



City of
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

(517) 849-2104
(517) 849-9037 Fax
www.jonesville.org

**CITY OF JONESVILLE
ZONING BOARD OF APPEALS AGENDA
DECEMBER 20, 2021 – 6:00 P.M.
JONESVILLE POLICE DEPARTMENT, 116 W. CHICAGO STREET**

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- 2. OATH OF OFFICE AND WELCOME**
- 3. DECLARATION OF A QUORUM**
- 4. APPROVAL OF AGENDA** [Action Item]
- 5. APPROVAL OF MINUTES** – December 21, 2020 [Action Item]
- 6. PUBLIC COMMENTS**
- 7. PUBLIC HEARING AND SUBSEQUENT BOARD ACTION**
 - A. Request from Rodney Moore for a variance to allow a residential garage to be larger than allowed in an R3 (Multiple Family Residential) zoning district. The property is located at 310 Reading Avenue.
 - i. Public Hearing
 - ii. Action on Request [Action Item]
- 8. OTHER BUSINESS**
 - A. 2022 Meeting Calendar [Action Item]
 - B. Staff Updates [Information Item]
- 9. ADJOURNMENT**

CITY OF JONESVILLE
ZONING BOARD OF APPEALS

MINUTES – December 21, 2020

**Pursuant to Section 3a of the Open Meetings Act, Act 267 of 1976, as amended,
participation in this meeting was by Zoom Meeting. The Board, staff and public were
allowed to participate.**

Present: Todd Shroats, Larry Jose, Christine Bowman and Kayla Thompson. Manager Jeff Gray and Supt. of Public Works Mike Kyser.

Absent: George Humphries Jr.

Guests: Troy and Tami Morris

The meeting was called to order at 6:11 p.m. by Chairperson Todd Shroats.

Todd Shroats led the Pledge of Allegiance.

The Oath of Office was administered to Kayla Thompson by Clerk Means.

A quorum was declared.

A motion was made by Christine Bowman and supported by Larry Jose to approve the agenda as presented. Roll Call Vote: Ayes: Christine Bowman, Larry Jose, Kayla Thompson and Todd Shroats. Nays: None. Absent: George Humphries Jr. Motion carried.

A motion was made by Larry Jose and supported by Christine Bowman to approve the minutes of November 23, 2020. Roll Call Vote: Ayes: Christine Bowman, Larry Jose, Kayla Thompson and Todd Shroats. Nays: None. Absent: George Humphries Jr. Motion carried.

The Public Hearing for the request of a variance to allow shed within the front setback area in an R-2 (Residential) zoning district for the property located at 112 Drayton Street was opened at 6:15 p.m.

Tami Morris, owner of 112 Drayton Street, spoke briefly regarding the necessity of the variance request being approved allowing for the shed to be placed within the front yard setback area along Locust Court. Moving the shed in any other location in the yard would require the removal of at least five (5) trees and would also place the shed too close to the residence creating hinderance to the access of the building.

The ZBA Board asked various questions regarding the request. Board members and Mgr. Gray stated that after field inspections, it appears that the shed would not cause an obstruction to traffic views along Locust Court.

The Public Hearing closed at 6:28 p.m.

Christine Bowman made a motion and was supported by Larry Jose to approve the requested use variance for the property located at 112 Drayton Street to allow a shed in the front yard setback of a corner lot in the R2 (Single Family Residential) zoning district with a finding that the request meets Section 17.08A of the Zoning Ordinance. Roll Call Vote: Ayes: Christine Bowman, Larry Jose, Kayla Thompson and Todd Shroats. Nays: None. Absent: George Humphries Jr. Motion carried.

A motion was made by Todd Shroats and supported by Larry Jose to give immediate effect to the approval of the variance for the property located at 112 Drayton Street to allow a shed in the front setback of a corner lot in the R2 (Single Family Residential) zoning district, as necessary for the preservation of property and hereby certified on the record. Roll Call Vote: Ayes: Christine Bowman, Larry Jose, Kayla Thompson and Todd Shroats. Nays: None. Absent: George Humphries Jr. Motion carried.

A motion was made by Larry Jose and supported by Kayla Thompson to approve the 2021 meeting calendar with the schedule of the fourth Thursday of every month at 6:00 p.m. November and December will be held on the fourth Monday to avoid conflicts with Thanksgiving and Christmas. Meetings locations will vary from month-to-month as needed to mitigate the spread of COVID-19 and will be posted on each individual meeting agenda. Roll Call Vote: Ayes: Christine Bowman, Larry Jose, Kayla Thompson and Todd Shroats. Nays: None. Absent: George Humphries Jr. Motion carried.

Updates were provided by Manager Gray.

The meeting was adjourned at 6:51 p.m.

Submitted by,

Cynthia D. Means
Clerk



To: Jonesville Zoning Board of Appeals
From: Jeffrey M. Gray, City Manager *JMG*
Date: December 17, 2021
Re: Manager Report – December 20, 2021 Zoning Board of Appeals Meeting

7. A. i. Public Hearing –Variance Request for 310 Reading Avenue

This is the time reserved on the agenda to hear public comments regarding the request from Rodney Moore, owner of the home located at 310 Reading Avenue. Mr. Moore intends to build a garage on his property as an accessory structure to his home. The proposed garage is 1,680 square feet; the property is .39 acres (or 16,988 square feet).

The property is located in the R3 (Multiple Family Residential) zoning district. Although it is a multiple family district, single family homes, duplexes, and apartments are all allowed, subject to lot size requirements of the ordinance. Section 2.21 of the Zoning Ordinance limits the size of accessory buildings, based on the area of the lot. For a property greater than 10,000 square feet, but smaller than an acre, accessory buildings are limited to 1,280 square feet. The proposed building, therefore, exceeds the ordinance limits by 400 square feet.

7. A. ii. Variance Request for 310 Reading Avenue

[Action Item]

This is the subsequent action item related to the request for variance. The aerial photograph, below, shows the location of the property and the approximate location of the proposed garage.

Aerial Photograph



The intent of limiting the size of accessory buildings is to make sure that their size is proportionate to the size of the lot and appropriate to the size of the homes and other buildings in the vicinity of the site. The properties in the vicinity of the site are generally used for single family residences. One of the two properties to the north is undeveloped. According to the City's assessing records, the home on the subject property is 472 square feet.

The applicant also has a small garage and shed on his property that count toward the accessory building space limit. He has indicated to staff that he intends to demolish the existing garage, but will relocate the shed to the rear of his property. Unfortunately, the shed size and location is not depicted on the plans. If the ZBA approves the variance, you may want to consider conditions to address the garage and shed.

It does not appear that the variance results from any particular characteristics of the property. The applicant prefers a structure of this size. If the applicant reduced the size of the building by 400 square feet, plus the area of the shed, a garage could be built without need for a variance.

The ZBA will want to consider whether this request for variance to allow construction of a larger garage than allowed by ordinance appears consistent with the character of the neighborhood, does not appear to be contrary to the public interest, nor would it cause a substantial adverse effect to properties in the area. The ZBA will want to consider any conditions that make this lot unique from other similar properties. A motion is necessary to take action on the application. The motion should state the basis for the decision.

ZBA members may find a visit to the neighborhood prior to the meeting beneficial. A copy of Section 17.08A of the Zoning Ordinance, the standards for non-use variances, is attached. You will want to consider the standards in forming a basis for the decision.

Following action on the variance, the ZBA should consider a motion to certify the decision, giving immediate effect to the action as follows:

A motion that the ZBA give immediate effect to the [approval or denial] of the variance for the property located at 310 Reading Avenue to allow construction of a 1,680 square foot garage on a lot smaller than 5 acres in the R3 (Multiple Family Residential) zoning district, as necessary for the preservation of property and hereby certified on the record.

Otherwise, the decision will not take effect until the ZBA holds another meeting to approve the minutes.

Please refer to the attached variance application, zoning application with site plan drawing and building plan, ordinance excerpt, and public notice.

8. A. 2022 Meeting Calendar

[ROLL CALL][Action Item]

The attached calendar would maintain the current schedule of meetings on the fourth Thursday of every month at 6:00 p.m. Please note that the November and December meetings would be held on the fourth Monday to avoid conflicts with Thanksgiving and Christmas. Meeting dates and times may be amended, as the Board sees fit. A motion is necessary to approve the meeting calendar. Meeting locations will vary depending on the repair schedule for City Hall and will be posted on each individual meeting agenda. Meetings are anticipated to take place at the Police Department for the next several months. *Please refer to the proposed 2022 Annual Meeting Calendar.*

8. B. Staff Updates

[Information Item]

This section of the agenda is reserved for an update on current and pending projects in the City.

City of Jonesville
Zoning Board of Appeals
VARIANCE PETITION FORM

265 E. Chicago Street
Jonesville Michigan 49250
Phone: 517-849-2104 Fax: 517-849-9037

Date of Petition Form: 11-18-21

Property Owner

Name <u>Rodney Moore</u>		Business Name	
Street Address <u>310 Reading Ave</u>		Email Address	
Cell Phone Number <u>517-416-2679</u>	Fax Phone Number	Phone Number	

Applicant (If Not Owner)

Name		Email Address	
Address (Street No. and Name)		City	State Zip Code
Cell Phone Number	Fax Phone Number	Phone Number	
Applicant's Interest in the Property (Land Contract, Lease, Etc.)			

Zoning District: _____

VARIANCE FEE: \$250.00

Property Address: 310 Reading Ave
Jonesville MI

Property ID #: _____

Date of Denial of Zoning Permit: 11-18-21

Reason of Denial: Property Not big - Garage Too large by 400'

Purpose of Request (Specify exactly what is being requested): Asking for a Variance to build a bigger garage to have a work shop for building my hot rod and my Motor cycle

Explain Nature of Practical Difficulty or Hardship: Need to put up a garage getting to old to work on the ground out in weather

Rodney Moore
Signature of Applicant

11-18-21
Date:

Signature of Property Owner

Date:

Cynthia D. Means
Signature of City Clerk

11/18/21
Date:

Official Use Only	
Fee Paid	<u>250.00</u>
Date Paid	<u>11-18-21</u>
Receipt #	<u>135960</u>
Date of Hearing:	<u>12-20-21</u>

VARIANCE APPLICATION REVIEW

What circumstances are unique to the property, which give rise to the request?

to get a better working place and I'm not close to other property around me

What would be the impact to adjacent property owners by granting the variance?

None I don't block any line of site or close to any property lines

What undue hardship would be created if strict enforcement of the zoning regulations is required?

working out in the cold and rain taking longer to fix things

What effect would granting the variance have on public health, safety, morals, convenience, order, prosperity and general welfare?

None

Would granting the variance oppose the general spirit and intent of the zoning regulations?

None

Recommended conditions or restrictions:

None

City of Jonesville
Application for Zoning Compliance Report

265 E. Chicago Street
Jonesville Michigan 49250

Phone: 517-849-2104 Fax: 517-849-9037

Date of Application : 11-15-21

Job Location/Property Owner

Name of Owner/Agent <u>Rodney Moore</u>		Business Name <u>None</u>	
Street Address and Job Location (Street No. & Name) <u>310 Reading Ave</u>		Email Address	
Cell Phone Number <u>517-416-2679</u>	Fax Phone Number	Phone Number <u>517-416-2679</u>	

Contractor

Name of Owner or Company <u>Rodney Moore</u>		Email Address <u>310 Reading Ave</u>	
Address (Street No. and Name) <u>310 Reading Ave</u>		City <u>Jonesville</u>	State <u>Mi</u>
Cell Phone Number <u>517 416 2679</u>		Fax Phone Number	Zip Code <u>49250</u>

ZONING DISTRICT: R3 **TOTAL LOT SQ. FT. :** 39

Application is hereby made by the undersigned to:

<input type="checkbox"/>	Construct New Building**	Sq. Ft.	<input type="text"/>
<input type="checkbox"/>	Add to Existing Building	Sq. Ft.	<input type="text"/>
<input checked="" type="checkbox"/>	Residential Garage**	Sq. Ft.	<u>1680</u>
<input type="checkbox"/>	Storage Building**	Sq. Ft.	<input type="text"/>

Fee Schedule	
< 200 Sq. Ft.	\$20.00
201 - 500 Sq. Ft.	\$25.00
501 - 2000 Sq. Ft.	\$150.00
Ea. Add. 1000 Sq. Ft.	\$25.00
< 200 Sq. Ft.	\$20.00
> 200 Sq. Ft.	\$50.00

Height of Structure from Ground Level: 10 FT

Type of Siding and Color: ANSTEEL DARK GRAY + Red

Built on Pad or Basement: NONE Pole Building

****NEW BUILDINGS REQUIRE ONE SET OF PRINTS**

<input type="checkbox"/>	Removal or Demolition of Building	N/C
<input type="checkbox"/>	Fence Style: _____ Height: _____	\$20.00
<input type="checkbox"/>	Driveway, Approach, Paved Pad, Foundation or Private Sidewalk	\$20.00
<input type="checkbox"/>	Decks/Porches (w/out roof) Sq. Ft. <input type="text"/>	\$20.00
<input type="checkbox"/>	Swimming Pool	\$20.00
<input type="checkbox"/>	Basic Zoning Compliance Permit Fee for Structures not listed	\$50.00

Applicant(s) is/are: ☒ Owner of property involved
☐ Acting on behalf of owner of property

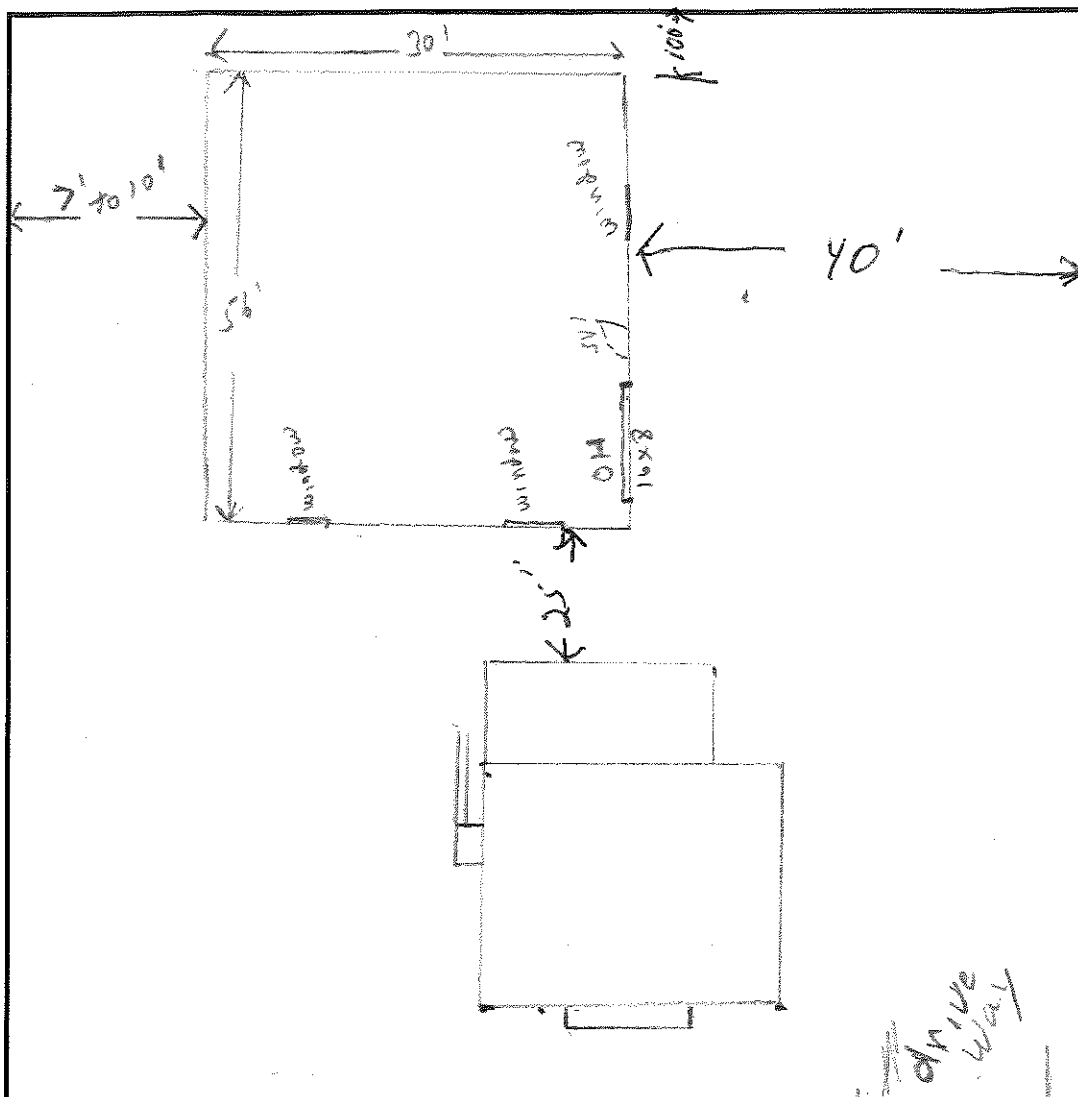
I hereby certify that the proposed work is authorized by the owner of the record and that I have been authorized by the owner to make this application as his authorized agent and we agreed to conform to all applicable laws of this jurisdiction.

Rodney Moore
Signature of Applicant

11-15-21
Date

Official Use Only	
Fee Paid	<u>50.00</u>
Date Paid	<u>11/17/21</u>
Receipt #	<u>135994</u>

SITE OR PLOT PLAN:



A Zoning Compliance Permit for the proposed use of said property is hereby:

<input type="checkbox"/>	Granted
<input type="checkbox"/>	Refused

for the following reason(s):

Zoning Administrator Signature

Date of Approval

☐ Special Conditions - Requires Final Approval from Zoning Administrator

☐ Special Conditions Approved:

Zoning Administrator Signature

Date

NOTE: Approval contingent upon all requirements to local ordinances, local, township and county building codes and state laws pertaining to the requirements being completed during construction and before habitation.



MUNICIPAL SUPPLY COMPANY

Mailing Address

P.O. Box 470
Portland, MI 48875

Phone: 517-647-6597

Fax: 517-647-2007
info@municipalsupply.com

Warehouse

Industrial Drive, Building #1
Portland, MI 48875

.39 ACRES = 16,988.40 SQ FT
UP TO 1,280 SQ FT

R-3

WATER - STREET - SEWER - SUPPLY



Design #: 316151569897

Estimate #: 93167

Estimated price: \$17,104.24 *

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

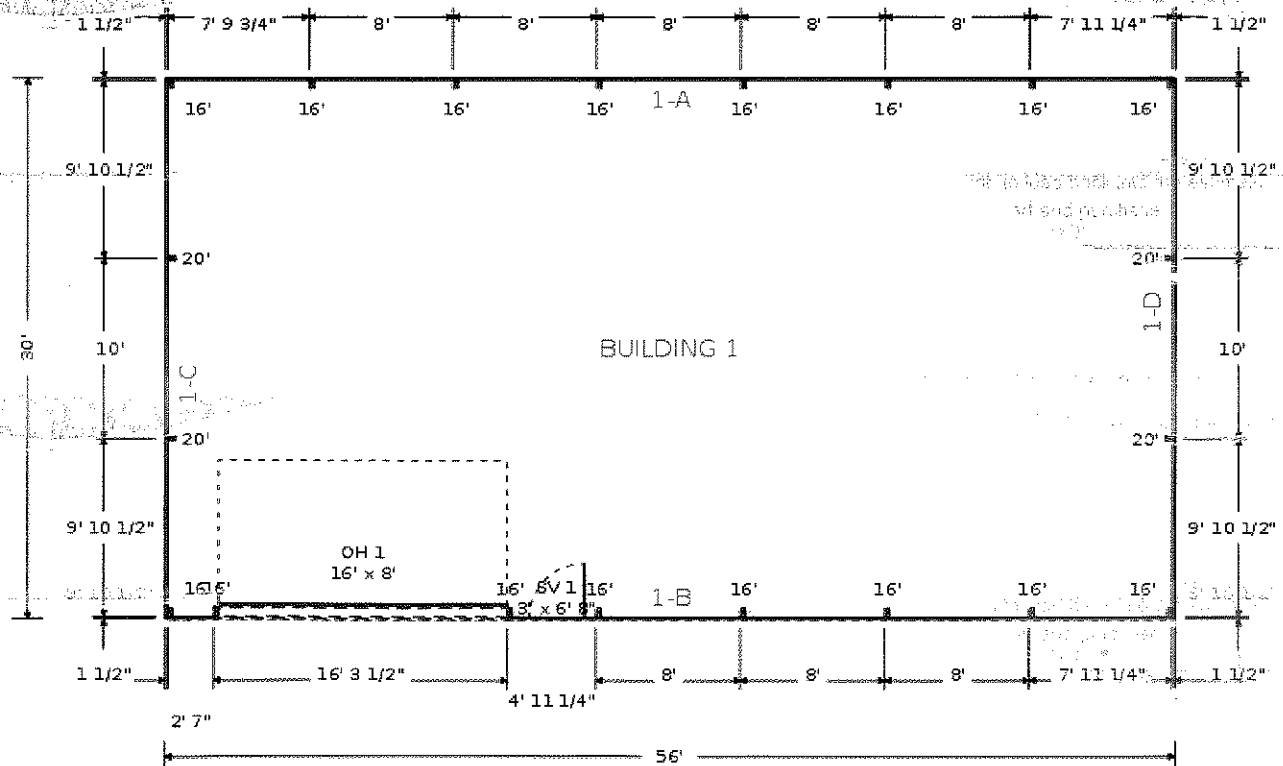
How to purchase at the store

1. Have a building materials team member enter the estimate number into System V to print SOC's.
2. Take the SOC to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Log into your account.
3. Go to Saved Designs under the Welcome Login menu.
4. Select the saved design to load back into the estimator.
5. Add your building to the cart and purchase.

FLOOR PLAN

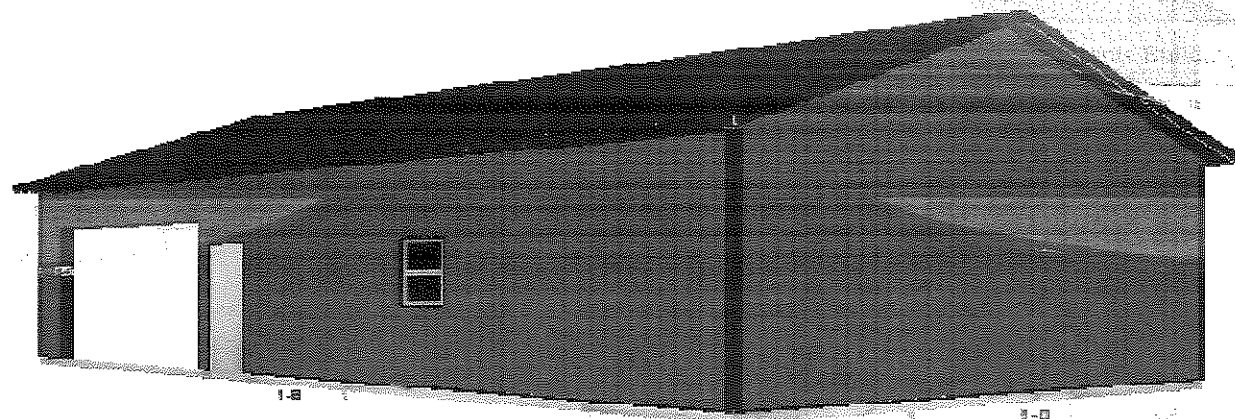
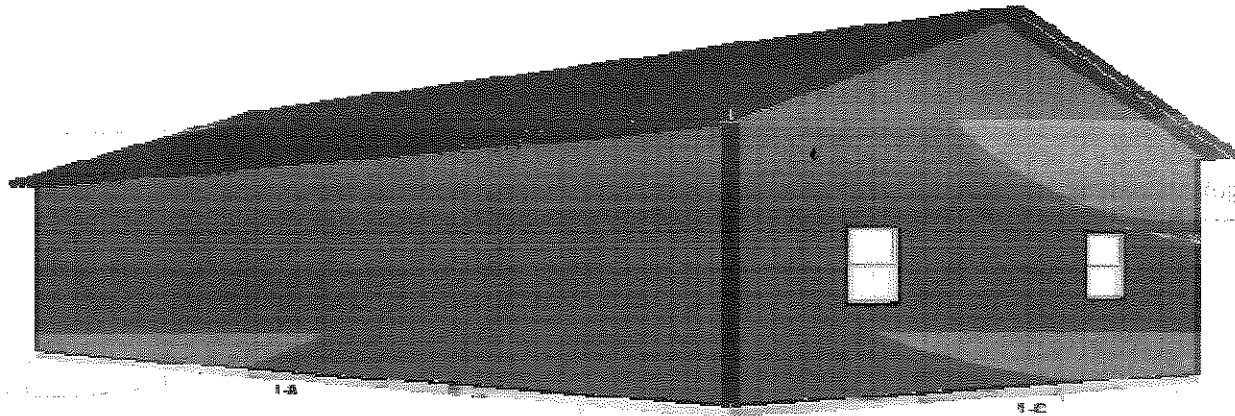


Design #: 316151569897
Estimate #: 93167
Store: JACKSON



Post Frame Building Estimate
Date: Nov 9, 2021 10:41:43 AM

Elevation Views



Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products select one of the links below or visit us on the web at www.midwestmanufacturing.com.

Premium Steel Panels - Pro-Rib and Premium Pro-Rib steel panels are your best options for steel panels in the market.

- Steel Panels are Grade 80 (full hard steel).
- Prepainted zinc phosphate coating for superior paint adhesion - available in multiple colors.
- Pro-Rib features a limited 40 year paint warranty.
- Premium Pro-Rib has a limited lifetime paint warranty.
- All painted panels are ENERGY STAR rated, using a Cool Chemistry paint system.
- Pro-Rib and Premium Pro-Rib panels are UL Certified for Wind Uplift UL 580, Fire Resistance UL 790, Impact Resistance of Roof UL 2218.
- Pro-Rib and Premium Pro-Rib panels are IRC and IBC compliant.

Engineered Trusses - Post frame trusses are specifically engineered to meet your application and geographic location.

- All Midwest Manufacturing trusses can be supplied with engineered sealed prints.
- TPI approved and third party inspected.

Laminated Columns - Designed to replace standard treated posts as vertical supports in Post Frame Construction.

- Columns 20' or less are treated full length.
- Lifetime Warranty against rot and decay.
- Columns over 20' in length are reinforced with 20 gauge stainless steel plates at each splice location.
- Lower portion of columns treated for in ground use.
- Rivet Clinch Nails provide superior holding power.
- Columns provide superior truss to pole connection.

Pressure Treated Lumber - All treated post and grade board used in your building will safely and effectively resist decay.

- Treated to AWPA compliance.
- Post and grade board offer a lifetime warranty against rotting and decay.

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.

Design #: 316151569897

Estimate #: 93167

Store: JACKSON



Post Frame Building Estimate

Date: Nov 9, 2021, 10:41:43 AM

Building Information

- | | |
|--------------------------|---------------|
| 1. Building Use: | Code Exempt |
| 2. Width: | 30 ft |
| 3. Length: | 56 ft |
| 4. Inside Clear Height: | 10 ft |
| 5. Floor Finish: | Concrete |
| 6. Floor Thickness: | 5 in |
| 7. Post Foundation: | Post Embedded |
| 8. Post Embedment Depth: | 4 ft |
| 9. Footing Pad Size: | 14 in x 4 in |

Building Information

Wall Information

- | | |
|----------------------------|------------------------|
| 1. Post Type: | Posts |
| 2. Post Spacing: | 8 ft |
| 3. Girt Type: | Flat |
| 4. Exterior Wall Panel: | Pro-Rib |
| 5. Exterior Wall Color: | Charcoal Gray |
| 6. Trim Color: | Red |
| 7. Sidewall A Eave Light: | None |
| 8. Sidewall B eave light: | None |
| 9. Wall Fastener Location: | In the Flat |
| 10. Bottom Trim: | Yes |
| 11. Gradeboard Type: | 2x8 Treated Gradeboard |

Interior Finish

- | | |
|-------------------------------|------|
| 1. Wall Insulation Type: | None |
| 2. Wall Liner Type: | None |
| 3. Roof Condensation Control: | None |

Roof Information

- | | |
|------------------------------|---------------------|
| 1. Pitch: | 4/12 |
| 2. Truss Spacing: | 8 ft |
| 3. Roof Type: | Pro-Rib |
| 4. Roof Color: | Red |
| 5. Ridge Options: | Universal Ridge Cap |
| 6. Roof Fastener Location: | On the Rib |
| 7. Endwall Overhangs: | 1 ft |
| 8. Sidewall Overhangs: | 1 ft |
| 9. Fascia Size: | 4 in Fascia |
| 10. Soffit Color: | Red |
| 11. Skylight Size: | None |
| 12. Ridge Vent Quantity: | None |
| 13. Ceiling Liner Type: | None |
| 14. Purlin Placement: | On Edge |
| 15. Ceiling Insulation Type: | None |

Accessories

- | | |
|---------------------------|------------|
| 1. Outside Closure Strip: | Standard |
| 2. Inside Closure Strip: | Standard |
| 3. Gable Vent Type: | None |
| 4. Cupola Size: | None |
| 5. Gutters: | No |
| 6. End Cap: | No |
| 7. Mini Print: | Email Only |

Design #: 316151569897
Estimate #: 93167
Store: JACKSON



Post Frame Building Estimate
Date: Nov 9, 2021 10:41:43 AM

Doors & Windows

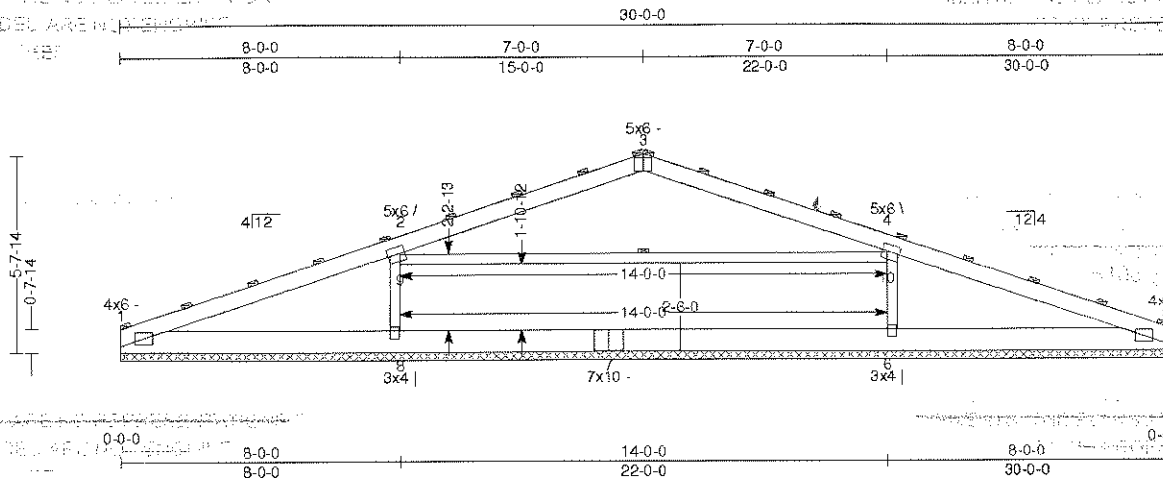
Name	Size	Wall
Overhead Door	16' x 8'	1-B
Service Door	36"x80"	1-B
Window	36"x36"	1-B
Window	36"x36"	1-C
Window	36"x36"	1-C

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

MIDWEST
17606 212TH st.
Bloomfield, IA 52537
PH: 641 664 3499

Truss: p30e
JobName: new pf ends
Date: 10/22/16 13:22:21
Page: 1 of 1

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
30-0-0	4/12	1	0-0-0	0-0-0	0-0-0	0-0-0	1	48 in	144 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(loc)	Allowed
TCLL: 50	Bldg Code: IBC 2015	TC: 0.80 (2-3)	Vert TL: 0.03 in	L/999	(6-7)	L/240
Snow(PsF): 2850	TPI 1-2007	BC: 0.24 (6-8)	Vert LL: 0 in	L/999		L/360
TCDL: 4	Rep Mbr Increase: No	Web: 0.33 (2-9)	Horz TL: 0 in			
BCLL: 0	Lumber D.O.L.: 115 %					
BCDL: 5						

Reaction Summary

Brig Combo	Brig Width	Rqd Brig Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	360 in	N/A	1,429 lbs	.	-407 lbs	-511 lbs	-511 lbs	22 lbs
1	360 in	N/A	437 lbs
1	360 in	N/A	1,394 lbs	.	-428 lbs	-531 lbs	-531 lbs	-22 lbs
1	360 in	N/A	247 lbs	-148 lbs	-6 lbs	.	-148 lbs	-308 lbs
1	360 in	N/A	230 lbs	-195 lbs	-16 lbs	.	-195 lbs	-317 lbs
1	360 in	N/A	1,063 lbs	.	-375 lbs	-471 lbs	-471 lbs	1,397 lbs
1	360 in	N/A	1,038 lbs	.	-390 lbs	-487 lbs	-487 lbs	-1,273 lbs

Material Summary

TC: SFF 42 2x 6
BC: SFF 42 2x 8
Webs: SFF 42 2x 4

Bracing Summary

TC Bracing: Purlins at 24" OC, Purlin design by Others.
BC Bracing: Sheathed or Purlins at 10-0-0, Purlin design by Others.

Loads Summary

- 1) This truss has been designed for the effects of balanced and unbalanced snow loads for hip/gables in accordance with ASCE7 - 10 with the following user defined input: 50 psf ground snow load, Terrain Category C, Exposure Category Partially Exposed (Ce = 1.0), Risk Category I (I = 0.80), Thermal Condition All Others (Ct = 1.0), DOL = 1.15. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- 2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, b=B=L=20 ft, End Zone Truss, Both end webs considered. DOL = 1.60
- 3) Minimum storage attic loading has been applied in accordance with IBC 1607.1

Member Forces Summary

Table indicates: Member ID, max CSI max axial force, (max compr. force if different from max axial force) Only forces greater than 300lbs are shown in this table

TC	1-2	0.787	-1,480 lbs	2-3	0.798	-1,649 lbs	3-4	0.798	-1,649 lbs	4-5	0.787	-1,480 lbs
BC												
Web	2-5	0.333	-1,274 lbs	4-10	0.333	-1,274 lbs						
	9-8	0.325	-1,274 lbs	10-6	0.325	-1,274 lbs						

Notes:

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) Attic floor area has been designed as a living area with 0 psf floor live load and a 0 psf floor dead load, and the interior vertical webs and ceiling has been designed for a 0 psf dead load.
- 3) When this truss has been chosen for quality assurance inspection, the Effective Tooth Count Method per TPI 1-2002/A3.4 shall be used.
- 4) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCCL 4 psf.
- 5) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCCL 5 psf.
- 6) Design assumes minimum .x2 (flat orientation, visually graded) purlins attached to the top of the TC at purlin spacing shown with at least 2-10d nails.
- 7) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- 8) At least one web of this truss has been designed with a panel point in the web. All panel points on such webs shall be braced laterally perpendicular to the plane of the truss. Lateral braces shall be installed within 6" of each web panel point.
- 9) Creep has been considered in the analysis of this truss.
- 10) [X] Indicates lateral bracing required perpendicular to the plane of the truss at either the midpoint (one shown) or third points (two shown), bracing by others. See BCSI-B3 for additional information.
- 11) Due to negative reactions in gravity load cases, special connections at joints 5, 1 may need to be considered.
- 12) Listed wind uplift reactions based on MWFRS & C&C loading.
- 13) Bottom chord in the open area of this truss meets L/360 for live load and L/240 for total load deflection criteria.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

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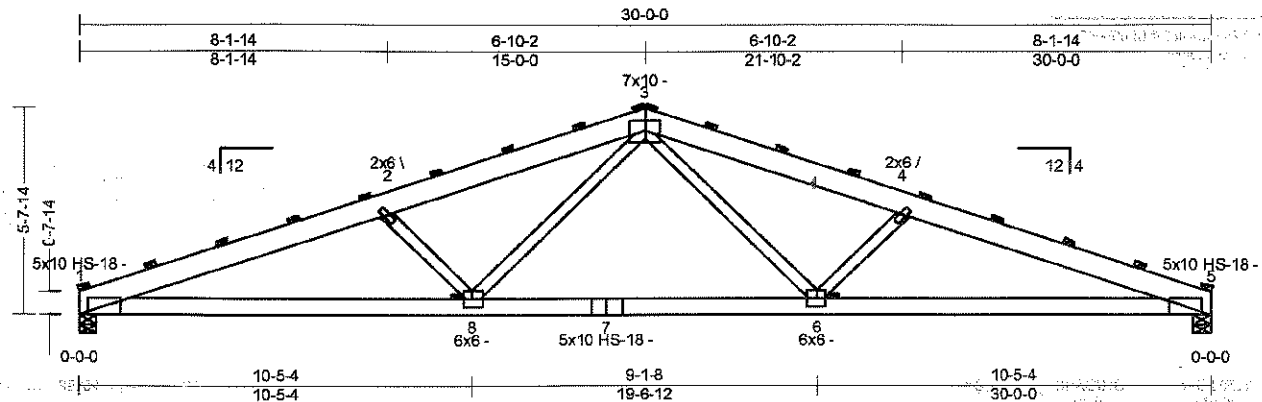
Truss: P3035

JobName: PF STOCK

Date: 02/16/17 12:22:51

Page: 1 of 1

SPAN 30-0-0	PITCH 4/12	QTY 1	OHL 0-0-0	OHR 0-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 96 in	WGT/PLY 169 lbs
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All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: TABLE	Bldg Code: IBC 2015/	TC: 0.67 (4-5)	Vert TL: 0.63 in	L / 550	(6-7)	L / 120
TCDL: 4(rake)	TPI 1-2014	BC: 0.84 (8-1)	Vert LL: 0.47 in	L / 743	(6-7)	L / 180
BCDL: 0	Rep Mbr Increase No	Web: 0.74 (2-8)	Horz TL: 0.21 in		5	
BCDL: 5	Lumber D.O.L.: 115 %					

Reaction

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max Wind Uplift	Max Uplift	Max Horiz
1	1	5.5 in	5.98 in	4,706 lbs	-	-315 lbs	-315 lbs	-32 lbs
5	1	5.5 in	5.98 in	4,706 lbs	-	-315 lbs	-315 lbs	-

Bearing enhancements may be required at the following bearings: Brg #
See Eagle Metal 'Bearing Enhancer' detail
for capacity of specific bearing block(s) and connectors: 5

THIS TRUSS ANALYZED FOR THE FOLLOWING LOADING CONDITIONS:

OSL (PSF)	TCLL (PSF)	TCDL (PSF)	BCDL (PSF)	TOTAL (PSF)	(MAX.) O.C. Spacing	B.C. Purlin Spacing
40	24	4	5	33	9'-0"	Sheathed or Purlins at 10'-0", Purlin design by Others.
50	30	4	5	39	8'-0"	Sheathed or Purlins at 10'-0", Purlin design by Others.
70	40	4	5	39	6'-0"	Sheathed or Purlins at 10'-0", Purlin design by Others.

Material

TC: SYP 2400/2.0 2 x 8
BC: SPF 2100/1.8 2 x 6
Web: SPF #2 2 x 4 except;
SPF Stud 2 x 4; 2-8, 4-6

Bracing

TC: Purlins at 24' OC, Purlin design by Others.
BC: Purlins at 120' OC, Purlin design by Others.

Loads

1) This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7-10 with the following user defined input: TABLE psf ground snow load, Terrain Category C, Exposure Category Fully Exposed (C_e = 0.9), Risk Category I (I = 0.80), Thermal Condition Unheated (C_t = 1.2), DOL = 1.75. Unventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed for the effects of wind loads in accordance with ASCE7-10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed/Gable/Hip, Risk Category I, h = 15 ft, Not Bnd Zone Truss, Both end webs considered, DOL = 1.60

3) Minimum storage attic loading has not been applied in accordance with IBC 1607.1

4) In accordance with IBC 1607.1, minimum BCDL's do not apply.

5) This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSE-10 for installation and temporary bracing.

Member Forces

Table indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

TC	1-2	0.666	-10,526 lbs	2-3	0.635	-9,185 lbs	3-4	0.635	-9,185 lbs	4-5	0.666	-10,526 lbs
BC	5-6	0.839	9,696 lbs	6-8	0.823	6,924 lbs	8-1	0.839	9,696 lbs			
Web	2-8	0.738	-2,301 lbs	3-6	0.676	2,755 lbs						
	3-8	0.676	-2,755 lbs	4-6	0.738	-2,301 lbs						

JSI

1 = 0.93, 2 = 0.88, 3 = 0.95, 4 = 0.88, 5 = 0.93, 6 = 0.91, 7 = 0.87, and 8 = 0.91

Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
- 3) The fabrication tolerance for this roof truss is 0 % (C_q = 1.00).
- 4) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 4 psf.
- 5) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf.
- 6) Design assumes minimum 2x (vertical orientation, visually graded) purlins attached to the TC at purlin spacing shown with at least 2-10d nails.
- 7) Creep has been considered in the analysis of this truss.
- 8) The "SYP" label shown in the "Material Summary" above indicates the new SYP design values effective June 1, 2013 were used.
- 9) Listed wind uplift reactions based on MWFRS Only loading.

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permitted divisions. However, the remainder of the parent parcel shall contain the minimum lot area and lot width required by the District in which it is located.

SECTION 2.21 ACCESSORY BUILDINGS, STRUCTURES, AND USES

A. Accessory Buildings - General

1. Where accessory buildings or structures, including but not limited to, enclosed porches or garages, are attached to a main building in a substantial manner, such as by a wall or roof, they shall conform to all regulations of this Ordinance applicable to a main building.
2. Accessory buildings shall not be permitted in the required front yard.
3. Farm accessory buildings, used for purposes related and accessory to agricultural operations shall be exempt from the size, number, and height provisions of this Section. Such buildings, however, shall be subject to the setback provisions applicable to residential accessory buildings.

B. Accessory Uses - General

1. Accessory uses are permitted only in connection with, incidental to, and on the same lot with a principal use which is permitted in the particular zoning district.
2. An accessory use must be in the same zoning district as the principal use on a lot.
3. Unless otherwise specifically permitted by this Ordinance, accessory uses shall not be permitted in the required front yard.

C. Residential District Accessory Buildings and Structures

Accessory buildings shall be permitted within any Residential District or with any residential use provided that the following restrictions are met:

1. The total area of all accessory buildings shall not exceed the following:
 - a. For lots of ten-thousand (10,000) square feet in area or less: nine hundred and sixty (960) square feet.
 - b. For lots greater than ten-thousand (10,000) square feet in area, up to one (1) acre: one thousand two hundred and eighty (1,280) square feet.
 - c. For lots of one (1) acre to five (5) acres: one thousand six hundred (1,600) square feet.
 - d. For lots greater than five (5) acres: no area restriction, except that the lot coverage for the District in which the accessory building is located shall not be exceeded.
2. An accessory building located in the rear yard shall not occupy more than twenty five percent (25%) of the required rear yard area.
3. Accessory buildings in excess of one hundred and twenty (120) square feet must be designed, constructed, and finished such that the exterior appearance is compatible with that of the main building.
4. No detached accessory building shall be located closer than ten (10) feet to any main building. The drip edge of any detached accessory building shall not be located closer than five (5) feet to any side or rear lot line.

Zoning Ordinance Excerpt: Section 17.08(A)

- A. Non-Use Variance: A non-use or dimensional variance may be allowed by the Board of Appeals only in cases where there is reasonable evidence of practical difficulty in the official record of the hearing and that ALL of the following conditions are met:
1. Granting the variance will not be contrary to the public interest and will ensure that the spirit of this Ordinance is observed.
 2. Granting the variance will not cause a substantial adverse effect to property or improvements in the vicinity or in the district in which the subject property is located.
 3. The variance request is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practicable.
 4. That there are practical difficulties in the way of carrying out the strict letter of these regulations which are caused by exceptional or extraordinary circumstances or conditions applying to the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the vicinity in the same zoning district. Exceptional or extraordinary circumstances or conditions include:
 - a. exceptional narrowness, shallowness or shape of a specific property on the effective date of this Ordinance;
 - b. exceptional topographic conditions;
 - c. by reason of the use or development of the property immediately adjoining the property in question; or
 - d. any other physical situation on the land, building or structure deemed by the Board of Appeals to be extraordinary.
 5. That granting such variance is necessary for the preservation of a substantial property right possessed by other properties in the vicinity in the same zoning district.
 6. That the variance is not necessitated as a result of any action or inaction of the applicant.



City of
Jonesville

265 E. Chicago Street • Jonesville • MI 49250

(517) 849-2104 Ph
(517) 849-9037 Fx
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manager@jonesville.org

CITY OF JONESVILLE
NOTICE OF PUBLIC HEARING

The Jonesville Zoning Board of Appeals will meet at 6:00 p.m., Monday, December 20, 2021, at the Jonesville City Police Department, 116 W. Chicago Street, Jonesville, MI 49250.

The Board will meet to consider the following request:

A Variance to allow a Residential Garage to be larger than allowed in a
Multi-Family Residential (R-3) District.

The property is located at 310 Reading Avenue, Jonesville, MI 49250.
Property ID #30-21-060-001-027

Attendance at the ZBA Hearing is welcomed, but not required. Written comments may be submitted to the Jonesville Police Department, prior to the hearing.

A copy of the application materials can be viewed in the Jonesville Police Department during normal business hours, 8:00 a.m. to 4:30 p.m., Monday thru Friday.

Individuals with disabilities requiring auxiliary aids or services should contact the City of Jonesville by writing or call the following:

City of Jonesville
116 W. Chicago Street
Jonesville MI 49250
517-849-2104



City of
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

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**ZONING BOARD OF APPEALS
2022 ANNUAL MEETING CALENDAR
FOURTH THURSDAY OF THE MONTH**

THURSDAY	JANUARY 27, 2022	6:00 P.M.
THURSDAY	FEBRUARY 24, 2022	6:00 P.M.
THURSDAY	MARCH 24, 2022	6:00 P.M.
THURSDAY	APRIL 28, 2022	6:00 P.M.
THURSDAY	MAY 26, 2022	6:00 P.M.
THURSDAY	JUNE 23, 2022	6:00 P.M.
THURSDAY	JULY 28, 2022	6:00 P.M.
THURSDAY	AUGUST 25, 2022	6:00 P.M.
THURSDAY	SEPTEMBER 22, 2022	6:00 P.M.
THURSDAY	OCTOBER 27, 2022	6:00 P.M.
<u>MONDAY*</u>	NOVEMBER 21, 2022	6:00 P.M.
<u>MONDAY*</u>	DECEMBER 19, 2022	6:00 P.M.

*Note that the November and December meetings will be the fourth Monday of each month.

The meeting location will be shown on each meeting agenda.

The City of Jonesville will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 20 days' notice to the City of Jonesville. Individuals with disabilities requiring auxiliary aids or services should contact the City of Jonesville by writing, calling, or e-mailing the following:

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Jonesville, MI 49250
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Cindy Means, Clerk
clerk@jonesville.org