

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

A public hearing will be held on the application of Todd Rookus, the owner of 509 Manhattan Road, SE, for a zoning variance at that address. The applicant plans to remodel the entire house, adding a stall to the attached lower-level single garage on the north end. The front entry door on the west side of the main level would be relocated, and a porch roof would be added. As proposed, both the entry porch and the garage addition would extend into the required average front yard setback, which is calculated as 29.0 feet from the property line. (The standard front setback in R-1 is 30 feet.) The proposed porch setback would be 24.2 feet instead of the average front setback of the other three houses on this block of 29.0 feet, a variance of 4.8 feet. The variance application is for relief from Section 5.28B of the East Grand Rapids Zoning Ordinance.

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, December 5, 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: 10-28-16

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: TODD ROOKUS

Address: 4 BURR OAK ST NE GRAND RAPIDS MI 49505

Property Address (if different than above):

509 MANHATTAN, EAST GRAND RAPIDS, MI 49506

Daytime Phone: 616-318-1010

Legal Description of Property**: LENGTHY - SEE ATTACHMENT

** (Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-14-34-204-027

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

R-1 FRONT YARD SETBACK ~~SE~~

*SEE NARRATIVE STATEMENT

** (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.

T. Rookus
Signature of Applicant

Todd Rookus
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

14,374

509 Manhattan – Remodel

RE: Variance – New garage and covered front porch

Date: 10/28/16

From: Todd Rookus

We have recently purchased the home at 509 Manhattan with the intention of renovating and have had several conversations with the zoning administration about our proposed renovations. All of our planned renovations on the house itself are conforming to current zoning regulations. There are two proposed structures that do not conform: the addition of a new two stall garage and an adjoining front porch. Both the proposed garage addition and the covered front porch encroach on the 29' front yard average setback. The proposed new garage stall extend 2.8' beyond average front yard setback and the proposed covered porch would extend 4.8' past the Manhattan Rd average setback.

We are asking for Relief from Section 5.28B, for a front yard setback of 24.2 feet instead of the required average front yard setback of 29.0 feet, a variance of 4.8 feet.

This is an unusual and challenging corner lot (corner of Reeds Lake Boulevard and Manhattan Rd). It is very narrow at the north end (garage side) of the property and there is currently a small single stall garage (14'x22' on the exterior). The home sits atop a hill and the existing garage is at the basement level of the home. The proposed new garage will be built at the required 10 foot setback to the West. The current garage sits 12 feet from this required setback leaving only 2 feet of possible expansion to the West. Due to the narrow and very limited space to the west, we are asking for a variance to the east side (Manhattan Rd setback) to allow a 2 car garage to be built. The new 2 car garage will remain at basement level as it is today.

The second structure of which we are seeking approval is a covered front porch. The new entry door will remain on the front (Manhattan Rd) side but moved closer to the NE corner of the home directly behind (and above) the new garage (please refer to 3d renderings). The existing deck will be removed and replaced with a new covered porch. The porch will be open with two supporting posts. The roof structure for the covered porch would extend 5.8' past 29' average setback, however 12" of overhanging roof is permitted so we are asking for a 4.8' variance for this open porch roof.

There are 4 homes on this block of Manhattan Rd. 2 of the 4 homes have been granted front yard variances. The 4 existing homes (all of which have surveys on file with city) have setbacks of 30.2'(509 Manhattan), 35.2'(523 Manhattan), 24.1'(535 Manhattan) and 27.8'(539 Manhattan). The average of the 4 is 29'. Given the distance from our neighboring homes and the nature of the hill that all of these homes sit on, we do not see any negative impact on surrounding neighbors. These proposed structures will not stick out in a way that would or could obstruct any neighboring views. The garage portion is largely below grade (under the house) and the only "visual obstruction" above grade is the porch roof, porch columns and a

patio railing. With the current landscaping, trees and hillside conditions we do not believe these improvements will even be visible from the neighboring homes to the south.

509 Manhattan was built in the 1950's and has not undergone any significant renovations since. A covered front entry and a 2 stall garage are both common and customary by today's standard of living. With the narrowing lot at the North side of the property we believe the plans set forth are the best aesthetically and functionally for this challenging lot. We plan to put a substantial investment into this property to make it beautiful again. By keeping and improving the existing home we simply have no other place for a 2 car garage. We believe these improvements on the front (east) elevation of the home will be good for the neighborhood and have no negative impact on our neighbors or people passing by.

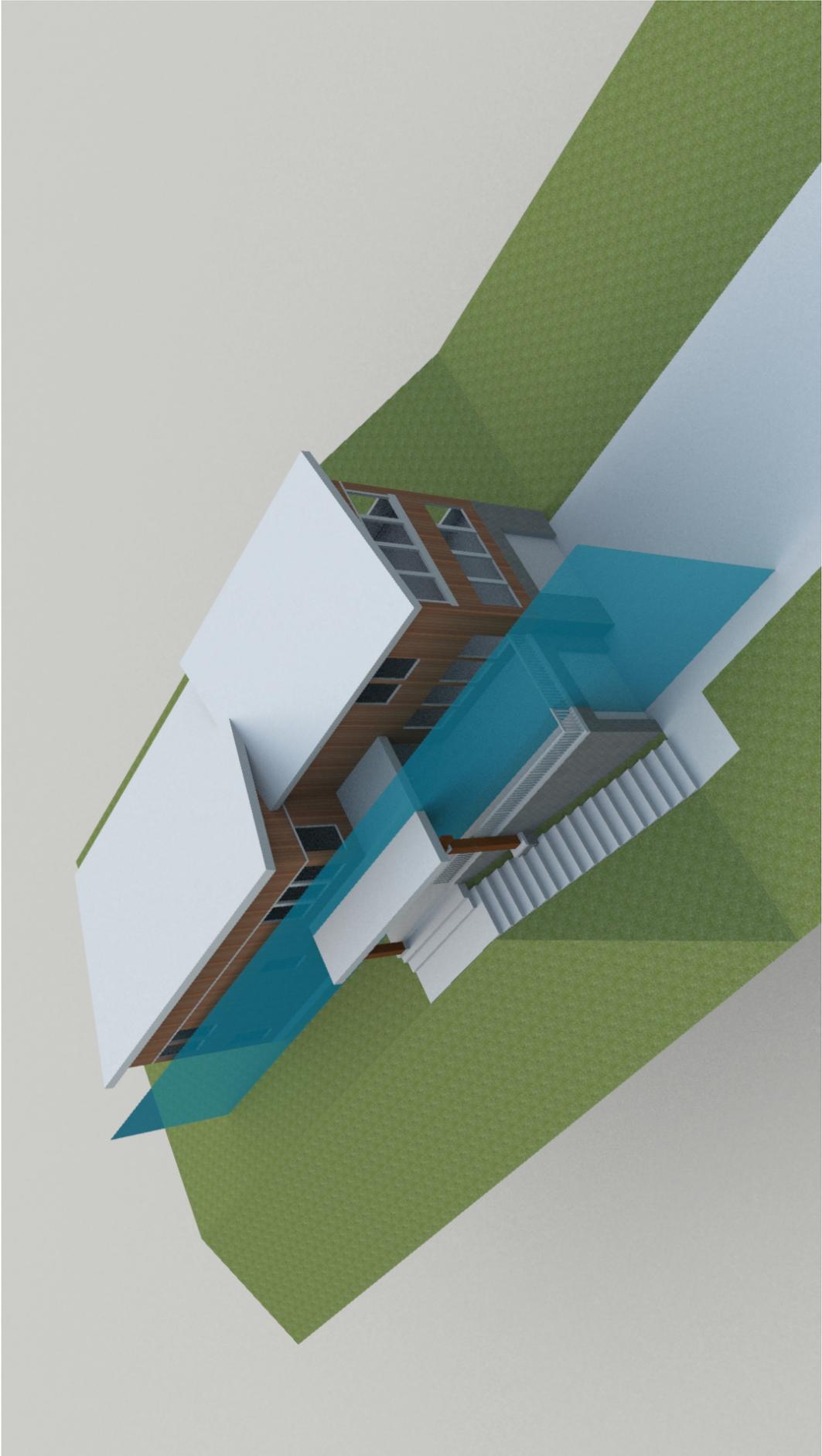
Sincerely,

Todd Rookus

PPN: 41-14-34-204-027

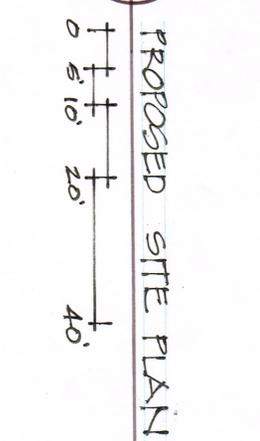
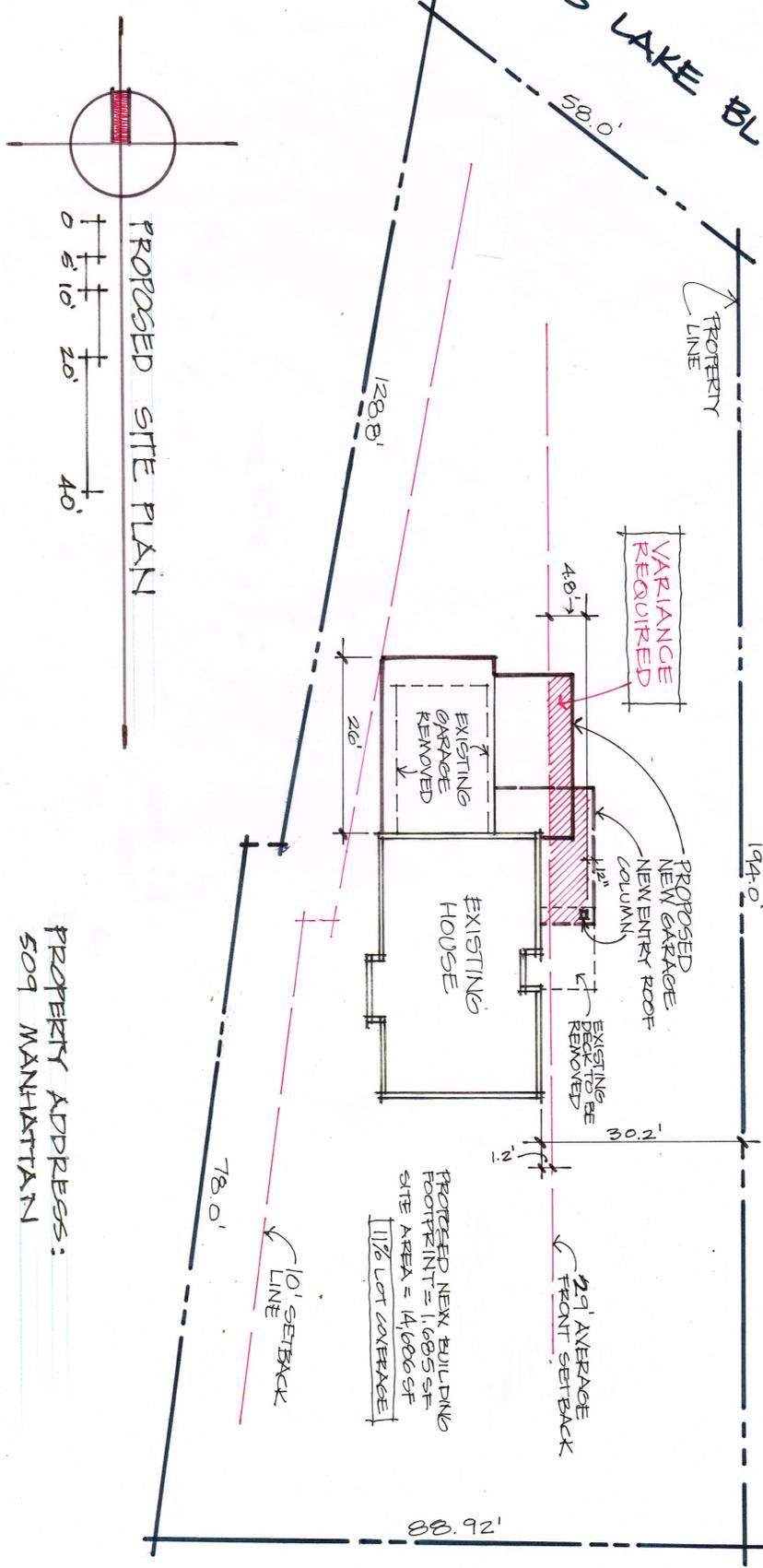
Legal Description:

PART OF LOT 9 COM AT NE COR OF SD LOT TH S ALONG E LOT LINE 194 FT TO SE COR OF SD LOT TH W ALONG S LOT LINE 86.90 FT TH N 7D 10M E 78.0 FT TH 90D 00M E 0.50 FT TH N 6D 06M E 27.01 FT TH 90D 00M E 5.90 FT TO A LINE WHICH EXT FROM A PT ON S LINE OF SD LOT 86 FT W FROM SE COR THEREOF TO A PT 58 FT NWLY ALONG N LOT LINE FROM NE COR OF SD LOT TH N 9D 51M E ALONG SD EXT LINE 126.8 FT TO N LOT LINE TH SELY 58 FT TO BEG *
GRIFFITH'S LAKE PARK ADD



REEDS LAKE BLVD.

MANHATTAN ROAD



PROPERTY ADDRESS:
 509 MANHATTAN