

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

A public hearing will be held on the zoning variance request of Lucy and David Frey for the property address of 945 Plymouth Avenue SE. The applicant has requested a zoning variance for the following:

- Rear Yard Setback (Chapter 50, Section 5.28A) - The applicant is requesting a variance to construct a garage addition with a rear yard setback of 20'-6" where 25' 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



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 rear yard setback variance for the application of Lucy and David Frey for the property at 945 Plymouth Avenue SE. Complete information, descriptions, maps, and information on how to give input on this matter can be found at www.eastgr.org/notices.

10951266-01

Request for Zoning Ordinance Variance

City of East Grand Rapids

Date: 12/12/24

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: LUCY + DAVID "TRIPP" FREY

Address: 945 PLYMOUTH AVE SE

Property Address (if different than above):

Daytime Phone: (616) 881-9908

Email: trippfrey@gmail.com

Legal Description of Property*: LOTS 358 + 359 OTTAWA HILLS #2

Permanent Parcel (Tax) Number: 41-14-33-309-022

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

SEE ATTACHED

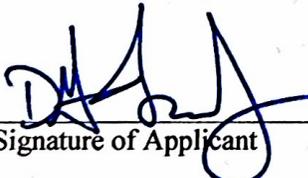
Submission Materials:

- 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)

DAVID G. FREY, JR

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



Dear Zoning Board of Appeals Members,

We are seeking a variance from the rear property line setback requirement (section 5.28A) to construct an addition to our home. Specifically, we are hoping to convert our current garage into a mudroom and storage area, and maintain an attached garage for vehicles by adding new stalls to the west side of our home. To accommodate a new attached, two-stall garage, we are seeking a variance of 4 feet 6 inches, resulting in a new setback of 20 feet 6 inches. We have two primary goals as we develop this portion of our project: to maintain an attached, two-stall garage that keeps the original character and charm of the home as it was designed, and to develop a solution that is in the best interest of our neighbors.

The proposed single-story, attached garage would leave significant room between the primary structure and the rear property line, providing a nice buffer for the homes on Cambridge Street. We acknowledge a detached garage could be designed and built that complies with current zoning standards, however, our goal is to maintain an attached garage. It is equally as important to note that a detached garage results in a less than ideal solution for both us and for our neighbors. Because a detached garage only needs to be three feet from the rear and side property lines, the structure is significantly closer to neighbors to the west on Cambridge Street. Moreover, the garage addition would be the same size regardless if it is attached or detached (current design is standard dimensions for modern two stall garage), negating the intention of the setback spirit, which is to prevent larger and taller structures from being closer to the property line. We encourage members of this board to visit our property and view the detached garage bordering our southern property line to better visualize why a detached garage will be worse for our neighbors to the west. Having a larger setback for that garage would be preferable. A variance approval would keep the footprint of the home more condensed, therefore preserving a more open-air feel that makes many of our properties and our community special.

Regarding the five review criteria in section of 5.103 of the EGR Zoning Code for a dimensional variance request:

1. There is not an exceptional or extraordinary condition involving the land. The layout of the home and its distance from the rear property line creates a unique situation for our proposed plan. In particular, there is enough room to add a single stall attached garage, but not enough room for standard size two stall garage. This would awkwardly result in a single stall detached garage.
2. The practical difficulty of this project is a result of the original location of the home.
3. Importantly, not granting a variance is contrary to the spirit and purpose the zoning chapter. As noted, the garage addition would be the same size regardless if it is attached or detached, negating the intention of the setback spirit, which is to prevent larger and taller structures from being closer to the property line.
4. We are not claiming nonconforming issues are the reason for this request.

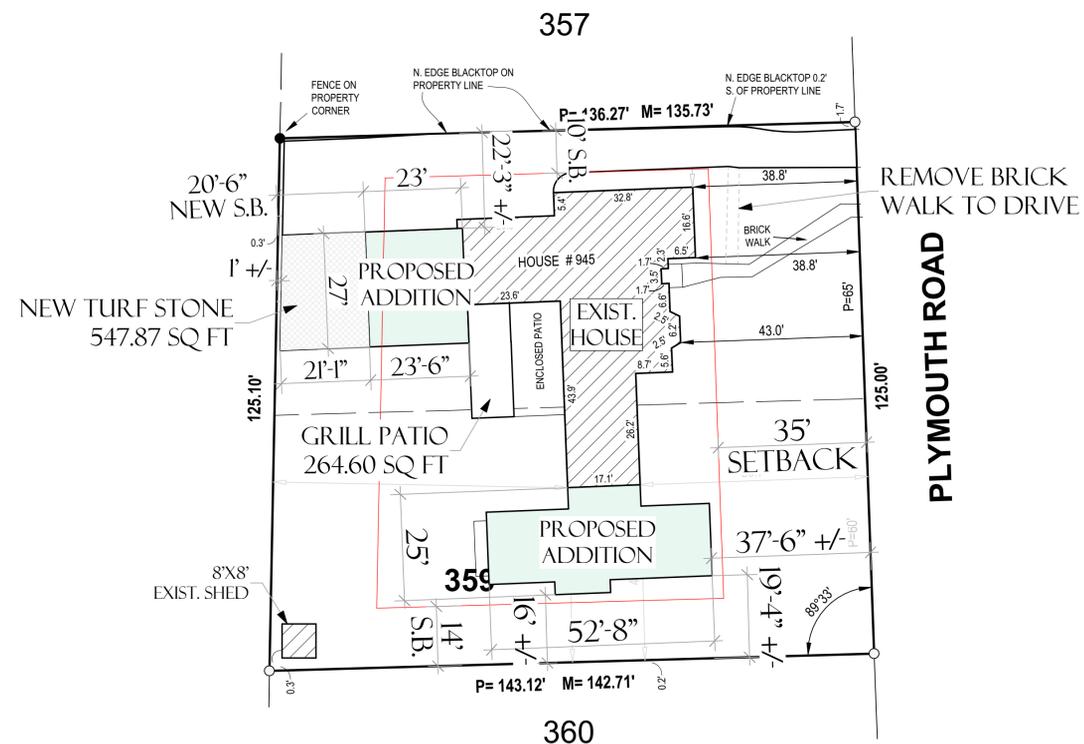
5. The 4'6" setback is the minimum needed to accomplish our goal of an attached two stall garage and, in our opinion, the small variance clearly outweighs the larger detriment to the neighbors with a detached garage.

In the fall of 2020, we applied for and were granted a variance for a nearly identical garage addition at our home. The plan we are currently submitting actually has a larger set back than the previous plan (20' 6" vs 18' 4 3/8"). For a variety of reasons, including supply chain issues and price swings associated with the COVID-19 pandemic, we did not embark on the project. Those members who reviewed our request in 2020 applied common sense to our variance request and agreed that the small variance outweighed the costs of placing a structure so close to neighbors, despite the fact that an alternative could comply with zoning codes. We appreciate the necessity, the spirit, and importance of zoning codes, but hope you will take the same approach as your predecessors. Thank you for your consideration of our request.

Sincerely,
Lucy and Tripp Frey

FREY RESIDENCE

945 PLYMOUTH AVE,
EAST GRAND RAPIDS,
MI 49506



LOT SIZE - 17,402 SQ FT
BUILDING COVERAGE - 4,167.75 SQ FT
IMPERVIOUS SURFACES COVERAGE - 2,793.74 SQ FT

TOTAL BUILDING COVERAGE = $4,167.75 / 17,402 \text{ SQ FT} = 23.9\%$
TOTAL LOT COVERAGE = $6,961.49 / 17,402 \text{ SQ FT} = 40\%$

SITE PLAN

1" = 20'

ALL CONTRACTORS SHALL VERIFY AND COORDINATE ALL DIMENSIONS ON DRAWINGS AS WELL AS REVIEW AND COORDINATE PLANS WITH EXTERIOR BUILDING ELEVATIONS, SECTIONS AND DETAILS BEFORE COMMENCING WITH CONSTRUCTION. IF DIMENSIONAL ERRORS OR STRUCTURAL CONFLICTS OCCUR BETWEEN FLOOR PLANS, ELEVATIONS OR SECTIONS IT SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER. CONTRACTORS WHO FAIL TO VERIFY, REVIEW & COORDINATE THE WORK SHALL TAKE FULL RESPONSIBILITY OF THE WORK SHOULD THAT PORTION OF THE WORK BE IMPROPERLY LOCATED OR CONSTRUCTED. THESE PLANS HAVE NOT BEEN FULLY ENGINEERED. VERIFY FOOTINGS, CONC. WALLS, TRUSSES, BEAMS, HEADERS & FLOOR JOISTS WITH STRUCTURAL ENGINEER. BRAD DOUGLAS DESIGN IS NOT RESPONSIBLE FOR FOOTING SIZE AND LOCATION, FOOTING PAD SIZE AND LOCATION, OR HEADER SIZE AND LOCATION.

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EAST GRAND RAPIDS, MI

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DATE / DESCRIPTION

10 / 21 / 24 FOR PRELIMINARY PLAN

12 / 12 / 24 FOR PRELIMINARY PRICING

COVER SHEET

A-1

NEW SQUARE FOOTAGE

MAIN FLOOR: 981 SQ. FT.

LOWER FLOOR: 935 SQ. FT.

TOTAL: 1,916 SQ. FT.

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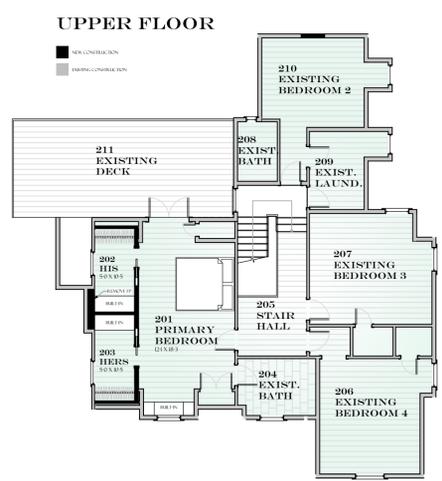
12 / 2 / 24 FOR PRELIMINARY PRICING

OVERVIEW

A-2



3/32" = 1'-0"



3/32" = 1'-0"



3/32" = 1'-0"



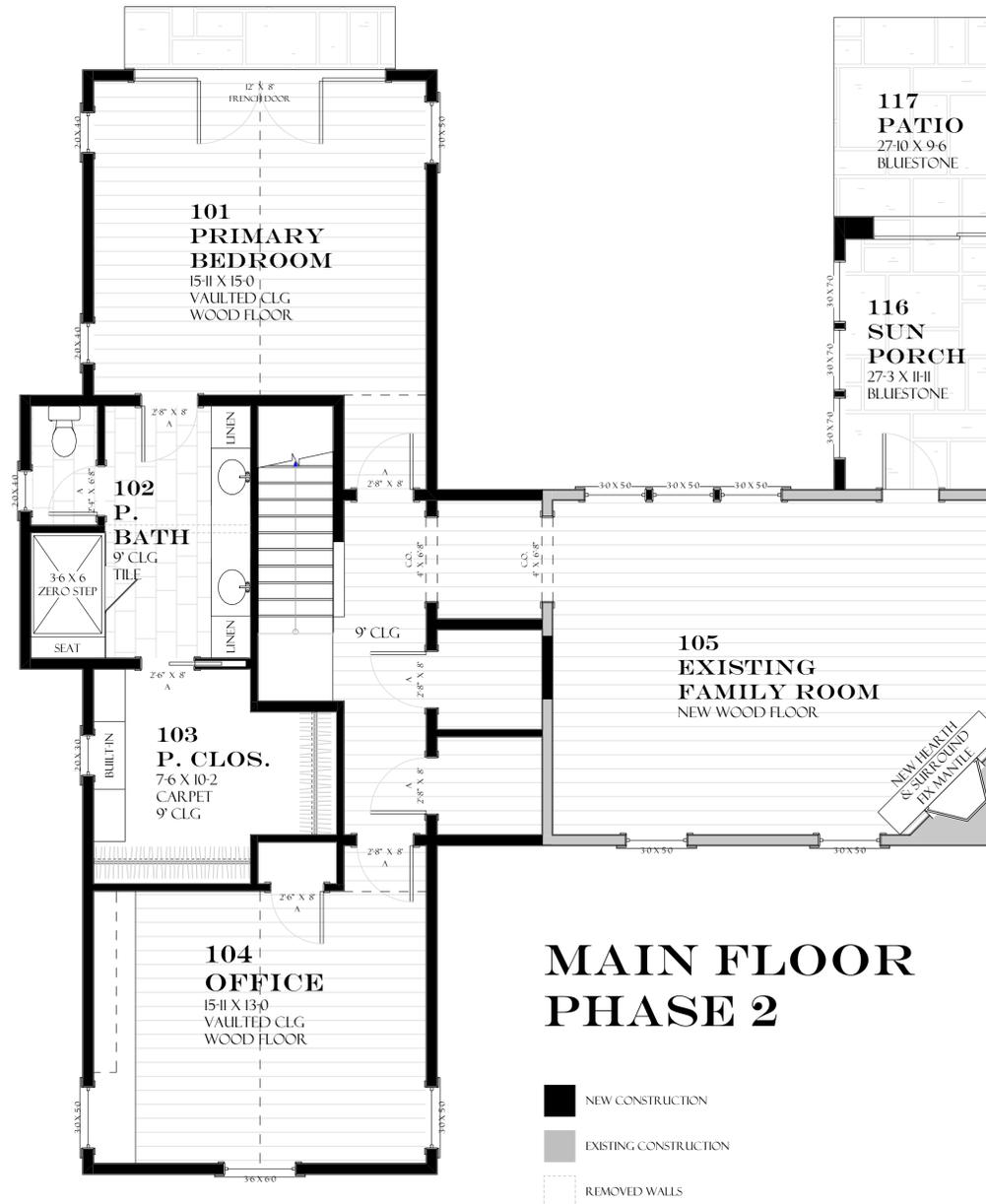
FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



**MAIN FLOOR
PHASE 2**

1/4" = 1'-0"

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MAIN FLOOR

A-4

UPPER FLOOR

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- REMOVED WALLS



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EAST GRAND RAPIDS, MI

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UPPER FLOOR

A-5

1/4" = 1'-0"



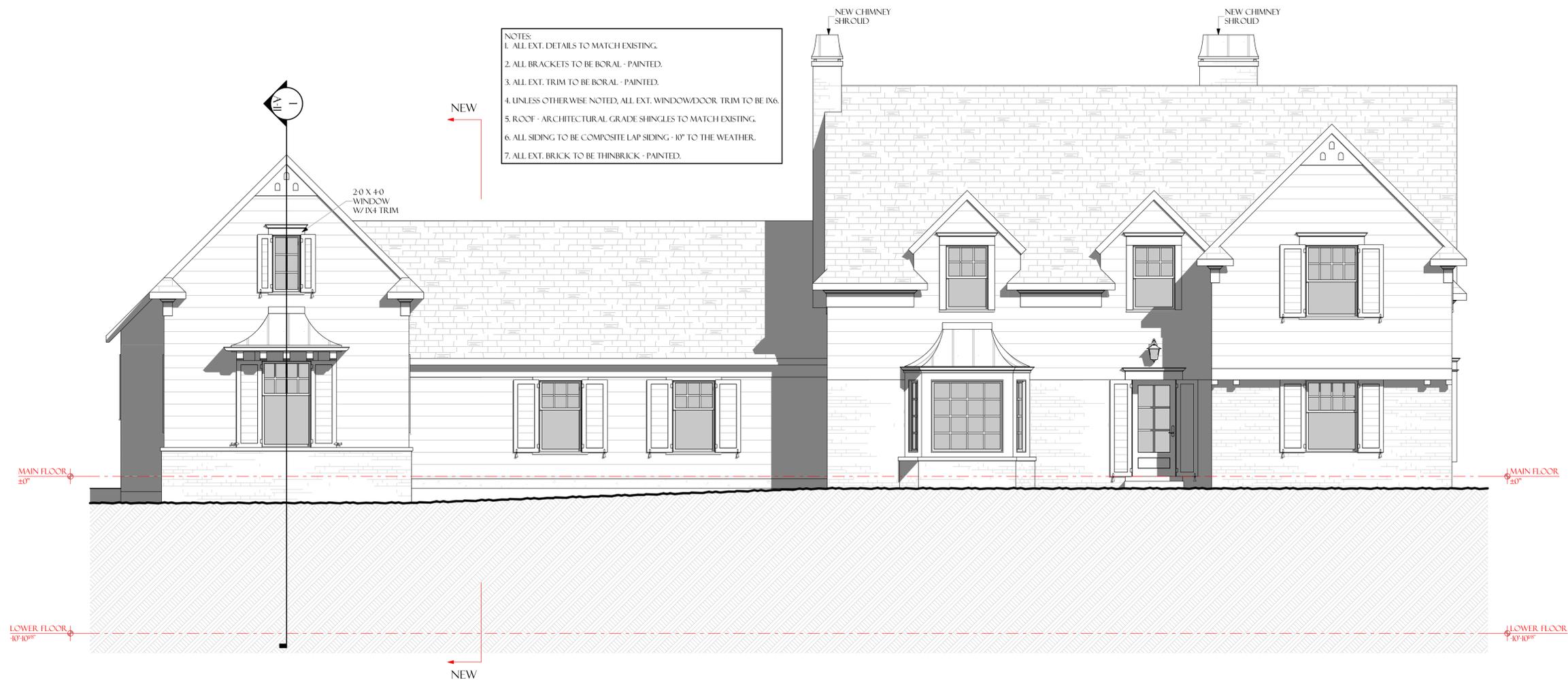
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- NOTES:
1. ALL EXT. DETAILS TO MATCH EXISTING.
 2. ALL BRACKETS TO BE BORAL - PAINTED.
 3. ALL EXT. TRIM TO BE BORAL - PAINTED.
 4. UNLESS OTHERWISE NOTED, ALL EXT. WINDOW/DOOR TRIM TO BE IX6.
 5. ROOF - ARCHITECTURAL GRADE SHINGLES TO MATCH EXISTING.
 6. ALL SIDING TO BE COMPOSITE LAP SIDING - 10" TO THE WEATHER.
 7. ALL EXT. BRICK TO BE THINBRICK - PAINTED.

FRONT ELEVATION

1/4" = 1'-0"

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 2. ALL BUILDERS AND CONTRACTORS MUST VERIFY THE PLANS COMPLY WITH THE LATEST EDITIONS OF THE MICHIGAN BUILDING CODE, MICHIGAN RESIDENTIAL CODE AND ANY OTHER APPLICABLE CODES.
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12 / 12 / 24 FOR PRELIMINARY PRICING

FRONT ELEVATION

A-7



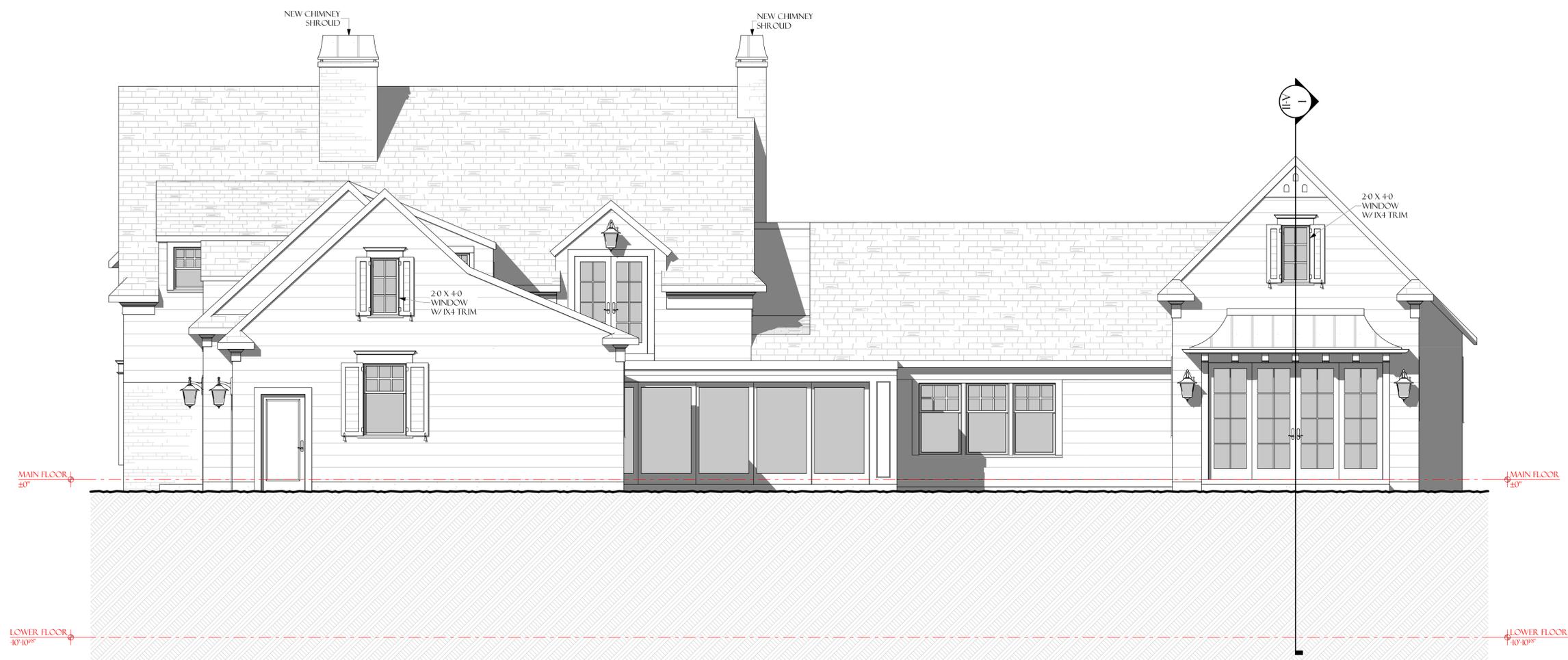
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REAR ELEVATION

1/4" = 1'-0"

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REAR ELEVATION

A-8



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RIGHT ELEVATION

1/4" = 1'-0"

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RIGHT ELEVATION

A-9



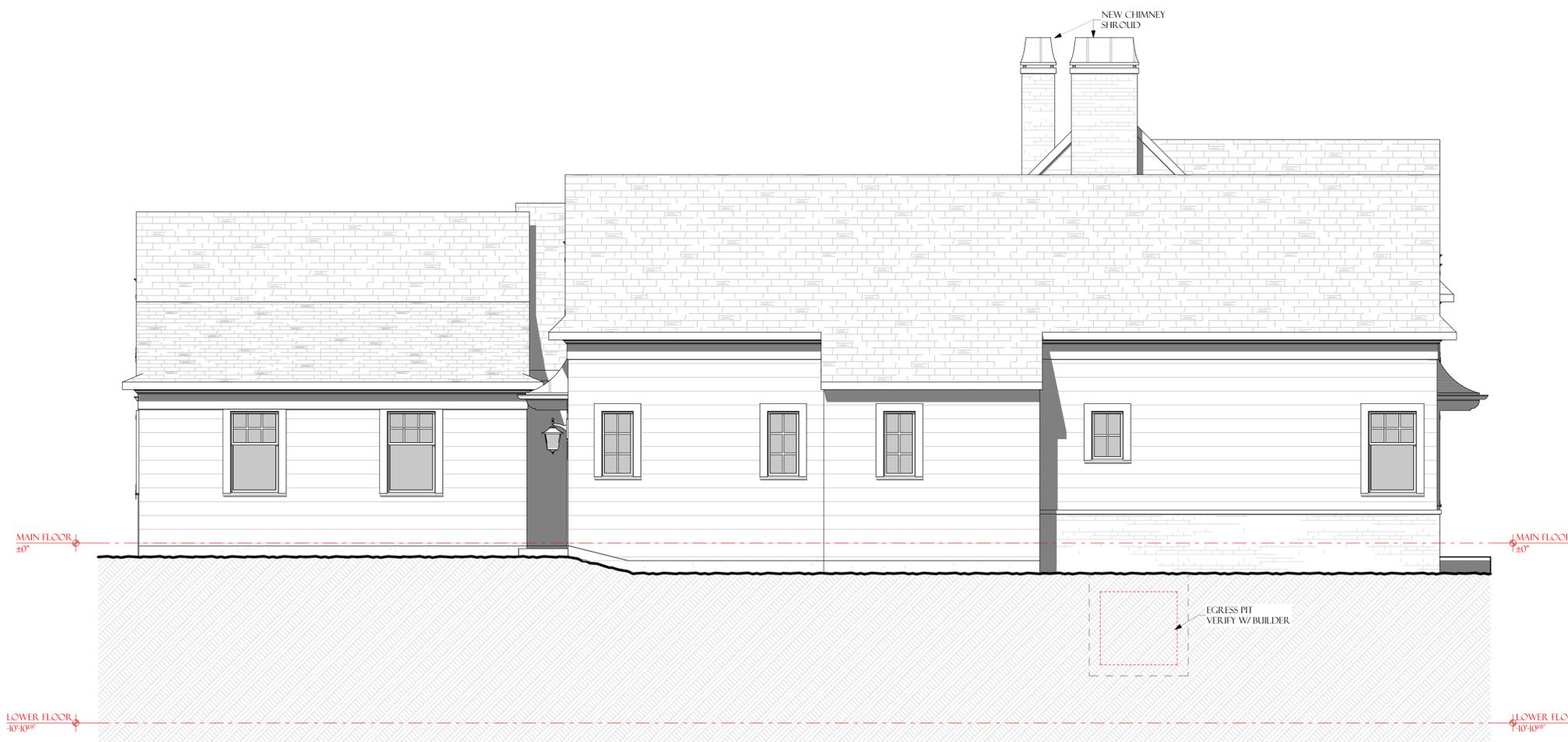
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LEFT ELEVATION

1/4" = 1'-0"

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 4. NO CHANGES ARE TO BE MADE TO THESE PLANS SUCH THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE PROJECT WITHOUT FIRST WRITING SPECIAL FROM BRAD DOUGLAS DESIGN ENGINEER.
 5. THIS PLAN IS SUBJECT TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS.
 6. BRAD DOUGLAS DESIGN ENGINEER.
 7. ALL RIGHTS RESERVED. ALL MATERIALS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF BRAD DOUGLAS DESIGN AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF BRAD DOUGLAS DESIGN.

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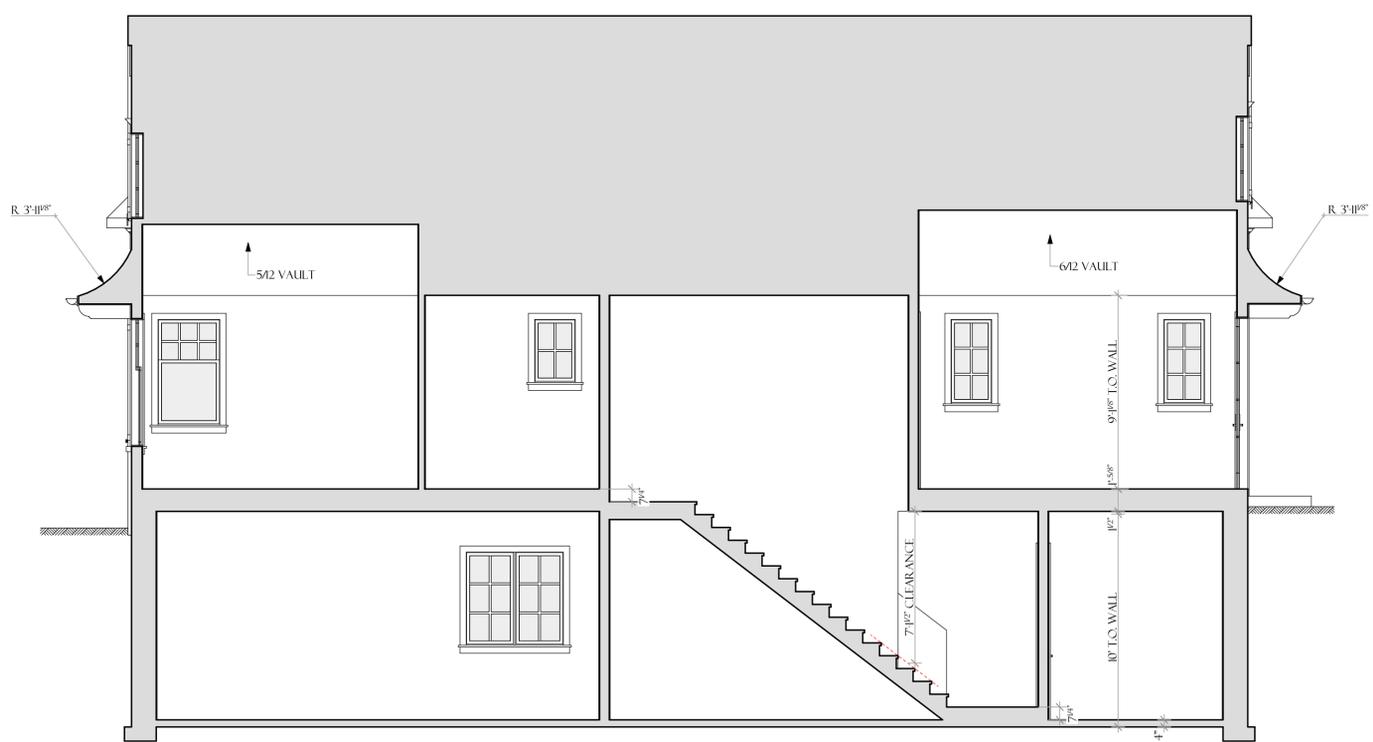
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LEFT ELEVATION

A-10

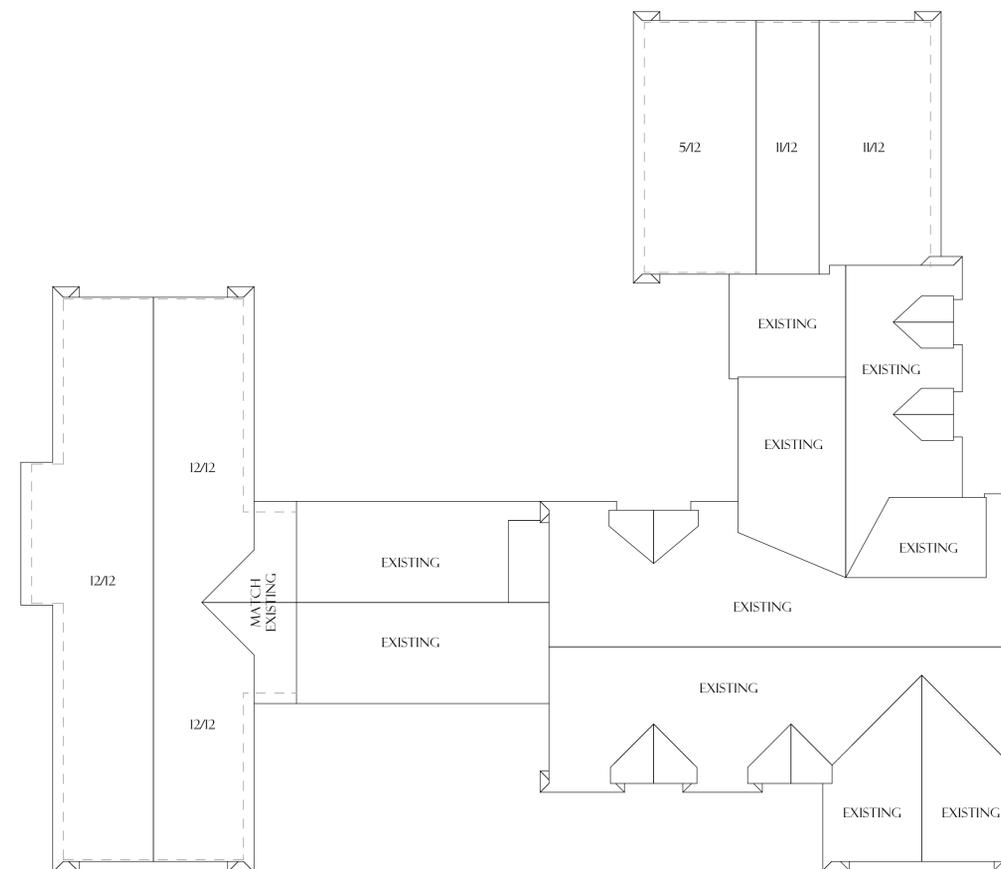
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EAST GRAND RAPIDS, MI



1/A-II

BUILDING SECTION

1/4" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

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BUILDING SECTION

A-11