

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

A public hearing will be held on the application of Bryan and Heidi Krannitz, the owners of 2360 Lake Drive, SE, for a zoning variance at that address. The applicants propose to cover the existing concrete front porch with a roof and pillars on the front and side of the house as part of a larger remodeling project. Setbacks are measured from the nearest roofed portion of a building to the lot line at the narrowest point. The proposed porch setback would be 38.5 feet at the northeast corner, instead of the average front setback of the other two houses on this block of 58.4 feet, a variance of 19.9 feet. The variance request is for relief from Section 5.28B of the East Grand Rapids Zoning Ordinance.

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

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, August 1, 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: 6.24.2016

*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:** Bryan and Heidi Krannitz

**Address:** 24390 33rd CT W, Brier WA 98036

**Property Address (if different than above):**  
2360 Lake Drive SE, East Grand Rapids MI 49506

**Daytime Phone:** 206. 234. 3201 cell

**Legal Description of Property\*\*:** Lot 127 except South 20 feet, Masonic Home Addition, City of East Grand Rapids, Kent County, Michigan (Kent County Tax Records)

\*\* (Use Attachments if Necessary)

**Permanent Parcel (Tax) Number:** 411433430003

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

Relief from Section 5.28B, for a covered front porch setback of 38.5 feet at the narrowest point, instead of the required average front setback of 58.4 feet, a variance 19.9 feet.

\*\* (Use Attachments if Necessary)

**Please check all the items below which are applicable to your request for variance:**

X a. The situation which causes you to seek a variance does not result from any action of yours.

X 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)

X 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.

X 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:*

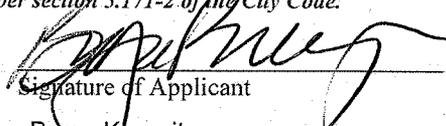
- a. What you wish to do with the property.
- b. Why you need the variance.
- c. The specific decision you seek
- d. The reason your project cannot be accomplished within the requirements of the zoning ordinance.

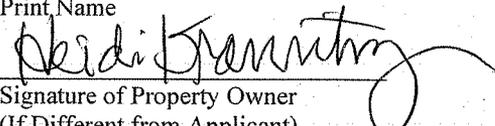
**Site Plan:**

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  
Bryan Krannitz

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

June 24, 2016

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

Re: Variance Application  
Applicant: Bryan and Heidi Krannitz  
Location: 2360 Lake Drive SE

## INTRODUCTION

With this letter we are submitting a variance application with respect to our property located at 2360 Lake Drive S.E.

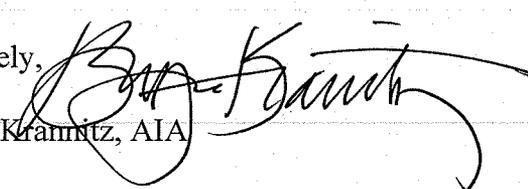
This variance application seeks relief from the front yard setback requirement as established by Zoning Ordinance Section 5.28.B. As a corner lot, the front yard setback is established as the average of the other homes on the block. Whereas other standard front yards in the district would be 25'-0", strict adherence to the methodology of averaging would yield a front yard setback exceeding 58 ft.

It is the intent of this application to present a proposal to allow for a roof over the existing concrete porch as part of an overall upgrading of the home in an effort to bring the structure up to the equivalent architectural level of the surrounding neighborhood so that it contributes to and enhances the character of an already wonderful neighborhood and community environment.

We are not asking for a Variance in order to add more square footage than would otherwise be allowed, but for a Variance to allow us the opportunity to simply add a roof over an existing concrete porch.

See the attached Narrative and Exhibits describing the proposed roof addition and addressing the circumstances dictating the request.

Sincerely,

  
Bryan Krannitz, AIA

# **Krannitz Residence Porch addition Variance Submittal**

## **CONTENTS**

### **Porch Addition Narrative Responses to Variance Application Narrative Questions Responses to Decision Criteria**

#### **Exhibits**

- Exhibit A. Site Survey
- Exhibit B. A0.0 Plot Plan of Intersection  
(Comparison of the corner property homes at Lake Dr SE & Breton)
- Exhibit C. A0.1 Site Plan
- Exhibit D. Buildable Area diagram
- Exhibit E. Streetscape
- Exhibit F. Architectural Dialogue at Intersection of Lake Dr SE & Breton.
- Exhibit G. Existing & Proposed view of home viewed from Lake Drive SE
- Exhibit H. Existing & Proposed view of home viewed from Intersection of  
Lake Drive SE and Breton

#### **KRANNITZ PORCH NARRATIVE**

The subject property is a 9073 square foot residentially zoned lot located at the prominent corner of Lake Drive SE and Breton, also referred to as 2360 Lake Drive SE, East Grand Rapids, Michigan and currently contains a 2 story single family residence, with concrete front porch, detached garage, concrete driveway and concrete walkways.

## **Response to the Variance Application Narrative Questions**

A. What do you wish to do with the property?

The existing home was built in 1964 and has never been updated or remodeled. It currently has an outdated kitchen with one full bath with two tiny half baths

We wish to update this substandard home providing the following:

1. A covered outdoor porch area (useable outdoor living space).
2. Updated kitchen
3. Attached garage with a useable mud room
4. Master suite, providing much needed 2<sup>nd</sup> full bath.
5. Architectural detailing to fit with and enhance the neighborhood

B. Why do you need the variance?

We are only asking for a variance for the front yard setback in order to allow the existing concrete porch to have a cover/roof. All other aspects of the home updates will conform to all other zoning and building regulations.

Strict adherence to the code for establishing the front yard setback would yield a setback greater than 58 feet. See Exhibit C.

The averaging methodology was established after the home was built so results in the setback almost bisecting the home. Adherence to the code would not allow a roof to be added over the existing concrete porch.

C. What is the specific decision you seek?

We are asking that the front yard setback be relaxed to a point that would allow for a roof to be added over the existing concrete porch. Support columns would be set as close as possible to the edge of the porch

As shown on the attached site plan (see exhibit C), the resulting front yard setback would be 38'-6" to the columns, and approximately 37'-6" to the roofline at the proposed roof's tightest point. At the opposite corner of the porch roof, the setback would be 55'-9", yielding an average roof setback of approximately 46'-8" .

This would provide the home with a covered outdoor area which otherwise is not possible given the nature of the corner property and all the setback requirements for this property.

Also, and just as importantly, the architectural character of the home is greatly enhanced and more in character with other homes in the neighborhood and community. The porch roof addition both relates to and respects the neighboring properties and community.

D. Reason why the porch can not be accomplished within the requirements of the zoning ordinance.

As is evident on both the Site Plan (see exhibit C) and on the Buildable Area Diagram (see exhibit D) strict adherence to the zoning ordinance yields a very small buildable area on the property. And in fact, the existing home is non-conforming. No porch could be built on the front of the home without a variance.

A covered porch is both a program and architectural element enjoyed by most properties. It provides useable outdoor space and architectural detail that enhances the property while also enhancing the surrounding community experience. This is a unique property that has a wonderful outdoor focus on Reed's Lake and on the activities of community events at the intersection. Like so many other properties in the district the property should be allowed to have a simple porch.

Because of the unique nature of this property, it has no back yard and virtually no side yard. Whereas most properties have sizeable back yard areas in which to integrate outdoor living spaces, this property only has front yards in which to integrate outdoor living spaces.

### **Response to Criteria for Granting a Variance**

1) *That special conditions or circumstances exist which are peculiar to the land, structure or building involved and which are not generally applicable to other lands, structures or buildings in the same district.*

Our property is very unique in that not only is it a corner lot, but it is a corner lot with an obtuse angle. Because of the adjacent cottage home, which is set back an unusually greater distance than all homes along Lake Drive SE and only one other home on the block, the methodology used in the code to establish the front yard setback yields an extraordinarily deep setback. This methodology was established after the construction of our home, and as mentioned previously, results in our home being non-conforming. See Exhibits A & C

With the very deep front yard setback, the no-build setback, the side street front setback, and the 7' least minimum side yard setbacks, the remaining buildable area is very restricted and there is virtually no plausible building area available for outdoor living space (see exhibit D). This condition is very unique to the property and very limiting. Most all properties in the district have back yard space available in which to develop outdoor living areas.

2) *That the special conditions or circumstances do not result from the actions of the applicant*

As is evident in the response provided to the first criteria, the conditions and circumstances are inherent in the corner property and are not a result from any action of the applicant.

3) *That authorizing a variance will not be of substantial detriment to the neighboring property and will not be contrary to the spirit and purpose of this chapter.*

Authorizing the requested variance would not be of substantial detriment to the neighboring properties, but rather would **substantially improve and enhance** the neighboring properties, the community and both the pedestrian and vehicular experience of the area/intersection.

The covered porch adds architectural detail and massing variety to an otherwise non-descript boxy structure void of any visual interest. As one walks down Breton, it is clear that the homes have visual interest and wonderful architectural qualities (see exhibit E). The applicant's home does not. The streetscape deserves a more interesting, visually stimulating home at the intersection. The proposed porch would provide the detail and massing variety more consistent with neighboring properties (see exhibit G & H showing the architectural enhancements).

Immediately across Breton, the newly completed addition and remodel of 2412 Lake Drive SE, sharing the intersection of Lake Drive SE and Breton, has provided a similar level of architectural enhancement. Our proposal would provide for a more uniform and dynamic architectural dialogue between two important bookends at this important intersection (see exhibit F).

It should be noted that the 2412 Lake Drive SE property has a porch addition that has a porch roof setback of approximately 26'-2". Our request of 37'-6" is 11'-4" greater than that which 2412 enjoys.

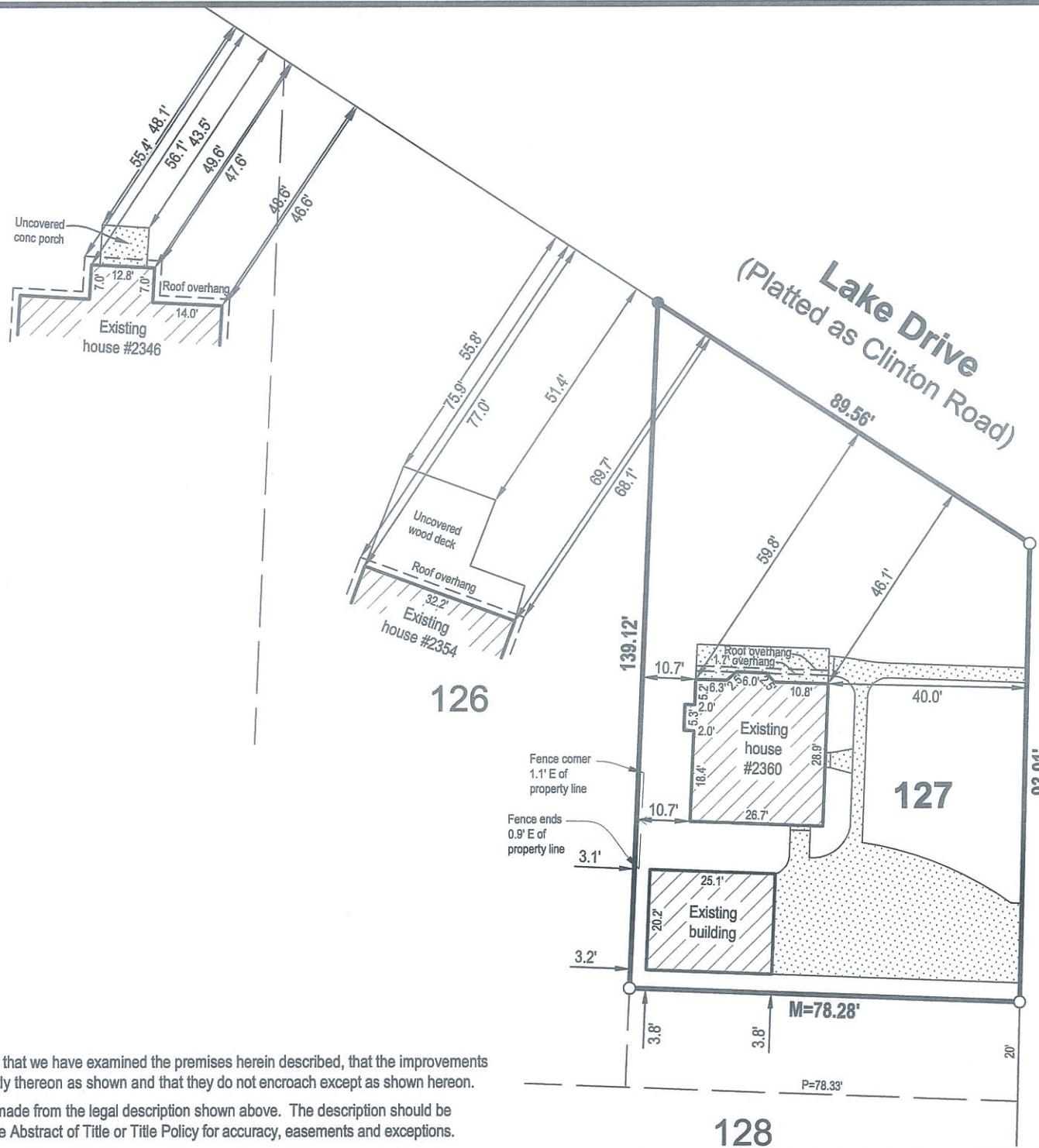
In comparing other zoning issues, such as Side Street setbacks, impervious coverage, and impervious coverage percentage, our proposal has greater setbacks and less coverage on all accounts.

The dialogue and comparison of the two properties at this intersection is more critical than the comparison of adjacent properties along Lake Drive. These two homes are experienced together, where both pedestrians and vehicles stop at this very important East Grand Rapids intersection.

Our variance request supports the enhancement of the property itself, but just as importantly the enhancement of the community.

4) *That with respect to use variances, the property cannot reasonably be used in a manner consistent with the existing zoning.*

This variance request is not a use variance.



## DESCRIPTION

Lot 127 except South 20 feet, Masonic Home Addition, City of East Grand Rapids, Kent County, Michigan.  
(Kent County Tax Records)

## LEGEND

- Iron - Set
- Iron - Found
- X - X - Fence
- ▨ Concrete
- ▩ Building

By: *Randal J. Vugteveen*  
 Randal J. Vugteveen Licensed Professional Surveyor No. 28429  
 STATE OF MICHIGAN  
 RANDAL J. VUGTEVEEN  
 PROFESSIONAL SURVEYOR  
 28429

SCALE: 1" = 30'



PREPARED FOR:

Brian Krannitz  
24390 33rd Ct. West  
Brier, DC 98036

2360 Lake Drive SE

DRAWN BY: VB

DATE: 05.05.16

PRJ #: 16400438.1

REV. BY: VB

REV. DATE: 05.16.16

1 OF 1

REV.: Revised fence

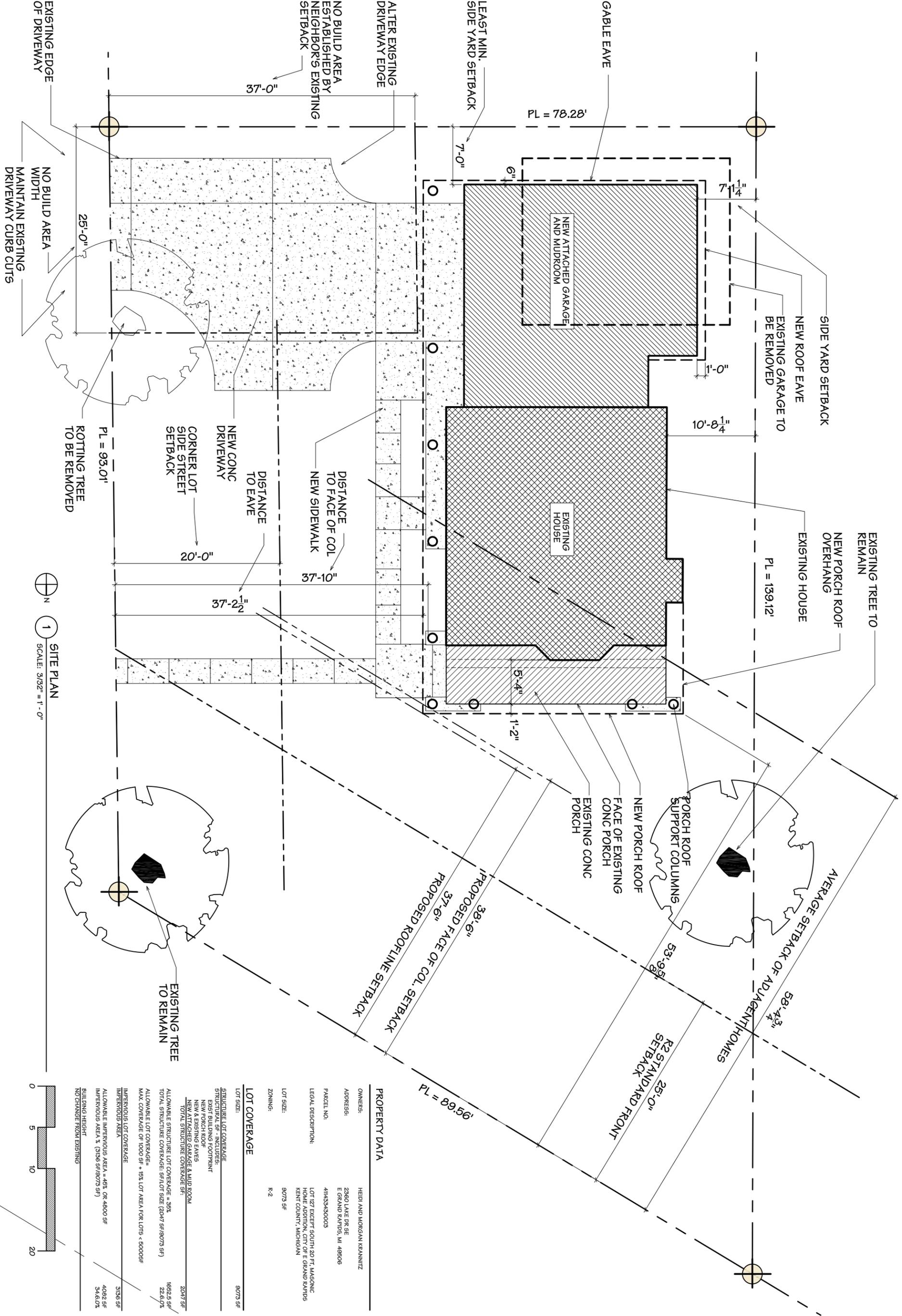
**NEDERVELD**  
 www.nederveld.com • 800.222.1868  
 Grand Rapids  
 217 Grandville Ave., Suite 302  
 Grand Rapids, MI 49503  
 Ann Arbor, Chicago, Columbus,  
 Holland, Indianapolis, St. Louis

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



**KRANNITZ RESIDENCE**  
 2360 LAKE DR. S.E.  
 EAST GRAND RAPIDS, MI 49506



**PROPERTY DATA**

OWNERS: HEDI AND MORGAN KRANNITZ  
 ADDRESS: 2360 LAKE DR SE  
 E GRAND RAPIDS, MI 49506  
 PARCEL NO: 41H33430005  
 LEGAL DESCRIPTION: LOT 127 EXCEPT SOUTH 20 FT MASONIC HOME ADDITION, CITY OF E GRAND RAPIDS KENT COUNTY, MICHIGAN  
 LOT SIZE: 9073 SF  
 ZONING: R-2

**LOT COVERAGE**

LOT SIZE: 9073 SF  
 STRUCTURE LOT COVERAGE: 2047 SF  
 STRUCTURAL SF - INCLUDES: 1682.5 SF  
 NEW BUILDING FOOTPRINT: 22.6/0%  
 NEW & EXISTING EAVES: 4082 SF  
 NEW ATTACHED GARAGE & MUD ROOM: 54.6/0%  
 TOTAL STRUCTURE COVERAGE SF: 3136 SF  
 ALLOWABLE STRUCTURE LOT COVERAGE = 95%  
 TOTAL STRUCTURE COVERAGE: 9F LOT SIZE (2047 SF/9073 SF)  
 ALLOWABLE LOT COVERAGE = 35%  
 MAX. COVERAGE OF 1000 SF + 15% LOT AREA FOR LOTS < 8000SF  
 IMPERVIOUS LOT COVERAGE: 3136 SF  
 ALLOWABLE IMPERVIOUS AREA = 45% OR 4800 SF  
 IMPERVIOUS AREA \* (3136 SF/8073 SF)  
 BUILDING HEIGHT: 4082 SF  
 NO CHANGE FROM EXISTING: 54.6/0%

**SITE PLAN**

Sheet Title	Scale	Date	By	Description of Revisions
SITE PLAN	AS NOTED	06/24/2016	KGA	

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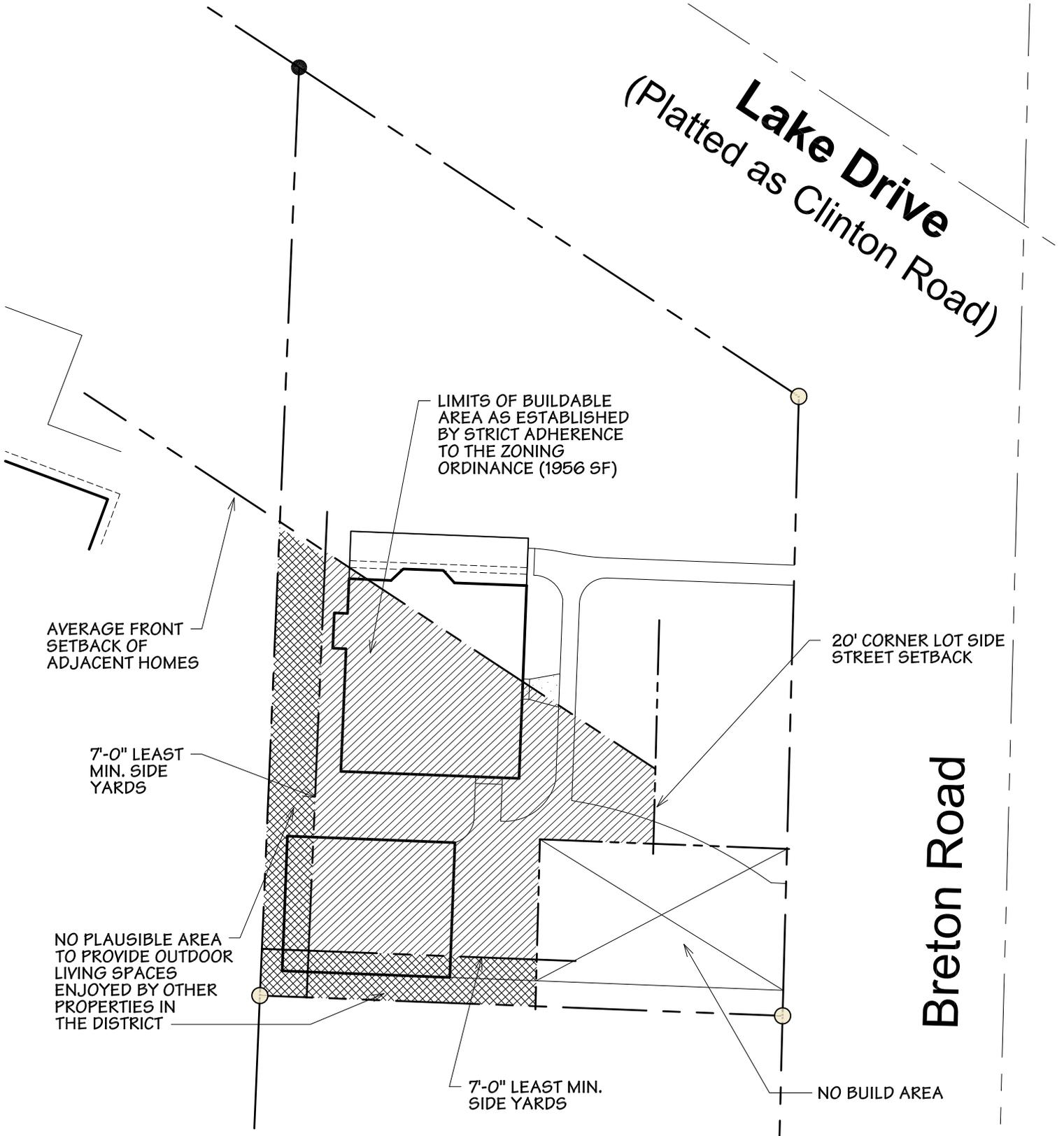
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**Lake Drive**  
(Platted as Clinton Road)

**Breton Road**



KRANNITZ RESIDENCE  
KRANNITZ GEHL ARCHITECTS  
765 N.E. Northlake Way  
Seattle, WA 98105  
(206) 547-8233  
(206) 547-8219 Fax  
www.krannitzgehl.com



1

**BUILDABLE AREA PLAN**

SCALE: 1" = 20' - 0"

**Exhibit D**



Streetscape along Breton



Applicant's home is inconsistent with neighboring homes which exhibit architectural character and have the visual interest that makes East Grand Rapids a special community

ARCHITECTURAL DIALOGUE at the INTERSECTION of LAKE DRIVE SE and BRETON



2412 Lake Drive SE

Variety of massing adds visual interest  
Porch and columns add dimensional variation  
Wrap around porch and roof enhance architectural character



2360 Lake Drive SE

Simple non-descript big box  
Void of articulation or variation in massing  
Lacking architectural detail or visual interest



Existing



Home Viewed From Lake Drive SE

Proposed Porch



Before



Proposed Porch

Home Viewed from the Intersection