CITY OF EAST GRAND RAPIDS
NOTICE OF PUBLIC HEARING

A public hearing will be held at the request of Sears Architects representing Stacy and Karl Roberts, the owners of 1118 Pinecrest Avenue, SE, to consider two related zoning variances at that address. Due to structural issues, they wish to replace their existing nonconforming detached garage and foundation with a garage of the same footprint and in the same location. The narrowest setbacks of the current garage are 2.6 feet on the rear and 1.1 feet on the side, instead of the required setbacks of 3 feet from lot lines. The garage is 7.3 feet from the house instead of the required 10 foot separation based on a variance granted in 2004 for a rear home addition. By making the new garage foundation parallel to the rear lot line, the rear setback can be made conforming. However, they request relief from Section 5.70A7 of the East Grand Rapids Zoning Ordinance for a side setback of 1.1 feet instead of 3 feet, a variance of 1.9 feet. They also request relief from Section 5.70A6 to maintain the separation distance of 7.3 feet from the house instead of 10 feet, a variance of 2.7 feet, as was previously granted.

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: Tuesday, September 6, 2016 (note day of the week)
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: 7/28/16

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: ROBERT SEARS / SEARS ARCHITECTS

Address: 16 IONIA AVE. SW, SUITE ONE, GRAND RAPIDS 49503

Property Address (if different than above):

1118 PINECREST AVE. SE, EAST GRAND RAPIDS 49506

Daytime Phone: 616.336.8495

Legal Description of Property:** SEE ATTACHMENT

SURVEY INFORMATION BY NEDERVELD INC. DATED 6/15/2016

**(Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-14-33-479-002

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

SEE ATTACHED NARATIVE

**(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

ROB SEARS / SEARS ARCHITECTS
Print Name

Stacy Roberts
Signature of Property Owner
(If Different from Applicant)

Stacy Roberts
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

PROPOSED ROBERTS RESIDENCE GARAGE @ 1118 PINECREST AVENUE SE

NARRATIVE STATEMENT

a. What you wish to do with the property.

The owners of 1118 Pinecrest Avenue would like to replace the existing garage with an updated two stall garage to replace the existing garage. The existing garage needs to be demolished and re-built with a new concrete slab and foundations due to structural issues.

b. Why you need the variance.

The variance is necessary to replace the existing two stall garage on the property. The location of the existing garage (which needs to be re-built) does not comply with current zoning. The existing garage is too close to the rear and side lot line. The rear yard is 2.6 feet and the side yard is 1.1 feet, the required setback is 3 feet. The garage is too close to the house, the current separation distance is 7.3 feet. The required building separation is 10 feet, a variance was granted for this in the past.

c. The specific decision you seek.

Relief from Section 5.70A6 and 5.70A7 of the zoning ordinance.

-Section 5.70A6 requires 10 feet between the detached accessory structure and the principal building on the lot. The current separation distance is 7.3 feet. The proposed garage will be a few inches further from the house after being rotated, the request is to uphold the current 2.7 feet variance.

-Section 5.70A7 requires the setback distance to be three feet from the side and rear lot lines. The current garage is 2.6 feet from the rear lot line and 1.1 feet from the side lot line. The location of the proposed garage will be slightly rotated to achieve the 3 feet minimum rear yard setback and parallel to the rear face of the house. The variance request is to seek relief from the side yard setback, a 1.9 feet variance. The roof overhang has also been reduced due to the proximity to the lot line.

d. The reason your project cannot be accomplished within the requirements of the zoning ordinance.

Sections 5.70A6 and 5.70A7 of the zoning ordinance prevent the replacement of a two stall garage on the property.

The current garage on the property, which is smaller than most two stall garages, was built by a previous owner and has existed with the above zoning violations for decades. The current garage cannot be maintained due to structural issues. The proposed garage will be rotated to comply with the 3 feet rear yard set back requirement and maintain the current sideyard setback along with an identical footprint as the current garage. The proposed garage will have a slightly higher roof as allowed by the current zoning ordinance section 5.70A5.

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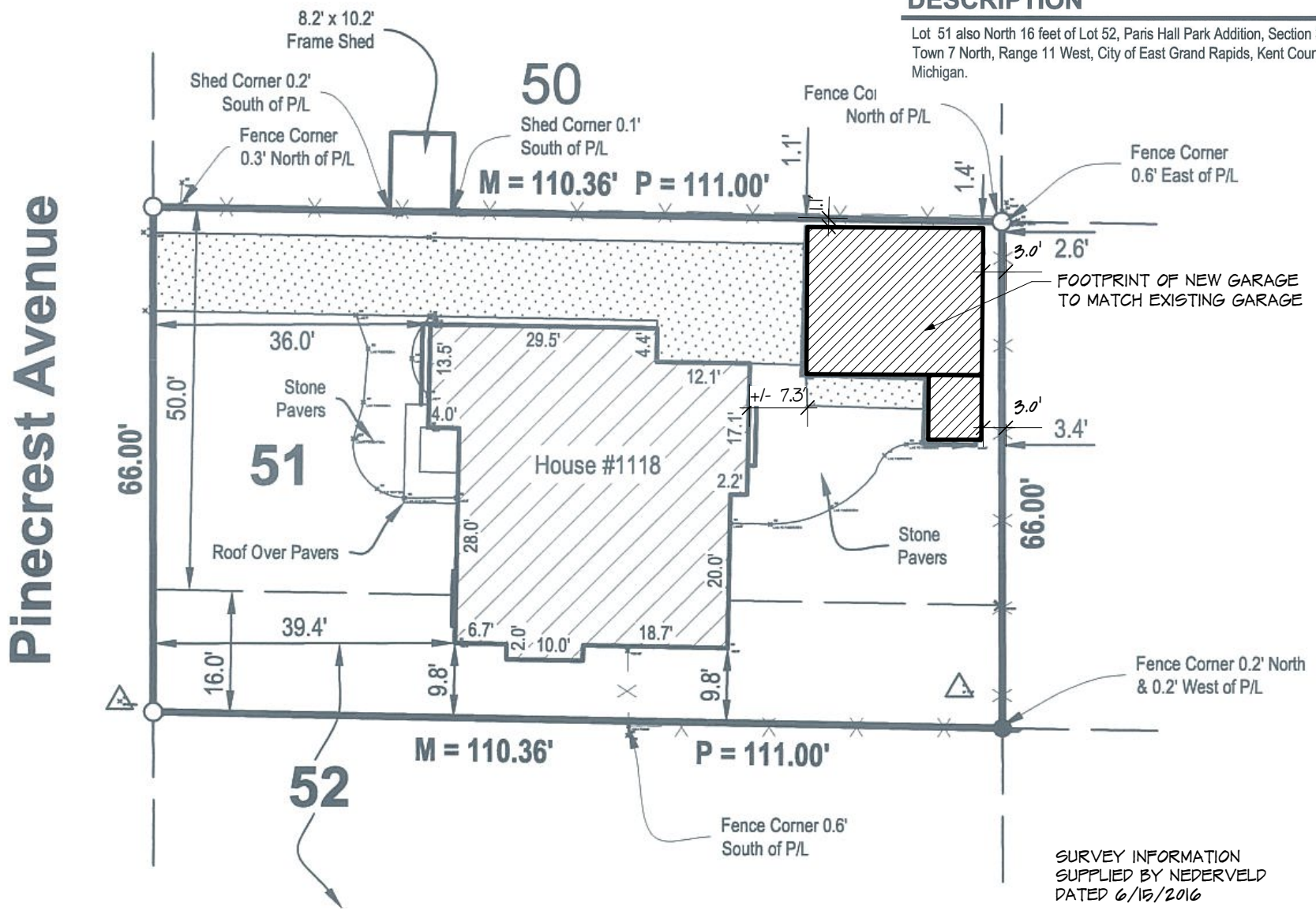
DESCRIPTION

Lot 51 also North 16 feet of Lot 52, Paris Hall Park Addition, Section 33, Town 7 North, Range 11 West, City of East Grand Rapids, Kent County, Michigan.



ROBERTS RESIDENCE GARAGE

1118 PINECREST AVENUE
EAST GRAND RAPIDS

VARIANCE APPLICATION - DRAWING 1 OF 4

SITE PLAN

Scale: 1″ = 20 ft

SEARS ARCHITECTS
GRAND RAPIDS, MICHIGAN
616.336.8495 www.searsarchitects.com

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2016-121

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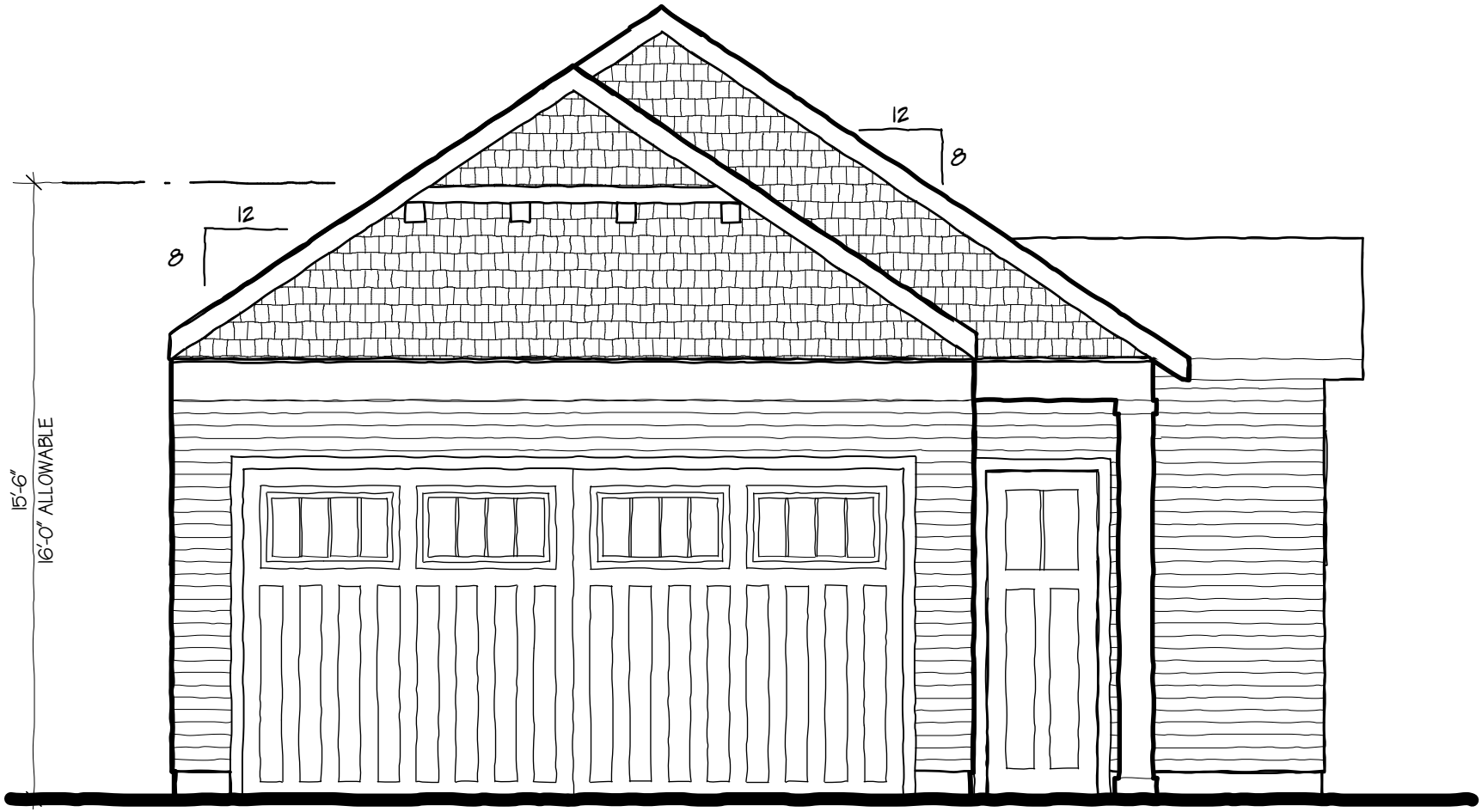

ROBERTS RESIDENCE GARAGE

1118 PINECREST AVENUE
EAST GRAND RAPIDS

FRONT ELEVATION

Scale: 1/4" = 1'-0"

VARIANCE APPLICATION - DRAWING 3 OF 4

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GRAND RAPIDS, MICHIGAN
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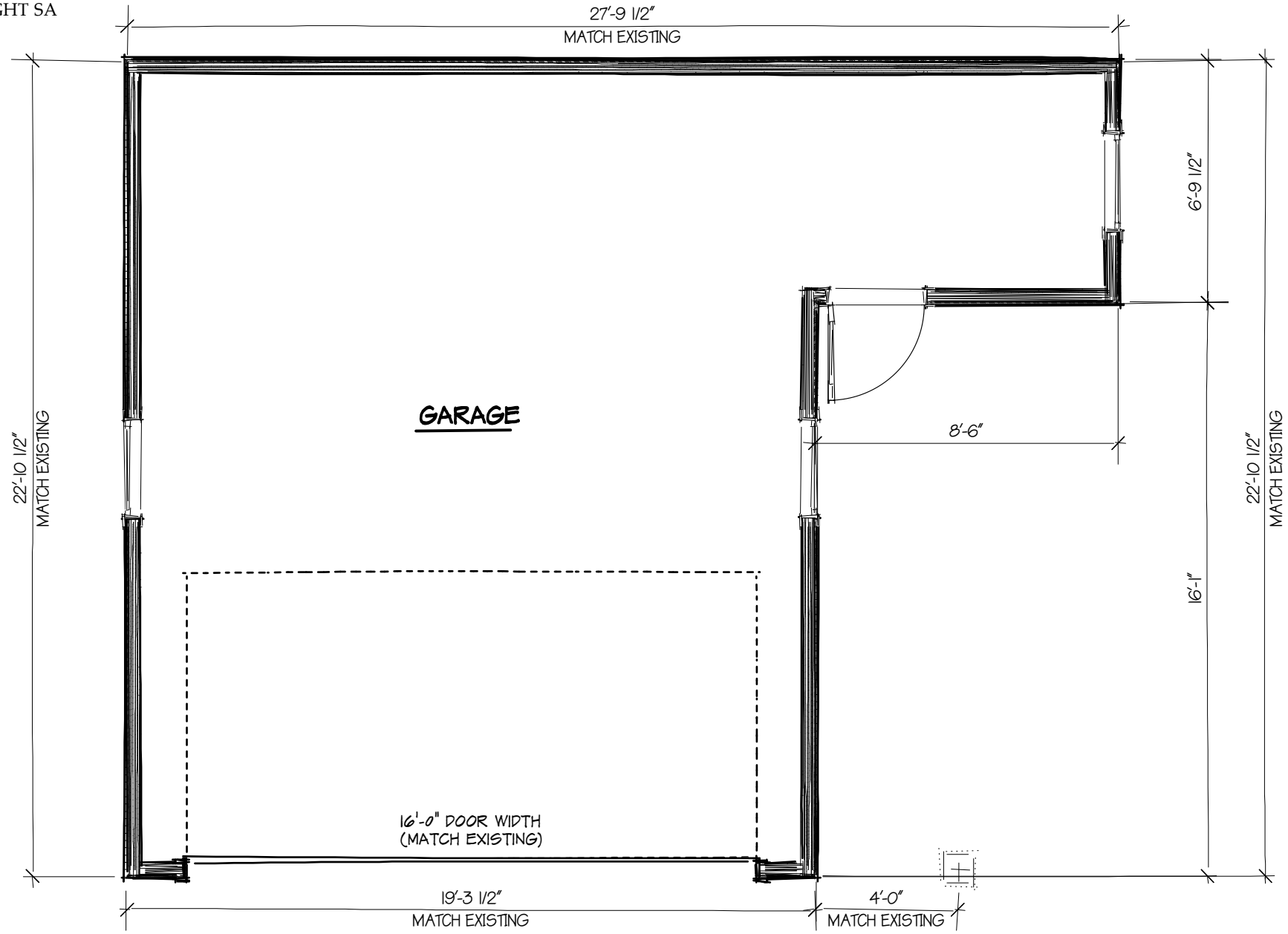

ROBERTS RESIDENCE GARAGE

1118 PINECREST AVENUE
EAST GRAND RAPIDS

GARAGE PLAN

Scale: 1/4" = 1'-0"

VARIANCE APPLICATION - DRAWING 2 OF 4

SEARS ARCHITECTS
GRAND RAPIDS, MICHIGAN
616.336.8495 www.searsarchitects.com

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ROBERTS RESIDENCE GARAGE

1118 PINECREST AVENUE
EAST GRAND RAPIDS

SITE PHOTOS

Scale: 1″ = 30 ft

VARIANCE APPLICATION - DRAWING 4 OF 4

SEARS ARCHITECTS
GRAND RAPIDS, MICHIGAN
616.336.8495 www.searsarchitects.com

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