

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

The public hearing on the application of J. Peterson Homes, LLC, for variances at 705-707 Crosswell Avenue, SE, will return to the agenda of the East Grand Rapids City Commission on Monday, June 5, 2017. The applicant has revised the application, reducing the request to four variances for relief from Section 5.28, Table 5.28-2 of the East Grand Rapids Zoning Ordinance, in order to construct a two-family side-by-side townhouse in place of the existing two-family home on this lot, as follows:

1. Minimum Lot Width – to reduce the required minimum lot width from 80 feet to 50 feet, a variance of 30 feet.
2. Front Yard Setback – to reduce the required front yard setback from 25 feet to 10 feet, a variance of 15 feet.
3. Side Yard Setback Total – to reduce the required total side yard setback from 20 feet to 13 feet, a variance of 7 feet.
4. Side Yard Setback Least – to reduce the required least side yard setback from 8 feet to 4 feet, a variance of 4 feet.

The revised application and plans may be viewed in the Public Works Administration office at the Community Center, or by linking from this notice at [www.eastgr.org/notices](http://www.eastgr.org/notices).

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, June 5, 2017  
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

**From:** Joel Peterson [<mailto:joel@joelpetersonhomes.com>]  
**Sent:** Tuesday, May 09, 2017 1:19 PM  
**To:** Tom Faasse  
**Subject:** Croswell Condo

Hi Tom, I've included here a new site plan and a new list of variance requests. Based upon the commissioners comments the other night I decided to make several changes to the building and site plan.

- First, we were able to narrow the building by 6" with some creative architecture and the use of foam to meet energy code. We added the 6" to the south side setback, making that 4' instead of 3.5'.
- Secondly, I brought the front yard setback to 10' instead of 8.5'.
- Third, I brought the buildings and pavement down to 60% with the use of permeable concrete or pavers. I have to do some research as to the latest product in that market.

I have also attached the new list of variance requests based on the figures above.

I also noted on the site plan the setbacks of the neighboring homes to the north and south as this was of discussion at the meeting. You will see they are also close to the property line. Please call me if you need anything additional from me or if you have questions. Thanks!

Joel Peterson  
J Peterson Homes  
[joel@joelpetersonhomes.com](mailto:joel@joelpetersonhomes.com)  
P: 616-940-9288  
C: 616-291-1816



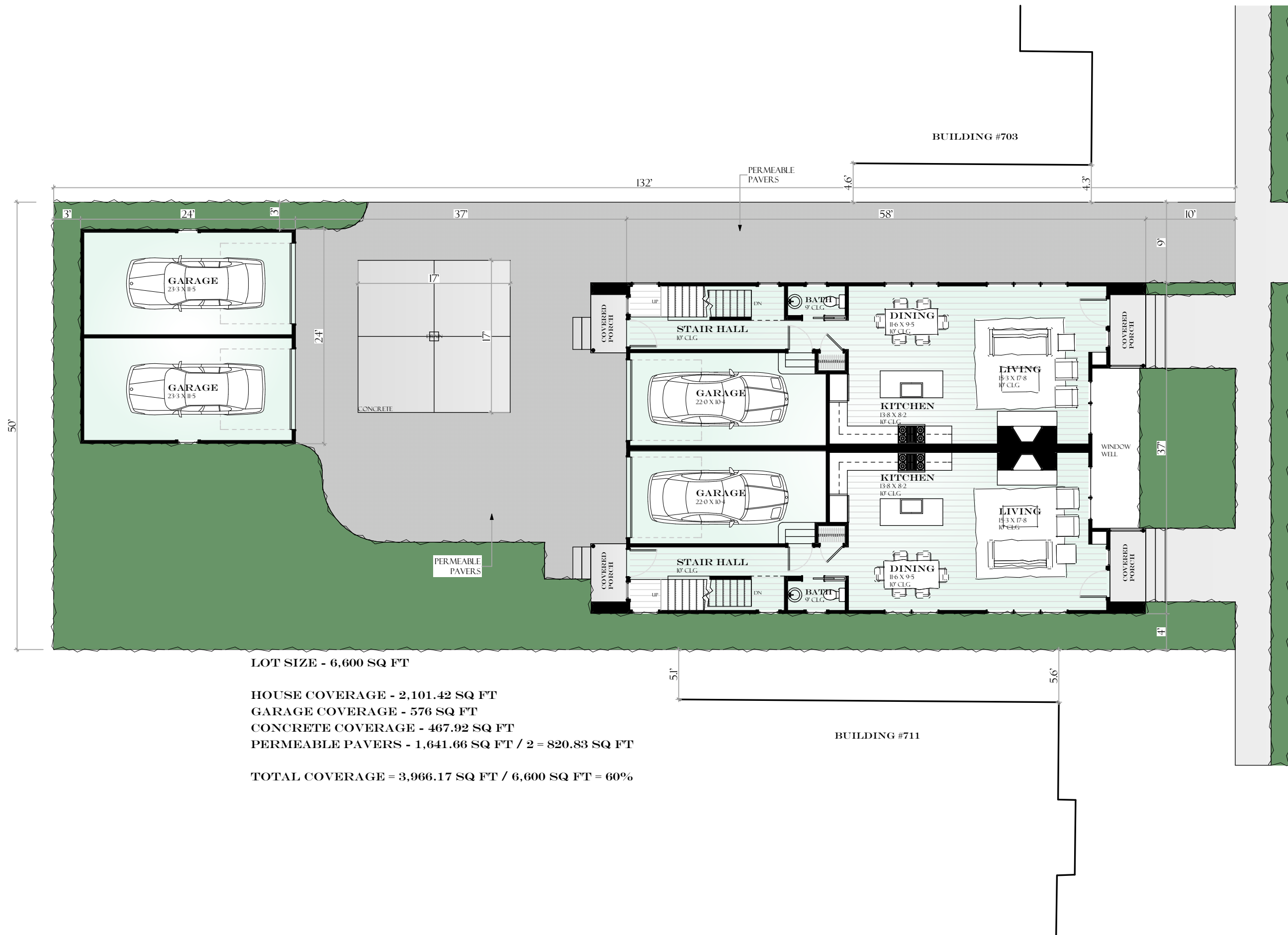
joelpetersonhomes.com 616.940.9288

Croswell Townhomes – Site Plan

**Attachment 1: Variances**

1. Minimum Lot Width – Two Family Dwellings in MFR
  - a. A variance from Section 5.28, Table 5.28-2, to reduce the required minimum lot width from 80' to 50' for 705-707 Croswell Avenue, a variance of 30'.
  
2. Front Yard Setback – Two Family Dwellings in MFR
  - a. A variance from Section 5.28, Table 5.28-2, to reduce the required front yard setback from 25' to 10' for 705-707 Croswell Avenue, a variance of 15'.
  
3. Side Yard Setback Total – Two Family Dwellings in MFR
  - a. A variance from Section 5.28, Table 5.28-2, to reduce the required total side yard setback from 20' to 13' for 705-707 Croswell Avenue, a variance of 7'.
  
4. Side Yard Setback Least – Two Family Dwellings in MFR
  - a. A variance from Section 5.28, Table 5.28-2, to reduce the required least side yard setback from 8' to 4' for 705-707 Croswell Avenue, a variance of 4'.

705 CROSWELL  
TOWNHOME  
EAST GRAND RAPIDS, MI



LOT SIZE - 6,600 SQ FT  
 HOUSE COVERAGE - 2,101.42 SQ FT  
 GARAGE COVERAGE - 576 SQ FT  
 CONCRETE COVERAGE - 467.92 SQ FT  
 PERMEABLE PAVERS - 1,641.66 SQ FT / 2 = 820.83 SQ FT  
 TOTAL COVERAGE = 3,966.17 SQ FT / 6,600 SQ FT = 60%

3/32" = 1'-0"

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DATE / DESCRIPTION
3/7/17 PRELIM
5/6/17 FOR PERMIT

LOT COVERAGE