

**Zoning Board of Appeals**

401 First Street, Elberta, MI 49628

**ALSO** - Held online with VIRTUAL INTERMEDIA ANYMEETING

Phone Dial-In: (716) 273-1030 Pin: 257-116-860# | Computer URL: <https://www.anymeeting.com/257-116-860>

**October 12, 2020 @ 7:00 PM**

**Call to Order at 7:05 pm by President Wilkins**

**Pledge**

Jennifer Wilkins – Present | Ken Holmes – Present | Bill Soper – absent | Molly Biddle - Present

**Roll Call:**

**Audience:** Roberta Benedict (Clerk) | Joshua Mills (Zoning Administrator) | Dan Serne (resident- variance request)

**Agenda:** Motion to approve the October 12, 2020 Zoning Board of Appeals Agenda as Presented by Jen Wilkins; Seconded by Molly Biddle. All Ayes – Motion Carried

**Inquiry of Conflict on Agenda Items:** NONE

**Correspondence:** NONE

**Brief Public Comment on Agenda items:** Mr. Serne described his plans with approval of variance.

**Old Business:** NONE

**Public Hearing**

1. 240 Grant Street (Tax ID #10-06-501-032-00) Variance Request Review

**New Business**

1. Variance Request for 240 Grant Street, Tax ID #10-06-501-032-00, Zoning R-1.
  - Mr. Dan Serne recently purchased 240 Grant Street. Mr. Serne is proposing to construct a 24' x 28' detached garage with a height of 16'. To better match the architectural character of the dwelling, Mr. Serne is proposing to place a 6:12 roof pitch on the detached garage (accessory structure) which will exceed the maximum height of 14' by 2'. Mr. Serne is requesting a building height variance of the current height restriction of 14' to be increased to 16'.
  - Application for Appeal; Site Plan Diagrams & Photos; Written Description; provided by owner.

**Article 20.03 (4)** states: an accessory structure shall not exceed 1 story or 14 feet in height, nor exceed the ground floor area of the main building if within the residential district.

**Article 11 of R-1 Residential District** states in part; buildings in this district are strongly encouraged to be designed to be compatible with the architectural character of existing buildings with respect to their: garage location, building height, materials of construction, roofline slopes, porches, windows, and pedestrian and vehicular access location.

- **Zoning Administrator**, Joshua Mills, recommends that this variance be granted. Further, it is his recommendation to amend this section of the Zoning Ordinance to allow buildings with a minimum height of 14' and a maximum height of 2' less than the dwelling, thus providing a more proportionate and compatible design.
- **Review Standards for Variances** have been met as well as other local regulations that may apply.

**MOTION** by Jen Wilkins to approve the variance request submitted by Mr. Dan Serne for 240 Grant Street, Elberta, MI 49628; Tax Parcel ID#10-06-501-032-00; to deviate from Article 20.03 (4) Accessory Buildings of the Zoning Ordinance thus allowing accessory structures of 16' maximum height in lieu of the current 14' maximum height restrictions. **SECONDED** by Molly Biddle. All Ayes – Motion Carried.

**ROLL CALL**

Jennifer Wilkins - **Aye**; Ken Holmes - **Aye**; Bill Soper - **absent**; Molly Biddle - **Aye**

**Adjournment:** 7:26 pm