



**CITY OF JONESVILLE  
ZONING BOARD OF APPEALS AGENDA  
OCTOBER 24, 2024 – 6:00 P.M.  
JONESVILLE CITY HALL, 265 E. CHICAGO STREET**

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE**
- 2. DECLARATION OF A QUORUM**
- 3. APPROVAL OF AGENDA** **[Action Item]**
- 4. PUBLIC COMMENTS**
- 5. APPROVAL OF MINUTES**
  - A. April 27, 2023 Regular Meeting **[Action Item]**
- 6. PUBLIC HEARING AND SUBSEQUENT BOARD ACTION**
  - A. Request from Scott and Sharon Lucas for a variance to allow a garage addition to be closer to the road right-of-way than allowed in an R-1 (Residential) district. The property is located at 140 Walnut Street.
    - i. Public Hearing
    - ii. Action on Request **[Action Item]**
- 7. UNFINISHED BUSINESS**
  - A. None
- 8. NEW BUSINESS**
  - A. 2025 Meeting Calendar **[Action Item]**
  - B. Staff Updates
- 9. ADJOURNMENT**

**CITY OF JONESVILLE**  
**ZONING BOARD OF APPEALS**

**MINUTES – April 27, 2023**

**Present:** Todd Shroats, Christine Bowman, David Windle, Kayla Thompson and George Humphries Jr. Manager Jeff Gray and Supt. of Public Works Mike Kyser.

**Absent:** None.

**Guests:** None.

The meeting was called to order at 6:03 p.m. by Chairperson Todd Shroats.

Todd Shroats led the Pledge of Allegiance.

The Oath of Office was administered to David Windle by Manager Gray.

A quorum was declared.

A motion was made by Christine Bowman and supported by George Humphries Jr. to approve the agenda as presented. All in favor. Motion carried.

A motion was made by George Humphries Jr. and supported by Kayla Thompson to approve the minutes of December 20, 2021. All in favor. Motion carried.

The Public Hearing for the request of a variance to allow a multi-family dwelling in an R-2 (Residential) district was opened at 6:05. The property is located at 435 Beck Street.

The Public Hearing closed at 6:05 p.m.

Kayla Thompson made a motion and was supported by David Windle to approve the requested use variance for the property located at 435 Beck Street to allow a multiple-family dwelling in an R-2 (Residential) district finding that the request meets the conditions of Section 17-08(B) of the Zoning Ordinance with the following conditions:

1. The applicant shall submit a parking plan for review and approval by staff showing a minimum of 7 paved parking spaces, prior to occupancy of units 2 and 3 in the building.
2. The applicant shall provide documentation from the Health Department that the on-site septic is sufficient to serve three residential units prior to additional construction.

All in favor. Motion carried.

A motion was made by George Humphries Jr. and was supported by Christine Bowman to give immediate effect to the approval of the use variance for the property located at 435 Beck Street to allow a multi-family building in an R-2 (Residential) zoning district, as necessary for the preservation of property rights and hereby certified on the record. All in favor. Motion carried.

A motion was made by Christine Bowman and supported by George Humphries Jr. to approve the meeting calendar for 2023 as presented. All in favor. Motion carried.

Christine Bowman made a motion and was supported by David Windle to appoint Todd Shroats as Chairperson and Kayla Thompson as Vice-Chairperson for 2023. All in favor. Motion carried.

Updates were provided by Manager Gray.

The meeting was adjourned at 6:57 p.m.

Submitted by,

Cynthia D. Means  
Clerk



To: Jonesville Zoning Board of Appeals  
From: Jeffrey M. Gray, City Manager *JMG*  
Date: October 18, 2024  
Re: Staff Report – October 24, 2024 Zoning Board of Appeals Meeting

**6. A. i. Public Hearing –Variance Request for 140 Walnut Street**

This is the time reserved on the agenda to hear public comments regarding the request from Scott and Sharon Lucas regarding the construction of an attached garage on their existing residence. The applicants would like to construct the 30-foot by 30-foot garage in the location of the existing driveway. The Zoning Ordinance requires a minimum setback of 30 feet from the edge of the road right-of-way. The proposed garage would be approximately 5-feet, 4-inches from the edge of the right-of-way of Walnut Street.

**6. A. ii. Variance Request for 140 Walnut Street**

**[Action]**

This is the subsequent action item related to the request for variance. The subject property is located on the southeast corner of Pinecrest Street and Walnut Street. The house is situated on the property so that it faces Pinecrest Street. The existing driveway comes off from Walnut and, due to the grade of the property, the Walnut side entry is a below grade walk-out entry. The house is situated closest to the south property line, with a larger lawn between the house and Pinecrest Street.

**Property Location**

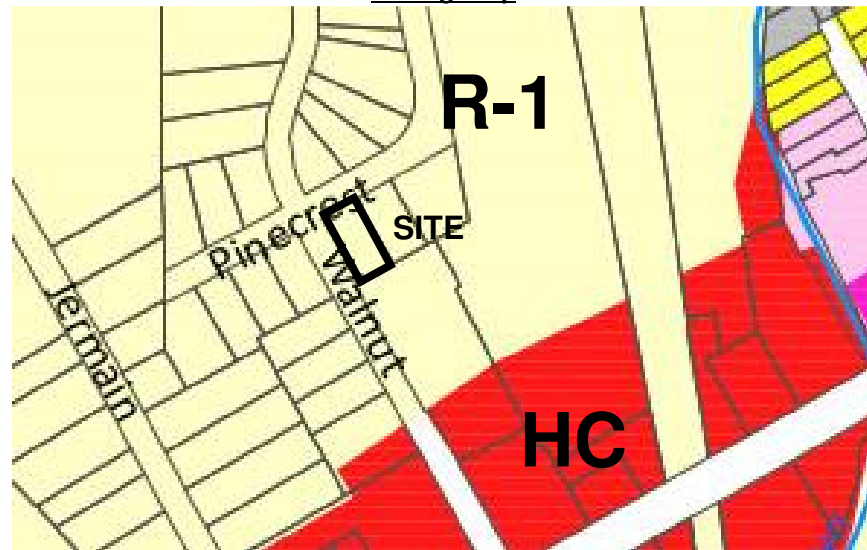


**Zoning and Land Uses**

Zoning and land use on the property and surrounding properties is as follows:

	Zoning	Land Use
<b>Subject Property</b>	R-1 (Residential)	Single-Family Residential
<b>North</b>	R-1 (Residential)	Single-Family Residential
<b>South</b>	R-1 (Residential)	Single-Family Residential
<b>East</b>	R-1 (Residential)	Undeveloped
<b>West</b>	R-1 (Residential)	Single-Family Residential

**Zoning Map**



**Request**

The applicant has supplied a site plan drawing that illustrates the location of the proposed garage. Staff would note that the drawing illustrates the property dimensions up to the edge of the pavement of the street. The actual lot dimensions would be measured to the edge of the right-of-way. The right-of-way location is illustrated, below.

The right-of-way is important to note, as the applicants will be left with a little more than 5 feet of driveway on their property. The remainder of the driveway approach would be in the City's right-of-way. This is not anticipated to be an issue, but is worth noting since the public right-of-way could be used in the future for public utilities and sidewalks, in addition to the street.



**8. A. 2025 Meeting Calendar**

**[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 third Monday of those months 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. *Please refer to the proposed 2025 Annual Meeting Calendar.*

**8. B. Staff Updates**

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: 9/30/24

**Property Owner**

Name <u>Scott + Sharon Lucas</u>		Business Name	
Street Address <u>140 Walnut St</u>		Email Address <u>je@d.503@gmail.com</u>	
Cell Phone Number <u>517-610-0638</u>	Fax Phone Number	Phone Number <u>517-425-1270</u>	

**Applicant (If Not Owner)**

Name <u>same as above</u>		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: R1

VARIANCE FEE: \$250.00

Property Address: 140 Walnut St

Property ID #: 3021040001007

Date of Denial of Zoning Permit: \_\_\_\_\_

Reason of Denial: \_\_\_\_\_

Purpose of Request (Specify exactly what is being requested): Addition of a two and 1/2 car garage to the West side of the residence facing Walnut St.

Explain Nature of Practical Difficulty or Hardship: Unable to place on South-West side due to limited space and existing structure. Undesirable to place on North-West side due to access to residence and existing structure within the residence.

Scott + Sharon Lucas 9/30/24  
Signature of Applicant Date:

Scott + Sharon Lucas 9/30/24  
Signature of Property Owner Date:

Cynthia D. Shears 9/30/24  
Signature of City Clerk Date:

Official Use Only	
Fee Paid	<u>\$250</u>
Date Paid	<u>9/30/24</u>
Receipt #	<u>1168978</u>
Date of Hearing:	<u>10/24/24</u>



## VARIANCE APPLICATION REVIEW

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

Geographic layout of property, large hill on North side, excessive amount of excavation and having to add an entrance to the residence through the basement where existing walls, plumbing, and electrical are located. There is already a walk in access at the West side at the current driveway.

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

No impact foreseeable as the property is open to the North side and the existing structure rests approximately 2/3 of the portion to the South which has a row of trees between our property and the next property to the South. No visual impairment of the intersection at Walnut St and Pinecrest.

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

No undue hardship, but reconsideration of the project would be required on our part.

What effect would granting the variance have on public health, safety, morals, convenience, order, prosperity and general welfare? None, to my knowledge.

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

Not to my knowledge.

Recommended conditions or restrictions:

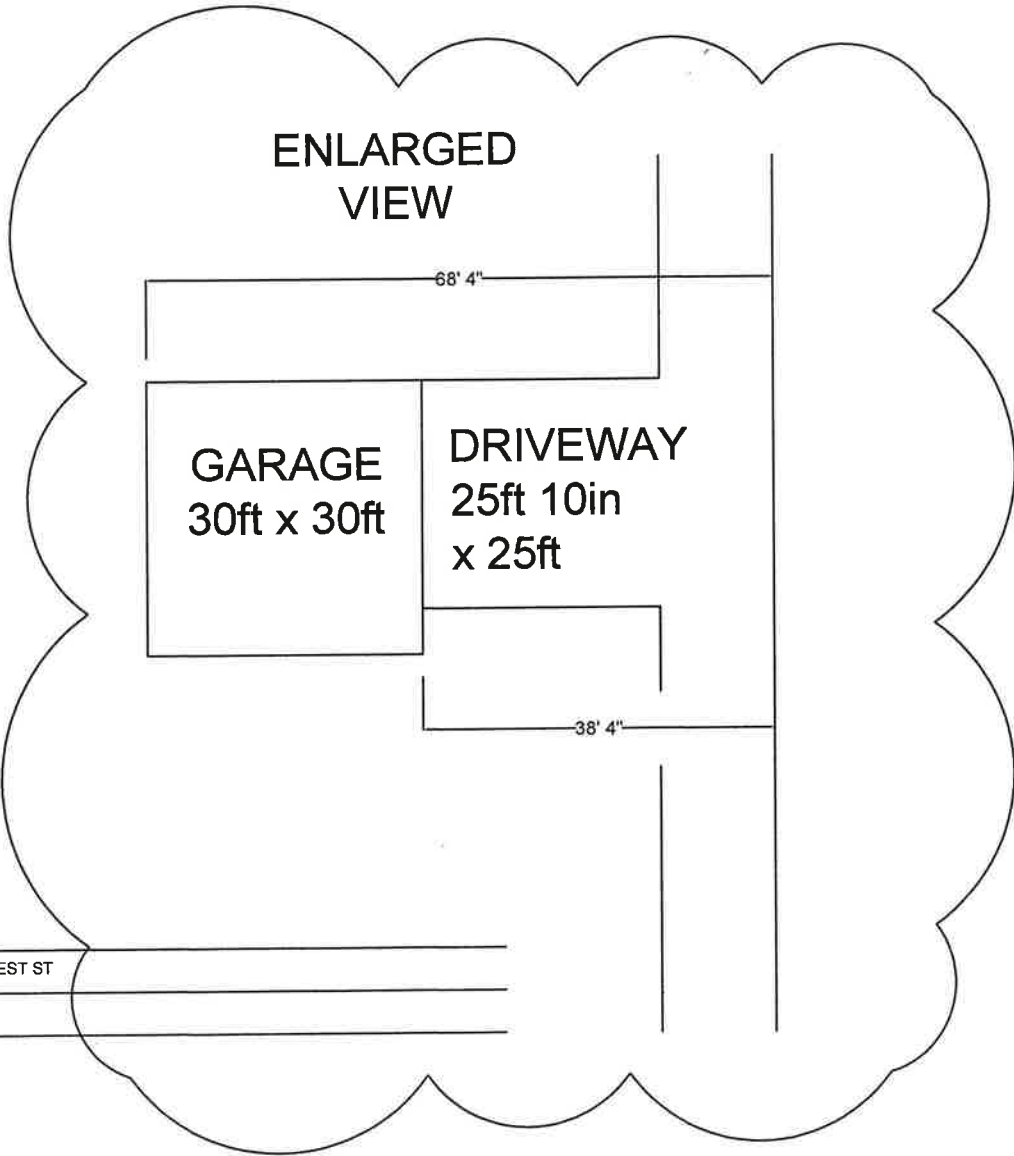
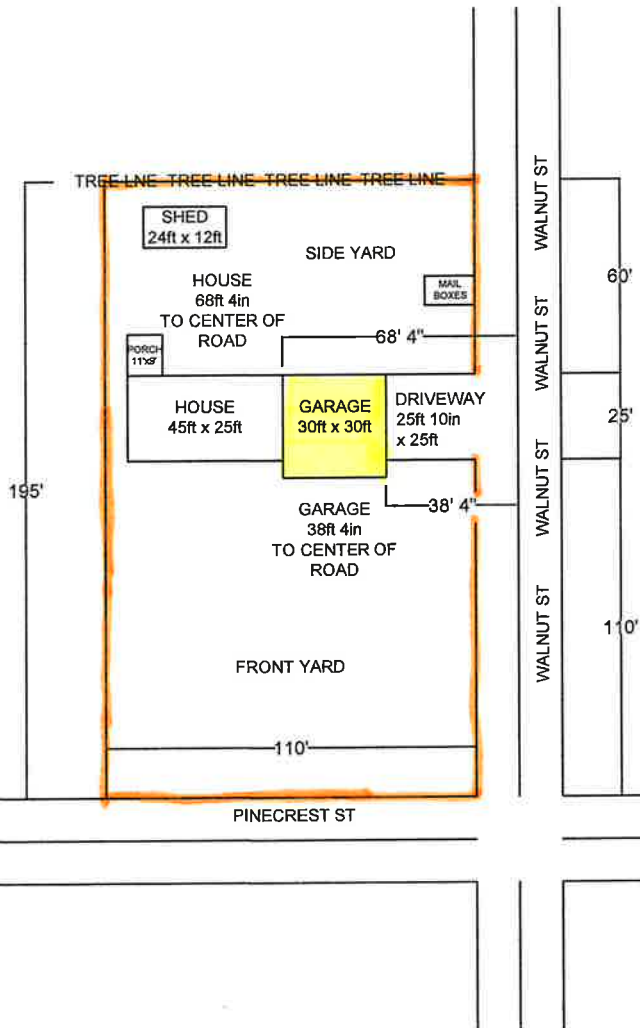
Thank you for your time and consideration.

PROPOSED  
GARAGE  
LOCATION

SCOTT & SHARON  
LUCAS

140 WALNUT ST  
JONESVILLE, MI  
49250

(SOUTH EAST  
CORNER)



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  
www.jonesville.org

**CITY OF JONESVILLE**  
**NOTICE OF PUBLIC HEARING**

The Jonesville Zoning Board of Appeals will meet at 6:00 p.m., Thursday, October 24, 2024, at the Jonesville City Hall, 265 E. Chicago Street, Jonesville, MI 49250.

The Board will meet to consider the following request:

A Variance to allow a Front Yard Setback to be less than required in a Single Family Residential (R-1) District.

The property is located at 140 Wanut Street, Jonesville, MI 49250.

Property ID #30-21-040-001-007

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

A copy of the application materials can be viewed in the Jonesville City Hall 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  
265 E. Chicago Street  
Jonesville MI 49250  
517-849-2104



**ZONING BOARD OF APPEALS  
2025 ANNUAL MEETING CALENDAR  
FOURTH THURSDAY OF THE MONTH**

THURSDAY	JANUARY 23, 2025	6:00 P.M.
THURSDAY	FEBRUARY 27, 2025	6:00 P.M.
THURSDAY	MARCH 27, 2025	6:00 P.M.
THURSDAY	APRIL 24, 2025	6:00 P.M.
THURSDAY	MAY 22, 2025	6:00 P.M.
THURSDAY	JUNE 26, 2025	6:00 P.M.
THURSDAY	JULY 24, 2025	6:00 P.M.
THURSDAY	AUGUST 28, 2025	6:00 P.M.
THURSDAY	SEPTEMBER 25, 2025	6:00 P.M.
THURSDAY	OCTOBER 23, 2025	6:00 P.M.
<u>MONDAY**</u>	<u>NOVEMBER 17, 2025</u>	6:00 P.M.
<u>MONDAY**</u>	<u>DECEMBER 15, 2025</u>	6:00 P.M.

**\*\*Note that the November and December meetings will be held on the third Monday of each month.**

**All meetings are held at the Jonesville City Hall – 265 E. Chicago Street, Jonesville, MI, unless otherwise noted on the 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:**

**City of Jonesville  
265 E. Chicago Street  
Jonesville, MI 49250  
(517) 849-2104  
[www.jonesville.org](http://www.jonesville.org)**

**Cindy Means, Clerk  
[clerk@jonesville.org](mailto:clerk@jonesville.org)**