



**CITY OF JONESVILLE  
ZONING BOARD OF APPEALS AGENDA  
JUNE 19, 2025 – 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. October 24, 2024 Regular Meeting [Action Item]
- 6. PUBLIC HEARING AND SUBSEQUENT BOARD ACTION**
  - A. Request from Stoll Construction on behalf of Joel Best for a variance to allow an attached garage to be closer to the side property line than allowed in an R-1 (Residential) district. The property is located at 310 Willow Street
    - i. Public Hearing
    - ii. Action on Request [Action Item]
- 7. UNFINISHED BUSINESS**
  - A. None
- 8. NEW BUSINESS**
  - A. Staff Updates
- 9. ADJOURNMENT**

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

**MINUTES – October 24, 2024**

**Present:** Todd Shroats, David Windle, Kayla Thompson and George Humphries Jr.  
Manager Jeff Gray and Supt. of Public Works Charles Crouch.

**Absent:** Christine Bowman

**Guests:** Scott and Sharon Lucas

The meeting was called to order at 6:02 p.m. by Chairperson Todd Shroats.

A quorum was declared.

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

There were no public comments.

A motion was made by George Humphries Jr. and supported by David Windle to approve the minutes of April 27, 2023. All in favor. Absent: Christine Bowman. Motion carried.

The Public Hearing for the request of a variance to allow a garage addition to be closer to the road right-of-way than allowed in an R-1 (Residential) District opened at 6:04 p.m. The property is located at 140 Walnut Street.

Manager Gray provided information regarding the variance Request. Scott Lucas, owner of 140 Walnut Street, spoke briefly regarding the necessity of the variance request being approved allowing for the garage to be located within the Front Yard Setback area. Mr. Lucas advised that they will be replacing the existing walkway from the driveway to their front door, and that the addition will have a peak roof to match the existing roof of the residence. Mr. Lucas also stated that if he were to have to build the garage in the front of the house it would create major excavation issues and would not be cost effective for them.

The ZBA Board asked various questions regarding the request. Board members, Manager Gray and Public Works Supt. Charles Crouch all stated that after field inspections, it appears that the garage addition would not cause an obstruction to traffic views along Walnut Street or Pinecrest Drive.

The Public Hearing closed at 6:14 p.m.

David Windell made a motion and was supported by George Humphries Jr. to approve the requested variance for the property located at 140 Walnut Street to allow a garage addition to be closer to the road right-of-way than allowed in an R-1 (Residential) District finding that the

request meets the conditions of Section 17-08(B) of the Zoning Ordinance. All in favor. Absent: Christine Bowman. Motion carried.

A motion was made by Kayla Thompson and supported by David Windell to give immediate effect to the approval of the variance for the property located at 140 Walnut Street to allow a garage addition to be closer to the road right-of-way than allowed in a R-1 (Residential) District as necessary for the preservation of property and hereby certified on record. All in favor. Absent: Christine Bowman. Motion carried.

George Humphries Jr. made a motion and was supported by Kayla Thompson to approve the 2025 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 third Monday to avoid conflicts with Thanksgiving and Christmas. All in favor. Absent: Christine Bowman. Motion carried.

Updates were provided by Manager Gray.

The meeting was adjourned at 6:45 p.m.

Submitted by,

Cynthia D. Means  
Clerk

To: Jonesville Zoning Board of Appeals  
From: Jeffrey M. Gray, City Manager *JMG*  
Date: June 13, 2025  
Re: Staff Report – June 19, 2025 Zoning Board of Appeals Meeting

**7. A. i. Public Hearing – Variance Request for 310 Willow Street**

This is the time reserved on the agenda to hear public comments regarding the request from Stoll Construction for Joel Best regarding the construction of an attached garage on the existing residence. The applicant would like to construct a 24-foot by 40-foot garage between the house and the side property line. The Zoning Ordinance requires a minimum side setback of 10 feet. The proposed garage would be approximately 5-feet from the west side property line.

**7. A. ii. Variance Request for 310 Willow Street**

**[Action]**

This is the subsequent action item related to the request for variance. The subject property is located on the south side of Willow Street. The garage would be built on the west side of the existing home and attached via a breezeway.

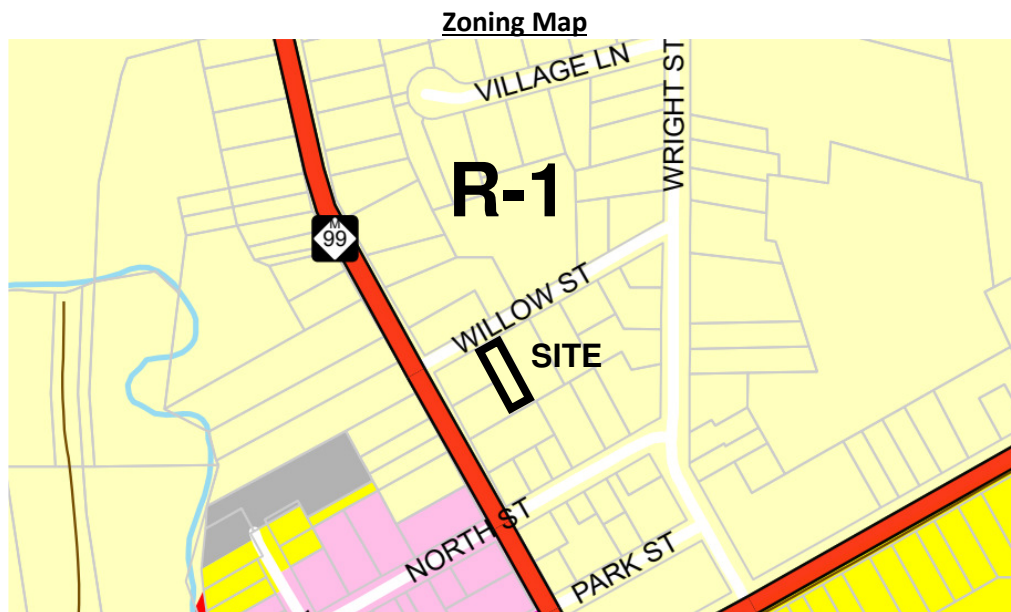
**Property Location**



**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)	Single-Family Residential
<b>West</b>	R-1 (Residential)	Single-Family Residential



### **Request**

The applicant has supplied the attached site plan drawing that illustrates the location of the proposed garage. Staff would note that if the breezeway dimension were reduced from 8-feet to 3-feet, the side setback could be increased to meet the 10-foot side setback requirement. However, there is an existing driveway that the applicant intends to reuse that would align with the proposed garage. Also, there is an existing exterior side entry on the home that could be retained if the variance is granted.

The property is uniquely narrow, at 64-feet wide. The minimum required width in the R-1 (Residential) district is 110 feet. The subject property is a legal lot that is nonconforming to this requirement. Despite the nonconformity, additional construction is allowed on the property.

ZBA members may find a visit to the neighborhood prior to the meeting beneficial. Copies of Section 17.08 (A) of the Zoning Ordinance are attached that describe the standards for non-use variances.

The request for variance 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. In addition, the narrowness of the lot is unique to this property and is a condition that was not created by the applicant or current property owner.

A motion is necessary to take action on the application. The motion should state the basis for the decision, including consistency of the request with the conditions of Section 17.08(A) of the Zoning Ordinance, and any conditions of approval that the ZBA deems warranted.

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 Willow Street to allow construction of a 24-foot by 40-foot attached garage with a side setback of less than 10 feet in an R-1 (Residential) zoning district, as necessary for the preservation of property rights 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 application and supporting documentation, ordinance excerpt, and public notice.*

**9. A. 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:

5/22/25

**Property Owner**

Name <u>Joel Best</u>		Business Name	
Street Address <u>310 Willow St</u>		Email Address <u>stephbest90@yahoo.com</u>	
Cell Phone Number <u>517-499-4571</u>	Fax Phone Number	Phone Number	

**Applicant (If Not Owner)**

Name <u>Stoll Construction</u>		Email Address <u>step</u>	
Address (Street No. and Name) <u>590 Olds St</u>		City <u>Jonesville</u>	State <u>MI</u>
		Zip Code <u>49250</u>	
Cell Phone Number	Fax Phone Number	Phone Number <u>517-849-7470</u>	
Applicant's Interest in the Property (Land Contract, Lease, Etc.)			

Zoning District:

R-1

VARIANCE FEE: \$250.00

Property Address:

310 Willow St

Property ID #:

21-280-001-042

Date of Denial of Zoning Permit:

N/A

Reason of Denial:

setback

Purpose of Request (Specify exactly what is being requested):

On this very narrow lot, this variance request is to position <sup>new garage</sup> house 5' off the property line and 8' from the edge of the existing house.

Explain Nature of Practical Difficulty or Hardship:

Zoning requirements are 10' setback from property line if new structure is connected to existing house. If structure is not connected, the requirement is 10' from house.

Signature of Applicant

Date:

5/9/25

Signature of Property Owner

Date:

5-22-25

**Official Use Only**

Fee Paid	<u>\$250</u>
Date Paid	<u>5/22/25</u>
Receipt #	<u>176194</u>
Date of Hearing:	<u>6/19/25</u>



## VARIANCE APPLICATION REVIEW

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

Need 24' wide garage and this is the only location that will work

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

It would appear to be none

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

Unable to build desired ~~detached~~ garage

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

Improves this well kept city lot; which, improves appearance & value of house, surrounding neighbors etc.

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

No

Recommended conditions or restrictions:

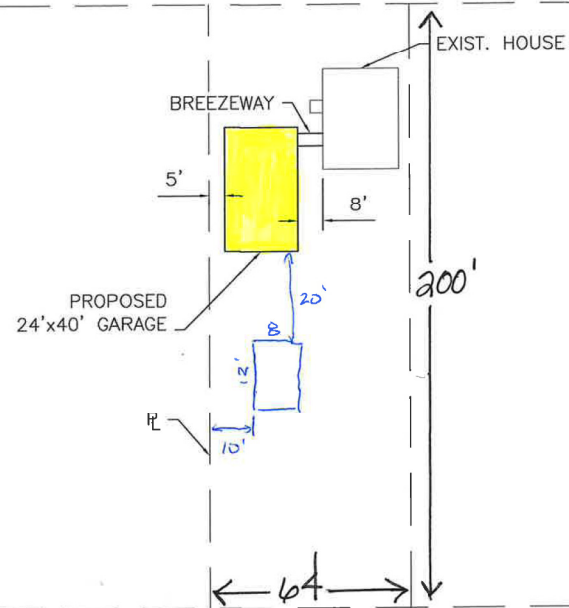
Allow the building of the 24x40 structure





EVANS ST.  
(M-99)

WILLOW ST.



590 OLDS STREET  
JONESVILLE  
MICHIGAN  
49250

BEST  
GARAGE

310 WILLOW ST.  
JONESVILLE, MI  
49250

DRAWING TITLE

ZONING

DATE: APRIL 25, 2025

SCALE: 1" = 40'

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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](http://www.jonesville.org)

## **CITY OF JONESVILLE**

### **NOTICE OF PUBLIC HEARING**

The Zoning Board of Appeals will meet at 6:00 p.m., Thursday, June 19, 2025, 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 Side Yard Setback to be less than required in a Single Family Residential (R-1) District.

The property is located at 310 Willow Street, Jonesville, MI 49250.

Property ID#30-21-280-001-042

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 calling the following:

City of Jonesville  
Cynthia D. Means, Clerk  
265 E Chicago Street  
Jonesville, MI 49250  
517-849-2104