AGENDA

EAST GRAND RAPIDS ZONING BOARD OF APPEALS
March 26, 2025 - 5:30 PM
Community Center – Commission Chambers

YouTube Livestream available at the following link (viewers are unable to comment via the livestream):
https://bit.ly/2xXlLvn

1. Call to Order

2. Roll Call

3. Approval of Minutes: January 22, 2025 Meeting

4. Public Comment on Non-Agenda Items

5. Welcome New Member

6. Public Hearing – Case #2025-04
   - Applicant: Grace Episcopal Church
   - Location: 1815 Hall
   - Request: Variance to Chapter 50, Section 5.38A (Maximum Lot Coverage)
     - To modify their parking lot to accommodate a rain garden, reducing the impervious surface coverage to 52% of the lot area where 40% of the lot area is the maximum coverage permitted.

7. Other ZBA Business

8. Next Regular ZBA Meeting: May 28, 2025 (pending agenda items)

9. Adjournment

SEE REVERSE SIDE FOR PUBLIC HEARING FORMAT

FORMAT FOR PUBLIC HEARINGS

1. The Zoning Administrator presents the petitioner's request, the City's report with any recommendations, and written copies of the petitioner's request.

2. The petitioner – through him/herself, agent, or lawyer – may present his/her case, including presenting witnesses on his/her behalf. No time limit will be imposed on the petitioner. Each speaker shall state their name and address for the record and may present written comments for the record.

3. Members of the ZBA may question or request clarification from the petitioner on any matter related to the case.

4. Members of the ZBA shall report on any site inspection and conversations with the petitioner they may have had.

5. Members of the public speak and correspondence is read. If there are a large number of people present regarding a particular issue, the Chairperson may recess the meeting for a short time to allow attending groups to caucus in order to have one person speak on their behalf. Otherwise, the Chairperson shall allow all public attendees the opportunity to speak in response to the matter. Each speaker shall state their name and address for the record. At his/her discretion, the Chairperson may impose a time limit of no less than three minutes per speaker.

6. Rebuttal. Anyone may ask the Chairperson questions on presentations or speeches given at this hearing. The Chairperson is not obligated to respond to such questions, but may, at his/her discretion, seek an answer to the question. No discussion, questioning, or answering shall take place between any two or more people except between the Chairperson and the individual who has the floor.

7. Close the hearing. At this point, all public participation on the issue ends.

8. Action on the request.

9. Discussion and review of the facts is held based on all information presented. Discussion continues until a member is confident enough to propose a motion based on conclusions reached, rationale for the conclusions, and conditions, if any.

    i. Motion is proposed based on the conclusions reached based on a review of all applicable standards. Reasonable conditions as determined by the ZBA may be attached to a motion to approve.

    ii. Discussion on the motion.

    iii. Action on the motion.

PROCEEDINGS OF THE ZONING BOARD OF APPEALS
CITY OF EAST GRAND RAPIDS
-
January 22, 2025
East Grand Rapids Community Center – Commission Chambers

1. CALL TO ORDER

   Chairman Davis called the meeting to order at 5:30 PM.

2. ROLL CALL

   Roll call was taken by Deputy City Manager Doug LaFave.

   Present: George Davis, Matt Feyen, Andrew Howard, David Jackson, Jonathan Paasch, and Robert Zylstra

   Absent: Brad Hunter and Joe Rizqallah

   Also Present: Deputy City Manager Doug LaFave, Zoning Administrator Jay Gianotti, City Attorney John Huff, and City Planner Paul LeBlanc of PLB Planning

3. APPROVAL OF MINUTES – May 22, 2024

   A motion was made by Mr. Howard and supported by Mr. Feyen to approve the minutes as written.

   Yeas: Davis, Feyen, Howard, Jackson, Paasch, and Zyslstra - 6
   Nays: -0-

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

   No public comment was given.

5. ELECTION OF OFFICERS

   Chairman: A motion was made by Mr. Davis and supported by Mr. Paasch to nominate Mr. Howard. No other nominations were given.

   Yeas: Davis, Feyen, Howard, Jackson, Paasch, and Zyslstra - 6
   Nays: -0-

   Vice-chairman: A motion was made by Mr. Feyen and supported by Mr. Paasch to nominate Mr. Jackson. No other nominations were given.

   Yeas: Davis, Feyen, Howard, Jackson, Paasch, and Zyslstra - 6
   Nays: -0-

   Secretary: A motion was made by Mr. Davis and supported by Mr. Jackson to nominate Mr. Paasch. No other nominations were given.

   Yeas: Davis, Feyen, Howard, Jackson, Paasch, and Zyslstra - 6
   Nays: -0-

   Newly elected Chairman Howard led the remainder of the meeting.

6. PUBLIC HEARING – CASE #2025-01
   - Applicant: Alexandra Robertson
   - Location: 1608 Sherman
   - Request: Variance to Chapter 50, Section 5.70A (Accessory Buildings & Structures)
     - To construct a detached carport with a 5' encroachment into the street side yard where no such encroachment is permitted.

Chairman Howard opened the public hearing. Zoning Administrator Jay Gianotti reviewed the request and standards of review. He did clarify that after the agenda materials were published, it was determined that the neighboring house had a larger setback than the applicant's house and that would establish the limits of where an accessory building could be constructed. However, this would not materially change the need for a variance to build the proposed carport. He then asked the ZBA members for questions. They are listed below with staff responses following.

- Feyen: There appeared to previously be a swimming pool in the southwest part of this lot; is that still there?
  - There is no longer a swimming pool in the rear yard.
- Davis: How much difference is there between the street side yard of the applicants home and the front yard of the neighboring house (611 Gladstone)?
  - The City estimates a 2' difference between the two. No survey drawings of the neighboring house was found to help verify this.
  - In addition, the covered front porch of the applicant's home technically has a nonconforming street side yard setback.
- Paasch: Could the neighboring house enclose their covered front porch without needing a variance?
  - Doing so would reestablish the front yard of the neighboring home to the front of the enclosed porch instead of the existing wall of the house. The City was not sure if this hypothetical new front yard would be conforming or not for the neighbor.
- Howard: The front yard of the neighboring home is already established as it currently sits.
- Davis: If the applicant built a carport that didn't cover the entire pad, where could it be built?
  - They could build a structure that didn't extend closer to the street than the neighboring house as that house has the larger setback from the street.
- Feyen: If a structure were to be built farther west, would that create a lot coverage issue?
  - Not necessarily, although there is a requirement that no more than 25% of the rear yard area can be covered by accessory buildings. The current request was determined to meet all relevant lot coverage requirements.
- Howard: If pervious materials were used, would that affect the building coverage?
  - No, because the structure would still have a roof atop it.
- Feyen: Would the open porch on the applicant's house remain?
  - Yes.

Chairman Howard asked the applicant, Alexandra Robertson, to give her presentation. She noted the original plan was to build a detached garage. She noted the carport would align with their covered porch and would be just big enough to house two cars. She noted they wanted to build the carport in the proposed location to preserve the limited rear yard area they have. She showed multiple views of the area to illustrate where the carport would be built.

ZBA members had the following questions. They are listed below with the responses following.

- Howard: Would the proposed carport meet the other required setback requirements?
  - Gianotti: Yes, for accessory buildings.
- Feyen: Was an attached garage considered at any point?
  - Doing an attached garage would require removing the fence and existing deck. An attached garage might also require a larger variance than what is being currently requested.

Chairman Howard asked if all members had visited the site. All reported that they had.

Chairman Howard opened public comment. No comments were received. Closed public comment.

Correspondence received: None

Chairman Howard asked for board member discussion.

Mr. Paasch summarized the standards of review, stressing that all standards need to be met to grant a variance. While he stated that he felt the request met standards #2-5, he did not believe it met standard #1. While acknowledging there was limited rear yard space on this lot, this was not an exceptional circumstance here.

Mr. Jackson, Mr. Davis, Mr. Feyen, and Mr. Zylstra agreed with Mr. Paasch. Mr. Feyen and Mr. Zylstra noted they did not feel standards #2 & 3 were met.

Chairman Howard noted that a smaller carport that still provided partial coverage could be built and satisfy the zoning ordinance.

A motion was made by Mr. Davis and supported by Mr. Zylstra to deny the request to construct a detached carport with a 5' encroachment into the street side yard where no such encroachment is permitted because it does not meet all of the standards of review.

Yeas: Davis, Feyen, Howard, Jackson, Paasch, and Zyslstra - 6
Nays: -0-

7. PUBLIC HEARING – CASE #2025-02
   - Applicant: Lucy and David Frey
   - Location: 945 Plymouth
   - Request: Variance to Chapter 50, Section 5.28A (Rear Yard Setback)
     - To construct a garage addition with a rear yard setback of 20'-6" where 25' is permitted.

Chairman Howard opened the public hearing. Zoning Administrator Jay Gianotti reviewed the request and standards of review. He noted that the applicants were previously granted a variance for a similar request in 2020; the amount of relief requested in 2020 was greater than the current request. He then asked the ZBA members for questions. They are listed below with staff responses following.

- Feyen: Asked to clarify the timeline where variance approvals needed to be acted upon.
- Paasch: Are there any glaring inconsistencies between the current request and previous approval?
  - The standards of review are different now compared to 2020. The provided materials list what the previous standards were.
  - The overall concept is similar from 2020 to now; the relief requested now is less than what was approved in 2020.
- Davis: Are there other options for expanding the home or adding additional parking spaces?
  - Yes; the solution the applicants are providing now would require a variance.

Chairman Howard asked the applicant, David (Tripp) Frey, to give his presentation. He noted that their proposed addition and garage arrangement would be in better character with the surrounding neighborhood. He stated that their variance request for a similar plan was approved in 2020. He further suggests that their proposed garage reflects the size needed for modern vehicles, that his current garage is exceptionally narrow, and that a detached garage would be the same size as the attached garage they are proposing.

ZBA members had the following questions. They are listed below with the responses following.

- Zylstra: Why didn't the applicant act on the 2020 approval?
  - In 2020, there were concerns about material cost and seeking different contractor options.
- Howard: Was the applicant aware that the previous variance approval could expire?
  - Yes.

Chairman Howard asked if all members had visited the site. All reported that they had either visited the site or drove by it.

Chairman Howard opened public comment. No comments were received. Closed public comment.

Correspondence received: None

Chairman Howard asked for board member discussion.

Chairman Howard felt conflicted on whether standard #3 was met. Nevertheless, he did not feel the other standards were met.

Mr. Zylstra asked if any of the setback standards changed from 2020 to now. Zoning Administrator Gianotti said they did not.

Mr. Paasch felt that the request should not have been approved in 2020 because it didn't meet the previous standards. However, he also wondered whether any deference to the 2020 approval should be allowed here. Otherwise, he felt the current request would not meet the standards of review.

Mr. Jackson noted that the applicants were aware that the 2020 approval could expire if not acted upon and they would have to restart the process if they didn't act on it before it expired.

Mr. Feyen and Mr. Zylstra questioned how to treat the 2020 approval and if that set any precedent with the current request. However, they ultimately felt that the current request should be viewed with fresh eyes and that the current standards of review were not met.

Mr. Paasch asked if the 2020 variance approval established any precedent. Attorney Huff responded it did not, noting that the standards of review have changed since 2020 and those changes were approved by the City Commission after they relinquished ZBA duties.

Chairman Howard asked if a detached garage could be built at the same size as the proposed attached garage. Zoning Administrator Gianotti responded that it would depend on how many attached garage spaces would remain: the more attached garage spaces there were, the smaller an accessory building would be allowed.

Mr. Davis felt that an addition or detached garage could still be built without requiring a variance. He also felt that the 2020 approval was no longer relevant and that the current ZBA is the ruling body for such requests.

A motion was made by Mr. Davis and supported by Mr. Feyen to deny the request to construct a garage addition with a rear yard setback of 20'-6" where 25' is permitted because it does not meet all of the standards of review.

Yeas: Davis, Feyen, Howard, Jackson, Paasch, and Zyslstra - 6
Nays: -0-

8. PUBLIC HEARING – CASE #2025-03
   - Applicant: Brett Grill
   - Location: 1629 Lake
   - Request: Variance to Chapter 50, Section 5.70A (Accessory Buildings & Structures)
     - 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.

Chairman Howard opened the public hearing. Zoning Administrator Jay Gianotti reviewed the request and standards of review. He noted two different interpretations for the rear yard area with the proposed addition:

- Option A – using a line parallel to the rear lot line extending to the nearest corner of the house, based on the zoning ordinance definition.
- Option B – using the proposed wall of the house to establish the rear yard area.

Zoning Administrator Gianotti asked the ZBA members for questions. They are listed below with staff responses following.

- Howard: For the triangle that was created between the rear wall of the home and where the City would establish the rear yard, what yard would that be considered to be?
    - Normally, that would be considered part of the side yard.
- Zylstra: Does ZBA have discretion to consider Option B as the rear yard?
    - Yes, if the ZBA felt it would meet the standards of review. In particular, this could include whether this was a practical difficulty/exceptional circumstance, and if it still met the spirit of the zoning ordinance.
    - Option A is generally how the City would establish the rear yard area. With the shape of this lot, this would be a rare instance where the two interpretations would have different results.
- Feyen: How would the "full width of the lot' be measured?
    - For the rear yard, it would be based on what the rear lot line length is.
- Davis: Noted that the zoning ordinance language "by the book" generally considered rectangular or more regular lots, and in a unique situation like this, it can produce a result that may not make sense.

Chairman Howard asked the applicant, Brett Grill, along with his wife Nicole to give his presentation. He noted that they are attempting to preserve the character of the original house and neighborhood. He feels his property lines appeared gerrymandered and is seeking to follow a more accurate interpretation of the rear yard area. While noting there is a possible building addition envelope that would be compliant parallel to the rear lot line, that wouldn't respect the historical character of the home.

ZBA members had no questions for the applicant.

Planning Consultant LeBlanc suggested that the triangle created by the normal application of the rear yard definition and side yard definition created a type of "no man's land" that doesn't fit neatly into any yard designation.

Chairman Howard asked if all members had visited the site. Mr. Paasch expressed he lived near the site and had seen the site. Mr. Feyen noted that he owned property in close proximity to the applicant, but did not feel that represented a conflict of interest.

Chairman Howard opened public comment. No comments were received. Closed public comment.

Correspondence received:

- Ryan Dykstra (1625 Lake) – Supported the request

Chairman Howard asked for board member discussion.

Mr. Paasch felt that the shape of the lot was a unique situation and that all of the standards of review were met.

Chairman Howard noted the reasons for the limits of accessory building area in rear yards. However, after reviewing further, he felt that marking the rear yard as parallel to the house in this instance mitigated any concerns with those limits.

Mr. Jackson expresses some concern regarding if the addition was the minimum necessary, but also acknowledged that the "no man's land" triangle was reasonable to be considered as part of the rear yard. He also noted that including that triangle area would create a compliant rear yard area for the existing accessory building.

Mr. Feyen noted that this was a prime example of the zoning ordinance not being able to address all possible circumstances in the City and the applicant's request was reasonable and in the spirit of the ordinance. Mr. Davis and Mr. Zylstra agreed.

A motion was made by Mr. Paasch and supported by Mr. Davis to approve the request 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 because it meets all of the standards of review.

Yeas: Davis, Feyen, Howard, Jackson, Paasch, and Zyslstra - 6
Nays: -0-

9. OTHER ZBA BUSINESS: No other business to discuss.

10. NEXT REGULAR ZBA MEETING: March 26, 2025 (pending agenda items)

11. ADJOURNMENT

Chairman Howard adjourned the meeting at 6:53 PM.

Respectfully submitted,

Jay Gianotti, AICP
Zoning Administrator

Video of meeting also available at: https://www.youtube.com/watch?v=iEUcWTrTdZA

CITY OF
EAST GRAND RAPIDS

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JAY GIANOTTI, AICP
ZONING ADMINISTRATOR

5

Hearing Required?	No
Notices Mailed	N/A
Notice Published	N/A

MEMORANDUM

TO: East Grand Rapids Planning Commission
FROM: Jay Gianotti, Zoning Administrator
DATE: March 20, 2025

RE: **Welcome New ZBA Member**

Action Requested:
No action requested.

Background:
In August 2024, Stephen Rockwell resigned his position on the ZBA as he was moving out of the City. At the recommendation of the Mayor and the City Commission's Personnel Committee, Scott Dienes was recommended and approved to replace him. This appointment was made official at the City Commission's February 3, 2025 meeting. Tonight is Scott's first meeting as a member of the ZBA, taking over Stephen Rockwell's position that expires on June 30, 2026. Scott's full background information is attached to this memo. On behalf of the City, we would like to welcome Scott to the ZBA and look forward to working with him in this role.

Print

Advisory Board Application Form - Submission #15311

Date Submitted: 1/14/2025

Commission Applied For*

- ☐ Planning Commission
- ☑ Zoning Board of Appeals
- ☐ Parks & Recreation Commission
- ☐ Library Commission
- ☐ Board of Review
- ☐ EGR Community Foundation Board
- ☐ City Commission
- ☐ Any Available

Check any commission you are willing to serve on.

First Name*	Last Name*	Occupation*
Scott	A Dienes	Attorney

Home Address*	City*	State*	Zip*
935 Rosewood Ave SE	Office	MI	49506-4066

Daytime Phone*	Evening Phone*	Email Address

Length of Residence in EGR*

6 years

Are you a registered voter*

- ◉ Yes
- ○ No

Do you know of any conflict of interest or reason you should not receive an appointment?

No

EDUCATION, EXPERIENCE and INTEREST (Please include any details which would apply to your appointment.)

Are you currently serving on other EGR Boards, Commissions, or Committees?*

- ○ Yes
- ◉ No

Have you served on an EGR Board, Commission, or Committee before?*

- ○ Yes
- ◉ No

If yes, which	If yes, which

Educational Background / Work Experience

https://btlaw.com/en/people/scott-dienes

Siena Heights University BA 1990
Thomas M. Cooley Law School JD 1995

Berrien County Assistant Prosecutor 1994-1996
Private Practice 1996-Present
Dickinson Wright LLP
Foster Swift
Barnes & Thornburg 2018-present (Real Estate, Municipal Law, Land Use and Zoning, Public Finance)

Volunteer Experience/Involvement

Thomas M. Cooley Law School Board of Directors, former Member. Vice Chair, Audit Committee Chair, Executive Committee member, Chair of Search for new President and new Dean.

Siena Heights University Board of Trustees, former member

Algoma Twp ZBA, former alternant member

Lake Michigan College Foundation, member Board of Directors

Lakeshore Rotary, past President

FOP 147 Active Member

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JAY GIANOTTI, AICP
ZONING ADMINISTRATOR

Hearing Required?	Yes
Notices Mailed	3/7/2025
Notice Published	3/11/2025

MEMORANDUM

TO: East Grand Rapids Zoning Board of Appeals
FROM: Jay Gianotti, Zoning Administrator
DATE: March 20, 2025

RE: **Case #2025-04 – Zoning Variance at 1815 Hall St. (PPN: 41-14-33-380-002)**
Zoned: R-2 Single Family Residential
Lot Coverage Variance Request

Action Requested:
That the Zoning Board of Appeals conducts a public hearing and votes on the applicant's variance requests for the following:

- **Chapter 50, Section 5.28A** – To modify their parking lot to accommodate a rain garden, reducing the impervious surface coverage to 52% of the lot area where 40% of the lot area is the maximum coverage permitted.

Background:
The applicant, Grace Episcopal Church, has received a grant from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to construct a rain garden along the Silver Creek corridor along the north part of their property. More details about the project and the design of the rain garden are included in these materials in the technical memo dated January 7, 2025. In order to accommodate the proposed rain garden, the church is looking to reduce a portion of the north side of their existing parking lot. This would involve a reduction of appx. 3,064 s.f. of impervious parking lot area, resulting in the loss of 10 parking spaces. The remainder of the parking lot would remain as currently existing. The entire church property reported as 3.18 acres in size. Based on calculations from the applicant, the current lot coverage is approximately 54% of the lot area. With the proposed reduction in parking lot area, this would reduce the overall lot coverage to 52% of the lot area. Based on the size of this lot, the maximum allowable lot coverage is 40% of the lot area. Because the resulting work would still result in the lot being over this requirement, a variance would be needed to allow this modification.

It should be noted that the dimensions of the parking spaces and aisles may not conform to the current parking standards. However, in reviewing the City's historical standards, it does appear that the parking lot did meet these dimensional standards when the parking lot was last modified. Because the parking lot as a whole is not changing with this request, no additional variances are deemed necessary at this time. Similarly, as will be discussed below, the removal of 10 parking spaces would still keep the church in compliance with its overall parking requirement.

The church property would be considered part of the R-2 Zoning District as the majority of the property lies in this district area. Churches are allowed in this zoning district as a special use. In 2002, the City formally granted special use approval to the church in conjunction with a building expansion

and parking lot modifications. Because overall lot coverage requirements were not present at that time, that aspect of the site plan did not require additional consideration until now. Under Section 5.98 of the zoning ordinance, the ZBA can still consider dimensional variance requests related to a special use. Because this plan would result in a change in the number of parking spaces, this project would also require site plan approval from the Planning Commission before construction can begin. Before the site plan review can happen, the variance under consideration would need to be granted.

Review of Standards:

Per Section 5.103(c) of the City of East Grand Rapids Zoning Ordinance, all of the following criteria must be met for a variance to be granted:

1. *That there are practical difficulties in complying with the requirements of this Ordinance with respect to the dimensional characteristics of the property in question because of exceptional or extraordinary physical conditions involving land, a building or structure, or any of them. A practical difficulty may include the exceptional narrowness, shallowness, shape or area of land; exceptional conditions in the elevations of land; the presence of unbuildable areas such as wetlands or a floodplain; or other exceptional or extraordinary physical condition of the property. The exceptional or extraordinary condition alleged by the applicant shall apply only to the dimensional characteristics of the property, but shall not apply to the applicant personally. An applicant's alleged economic hardship or potential for financial profit shall not be grounds for the granting of a dimensional variance.*

   Staff comments: This property is home to a church and, as such, has some unique requirements that may not apply to other residential lots. In particular, churches are required to provide sufficient parking to comply with the City's parking requirements. For churches, that equates to "one space for each three seats or six feet of pews in the main unit of worship.[1]" Using this standard, the applicants calculated that 120 parking spaces would be required based on the length of the pew spaces and the accompanying choir seating. The existing parking lot has 130 spaces, so removing 10 spaces as proposed here would bring the church right to the minimum number of spaces required. Thus, further reductions to the area of the parking lot may not be possible while still complying with the parking requirement.

2. *The practical difficulties in carrying out the provisions or requirements of this Ordinance shall not have been created by or resulted from the actions of the current owner or any previous owner of the property.*

   Staff comments: The City estimates that the existing church building covers 13% of the lot area, well under the 35% maximum allowable for this lot. Requirements for overall lot coverage were not enacted until the mid-2010's, after the most recent changes to the building and parking lot. Thus, the overall lot coverage did not need to be considered when the most recent improvements were made and when the special use designation was approved.

3. *Authorizing a variance will not be contrary to the spirit and purpose of this chapter.*

   Staff comments: One of the main concerns the maximum lot coverage regulations aim to address is to maintain adequate green space on a lot, both for aesthetic purposes and for storm water absorption. While the proposed work would still leave the lot over the overall lot coverage limits, it would, as alluded to above, bring the lot closer to the level of conformance. The proposed rain garden would be constructed in the area where the parking lot pavement would be removed.

[1] See Section 5.77A of the zoning ordinance.

4. *A non-conforming structure, lot or use of the property and/or a nonconforming structure, lot or use on neighboring properties shall not, in itself, be considered grounds for granting a variance.*

   Staff comments: While noting above that there may be current nonconformities regarding the existing sizes of the parking spaces and aisles, this does not appear to have any meaningful impact with regards to the function and capacity of the parking lot. In other words, correcting any such issues would not change the number of parking spaces in the lot. Similarly, while the northernmost drive is less than 24' wide, this is acceptable as it does not directly serve and parking spaces. Even if changes were required, it appears they could all be done without changing the overall area of the parking lot.

   This is the only larger, special use property in the neighborhood, so there may not be any comparable properties to compare this request to.

5. *A dimensional variance, if granted, shall be the minimum necessary variance in order to grant relief from the practical difficulty alleged by the applicant.*

   Staff comments: As referenced above, the overall area of the parking lot cannot be meaningfully reduced further than proposed and still meet the parking requirement for the church. While removing other paved areas might be possible, the overall impact considering the size of the lot may be negligible. With all that said, additional lot coverage credits could be achieved by converting the parking lot and west circle drive to permeable paving. The zoning ordinance allows for a 50% lot coverage credit for such materials[2]. The City estimates that if the entirety of the remaining parking lot was converted to permeable paving, the overall lot coverage could be reduced to appx. 34% of the lot area.

Recommended Motion and Conditions:

Depending on how the ZBA chooses to decide this request, the City recommends that one of the following text motions be used:

- To approve: "I make a motion that *[state the full request]* be approved because it meets all of the standards of review."
- To deny: "I make a motion that *[state the full request]* be denied because it does not meet all of the standards of review."

[2] See definition of Lot Coverage, Pavement and Buildings in Section 5.12 of the zoning ordinance: "One-half the area of permeable surfaces, approved by the Director of Public Works, are also counted toward this calculation."

Request for Zoning Ordinance Variance

City of East Grand Rapids

Date: February 21, 2025

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: Grace Episcopal Church (Property Owner) Tony Heath, PE (Agent)

Address: 1815 Hall St SE, Grand Rapids, MI

Property Address (if different than above):

Daytime Phone: 616.464.3979

Email: theath@fishbeck.com

Legal Description of Property*: That PT E 1/2 SW 1/4 Lying W of Lot 70 of San Lu Rae & S of PM RR R/W Sec 33 T7N R11W 3.32 Acres

Permanent Parcel (Tax) Number: 41-14-33-380-002

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

The maximum impervious surface ratio for lots > 12,000 SF in SFR districts is 40%. The existing ISR is 54%. The proposed project will eliminate 3,000 square feet of impervious surface. This will reduce the ISR to 52%, which still exceeds the maximum ISR as laid out in Section 5.28(A), Table 5.28-1a Maximum Lot Coverage.

The proposed project will convert a portion of the existing parking lot into a rain garden sized to store the 2-year, 24-hour storm runoff volume.

*(Use Attachments if Necessary)

(Continue to second page)

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)
Anthony C. Heath, PE	Stephen P. Sweetland
Print Name	Print Name Senior Warden Grace Episopal Church

City of East Grand Rapids -- City Services
750 Lakeside Dr. SE, East Grand Rapids, MI 49506
Phone 616.940.4817 FAX 616.831-6121

fishbeck
Engineers | Architects | Scientists | Constructors

1515 Arboretum Drive, SE
Grand Rapids, Michigan 49546

616.575.3824 | fishbeck.com

Technical Memo

SUBJECT: Grace Episcopal Church Bioswale
East Grand Rapids Request for Zoning Variance

DATE: February 21, 2025 **PROJECT NO.:** 241620

Project Overview

The proposed project is a partnership between Grace Episcopal Church (Church) and Plaster Creek Stewards. The project has received funding through a Michigan Department of Environment, Great Lakes, and Energy grant to improve water quality and reduce surface runoff within the Plaster Creek watershed. The proposed work will retrofit the northern portion of the existing parking lot by replacing approximately 3,000 square feet of asphalt pavement with a landscaped rain garden. This rain garden will be designed to capture and infiltrate parking lot runoff from the 2-year, 24-hour storm which previously discharged directly into Silver Creek. The existing drive aisle at the north end of the parking lot will be shifted to the south to accommodate the proposed rain garden resulting in the elimination of 10 parking spaces. This will reduce the total provided parking from 130 spaces to 120 spaces. Based on City of East Grand Rapids (City) requirements of 1 space per 3 seats or 6 feet of pew in the main unit of worship, 120 parking spaces are required.

Requested Variance

The maximum impervious surface ratio (ISR) for lots 12,000 square feet or larger in single family residential districts is 40 percent. The existing ISR on the Church property is 54 percent. The proposed project will eliminate 3,000 square feet of impervious surface. This will reduce the ISR to 52 percent, which still exceeds the allowable ISR as outlined in Section 5.28(A), Table 5.28-1a Maximum Lot Coverage of the City of East Grand Rapids Code of Ordinances. A variance is requested to the requirements of Section 5.28(A) to allow an impervious surface coverage of 52 percent.

Section 5.103(C) Criteria

1. The existing Church building and parking lot predate the City's current dimensional requirements. The Church building is a historic structure and cannot be altered. The parking lot cannot be reduced further without reducing the number of parking spaces below the required amount based on the size of the church.
2. When the existing Church was constructed and parking lot created, they were in conformance with all applicable requirements of the City.
3. The proposed variance is in line with the spirit of this chapter. The proposed variance will bring the site closer to compliance with the dimensional requirements of Section 5.28(A).
4. The proposed variance will reduce the extent to which the lot is non-conforming and bring it more in line with the requirements of Section 5.28(A).
5. The variance requested is the minimum necessary variance to grant relief.

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1515 Arboretum Drive, SE
Grand Rapids, Michigan 49546

616.575.3824 | fishbeck.com

Technical Memo

SUBJECT: Grace Episcopal Bioswale Basis of Design

DATE: January 7, 2025 **PROJECT NO.:** 241620

Introduction

Fishbeck has been contracted by the Plaster Creek Stewards to develop and submit plans and permits for a parking lot retrofit at Grace Episcopal Church to the Michigan Department of Environment, Great Lakes, and Energy for approval. This report summarizes the stormwater management design implemented at the project to site to capture and infiltrate runoff from the 2-year, 24-hour design storm and reduce total suspended solids (TSS) for the 90th percentile storm by 80%.

Project Site

The selected project is Grace Episcopal Church at 1815 Hall Street SE, Grand Rapids, Michigan. The project is located within the Silver Creek sub-basin of the Plaster Creek watershed. The project is located within the City of East Grand Rapids.

A 12-inch concrete overflow pipe that is part of the Silver Creek Drain, a Chapter 20 Drain of the Kent County Drain Commissioner, flows underneath the project site and discharges through the existing concrete spillway into Silver Creek. This pipe will be located and extended to daylight through the proposed outlet spillway at its present location. The main branch of the Silver Creek Drain flows south to Hall Street and around the Grace Episcopal Church property. A map of the Silver Creek Drain is included in Attachment 1.

A geotechnical investigation was completed at the site on November 6, 2024, by Materials Testing Consultants. They completed two borings and field infiltration tests within the bioswale footprint. The existing soil profile consists of 5 to 6 inches of hot mix asphalt, 4 inches of gravel base, and unconsolidated fill to a depth of 3 feet over brown, poorly graded sand to a depth of 15 feet or more. Groundwater was encountered at a depth of 4.8 feet, approximately elevation 715.6. Field infiltration tests measured 21.8 inches per hour in the northwest corner and 7.1 inches per hour in the northeast corner. A factor of safety of 2 was applied for a design infiltration rate of 3.55 inches per hour. The geotechnical data package is in Attachment 2.

The stormwater management area for this project is 1.27 acres.

Existing Conditions

The stormwater management area for this site is primarily impervious consisting of parking and drive aisles. The parking lot is divided into two sub-basins which flow to the northeast and northwest corners, respectively.

The northwest sub-basin includes most of the parking lot and has an area of 1.04 acres. The northeast sub-basin includes the remainder of the parking lot and a small brush-covered hill at the northeast site corner. The northeast sub-basin has an area of 0.24 acre. There is currently no stormwater management for the site and runoff sheet flows across the parking lot and discharges through spillways directly into Silver Creek.

The pre-settlement land cover for the entire project area was assumed to be Meadow with hydrologic soil group A soils. This results in a pre-settlement runoff volume of 0 cubic feet.

Proposed Conditions

The proposed stormwater improvements will consist of a multi-cell bioswale which will serve both sub-basins. The bioswale is located along the north edge of the existing parking lot. Curb scupper inlets will be located at the northeast and northwest corners. Sediment traps will be located at each curb scupper to help trap particulate debris from the parking lot. The bioswale will be sloped towards the existing concrete spillway at the northeast corner of the parking lot. This spillway will be the single discharge point from the site. The bioswale has been designed to capture and infiltrate the 2-year, 24-hour runoff volume and to reduce TSS loading in the 90th percentile storm by more than 80%. The outlet for the bioswale is a stabilized riprap weir through the existing concrete spillway into Silver Creek.

The volume was calculated according to the criteria of the Kent County Drain Commissioner. It is the sum of the storage volume and the volume infiltrated during the period of runoff. The storage volume was calculated as the sum of above-ground storage at the bioswale surface and the effective water capacity of the soils within 1 foot of the surface. The effective water capacity of loamy sand is 0.31 inch per inch. The infiltration area was assumed to be the entire footprint of the bioswale. Detailed calculations are in Attachment 3.

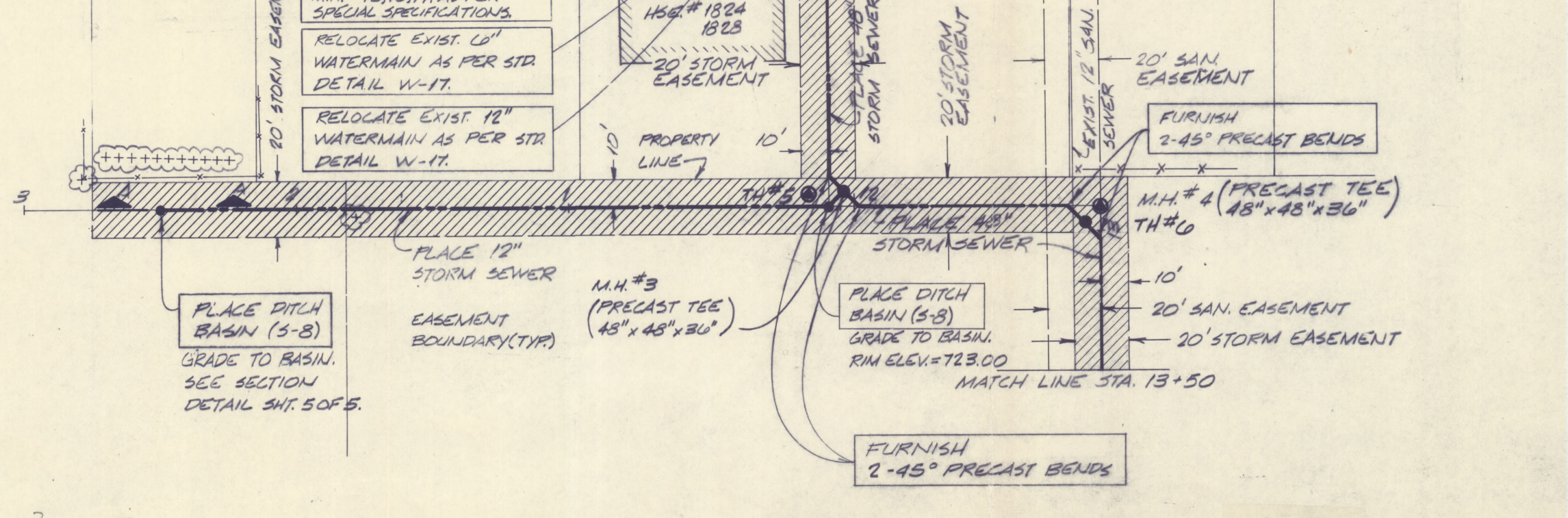
In addition, the bioswale was designed to ensure that it could pass the 10-year peak runoff without overtopping. The peak runoff from the 10-year, 24-hour storm is 4.60 cubic feet per second. Ditch capacity is controlled by the overflow weirs between each cell. These overflow weirs are broad-crested weirs with a width of 4 feet and length of 4 feet. Side slopes on the overflow weirs are 0.25 foot per foot. The 10-year peak runoff can be passed over these weirs with a flow depth of 0.42 foot. This results in 0.5 foot of freeboard or more at each weir. Weir flow capacity can be found in Attachment 4.

Summary

The proposed improvements will retain and infiltrate the entire 2-year, 24-hour runoff volume and reduce TSS loading in the 90th percentile storm by more than 80%. Stormwater management for the site will consist of a multi-celled bioswale with a total retention volume of 9,280 cubic feet. The 2-year, 24-hour runoff volume is 8,779 cubic feet. Once the design has been reviewed and finalized, Fishbeck will prepare a long-term maintenance plan for the proposed improvements and assist Plaster Creek Stewards with the development of a planting plan.

Attachment 1

EDCO± 138M-3 4-74 6359



SCALES:

PLAN: 1"=40'

PROFILE: HORIZ: 1" = 40' VERT: 1" = 10'

EASEMENT DESCRIPTION (SOUTH FROM HALL ST.)

The West 5 feet of the East 25 feet of that part of the Northwest fractional 1/4 of Section 4, Town 6 North, Range 11 West, commencing on South line of Hall Street 817.31 feet West of the North and South 1/4 line of said Section, thence West 120 feet, thence South perpendicular to South line of Hall Street 125 feet, thence East parallel with South line of Hall Street 120 feet, thence North 125 feet to beginning.

EASEMENT DESCRIPTION (SOUTH FROM HALL ST.)

The East 15 feet of the West 95 feet of that part of the Northwest fractional 1/4 of Section 4, Town 6 North, Range 11 West, commencing on South line of Hall Street 817.31 feet West of the North and South 1/4 line of said Section, thence West 120 feet, thence South perpendicular to South line of Hall Street 125 feet, thence East parallel with South line of Hall Street 120 feet, thence North 125 feet to beginning.

? 687.5

EASEMENT DESCRIPTION (SOUTH OF AND PARALLEL TO HALL ST.)

Part of the Northwest 1/4 of Section 4, Town 6 North, Range 11 West, a 20 foot strip of land, the centerline of which is described as: Commencing at a point 135 feet South of and at right angles to the South line of Hall Street (a 66 foot right-of-way) and 1024.07 feet West of the North and South 1/4 line of said Section, thence West 93.24 feet parallel with the South line of Hall Street for the place of ending.

EASEMENT DESCRIPTION (ON GRACE EPISCOPAL CHURCH PROPERTY)

Part of the East 1/2 of the Southwest 1/4 of Section 33, Town 7 North, Range 11 West, City of East Grand Rapids, Kent County, Michigan a parcel of land more particularly described as: Commencing at the Southwest corner of Lot 70, San Lu Rae, an addition to the City of East Grand Rapids; thence West along the North line of Hall Street (a 66 foot street) 481.30 ft. to the Northeast corner of Hall Street and Plymouth Avenue (an 84 foot street); thence North along the East line of Plymouth Avenue, 193.25 ft.; thence Northeasterly 8.41 ft. to a point 195.84 ft. North of the North line of Hall Street; thence South parallel with and 8 ft. East of the East line of Plymouth Avenue, 150 ft.; thence Southeasterly to a point 45 ft. East of the East line of Plymouth Avenue and 10 ft. North of the North line of Hall Street; thence Easterly parallel with the North line of Hall Street to the Westerly line of said Lot 70; thence Southerly along the West line of Lot 70 to the place of beginning.

STATE OF MICHIGAN · WILLIAM F. DE YOUNG · ENGINEER No. 14781 · REGISTERED PROFESSIONAL ENGINEER

(SILVER CREEK DRAIN)

City of Grand Rapids, Michigan
Department of Public Service
Division of Engineering

STORM SEWER IN:
PLYMOUTH AVENUE
FROM HALL ST. TO 250 FT. NORTH
HALL STREET
FROM PLYMOUTH AVE. TO 490 FT. EAST
PUBLIC EASEMENT
FROM HALL ST. TO HUTCHINSON AVE.

Drawn by P. PRATT	Notes in LL 1526, 1599	
Check: Field D.A.	Office [signature]	
Approved [signature] City Engineer	Date 3/21/80	
Project No. 86003	Code No. 213-20-76-280-974, 213-20-80-280-974	Sheet No. 1 of 5

SILVER CREEK - HALL ST.

24-01-062

Attachment 2

November 6, 2024
Project No. 241751

Fishbeck
1515 Arboretum Drive SE
Grand Rapids, Michigan 49546

Attention: Tony Heath, P.E.
Senior Civil Engineer

Reference: Grace Episcopal Church – Green Infrastructure Retrofit
East Grand Rapids, Michigan

Dear Mr. Heath:

MTC has completed two (2) soil borings and two (2) infiltration tests in the asphalt surface lot located immediately east of Grace Episcopal Church at 1815 Hall Street SE in East Grand Rapids, Michigan as described in our Proposal No. 18661 and dated September 20, 2024. The completed boring logs, infiltration test reports and boring location plan are attached for your use. If you require any further assistance, please let us know and we would be glad to assist.

Should you have any questions, please contact our office at your earliest convenience.

Sincerely,

MATERIALS TESTING CONSULTANTS, INC.

Adam L. DePoy, P.E.
Project Manager

att: Figure 1 - Location Plan
Test Drilling and Sampling Procedures
Boring Log Terminology and Classification Outline
Boring Logs
Infiltration Test Reports

TITLE: BORING LOCATION PLAN		PROJECT: GRACE EPISCOPAL CHURCH – GREEN INFRASTRUCTURE RETROFIT	
SCALE: AS SHOWN	DATE: 11/06/2024	PROJECT NO.: 241751	MTC MATERIALS TESTING CONSULTANTS
FIG. NO.: 1	DR. BY: AD	REV. BY: AD	

TEST DRILLING AND SAMPLING PROCEDURES

Test Drilling Methods:

- [X] Hollow stem auger, ASTM D6151
- [ ] Mud rotary, ASTM D5783
- [ ] Casing advancer, ASTM D5872
- [ ] Rock coring, ASTM D2113
- [ ] Core/Hand Auger

Note: Cone penetration test data can be used to interpret subsurface stratigraphy and can provide data on engineering properties of soils. The ASTM procedure does not include a procedure for determining soil classification from CPT testing. Soil classifications shown on CPT logs are based on published procedures and are not based on physical ASTM soil classification tests.

Sampling Methods:

- [X] SPT, ASTM D1586, Auto hammer (140 lb., 30" drop, 2" OD split spoon sampler)
- [X] Grab Samples

Note: The number of hammer blows required to drive the SPT sampler 12 inches, after seating 6 inches, is termed the soil N-value and provides an indication of the soil's relative density and strength parameters at the sample location. SPT blow counts in 6 inch increments are recorded on the boring logs.

Drill Rig:

- [ ] CME 55 (ATV)
- [ ] Acker Renegade (ATV)
- [ ] CME 45 Truck
- [X] Geoprobe 7822 (ATV)
- [ ] Geoprobe Rotary Sonic

Boreholes Backfilled With:

- [X] Excavated soil
- [ ] Cement bentonite grout
- [ ] Piezometer or Monitoring Well (see notes on logs)
- [X] Concrete or asphalt patch where appropriate

Sample Handling and Disposition:

- [X] Samples labeled, placed in jars, returned to MTC Laboratory
- [X] Discard after 60 days

BORING LOG TERMINOLOGY AND ASTM D 2488 CLASSIFICATION OUTLINE

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE-GRAINED SOILS (major portions retained on No. 200 sieve): includes (1) clean gravel and sands and (2) silty or clayey gravels and sands. Condition is rated according to relative density as determined by laboratory tests or standard penetration resistance tests.

Descriptive Terms	Relative Density	SPT Blow Count
Very loose	0 to 15 %	< 5
Loose	15 to 35 %	5 to 10
Medium dense	35 to 65 %	10 to 30
Dense	65 to 85 %	30 to 50
Very dense	85 to 100 %	> 50

Per ASTM D2487, the following conditions must be met based on laboratory testing to justify the label 'well graded' in a soil description.

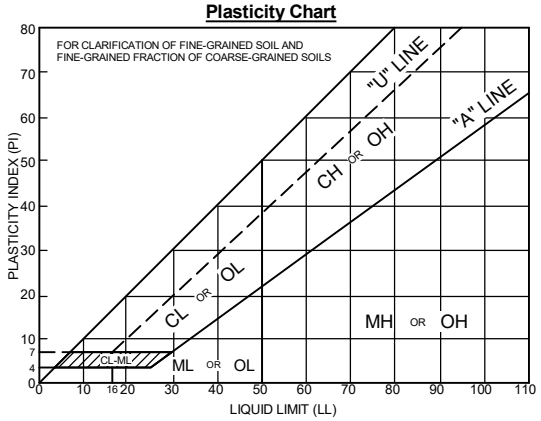
Gravel: $C_U = \frac{D_{60}}{D_{10}}$ greater than 4; $C_C = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3

Sand: $C_U = \frac{D_{60}}{D_{10}}$ greater than 6; $C_C = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3

FINE-GRAINED SOILS (major portions passing on No. 200 sieve): includes (1) inorganic and organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as indicated by penetrometer readings, SPT blow count, or unconfined compression tests.

Descriptive Terms	Unconfined Compressive Strength TSF	SPT Blow Count
Very soft	< 0.25	< 2
Soft	0.25 to 0.5	2 to 4
Medium stiff	0.5 to 1.0	4 to 8
Stiff	1.0 to 2.0	8 to 15
Very stiff	2.0 to 4.0	15 to 30
Hard	> 4.0	> 30

Plasticity Chart



MAJOR DIVISIONS					TYPICAL NAMES
COARSE-GRAINED SOILS MORE THAN HALF IS COARSER THAN NO. 200 SIEVE	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS WITH LESS THAN 15% FINES	GW		WELL-GRADED GRAVELS WITH OR WITHOUT SAND
			GP		POORLY-GRADED GRAVELS WITH OR WITHOUT SAND
		GRAVELS WITH 15% OR MORE FINES	GM		SILTY GRAVELS WITH OR WITHOUT SAND
			GC		CLAYEY GRAVELS WITH OR WITHOUT SAND
	SANDS MORE THAN HALF COARSE FRACTION IS FINER THAN NO. 4 SIEVE SIZE	CLEAN SANDS WITH LESS THAN 15% FINES	SW		WELL-GRADED SANDS WITH OR WITHOUT GRAVEL
			SP		POORLY-GRADED SANDS WITH OR WITHOUT GRAVEL
			SP-SM		POORLY-GRADED SANDS WITH SILT WITH OR WITHOUT GRAVEL
		SANDS WITH 15% OR MORE FINES	SM		SILTY SANDS WITH OR WITHOUT GRAVEL
			SC		CLAYEY SANDS WITH OR WITHOUT GRAVEL
FINE-GRAINED SOILS MORE THAN HALF IS FINER THAN NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT 50% OR LESS		ML		INORGANIC SILTS OF LOW TO MEDIUM PLASTICITY WITH OR WITHOUT SAND OR GRAVEL
			CL		INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY WITH OR WITHOUT SAND OR GRAVEL
			OL		ORGANIC SILTS OR CLAYS OF LOW TO MEDIUM PLASTICITY WITH OR WITHOUT SAND OR GRAVEL
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50%		MH		INORGANIC SILTS OF HIGH PLASTICITY WITH OR WITHOUT SAND OR GRAVEL
			CH		INORGANIC CLAYS OF HIGH PLASTICITY WITH OR WITHOUT SAND OR GRAVEL
			OH		ORGANIC SILTS OR CLAYS OF HIGH PLASTICITY WITH OR WITHOUT SAND OR GRAVEL
HIGHLY ORGANIC SOILS			PT/OL		PEAT AND OTHER HIGHLY ORGANIC SOILS

GENERAL NOTES

1. Classifications are based on the United Soil Classification System and include consistency, moisture, and color. Field descriptions have been modified to reflect results of laboratory tests where deemed appropriate.

2. "Grades with" or "Grades without" may be used to describe soil when characteristics vary within a stratum.

3. Preserved soil samples will be discarded after 60 days unless alternate arrangements have been made.

GROUNDWATER OBSERVATIONS:

During - indicates water level encountered during the boring
End- indicates water level immediately after drilling
Date and Depth - Measurements at indicated date

SAMPLE TYPES AND NUMBERING

S	SPT, split barrel sample, ASTM D1586
U	Shelby tube sample, ASTM D1587
R	Rock core run
*S	Other than 2" split barrel sample
L	SPT with liner, ASTM D1586
A	Auger cuttings
G	Geoprobe liner

MINOR COMPONENT QUANTIFYING TERMS

Less than 5%	TRACE
5 to 10%	FEW
15 to 25%	LITTLE
30 to 40%	SOME
50 to 100%	MOSTLY

GRAIN SIZE

BOULDER	>12"
COBBLE	12" to 3"
COARSE GRAVEL	3" to 0.75"
FINE GRAVEL	0.75" to No. 4
COARSE SAND	No. 4 to No. 10
MEDIUM SAND	No. 10 to No.40
FINE SAND	No. 40 to No. 200

LOG OF BORING

Project No.: 241751
Boring No.: B-1
Sheet: 1 of 1

Project: Grace Episcopal Church - Green Infrastructure Retrofit
Client: Fishbeck
Location: East Grand Rapids, Michigan
Drill Type: Geoprobe 7822
Crew Chief: DM Field Eng.: ST Rev. By: AD
Coordinates: N=527956.9 E=12786883.6 (MI South ift)
Elevation: 720.4 ft Datum: NAVD 88 (GPS Observation)
Notes:

Plugging Record: Backfilled borehole with compacted cuttings, patched pavement with cold patch. Cave in at 5.1 ft.

Date Begin: 10/31/2024 Date End: 10/31/2024

Tooling	Type	Dia.	Groundwater, ft.	
Casing	HSA	4 1/4"	During	4.8
Sampler	SPT	2"	End	5
Core			Seepage	
Tube			Date	Depth, ft.
SPT Hammer	Auto			

Depth Drilled: 15.0 ft.

Component Percentages: Trace < 5%, Few 5-10%, Little 15-25%, Some 30-45%, Mostly 50-100%

QP = Calibrated Penetrometer (tons/sq. ft.)

Elev. FT.	Depth FT.	Sample Number	Recov. FT.	Penetration (Blows Per 6") ASTM D 1586	*USCS Group Symbol	*DESCRIPTION	QP tsf	MST %	DD pcf	REMARKS
719.4	1					6" HMA, 4" Gravel Base 0.8				Fill: 0.0 to 3'±
718.4	2	S-1	1.5	3-2-2 N=4	SP-SM	Brown to dark brown poorly graded SAND with silt; mostly fine sand, few silty fines, moist with black silt topsoil lenses, Fill 3.0				
717.4	3									
716.4	4					Brown poorly graded SAND; mostly fine sand, trace silty fines, moist with occasional coarse to fine sand seams				
715.4	5	S-2	1.5	3-4-5 N=9		Grades wet at 4.8'±				
714.4	6									
713.4	7	S-3	1.5	5-7-9 N=16						
712.4	8									
711.4	9									
710.4	10	S-4	1.5	4-7-8 N=15	SP					
709.4	11									
708.4	12									
707.4	13									
706.4	14									
705.4	15	S-5	1.5	2-2-3 N=5		15.0				
						End of Boring				

* Visual estimate following ASTM D 2488 unless laboratory testing has been performed. Stratification changes are approximated between samples.

LOG OF BORING

Project No.: 241751
Boring No.: B-2
Sheet: 1 of 1

Project: Grace Episcopal Church - Green Infrastructure Retrofit
Client: Fishbeck
Location: East Grand Rapids, Michigan
Drill Type: Geoprobe 7822
Crew Chief: DM Field Eng.: ST Rev. By: AD
Coordinates: N=527981.8 E=12786991.2 (MI South ift)
Elevation: 721.5 ft Datum: NAVD 88 (GPS Observation)
Notes:

Plugging Record: Backfilled borehole with compacted cuttings, patched pavement with cold patch. Cave in at 6.5 ft

Date Begin: 10/31/2024 Date End: 10/31/2024

Tooling	Type	Dia.	Groundwater, ft.	
Casing	HSA	4 1/4"	During	6
Sampler	SPT	2"	End	6.5
Core			Seepage	
Tube			Date	Depth, ft.
SPT Hammer	Auto			

Depth Drilled: 15.0 ft.

Component Percentages: Trace < 5%, Few 5-10%, Little 15-25%, Some 30-45%, Mostly 50-100%

QP = Calibrated Penetrometer (tons/sq. ft.)

Elev. FT.	Depth FT.	Sample Number	Recov. FT.	Penetration (Blows Per 6") ASTM D 1586	*USCS Group Symbol	*DESCRIPTION	QP tsf	MST %	DD pcf	REMARKS
720.5	1					5" HMA, 4" Gravel Base 0.8				Fill: 0.0 to 3'±
719.5	2	S-1	1.3	3-4-4 N=8	SP-SM	Brown to dark brown poorly graded SAND with silt; mostly fine sand, few silty fines, moist, Fill 3.0				
718.5	3									
717.5	4					Brown poorly graded SAND; mostly fine sand, trace silty fines, moist				
716.5	5	S-2	1.5	4-6-7 N=13						
715.5	6									
714.5	7	S-3	1.5	4-6-7 N=13		Grades wet				
713.5	8									
712.5	9				SP					
711.5	10	S-4	1.5	3-3-5 N=8						
710.5	11									
709.5	12									
708.5	13									
707.5	14					Grades gray 14.0				
706.5	15	S-5	1.5	3-3-3 N=6	CL	Gray lean CLAY; mostly clayey fines, moist 15.0	1.25			
						End of Boring				

* Visual estimate following ASTM D 2488 unless laboratory testing has been performed. Stratification changes are approximated between samples.

mtc-test.com 800.968.8378

Double Ring Infiltration Test

Client:
Fishbeck
1515 Arboretum Drive SE
Grand Rapids, MI 49546

Project:
241751.0
Grace Episcopal Church Green Infrastructure Retrofit
1515 Arboretum Dr SE

Activity Information

Weather: Overcast
Low / High Temp, °F: 67 / 68
Activity Date: 10/31/2024
Test No.: IT-1
Tested By: Thompson, Scott

DOUBLE RING INFILTRATION TEST - SEMCOG METHOD

Pre-Test Soaking Duration (min): 131
Water Level Drop in Last 30 Minutes of Presoak (in): 9.0
Inner Diameter (in): 4.0
Outer Diamter (in): 6.0
Ground Surface Elev. (ft): 720.4
Test Elev. (ft): 716.4
Groundwater Elev. (ft): 715.4

Soil Description: Brown poorly graded SAND; mostly fine sand, trace silty fines, moist (SP)

Test Data

Time (min:sec)	Water Drop (in)	Time Interval (min)	Infiltration Rate (inches per hour)
10:00	5.5	10	33.0
20:00	5.3	10	31.5
30:00	5.1	10	30.4
40:00	4.1	10	24.4
50:00	3.9	10	23.3
60:0	3.8	10	22.5
70:00	3.8	10	22.9
80:00	3.8	10	22.5
9:00	3.8	10	22.9
100:00	3.7	10	22.1
120:00	3.6	10	21.8

Note: This test method provides a measure of infiltration rate, not hydraulic conductivity. Although the units of infiltration rate, and hydraulic conductivity are similar, there is a distinct difference between these two quantities. They cannot be directly related unless the hydraulic boundary conditions, such as hydraulic gradient and the extent of lateral flow of water are known or can be reliably estimated. Test results apply only to the specific test location, depth/elevation, and in-situ moisture content and density at time of test. An appropriate factor of safety should be applied to these results.

Remarks: Trimble coordinates: N 527956.9 E 12786883.6, El 720.4

mtc-test.com 800.968.8378

Double Ring Infiltration Test

Client:
Fishbeck
1515 Arboretum Drive SE
Grand Rapids, MI 49546

Project:
241751.0
Grace Episcopal Church Green Infrastructure Retrofit
1515 Arboretum Dr SE

Activity Information

Weather: Overcast
Low / High Temp, °F: 67 / 68
Activity Date: 10/31/2024
Test No.: IT-2
Tested By: Thompson, Scott

DOUBLE RING INFILTRATION TEST - SEMCOG METHOD

Pre-Test Soaking Duration (min): 67
Water Level Drop in Last 30 Minutes of Presoak (in): 10
Inner Diameter (in): 4.0
Outer Diamter (in): 6.0
Ground Surface Elev. (ft): 721.4
Test Elev. (ft): 717.4
Groundwater Elev. (ft): 715.0

Soil Description: Brown poorly graded SAND; mostly fine sand, trace silty fines, moist (SP)

Test Data

Time (min:sec)	Water Drop (in)	Time Interval (min)	Infiltration Rate (inches per hour)
10:00	1.5	10	9.0
20:00	1.3	10	7.9
30:00	1.4	10	8.3
40:00	1.3	10	7.5
50:00	1.2	10	7.1
60:00	1.2	10	7.1
70:00	1.1	10	6.8
80:00	1.1	10	6.8
90:00	1.2	10	7.1

Note: This test method provides a measure of infiltration rate, not hydraulic conductivity. Although the units of infiltration rate, and hydraulic conductivity are similar, there is a distinct difference between these two quantities. They cannot be directly related unless the hydraulic boundary conditions, such as hydraulic gradient and the extent of lateral flow of water are known or can be reliably estimated. Test results apply only to the specific test location, depth/elevation, and in-situ moisture content and density at time of test. An appropriate factor of safety should be applied to these results.

Remarks: Test run west of B-2.

Attachment 3

LGROW Design Spreadsheet
City of Grand Rapids

Version 3.5

Instructions

1) After opening the spreadsheet you will need to enable the use of an embedded macro. Look for security warning above and click "Enable Content."
2) Data is entered in yellow cells. Green cells allow selection of items from pulldown menus or buttons.
3) To clear all input data entered in a worksheet, click the Clear Worksheet button at the top of the page (or press Ctrl+character) and hit the delete key.
4) Comments are indicated by red triangles in cells. Further direction is provided in the LGROW Design Spreadsheet Tutorial.
5) The spreadsheet can be used to model a single discharge point from the site including structural BMPs in series or parallel.

Project Description

Development Name	Parking Lot Retrofits - Grace Episcopal	**Design Firm**	Fishbeck
Address/Location	1815 Hall St SE	**Engineer**	Tony Heath
Developer/Owner	Plaster Creek Stewards	**Date**	11/15/2024

Run

	Select if Yes	Notes
Drainage District	☐	
Watershed Policy	☐	
Redevelopment/Addition	☐	
MS4	☐	
Hotspot	☐	
Coldwater Stream	☐	

Sensitive Areas

Description	Notes

Channel Protection Volume Basis

	Pre-Settlement	Notes
Pre-development Land Use Definition		
Not Required	☐	
Provided Offsite	☐	
Alternative Approach	☐	

Subcatchment Connectivity

Number of Subcatchments 3

Subcatchment Name	Downstream Subcatchment	Subcatchment Description
Sub1	Sub3	NW Corner
Sub2	Sub3	NE Corner
Sub3	none	Outlet

LGROW Design Spreadsheet
City of Grand Rapids

Subcatchment Hydrology Summary

Subcatchment Name	Existing			Developed		
	Area [ac]	% Impervious	Average CN	Area [ac]	% Impervious	Average CN
Sub1	1.04	0%	30	1.04	91%	92
Sub2	0.24	0%	30	0.24	39%	60
Sub3	0.00	0%	30	0.00	0%	30
Site Totals and Averages:	**1.27**	**0%**	**30**	**1.27**	**81%**	**86**

Channel Protection Volume from Structural BMPs

Subcatchment Name	Channel Protection Volume [cft]			
	Required	Upstream	Credited	Unmet
Sub1	8,012	0	5,951	2,061
Sub2	767	0	538	229
Sub3	0	2,290	2,290	0
Total	**8,779**		**8,779**	

Percent of Channel Protection Volume met by Onsite Retention	**100**
Required Extended Detention Volume [cft]	**0**
Required Extended Detention Release Rate [cfs]	**0.000**
1-year Existing Peak Discharge [cfs]	0.00

Water Quality Volume and TSS Removal

Subcatchment Name	Water Quality Volume [cft]	Volume Met	TSS			
			Generated	Upstream	Total	Removed
Sub1	3,369	Yes	3,369	0	3,369	2,999
Sub2	323	Yes	323	0	323	287
Sub3	0	Yes	0	406	406	0
Total	**3,692**	**Yes**	**3,692**			**3,286**
					TSS Removal Efficiency [%]	**89**
					80% TSS removal met?	**Yes**

LGROW Design Spreadsheet
City of Grand Rapids

GVMC

Sub1: NW Corner

Runoff

Click here for documentation

Existing Land Use	HSG	Area	Units	Curve Number Existing	Curve Number Pre-settlement
Meadow	A	43,727	sqft	30	30
Meadow	A	1,515	sqft	30	30
			sqft		
		1.04	acre	30	30

Developed Land Use	HSG	Area	Units	Curve Number	Notes
EXIST: Impervious (paved parking lot, roof, driveway, etc.)	A	41,257	sqft	98	
EXIST: Open spaces (grass cover) - good	A	1,515	sqft	39	
S-BMP: Meadow	A	2,470	sqft	30	Bioretention
Notes:		1.04	acre	92	

Subcatchment Runoff Volume for Developed Land Use

Rainfall Frequency	1-year	2-year	10-year	25-year	100-year
Volume from this Subcatchment [cft]	6,851	8,012	12,159	15,226	20,825

Channel Protection Volume

Click here for documentation

Required Channel Protection Volume

		2-year Runoff Volumes [cft] Developed	Pre-developed
Is Channel Protection Volume required? If no, provide reason.	Yes		
Required this Subcatchment [cft]	**8,012**	8,012	0
Unmet from Upstream Subcatchments [cft]	**0**		
Required Channel Protection Volume [cft]	**8,012**		

Structural BMPs used to meet Channel Protection Volume

Structural BMP	A Infiltration Area [sqft]	V Storage Volume [cft]	i Design Infiltration Rate [in/hr]	Drain Time [hr]	Volume Retained [cft]
Bioretention / Rain Garden	2,830	2,110	3.55	2.52	5,951
				N.A.	
				N.A.	
				N.A.	
Totals		**2,110**			**5,951**

Credited Channel Protection Volume	**5,951**
Percentage of Channel Protection Volume Met by Retention	**74%**

Notes:

Water Quality Volume

Click here for documentation

		Paved [ac]	Pitched Roofs [ac]	Flat Roofs/Unpaved [ac]
Sum of Directly Connected Impervious Area [ac]	0.95	0.95		
Sum of Directly Connected Disturbed Pervious Area [ac]	0.00			

Required Volume this Subcatchment [cft]	**3,369**	**TSS Generated this Subcatchment**	**3,369**
Volume from Upstream Subcatchments [cft]	**0**	**TSS from Upstream Subcatchments**	**0**
Water Quality Volume to be Treated [cft]	**3,369**	**TSS to be Treated**	**3,369**

TSS Accounting

BMPs Used in Treatment Train	Treated Water Volume [cft]	TSS Removal Efficiency Tabulated	Third-Party	Effective	TSS Removed
RET: Bioretention/Rain Garden	5,926	89		89	2,999
					0
					0
					0
					0

Released Water Volume [cft]	**0**	**Total TSS Removed**	**2,999**
Water Quality Volume met?	**Yes**	**TSS Remaining**	**371**
		TSS Removal Efficiency [%]	**89**

Notes:

LGROW Design Spreadsheet
City of Grand Rapids

GVMC

Sub2: NE Corner

Runoff

Click here for documentation

Existing Land Use	HSG	Area	Units	Curve Number Existing	Curve Number Pre-settlement
Meadow	A	10,238	sqft	30	30
Meadow	A		sqft	30	30
		0.24	acre	30	30

Developed Land Use	HSG	Area	Units	Curve Number	Notes
EXIST: Impervious (paved parking lot, roof, driveway, etc.)	A	3,949	sqft	98	
EXIST: Open spaces (grass cover) - good	A	4,660	sqft	39	
S-BMP: Meadow	A	1,629	sqft	30	
Notes:		0.24	acre	60	

Subcatchment Runoff Volume for Developed Land Use

Rainfall Frequency	1-year	2-year	10-year	25-year	100-year
Volume from this Subcatchment [cft]	656	767	1,173	1,509	2,203

Channel Protection Volume

Click here for documentation

Required Channel Protection Volume

		2-year Runoff Volumes [cft] Developed	Pre-developed
Is Channel Protection Volume required? If no, provide reason.	Yes		
Required this Subcatchment [cft]	**767**	767	0
Unmet from Upstream Subcatchments [cft]	**0**		
Required Channel Protection Volume [cft]	**767**		

Structural BMPs used to meet Channel Protection Volume

Structural BMP	A Infiltration Area [sqft]	V Storage Volume [cft]	i Design Infiltration Rate [in/hr]	Drain Time [hr]	Volume Retained [cft]
Bioretention / Rain Garden	290	176	3.55	2.06	538
				N.A.	
				N.A.	
				N.A.	
Totals		**176**			**538**

Credited Channel Protection Volume	**538**
Percentage of Channel Protection Volume Met by Retention	**70%**

Notes: Impervious Loading Ratio: 13.9, Total Loading Ratio 14.3

Water Quality Volume

Click here for documentation

		Paved [ac]	Pitched Roofs [ac]	Flat Roofs/Unpaved [ac]
Sum of Directly Connected Impervious Area [ac]	0.09	0.09		
Sum of Directly Connected Disturbed Pervious Area [ac]	0.00			

Required Volume this Subcatchment [cft]	**323**	**TSS Generated this Subcatchment**	**323**
Volume from Upstream Subcatchments [cft]	**0**	**TSS from Upstream Subcatchments**	**0**
Water Quality Volume to be Treated [cft]	**323**	**TSS to be Treated**	**323**

TSS Accounting

BMPs Used in Treatment Train	Treated Water Volume [cft]	TSS Removal Efficiency Tabulated	Third-Party	Effective	TSS Removed
RET: Bioretention/Rain Garden	470	89		89	287
					0
					0
					0
					0

Released Water Volume [cft]	**0**	**Total TSS Removed**	**287**
Water Quality Volume met?	**Yes**	**TSS Remaining**	**35**
		TSS Removal Efficiency [%]	**89**

Notes:

LGROW Design Spreadsheet
City of Grand Rapids

Sub3: Outlet

Runoff

Click here for documentation

Existing Land Use	HSG	Area	Units	Curve Number Existing	Curve Number Pre-settlement
Meadow	A	1	sqft	30	30
		0.00	acre	30	30

Developed Land Use	HSG	Area	Units	Curve Number	Notes
S-BMP: Meadow	A	1	sqft	30	
Notes:		0.00	acre	30	

Subcatchment Runoff Volume for Developed Land Use

Rainfall Frequency	1-year	2-year	10-year	25-year	100-year
Volume from this Subcatchment [cft]	0	0	0	0	0

Channel Protection Volume

Click here for documentation

Required Channel Protection Volume

		2-year Runoff Volumes [cft]	
Is Channel Protection Volume required? If no, provide reason.	Yes	Developed	Pre-developed
Required this Subcatchment [cft]	**0**	0	0
Unmet from Upstream Subcatchments [cft]	**2,290**		
Required Channel Protection Volume [cft]	**2,290**		

Structural BMPs used to meet Channel Protection Volume

Structural BMP	A Infiltration Area [sqft]	V Storage Volume [cft]	i Design Infiltration Rate [in/hr]	Drain Time [hr]	Volume Retained [cft]
Bioretention / Rain Garden	1,195	1,048	3.55	2.97	2,791
				N.A.	
				N.A.	
				N.A.	
Totals		**1,048**			**2,791**

Credited Channel Protection Volume	**2,290**
Percentage of Channel Protection Volume Met by Retention	**100%**

Notes:

Water Quality Volume

Click here for documentation

		Paved [ac]	Pitched Roofs [ac]	Flat Roofs/Unpaved [ac]
Sum of Directly Connected Impervious Area [ac]	0.00	0.00		
Sum of Directly Connected Disturbed Pervious Area [ac]	0.00			

Required Volume this Subcatchment [cft]	**0**	**TSS Generated this Subcatchment**	**0**
Volume from Upstream Subcatchments [cft]	**0**	**TSS from Upstream Subcatchments**	**406**
Water Quality Volume to be Treated [cft]	**0**	**TSS to be Treated**	**406**

TSS Accounting

BMPs Used in Treatment Train	Treated Water Volume [cft]	TSS Removal Efficiency Tabulated	TSS Removal Efficiency Third-Party	TSS Removal Efficiency Effective	TSS Removed
					0
					0
					0
					0
					0

Released Water Volume [cft]	**0**	**Total TSS Removed**	**0**
Water Quality Volume met?	**Yes**	**TSS Remaining**	**406**
		TSS Removal Efficiency [%]	**0**

Notes:

Attachment 4

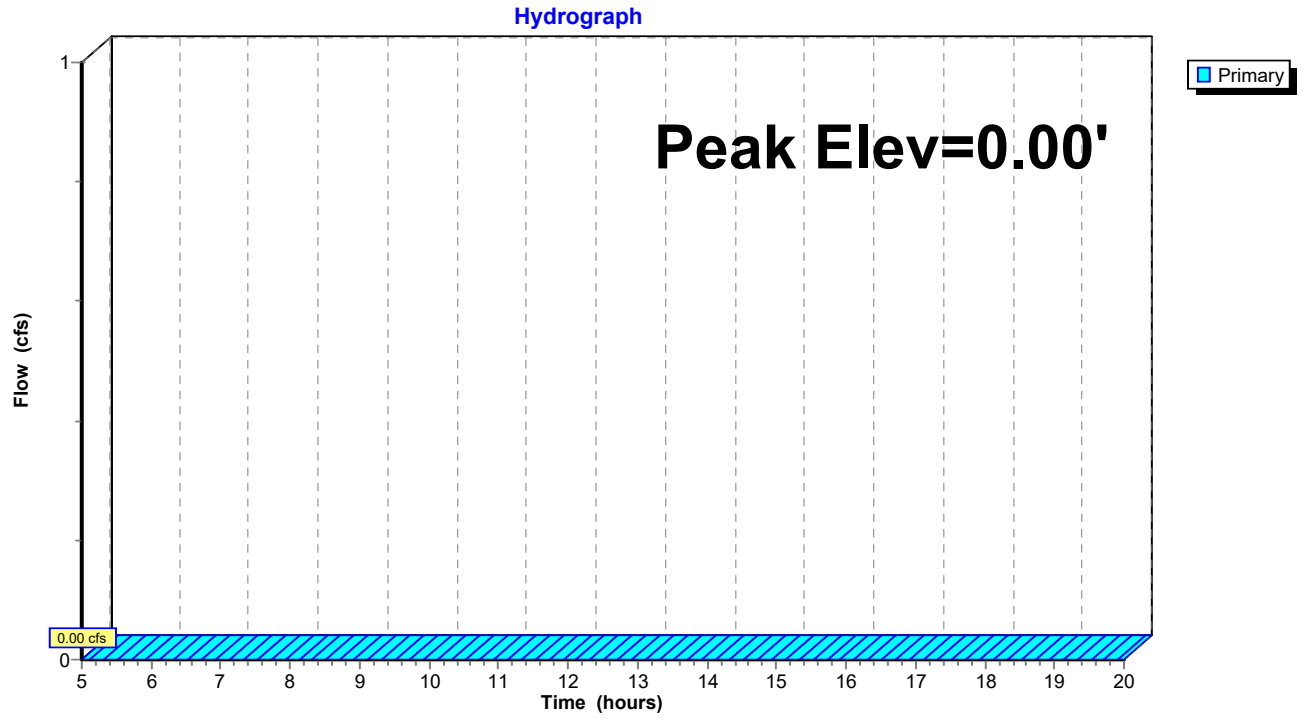
Summary for Pond 1P: (new Pond)

[43] Hint: Has no inflow (Outflow=Zero)

Device	Routing	Invert	Outlet Devices
#1	Primary	719.50'	**Spillway, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 0.50 1.00 Width (feet) 4.00 8.00 12.00

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=0.00' (Free Discharge)
└**1=Spillway** (Controls 0.00 cfs)

Pond 1P: (new Pond)



Stage-Discharge for Pond 1P: (new Pond)

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
719.50	0.00	720.02	6.96
719.51	0.01	720.03	7.20
719.52	0.04	720.04	7.44
719.53	0.07	720.05	7.69
719.54	0.11	720.06	7.95
719.55	0.15	720.07	8.21
719.56	0.20	720.08	8.47
719.57	0.26	720.09	8.74
719.58	0.32	720.10	9.01
719.59	0.38	720.11	9.29
719.60	0.45	720.12	9.57
719.61	0.52	720.13	9.85
719.62	0.60	720.14	10.14
719.63	0.68	720.15	10.43
719.64	0.76	720.16	10.73
719.65	0.85	720.17	11.04
719.66	0.95	720.18	11.34
719.67	1.04	720.19	11.65
719.68	1.14	720.20	11.97
719.69	1.25	720.21	12.29
719.70	1.36	720.22	12.61
719.71	1.47	720.23	12.94
719.72	1.59	720.24	13.28
719.73	1.71	720.25	13.61
719.74	1.84	720.26	13.96
719.75	1.97	720.27	14.30
719.76	2.10	720.28	14.66
719.77	2.23	720.29	15.01
719.78	2.38	720.30	15.37
719.79	2.52	720.31	15.74
719.80	2.67	720.32	16.11
719.81	2.82	720.33	16.48
719.82	2.98	720.34	16.86
719.83	3.14	720.35	17.25
719.84	3.30	720.36	17.64
719.85	3.47	720.37	18.03
719.86	3.64	720.38	18.43
719.87	3.82	720.39	18.83
719.88	4.00	720.40	19.24
719.89	4.19	720.41	19.65
719.90	4.37	720.42	20.07
719.91	4.57	720.43	20.49
719.92	4.76	720.44	20.92
719.93	4.96	720.45	21.35
719.94	5.17	720.46	21.79
719.95	5.38	720.47	22.23
719.96	5.59	720.48	22.67
719.97	5.81	720.49	23.12
719.98	6.03	720.50	**23.58**
719.99	6.25		
720.00	6.48		
720.01	6.72		

Plaster Creek Stewards

Grace Episcopal Church Bioswale

1815 Hall Street SE
Grand Rapids, MI 49506

Issued for Zoning Review February 21, 2025
Project Number 241620

fishbeck
Engineers | Architects | Scientists | Constructors

fishbeck.com
800.456.3824

1515 Arboretum Drive
Grand Rapids, Michigan

CIVIL

ZONING NOTES

PROPERTY ADDRESS: 1815 HALL ST. SE, GRAND RAPIDS, MI
PARCEL ID: 41-14-33-380-002
ZONING DISTRICT: SINGLE FAMILY RESIDENTIAL
CURRENT PROPERTY USE: SPECIAL USE - CHURCH

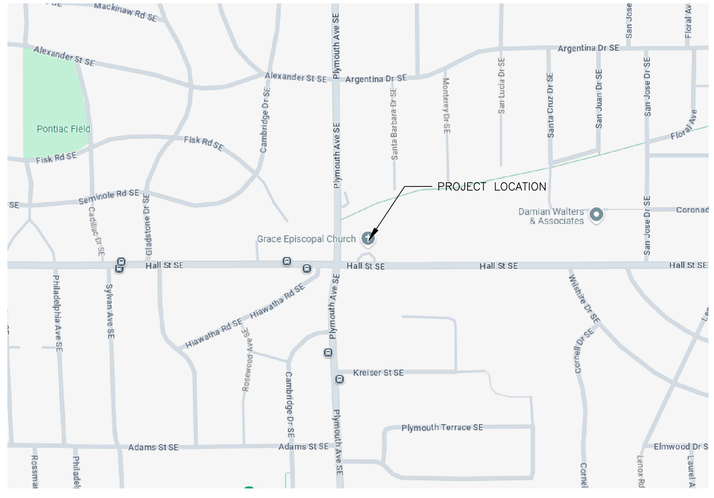
EXISTING IMPERVIOUS SURFACE RATIO (ISR): 54%
PROPOSED ISR: 52%
REQUIRED ISR: 40%

EXISTING PARKING: 130 SPACES
PROPOSED PARKING: 120 SPACES
REQUIRED PARKING: 120 SPACES

OWNER:
GRACE EPISCOPAL CHURCH
1815 HALL ST SE, GRAND RAPIDS, MI 49506
CONTACT PERSON: CHRIS LOWE, FACILITIES DIRECTOR
EMAIL: CLOWE@GRACECHURCHGR.ORG
PHONE: 616-375-3486

ENGINEER:
FISHBECK
1515 ARBORETUM DR SE, GRAND RAPIDS, MI 49506
CONTACT PERSON: TONY HEATH, PE
EMAIL: THEATH@FISHBECK.COM
PHONE: 616-464-3979

LOCATION MAP



UTILITY INFORMATION

THE EXISTING UTILITIES SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN LOCATED FROM UTILITY RECORD DRAWINGS. ACTUAL UTILITY LOCATIONS MAY VARY FROM WHAT IS SHOWN. ALL UTILITIES TO BE FIELD VERIFIED BY UTILITY OWNER PRIOR TO CONSTRUCTION.

fishbeck
Engineers | Architects | Scientists | Constructors

Plaster Creek Stewards
1815 Hall St SE, Grand Rapids, MI 49506
Grace Episcopal Church Bioswale

REVISIONS

NOT FOR CONSTRUCTION

11/21/2024	PRELIMINARY
Drawn By	AODDO
Designer	THEATH
Reviewer	
Manager	THEATH

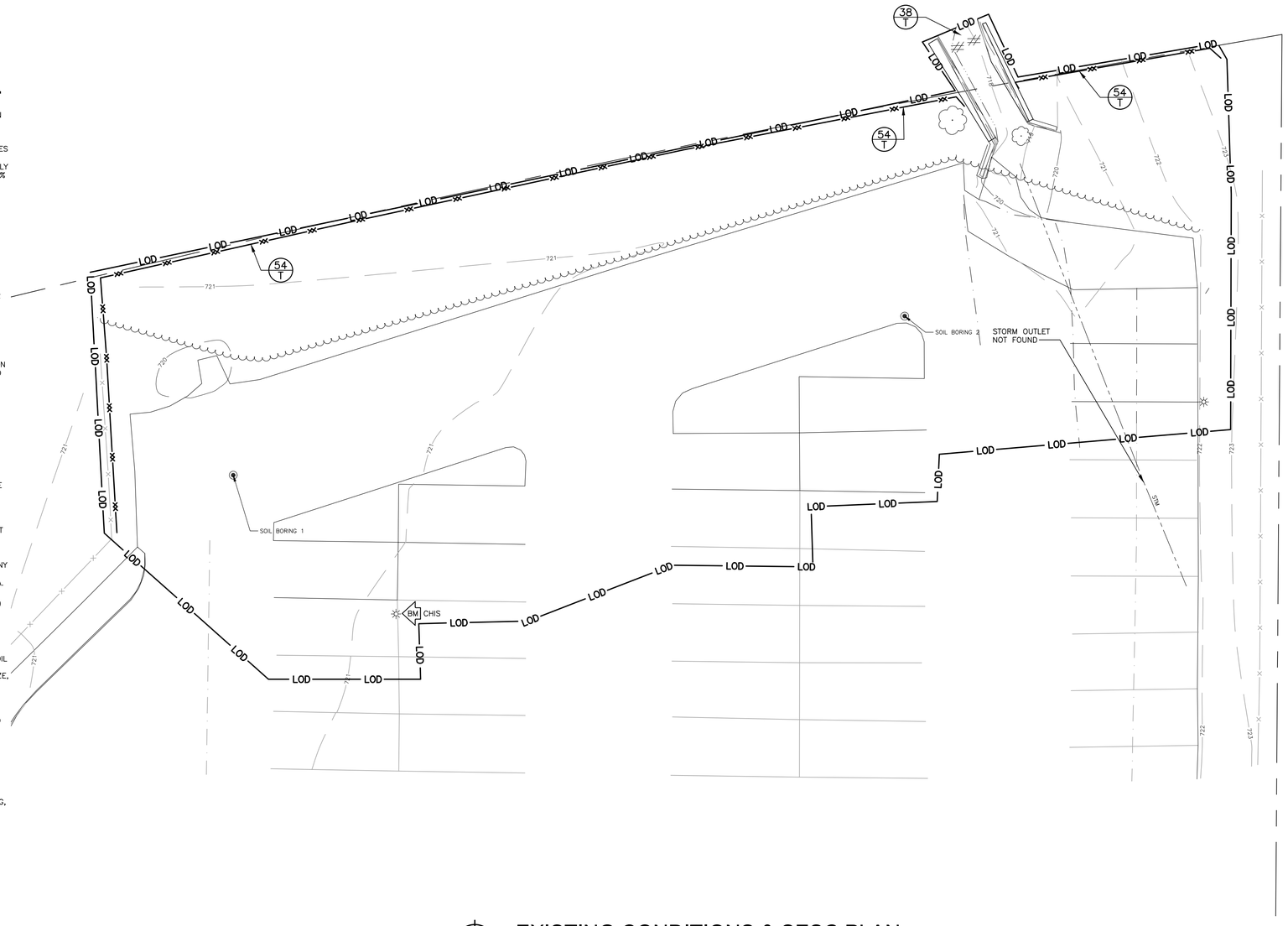
Hard copy is intended to be 22"x34" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
241620

SHEET NO.
C0

SESC NOTES

1. MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON THE SITE FOR THE DURATION OF CONSTRUCTION, IF REQUIRED. ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS.
2. MAINTAIN AND REPAIR ALL SESC BEST MANAGEMENT PRACTICES BMPS DURING CONSTRUCTION UNTIL ALL VEGETATION IS ESTABLISHED, (ALL DISTURBED SOIL SURFACES ARE UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR AS DEFINED BY PERMIT.)
3. PERFORM ALL EARTH-DISTURBING CONSTRUCTION ACTIVITIES WITHIN THE LIMITS OF DISTURBANCE AS INDICATED ON THE DRAWINGS.
4. REVIEW THE LIMITS OF DISTURBANCE SHOWN ON THE DRAWINGS AND FIELD-STAKING THE LIMIT OF DISTURBANCE LINE PRIOR TO THE START OF CONSTRUCTION AND/OR CONTRACTORS OPERATIONS AT NO ADDITIONAL COST TO OWNER.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE START OF ANY LAND CLEARING OR GRADING ACTIVITIES.
6. APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND/OR AS REQUIRED BY SESC PERMIT AND IMPLEMENT ADDITIONAL MEASURES AS DICTATED BY SITE CONDITIONS.
7. ENSURE THAT ANY SEDIMENTATION RESULTING FROM WORK ON THIS SITE IS CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS.
8. LEAVE SLOPES IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
9. LOCATE LAY DOWN, STAGING AND STOCKPILE AREAS WITHIN THE PERMITTED LIMITS OF DISTURBANCE.
10. INSTALL SILT FENCE OR SEDIMENT LOGS AROUND THE PERIMETER OF ON-SITE SOIL STOCKPILE AREAS IF RUNOFF CAN IMPACT A STABILIZED PART OF THE SITE, OR LEAVE THE SITE. ADDITIONALLY, INACTIVE PORTIONS OF THE STOCKPILE AREAS ARE TO BE STABILIZED AS REQUIRED BY PERMIT.
11. IMPLEMENT TEMPORARY STABILIZATION MEASURES ON ANY DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT RESUME FOR 14 DAYS OR MORE. IMPLEMENTATION OF TEMPORARY STABILIZATION MEASURES MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN SEVEN (7) DAYS FROM WHEN CONSTRUCTION ACTIVITIES TEMPORARILY CEASED ON ANY PORTION OF THE SITE. APPLY 3-5 LBS/1000 SFT. TEMPORARY SEED AND STRAW MULCH OVER DISTURBED AREA.
12. TOPSOIL AND MULCH ALL EXPOSED AREAS WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE CONCLUSION OF FINAL GRADING IN THAT AREA.
13. REGULARLY CHECK SEEDED AREAS TO SEE THAT A GOOD STAND OF VEGETATION IS "ESTABLISHED". VEGETATION WILL NOT BE CONSIDERED "ESTABLISHED" UNTIL 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED WITH PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER. FERTILIZE, WATER, RESEED AND MULCH AS NEEDED.
14. MINIMIZE TRACKING OF SOIL AND SEDIMENT ONTO OFF-SITE ROADWAYS THROUGH THE USE OF APPROPRIATE MEASURES. IMMEDIATELY REMOVE ANY SOIL OR SEDIMENT TRACKED ONTO THE ROADWAYS.
15. NO VEHICLES AND EQUIPMENT CLEANING IS ALLOWED AT LOCATIONS WHERE RUNOFF COULD FLOW DIRECTLY INTO A WATER COURSE OR DOWNSTREAM STORM SEWER.
16. CONTRACTOR TO USE APPROPRIATE MEASURES DURING CONSTRUCTION TO CONTROL AIRBORNE SEDIMENTATION INCLUDING WATERING EXPOSED SOILS, PLACING WIND FENCING, PLANTING TEMPORARY VEGETATION, ETC.
17. LIMITS OF DISTURBANCE: 0.26 ACRES
18. PROXIMITY TO NEAREST BODY OF WATER: < 500 FT



NORTH

EXISTING CONDITIONS & SESC PLAN

SCALE: 1" = 10'

0 5 10 20

ESTIMATED QUANTITIES THIS SHEET		
ITEM DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY
MOBILIZATION	LS	1
ALLOWANCE, TESTING	LS	1
SILT FENCE	LF	220
STRAW BALE FILTER	EA	2

EGLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
38	Straw Bale Filter	Inexpensive and easy to construct. Can be located as necessary to collect sediment. May be used in conjunction with snow fence for added stability.
54	Geotextile Silt Fence	Use geotextile and posts or poles. May be constructed or prepackaged. Easy to construct and locate as necessary.

XX T TEMPORARY MEASURE

YY P PERMANENT MEASURE

BENCH MARKS

BENCH MARK 200 ELEVATION: 723.53

CHISELED BOX ON EAST SIDE OF LIGHT POLE BASE, 282' NORTH OF APPROXIMATE CENTERLINE OF HALL STREET SOUTHEAST AND 109' EAST-NORTHEAST OF NORTHEAST CORNER OF BUILDING #1815 (GRACE EPISCOPAL CHURCH)

SYMBOL LEGEND

- BM — BENCH MARK
- PROPERTY LINE
- ROW LINE
- LIGHT
- DECIDUOUS TREE
- TREE LINE
- 725 — CONTOUR MAJOR
- 724 — CONTOUR MINOR
- FENCE LINE
- PAVED SURFACE
- EXISTING CURB & GUTTER
- 12" STM — STORM SEWER
- SOIL BORING
- LOD — LIMITS OF DISTURBANCE
- SILT FENCE
- STRAW BALE FILTER

SURVEY NOTES

1. TOPOGRAPHIC SURVEY WAS COMPLETED BY FISHBECK IN OCTOBER, 2024 AND REFLECTS CONDITIONS AT THAT TIME. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO CONFIRM EXISTING CONDITIONS AS SHOWN ON THE PLANS. REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. THE HORIZONTAL AND VERTICAL INFORMATION PROVIDED IS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, INTERNATIONAL FEET) WITH NAD83 HORIZONTAL AND NAVD88 VERTICAL DATUM, RESPECTIVELY.
3. UNDERGROUND UTILITIES ARE SHOWN BASED ON SURFACE MANHOLE AND VALVE LOCATIONS, AND MAY NOT BE ACCURATE. CONTRACTOR SHALL CONTACT MISS DIG PRIOR TO ANY EXCAVATION. CONTACT ENGINEER IF UTILITIES ARE FOUND IN DIFFERENT CONDITIONS THAN SHOWN ON THESE PLANS.

GEOTECHNICAL NOTES

1. GEOTECHNICAL FIELD INVESTIGATION AND REPORT PREPARED BY MATERIALS TESTING CONSULTANTS IN NOVEMBER, 2024 AND REFLECT CONDITIONS AT THAT TIME.
2. SOIL BORINGS INDICATE 5 TO 6 IN OF HMA OVER 4 IN OF GRAVEL BASE AND 3 FT OF UNCOMPACTED SANDY FILL. SUBSOILS CONSIST OF BROWN POORLY GRADED SAND.
3. GROUNDWATER ENCOUNTERED AT ELEVATION 715.6 FT.
4. INFILTRATION RATES MEASURED VIA DOUBLE RING INFILTRATION TEST.
   - 4.1. SOIL BORING 1: 21.8 IN PER HOUR
   - 4.2. SOIL BORING 2: 7.1 IN PER HOUR

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1-800-482-7171
on the web at: www.missdig.org

fishbeck
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Plaster Creek Stewards
1815 Hall St SE, Grand Rapids, MI 49506

Grace Episcopal Church Bioswale

REVISIONS

NOT FOR CONSTRUCTION

11/21/2024 PRELIMINARY

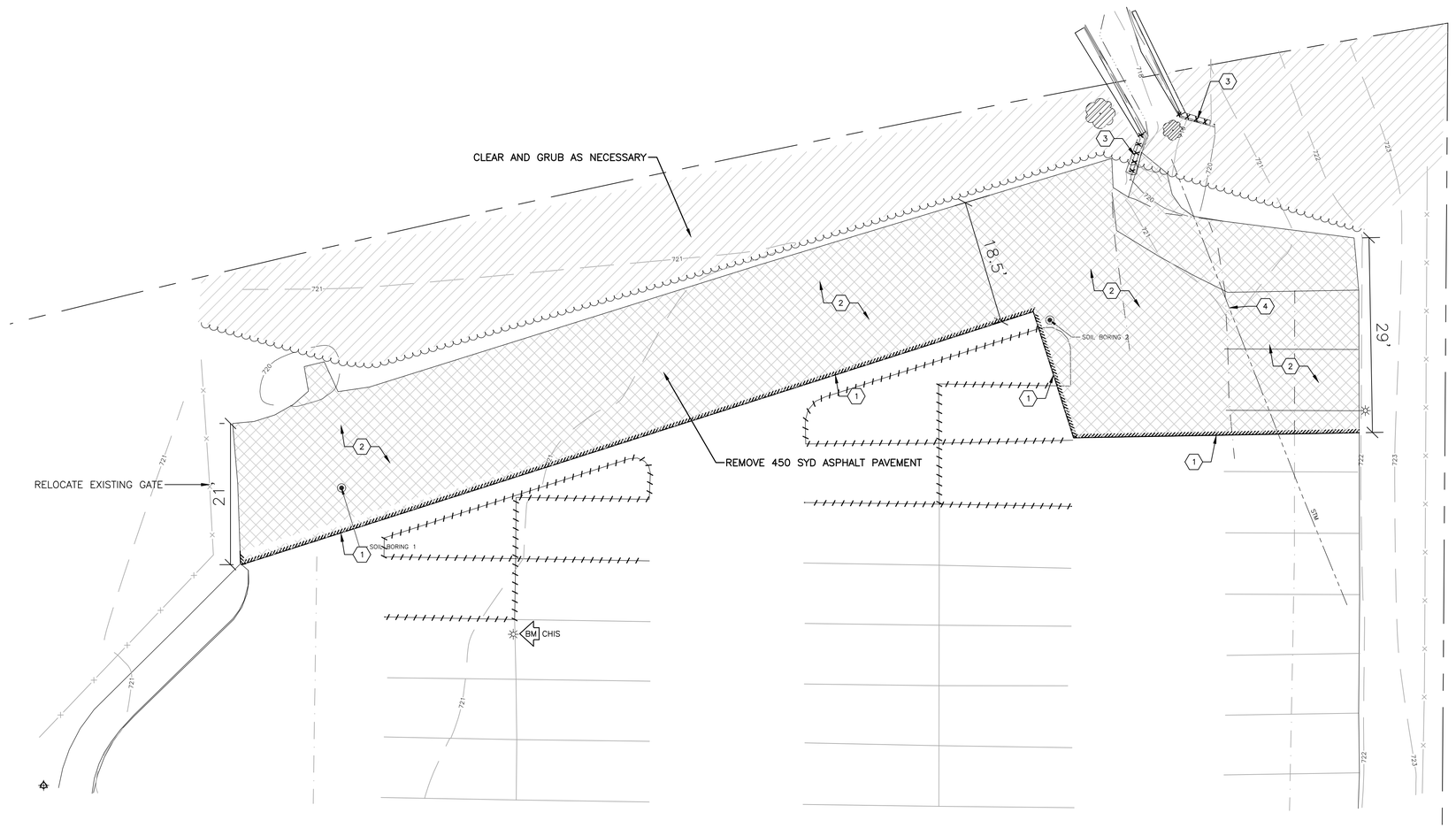
Drawn By	AODDO
Designer	THEATH
Reviewer	
Manager	THEATH

Hard copy is intended to be 22"x34" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
241620

SHEET NO.
C1

PLOT INFO: Z:\2024\241620\CAD\C\C1_241620.DWG LAYOUT: EXISTING CONDITIONS & SESC PLAN DATE: 2/19/2025 TIME: 1:04:42 PM USER: THEATH



DEMOLITION PLAN

SCALE: 1" = 10'

NORTH

0 5 10 20

ESTIMATED QUANTITIES THIS SHEET		
ITEM DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY
PAVEMENT REMOVAL, FULL DEPTH	SYD	450
RETAINING WALL REMOVAL	LS	1
CLEARING & GRUBBING	SYD	312
PAVEMENT MARKING REMOVAL	LF	318
RELOCATE EXISTING GATE	EA	1

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BENCH MARKS

BENCH MARK 200 ELEVATION: 723.53

CHISELED BOX ON EAST SIDE OF LIGHT POLE BASE, 282' NORTH OF APPROXIMATE CENTERLINE OF HALL STREET SOUTHEAST AND 109' EAST-NORTHEAST OF NORTHEAST CORNER OF BUILDING #1815 (GRACE EPISCOPAL CHURCH)

SYMBOL LEGEND

- SAWCUT
- REMOVE TREES & BRUSH
- REMOVE ASPHALT PAVEMENT
- TREE PROTECTION
- TREE REMOVAL
- REMOVE PAINT STRIPING

NOTES

1. FIELD VERIFY THE EXTENT OF REMOVALS AND DEMOLITION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DEVIATIONS FROM INFORMATION SHOWN.
2. PRIOR TO CONSTRUCTION ALL FENCING, BARRICADES, ENCLOSURES, ETC., MUST BE INSTALLED AND APPROVED BY OWNER OR CONSTRUCTION MANAGER.
3. DISPOSE OF DEMOLITION AND EXCAVATION MATERIALS IN ACCORDANCE WITH CONTRACT DOCUMENTS.
4. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE IN PLACE PRIOR TO STARTING REMOVALS AND DEMOLITION.
5. UNLESS SPECIFICALLY NOTED FOR REMOVAL ON THE PLANS, PROTECT ALL SIDEWALKS, DRIVES, CULVERTS, DRAINAGE STRUCTURES, AND ABOVE AS WELL AS BELOW GRADE UTILITIES. REMOVE AND REPLACE ALL SUCH ITEMS DAMAGED OR DESTROYED DURING CONSTRUCTION WITH NEW AT NO ADDITIONAL COST TO THE OWNER.
6. PROTECT EXISTING TREES TO REMAIN WITH TEMPORARY FENCING AT THE DRIP LINE. NO GROUND DISTURBANCE OR STORAGE OF MATERIAL/EQUIPMENT SHALL OCCUR WITHIN THE DRIP LINE LIMITS.
7. COORDINATE REMOVAL OR REPLACEMENT OF ELECTRICAL, TELEPHONE, CABLE TV, WATER, FIBER OPTIC CABLE AND/OR GAS LINES WITH THE AFFECTED UTILITY COMPANY. PROVIDE ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY AS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
8. PERFORM CLEARING, GRUBBING, TREE AND STUMP REMOVAL, TOPSOIL REMOVAL AND STOCKPILING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
9. BEFORE REMOVING OR ABANDONING ANY UTILITY PIPES, VERIFY NEW UTILITY PIPE HAS BEEN INSTALLED, TESTED AND IS OPERATIONAL.
10. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. VERIFY CRITICAL INVERT INFORMATION PRIOR TO BEGINNING CONSTRUCTION.
11. SAWCUT AND REPLACE DAMAGE CAUSED TO SURROUNDING AREA PAVEMENT OUTSIDE THE CONSTRUCTION LIMITS AT NO ADDITIONAL COST TO THE OWNER.
12. COORDINATE SEQUENCING AND PHASING OF DEMOLITION WITH CONSTRUCTION MANAGER.

(#) DEMOLITION KEY NOTES

1. SAWCUT ASPHALT PAVEMENT
2. REMOVE ASPHALT PAVEMENT FULL DEPTH
3. REMOVE RETAINING WALLS AND ALL APPURTENANCES
4. PROTECT STORM PIPE

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1815 Hall St SE, Grand Rapids, MI 49506

Grace Episcopal Church Bioswale

REVISIONS

NOT FOR CONSTRUCTION

11/21/2024 PRELIMINARY

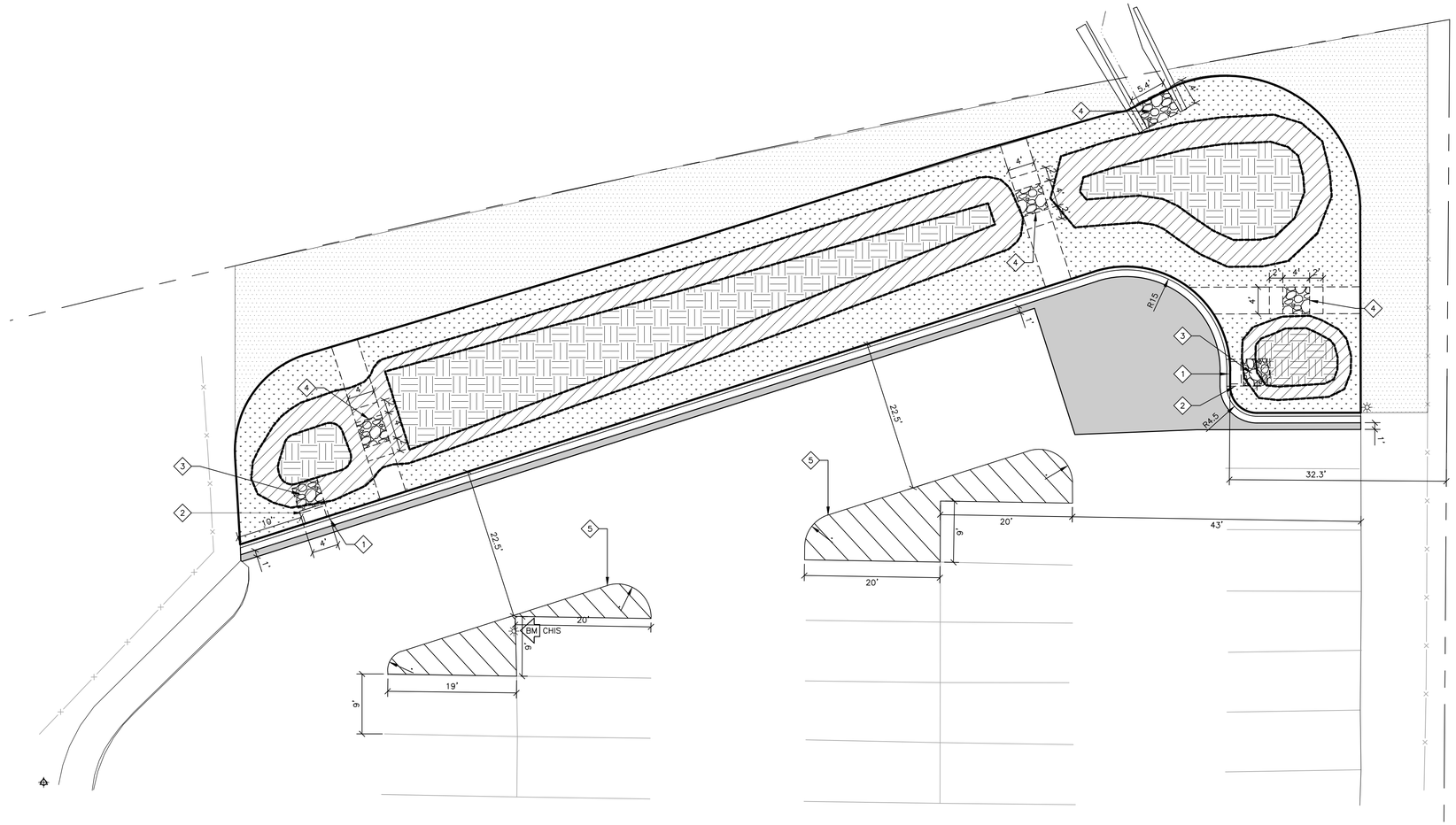
Drawn By	AODDO
Designer	THEATH
Reviewer	
Manager	THEATH

Hard copy is intended to be 22"x34" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
241620

SHEET NO.
C2

PLOT INFO: Z:\2024\241620\CAD\CD\C2_241620.DWG LAYOUT: DEMOLITION PLAN DATE: 2/19/2025 TIME: 1:04:47 PM USER: THEATH



SYMBOL LEGEND

- ASPHALT PAVEMENT
- 4"–6" WASHED LIMESTONE RIPRAP
- ROLLED CONCRETE CURB AND GUTTER
- BIOSWALE PONDING AREA
- BIOSWALE BOTTOM
- BIOSWALE LANDSCAPED AREA
- RESTORATION, NATIVE

NOTES

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. KEEP THE APPROVED AND/OR MOST CURRENT SET OF PROJECT DRAWINGS ON SITE AT ALL TIMES. CONTRACTOR TO CONFIRM THEY ARE IN POSSESSION OF THE MOST CURRENT DRAWING FILES.
3. LANDSCAPE PLAN AND PLANTING BY PLASTER CREEK STEWARDS.

KEY NOTES

1. CONCRETE CURB SCUPPER
2. PLASTER CREEK STEWARDS SEDIMENT TRAP
3. RIP RAP SPILLWAY
4. RIP RAP WEIR
5. PAVEMENT STRIPING

PARKING QUANTITIES

CHURCH: 1 SPACE PER 3 SEATS OR 6 FT OF PEW IN MAIN UNIT OF WORSHIP

REQUIRED PARKING:
691 FEET OF PEW / 6 = 115 SPACES
15 CHOIR SEATS / 3 = 5 SPACES
= 120 SPACES

PROVIDED PARKING:

130	EXISTING SPACES
10	SPACES REMOVED
120	TOTAL SPACES PROVIDED

NORTH

SITE LAYOUT PLAN

SCALE: 1" = 10'

0 5 10 20

ESTIMATED QUANTITIES THIS SHEET		
ITEM DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY
CONCRETE ROLLED CURB	LF	180
CURB SCUPPER & SEDIMENT TRAP	EA	2
ASPHALT PATCHING	SYD	75
PAVEMENT MARKING	LF	390
MULCH, HARDWOOD, 3–INCH	SYD	502
BIORETENTION SOIL MIX, 6–INCH	CYD	84
RESTORATION, NATIVE	SYD	215
4–6" LIMESTONE RIPRAP	CYD	4

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1815 Hall St SE, Grand Rapids, MI 49506

Grace Episcopal Church Bioswale

REVISIONS

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11/21/2024 PRELIMINARY

Drawn By	AODDO
Designer	THEATH
Reviewer	
Manager	THEATH

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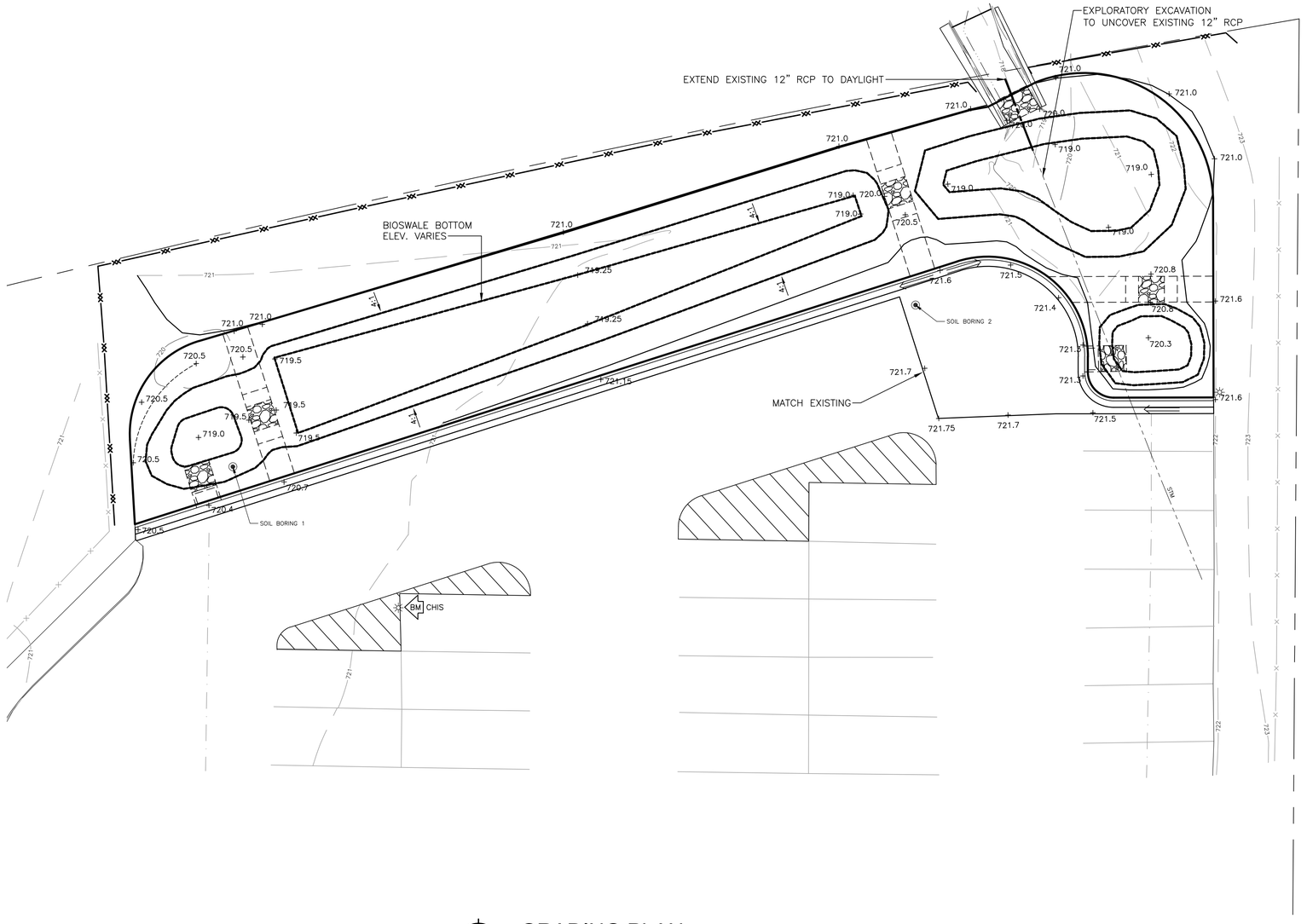
PROJECT NO.
241620

SHEET NO.
C3

PLOT INFO: Z:\2024\241620\CAD\CIC3_241620.DWG LAYOUT: SITE LAYOUT PLAN DATE: 2/19/2025 TIME: 1:04:52 PM USER: THEATH



GRADING PLAN

SCALE: 1" = 10'

0 5 10 20

NORTH

ESTIMATED QUANTITIES THIS SHEET		
ITEM DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY
EXCAVATION & HAUL EARTH	CYD	69
SUBGRADE, UNDERCUTTING	CYD	167
REINFORCED CONCRETE PIPE, 12"	LF	12
EXPLORATORY EXCAVATION	LS	1

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BENCH MARKS

BENCH MARK 200 ELEVATION: 723.53

CHISELED BOX ON EAST SIDE OF LIGHT POLE BASE, 282' NORTH OF APPROXIMATE CENTERLINE OF HALL STREET SOUTHEAST AND 109' EAST-NORTHEAST OF NORTHEAST CORNER OF BUILDING #1815 (GRACE EPISCOPAL CHURCH)

SYMBOL LEGEND

725	EXISTING MAJOR CONTOUR
724	EXISTING MINOR CONTOUR
725	PROPOSED MAJOR CONTOUR
724	PROPOSED MINOR CONTOUR
724.50 XX	SPOT ELEVATION
EM	EDGE OF METAL
EW	EDGE OF WALK
GR	GRADE ELEVATION
TOP	TOP OF SLOPE
BOT	BOTTOM OF BIOSWALE
EX	EXISTING ELEVATION

NOTES

1. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
2. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL AND MULCH.
4. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
5. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
6. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.

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1815 Hall St SE, Grand Rapids, MI 49506

Grace Episcopal Church Bioswale

REVISIONS

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11/21/2024 PRELIMINARY

Drawn By	AODDO
Designer	THEATH
Reviewer	
Manager	THEATH

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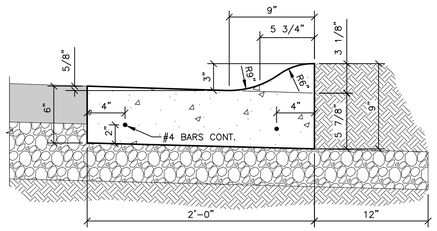
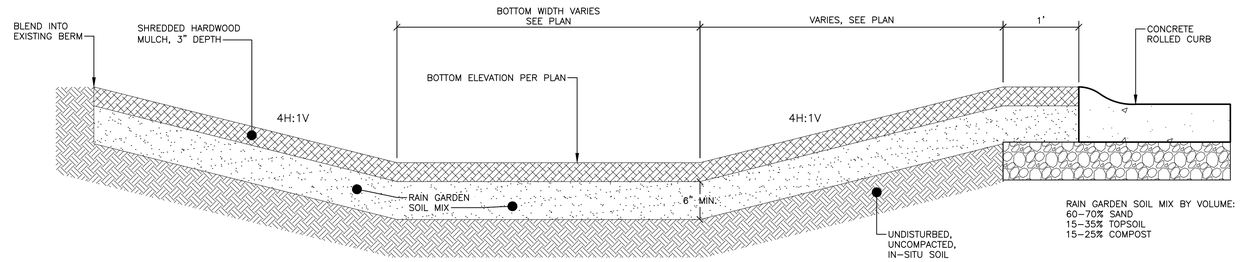
PROJECT NO.
241620

SHEET NO.
C4

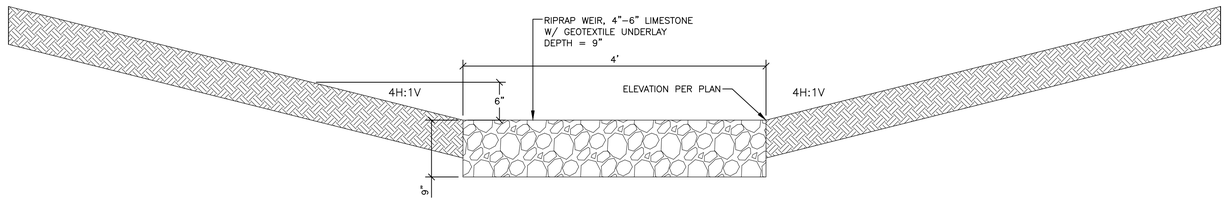
PLOT INFO: Z:\2024\241620\CAD\CIC4_241620.DWG LAYOUT: GRADING PLAN DATE: 2/19/2025 TIME: 1:04:53 PM USER: THEATH



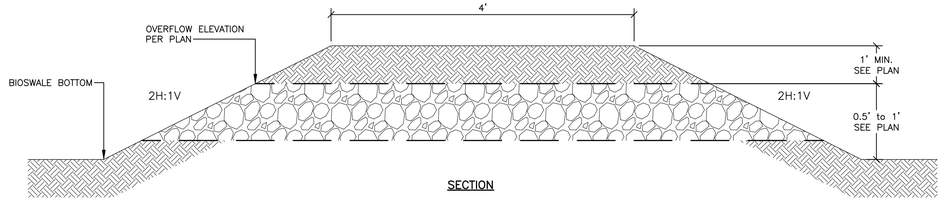
STANDARD ROLLED CURB & GUTTER
NO SCALE CG-003



BIOSWALE CROSS SECTION
NO SCALE GI-005

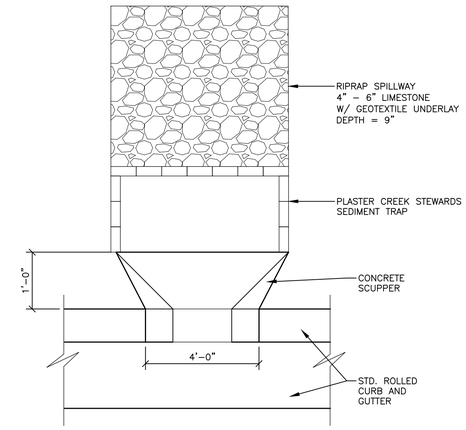


ELEVATION

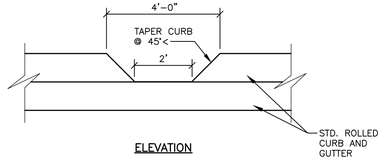


SECTION

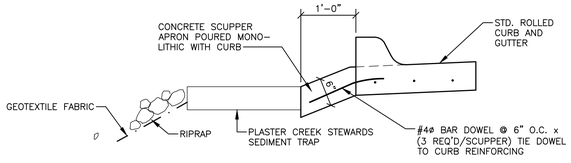
RIPRAP WEIR DETAIL
NO SCALE RR-006



PLAN



ELEVATION



SECTION

CURB SCUPPER DETAIL
NO SCALE ST-007

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1815 Hall St SE, Grand Rapids, MI 49506

Grace Episcopal Church Bioswale

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11/21/2024	PRELIMINARY

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Designer	THEATH
Reviewer	
Manager	THEATH

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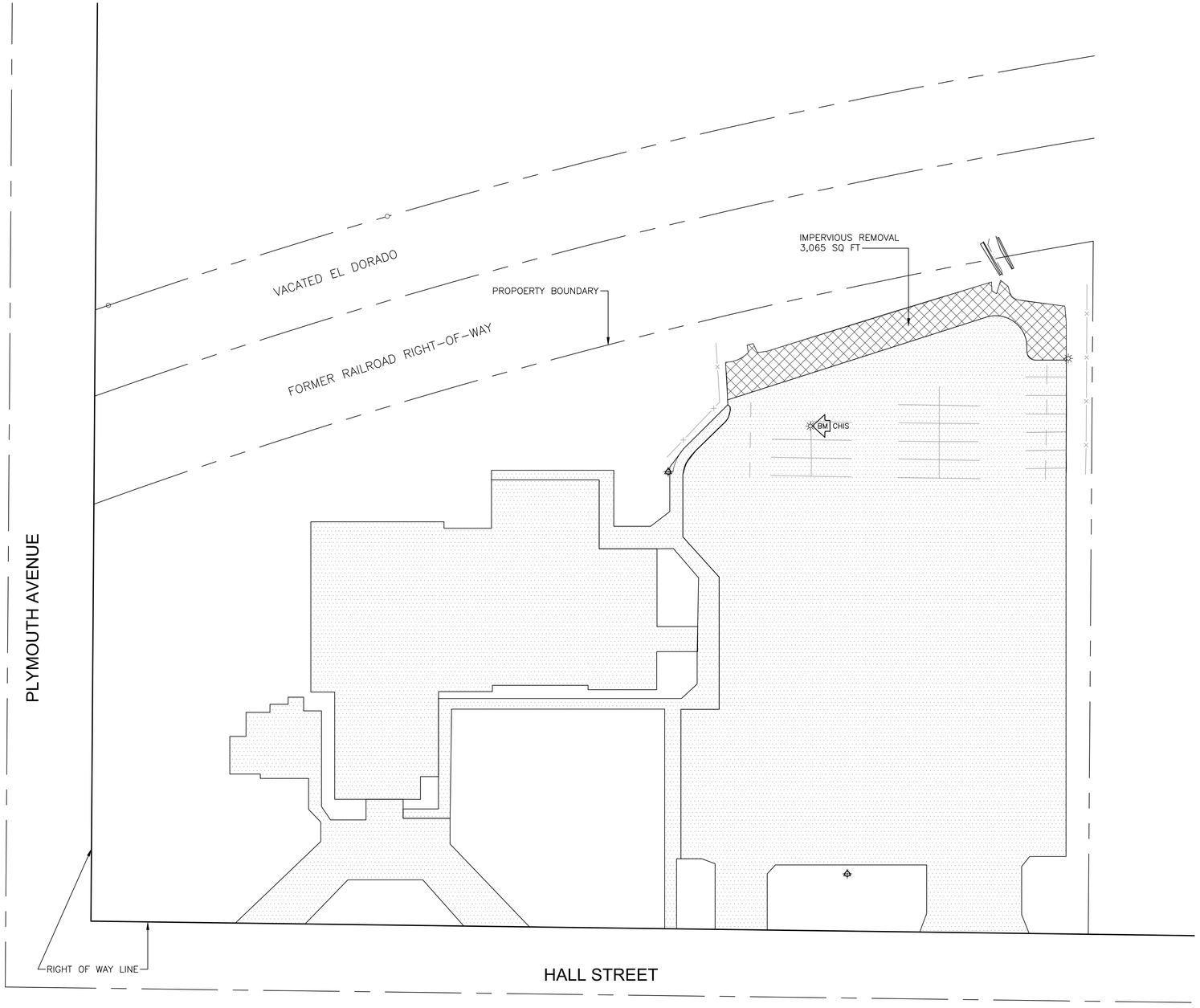
PROJECT NO.
241620

SHEET NO.
C5



NORTH

LOT COVERAGE EXHIBIT

SCALE: 1" = 30'

0 15 30 60

SYMBOL LEGEND

IMPERVIOUS REMOVAL

IMPERVIOUS SURFACE

LOT COVERAGE NOTES

PROPERTY ADDRESS: 1815 HALL ST. SE, GRAND RAPIDS, MI
PARCEL ID: 41-14-33-380-002
ZONING DISTRICT: SINGLE FAMILY RESIDENTIAL
CURRENT PROPERTY USE: SPECIAL USE – CHURCH

LOT AREA: 3.18 ACRES (138,420 SQ FT)

EXISTING IMPERVIOUS AREA: 1.72 ACRES (74,770 SQ FT)
EXISTING LOT COVERAGE: 54%

PROPOSED IMPERVIOUS AREA: 1.65 ACRES (71,705 SQ FT)
PROPOSED LOT COVERAGE: 52%

IMPERVIOUS SURFACE REDUCTION: 3,065 SQ FT

STATE OF MICHIGAN
ANTHONY HEATH
ENGINEER
No. 6201309012
LICENSED PROFESSIONAL ENGINEER

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11/21/2024 PRELIMINARY

Drawn By	TH
Designer	TH
Reviewer	TH
Manager	THEATH

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PROJECT NO.
241620

SHEET NO.
A

PLOT INFO: Z:\2024\241620\CAD\PRECD\LOT COVERAGE EXHIBIT.DWG LAYOUT: LOT COVERAGE EXHIBIT DATE: 3/4/2025 TIME: 2:55:35 PM USER: THEATH

Jay Gianotti

From: Tanya DeOliveira <tanya.r.deoliveira@gmail.com>
Sent: Friday, March 14, 2025 8:41 PM
To: Jay Gianotti
Subject: Re: Zoning variance

Jay,

Thank you for the update. Can you pass this along to the Zoning Board of Appeals? Thanks!

To the Zoning Board of Appeals:

We live at 1851 Hall St. We have had a chance to review the project for Grace Episcopal Church at 1815 Hall St.

We are okay with more of the parking lot being converted to a rain garden. We feel that it will improve storm water runoff in the area, reduce the potential for flooding onto our property, improve the storm water that may flow into Silver Creek, and provide enhancement to the natural areas of our immediate area.

Thank you,
Tanya and Manny DeOliveira

On Thu, Mar 13, 2025 at 3:34 PM Jay Gianotti <jgianotti@eastgrmi.gov> wrote:

> Tanya,
>
> Just wanted to update you that the submission materials for the 1815 Hall variance request are now posted online. Please let me know if you have any questions. Thank you.
>
> **Jay Gianotti, AICP**
> City of East Grand Rapids
> Zoning Administrator
>
> (616) 940-4817 Work
> jgianotti@eastgr.org
>
> 750 Lakeside Dr. SE
> Grand Rapids, MI 49506

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 Grace Episcopal Church for the property address of 1815 Hall Street SE. The applicant has requested a zoning variance for the following:

- Maximum Lot Coverage (Chapter 50, Section 5.28A) – The applicant is requesting a variance to modify their parking lot to accommodate a rain garden, reducing the impervious surface coverage to 52% of the lot area where 40% of the lot 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.

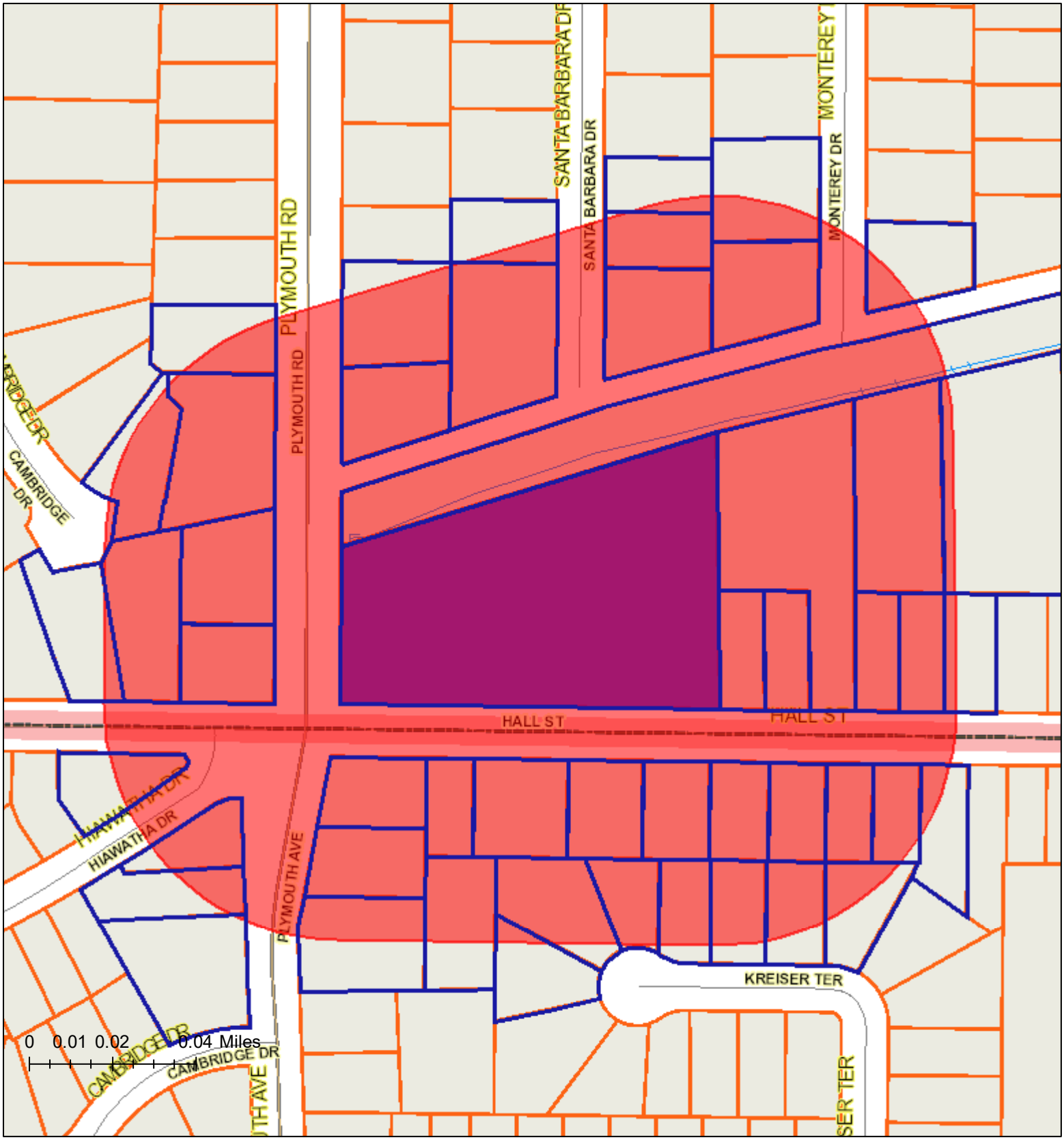
In accordance with the Michigan Zoning Enabling Act, you are receiving this notice because you live or own property within 300' of this address. The Zoning Board of Appeals invites those with any facts or evidence related to this request to present them at the scheduled meeting or by writing to the Zoning 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, March 26, 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

1815 Hall Variance Mailing Area



Printed 3/3/2025 8:57:38 AM

Grand Rapids Press

LEGAL AFFIDAVIT

AD#: 0010972670 Total $97.86

State of Ohio,) ss
County of Cuyahoga)

Joe Rosa being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Grand Rapids Press is a public newspaper published in the city of Grand Rapids, with general circulation in Kent and Ottawa county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Grand Rapids Press 03/11/2025

Principal Clerk of the Publisher

Sworn to and subscribed before me this 12th day of March 2025

NOTARY SEAL STATE OF OHIO
RUSSELL J. MACKOWSKI
NOTARY PUBLIC - STATE OF OHIO
COMMISSION # 2019-RE-803054
MY COMMISSION EXPIRES 9/29/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Notary Public

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, March 26, 2025, at 5:30 PM in the Commission Chambers, 750 Lakeside Drive SE, East Grand Rapids, 49506, to consider a variance for total lot coverage for the application of Grace Episcopal Church for the property at 1815 Hall Street SE. Complete information, descriptions, maps, and information on how to give input on this matter can be found at www.eastgr.org/notices.

10972670-01

Zoning Board of Appeals - Dimensional Variance Worksheet

For each standard, please note whether you believe the standard has been met by checking "yes" or "no" and provide your reasoning why, including but not limited to staff and consultant reports as well as any other provided information. All standards must be sufficiently met with a "yes" determination for an overall affirmative vote.

Name: _____ Meeting Date: _____

Address of Request: _____ Case Number: _____

1. That there are practical difficulties in complying with the requirements of this Ordinance with respect to the dimensional characteristics of the property in question because of exceptional or extraordinary physical conditions involving land, a building or structure, or any of them. A practical difficulty may include the exceptional narrowness, shallowness, shape or area of land; exceptional conditions in the elevations of land; the presence of unbuildable areas such as wetlands or a floodplain; or other exceptional or extraordinary physical condition of the property. The exceptional or extraordinary condition alleged by the applicant shall apply only to the dimensional characteristics of the property, but shall not apply to the applicant personally. An applicant's alleged economic hardship or potential for financial profit shall not be grounds for the granting of a dimensional variance.	
❑ Yes ❑ No	Comments _____ _____ _____ _____ _____
2. The practical difficulties in carrying out the provisions or requirements of this Ordinance shall not have been created by or resulted from the actions of the current owner or any previous owner of the property.	
❑ Yes ❑ No	Comments _____ _____ _____ _____ _____
3. Authorizing a variance will not be contrary to the spirit and purpose of this chapter.	
❑ Yes ❑ No	Comments _____ _____ _____ _____ _____

4. A non-conforming structure, lot or use of the property and/or a nonconforming structure, lot or use on neighboring properties shall not, in itself, be considered grounds for granting a variance.	
❑ Yes ❑ No	Comments _____ _____ _____ _____ _____
5. A dimensional variance, if granted, shall be the minimum necessary variance in order to grant relief from the practical difficulty alleged by the applicant.	
❑ Yes ❑ No	Comments _____ _____ _____ _____ _____