

**CITY OF EAST GRAND RAPIDS ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

A public hearing will be held on the zoning appeal request of Eric and Rita Graham for the property address of 1015 Orchard Avenue SE. The applicant has requested a zoning appeal for the following:

- Lot Line & Yard Interpretation (Chapter 50, Sections 5.12 & 5.18)
 - The applicant is requesting an appeal regarding the City's determination of the location of the front, side, and rear lot lines and required yards for this property.

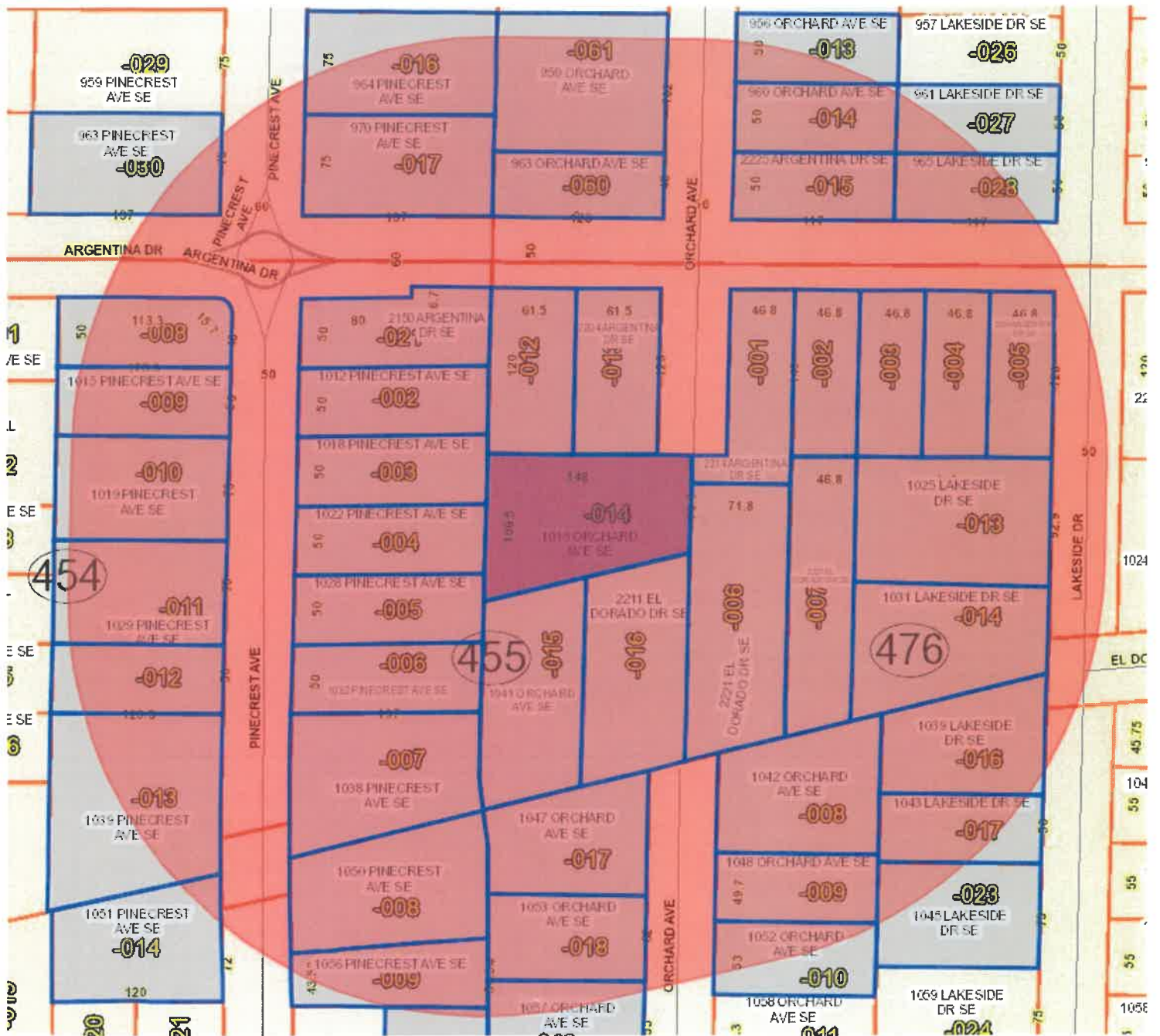
The written request and plans may be viewed in the Public Works Administration office at the Community Center, or by linking from this notice at www.eastgr.org/notices.

The Zoning Board of Appeals welcomes your views in this matter. You may express your views at the scheduled meeting or by writing to the Zoning Board of Appeals at 750 Lakeside Drive SE, East Grand Rapids, MI 49506. To be included in the hearing, written communications must contain the sender's name and address.

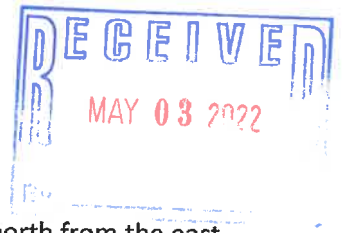
If you have any questions regarding this request, please contact the undersigned at (616)940-4817, or jgianotti@eastgr.org.

Date: Wednesday, May 25, 2022
Time: 5:30 p.m.
Place: East Grand Rapids Community Center Commission Chambers
750 Lakeside Drive SE, East Grand Rapids, MI 49506

Jay Gianotti, AICP
Zoning Administrator



ZONING APPEAL
1015 ORCHARD AVENUE, S.E.



Narrative for 1015 Orchard (Parcel 41-14-33-014)

- A) The homeowners are appealing the decision of changing the front side to be north from the east side.
- B) I am requesting the original permitted east side to continue to be the front side. In the definition section, the corner lot has a provision that the front side can be the original permit side and I would like for that provision to be applied to me. There is only two other lot with this configuration in East Grand Rapids, 2633 Frederick and 2465 Indian Trails, both were redeveloped in 2004. These lots are two to three times larger than 1015 Orchard, and both were allowed to keep their original permitted front side. Because there are only three lots in East Grand Rapids with this configuration, this request will not be encountered again. This situation was not caused by the homeowner because this land was developed in 1909 with the east side being the front. Also, there was a land split in the 1950's and the split was not documented. This lot is not a rectangular and so the setbacks that are being proposed causes a hardship of designing a house because most of the lot is too narrow. The land has been up for sale since the beginning of February and there has interest by multiple buyers, but when the potential buyer talks to an architect with the setback change, they all come back say that they are not interested.

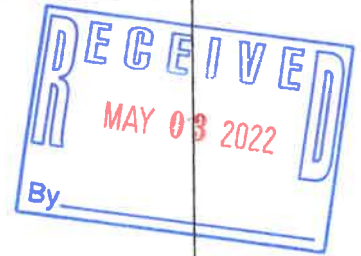
Eric and Rita Graham

2204 Argentina

(616) 881-6055

A handwritten signature in black ink, appearing to be "Eric and Rita Graham". The signature is written in a cursive style and is positioned below the contact information.

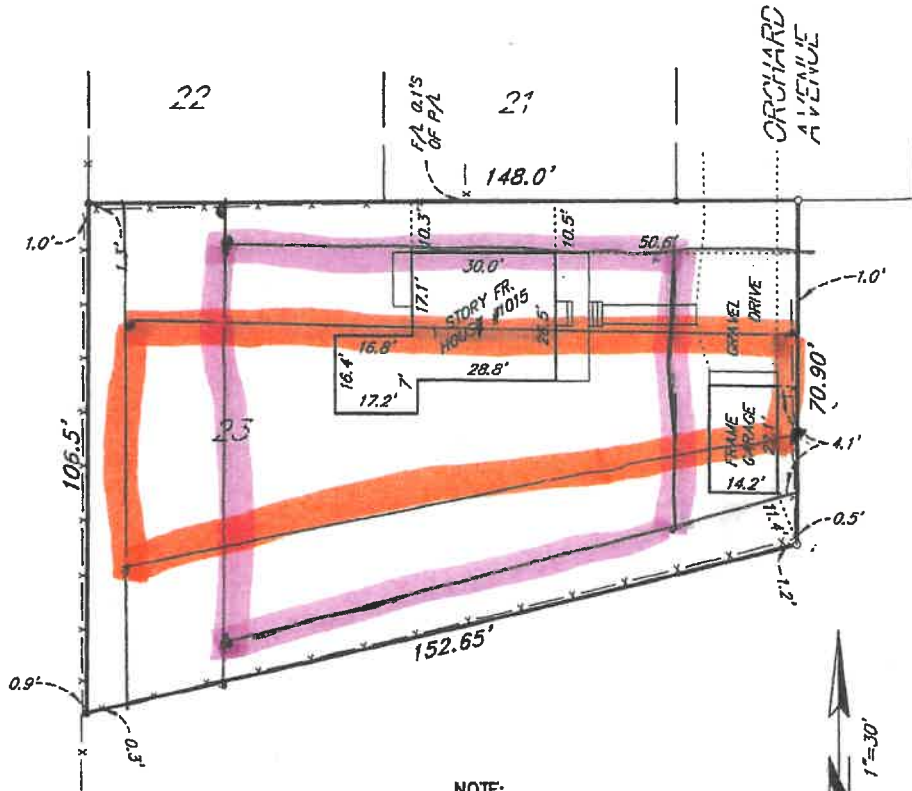
Project No.120469
 Date: May 23, 2012
 For: Graham, Eric
 2204 Argentina SE
 Grand Rapids, MI 49506



Prop. Address: 1015 Orchard SE



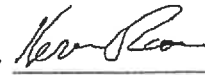
LEGAL DESCRIPTION

Lot 23, except the Southerly 120 feet thereof, Masonic Home Second Addition to the City of East Grand Rapids, Kent County, Michigan, according to the recorded plat thereof.



NOTE:
 A title insurance policy was not provided at the time of this survey. One should be obtained to compare for accuracy of legal description and easements of record.

I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

<p>LEGEND</p> <ul style="list-style-type: none"> o · IRON STAKE - SET ● · IRON FOUND □ · WOOD STAKE R · RECORDED DIMENSION D · DEED DIMENSION P · PLATTED DIMENSION M · MEASURED DIMENSION ⊙ · CENTERLINE xx · FENCE LINE 	 <p>Roosien & Associates SURVEYING AND ENGINEERING</p> <p>5055 PLAINFIELD AVENUE, NE GRAND RAPIDS, MICHIGAN 49525 TELE. (616) 361-7220 FAX (616) 361-1822</p>		<p>BY </p>
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(6) **LOT, CORNER.** A lot with at least two contiguous sides abutting two intersecting streets, and where the interior angle of the intersecting streets is less than 135 degrees. Also, a lot located on a curved street or streets if tangents of the curve, at the points of beginning with the lot or the points of intersection of the side lot lines with the street line, intersect at an interior angle of less than 135 degrees.

(7) **LOT, DOUBLE FRONTAGE OR THROUGH.** An interior lot bordered by two, more or less, parallel streets. For the purpose of this definition, if one side of the lot is bordered by an alley opposite of a street the lot is not considered a **THROUGH LOT**.

(8) **LOT, INTERIOR.** A lot other than a corner or through lot.

LOT LINES. See Figure 2-4.

(1) **FRONT LOT LINE.**

(a) For an interior lot, the **FRONT LOT LINE** shall be the line abutting the street right-of-way or private street easement.

(b) For a corner lot, the **FRONT LOT LINE** shall be the line that abuts the street right-of-way or private street easement that is designated on the plat of subdivision or was determined to be the front lot line at the time a permit was issued for the principal building on the lot. If there is no indication on the plat or in the records of original permits, the **FRONT LOT LINE** shall be determined by the Director of Public Works in accordance with § 5.62.

(c) For a through lot, each line abutting the street right-of-way or private street easement shall be considered a **FRONT LOT LINE** for purposes of determining minimum setbacks.