

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

A public hearing will be held at the request of Wesley and Terri Devon, the owners of 1995 San Lu Rae Drive, SE, for an exception at that address from the ordinance that regulates fences and walls, Section 8.61B of the East Grand Rapids City Code. The request is to allow a gateway at the new center driveway that consists of a pair of brick entry columns and wing walls that will support ornamental metalwork entry gates. Each column is 6'6" tall and is topped by a gas lantern; the metalwork gate arch would be 7'3" at the center. The ordinance limits the height of fences or walls in front yards to 36 inches and requires that they be no more than 50 percent opaque. This ordinance, which is part of the "Building Regulations" section of the City Code, authorizes the City Commission to allow exceptions from the strict requirements of the ordinance for good cause, utilizing the same procedure as would be used for a zoning variance.

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, April 17, 2017
TIME: 6:00 p.m.
PLACE: East Grand Rapids Community Center, Commission Chamber
750 Lakeside Drive, SE,
East Grand Rapids, Michigan 49506

Thomas A. Faasse
Zoning Administrator

Received 3-1-17

Cadence 3-22-17

Mail Notice 3-30-17

Publication 4-2-17

CITY COMMISSION
4-17-17

FENCE

Request for Zoning Ordinance Variance



Date: 2/28/17

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: Terri Devon

Address: 1995 San Lu Rea.

Property Address (if different than above):

Daytime Phone: 616-366-3290

Legal Description of Property**: ATTACHED

** (Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-14-33-176-029

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

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 5.171-2 of the City Code.


Signature of Applicant

Brian Mirdema
Print Name


Signature of Property Owner
(If Different from Applicant)

Nesky Scott Devon Terri L Devon
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

1995 San Lu Rae Gateway Variance Request

Narrative Statement

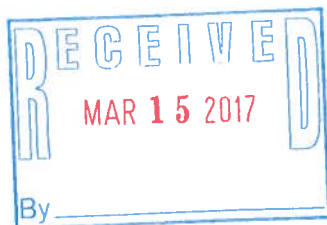
We are asking for relief from Section 8.61B of the East Grand Rapids City Code, Building Regulations, Fences.

It is our hope to complete a pair of brick entry columns and wing walls that support ornamental metal entry gates at a newly constructed driveway that is centered on the front entry of the home. The masonry portion will extend 78" high with a 36" gas lantern fixture on top. The structures are taller than 36" which the ordinance allows. Being that the wing walls are masonry, they do not comply with the 50% opaque requirement. The center of the metal gate will be approximately 7'3" above grade. It is our understanding that the ordinance was designed to prevent homeowners from constructing privacy type fences in front yards. The Devon's desire is to enhance the front of a well-known residence. It should be noted that the entryway would consume 10% of their road frontage.

It is our hope to keep the original drive to become a service drive. It retains brick walls and columns, much of which is obscured by landscaping. When the home was built the ordinance allowed such structures to be closer to the roadway than currently allowed.

We request a license from the city which would allow the existing entryway at the service drive to remain.

Brian Miedema
Insignia Homes
March 15, 2017



1995 San Lu Rae Drive, SE

Legal Description

PART LOTS 14 & 15 COM AT A PT ON E LINE OF LOT 15 WHICH IS 592.3 FT S ALONG E LINE OF LOTS 7 & 15 FROM NE COR OF LOT 7 TH WLY TO A PT 263.85 FT E FROM W LINE OF LOT 13 ALONG A LINE WHICH EXT WOULD INT W LINE OF LOT 13 AT A PT 431.3 FT N FROM SW COR OF LOT 13 TH S PAR WITH W LINE OF LOT 13 TO SLY LINE OF LOT 14 TH SELY ALONG SLY LINE OF LOTS 14 & 15 TO SE COR OF LOT 15 TH N TO BEG * SAN LU RAE

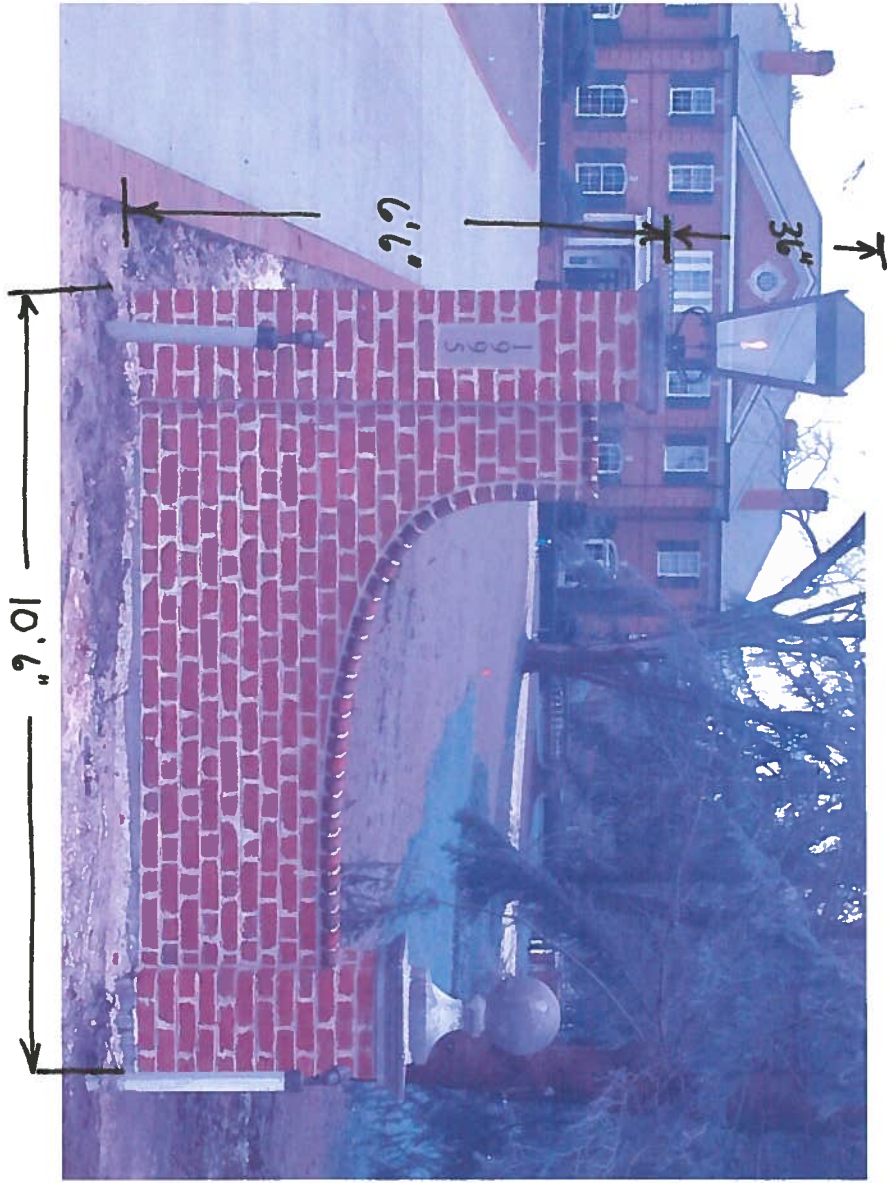


Height @ center of metal gates

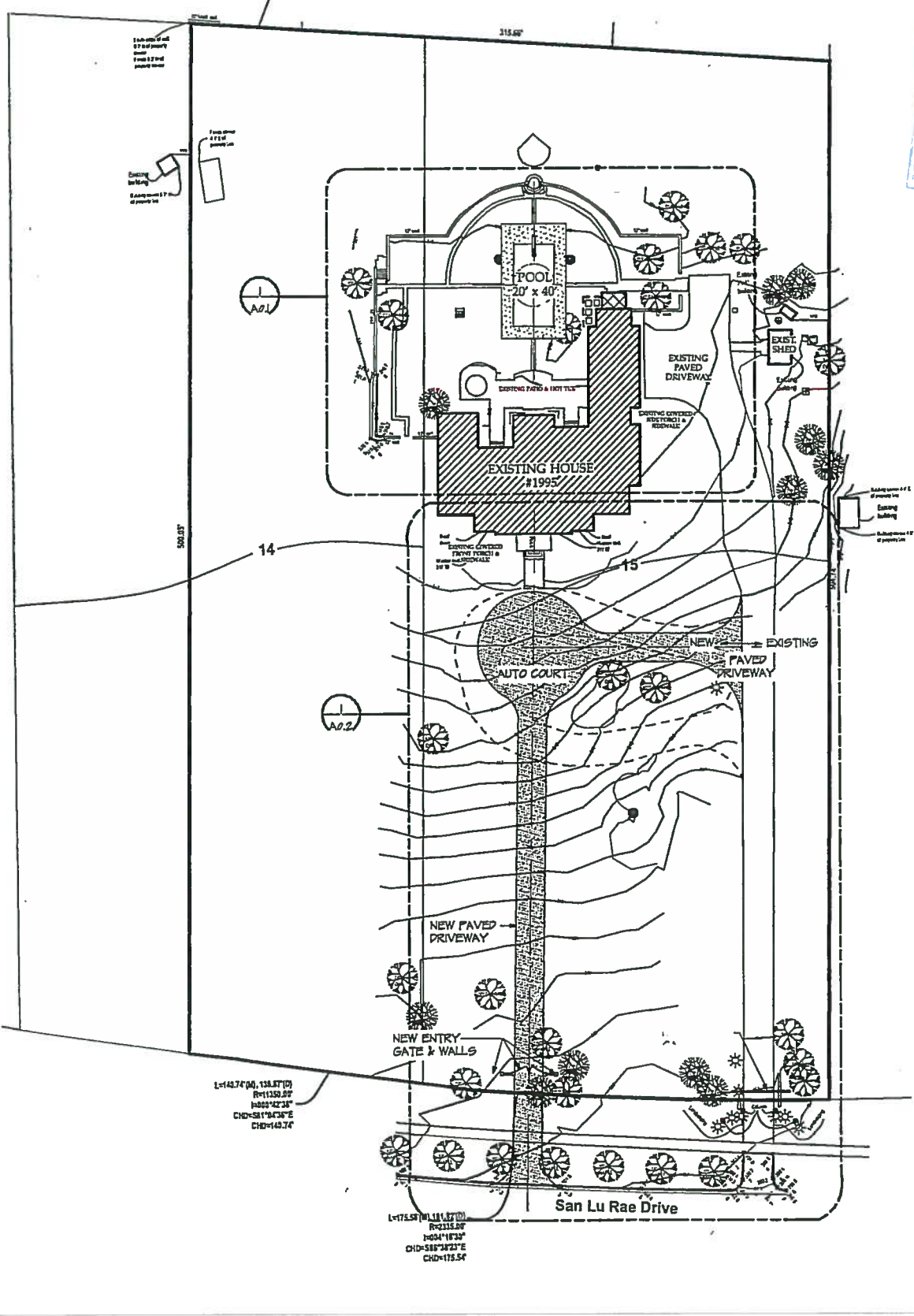
37'

7'3"

MAR 01 2017

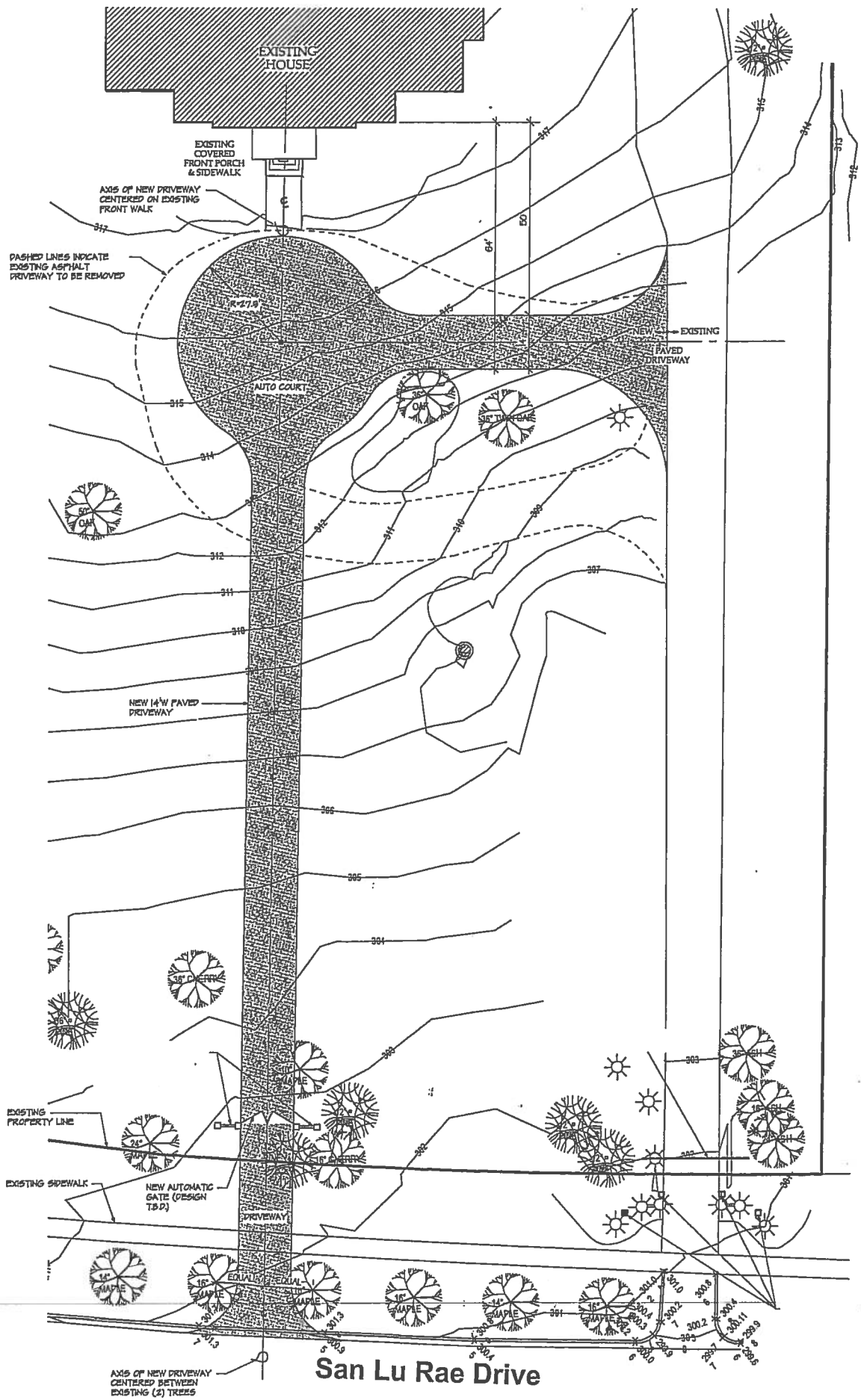


RECEIVED
 MAR 01 2017
 BV



1 SITE PLAN
 A0 Scale: 1" = 50 ft

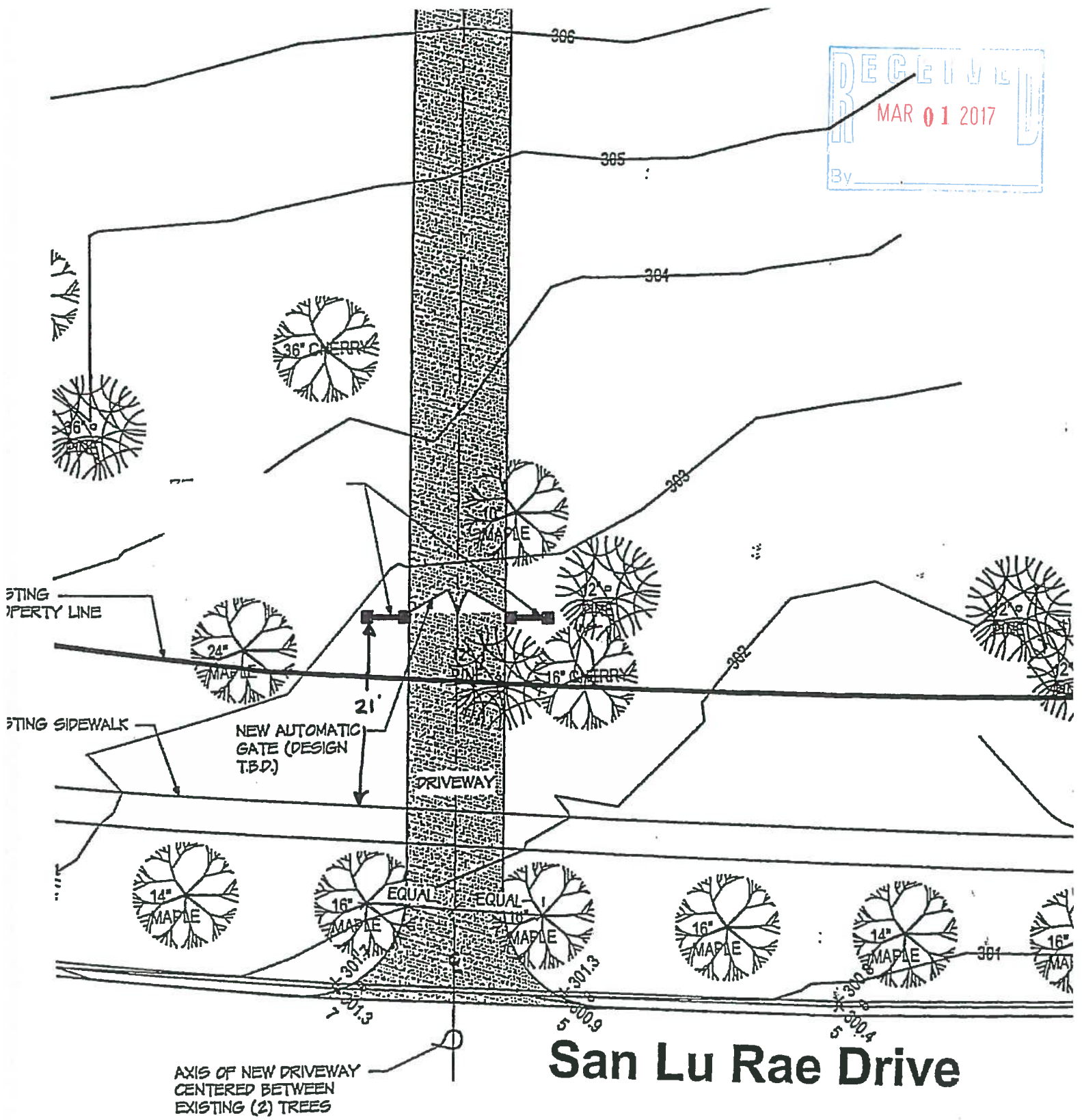
NOTE: SITE PLAN DATA BASED ON SURVEY
 BY NEDERVELD INC. DATED 4/18/16.



1 FRONT YARD DRIVEWAY PLAN

A0.2 Scale: 1" = 20 ft

RECEIVED
MAR 01 2017
By _____



1
A0.2

FRONT YARD DRIVEWAY PLAN

Scale: 1" = 20 ft

