

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

A public hearing will be held on the zoning appeal and variance request of Alexandra Robertson for the property address of 1608 Sherman Street SE. The applicant has requested a zoning variance for the following:

- Accessory Buildings and Structures (Chapter 50, Section 5.70A) - The applicant is requesting a variance to construct a detached carport with a 5' encroachment into the street side yard where no such encroachment is permitted.

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.

In accordance with the Michigan Zoning Enabling Act, you are receiving this notice because you live or own property within 300' of this address. The Zoning Board of Appeals invites those with any facts or evidence related to this request to present them 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. For more information on what evidence or materials the Zoning Board of Appeals can consider, please scan the QR code on the right to review the City's Variance FAQ.



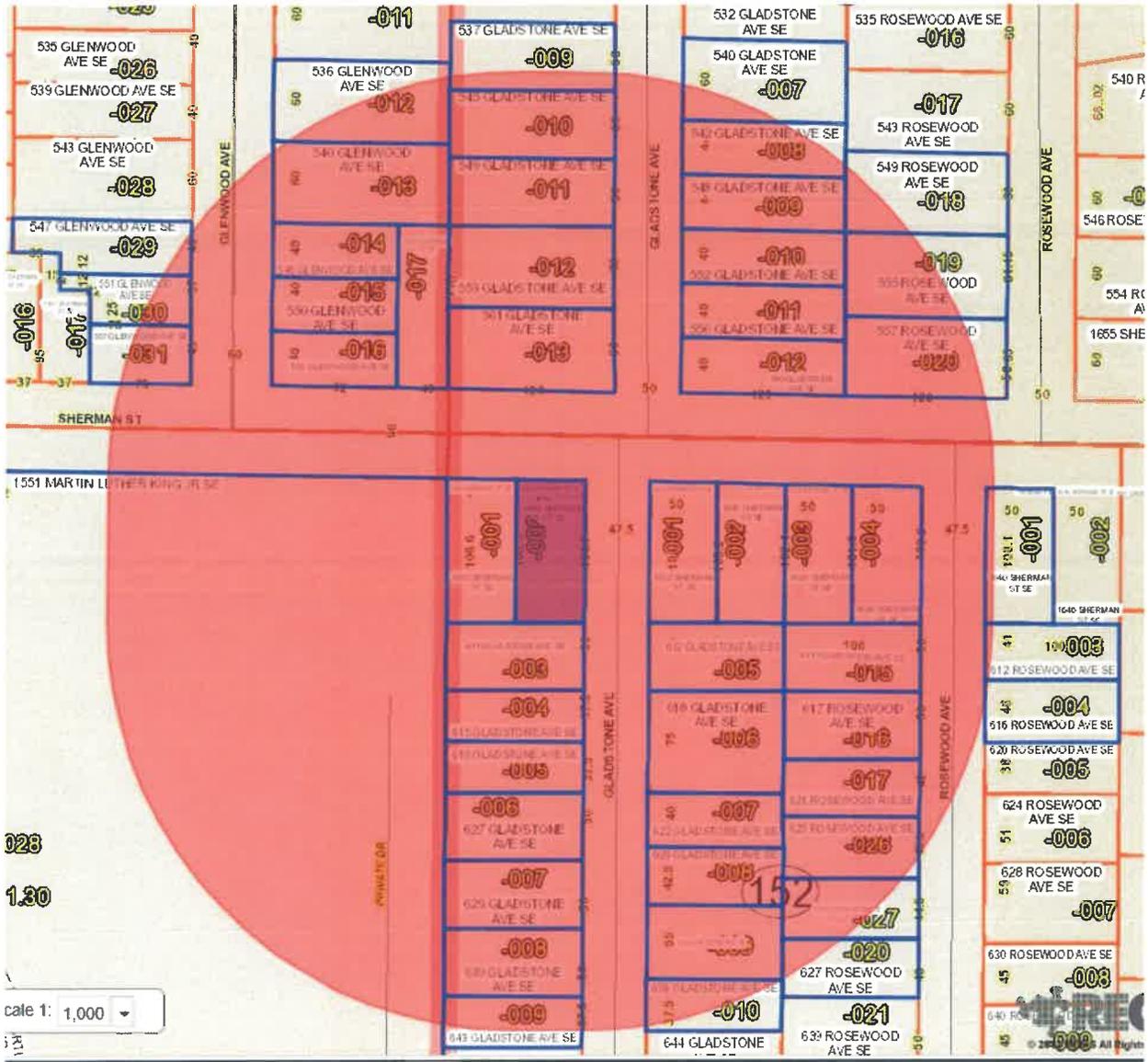
If you have any questions regarding this request, please contact the undersigned at (616)940-4817, or jgianotti@eastgr.org.

Date: Wednesday, January 22, 2025
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

VARIANCE REQUEST

1608 SHERMAN STREET, S.E.





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

The City of East Grand Rapids Zoning Board of Appeals will hold a public hearing on Wednesday, January 22, 2025, at 5:30 PM in the Commission Chambers, 750 Lakeside Drive SE, East Grand Rapids, 49506, to consider a variance for constructing a detached carport in the street side yard for the application of Alexandra Robertson for the property at 1608 Sherman Street SE. Complete information, descriptions, maps, and information on how to give input on this matter can be found at www.eastgr.org/notices.

Request for Zoning Ordinance Variance

City of East Grand Rapids



Date: 10/30/2024

Note to Applicant: Please pay careful attention to provide the necessary documents required and 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 consideration by the Zoning Board of Appeals. The City reserves the right to delay or withhold a public hearing for a variance request that does not meet the standards of submission.

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 required to present a verbal summary of the request to the Zoning Board of Appeals (ZBA) prior to the public hearing. In addition, the City Services Office shall publish a 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 per the Michigan Zoning Enabling Act. Decisions by the ZBA are considered final and are made pursuant to Section 5.103 of the East Grand Rapids Zoning Ordinance.

A non-refundable filing fee of \$500.00 must accompany your application. A \$700.00 post construction fee is also required for retroactive variance requests.

Applicant Name: Alexandra Robertson

Address: 1603 SHERMAN ST SE

Property Address (if different than above):

Daytime Phone: (401) 486-1462

Email: alexandra.muscattelli@gmail.com

Legal Description of Property*: Lot (s) 3 and 4 of PLAT SHERMAN PARK according to the plat thereof recorded in liber 16 of plats, Page 7 of Kent County Records

Permanent Parcel (Tax) Number: 41-14-33-151-002

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

Please see attached statement

Submission Materials:

- 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, and height of all proposed structures. Please also show and label abutting street(s). Pictures may be attached with your application to better demonstrate your request. Additional information may be required by the Zoning Administrator.
- Narrative statement that explains your request, why you are seeking a variance, and addresses how you believe your request meets *all* the required standards of review. These criteria are listed in Sections 5.103(C) and 5.103(D) of the City’s Zoning Ordinance for dimensional and use variances, respectively.

Please note: variances are approved only when all of the relevant review criteria are met, and where there is a genuine practical difficulty or unnecessary hardship with the property. Variances are not to be granted solely to avoid compliance with the zoning ordinance or where there is another feasible option or use for your property. The City has prepared a Frequently Asked Questions (FAQ) document that outlines the variance process and explains the review criteria in more detail. Please contact the Zoning Administrator if you have any questions.

By signing below, I acknowledge the following:

- I have reviewed all of the submission requirements and review standards for variances, including the City’s Variance FAQ document.
- The information submitted here is complete and accurate to the best of my knowledge.
- I permit any member of the ZBA and City Staff to enter onto my property for the purpose of considering this variance request. I further understand that ZBA members are not permitted to engage in any conversations during such site visits.
- The ZBA will only consider and vote on the specific request and site plan that is submitted with this application. Negotiations of this request during the meeting or public hearing are not permitted.
- The ZBA may attach reasonable conditions to an approved variance.
- If a variance is granted, substantial steps toward effecting the variance must be taken within twenty-four (24) months of approval, or the variance will become null and void per section 5.104 of the City Code.



Signature of Applicant

Signature of Property Owner
(If Different from Applicant)



Print Name

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



December 12th, 2024

Board of Zoning:

Thank you so much for considering our request for a dimensional variance to build a carport. We reside at 1608 Sherman ST SE; we bought this house in 2019 with the intention of building a covering for our cars.

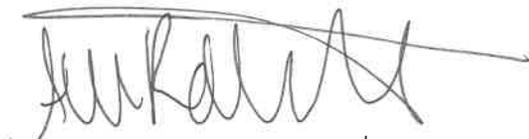
We currently have an existing car pad and plan to create a carport that aligns within the existing car pad. The carport will only be used for sheltering our cars from the inclement weather. The carport will blend in with the existing aesthetics of the house, causing minimal disruption of the appearance.

In accordance with Section 5.70A(Location), we are requesting a dimensional variance for our proposed detached carport. The carport is designed to align with the existing parking pad and is located 12 feet from the principal building and 3 feet from the property line. The carport is 380 square feet (19x20ft) and will be positioned at the end of the car pad that touches the backyard. The dimensional variance we are requesting will align the carport with the covered concrete porch, which is 5 feet past the principal building, as the zoning guidelines require the building to be no closer to the street than the principal building on the lot.

Section 5.103C criteria –

1. The practical difficulty in necessitating this variance is the need to provide adequate coverage for the vehicles intending to use this carport while preserving the usable square footage of the backyard. Due to lot configurations of our corner lot and the rear/side setback constraints, the placement of the carport needs only to extend 5 feet past the principal building, while maintaining alignment with the attached concrete porch. The narrowness of the side and rear yards is unique to the property and restricts the placement of the carport on the existing car pad.
2. The previous owners did not create practical difficulties. The principal building is on a corner lot and the proposed carport meets all setback and dimensional requirements, except for the extension past the principal building. The existing car pad is the only location available due to lot and zoning requirements.
3. The proposed carport is designed to be functional and visually compatible with the principal building and surrounding neighborhood. It minimizes impact on neighboring properties, preserves backyard space, and ensures that the property remains consistent with the character of the principal building.

4. This variance request is based on practical difficulties specific to our property – the existing principal building, the existing parking pad, and setback constraints. The goal of this variance request is to preserve the square footage of the backyard while utilizing the minimal amount of square footage to adequately cover our cars.
5. As the carport fulfills the setback and dimensional requirements, the minimum necessary is 5 feet past the principal building, ultimately aligning with the concrete covered front porch. The 5 feet needed for the carport allows both cars to be adequately covered for inclement weather, while preserving the backyard and aligning with the existing car pad.



Alexandra Robertson



We are requesting a dimensional variance to allow for the construction of a carport that will be located 10 feet from the principal building, with a height not exceeding 16 feet, and set back 3 feet from both the side and rear lot lines. The proposed carport will extend 5 feet beyond the front line of the principal building, which will be in line with the front porch of the house.

The purpose of this variance request is to provide adequate coverage for our vehicle while preserving the usable square footage of the backyard. By extending the carport 5 feet past the principal building, we can avoid encroaching into the backyard space, which is essential for outdoor activities and landscaping. The placement of the carport will maintain a safe distance from neighboring properties while minimizing any potential visual or aesthetic impacts.

This variance is necessary to achieve the intended functional use of the carport without compromising our enjoyment of the backyard, and we believe it will have minimal impact on the surrounding area.

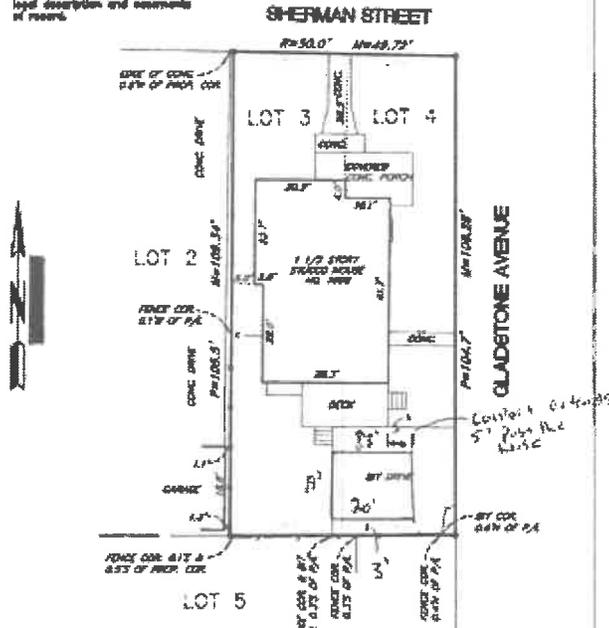
In accordance with Section 5.70A(Location), we are requesting a dimensional variance for our proposed detached carport. The carport is designed to align with the existing parking pad and is located 12 feet from the principal building and 3 feet from the property line. The dimensional variance we are requesting will align the carport with the covered concrete porch, which is 5 feet past the principal building. The practical difficulty, outlined in Section 5.103C, necessitating this variance is the need to provide adequate coverage for the vehicles intending to use this carport while preserving the usable square footage of the backyard. Due to lot configurations and the rear/side setback constraints, the placement of the carport need only to extend 5 feet past the principal building, while maintaining alignment with the attached concrete porch. The narrowness of the side and rear yards is unique to the property and restricts the placement of the carport on the existing car pad.

It is important to note that the survey of the house does not reflect the actual measurements. The drawing states that the carport extends 5 feet past the building. All other measurements satisfy the existing zoning requirements as stating in Section 5.103C.

Project No. 191125
 Date: October 10, 2019
 For: Sheri Volkhard
 Bellebay Realty
 4950 Plainfield NE, Ste B
 Grand Rapids, MI 49525
 Prop. Address: 1608 Sherman SE

LEGAL DESCRIPTION FROM TAX RECORDS
 Lots 3 and 4, Plat of Sherman Park, City of East Grand Rapids, Kent County,
 Michigan, according to the recorded plat thereof.

NOTE:
 A GIS business 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.

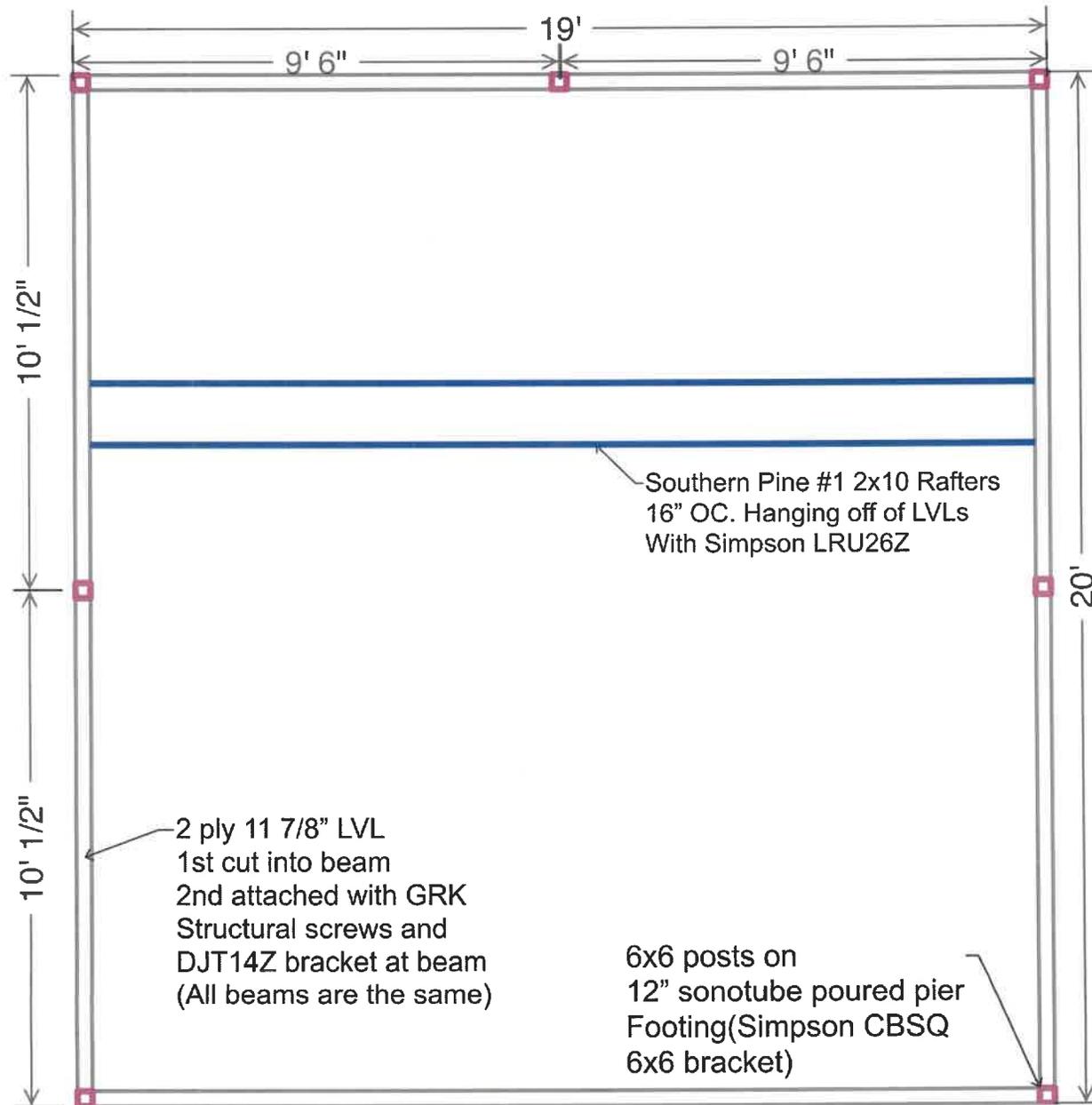


I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown herein.

<p>LEGEND</p> <ul style="list-style-type: none"> ○ - IRON STAKE - 1/4" ● - IRON PILING ■ - WOOD STAKE □ - RECORDED DIMENSION ▨ - DEED DIMENSION ▩ - PLATTED DIMENSION ▭ - MEASURED DIMENSION — - CURBLINE --- - FENCE LINE 	<p>R Roelcke & Associates <i>surveyors and landowners</i></p> <p>5055 PLAINFIELD AVENUE, NE GRAND RAPIDS, MICHIGAN 49525 TELE: (616) 381-7270 FAX: (616) 381-1822</p>	<p>STATE OF MICHIGAN KEVIN ROEMER LAND SURVEYOR 31804</p>	<p><i>[Signature]</i></p>
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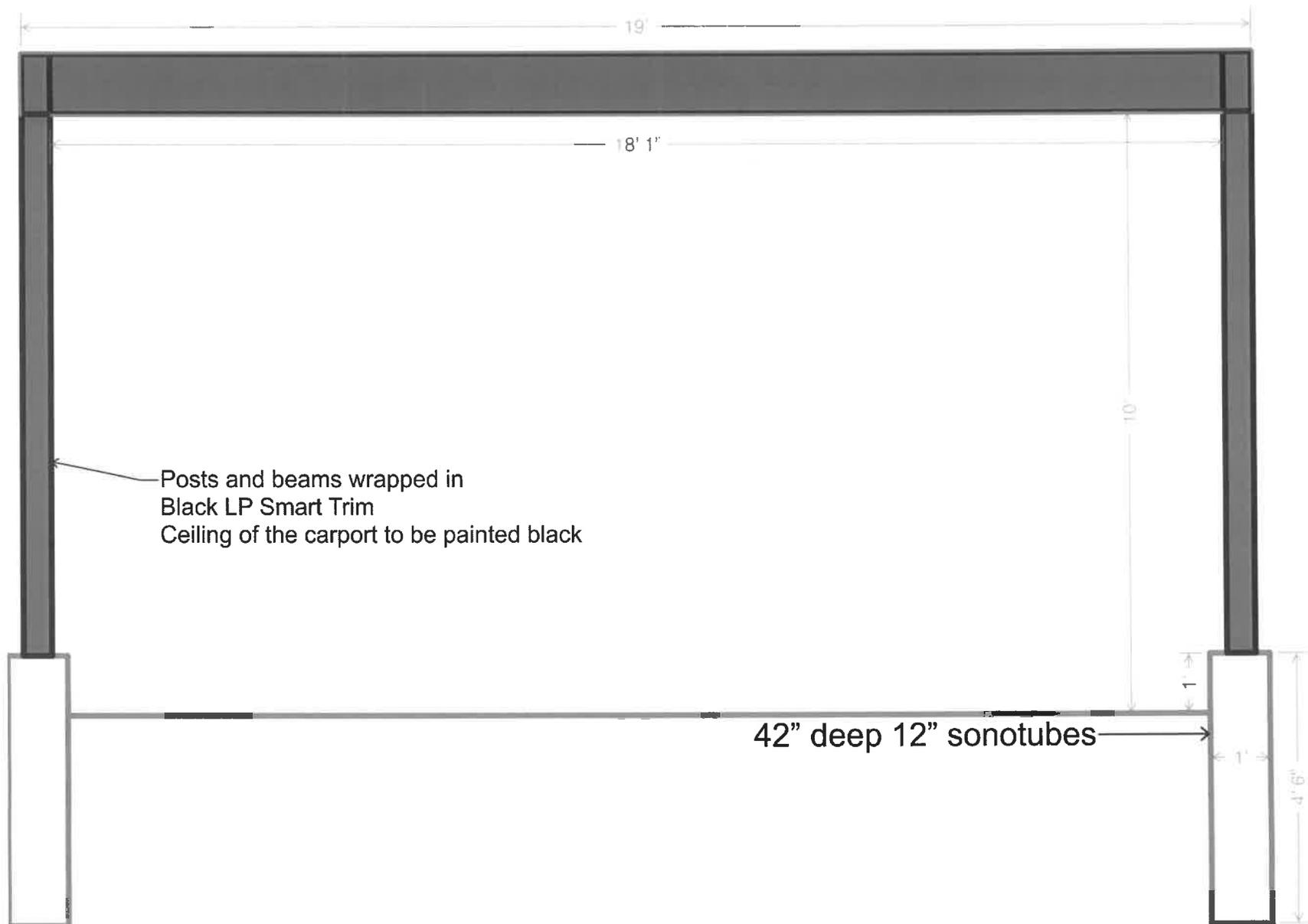
Robertson Carport - Plans

1608 Sherman St SE, East Grand Rapids, MI 49506



Robertson Carport - East Elevation

1608 Sherman St SE, East Grand Rapids, MI 49506



Robertson Carport - North Elevation

1608 Sherman St SE, East Grand Rapids, MI 49506

