

**CITY OF GRAND LEDGE  
NOTICE OF PUBLIC HEARING  
ZONING BOARD OF APPEALS**

The City of Grand Ledge Zoning Board of Appeals will hold a public hearing on Thursday, June 17, 2021 at 7:00 p.m. The subject of the public hearing will be the consideration of a request for a variance to permit a new porch on the front of the house at 226 E. Scott Street that would have a setback of 10 feet, 9 inches from the front property line. Section 46-510(a) of the Zoning Ordinance requires a front yard setback of 17 feet for porches. A variance of 6 feet, 3 inches to the front yard setback requirements is, therefore, being requested.

The meeting will be conducted via Zoom online teleconferencing. The meeting can be accessed through the following link: <https://us02web.zoom.us/j/84335132797>, on one tap mobile: US: +16468769923,,84335132797# or +13017158592,,84335132797# or by dialing (312) 626-6799 using Webinar ID #: 843 3513 2797. International numbers available at: <https://us02web.zoom.us/u/kbh1Ed32HE>.

All information related to the variance request is available on the City's website at [www.cityofgrandledge.com](http://www.cityofgrandledge.com). Written comments can be mailed to the Grand Ledge City Hall, 310 Greenwood Street, Grand Ledge, MI 48837, placed in the drop box in front of City Hall or emailed to [sstachowiak@cityofgrandledge.com](mailto:sstachowiak@cityofgrandledge.com). All comments will be considered if received by 5:00 p.m. the day of the hearing. Please call (517) 627-2149 for further information.

Gregory L. Newman, Grand Ledge City Clerk




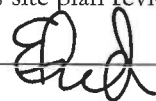
### VARIANCE APPLICATION

|   |   |  |
|---|---|--|
| Applicant(s)  | Michael and Erin Fredericks   | Phone Number<br>517-202-3291   |
| Address   | 226 E. Scott Street   | Daytime<br>517-202-3291  |
|   | Grand Ledge, MI 48837   |  |
| Interest in Properties<br>(Check One)                                     | <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Represent Owner <input type="checkbox"/> Option to Buy<br><input type="checkbox"/> Lessee <input type="checkbox"/> Other: _____  |  |
| Complete address of the property request to be reviewed:                  | 400- <u>000-637-010-00</u> - ____ - ____<br>Owner: <u>Michael and Erin Fredericks</u><br>Address: <u>226 E. Scott Street</u><br><u>Grand Ledge, MI 48837</u>  | Current Zoning District _____<br><br>Phone Number<br><u>517-202-3291</u> |
| Lot Size: Width: <u>66 ft</u> Length: <u>165 ft</u> Area: <u>10890 ft</u> |   |  |
| Legal Description:  | <i>Indicate attached if needed.</i><br><br><b>LOT 1. O.P. BLOCK 37. CITY OF GRAND LEDGE</b>   |  |
| Proposed use of property:   | <i>Indicate attached if needed.</i><br><br><b>Principle Residence</b>   |  |
| Estimate the following:   | <input type="checkbox"/> General Traffic Volume: _____<br><input type="checkbox"/> Total Population Increase: _____<br><input type="checkbox"/> Population per Acre: _____<br><input type="checkbox"/> Hours of Operation: _____<br><input type="checkbox"/> Total number of employees: _____<br><input type="checkbox"/> Total building area proposed: _____<br><input type="checkbox"/> Parking Spaces: _____ |  |

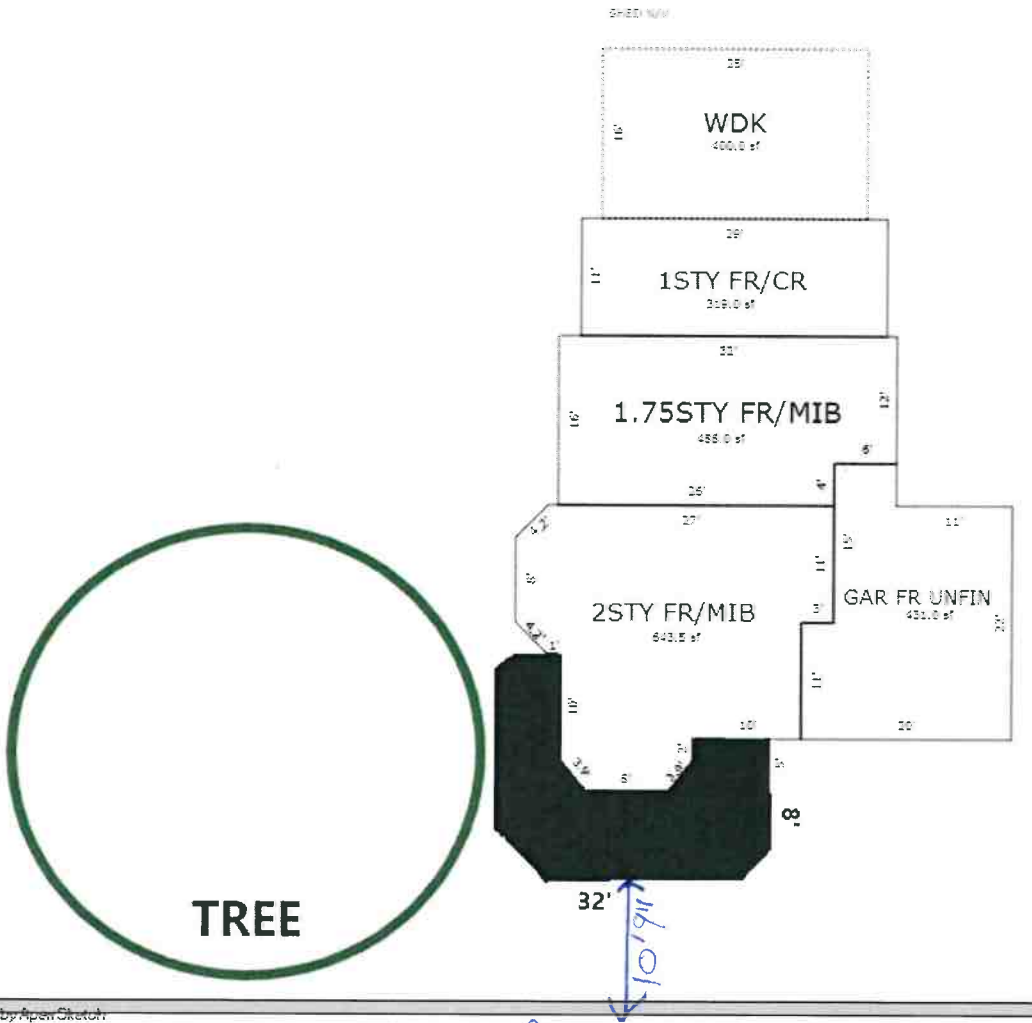
City of Grand Ledge – Planning & Zoning – Variance Application

|   |  |
|---|--|
| Application <b>must</b> include photographs of the property, copies of any other required permits, and a site plan, as follows: | <input type="checkbox"/> Drawn to scale of 1" = 100'<br><input type="checkbox"/> Existing and proposed structures (buildings, trash receptacles, landscaping, etc.)<br><input type="checkbox"/> Existing and proposed parking areas and driveways<br><input type="checkbox"/> Existing and proposed roads, easements and other access points<br><input type="checkbox"/> Flood plain elevations, if applicable<br><input type="checkbox"/> Zoning classifications of all abutting land within 300 feet |
|---|--|

I stipulate and understand the site plan review, if approved by the City of Grand Ledge, does not guarantee I may proceed with the proposed development. I understand there may be additional permits required to meet trade codes and other governmental requirements, and I understand the City of Grand Ledge does not have any power or authority over these additional permits. I certify the statements made and the information provided in this site plan review application are true, accurate and complete.

Applicant Signature:   Date: 4/29/21

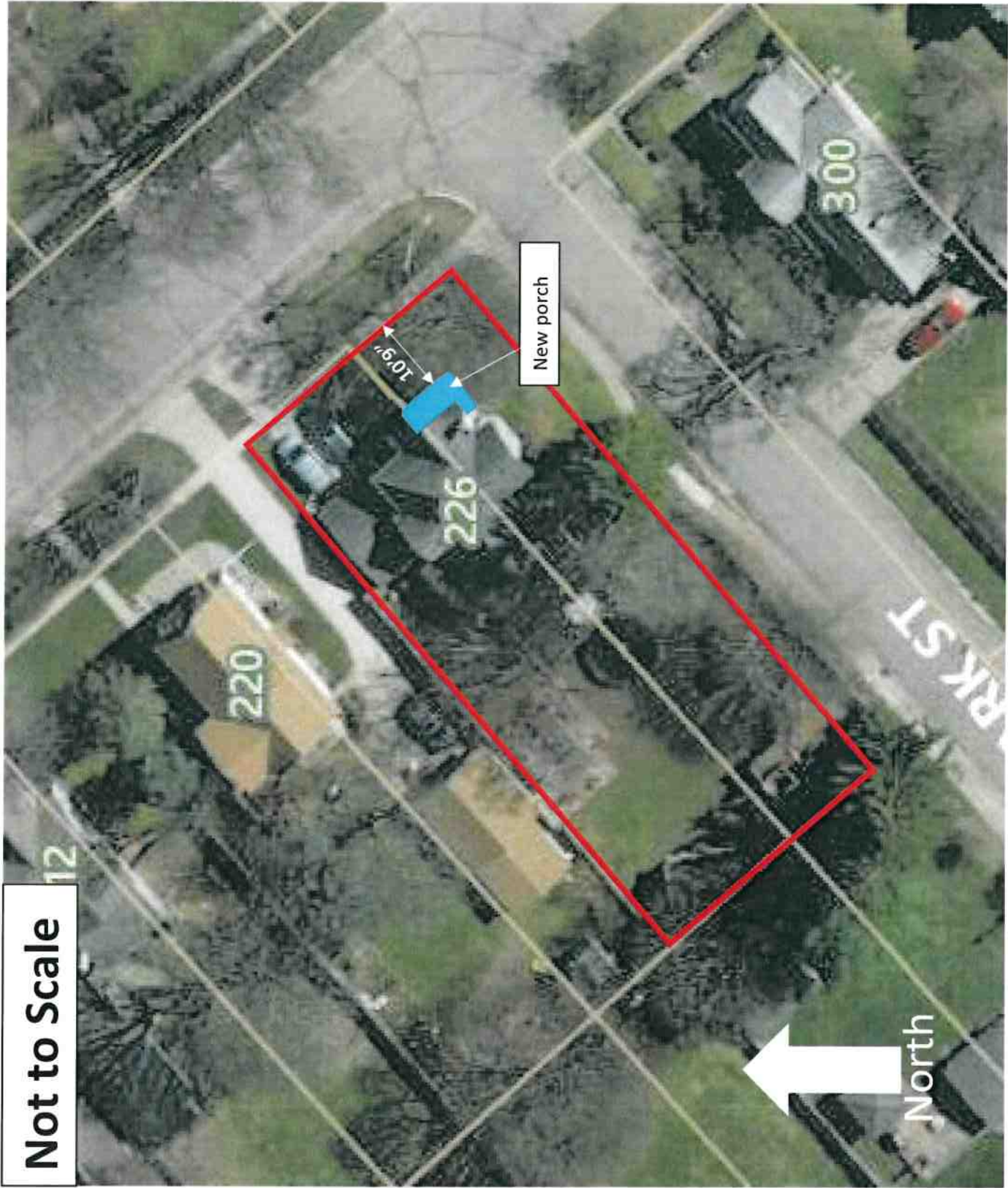
| For Office Use Only ----- | Required Reviews                              | Approve / Deny                                    | Initials |
|---------------------------|---|---|----------|
| Fee Paid: _____           | <input type="checkbox"/> Zoning Administrator | <input type="checkbox"/> <input type="checkbox"/> | _____    |
| Date Received: _____      | <input type="checkbox"/> Planning Commission  | <input type="checkbox"/> <input type="checkbox"/> | _____    |
|                           | <input type="checkbox"/> Building Official    | <input type="checkbox"/> <input type="checkbox"/> | _____    |



Existing setback 18'9" from front  
 Requested variance setback 10'9"

not by Apew Sketch

Property Line



Not to Scale

New porch

10'9"

220

226

300

RK ST

North



**Image/Sketch for Parcel: 400-000-637-010-00**



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