



**CITY OF ITHACA
ZONING BOARD OF APPEALS
MEETING AGENDA**

June 24, 2021 @ 6:00 PM
City Municipal Building; City Council Chambers
129 W. Emerson Street, Ithaca, Michigan 48847

- 1. Call to Order & Pledge of Allegiance to the American Flag**
- 2. Approval of Minutes of the March 25, 2021 Meeting**
- 3. Public Comments** (Relating to items on the Agenda)
- 4. Public Hearing:**
 - 430 N Ithaca Street; submitted by owner Scott Showers
 - Request variance for an accessory building
 - Exceeding lot coverage
- 5. New Business**
 - Set Public Hearings for applicants (Staff to confirm need for hearings @ meeting)
- 6. Public Comments** (additional items or comments)
- 7. Adjournment**

CITY OF ITHACA
ZONING BOARD OF APPEALS MINUTES
Thursday, March 25, 2021
6:00 PM

The regular meeting of the Zoning Board of Appeals was called to order by Chair Wideman at 6:00 p.m., followed by the Pledge of Allegiance to the American Flag.

Board Members Present: Jim Wideman, Rob Endter and Clark Hubbard

Board Members Absent: None

Staff Present: City Manager Jamey Conn and Deputy Clerk Cathy Cameron

Audience in Attendance: Michelle Pratt (meeting held via Zoom).

Moved by Hubbard, second by Endter to approve the minutes of September 24, 2020. Motion carried.

Public Comments

Chair Wideman asked for public comments. None were offered.

Public Hearing

Chair Wideman stated it was time for the public hearing.

Moved by Hubbard, second by Endter to open the public hearing to take comments on a variance request by Michelle Pratt for an attached garage at 221 N Elm Street. Motion carried.

The hearing was opened at 6:02 pm.

Manager Conn presented the variance request. Ms. Pratt would like to build a 20' x 28' sq. attached garage to her house. The location of the garage meets all set back requirements. The zoning code maximum lot coverage is not to exceed 15%. This new building addition would increase the lot coverage to 20%. The variance would allow for the additional increase of 5% lot coverage. Discussion was held.

Clerk Cameron shared an email received from neighbor Rosemarie Smith and written letter from Carolyn Potter in support of the attached garage.

Chair Wideman asked for additional comments. There were none.

Moved by Hubbard, second by Endter to close the public hearing. Motion carried.

The hearing was closed at 6:07 pm.

Moved by Endter, second by Hubbard to approve the variance for lot coverage of 20% which includes the proposed attached garage of 20' x 28' sq. at 221 N Elm Street. Motion carried.

New Business

Next meeting will be held April 22, 2021 if needed.

Public Comments

Chair Wideman asked for public comments. Ms. Pratt thanked the board.

Chair Wideman asked for additional business to come before the ZBA. None was offered.

Moved by Endter, second by Sigafosse to adjourn. Motion carried.

Meeting adjourned at 6:15 pm.

CITY OF ITHACA ZONING APPLICATION

21-2244



Application for:

- ☐ Rezoning ☐ Variance
☐ Special Use ☐ Land Division
☒ Site Plan Review ☐ Other

This application will not be accepted if incomplete. All required materials including Site Plan Reviews, must be submitted at least 10 business days prior to the next Planning Commission meeting. Planning Commission meetings are held on the second Tuesday of each month.

APPLICANT/OWNER INFORMATION

Name: Scott Showers
 Phone: (909) - 388-6914 Fax: () E-mail: SCOTT4240@Fencemail.com
 Address: 430 N. Ithaca St.

PROPERTY INFORMATION

Address or Location: 430 N. Ithaca St.
 Permanent Parcel#: 52-163-006-50
 Current Zoning: Residential R-2
 Property Size: 0.260 99 x 115.5

TYPE OF IMPROVEMENT and/or PROJECT

- ☒ New Construction ☐ Addition ☐ Alteration ☐ Repair ☐ Demolition ☐ Relocation
☐ Mobile Home Set-up ☐ Pre-manufacture ☒ Other Detached Garage

PROPOSED USE of BUILDING

Residential

- ☐ One Family
☐ Two or more family - # of units _____
☐ Hotel/motel - # of units _____
☐ Attached garage
☒ Detached garage
☐ Other _____

Non-Residential

- ☐ Amusement ☐ Office/bank
☐ Church, religion ☐ Public utility
☐ Industrial ☐ School/library
☐ Parking garage ☐ Store
☐ Service Station ☐ Tanks, towers
☐ Hospital, institution ☐ Other _____

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

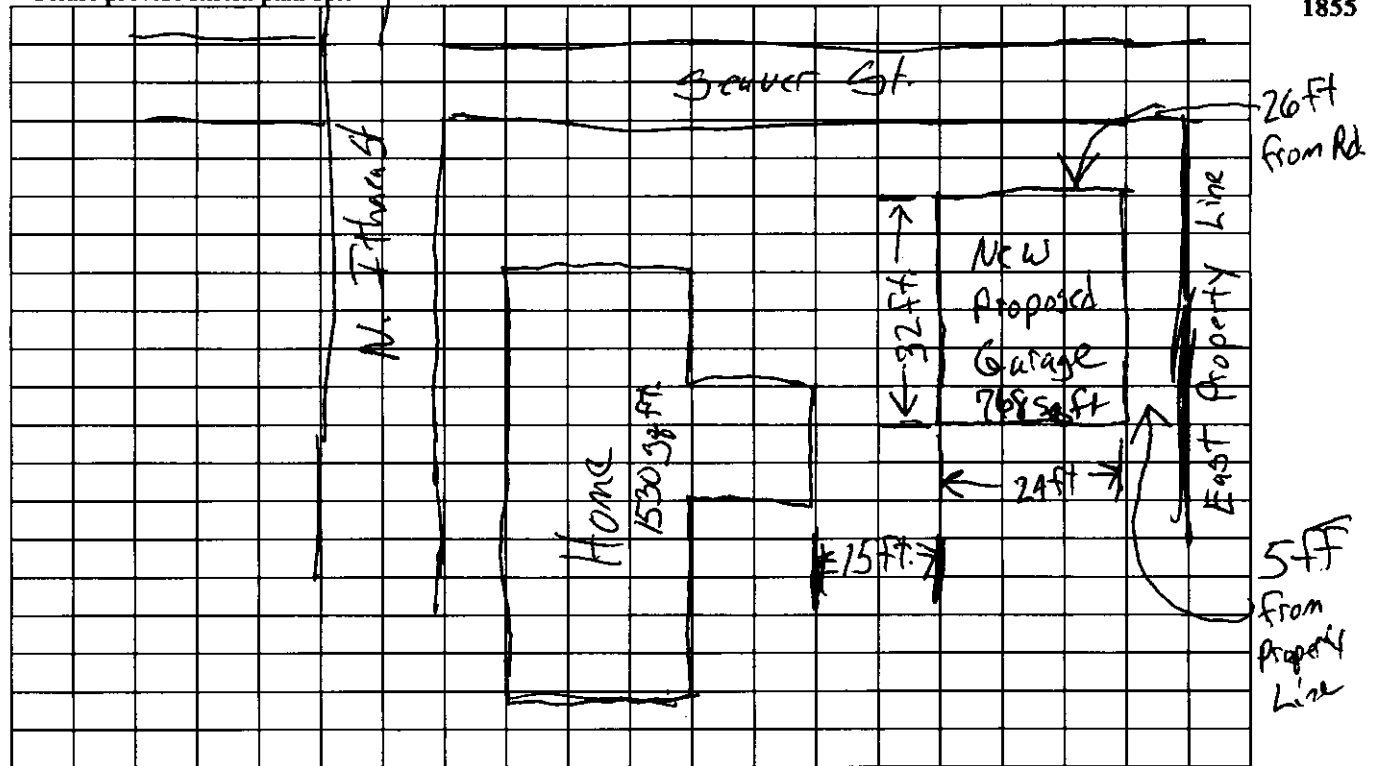
I HEREBY GRANT PERMISSION FOR EMPLOYEES, STAFF, AND MEMBERS OF THE CITY OF ITHACA, PLANNING COMMISSION, BOARD OF APPEALS AND/OR ZONING ADMINISTRATOR TO ENTER THE ABOVE DESCRIBED PROPERTY (OR AS DESCRIBED IN THE ATTACHED DOCUMENTS) FOR THE PURPOSE OF GATHERING INFORMATION RELATED TO THIS APPLICATION.

Signature of Applicant: Scott Showers Date: 4/29/21

DESCRIPTION OF PROPOSED USE/REQUEST (Attach explanation letter with setbacks)



**Please provide sketch plan below



DO NOT WRITE BELOW THIS LINE

Date received 4-29-21 Application Fee Paid \$ 50-

Submitted Materials: ☐ Site Plan ☐ Application ☐ Legal Description

Planning Commission or City Council Meeting Date: June 24, 2021 Variance
lot coverage

Approved for: ☐ Rezoning ☐ Variance ☐ Site Plan ☐ Special Use ☐ Meets current zoning

☐ Denied (explanation) _____

Approved by: _____ Title: _____

Zoning Plan Examiners Notes

District: (11,434.5) - 3024 - 26%

Use: Max 8 ft sq ft lot coverage 15% Maximum height of structure 20'

Front Yard: 35 ft Rear yard 10%

Side Yard: 15 ft Side Yard: Corner lot 27 ft street side

Rear Yard: 25 ft (6,152 sq ft) - 7.8 - 12%

Notes:

430 N Ithaca St.
Project: 24'x32' Accessory Building
Request: Variance of 11% for exceeding lot coverage

§ 7.01 Purpose.

The **R-2** Suburban District is intended to provide a residential living environment devoted primarily to single-family dwellings within a medium density range while also accommodating certain compatible nonresidential uses which do not overcrowd residential areas, congest local streets, or otherwise adversely affect the character of established residential neighborhoods.

§ 7.04 Regulations.

The composite schedule of regulations for all districts is identified in Article 26.

7.04:1.

Minimum lot size for single-family or two-family residential unit: 20,000 square feet.

7.04:2.

Minimum lot width at the front setback line for single-family or two-family residential unit: 100 feet.

7.04:3.

Maximum lot coverage: not to exceed 15% for residential development and 40% for all other uses, except public recreation, which may cover up to 100% of the lot.

The proposed accessory building needs a variance of 11% additional lot coverage, as ordinance states a maximum lot coverage of 15%. The side yard setback will be 5' which is the allowable minimum.

Staff recommendation is to allow this variance of 11%, which takes the owner to a 26% lot coverage and all setbacks will be met.

Jamey Conn
City Manager