



City of
Jonesville

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**CITY OF JONESVILLE
ZONING BOARD OF APPEALS AGENDA
OCTOBER 29, 2015 – 6:30 P.M.
CITY HALL**

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. DECLARATION OF A QUORUM**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES – August 26, 2015**
- 5. PUBLIC COMMENTS**
- 6. PUBLIC HEARING AND SUBSEQUENT BOARD ACTION**
 - A. Request from Jerry Stuchell to consider a variance to the front and side setback requirements to allow construction of an attached garage in a Residential zoning district on the property located at 408 Austin Drive.
 - i. Public Hearing
 - ii. Action on Request
- 7. OTHER BUSINESS**
- 8. ADJOURNMENT**



To: Jonesville Zoning Board of Appeals
From: Jeffrey M. Gray, City Manager *JMG*
Date: October 23, 2015
Re: Manager Report – October 29, 2015 Zoning Board of Appeals Meeting

8. A. i. Public Hearing –Variance Request for 408 Austin Drive

This is the time reserved on the agenda to hear public comments regarding the request from Jerry Stuchell for a variance to the front and side setback requirements for the Residential (R-2) zoning district, on the property located at 408 Austin Drive.

6. A. ii. Variance Request for 408 Austin Drive

[Action]

This is the subsequent action item related to the request for variance.

The applicant is proposing the addition of a 24 foot wide by 32 feet deep attached garage on the east side of the existing home. However, the addition would encroach into the side and rear setback requirements. Zoning requirements, proposed setbacks, and the extent of the variances is illustrated below.

Setback	Required	Proposed	Variance
Front	30 feet from Right-of-Way	21 feet	9 feet
Side	10 feet on one side	7.5 feet	2.5 feet
	25 feet total on both sides	32.5 feet	N/A

The garage would also encroach into the 35 foot required rear setback by 2 feet. But because the rear of the garage will continue the rear wall of the existing home, no variance is required, under the terms of Section 2.28 D(2)(b) of the Zoning Ordinance.

The homes east of the property are closer to Austin Drive than the one on the property. So although the garage will project in front of the home, its front setback will be consistent with the other buildings on the street. In addition, the home east of the property is set back from the property line a considerable distance, so there will be a sizeable separation between the buildings if the variance is granted.

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. A motion is necessary to take action on the application. The motion should state the 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 a 9 foot variance to the front setback requirement and a 2.5 foot variance to the side setback requirement to allow construction of a 24 foot by 32 foot attached garage on the property located at 408 Austin Drive, 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 supporting documentation, ordinance excerpt and public notice.