

CITY OF EAST GRAND RAPIDS
NOTICE OF PUBLIC HEARING
Note change of hearing date

A public hearing will be held at the request of builder Charles Sommer representing Joshua Hall, owner of 653 Gladstone, SE, and David Emdin, owner of 655 Gladstone, SE, to consider two garage setback variances at each address. They plan to demolish the existing shared detached garage which straddles their common side lot line, after which each property owner wishes to construct a separate detached garage - a 12-by-22 one stall at 653 Gladstone and an 18-by-22 two stall at 655 Gladstone, both closer to the rear lot line and the common side lot line than the 3 foot setbacks that are required. Therefore, each property owner is requesting relief from Section 5.70A7 of the East Grand Rapids Zoning Ordinance for a side setback of 1 foot instead of 3 feet, variances of 2 feet. They also request relief from Section 5.70A7 for a rear setback of 2 feet instead of 3 feet, variances of 1 foot.

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, September 19, 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: July 29, 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: CHARLES SOMMER

Address: 13625 NORTHLAND DR, CEDAR SPRINGS

Property Address (if different than above):

653 GLADSTONE

Daytime Phone: 616-299-2421

Legal Description of Property**: South 20 feet of Lot 22 and North 20 feet of Lot 23 Plat of Sherman Park Section 33, Town 7 North, Range 11 West City of East GRAND RAPIDS Kent County, Michigan
**(Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-14-33-151-013 ✓

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

SECTION 5.70 A7 - REQUESTING A VARIANCE OF 2' ON SIDE AND 1' REAR

** (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

CHARLES SOMMER
Print Name



Signature of Property Owner
(If Different from Applicant)

JOSHUA HALL
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



Request for Zoning Ordinance Variance

Date: JULY, 29 2016

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A non-refundable filing fee of \$250.00 must accompany your application.

Applicant Name: CHARLES SOMMER

Address: 13625 NORTHLAND DR CEDAR SPRINGS 49319

Property Address (if different than above):

655 GLADSTONE AVE

Daytime Phone: 616-299-2421

Legal Description of Property**: Lot 24 also South 5 feet of Lot 23 also North 1/2 of Lot 25, Plat of Sherman Park, City of East Grand Rapids, Kent County, MICHIGAN

** (Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-14-33-151-014

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

Section 5.70 A7 REQUESTING A VARIANCE OF 2' ON THE SIDE AND 1' IN BACK OR REAR

** (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.

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.

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- b. Why you need the variance.
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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

CHARLES SOMMIER

Print Name



Signature of Property Owner
(If Different from Applicant)

David Emdin

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



**Charles Sommer
Construction Inc.**

13625 Northland Drive • Cedar Springs, MI 49319
(616) 696-0828

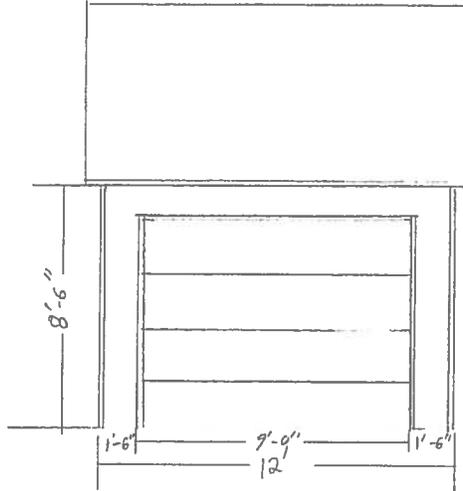
July 2016

Variance request for
655 & 653 Gladstone

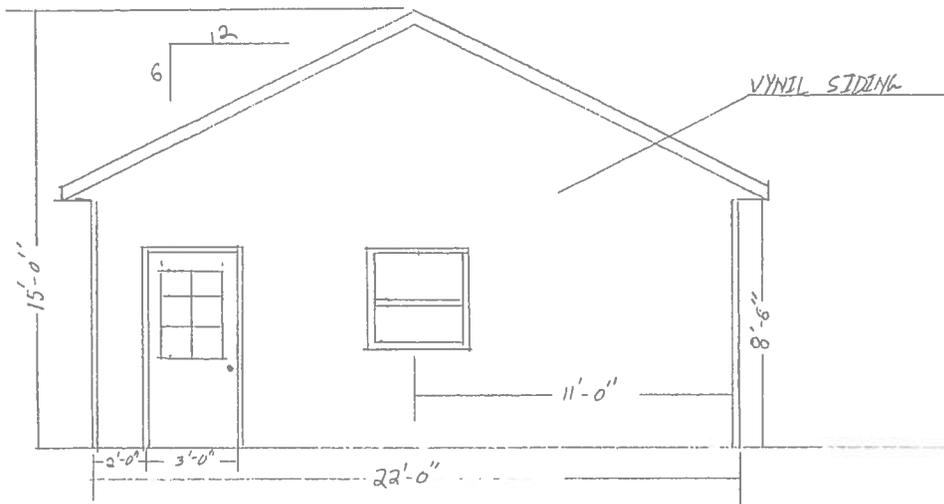
It is our desire to remove the existing shared garage that, due to its condition, location and design, is impractical for parking. The shared driveway, and the closeness of the garage to the house does not allow for parking in front of the garage. It is our desire to build two garages that are of usable size and to locate them back farther on the property to allow some parking in front of each garage. The size of these lots does not allow a garage to be built without the granting of a variance. We are requesting to construct the new garages 1 foot from the side lot line and 2 feet from the rear lot line. We believe that this would remove vehicles from on street parking, is consistent with the neighborhood and would in no way be a detriment to the surrounding properties.

Lot coverage	Existing	Proposed	Rear Yard
653 Gladstone	44.32%	46.98%	14.25%
655 Gladstone	46.00%	46.67%	18.90%

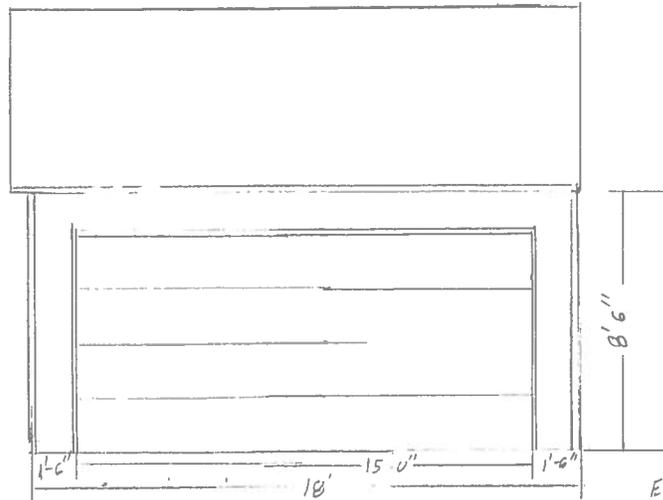
Charles Sommer



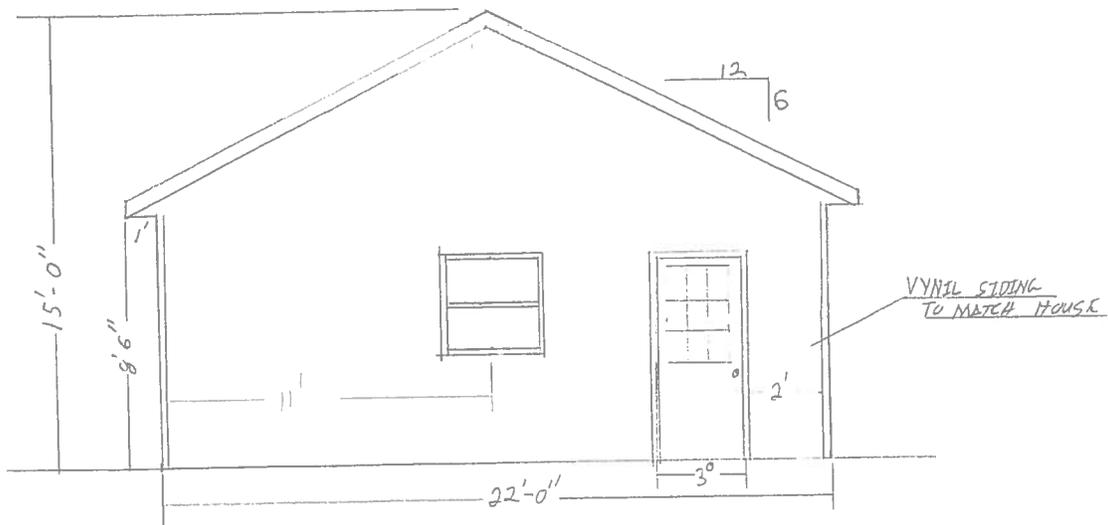
EAST ELEVATION WALL GARAGE
 - 2016 - SCALE 1/4" = 1'
 653 Gladstone SE



NORTH ELEVATION WALL GARAGE
 - 2016 - SCALE 1/4" = 1'
 653 Gladstone SE



EAST ELEVATION GARDEN GARAGE
 2016 SCALE 1/4" = 1'
 655 Gladstone SE



SOUTH ELEVATION GARDEN GARAGE
 2016 SCALE 1/4" = 1'
 655 Gladstone SE