

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

A public hearing will be held at the request of William Pearl, the owner of 2912 Beechwood Drive SE, for an exception at that address from the ordinance that regulates front yard setbacks for principal structures in the R-2 Zoning District. The purpose of the request is to construct an attached three-stall garage addition adjacent to the existing attached garage on the front of the home, with a resulting front setback of 4.5 feet instead of the required average front setback of 39 feet, a variance of 35.5 feet. Section 5.28B of the East Grand Rapids Zoning Ordinance requires the minimum front setback in a built-up neighborhood be the average of the front setbacks of the homes on all properties that are within 200 feet each way on the same side of the street and within the same block. The standard minimum front setback in the R-2 zoning district is 25 feet.

The application and plans may be viewed in the City Services office, or by linking from this notice under "Publications & Minutes" at www.eastgr.org/publications.

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 burquhart@eastgr.org.

DATE: Monday, January 15, 2017
TIME: 6:00 p.m.
PLACE: East Grand Rapids Community Center, Commission Chamber
750 Lakeside Drive, SE,
East Grand Rapids, Michigan 49506

Brian Urquhart
Zoning Administrator



Request for Zoning Ordinance Variance

Date: 12-5-2017

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: William H. Pearl

Address: 2912 Beechwood Dr. se

Property Address (if different than above):
Same

Daytime Phone: (616) 291-1870

Legal Description of Property**: Lot 255 * Ravenswood Plat

** (Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-18-03-204-005

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

See Attached

** (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:

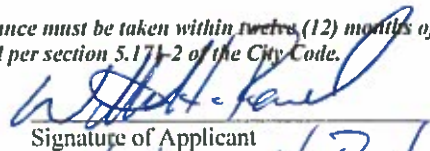
- a. What you wish to do with the property.
- b. Why you need the variance.
- c. The specific decision you seek
- d. The reason your project cannot be accomplished within the requirements of the zoning ordinance.

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 5.17-2 of the City Code.



Signature of Applicant



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

To: Board of Zoning Appeals

Re: 2912 Beechwood Dr. Se – Homeowners Bill & Hilda Pearl

Request for Variance to Build a functional Garage.

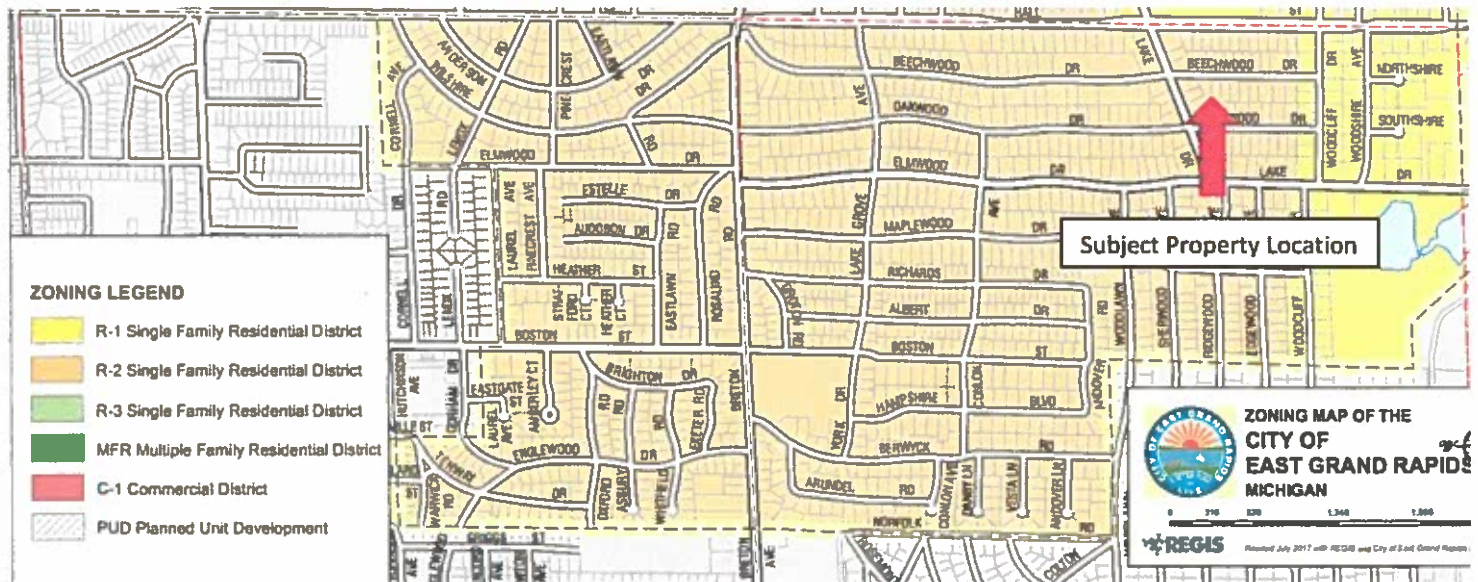
Zoning Ordinance Variance we are requesting is the Front Yard Setback referenced in 5.123 Item B for the A-2 District.

We are asking for the front yard setback to be reduced in order to fit a garage on our lot. Our lot at creation has an irregular shape which doesn't allow for enough width to put a garage. Additionally, a rainwater drain system was installed in our neighborhood which created an easement along our West property line that limits the building envelope.

5.123. Height and area.

The following height and area regulations shall apply in the A-2 district:

- A. Height. No building shall exceed a maximum of two and one-half (2 1/2) stories or thirty-five (35) feet in height, whichever is the lesser.
- B. Front yard. There shall be a front yard of not less than fifty-eight (58) feet from the center of the street, provided that no building need set back more than thirty (30) feet from the street line.
- C. Side yard. For one-family residences, there shall be two (2) side yards totaling at least eighteen (18) feet, and no side yard shall be less than seven (7) feet; provided that where a side yard adjoins a side street a minimum yard of twenty (20) feet is required. For all other buildings, minimum side yards of twenty (20) feet on each side are required.
- D. Rear yard. There shall be a rear yard of at least twenty-five (25) feet.
- E. Lot area. There shall be a lot area of at least seven thousand two hundred (7,200) square feet for each new single-family dwelling hereafter erected. The required lot area must be measured within one hundred (100) feet from the front street line. (1982 Code §5.123)



Narrative Statement:

Given the irregular shape of our lot and the additional restriction of the drain easement we feel an exception is warranted. The standard for a home in our community is to have a 2-3stall garage either attached or detached. Given the zoning ordinance and our lot dimensions we are unable to enjoy this standard of living.

As you can see from the photos we are forced to park outside year around. We understand the concern for granting a front yard variance would be how does it change the makeup of the neighborhood. In other words, does it dramatically change the view of the neighborhood and potential negatively affect the home values and the enjoyment of the other residents.

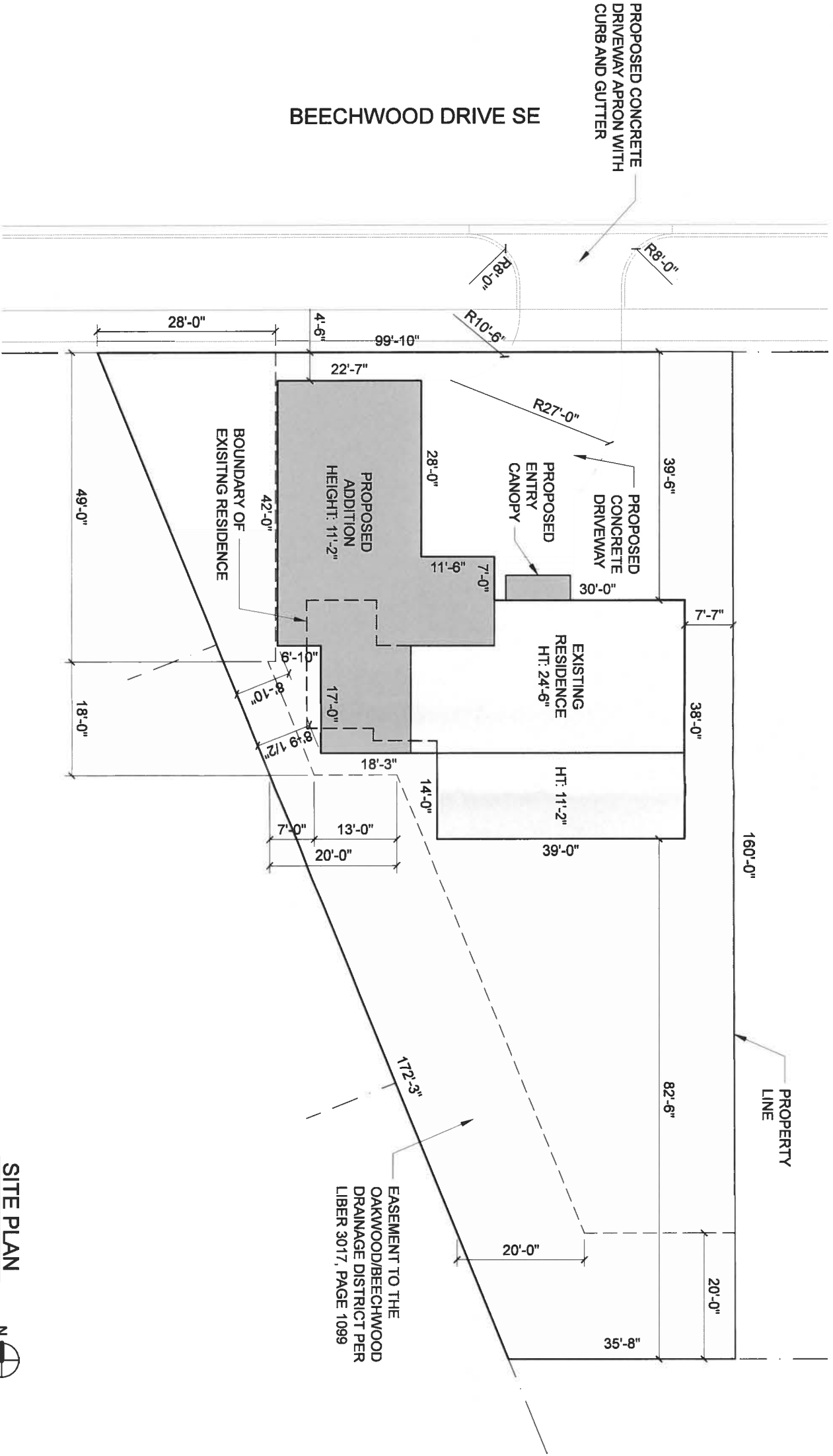
I have included several photos where I have indicated the view will not actually change due to the fact that our neighbor to the west is actually facing Lake Dr. and his backyard fence has already established the site line. By granting us the variance you will not be changing the current site line for the street nor the neighbors.

We have discussed this with several of our neighbors and they have all expressed they are in agreement with us that it would not negatively change the makeup of the street and would be willing to provide letters stating their opinion.

Lastly, there is precedent for this variance at the end of our street a home has a similar layout with the garage coming out past the front of their home and having a side load garage.

Thank you for your consideration, we are looking forward to continue improving our home and our standard of living by receiving this variance.

Sincerely,
Bill & Hilda Pearl

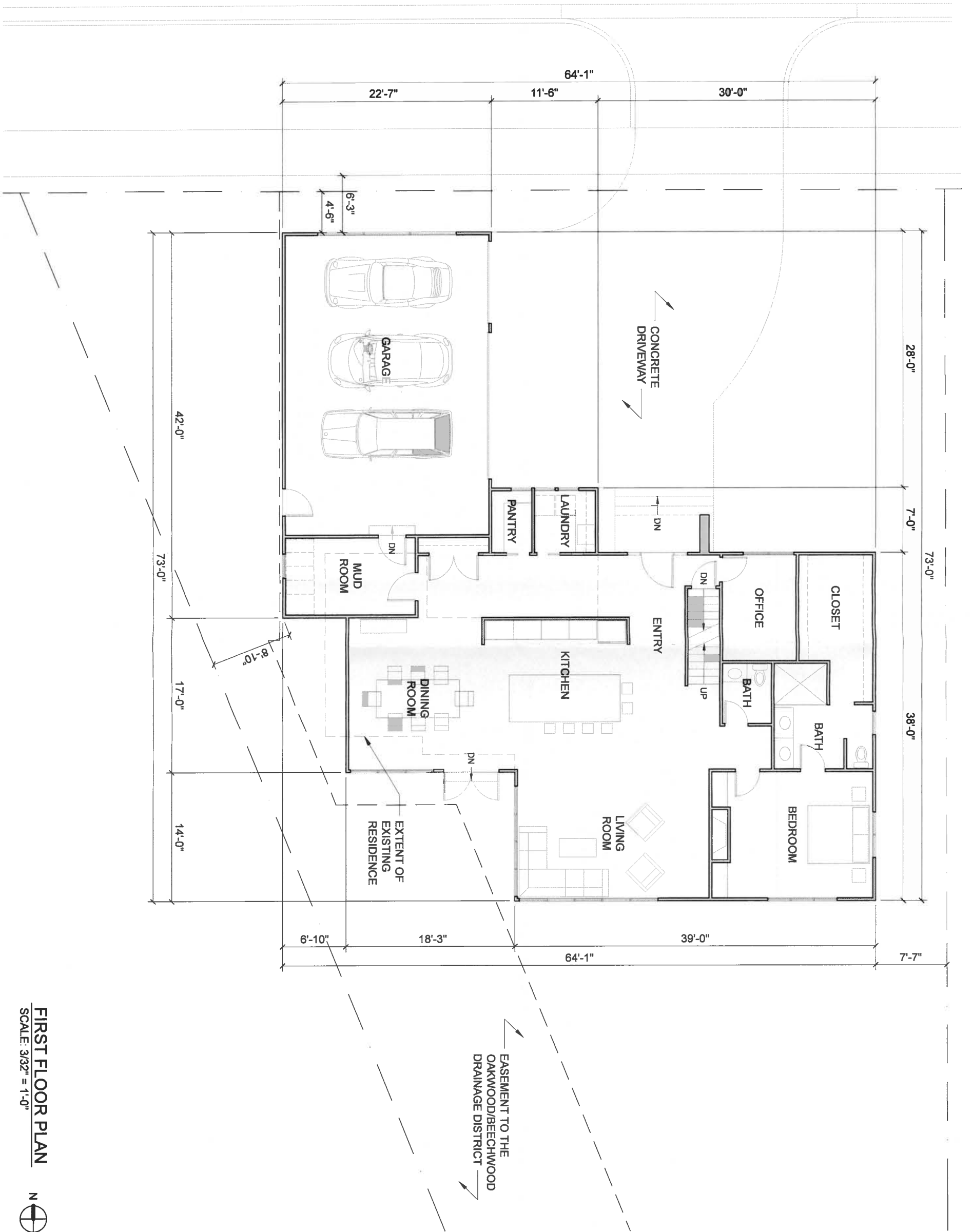


SITE PLAN
SCALE: 1" = 20'



SHEET NO: SA-1.1	PROJECT: PEARL RESIDENCE 2912 BEECHWOOD DRIVE SE EAST GRAND RAPIDS, MI 49506	OWNERS: BILL AND HILDA PEARL T: 616-291-1870	REV:	SUBMISSION/REVISION:	DATE:
				ZONING VARIANCE SUBMITTAL	12-08-17

BEECHWOOD DRIVE SE

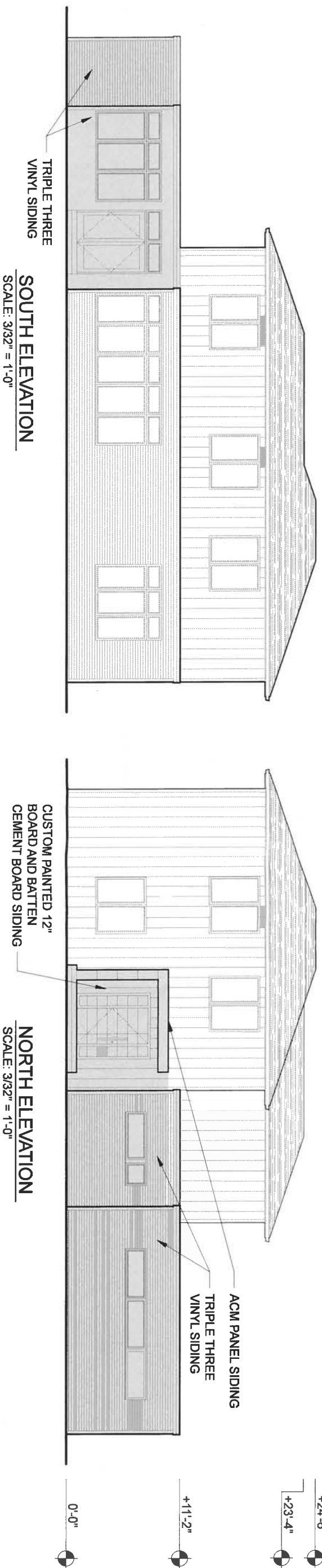
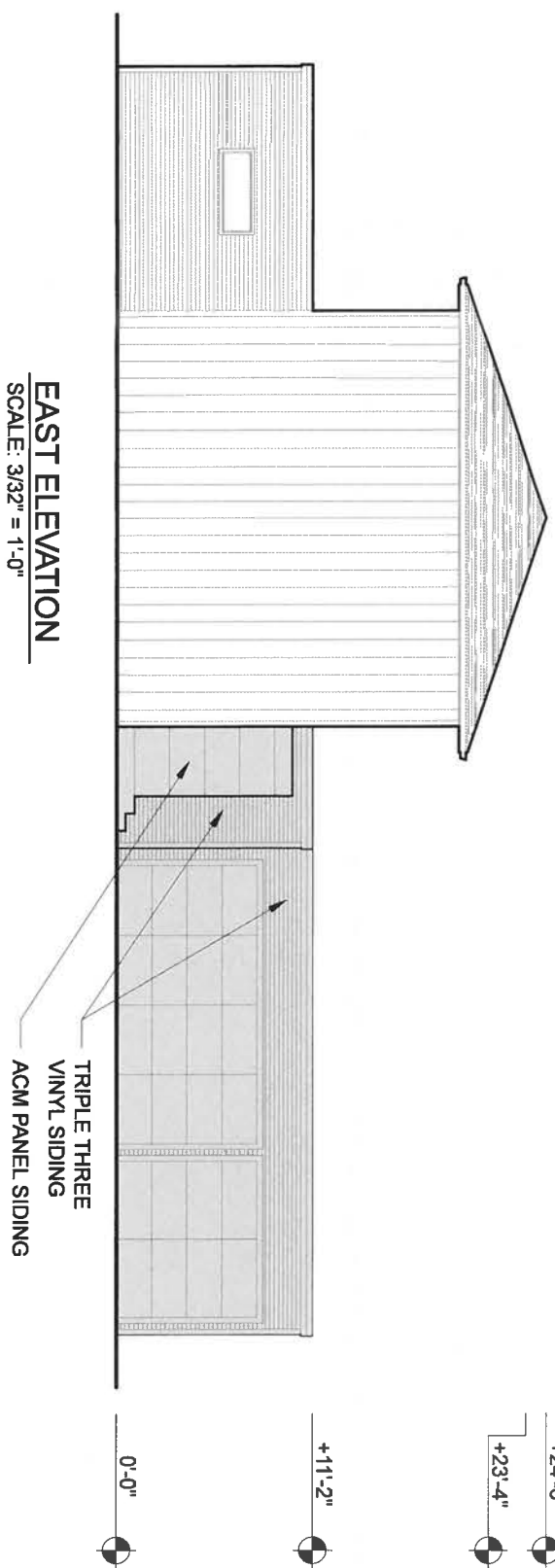
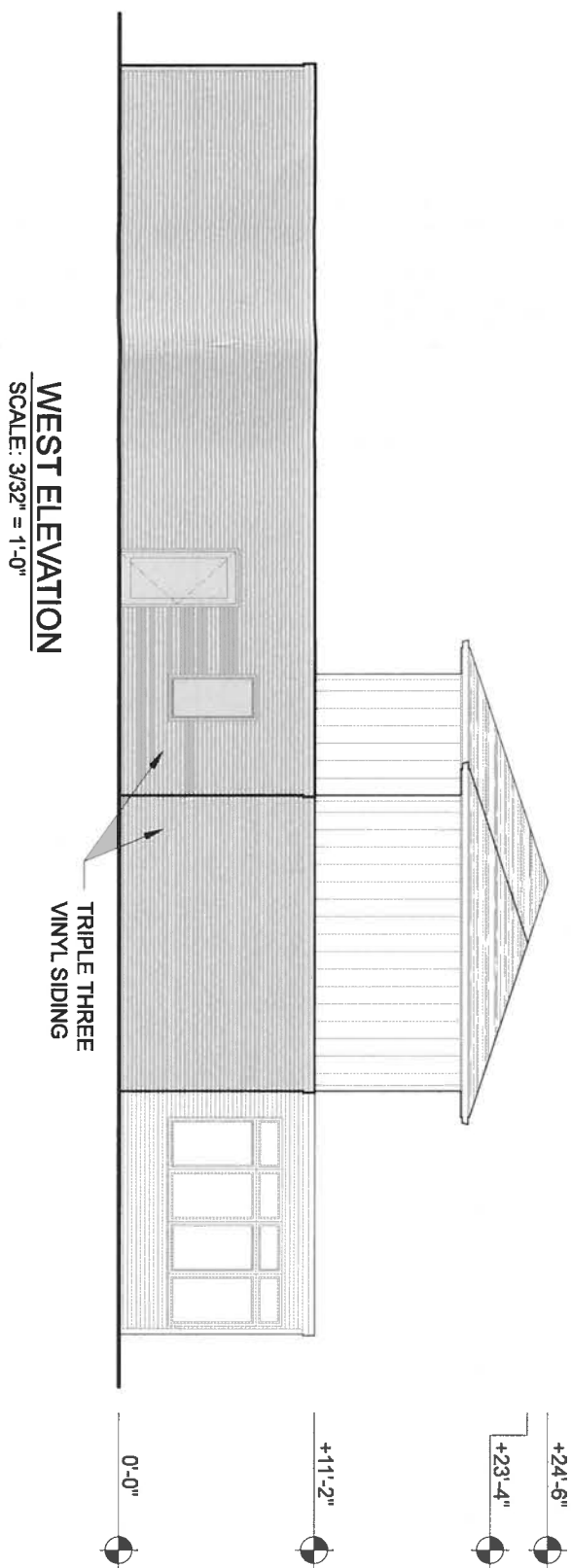


FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



SHEET NO: A-1.1	PROJECT: PEARL RESIDENCE 2912 BEECHWOOD DRIVE SE EAST GRAND RAPIDS, MI 49506	OWNERS: BILL AND HILDA PEARL T: 616-291-1870	REV:	SUBMISSION/REVISION:	DATE:
				ZONING VARIANCE SUBMITTAL	12-08-17

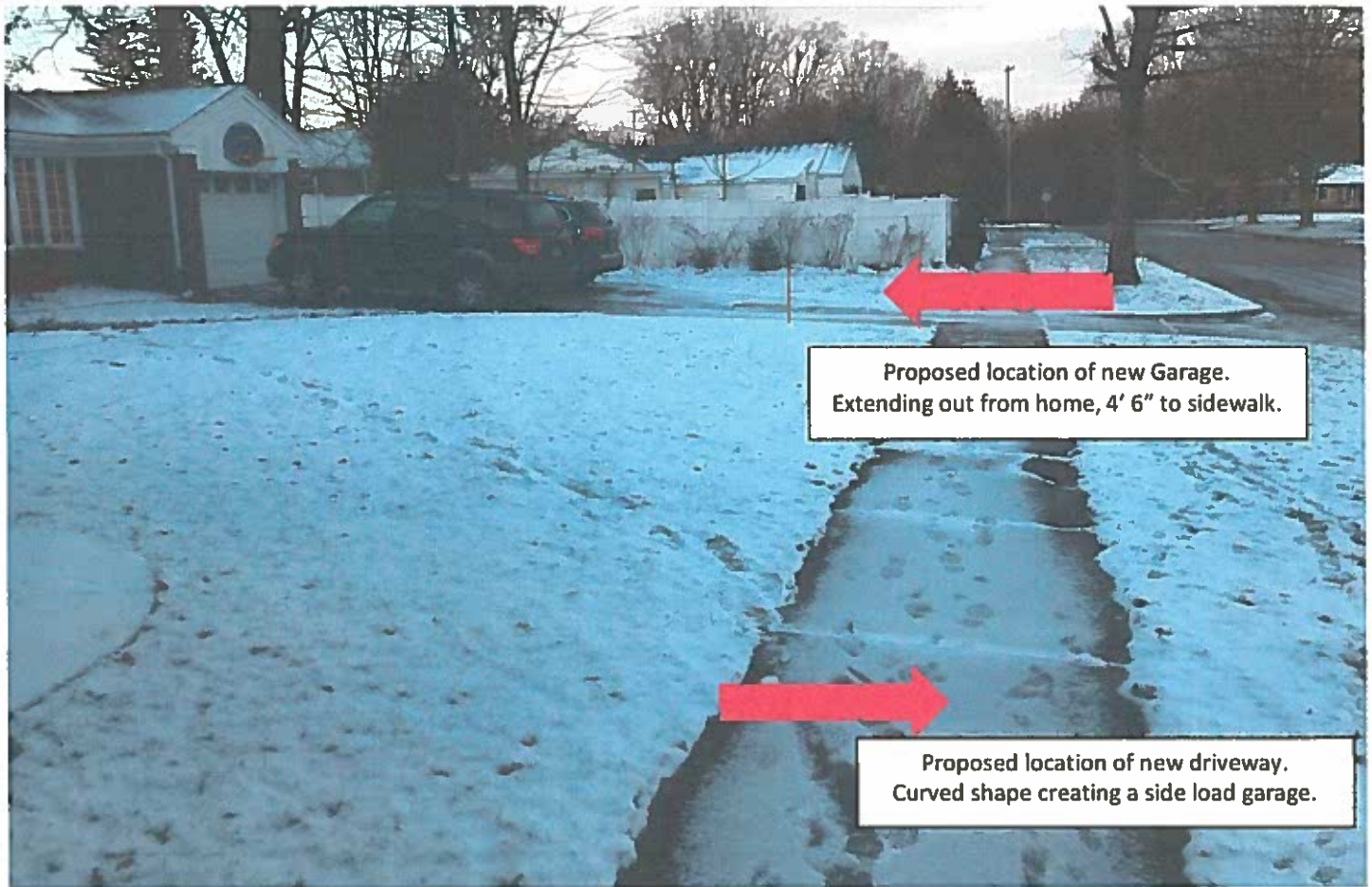
□ AREA OF PROPOSED ADDITION



SHEET NO: A-2.1	PROJECT: PEARL RESIDENCE 2912 BEECHWOOD DRIVE SE EAST GRAND RAPIDS, MI 49506	OWNERS: BILL AND HILDA PEARL T: 616-291-1870	REV:	DATE:
			SUBMISSION/REVISION: ZONING VARIANCE SUBMITTAL	12-08-17

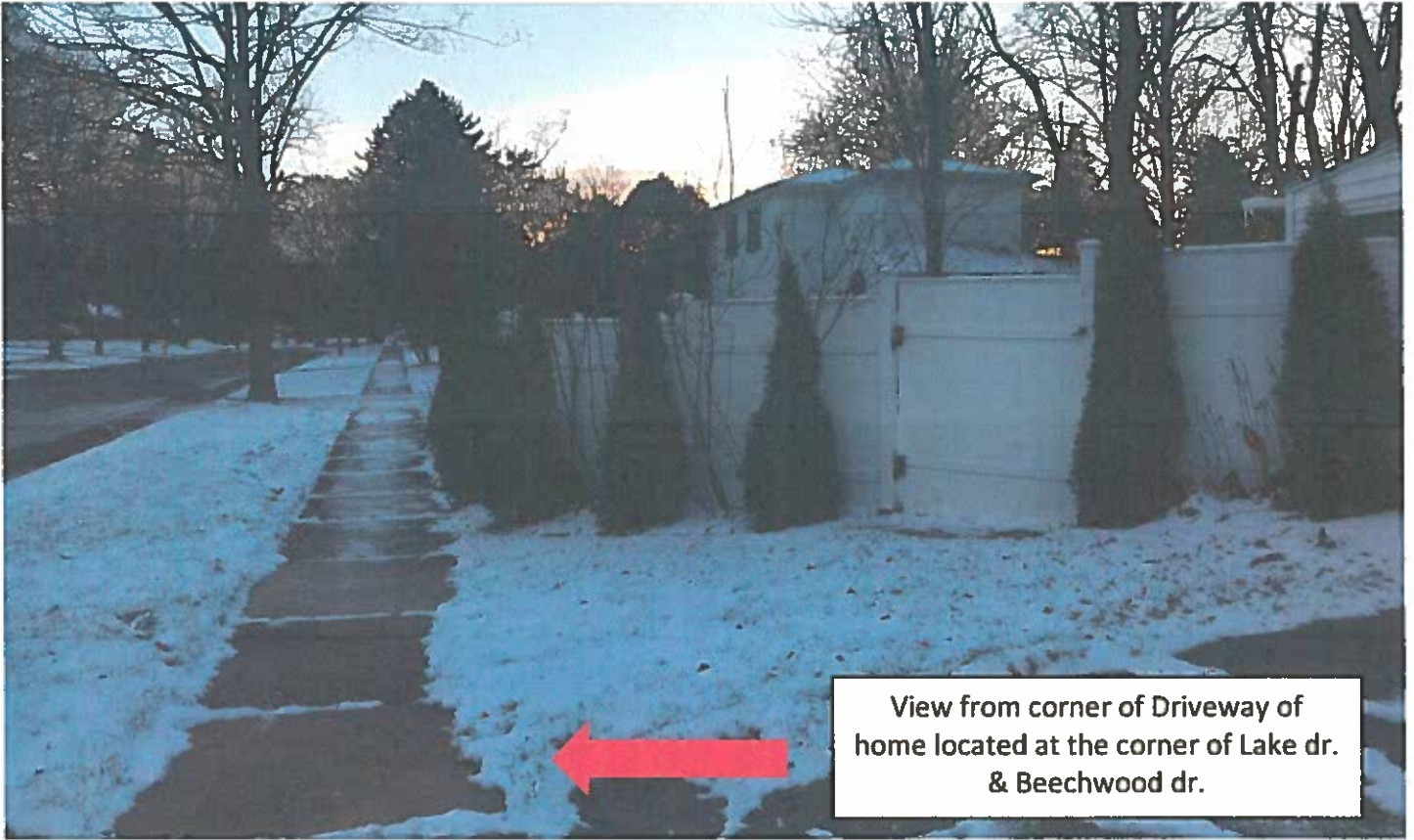


Fence line of Corner home facing Lake dr.

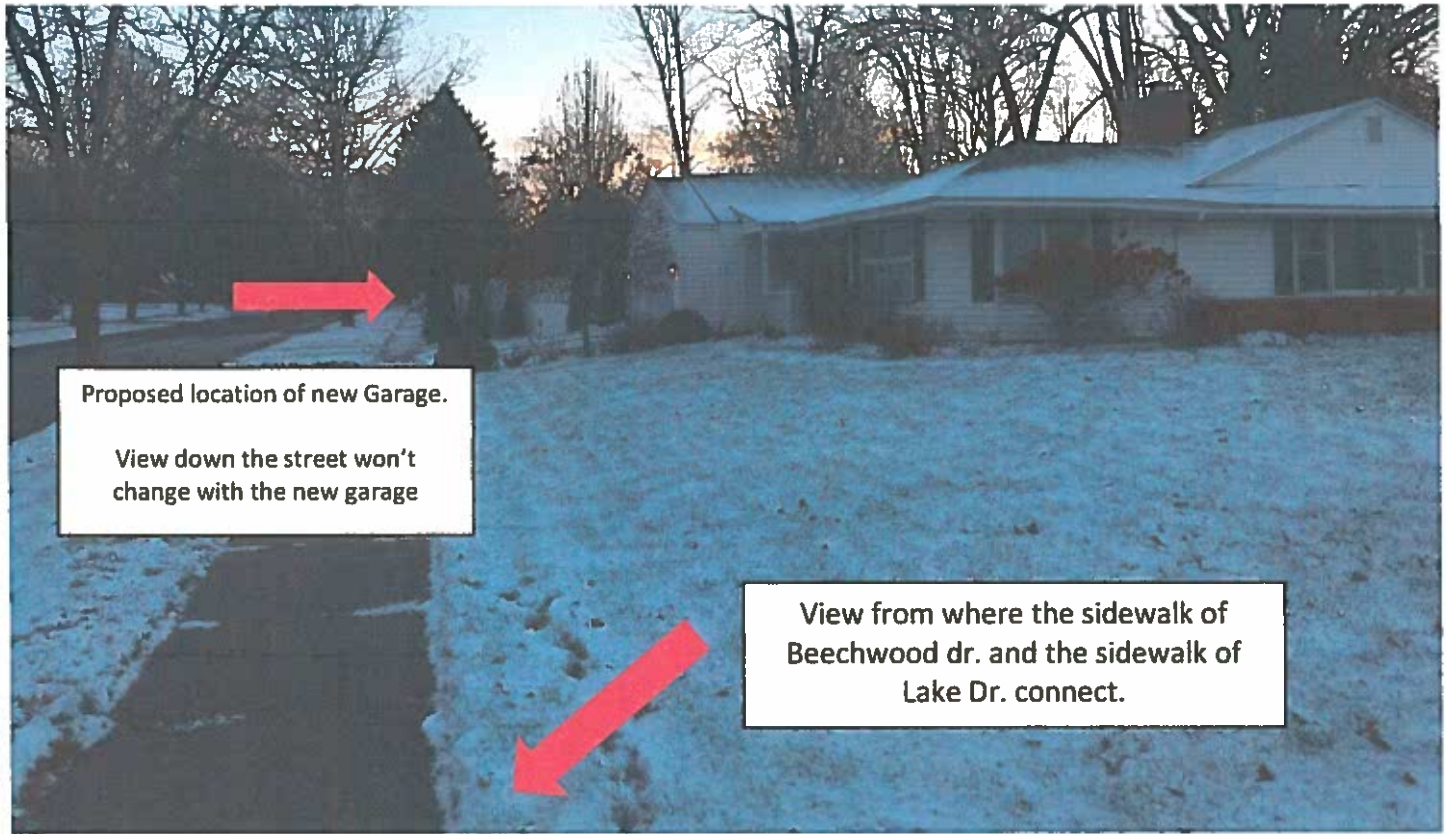


Proposed location of new Garage. Extending out from home, 4' 6" to sidewalk.

Proposed location of new driveway. Curved shape creating a side load garage.



View from corner of Driveway of home located at the corner of Lake dr. & Beechwood dr.



Proposed location of new Garage.
View down the street won't change with the new garage

View from where the sidewalk of Beechwood dr. and the sidewalk of Lake Dr. connect.