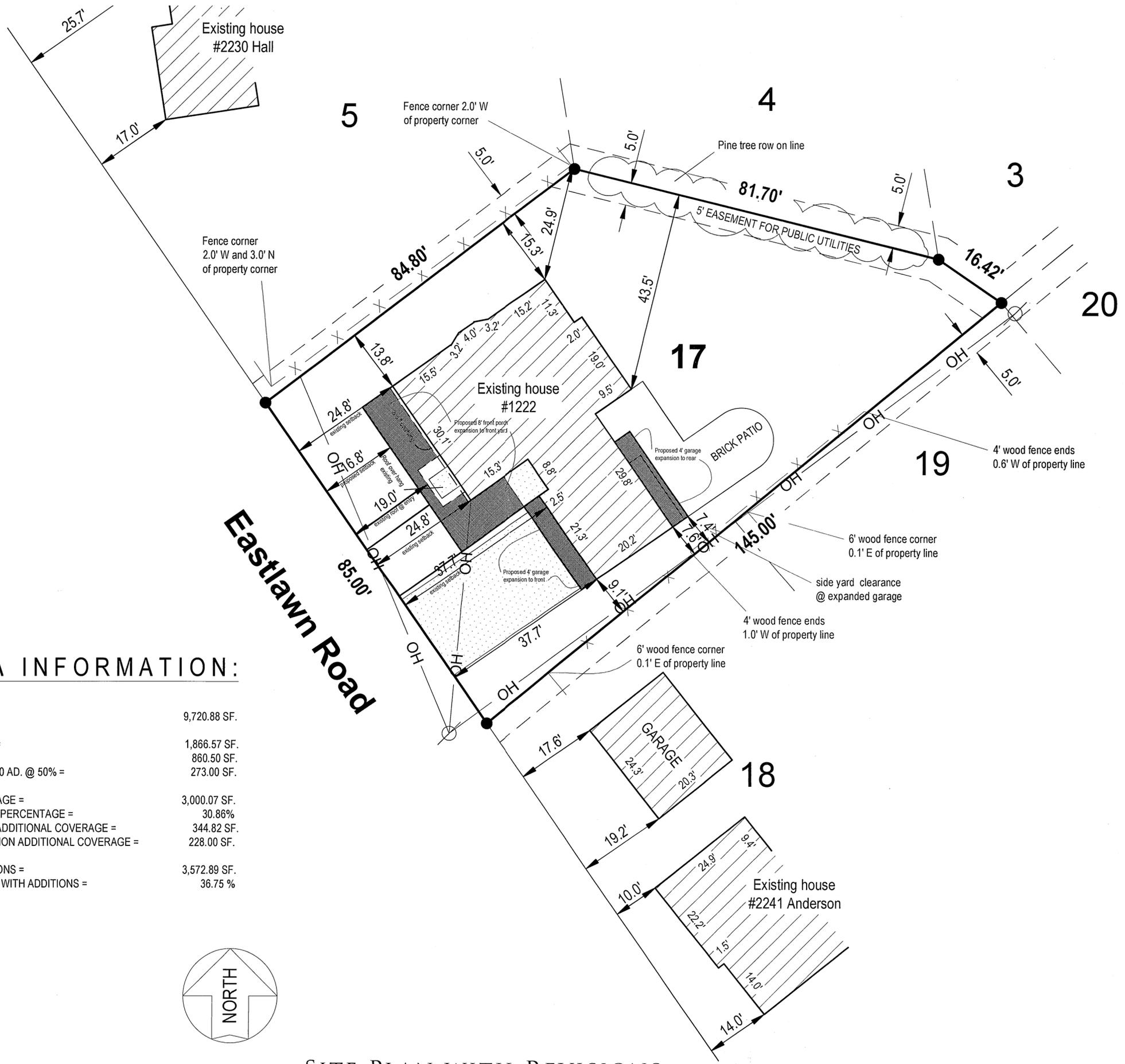
Our client would like to remove the existing front porch and stoop, and rebuild a "wrap around" front porch which would encroach an additional 2'2" for a final front setback of 16'8"

The variance is necessary to build a front porch across the front of the home. This will greatly improve the front elevation of the home from the street, as well as provide a very desirable outdoor space. We cannot accomplish the design of this porch within the existing requirements as the porch would be insufficiently narrow.

Thank you in advance for your consideration.

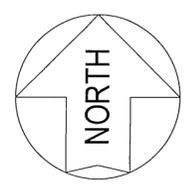
Very Truly Yours,


David Morren



LOT DATA INFORMATION:

TOTAL LOT AREA =	9,720.88 SF.
EXISTING HOUSE + GARAGE =	1,866.57 SF.
EXISTING CONCRETE AREA =	860.50 SF.
EXISTING PATIO AREA = 546.00 AD. @ 50% =	273.00 SF.
TOTAL EXISTING LOT COVERAGE =	3,000.07 SF.
EXISTING LOT COVERAGE BY PERCENTAGE =	30.86%
PROPOSED FRONT PORCH ADDITIONAL COVERAGE =	344.82 SF.
PROPOSED GARAGE EXPANSION ADDITIONAL COVERAGE =	228.00 SF.
LOT COVERAGE WITH ADDITIONS =	3,572.89 SF.
LOT COVERAGE BY PERCENT WITH ADDITIONS =	36.75 %



SITE PLAN WITH REVISIONS
SCALE: 1" = 15'