

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

A public hearing will be held at the request of Jacques Cyr, owner of 2220 Argentina Drive, SE, to consider a zoning variance at that address. He proposes to construct a 20-by-24.5-foot, one-story, two-stall garage addition on the rear of his existing house. He would demolish the existing detached garage. The applicant seeks relief from Section 5.28, Table 5.28-1 of the East Grand Rapids Zoning Ordinance for a resulting rear (south) setback for the new garage addition of 18 feet instead of the required 25 feet, a variance of 7 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](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, November 7, 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: 9/28/16

*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: Jacques Cyr

Address: 2220 Argentina Ave, EGR 49506

Property Address (if different than above):

Daytime Phone: (617) 775-9352

Legal Description of Property\*\*: Lot 19 Section 33, Town 7

\*\* (Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-14-33-476-002

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

Relief from Sec. 5.28, Table 5.28-1 for Rear setback of 18' instead of 25' a variance of 7'

\*\* (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

*Jacques Cyr*  
\_\_\_\_\_  
Print Name

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

*Jacques Cyr*  
\_\_\_\_\_  
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

## Variance Narrative:

**Parcel Number:** 41-14-33-476-002

**Government Unit:** 44 - CITY OF EAST GRAND RAPIDS

**Village:** N/A

**Property Status:** ACTIVE

**Property Address:** 2220 ARGENTINA DR SE

**Property Classification:** 401 - RESIDENTIAL - IMPROVED

### **Overview:**

We are looking for relief from rear setback as stated in Section 5.28 table 5.28-1.

In addition to a pre-existing concrete patio (20' x 14') directly off the rear of the house, plus an additional (8' X 8') adjacent concrete landing, we wish to remove an existing decrepit / structurally challenged (1) stall detached (12.3' X 24.4') garage, which is non-conforming for both the East and South lot lines.

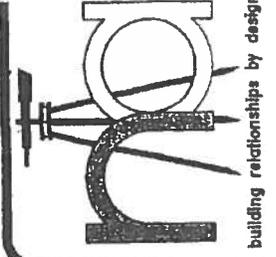
We seek to better utilize rear lot area, by constructing a new (2) stall attached garage. Since there currently exist a rather significant grade variation (approximately 4.5') from the 1<sup>st</sup> floor to grade, the proposed attached garage will require a (4) landing along with a set of 3' wide stairs from 1<sup>st</sup> floor level to grade and the garage floor. With this element, the attached garage structure would require a minimum size of 24' 6" X 20', and therefore will require a rear setback 18' off the rear lot line (South).

PREPARED FOR: F. J. 32 Ki Pt  
 Attn: RE: Ap 22

DESCRIPTION: Lot 19  
 Section 33, Town 7  
 Grand Rapids, Kent (

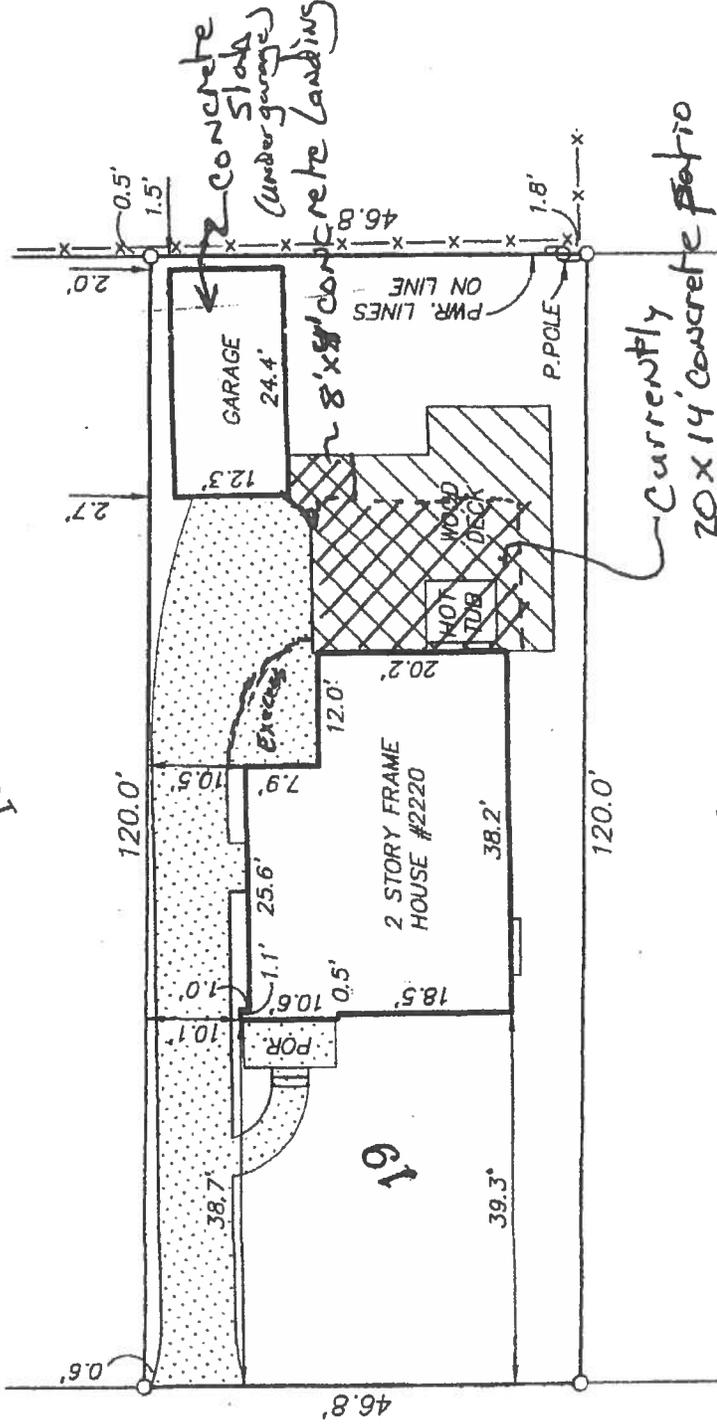
We hereby certify to  
 examined the proper  
 buildings and improv  
 as shown and that i  
 way across the propi

By: *Randa*  
 Randal J. Vugter



# Existing

18



ARGENTINA DR.

19

20

## Existing Concrete

Garage: 300 sq ft  
 Landing: 32 sq ft  
 Patio: 280 sq ft  
 Excess: 84 sq ft  
 Main Drive: 670 sq ft  
 Porch & Walk: 90

1,456 sq ft

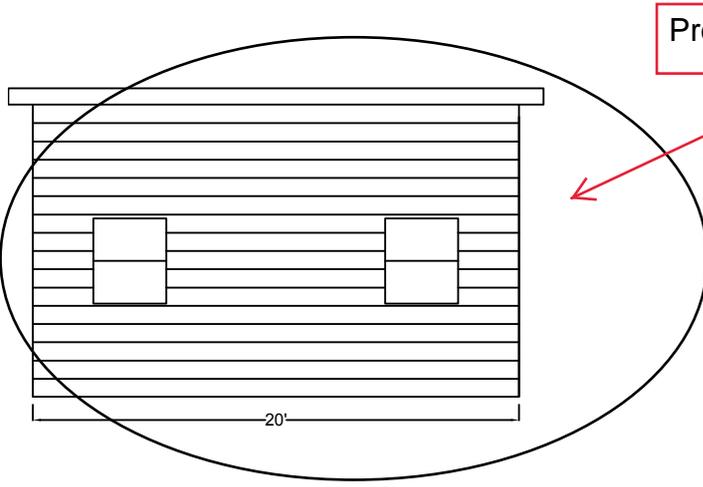


Scale 1" = 20'

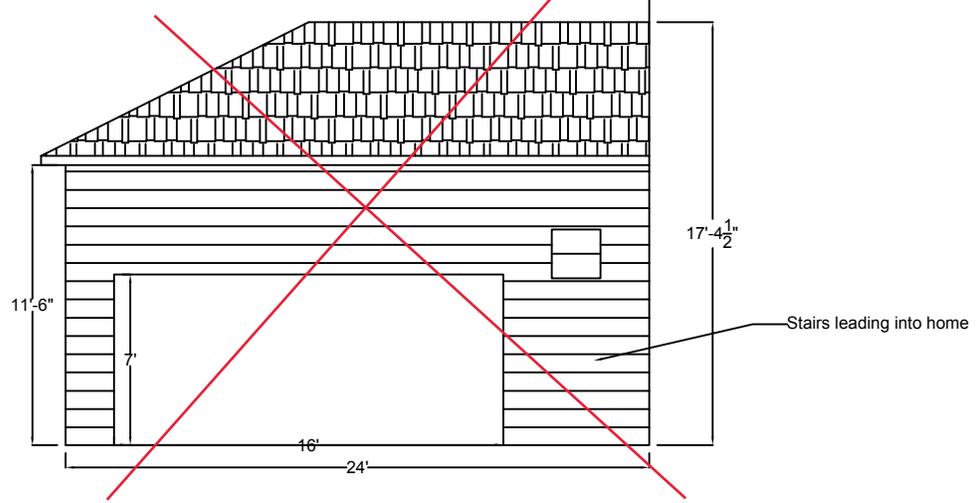
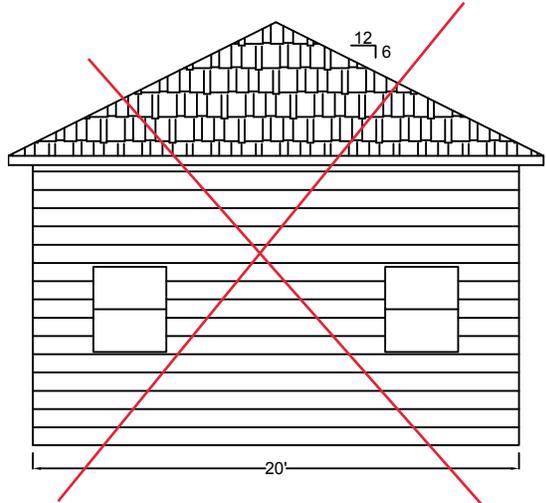
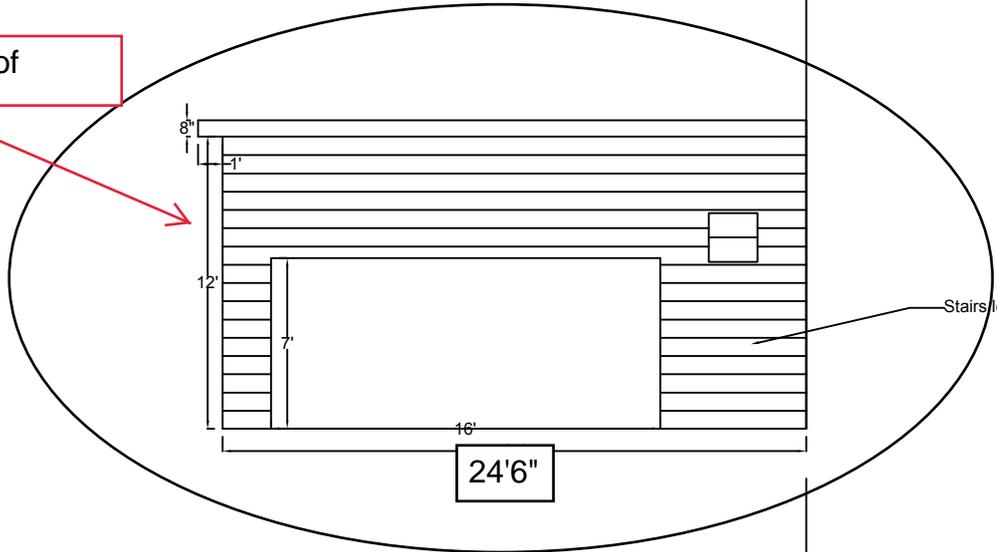
- █ = Concrete
- D = Description dimension
- M = Measured dimension
- P = Platted Dimension
- = Set Iron Stake
- = Found Iron Stake
- x— = Fence Line

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.





Proposed Flat Roof



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 without prior consent.