

**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 Mike Brosnan for the property address of 2727 Reeds Lake Boulevard SE. The applicant has requested a zoning variance for the following:

- Front Yard Setback (Chapter 50, Section 5.28A) - The applicant is requesting a variance to build a new home with a front yard setback of 51.2' where 58.2' is required.

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 <http://www.eastgrmi.gov/notices>.

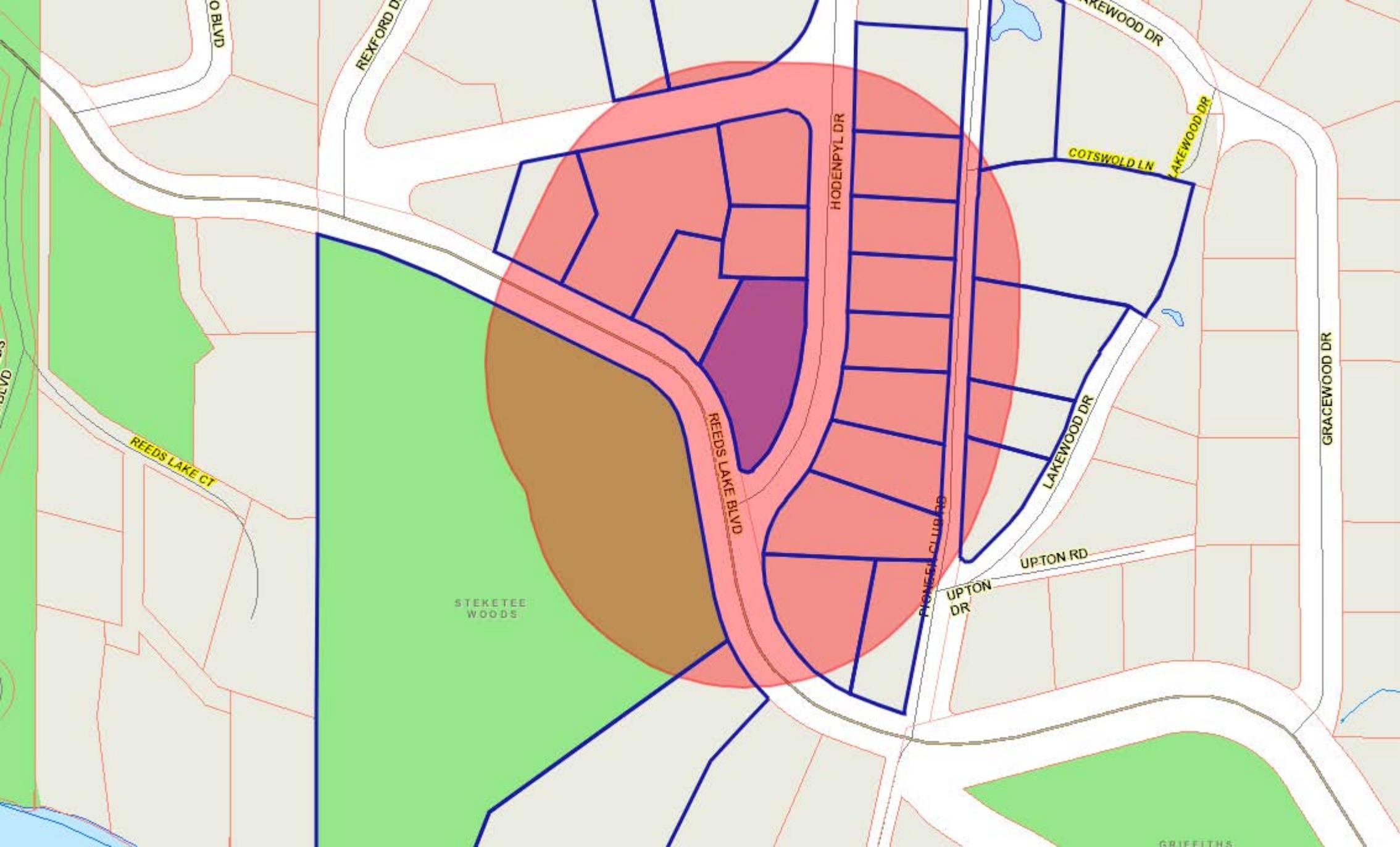
In accordance with the Michigan Zoning Enabling Act, you are receiving this notice because you live or own property within 300' of this address. The Zoning Board of Appeals invites those with any facts or evidence related to this request to present them at the scheduled meeting or by writing to the Zoning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

Date: Wednesday, July 23, 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



O BLVD

REXFORD DR

LAKWOOD DR

HODENPYL DR

COTSWOLD LN

LAKWOOD DR

REEDS LAKE CT

STEKETEE WOODS

REEDS LAKE BLVD

PIONEER CLUB RD

LAKWOOD DR

UPTON RD

UPTON DR

GRACEWOOD DR

GRIFFITHS



AD#: 0011008905

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 07/08/2025

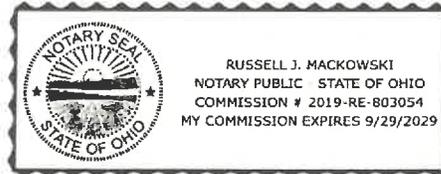
Joe Rosa 

Principal Clerk of the Publisher

Sworn to and subscribed before me this 09th day of July 2025

Russell Mackowski 

Notary Public



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



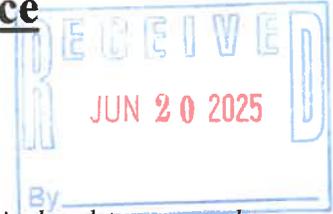
**CITY OF EAST GRAND RAPIDS ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

The City of East Grand Rapids Zoning Board of Appeals will hold a public hearing on Wednesday, July 23, 2025, at 5:30 PM in the Commission Chambers, 750 Lakeside Drive SE, East Grand Rapids, 49506, to consider a variance for a front yard setback for the application of Mike Brosnan for the property at 2727 Reeds Lake Boulevard SE. Complete information, descriptions, maps, and information on how to give input on this matter can be found at www.eastgrm.gov/notices.

11008905-01

Request for Zoning Ordinance Variance

City of East Grand Rapids



Date: 6-19-25

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: Mike Brosnan - Colonial Builders

Address: 1826 Chicago Dr., Georgetown Twp, MI

Property Address (if different than above):

2727 Reeds LAke Blvd, East GR, MI

Daytime Phone: 616-594-9021

Email: mike@colonialbuilders.biz

Legal Description of Property*: See Attached Nederveld Civil Survey for Description

Permanent Parcel (Tax) Number: 41-14-27-379-009

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

Front yard set Back variance of 7', from 58'2" to 51'2".

RECEIVED
JUN 20 2025
By _____

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.

Michael Bosnan
Signature of Applicant

[Signature]
Signature of Property Owner
(If Different from Applicant)

Michael Bosnan
Print Name

Dan Lorenz
Print Name

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



From the Office of:

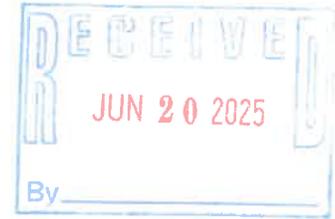
Mike Brosnan

Colonial Builders

1826 Ste 200 Chicago Drive, Georgetown Twp., MI

Cell: 616-594-9021

Email: mike@colonialbuilders.biz



To:

City of East Grand Rapids ZBA

750 Lake Dr., East Grand Rapids, MI

Subject:

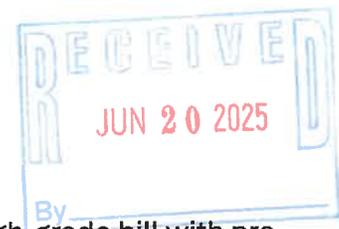
Requesting 7' Front yard set back variance, for Parcel 41-14-27-379-009, Address 2727 Reeds Lake Blvd., East Grand Rapids, MI.

Dear members of the East Grand Rapids ZBA,

I am writing on behalf of the homeowners, Dan and Kristen Lorenz, to formally request a front yard setback variance from the established yard set back requirements for the property located at 2727 Reeds Lake Blvd.

The Lorenz Family moved into the East Grand Rapids community, a few years ago to allow their young family to grow and prosper. The Lorenz's always planned on modifying their home to meet the needs of their young family and develop a home plan that was accommodating to Dan Lorenz, a disabled US Army veteran. The plan is to demolish the existing home and build a 100% new construction, with main floor living and easy accessibility, and obtain a safe and protected yard space for their children, see provided home elevations. We are seeking the minimum required front yard set back variance of 7' to allow for this home and community dream to come true.

The variance request is due to the irregular lot shape and topography of the lot 41-14-27-379-009, address 2727 Reed Lake Blvd. The irregularly shaped corner lot is restricted with curved set back lines and pointed unbuildable corners. The Lots existing steep topography to the North and East sides that have well established erosion control systems in place and protecting the land integrity of the neighboring homes located at 2721 Reeds Lake Blvd, and 255 Hodenpyl Dr.



Key hardships the required setback would cause:

- Rear West side of home would be built into an established high-grade hill with pre-existing vegetation and erosion control.
- Neighboring property at 255 Hodenpyl has an existing timber retaining wall, that would be affected by the new construction and excavation, leading to possible undermining and damage, see attached pictures.
- The rear yard steep slope and close proximity to the new home poses possible unsafe grading for the families young children, as well as the high grades on the North and East sides of the property limit proper yard space for the family.
- Existing High and steep grades on the North and East sides of the property would cause water drainage issues, for the rear yard and limited ability to shed off water on the East side of the property.
- Existing Foliage is in place to keep hill side erosion in check and prevent water run damage and will be ruined by excavation.

I have provided the established set back images and the proposed variance images, to help identify the benefits of moving away from the North property line and keeping more of the retaining wall and vegetation in place. I also provided images of the Neighboring property 255 Hodenpyl timber retaining walls and utility pole locations on the steep northern slope.

All plan elevations and property information is enclosed, to assist you in your review and decision.

I respectfully request your approval of this variance on behalf of the Lorenz family, and appreciate your consideration. I look forward to the opportunity to build this great family an amazing home in East Grand Rapids.

Please feel free to contact me if you need anything further.

Sincerely,

Mike Brosnan

Colonial Builders LLC



SITE PLAN

1" = 40'



LORENZ
RESIDENCE
 EAST GRAND RAPIDS, MI

DMC DESIGN
 CUSTOM INTERIORS

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DATE / DESCRIPTION

2 / 13 / 25 PRELIM PLAN

PERSPECTIVE

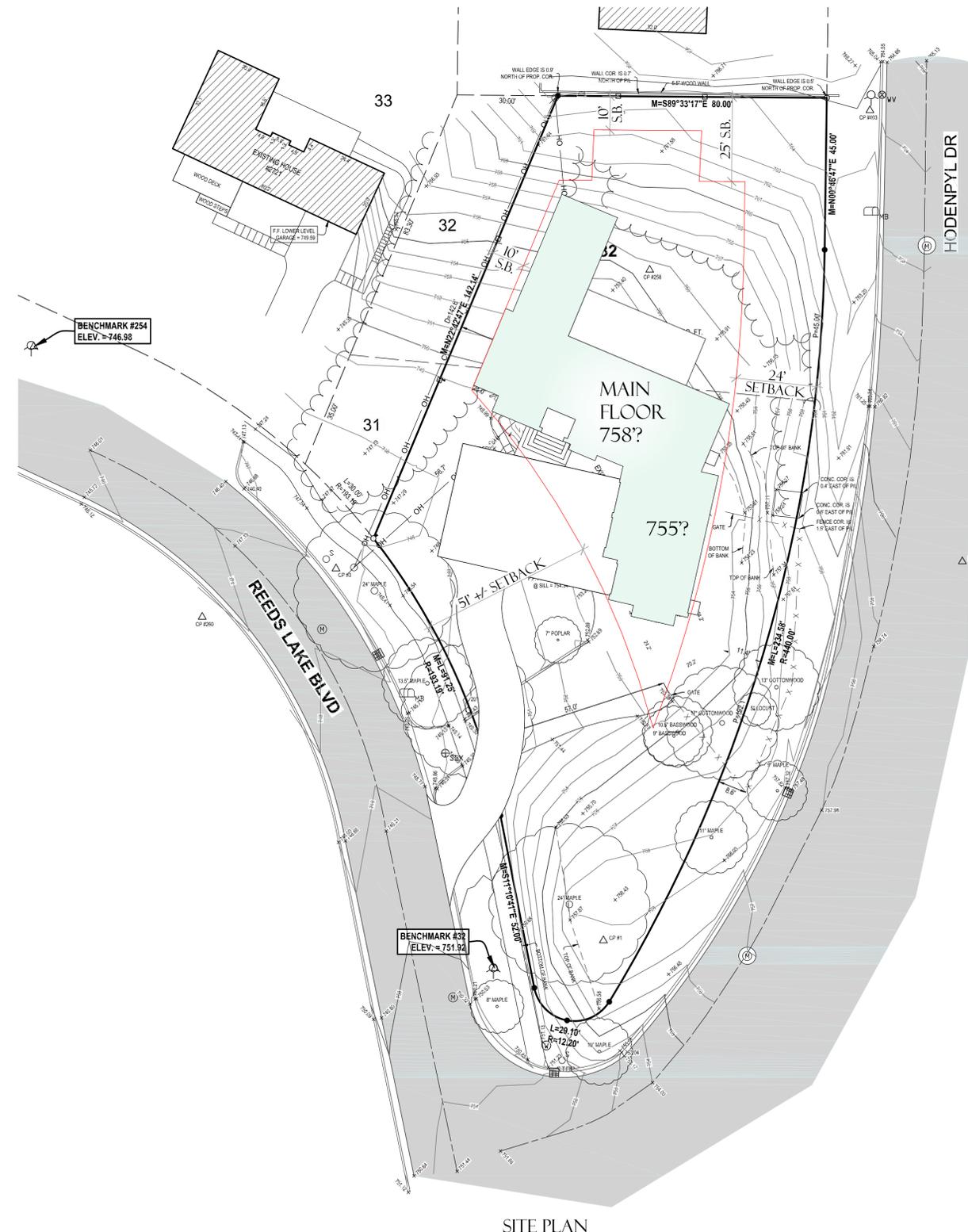
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LORENZ RESIDENCE

2727 REEDS LAKE BLVD,
EAST GRAND RAPIDS, MI 49506

DRAWING INDEX

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SITE PLAN

1" = 20'

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

SQUARE FOOTAGE

MAIN FLOOR:	2,600 SQ. FT. + SC. PORCH
UPPER FLOOR:	858 SQ. FT.
LOWER FLOOR:	2,360 SQ. FT.
TOTAL:	5,818 SQ. FT.



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COVER SHEET

A-1



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PERSPECTIVES

A-2

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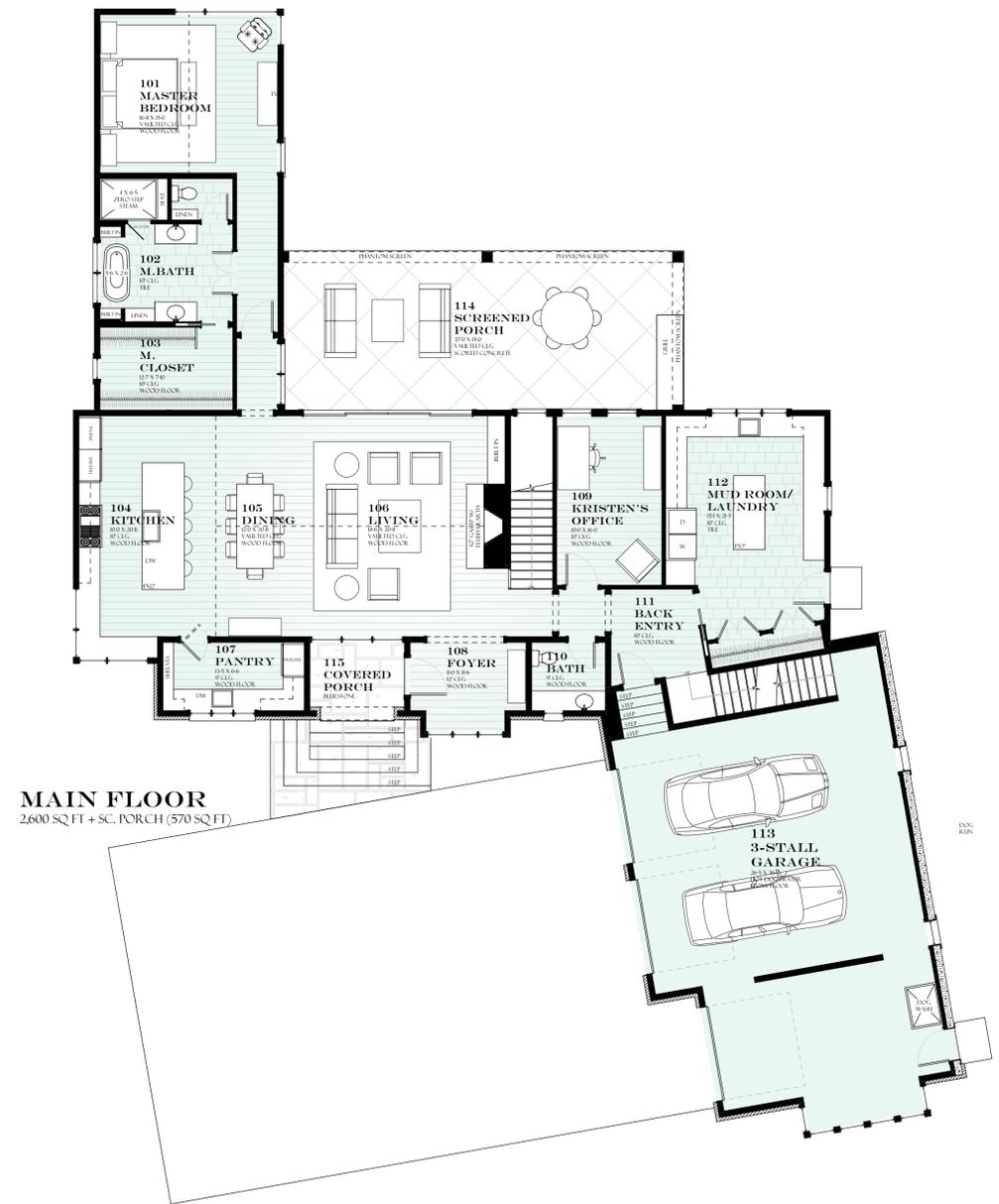
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OVERVIEW

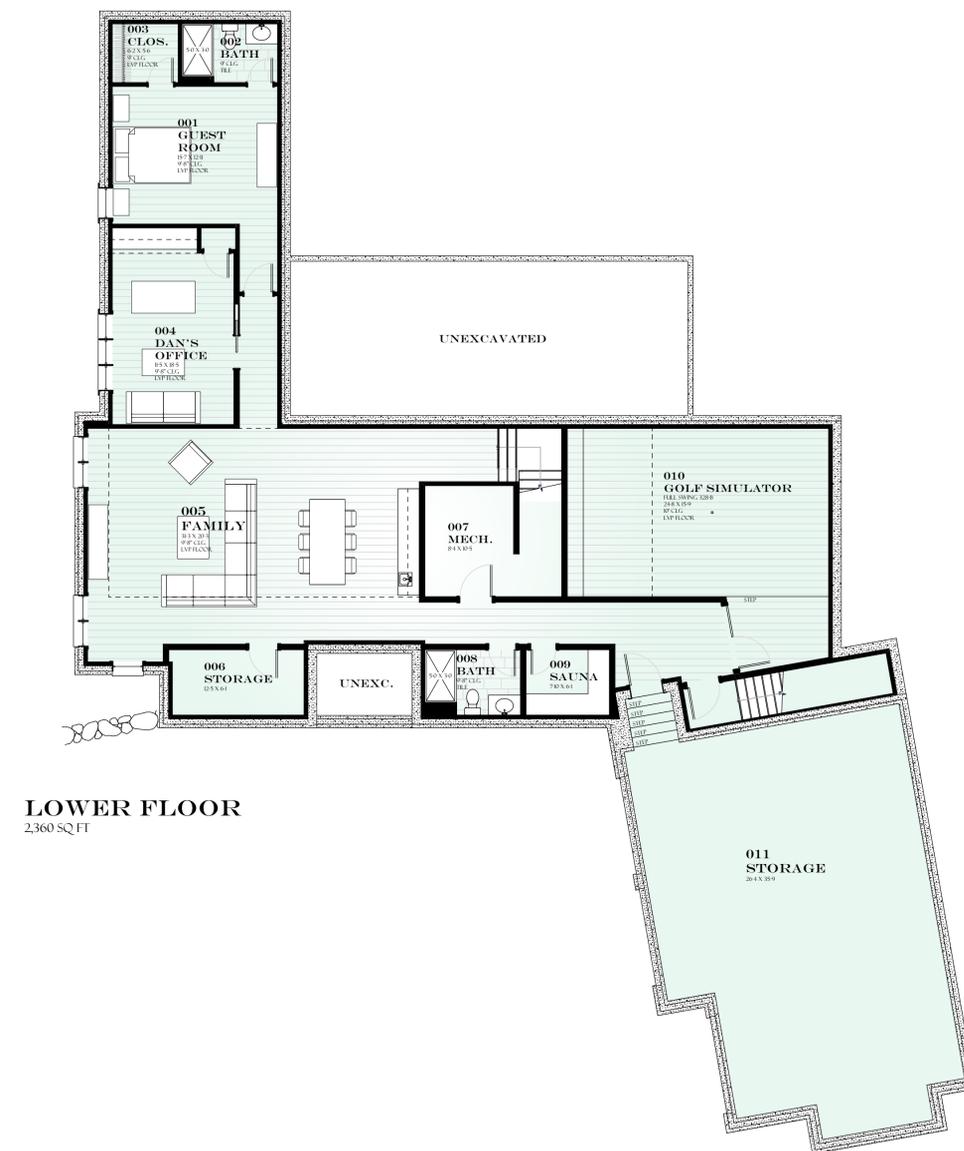
A-3



1/8" = 1'-0"



1/8" = 1'-0"



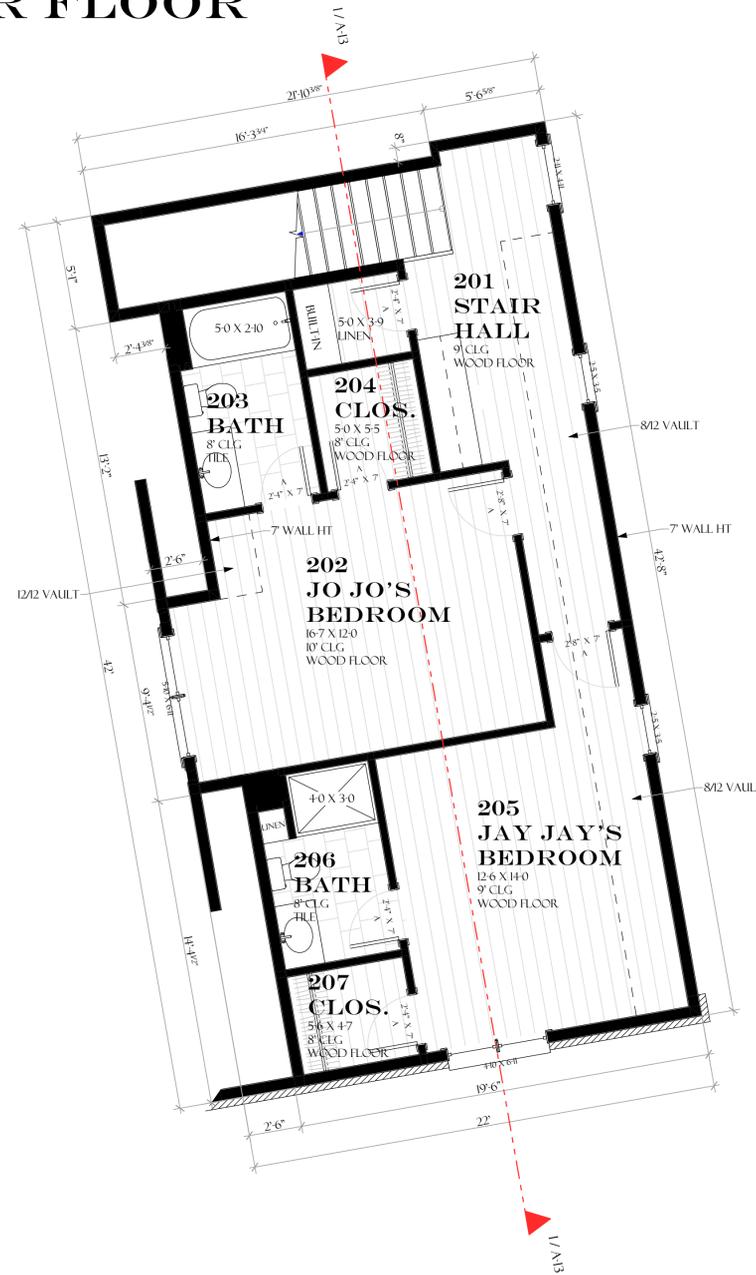
1/8" = 1'-0"



1/8" = 1'-0"

UPPER FLOOR

858 SQ FT



1/4" = 1'-0"



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UPPER FLOOR

A-5



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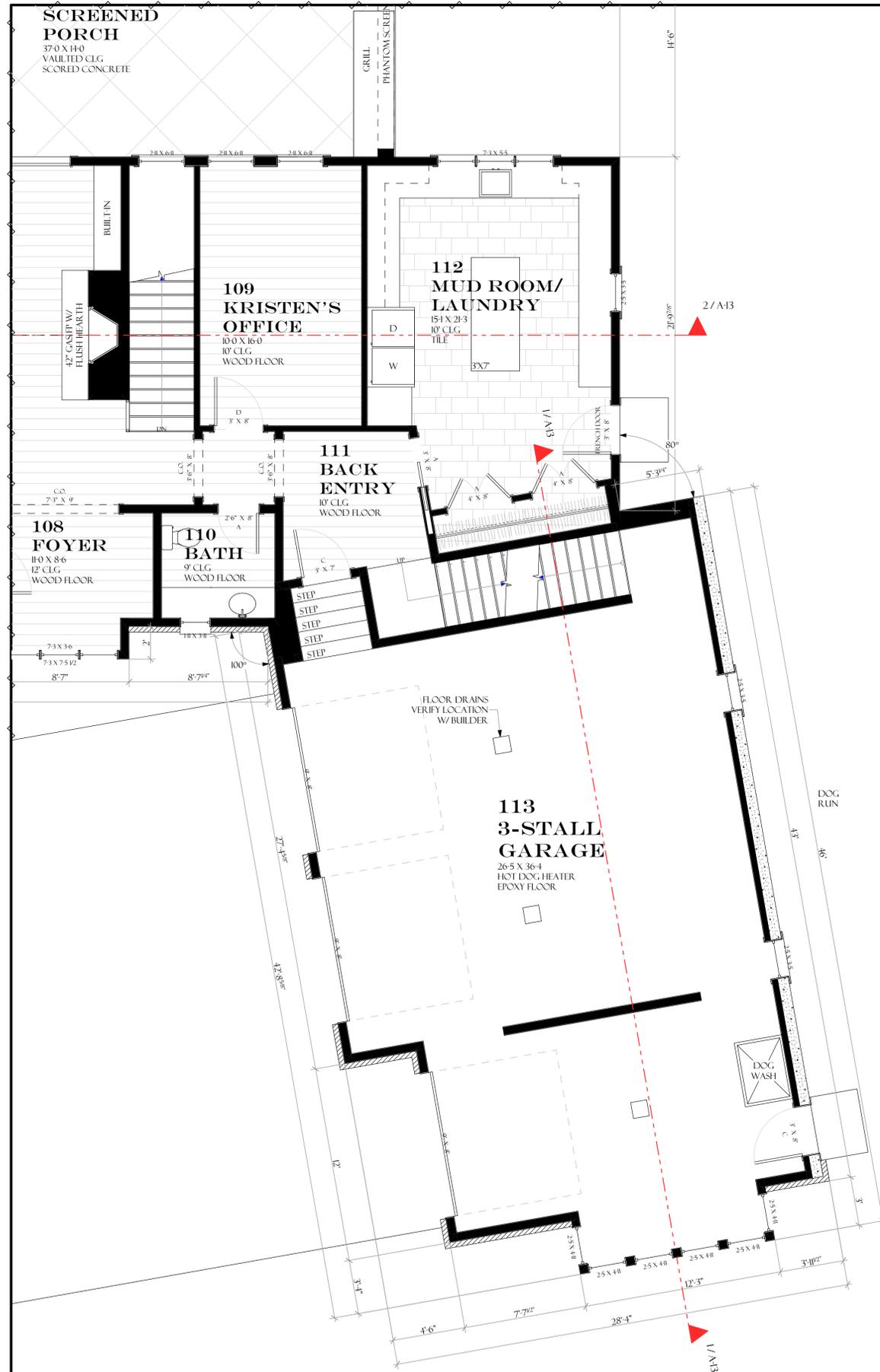
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LOWER FLOOR

A-6

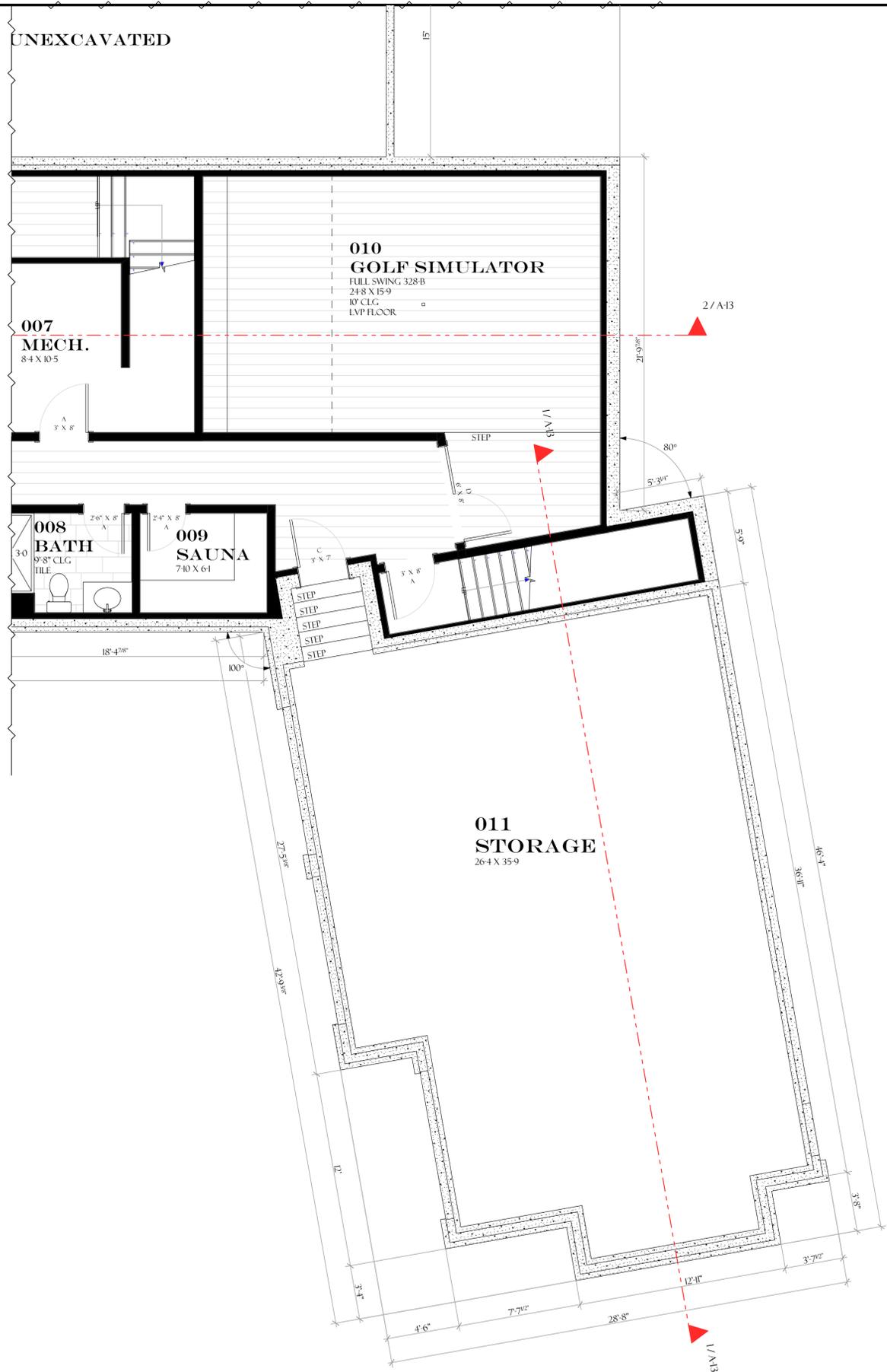


LOWER FLOOR
2,360 SQ FT



MAIN FLOOR

1/4" = 1'-0"



LOWER FLOOR

1/4" = 1'-0"



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GARAGE FLOOR PLAN

A-7



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FRONT ELEVATION

A-8

5/16/2025

- NOTES:
1. ALL EXT. TRIM TO BE BORAL.
 2. ALL BRACKETS TO BE SMOOTH CEDAR - PAINTED.
 3. ALL SOFFITS TO BE COMPOSITE.
 4. UNLESS OTHERWISE NOTED, ALL EXTERIOR WINDOW/DOOR TRIM TO BE IX6 BORAL TRIM.
 5. ROOF - BELMONT SHINGLES OR SIMILAR. METAL ROOF TO BE 24 GAUGE STANDING SEAM METAL ROOF @ 17" ON CENTER.
 6. ALL SIDING TO BE COMPOSITE LAP SIDING - 10" TO THE WEATHER. IX6 CORNER BOARDS.
 7. UNLESS OTHERWISE NOTED, ALL EXT. BRICK TO BE FULL VENEER ENGLISH BOND. THIN BRICK AT CHIMNEY.
 8. ALL GUTTERS TO BE HALF ROUND METAL OVER IX6 FASCIA.
 9. ALL WINDOWS TO BE PELLA TRADITIONAL RESERVE.



FRONT ELEVATION

1/4" = 1'-0"



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REAR ELEVATION

A-9

5/16/2025



REAR ELEVATION

1/4" = 1'-0"



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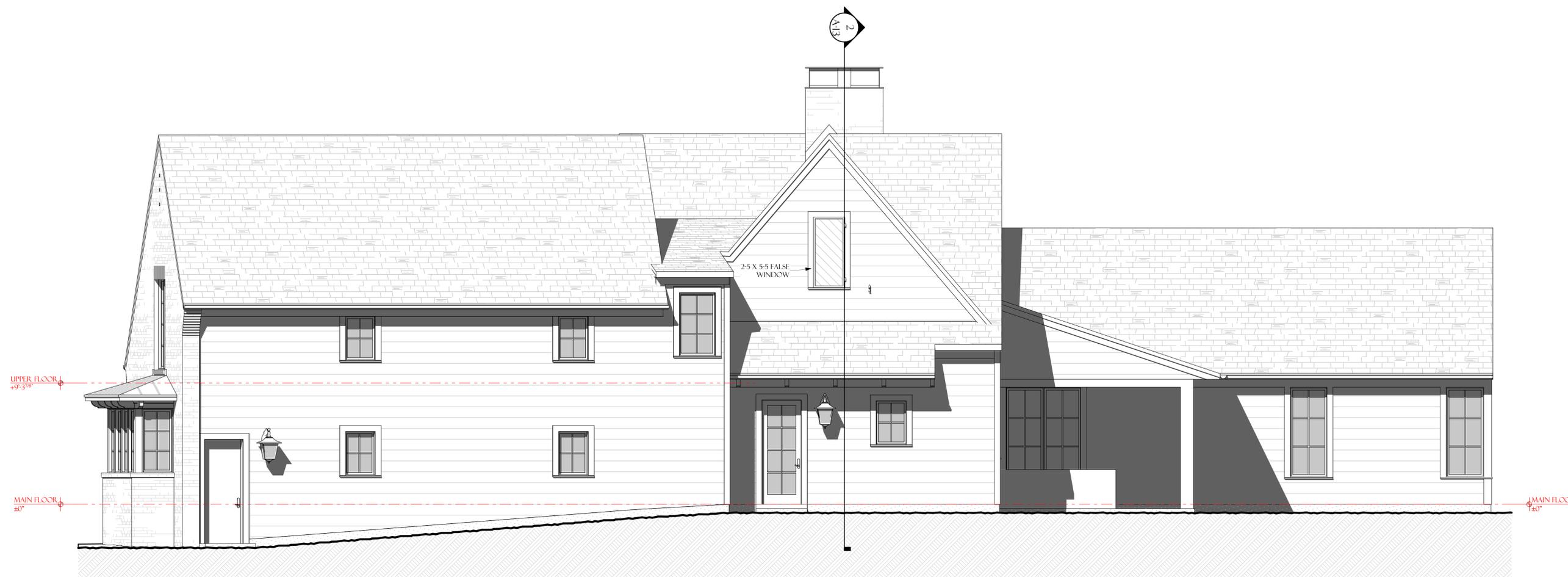
DATE / DESCRIPTION

5/16/25 FOR PRELIMINARY PRICING

RIGHT ELEVATION

A-10

5/16/2025



RIGHT ELEVATION

1/4" = 1'-0"



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DATE / DESCRIPTION

5/16/25 FOR PRELIMINARY PRICING

LEFT ELEVATION

A-11

5/16/2025



LEFT ELEVATION

1/4" = 1'-0"



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RESIDENCE**
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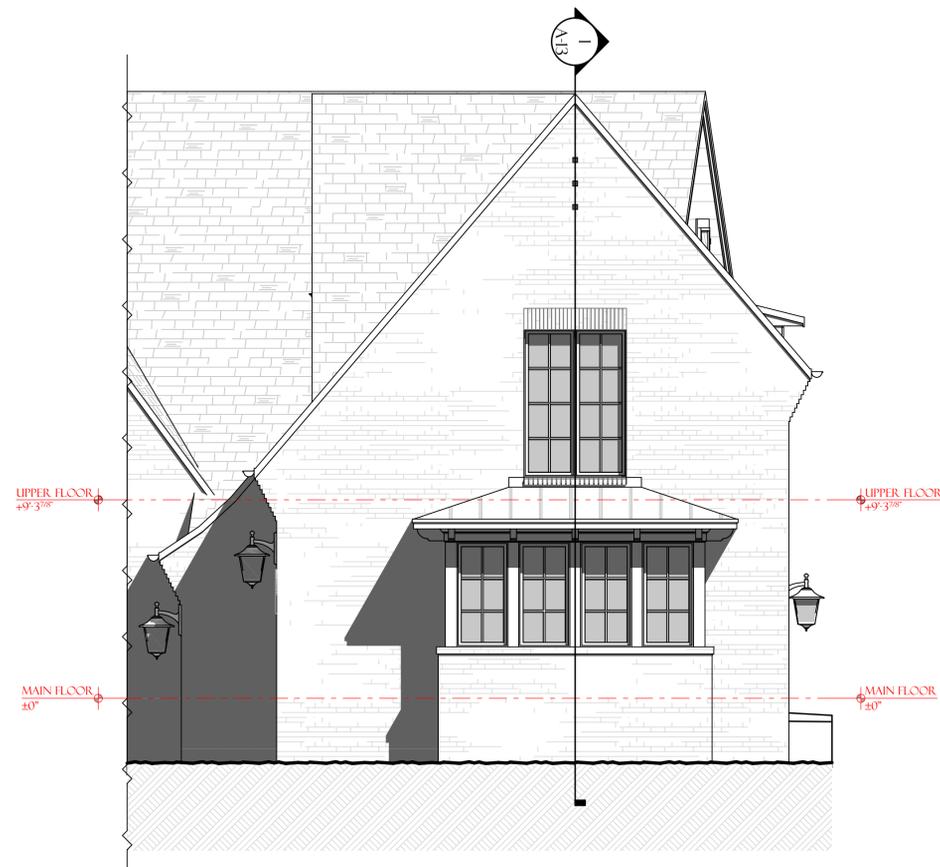
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5 / 16 / 25 FOR PRELIMINARY PRICING

GARAGE ELEVATIONS

A-12



FRONT GARAGE ELEVATION

1/4" = 1'-0"



LEFT GARAGE ELEVATION

1/4" = 1'-0"



RIGHT GARAGE ELEVATION

1/4" = 1'-0"



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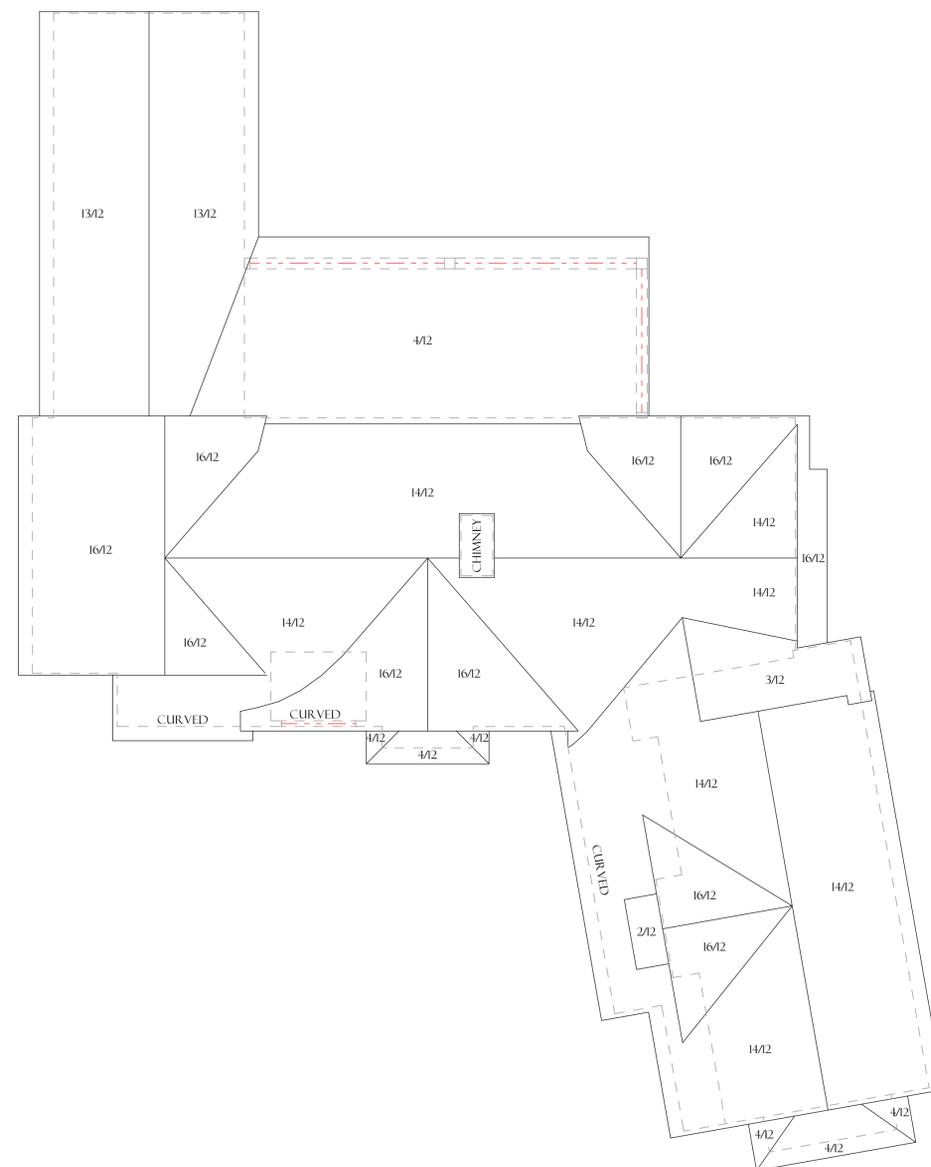
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ROOF PLAN

A-14

5/16/2025



ROOF PLAN

1/8" = 1'-0"









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