

**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 Brett Grill for the property address of 1629 Lake Drive 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 house addition resulting in 28.7% of the rear yard area being covered by accessory buildings where 25% of the rear yard area is the maximum coverage 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](http://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.

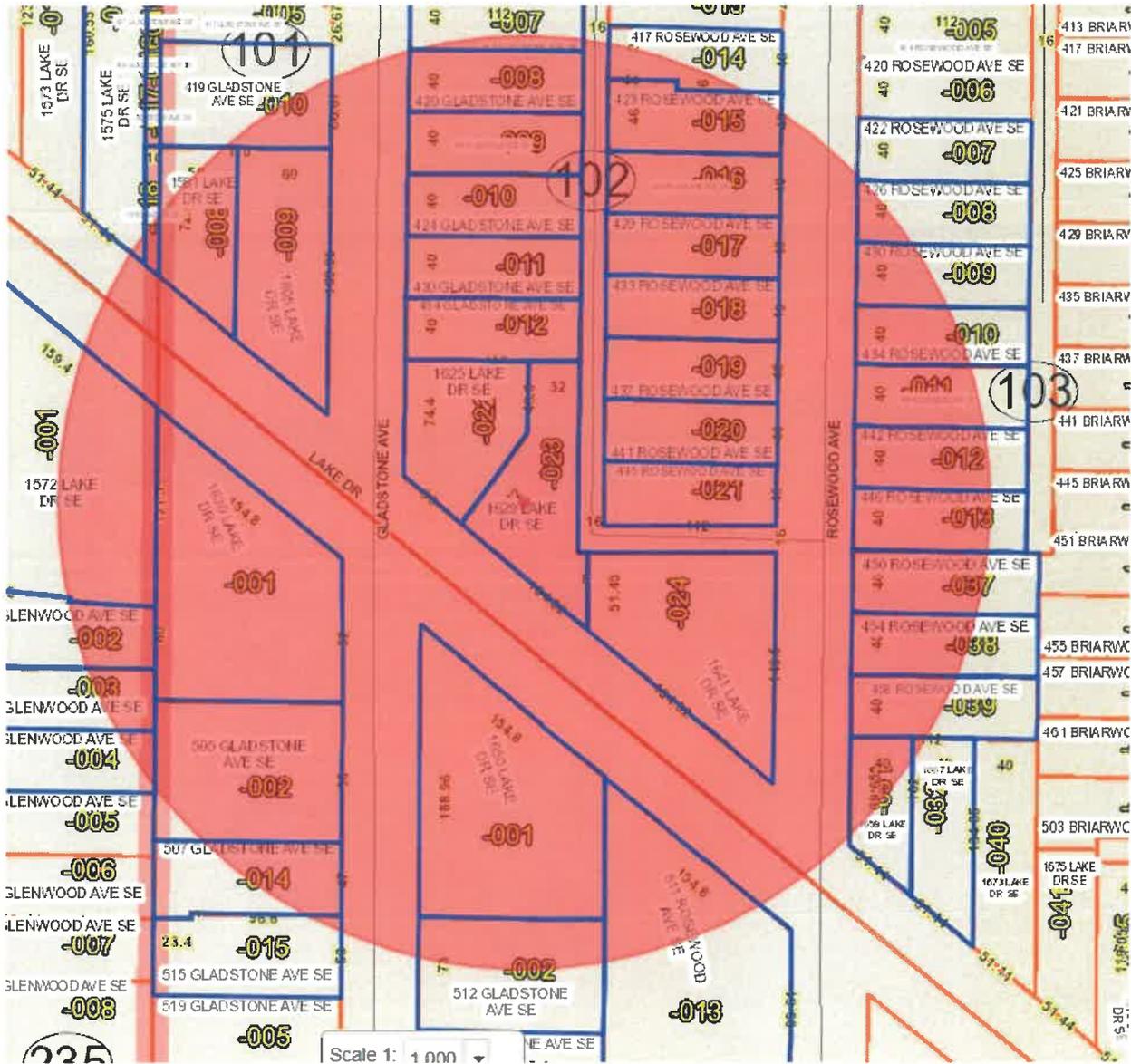


If you have any questions regarding this request, please contact the undersigned at (616)940-4817, or [jgianotti@eastgr.org](mailto:jgianotti@eastgr.org).

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  
1629 LAKE DRIVE, 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 accessory building area in the rear yard for the application of Brett Grill for the property at 1629 Lake Drive SE. Complete information, descriptions, maps, and information on how to give input on this matter can be found at [www.eastgr.org/notices](http://www.eastgr.org/notices).

10951271-01

# Request for Zoning Ordinance Variance

City of East Grand Rapids

Date: 12/7/24

*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:** BRETT GRILL

**Address:** 1629 LAKE DR SE

**Property Address (if different than above):**  
\_\_\_\_\_

**Daytime Phone:** 718-473-5539

**Email:** grilljb@gmail.com

**Legal Description of Property\*:** LOTS 41 42 & 43 EX COM AT NW COR LOT 43 TH S TO SW COR OF LOT 43 TH SELY ALONG SLY LOT LINE 50 FT TH NELY 72 FT TO A PT 46.6 FT S ALONG E LINE OF LOT 42 FROM NE COR SD LOT TH N TO NE COR SD LOT TH W TO BEG \* WURZBURGS ADD

**Permanent Parcel (Tax) Number:** 41-14-33-102-023

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

PLEASE SEE ATTACHED.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*(Use Attachments if Necessary)

**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)

Brett Grill  
\_\_\_\_\_  
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



## REQUEST FOR ZONING ORDINANCE VARIANCE 1629 LAKE DR SE

We hope to construct a modest addition to our house in order to expand the kitchen and bedroom on the first floor. Our addition would retain the historical character of the home and preserve roof lines. Because of the irregular shape of the lot, the house and accessory building are not built in parallel. The front of the house aligns with Lake Dr., while the accessory building (garage) aligns with the alley behind the house. Consequently, the back yard is a trapezoidal shaped rather than a simple rectangle like many of the other houses in the area (see PLAN Attachment).

Code of Ordinances (5.18) defines **YARD, REAR** as:

The space extending the full width of the lot, the depth of which is the shortest horizontal distance between the rear lot line and the nearest wall of the principal building or a covered porch, deck or patio attached to it. A through lot is not considered to have a **REAR YARD**.

Section 5.70.E.6.b of the zoning ordinance states that, in no case shall more than 25% of the rear yard be occupied by accessory buildings (extending from the rear lot line to the nearest wall of the house).

If we are to plan a ~325sqft. addition to on the rear of the house, the existing accessory building would occupy more than 25% of the backyard if measured parallel to the rear lot line (PLAN Attachment right). Of course, this measurement accounts for only a fraction of the backyard space, all of which is encircled by a privacy fence. We are requesting a variance due to irregular shape of the property. We hope to more accurately measure the actual square footage our trapezoidal backyard (PLAN Attachment left). When measured in this more representative way, the proposed addition falls neatly within the requirements of Section 5.70.E.6.b with the accessory building occupying roughly 25% of the rear yard when the addition added to the plan.

It's our understanding that our appeal request meets all of the provisions laid out by the Zoning Board of Appeals:

1. Dimensional characteristics of our property shape and dimensions result a rear yard is not accurately measured by existing code standards.
2. As property owners we have done nothing to create these difficulties.
3. We believe our request for appeal honors the spirit of the code in measuring the actual, useable square footage of the rear yard rather than a portion of it. Doubtless, the code was written to accurately measure rear yards. The vast majority of lots are rectangular in the shape with structures built parallel to one of the lot lines. Our lot is shaped differently and requires a slightly different method to measure properly.
4. Structures and uses of the lot are currently conforming.

5. The requested variance will allow us to construct a modest addition allowing our growing family to have a functional kitchen. We are not asking to measure anything beyond the *actual* rear yard of the house in our calculations.

12/10/24

East Grand Rapids  
Zoning Board of Appeals

To Whom It May Concern:

My name is Ryan Dykstra. I live at 1625 Lake Drive SE, where I have lived for the past 10 years. My property borders 1629 Lake Drive SE on the Northwest side. I met Brett Grill and Nicole Marganti five years ago when they moved in next door. Since then, we have developed a friendship and our children frequently play together. Conveniently, our backyards are only separated by a privacy fence.

Brett and Nicole have spoken with me about their hopes to build an addition to their home and have shared the floor plan. I understand that the addition will somewhat decrease the size of their backyard. Most of the houses on the block, including my own, have similarly small backyards. In my opinion their planned addition respects the historical aspects of the house and will cause no harm.

Many of us in East Grand Rapids are dedicated to the schools and community, yet struggle to manage growing families within modestly-sized homes. In the face of wildly increasing property values, many families have chosen to improve and add on to their existing homes rather than moving on to new ones. Nicole and Brett are no exception. I think the addition would improve their home and has my full support. It is designed tactfully and will only enhance the neighborhood.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ryan Dykstra', written over a light blue horizontal line.

Ryan Dykstra  
1625 Lake Drive SE  
East Grand Rapids, MI 49506  
(231)357-0444



Eckert Design Co.

ECKERT DESIGN CO LLC  
2416 Thornapple River Dr SE  
Grand Rapids, Michigan 49546

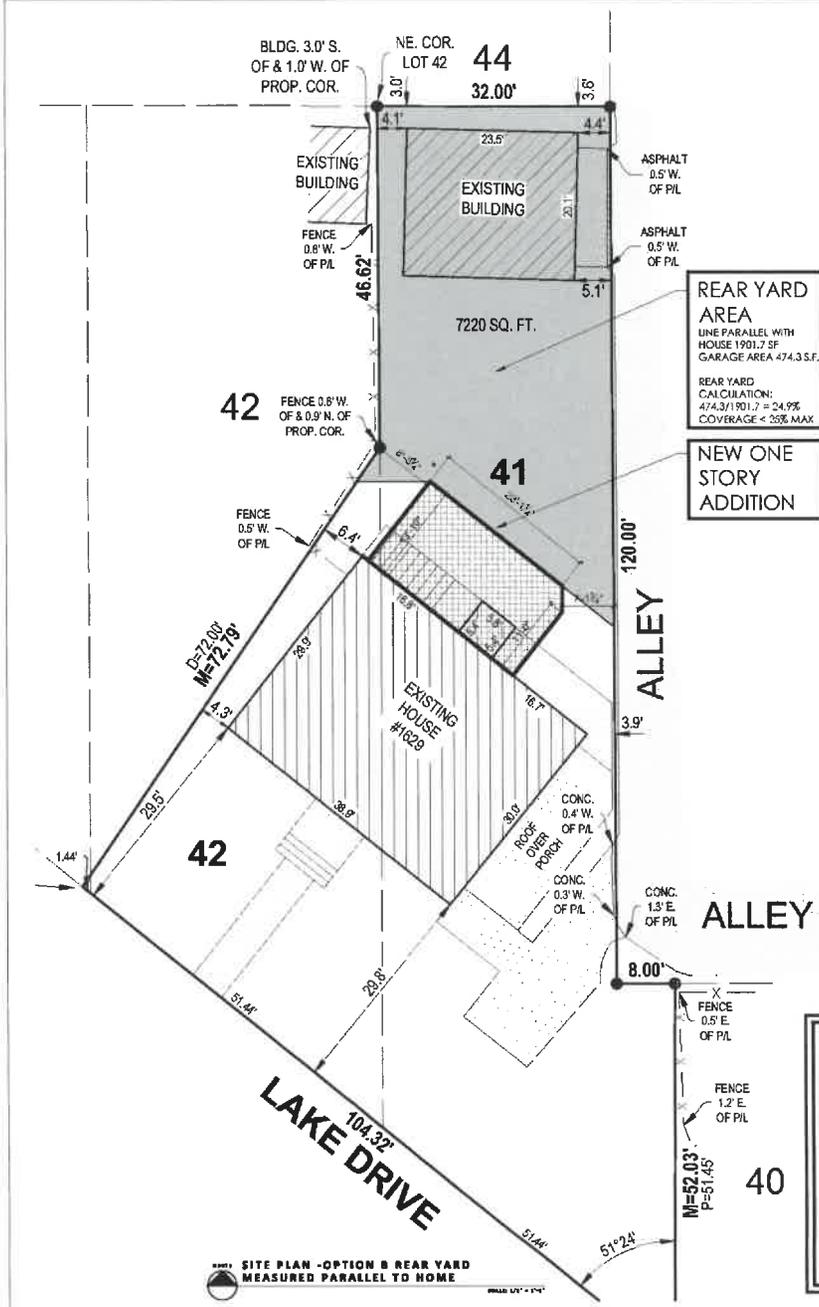
DATE: ISSUANCE:

GRILL RESIDENCE  
1625 LAKE DRIVE SE - EAST GRAND RAPIDS, MI 49508

PROJECT NO: 24-0902

SITE PLAN

AS00



**SITE CALCULATIONS**

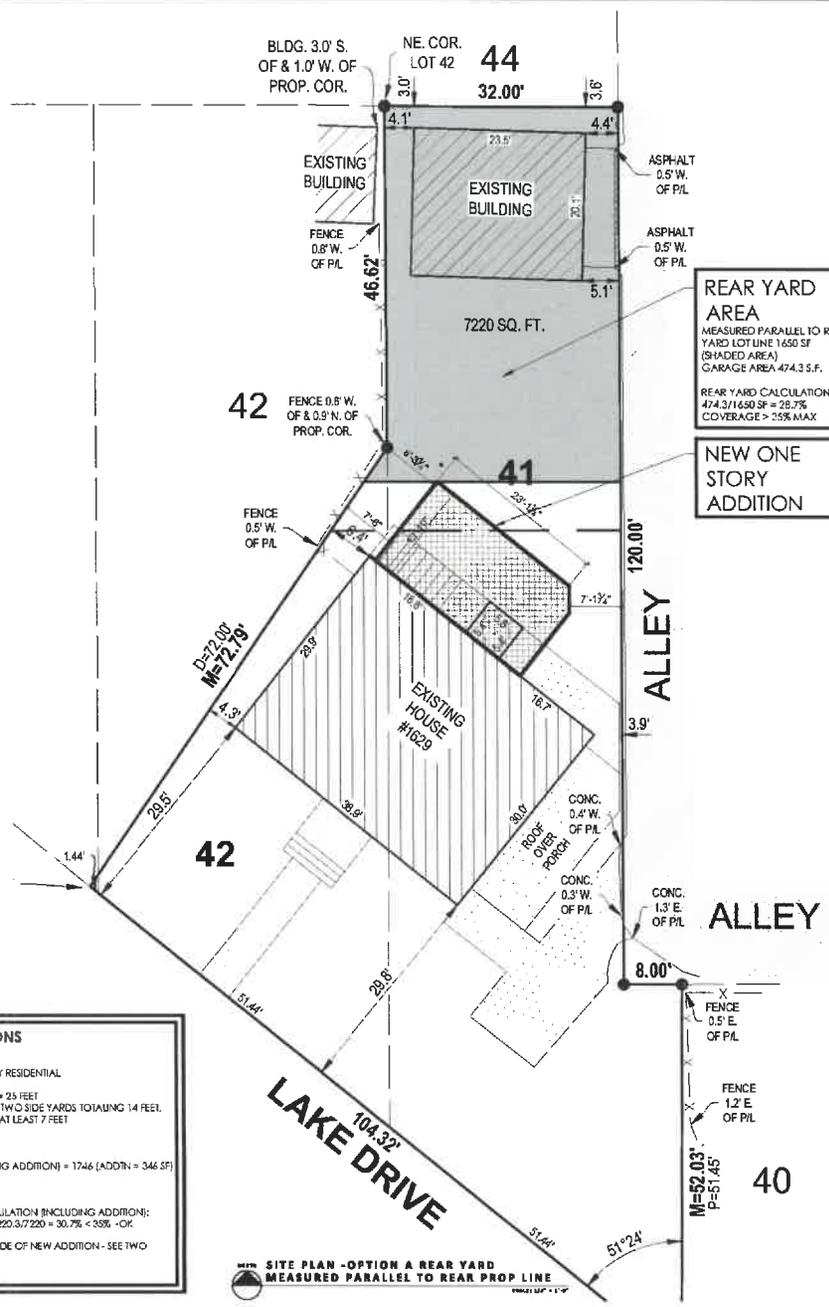
EAST GRAND RAPIDS  
R-3 USE - SINGLE FAMILY RESIDENTIAL

FRONT YARD SETBACK = 25 FEET  
SIDE YARD SETBACKS = TWO SIDE YARDS TOTALING 14 FEET. THE SMALLEST MUST BE AT LEAST 7 FEET

LOT AREA = 7220 SF  
HOME AREA (INCLUDING ADDITION) = 1746 (ADDTN = 346 SF)  
GARAGE AREA = 474.3

LOT COVERAGE CALCULATION (INCLUDING ADDITION):  
1746+474.3/7220.3 2220.3/7220 = 30.7% < 35% -OK

REAR YARD AREA OUTSIDE OF NEW ADDITION - SEE TWO OPTIONS SHOWN



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