

AGENDA

EAST GRAND RAPIDS ZONING BOARD OF APPEALS July 23, 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/2xXILvn>

1. Call to Order
2. Roll Call
3. Approval of Minutes: March 26, 2025 Meeting
4. Public Comment on Non-Agenda Items
5. Election of Officers
6. Public Hearing – Case #2025-05
 - Applicant: Mike Brosnan
 - Location: 2727 Reeds Lake
 - Request: Variance to Chapter 50, Section 5.28B (Established Front Yard Setback)
 - To build a new home with a front yard setback of 51.2' where 58.2' is required.
7. Other ZBA Business
8. Next Regular ZBA Meeting: September 24, 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

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March 26, 2025

East Grand Rapids Community Center – Commission Chambers

1. CALL TO ORDER

Andrew Howard 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, Scott Dienes and Brad Hunter

Absent: Robert Zylstra and Joe Rizqallah

Also Present: Deputy City Manager Doug LaFave, Zoning Administrator Jay Gianotti and City Attorney John Huff

3. APPROVAL OF MINUTES

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

Yeas: Davis, Feyen, Howard, Jackson, Paasch, Dienes and Hunter - 7

Nays: -0-

4. WELCOME NEW ZBA MEMBER

Welcome Scott Dienes. Wife Amy and son Simon have lived in East Grand Rapids for seven years. He is a lawyer at Varnum, specializing in municipal law for almost 30 years.

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

No public comment was given.

6. PUBLIC HEARING – CASE #202504

- Applicant: Grace Episcopal Church
- Location: 1815 Hall St
- Request: A rain garden is proposed funded by a grant from the Michigan Department of Environment Great Lakes and Energy

Zoning Administrator Jay Gianotti opened the public hearing. The proposed modification involves the removal of 64,00 square feet of the northern parking lot area and resulting in the loss of 10 parking spaces. This would keep the church under current parking compliance standards. Deputy city manager Doug Lafave explained how the site was previously the East Grand Rapids sewage facility, and the wastewater treatment facility was abandoned in 1930 when the city connected to Grand Rapids via a trunk sewer. The ZBA members' questions are listed below with Jay Gianotti responding to all unless otherwise stated following.

- Howard: What does a rain garden do, what is the intention behind it?

- To capture storm water runoff. Rather than having it be directed into a storm sewer or facility it is allowed to naturally enter into a garden and naturally infiltrate into the ground or in this case directly into an existing water stream.
- Davis: In terms of the current parking spaces do they meet the current requirements for the physical size of parking space size, are they bigger or smaller than they should be?
 - The number of spaces is compliant and would be compliant if they removed ten.
 - The size of the spaces may not match our current standards but when the site plan for social approval was approved the dimensions for parking areas were different and to the best of our knowledge the way spaces were designed then and remain today would have complied with the old regulations. The city has decided that because nothing else about the parking lot is being adjusted with this plan, we have not identified any requirement that they would need to correct the size of the spaces with this request.
- Hunter: Did the church consult the city first to go to a certain size of a rain garden and if they wanted to increase the size of the rain garden and go below the minimum parking for that lot size would we be in a different conversation?
 - The city was not involved with the request or the grant money. There are certain scenarios where the planning commission could approve a parking lot that is less than is required. However, considering the difference between what they have and what is required, I don't believe there would be that much difference in this case.
- Feyen: In 2002 when they last redid this, they were in compliance, and then we added the lot coverage impervious requirements. We're looking at reducing that. Why does that trigger a variance?
 - This is a question that was addressed last time. We had a lot of coverage on variance requests a few years ago. We did have an attorney come look into this. I'll give you the short version. If the attorney wants to, I can give you a print of it. I mean it seems like we're moving in the right direction. The general conclusion that was received was that the intent, if the non-conformity exists, is to remove the non-conformity. So even though you're reducing something, if the result is still over what the limit is, that's still considered to be not enough.
 - I would clarify that by saying there are certain things in the zoning ordinance where some non conformities can be continued or can be utilized. For example, a non-conforming lot can still be developed on. With some additional restrictions; a non-conforming setback can still be continued with certain restrictions, there is no similar type of provision for a lot coverage not conforming. So in that case that's why our understanding is that either you go back to where you're supposed to be or you need to seek a variance.
 - Jon Huff: I would add to that if you thought of this not as parking lot but if you think of this as a building that was going to be going in. The rule was developed because the thought was if we allow you to rebuild on the site in excess of what's permitted the chances are we've just extended that non conformity because that building is going to last longer than the one that was there and the thought was if you didn't do that original building is going to deteriorate, get blown down get lost in a fire, fall down, whatever, and you'd be able to bring the site into conformity and so they would make you get a variance even though you're having smaller buildings than what was there. If it's still larger than what's permitted they think that that's likely an extension of the time period and that's how the rule came about. When we looked into this several years ago, I don't remember which variance it was, I don't know if you did Jay it was that type of a situation where they were proposing a new structure that was smaller, but it was still new, and so the question was, well , do we even need to do this because, you said we're moving in the direction, and the answer when we looked into it was yes, you do, because of that theory, while it is smaller, it's going to perhaps delay the eventual conformity of the parcel by allowing something that's going to last longer.
- Jackson: If permeable surfaces count for only 50% is there a consideration here that a rain garden should earn credits?
 - Under normal circumstances, it would not. It's just green space, so we don't give any special credits for lot coverage for a rain garden.

- Davis: Given the fact that this is a parking lot as opposed to a building is this what you would consider a normal circumstance? I was looking at this as being maybe a not normal circumstance.
 - At this point in time, there isn't really any distinction between a special use versus a normally permitted use in terms of the lot coverage requirement. You do bring up an interesting point, though, that there's also the parking that the church is required to have. There is a balance, there is a lot coverage requirement, there is also a parking requirement, how do you rectify or manage multiple requirements.
- Davis: But they're still going to be meeting the parking requirements and they're going to be increasing the area of permeable surface, which is positive.
 - Jon Huff: I think the answer may be that the ordinance didn't really anticipate the situation. I think I see where you're going with this question and I think it's legitimate but I don't think that we could find anything that allowed us to not put it through this process.
- Davis: No, no, I'm not saying it doesn't need a variance. The legal theory that you outlined before about extinguishing completely non-conforming uses. Is that something that would compel us to deny this variance?
 - Jon Huff: No, I mean if it would then obviously the rule that I told you wouldn't make any sense because you couldn't get any variance at all. So, I think you can view this for what it is, which is a step in the correct direction.
- Dienes: When you analyzed this did you look at the non-conforming building and structure language that at 5.113? I think it's just more evidence of going in this direction, it's not a building but a parking lot could be a structure under that section I believe, reducing the size of the non-conformities.
 - Jon Huff: I would concur with that.

At this point Chairman Howard invited anyone from the church to come up and talk about the project. They are listed below with a summary following.

Tony Heath is an engineer with Fishback hired by Plaster Creek Stewards. He explained how the rain garden is sized to capture and infiltrate all of the runoff from that parking area that would result from a 2-year, 24-hour storm. That's about 2.2 inches of rainfall in the parking area that we capture and then anything beyond that still gets slowed down before flowing out into Silver Creek. He also mentioned a portion of the Silver Creek Drain that comes through the project footprint and that they have coordinated with the Drain office and that he has their support going forward.

- Davis asked: In the absence of the rain garden, is the slope of the parking lot such that it would be a sheet runoff into the creek from the parking lot without any filtration?
 - Heath: That's correct. Currently the parking lot sheet flows. There is a concentrated discharge point that's just a little flume at the northeast corner and at the northwest corner. Those are directly into Silver Creek. There is no treatment. Nothing to slow it down. This would be a significant decrease in the rate and the volume of water.
- Davis: So, it's like we're putting a big filter on that runoff?
 - Heath: Exactly
- Howard: With the rain garden is there a maintenance schedule to periodically clean the bottom of it to remove contaminants from the parking lot?
 - Heath: Yes, in the basis of design documents there is a maintenance plan that's part of that. That's reviewed by EGLE as part of the 319 processes. The majority of that is there are some pre-treatment areas that capture that first flush that contains it and are easier to clean and can be scraped out with sediment and grit from the parking lot and the majority of the rain garden area. It's mostly just landscaping maintenance. So, in the spring cleaning up overgrown vegetation and occasionally coming and cleaning out, but it's less maintenance than a mechanical filter device or conventional stormwater typically would be or at least it's different maintenance.

- Dienes: What will this look like if I'm driving by on Hall Street? Will it have any cattails?
 - Heath: No. A great example if you're interested in seeing what this would look like is at Calvin University Lot 16. They did a very similar project, you can see what it would look like once it matures.

7. PUBLIC COMMENT ON AGENDA ITEMS

- Steve Bernie 2223 Godwin Avenue Southeast Grand Rapids. Grace Church parishioner in charge of naturalization program. Thank you for your support. He said if you would go down there sometime in a rainstorm you would see on the east and northeast side it's like a river, the stormwater pours off that parking lot. The reason it doesn't erode the stream bank completely is because it's encased in concrete. This is going to really increase the natural beauty and the nature part of the area. The whole area is the side that is a residential area and people walk their dogs along there. This has the potential to be an art like area if this sort of approach is adopted.
- Mark Sullivan 933 Pinecrest in East Grand Rapids. Has statement from Kent County Drain Commission that he could submit into record. Reads: This is from Joel Morgan who is a senior engineer, Tony thank you for the project updating plans. We take no issue with the project pending more specific review on impacts. Lowering watershed and previous area with a bioswale will help reduce stream flashness and potential for erosion or other drainage issues. Please let the zoning board know that we are aware of the project and support these types of projects. "I just wanted to state for the record also my support as a neighbor and also a parishioner at Grace. I'm very excited about the project. I have a couple of other statements from neighbors who are also supportive. I'm happy to read them or admit them." Kelly Stopples and Sean Hughes who live at 1140 San Jose Dr wanted to express support for the bioswale project at Grace church. Reducing polluted runoff into Silver Creek would be a positive change for our community. We support the church's request for a zoning ordinance variance in order to proceed with this. Dan Aument who lives with his wife at 1047 Orchard Ave since 1980 says I think Grace bioswale project is a wonderful project and I'm eager to see it get underway. I strongly support the request for a zoning ordinance variance.
- Andrea Lubberts 6786 Ashbury Ct Jenison. I work with Plaster Creek at Calvin University. I want to express my gratitude for looking at this project, and also let you know that this project, as mentioned, is on Whiskey Creek, which basically goes underground for about 5 miles after it leaves Grace church, it is fed by storm drains and empties into Plaster Creek down at Roosevelt Park. The entire area is just being fed by storm drains so this is a pretty special opportunity for the creek to receive some cool clean water before it heads underground. If you get a chance to see that garden at Calvin it's at the Prince conference center parking lot. There are signs there that explain the engineering behind it and the native plant concept.
- Rob Barrett 2518 Elmwood in East Grand Rapids. I'm simply a resident and very much in support of this project. I'm simply a resident of the city and very much supportive of this project. I've been working with Plaster Creek Stewards myself in trying to address East Grand Rapids sustainability commitment to increase the native population in the city of East Grand Rapids and so likewise encouraging other residents as I've been doing in my own yard for the past 3 years of replacing nonnative species with native species. I have many of the same goals as the rain garden so thank you and I was asked to bring support for my wife.
- Crystal Barrett at the same address as Ingrid and James Nelson at 2207 Boston Street thank you for considering it.

Chairman Howard asked for board member discussion.

Mr. Hunter expressed his excitement and support for the project. He didn't see any downside from either a zoning perspective or aligning with city master planning and overall city goals, as he does also sit on the city commission. He would like the city commission to find more projects like this especially at a local level and churches being good stewards of their land and resources. He is all in favor of the variance request.

Mr. Feyen is also Enthusiastic about this project. He thinks it would be entirely consistent with the spirit and purpose of our ordinance. He would have a problem if we denied it. He said the wastewater treatment plant is something that might justify looking at this a little differently and we are not sure what is down there. It is zoned R2. Given the circumstances he thinks a variance is appropriate.

Mr. Jackson supports the ordinance and said we have to meet all five criteria. The first one is there are practical difficulties, and this is a church in a residential zone trying to comply with residential zoning. It's also sitting on top of a wastewater treatment facility. So those are unique items to this particular lot and property, which he find helps it to comply with number one. Number two, the parking lot size pre-exists the current requirement for lot coverage. Number three, a variance would be in the spirit of this chapter. It's a betterment to number four. There's nothing that the current church did to make it non-compliant. Number five, this is as minimum possible a change that allows it to still stay in compliance with the parking.

Mr. Paasch said All five I'm in complete agreement with what my colleague just said. The only thin I did add was the necessity of having a wastewater treatment facility, so I stole that from you and added that as well. I would like to add that this is amazing to our community and anybody that has a hand in this should be commended. Please keep doing this. We have a great community, whether it is Grand Rapids, East Grand Rapids, or Calvin University. I just think we're all the better for all the work we do so thanks.

Mr. Davis said we do have to meet all five of the standards and he believes we are in agreement with those and in particular even though there's some possible issues about the non-conforming matters, this is a step in the right direction. It reduces the non-conformity and in that respect he's going to say it's consistent.

Mr. Dienes said the incremental reduction of the non-conformity, not elimination but reduction of the non-conformity is a big step. He also noted that just because this is a great project doesn't meat that it meets the standards, but he thinks that this one does. So he didn't want to set a precedent that just because they really like this project doesn't mean that they will grant a variance unless they find that it meets the standards.

Mr. Paasch made a motion to adopt the variance and enumerate it. He requested case number 2504 be approved because it meets all the standards of review.

Yeas: Hunter, Feyen, Jackson, Howard, Paasch, Davis, Dienes - 7
Nays: -0-

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

10. NEXT REGULAR ZBA MEETING: May 28, 2025 (pending agenda items)

11. ADJOURNMENT

Chairman Howard adjourned the meeting at 6:15 PM.

Respectfully submitted,

Alicia Besemer
Office Administrator DPW

Video of meeting also available at: [March 26, 2025 Zoning Board of Appeals Meeting](#)



CITY OF
EAST GRAND RAPIDS

5

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JAY GIANOTTI, AICP
ZONING ADMINISTRATOR

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

MEMORANDUM

TO: East Grand Rapids Zoning Board of Appeals
FROM: Jay Gianotti, Zoning Administrator
DATE: July 17, 2025

RE: **Election of Officers**

Action Requested:

That the Zoning Board of Appeals elect a new Chairperson, Vice-Chairperson, and Secretary.

Background:

According to Section 5 of the East Grand Rapids Zoning Board of Appeals (ZBA) By-Laws, the ZBA is required to elect members to serve as Chairperson, Vice-chairperson, and Secretary. This action is held during the first meeting of the City fiscal year. Current Chairperson Howard will lead the meeting through the nomination process. The process for all three positions will be as follows:

1. Discussion of the position
2. Motion to nominate a person for the position
3. A “second” of that motion by another member
4. Once a motion is seconded, further discussion on the motion may occur
5. A vote on the motion

This process will be conducted for all three positions so that each position will be filled until new elections are held in July 2026. Descriptions on the positions are included in these materials for reference.

At the conclusion of this process, the new Chairperson will conduct the remainder of the meeting. The Vice-Chairperson will run meetings in the Chairperson’s absence.



CITY OF EAST GRAND RAPIDS

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JAY GIANOTTI, AICP
ZONING ADMINISTRATOR

Hearing Required?	Yes
Notices Mailed	7/1/2025
Notice Published	7/8/2025

MEMORANDUM

TO: East Grand Rapids Zoning Board of Appeals
 FROM: Jay Gianotti, Zoning Administrator
 DATE: July 18, 2025

RE: **Case #2025-05 – Zoning Variance at 2727 Reeds Lake Blvd. (PPN: 41-14-27-379-009)**
Zoned: R-1 Single Family Residential
Front Yard Setback 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 5.28B** – To build a new home with a front yard setback of 51.2’ where 58.2’ is required.

Background:

The applicant, Mike Brosnan on behalf of property owners Dan & Kristen Lorenz, are requesting a variance to build a new home at 2727 Reeds Lake Blvd. There is a single-family home currently developed on the property; this would be demolished to build a brand-new residence. The lot in question is a conforming corner lot in the R-1 Single Family Residence District. However, the shape of the lot is somewhat irregular with a sharp angle at the street intersection. There are also several areas on the lot with steep topography; these topics will be discussed later as relevant.

Because more than 25% of the parcels on the same side of the street in this block are developed, the required front yard for this lot would be subject to the standards in Section 5.28B of the zoning ordinance. The applicant provided a survey drawing that lists the existing front yard setbacks of the subject property and the lots on the same side of the street within 200’. In this case, the average front yard setback of the lots within 200’ was greater than the average of the front yard of the home directly adjacent to the subject property. Therefore, the latter measurement is used to establish what the required front yard for the subject property would be. This was calculated to be 58.2’. The

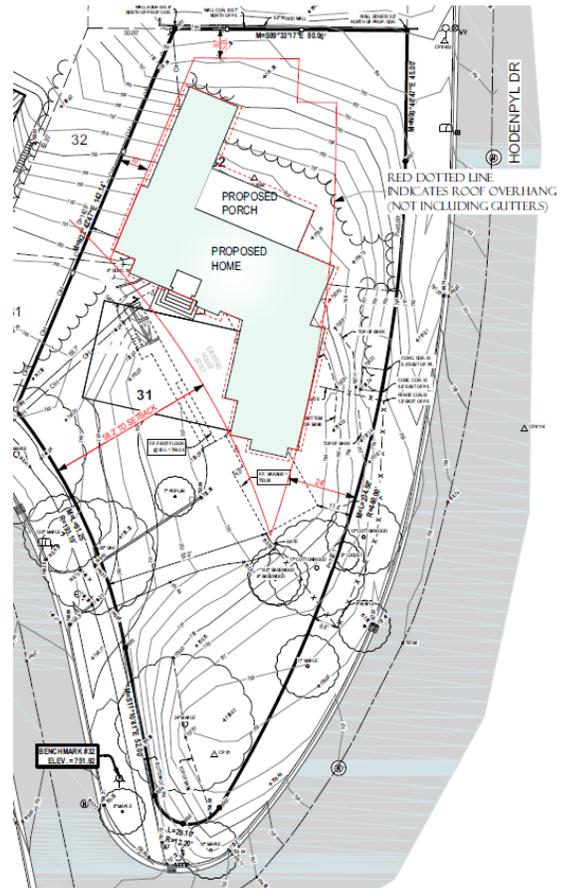


Exhibit 1 – 2727 Reeds Lake parcel; permitted building envelope is shown in red. As shown here, the proposed building footprint would not fit within this envelope and would also encroach into the hillside to the north by appx. 20’.

requested front yard setback with this request is 51.2', a difference of 7'. No other potential nonconformities have been identified at this time. The applicant has included the allowable building envelope in the provided site plan drawings; this is also shown in Exhibit 1.

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: The lot is a corner lot at the intersection of Reeds Lake Blvd. and Hodenpyl Dr. Because of how these streets intersect, however, the resulting lot is somewhat oddly shaped with sharp angles at the SE corner. Additionally, there are several areas of difficult topography. As most relevant here¹, the north part of the lot slopes downward toward Reed Lake Blvd. and into the rear yard. Some of these slopes appear to reach 20% in severity, which could make building in those areas more problematic. Many of these sloped areas are also highly vegetated. These factors form the main basis for the applicant's variance request: they wish to avoid disturbing the existing slopes and vegetation, but the odd shape of the lot creates additional challenges in developing the lot. Exhibits 2 & 3 show samples of this topography.



Exhibit 2 – Existing retaining wall along north lot line

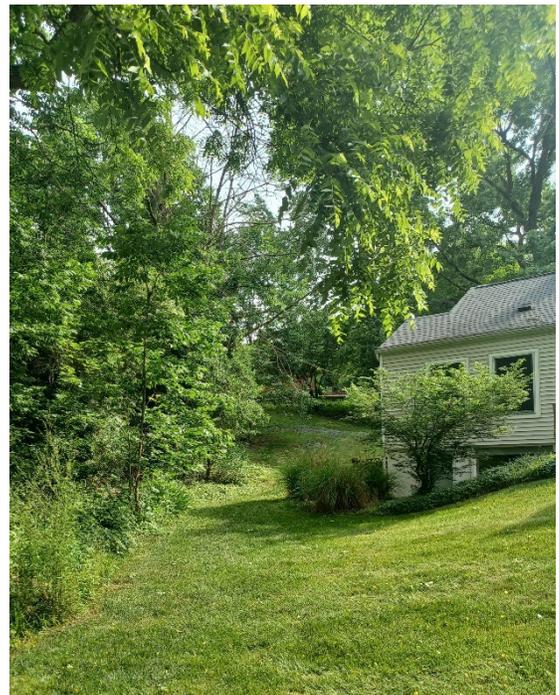


Exhibit 3 – View of hillside on the north side of the property; proposed west wing would extend into this hillside.

¹ Three are other areas with difficult topography on this lot, including a small hill at the SE corner of the lot and strong slopes along Hodenpyl Dr. However, these areas generally fall outside of the allowable building envelope.

- 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 intent is to demolish the existing home on the property, so any nonconformities related to the existing structure would not be relevant here. There have been some retaining walls constructed along the north and west lot lines; these were reportedly done to assist with soil stabilization on adjoining properties. Part of the applicant's justification for seeking a variance is to avoid disturbance of these retaining walls and existing topography. The applicant's claim is that locating the house where proposed would minimize the disturbance to the steeper slopes and existing vegetation.

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

Staff comments: The general purpose of the Established Front Yard Setback standard is to maintain a relatively uniform "street wall" along residential blocks so that all houses are generally aligned with each other. While the subject property is a corner lot with other lots to the east within 200', these are not counted per Section 5.28B. This is mainly because the street intersections delineate different blocks which could exhibit a different development character and thus may not be as valid a comparison.

- 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: According to City records, the existing home was originally built in 1948, before any known zoning ordinance existed in the City. As it currently stands, the existing home has at least two setback nonconformities: front yard (appx. 52' where 58.2' is required²) and street side yard setback (11.4' where 24' is required.) The existing house was granted a variance in 2002 for an addition on the northeast side that was 19' from Hodenpyl Rd; however, that would be nullified if the existing home were to be demolished³. The proposed home would have a conforming street side yard setback, but a similar front yard setback compared to the existing house.

With regards to neighboring properties, it is noted that many of the lots with frontage on the north side of Reeds Lake Blvd. in this area have a similar character where there are oddly shaped lots with significantly sloped areas leading down towards the street. One similar lot that was granted a variance for building a new home is 230 El Centro. While the variance there was technically from the west lot line on El Centro, the shape and topography of the lot as a whole were listed at the primary factors for the variance request and approval. Exhibit 4 shows this lot with the current development.



Exhibit 4 – Aerial view of 230 El Centro. Setback circled above was granted a variance. (Source: REGIS)

² Estimated from the provided site plan in these materials. It should be noted that the existing front yard shown in the survey drawing provided with the 2002 variance request suggested a front yard of appx. 49', less than what is being requested now.

³ See [Section 5.104B](#) of the zoning ordinance.

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 noted above, the proposed home would have a similar or slightly larger front setback and conforming street side yard setback than the existing building, so approving this request would bring the lot closer to conformity than it currently is. At the same time, the footprint of the proposed home is at least 13% larger than the existing house footprint⁴. Thus, it may be possible for a smaller possible house footprint to fit into the allowable building envelope. For example, the area where the proposed screened porch is located appears to be relatively flat, so more of the house footprint could be moved there. Alternatively, the west wing housing the master suite could be reduced in length or depth, allowing the rest of the footprint to be moved toward the rear of the lot accordingly. Eliminating one of the attached garage spaces could reduce the amount of encroachment into the required front yard, though it is not certain that this would completely eliminate the nonconformity on its own.

Recommended Motion and Conditions:

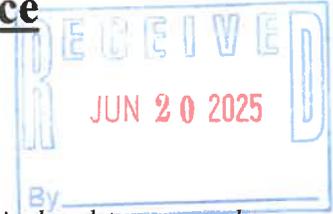
Depending on how the ZBA chooses to decide this request, the City recommends that one of the following text motions be used:

- 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.”

⁴ Based on City records, the existing house footprint (excluding decks) is appx. 2,300 s.f. The proposed house footprint in this request is listed as 2,600 s.f., excluding the screened porch. If included in the overall building area, the screened porch would add 570 s.f. to this area for an overall increase of appx. 38%.

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:

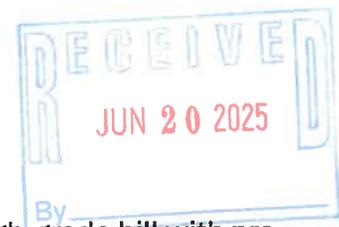
Requesting 7' Front yard set back variance, for Parcel 41-14-27-379-009, Address 2727 Reeds Lake Blvd., East Grand Rapids, MI.

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



LORENZ
RESIDENCE
 EAST GRAND RAPIDS, MI

DMC DESIGN
 CUSTOM INTERIORS

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DATE / DESCRIPTION

2 / 13 / 25 PRELIM PLAN

PERSPECTIVE

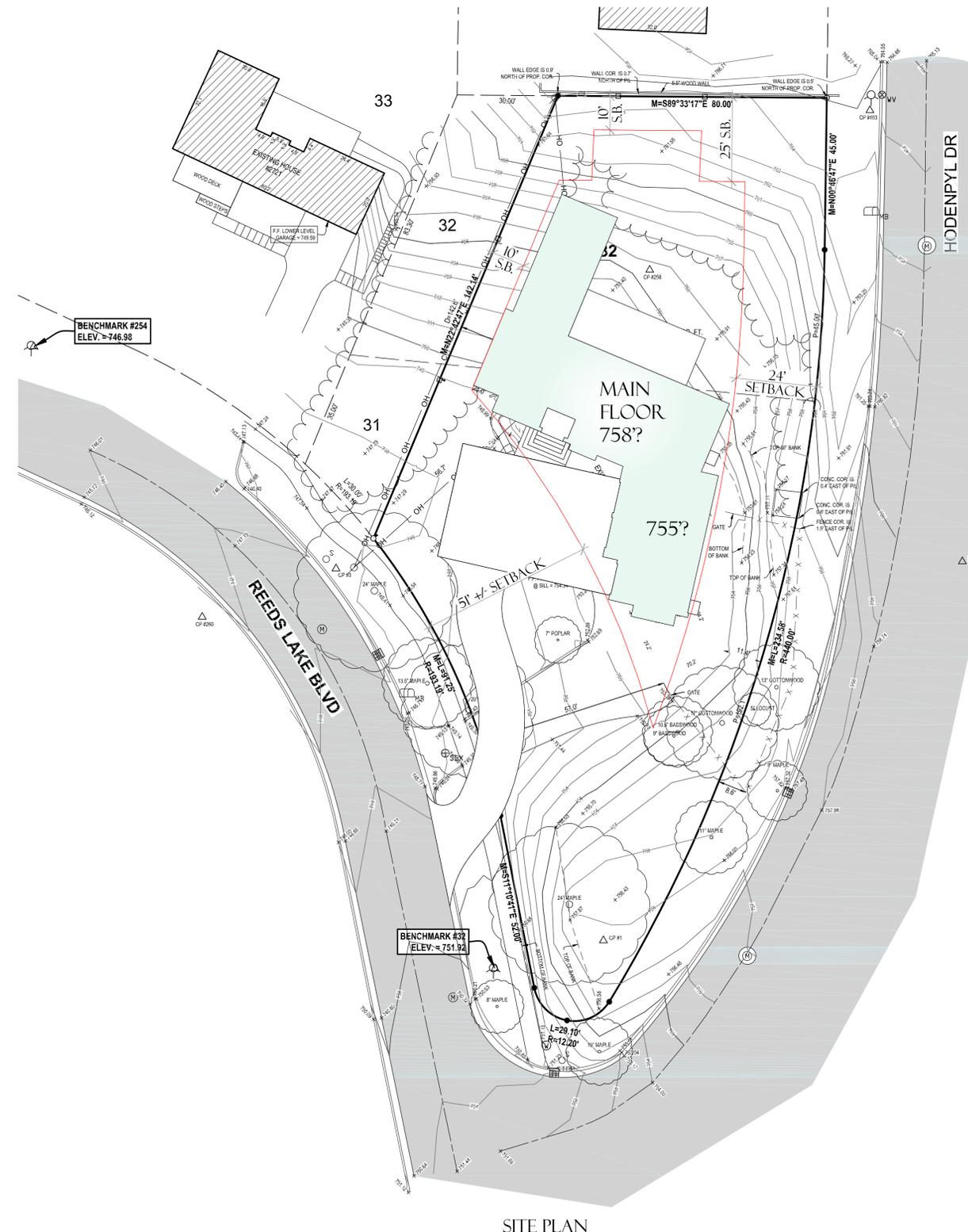
A-3

LORENZ RESIDENCE

2727 REEDS LAKE BLVD,
EAST GRAND RAPIDS, MI 49506

DRAWING INDEX

- A-1 COVER SHEET
- A-2 PERSPECTIVES
- A-3 OVERVIEW
- A-4 MAIN FLOOR PLAN
- A-5 UPPER FLOOR PLAN
- A-6 LOWER FLOOR PLAN
- A-7 GARAGE FLOOR PLAN
- A-8 FRONT ELEVATION
- A-9 REAR ELEVATION
- A-10 RIGHT ELEVATION
- A-11 LEFT ELEVATION
- A-12 GARAGE ELEVATIONS
- A-13 BUILDING SECTIONS
- A-14 ROOF PLAN



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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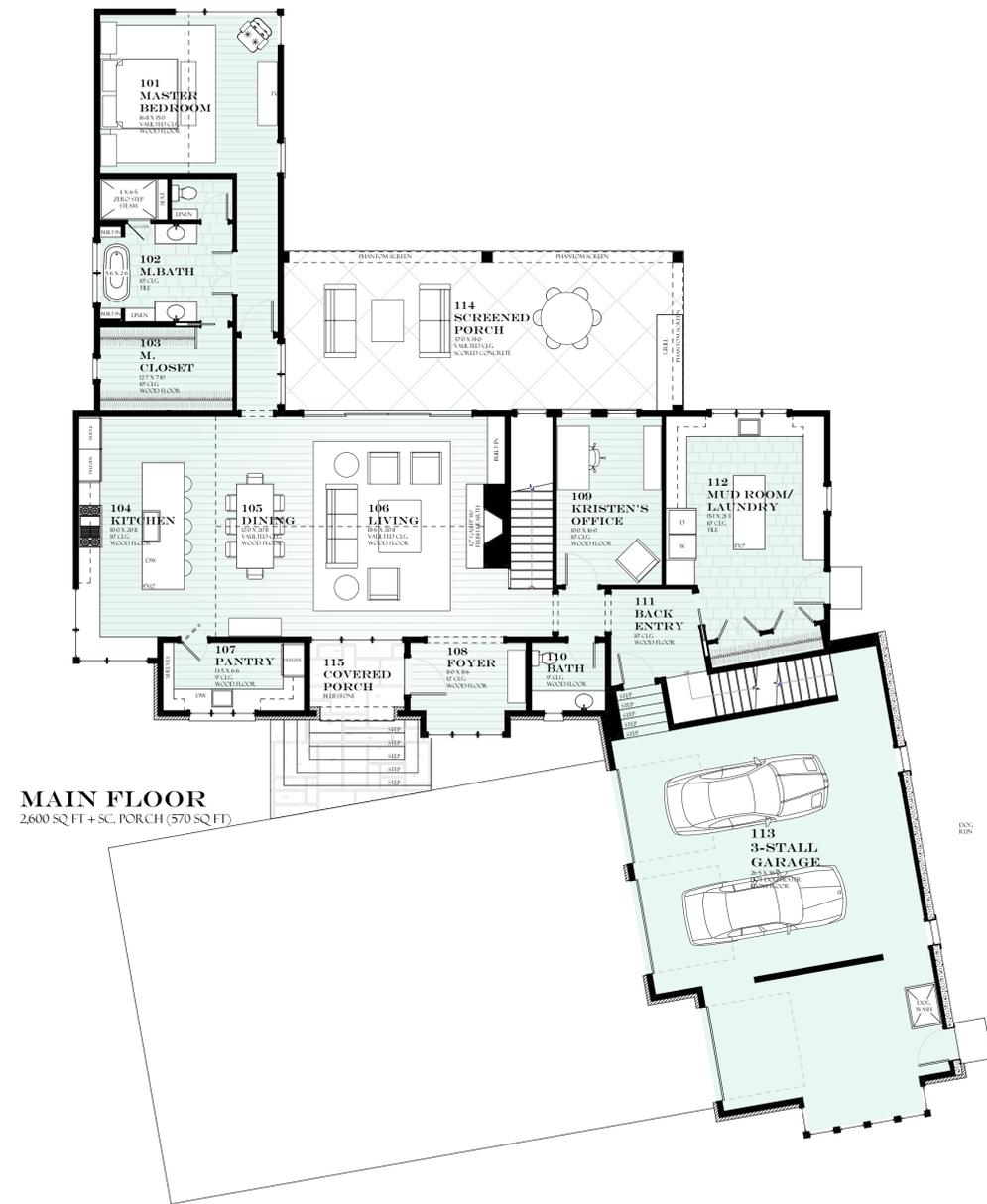
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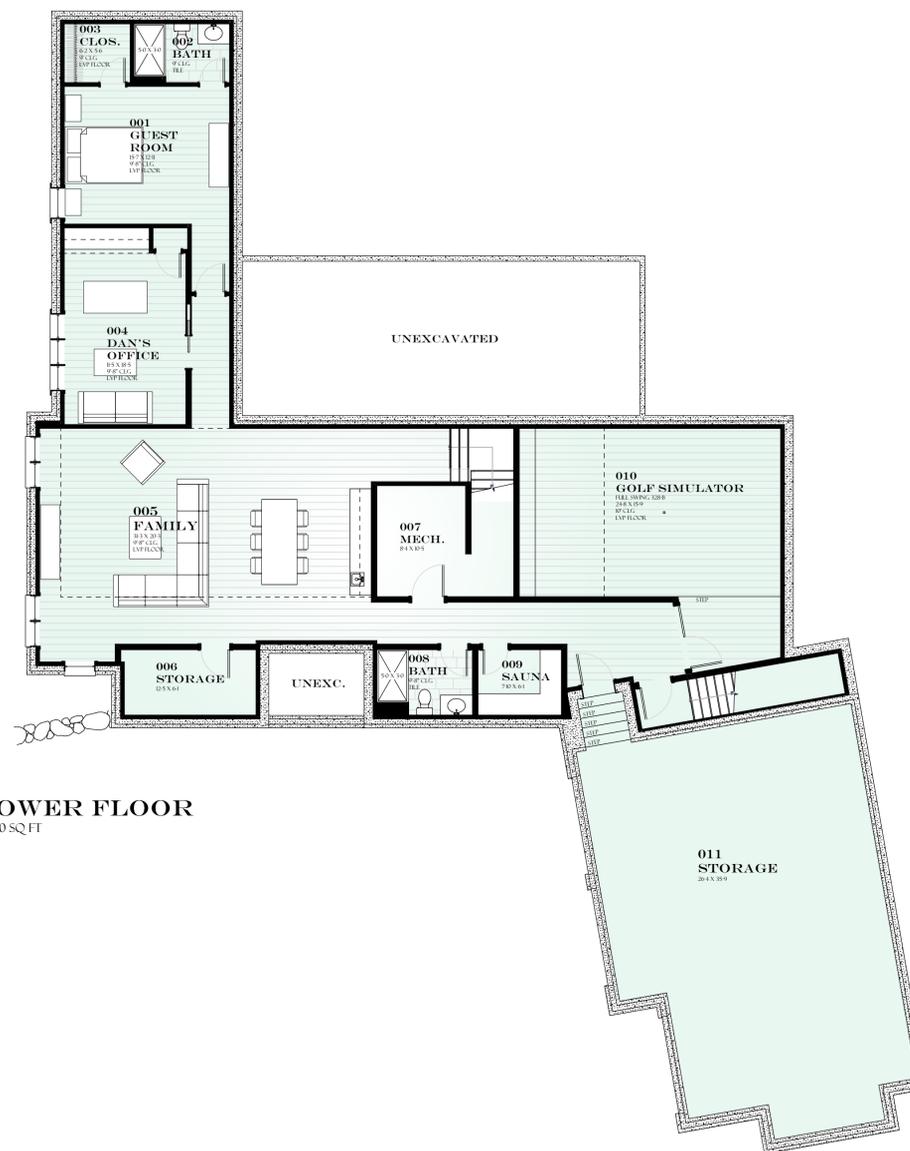
OVERVIEW

A-3



MAIN FLOOR
2,600 SQ FT + SC. PORCH (570 SQ FT)

1/8" = 1'-0"



LOWER FLOOR
2,360 SQ FT

1/8" = 1'-0"



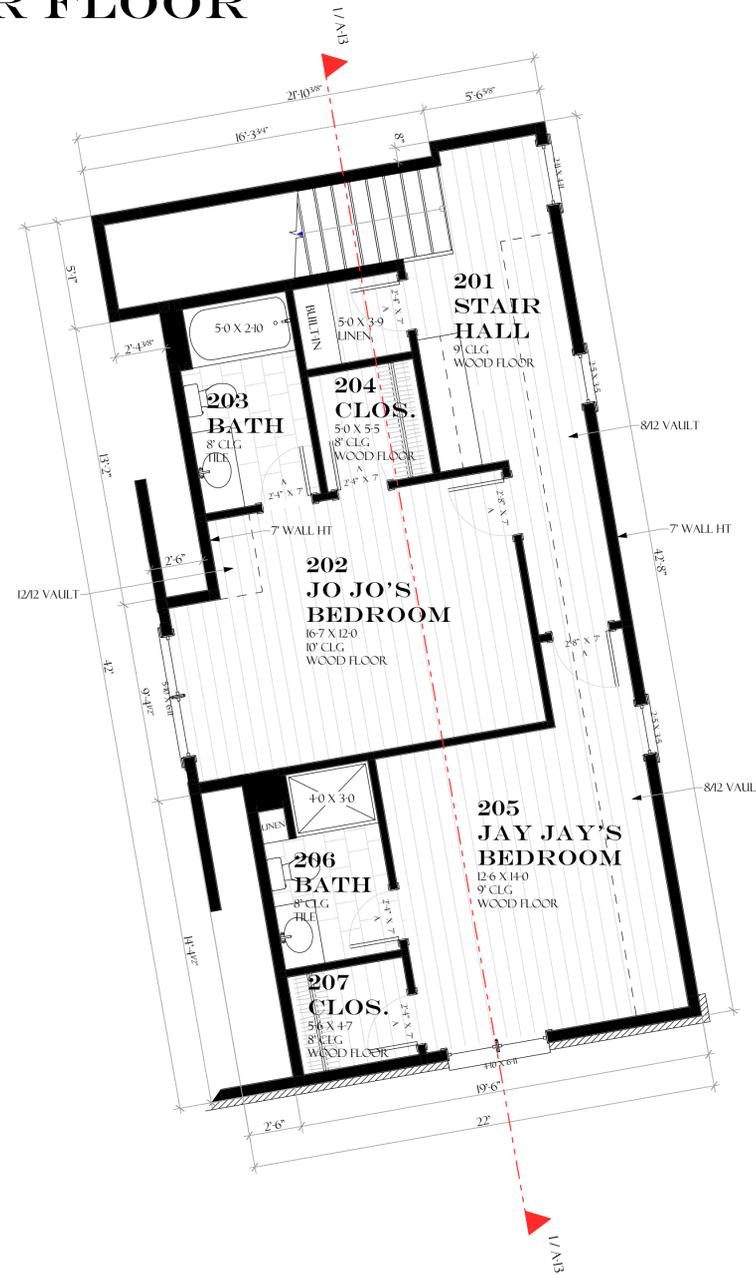
1/8" = 1'-0"



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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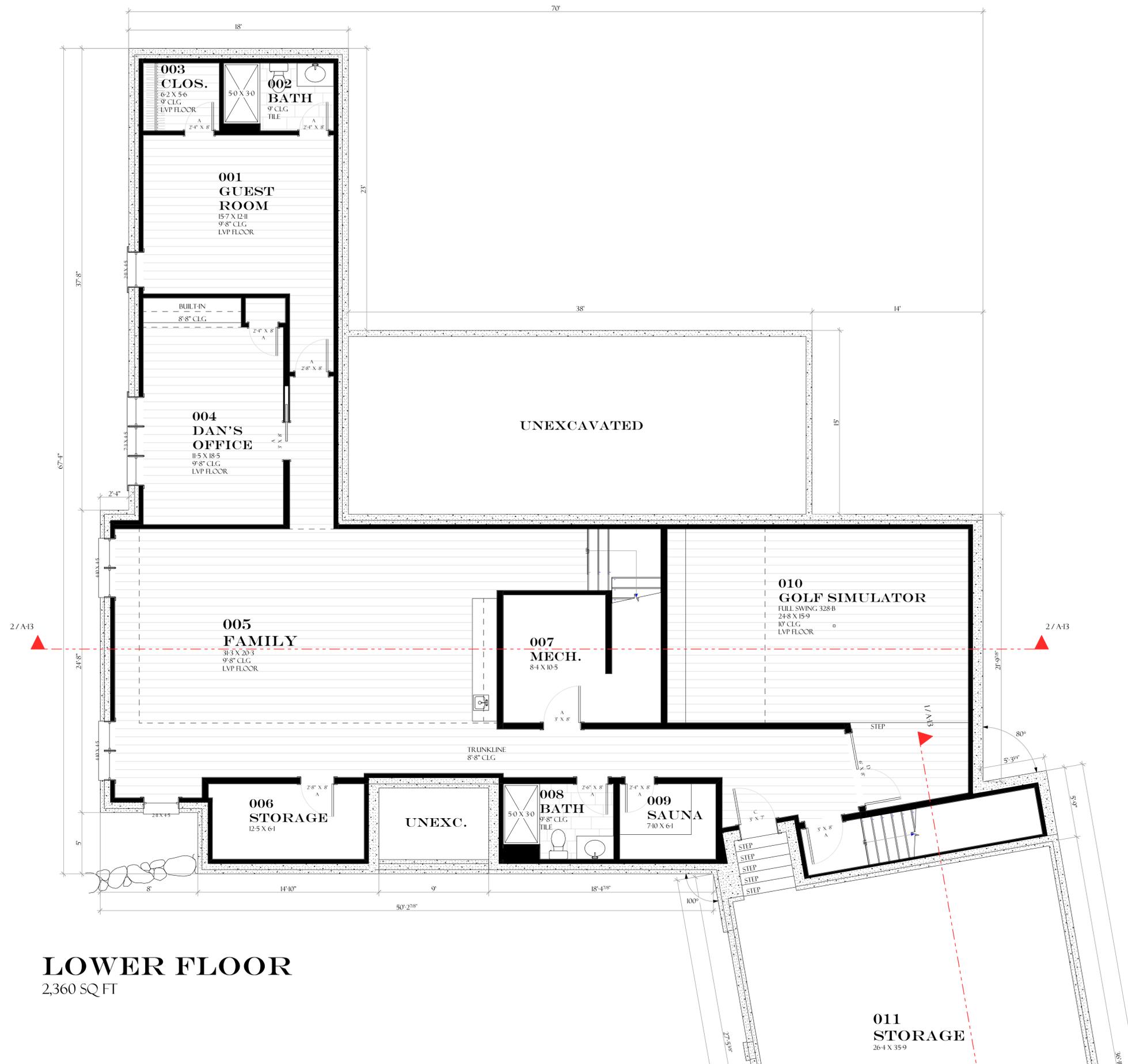
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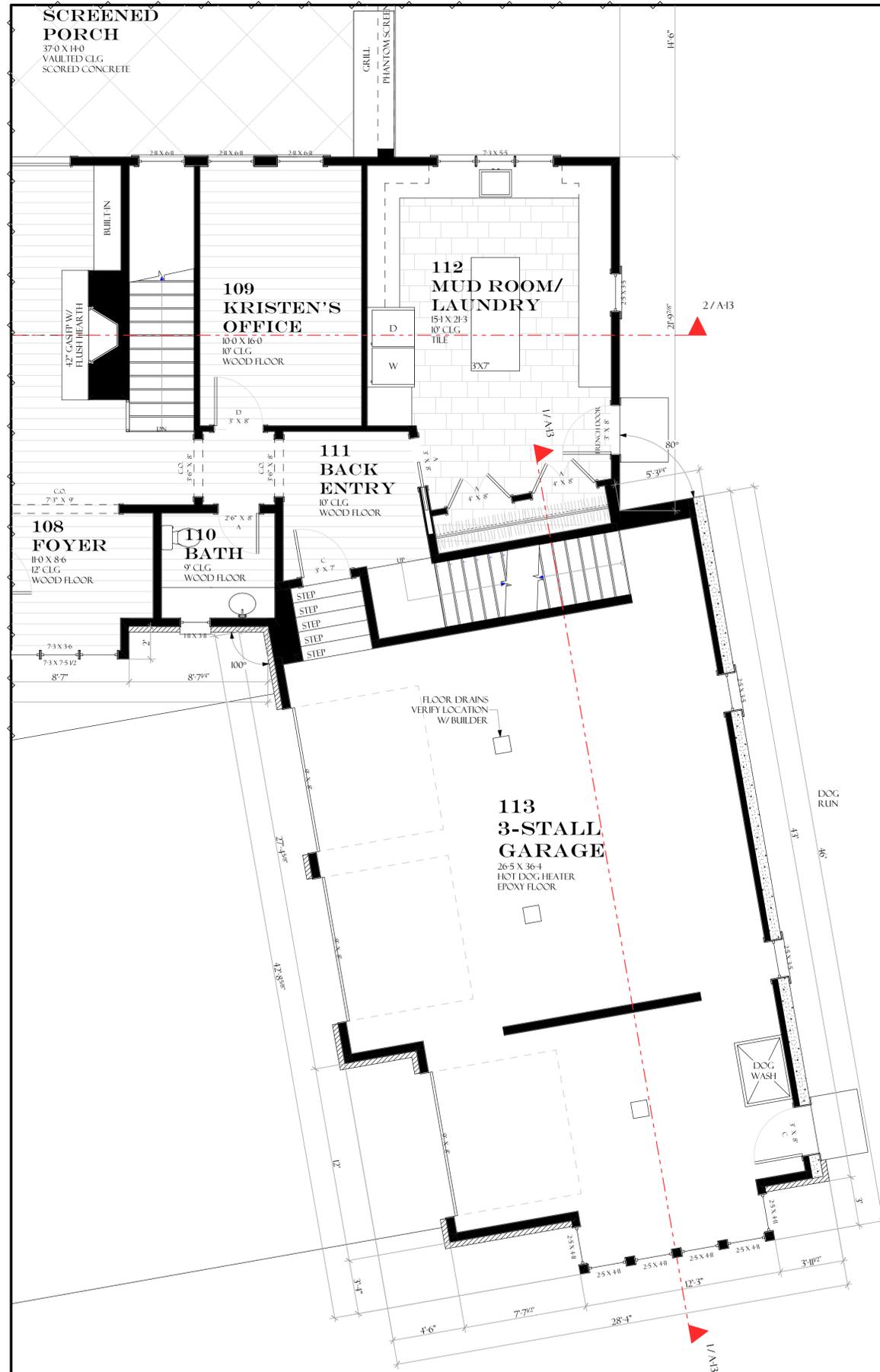
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LOWER FLOOR

A-6

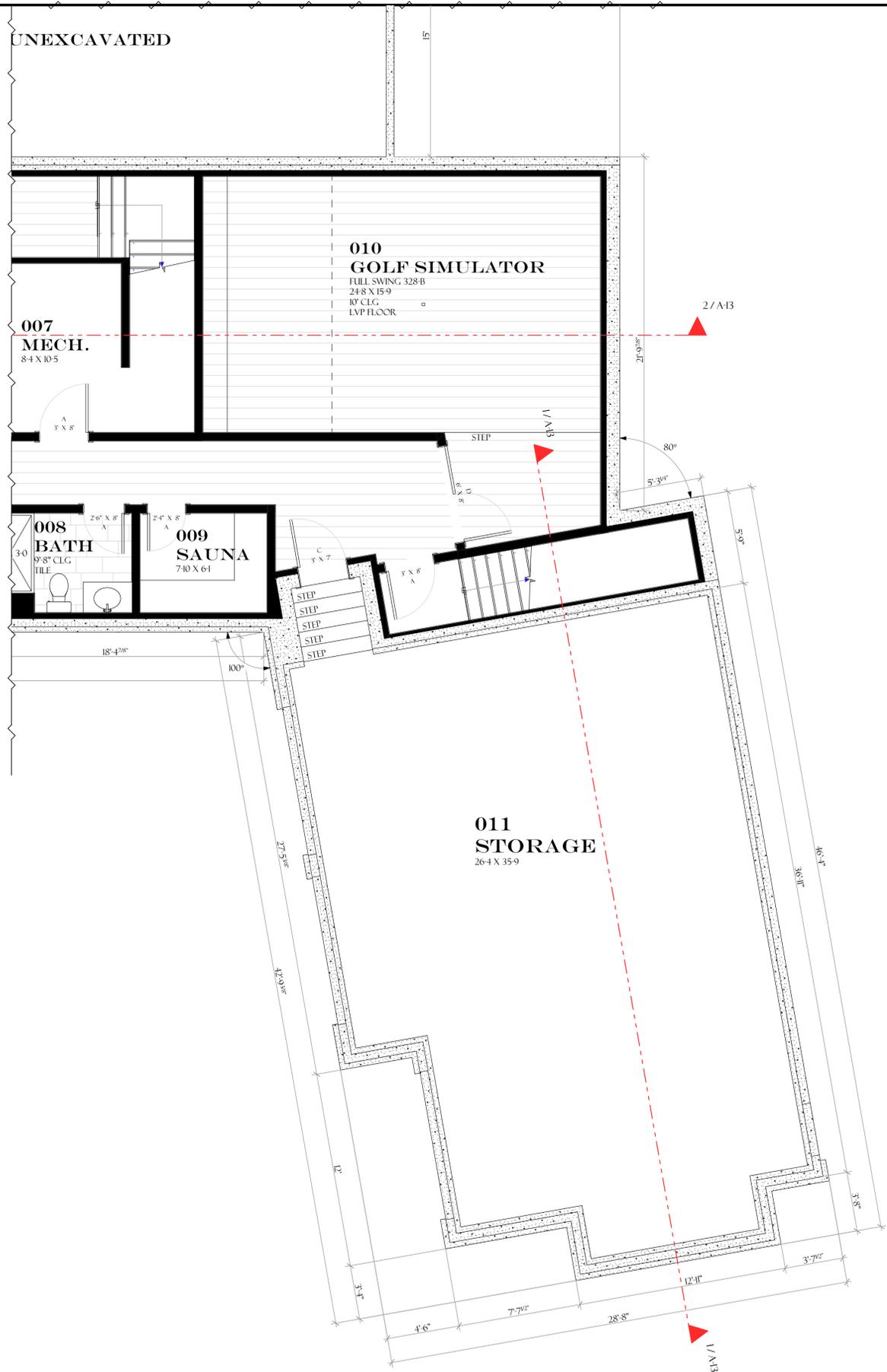


LOWER FLOOR
2,360 SQ FT



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



REAR ELEVATION

1/4" = 1'-0"



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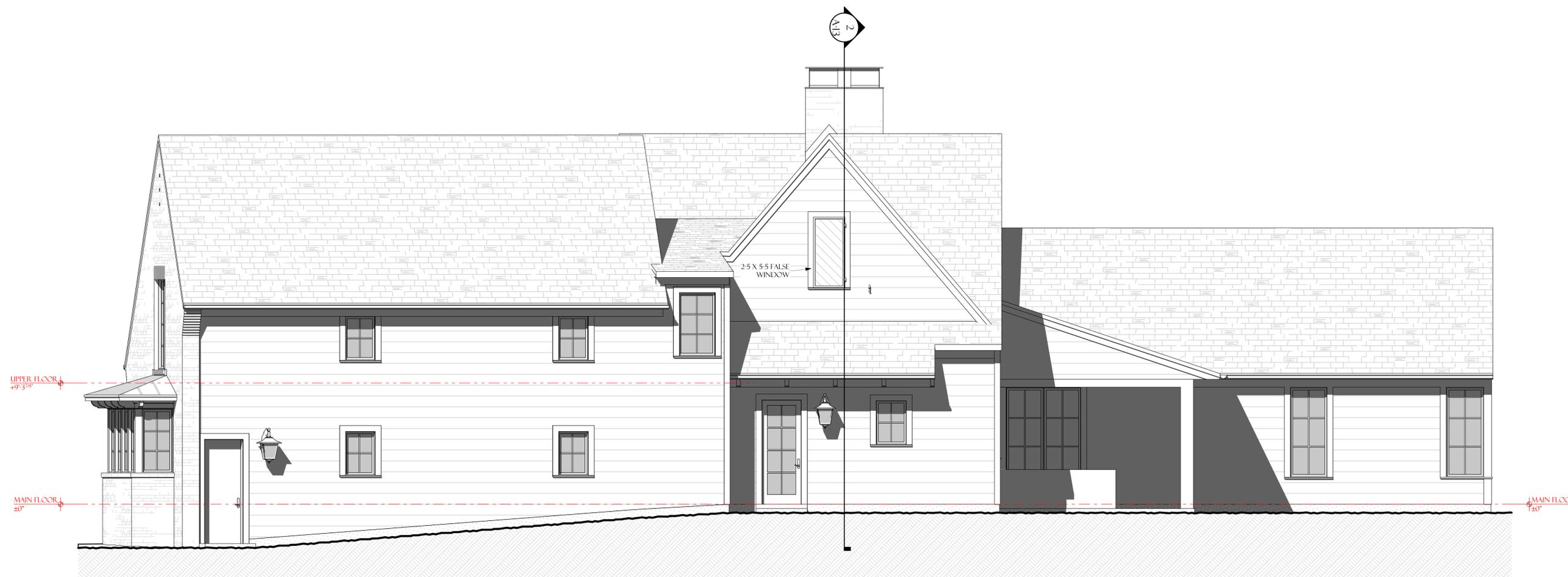
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RIGHT ELEVATION

A-10

5/16/2025



RIGHT ELEVATION

1/4" = 1'-0"



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LEFT ELEVATION

A-11

5/16/2025



LEFT ELEVATION

1/4" = 1'-0"



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EAST GRAND RAPIDS, MI

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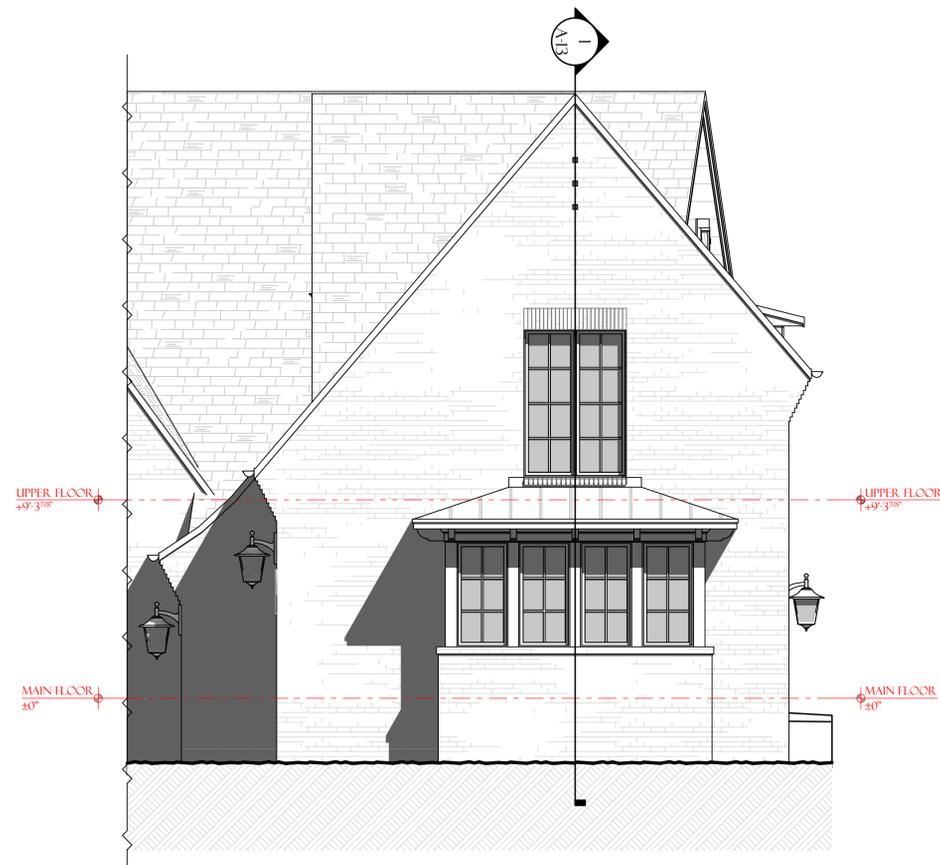
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GARAGE ELEVATIONS

A-12



FRONT GARAGE ELEVATION

1/4" = 1'-0"



LEFT GARAGE ELEVATION

1/4" = 1'-0"



RIGHT GARAGE ELEVATION

1/4" = 1'-0"



1 / A-13 BUILDING SECTION 1/4" = 1'-0"



2 / A-13 BUILDING SECTION 1/4" = 1'-0"



**LORENZ
RESIDENCE**
EAST GRAND RAPIDS, MI



1. ALL BUILDERS AND CONTRACTORS MUST VERIFY & COORDINATE ALL DIMENSIONS AND BUILDING SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL BUILDERS AND CONTRACTORS MUST VERIFY THE PLANS COMPLY WITH THE LATEST EDITIONS OF THE MICHIGAN BUILDING CODE, MICHIGAN RESIDENTIAL CODE AND ANY OTHER APPLICABLE CODES.
3. BUILDERS AND CONTRACTORS MUST NOTIFY BRAD DOUGLAS DESIGN IF DISCREPANCIES ARE FOUND IN DIMENSIONS AND PROVIDED DIMENSIONS OR DISCREPANCIES BY BRAD DOUGLAS DESIGN. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
4. NO CHANGES ARE TO BE MADE TO THESE PLANS SUCH THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE PROJECT WITHOUT FIRST WRITING APPROVAL FROM BRAD DOUGLAS DESIGN ENGINEER.
THIS PLAN IS FRUITFUL UNDER CONTROLLED LAW TO BRAD DOUGLAS DESIGN.
ALL RIGHTS RESERVED. ALL MATERIALS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF BRAD DOUGLAS DESIGN AND MUST NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF BRAD DOUGLAS DESIGN.

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DATE / DESCRIPTION
5 / 16 / 25 FOR PRELIMINARY PRICING

BUILDING SECTIONS

A-13



**LORENZ
RESIDENCE**
EAST GRAND RAPIDS, MI



1. ALL BUILDERS AND CONTRACTORS MUST VERIFY & COORDINATE ALL DIMENSIONS AND BUILDING SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL BUILDERS AND CONTRACTORS MUST VERIFY THE PLAN IS COMPLIANT TO THE LATEST EDITIONS OF THE MICHIGAN BUILDING CODE, MICHIGAN RESIDENTIAL CODE AND ANY OTHER APPLICABLE CODES.
3. BUILDERS AND CONTRACTORS MUST NOTIFY BRAD DOUGLAS DESIGN IF DISCREPANCIES ARE FOUND IN DIMENSIONS AND PROVIDED DIMENSIONS OR DISCREPANCIES IN BRAD DOUGLAS DESIGN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
4. NO CHANGES ARE TO BE MADE TO THESE PLANS SUCH THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE PROJECT WITHOUT FIRST WRITING APPROVAL FROM BRAD DOUGLAS DESIGN ENGINEER.
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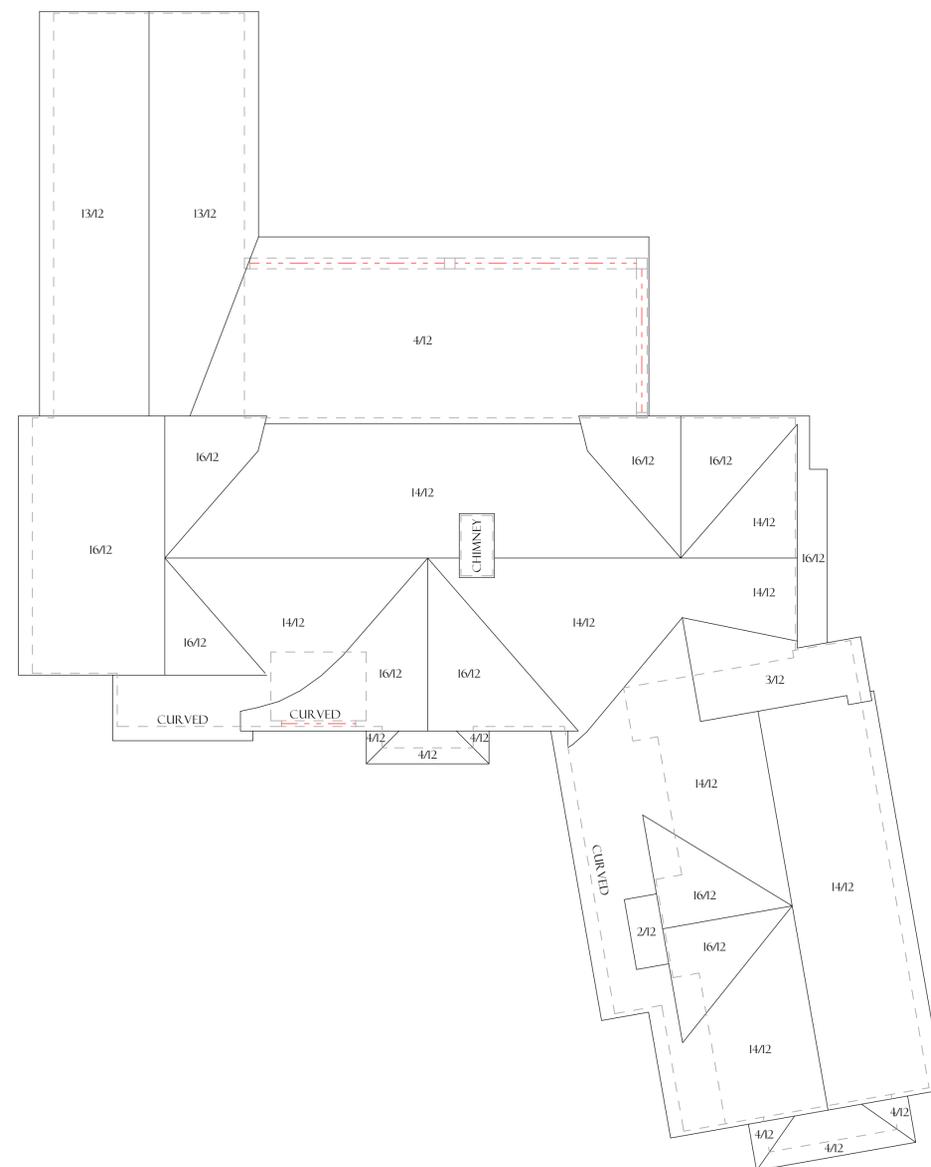
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ROOF PLAN

A-14



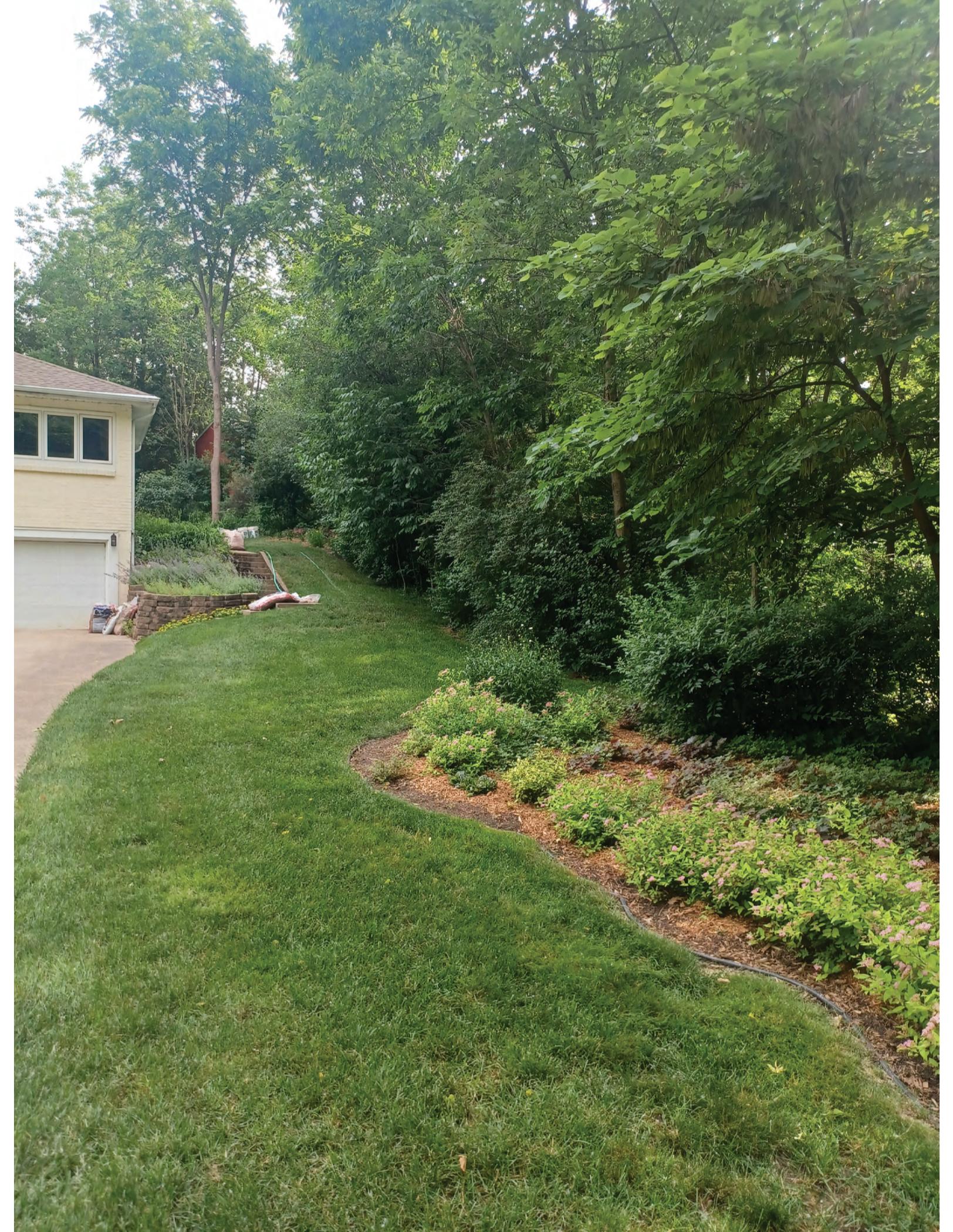
ROOF PLAN

1/8" = 1'-0"











DTE

CAUTION

IN CASE OF EMERGENCY (800) 365-8000

**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>.

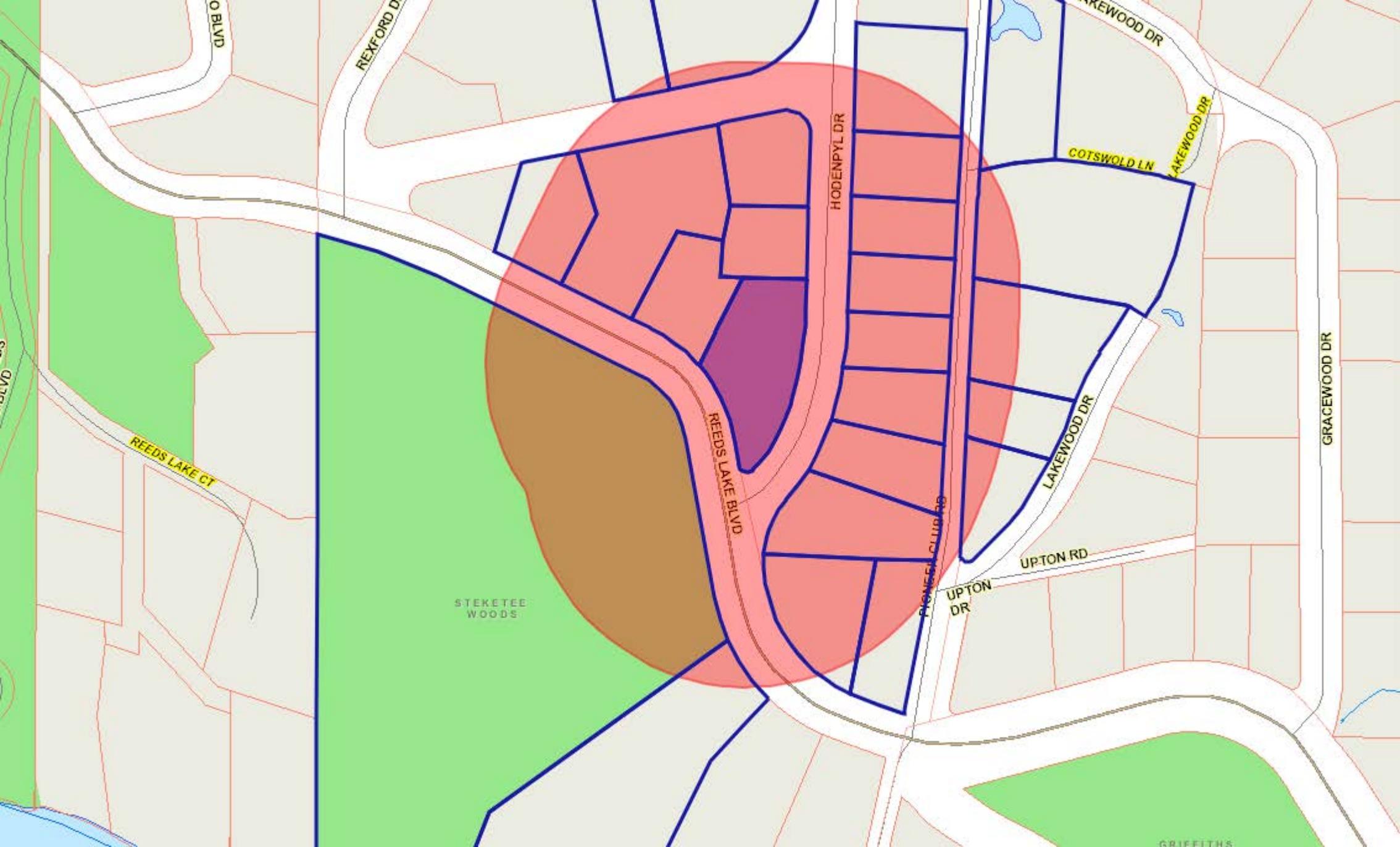
In accordance with the Michigan Zoning Enabling Act, you are receiving this notice because you live or own property within 300' of this address. The Zoning Board of Appeals invites those with any facts or evidence related to this request to present them at the scheduled meeting or by writing to the Zoning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

LAKWOOD DR

LAKWOOD DR

COTSWOLD LN

HODENPYL DR

REEDS LAKE CT

STEKETEE WOODS

REEDS LAKE BLVD

LAKWOOD DR

GRACEWOOD DR

PIONEER CLUB RD

UPTON RD

UPTON 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

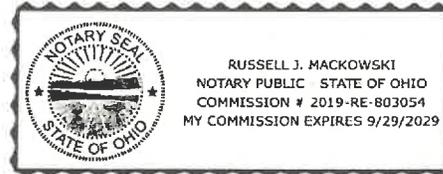
Joe Rosa 

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

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.

<input type="checkbox"/> Yes <input type="checkbox"/> No	Comments <hr/> <hr/> <hr/> <hr/> <hr/>
---	--

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.

<input type="checkbox"/> Yes <input type="checkbox"/> No	Comments <hr/> <hr/> <hr/> <hr/> <hr/>
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3. Authorizing a variance will not be contrary to the spirit and purpose of this chapter.

<input type="checkbox"/> Yes <input type="checkbox"/> No	Comments <hr/> <hr/> <hr/> <hr/> <hr/>
---	--

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
