

**CITY OF JONESVILLE
ZONING BOARD OF APPEALS
Minutes of June 7, 2018**

A meeting of the City of Jonesville Zoning Board of Appeals was held on Thursday, June 7, 2018 at the Jonesville City Hall. Tim Bowman called the meeting to order at 6:00 p.m.

Present: Tim Bowman, George Humphries, Jr., and Larry Jose, Todd Shroats (arrived at 6:05 p.m.), Mike Venturini (arrived at 6:10 p.m.).

Absent: None.

Also Present: Manager Jeff Gray, Supt. of Public Works Mike Kyser, and Michelle Calvin (arrived at 6:10 p.m.).

Tim Bowman led the Pledge of Allegiance.

A quorum was declared.

The agenda stood as presented.

Motion by George Humphries, second by Larry Jose, to approve the minutes of March 22, 2018.
Motion carried.

The Public Hearing for the request to allow construction of roof over the existing front porch to encroach 10 feet into the required front setback of the R-3 (Multiple Family Residential) zoning district, on the property located at 416 Drake Street was opened at 6:02 p.m.

Manager Gray provided a brief overview of the variance request. The applicant has made several investments to improve the home. The front of the house currently sits at the minimum front setback of 30 feet from the road right-of-way. She has constructed an uncovered front porch that extends 10 feet from the front of the house. Because it does not currently have a roof, it is permitted to extend into the setback. The roof supported by columns is treated the same as enclosed space by ordinance. Gray noted that an elevation drawing was included with the application depicting the proposed roof.

Chair Todd Shroats arrived at 6:05 p.m.

Discussion followed, with several board members noting that the garage on the home to the west of the property appears to encroach into the front setback, so that the porch would be no closer. It was also noted that the improvements to the home have not only enhanced the property, but also the neighborhood.

Mike Venturini and applicant Michelle Calvin arrived at 6:10 p.m.

Ms. Calvin provided a brief description of the request and noted that shade and cover over the front door are important to her and she feels that the porch will lend a more finished look to the home.

The Public Hearing was closed at 6:13 p.m.

Larry Jose made a motion to approve the variance to allow construction of a roof over the existing front porch that will encroach 10 feet into the required front setback, on the property located at 416 Drake Street. The variance is approved on the basis that the variance is not contrary to the public interest and is consistent with the spirit of the Zoning Ordinance; there would be no adverse effects on surrounding properties; and the porch will improve the overall value and appearance of the property. The motion was seconded by Mike Venturini. Motion carried.

A motion was made by George Humphries to give immediate effect to the approved variance, as necessary for the preservation of property and hereby certified on the record. The motion was supported by Mike Venturini. Motion carried.

Manager Gray provided a brief update regarding ongoing projects around the City.

The meeting was adjourned at 6:33 p.m.

Submitted by,

Jeffrey M. Gray, City Manager/Recording Secretary