

January 12, 2016

Re: Riverstone Townhouse Apartment

Mannette Minier, Zoning Administrator  
Georgetown Charter Township Office  
1515 Baldwin Street  
PO Box 769  
Jenison, Michigan 49429-0769

Dear Ms. Minier:

Enclosed with this narrative is an Application for Zoning Appeal and 8 sets of plans for the proposed Riverstone Townhouse Apartments to be located at 303 Baldwin Street, Jenison, Ottawa County, Michigan.

We appreciate meeting with you on various occasions to discuss the project and feel we have developed an exciting and unique project for this piece of property and the township. The main challenge for development of our site is the ground surface elevation and construction restrictions within a floodplain. Because of these construction restrictions, we have designed a relatively small building footprint for the site's perimeter buildings which will allow us to maximize the site density. The building design includes an attached garage on the first floor and 2 levels of living quarters above the garage. The purpose of the variance request is to allow for this 3-story building construction, while the ordinance limits buildings to 2.5 stories.

The preliminary site plan for the development shows two phases of construction. Phase I currently includes two 8-unit, 3 bedroom buildings and two 10-unit 2 bedroom units. A total of 36 units are proposed for Phase I.

Phase II is labeled to include the remainder of the site development. However, Phase II will be completed as market demands and may include modifications to the preliminary layout based on marketability and final floodplain permitting requirements. Any site layout changes would still meet the current zoning requirements.

We appreciate your consideration of our variance request and look forward to working with the township during construction of this exciting and unique development.

Sincerely,

Nate Heyboer  
Heyboer Holdings LLC