

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

A public hearing will be held by the East Grand Rapids Planning Commission on June 13, 2017 at 5:30 PM to consider an application to rezone a series of properties from R-1 Single Family Residential to R-2 Single Family Residential. Addresses of the affected properties are as follows: the east and west sides of San Jose Drive from 900 through 961; the north side of Argentina Drive from 1955 through 2025; and the east side of San Lucia Drive from 942 through 960. The Planning Commission will make a recommendation to the City Commission, which will hold a public hearing at a later date, for which a separate notice will be published.

The application 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's zoning ordinance and map may be viewed online at <http://www.eastgr.org/ArchiveCenter/ViewFile/Item/231> and <http://www.eastgr.org/DocumentCenter/View/29>.

Comments will be received at the scheduled meeting or may be submitted up to June 13 in writing to: East Grand Rapids Planning Commission, 750 Lakeside Drive, SE, East Grand Rapids Michigan, 49506, or by email to the Planning Commission's recording secretary at: [ltaylor@eastgr.org](mailto:ltaylor@eastgr.org). To be entered into the record, written communications must contain the sender's name and address.

If you have questions regarding this application, please contact the Zoning Administrator at (616)940-4817, or [tfaasse@eastgr.org](mailto:tfaasse@eastgr.org).

DATE: Tuesday, June 13, 2017  
TIME: 5:30 p.m.  
PLACE: East Grand Rapids Community Center Commission Chambers  
750 Lakeside Drive, SE  
East Grand Rapids, MI 49506

Thomas A. Faasse  
Zoning Administrator



**CITY OF EAST GRAND RAPIDS**  
750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506

**Zoning Review Application**

Project Name	<u>SAN JOSE/ARGENTINA/SAN LUCIA REZONING</u>	Type of Request (Check)	Fee
Property Address	<u>929 SAN JOSE DR.</u>	<input type="checkbox"/> Site Plan Review (Sketch Plan)	\$200
Permanent Parcel No.	<u>41-14-33-401-024</u>	<input type="checkbox"/> Site Plan Review (Complete)	\$500
Zoning District	<u>R1</u>	<input checked="" type="checkbox"/> Amendment or Rezoning Application	\$800
Current Property Use	<u>Single Family Residential</u>	<input type="checkbox"/> Special Use Permit	\$500
		<input type="checkbox"/> Planned Unit Development	\$1,000

Escrow fees are also required.  
(\$1,000 initial deposit.)

Project Description Rezone 900 block of San Jose, 1955 through 2025  
Argentina and 942 through 960 San Lucia from R1 to R2

(Attach separate sheet if necessary.)

Contact Information (Please provide email addresses.)

	Company	Address	Contact Person	Daytime Phone
Applicant	<u>Stephen R. &amp; Mary S Kretschman</u>	<u>929 San Jose Dr. SE Grand Rapids MI 49506</u>	<u>Stephen Kretschman</u>	<u>(616) 752-2124</u>
Owner	<u>Same</u>			
Developer				
Designer				

See the back of this form for items that must be attached to this application at the time of submission.

Stephen & Mary S Kretschman  
Mary S Kretschman  
Property Owner Signature

Applicant Signature (if different)

April 3, 2017  
Date

Date

# SAN JOSE/ARGENTINA/SAN LUCIA REZONING APPLICATION

May 22, 2017

## PROJECT DESCRIPTION

### Summary

Stephen and Mary Kretschman of 929 San Jose Drive are submitting this Application for Rezoning to change the zoning classification from R-1 to R-2 for the 900 block of San Jose (both East and West sides), the North side of Argentina between San Jose and San Lucia (1955 through 2025) and the first three properties on the East side of San Lucia (942 through 960).<sup>1 2</sup> This would extend the R-2 zone that applies to the properties on Floral and would reduce the lot width requirement applicable to the rezoned properties from 100 feet to 72 feet.

Currently, 4 properties (including ours) out of 23 in the proposed rezoned area meet the 100 foot lot width (frontage) requirement applicable to properties zoned R-1. If zoned R-2, 18 of the 23 properties would meet the 72 foot frontage requirement.<sup>3</sup> All 14 properties on San Jose would conform to the R-2 lot width requirement.

The purpose of the rezoning is to enable us to re-apply to split our present 170 foot lot into its original 85 foot platted lots and be able to build on the vacant lot (939 San Jose). Our previous application to split our lot was denied because the split lots would be non-conforming. After a zoning change to R-2, the split lots would conform to the lot width requirement applicable to properties zoned the R-2.<sup>4</sup>

### Discussion

It is not clear why the properties on San Jose are zoned to require 100 feet of frontage. There are 17 platted lots on San Jose with frontages of 75 and 85 feet and 14 homes. Three of the 14 homes on our block were built on more than one platted lot and meet the 100 foot requirement. The other 11 do not. We own the one vacant platted lot. About five years ago, the City combined our vacant lot with the lot on which our house stands.

We have gotten support from all of our 13 neighbors on San Jose in the form of signed applications. Eight of the nine properties on Argentina and San Lucia have signed applications in support of the rezoning. Thus, the rezoning application has the affirmative support by 22 of the 23 affected properties. The one property owner who has not signed the application has not expressed to us opposition to rezoning.

The failure of a property to meet the lot width requirement is of relatively little consequence to a property owner because of Section 5.114 of the Zoning Ordinance.<sup>5</sup> Few property owners even know that their property is non-conforming. We are uniquely adversely affected by the 100 foot lot width requirement because of the inability to split back into two properties and build on the vacant lot. Our lots are each wider than 11 of our 14 neighbors and with over a half acre have a greater area than 13 of our 14 neighbors.

### Zoning Ordinance Requirements (Section 5.108B)

1. We believe the rezoning would conform to the goals, policies and future land uses contemplated by the Master Plan.
2. The proposed rezoning does not change anything that would affect the area's physical, geological, hydrological or other environmental features. The proposed rezoning conforms the lot width requirement with the way the properties were platted and built. The use would continue to be single family residential. The proposed rezoning would therefore be compatible with surrounding uses.
3. The rezoning has no effect on infrastructure requirements.

---

<sup>1</sup> The two larger properties on the southeast and southwest corners of San Jose and San Lu Rae face San Lu Rae and are not included in the rezoning.

<sup>2</sup> Our interest is in the 900 block of San Jose. This is our neighborhood. The area for rezoning was expanded to include portions of Argentina and San Lucia at the suggestion of City representatives and we have included those nine properties.

<sup>3</sup> There are five properties on Argentina that have 70 feet lot widths which would continue to be non-conforming.

<sup>4</sup> The lot split would be the subject of a separate application to the City Commission.

<sup>5</sup> As demonstrated by the property at 946 San Jose, a house can be demolished and a larger house built on a lot that does not meet the lot width requirement, so long as the limited requirements of Section 5.114 are met.

# Kretschman Rezoning Application

## Area Map

