

CITY OF MARINE CITY

ZONING BOARD OF APPEALS AGENDA

Regular Meeting: Wednesday, November 4, 2015 @ 7:00 PM

Marine City Fire Hall: 200 South Parker Street, Marine City, Michigan

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairperson Kim Weil; Commissioners Mark Bassham, Gary Gabler; Planning Commissioner Rudy Menchaca; City Commissioner James Turner; Building Inspector Arthur Garbarino; and, City Manager Elaine Leven

4. APPROVE AGENDA (Additions / Deletions)

5. APPROVE MINUTES

A. Zoning Board of Appeals Meeting ~ August 5, 2015

6. COMMUNICATIONS

A. Neighbor Support of Variance Applicants (Christopher & Suzanna Deveny)

7. PUBLIC COMMENT *Residents are welcome to address the Zoning Board of Appeals. Please state name and address. Limit comments to five (5) minutes.*

8. UNFINISHED BUSINESS

9. NEW BUSINESS

A. Public Hearing

- Appeal #15-03 ~ Christopher & Suzanna Deveny

10. OTHER BUSINESS

11. ADJOURNMENT

6-A

September 1, 2015

To Whom It May Concern:

As neighbor to Christopher and Suzanna DeVeney (202 Union Street), I/we fully support their home improvement initiative to connect their house to their garage thereby creating a laundry and bathroom in this space.

Name: LAWRENCE & Shirley CONNIFF

Address:

Signature:

Name:

TEAN PARSON

Address:

Signature:

Name:

Margaret Ann White

Address:

Signature:

Name:

Tammy Ward

Address:

Signature:



9-A

CITY OF MARINE CITY

303 S. Water Street
MARINE CITY, MICHIGAN 48039
(810) 765-8846 • Fax (810) 765-4010

To: Chairman and Members of the Marine City Zoning Board of Appeals
From: Arthur Garbarino, Building Official
Date: September 11, 2015
Subject: Variance request regarding enlarging or altering a nonconforming structure.

REVIEW:

Enclosed with this memo is a copy of the site plan for the proposed erection of a breezeway connecting the main structure, (2 story wood frame house) to an accessory structure, (masonry garage) The house is located in the R1A, One Family Residential District.

The variance being request is to erect the breezeway there bye enlarging the nonconformity of the existing structure. The existing structure does not meet the required minimum 8' side yard setback which is allowed per section 160.212(D)(1).

SUMMARY:

Please note any concerns that you may have regarding the above issues. The main reasons for approval or denial should always be listed and the applicant only needs to show practical difficulty for the granting of the variance.

Appeal # 15-03

RECEIVED
SEP 04 2015

ZONING BOARD OF Marine City APPEALS APPLICATION

PAID
SEP 04 2015
City of Marine City

CITY OF MARINE CITY, MICHIGAN
303 S. Water Street, Marine City, Michigan 48039

The Zoning Board of Appeals meets on the first Wednesday of each month in which there are appeals for consideration. Applications must be filed at least thirty (30) days prior to a scheduled meeting. Application fee must be paid in full before your application is added to the Agenda. Applicant will reimburse the City of Marine City for all Planning Consultant fees and publication costs, if required, prior to being placed on the Agenda. The City must notify the surrounding property owners within a 300-foot radius from the address on this application.

Application fees: \$150.00 - Residential \$200.00 - Commercial / Industrial

- Site plan requirements for all dimensional variance requests must include the following:
- a) Minimum site plan submittal shall be based on a land survey prepared and sealed by a registered land surveyor or registered engineer.
 - b) The plan must be drawn to scale
 - c) The plan must include property lines and dimensions, all structures and buildings (existing and proposed), all setback dimensions, driveways, and all adjacent uses and structures of adjoining lots.

Your application will not be considered unless all required information is provided at the time of submission, and any / all required fees are paid prior to the meeting date.

Building permits must be obtained within one year of approval of your variance.

Address of property where variance is being requested:

202 Union St 74-02-475-0170-000
Number Street Parcel #

Applicant(s) Name: Chris + Suzy Delleny

Address: 202 Union St MARINE CITY MI 48039
Street City State Zip

Phone: [REDACTED]

Appeal # _____

Owner Name (if different from Applicant): _____

Address: _____
Street City State Zip

Phone: _____ Fax: _____ Email: _____

Variance Request Information

Subject property is zoned: R1 Size of Lot: 40.16 x 100.50

Total Square Footage: 4036.08 Circle One: Corner Lot Interior Lot Waterfront Lot

Number of Buildings on lot now: 2

Percentage of lot coverage by buildings / structures now: 40.4 %

Type / Use / Size of Each Building:

Garage / Storage + Parking / 448 Sq Ft
House / Living / 1335 Sq Ft ground floor including
front porch + 3 season room, 1534 Sq Ft living space in home

Describe Proposed Building / Structure, Addition, Fence, Sign, Etc.:

A breezeway between the house and garage to allow
entrance to the home directly from the garage. It
will also contain a door for entrance off driveway to bath + laundry

Complete as it pertains to each situation; e.g. complete for all for buildings, height & length for fence, etc. facilities

Garage Height: 16.3' Width: 20' Length: 22.4' Sq. Footage: 448
house Height: 22' Width: 38.6' Length: 42.6' Sq. Footage: 1335
addition Height: 12' Width: 8.4' Length: 22' Sq. Footage: 184

Percentage of lot coverage with proposed building / structure, addition, fence, etc.: 45.0 %

Setbacks after completion of proposed project: Same as current

Front: 5.2' Rear: 1.5' Side: 3.3' Side: 25.9'

REASON FOR APPEAL: Building Inspector told our contractor
we had to before he would issue a permit for
the application

Appeal # _____

For a variance to be granted, the Applicant must prove a unique circumstance or an undue hardship relating to his / her situation.

Explanation of above stipulation: The space for the addition is currently not used, and has gravel on it. see the attached sheet for the goals of the addition. Thank you for consideration

Will approval of this appeal change the character of your immediate neighborhood and / or the zoning district in which the property is located? NO YES

If yes, explain: _____

I (We) hereby attest that all the information provided in this application, and attachments submitted, are true and correct to the best of my (our) knowledge and belief.

Applicant's Signature: _____

Dated: 9-4-13

Owner's Signature: _____

Dated: 9-4-13

Return to: City of Marine City
303 South Water Street
Marine City, Michigan 48039

Appeal # _____

OFFICE USE

Fee Amount Paid: _____

Date Paid: _____

Reviewed by: _____

Building Official

City Manager

The goals of this addition are as follows

1. Connect the house to the garage to allow for direct entrance to the house from the garage. It will also allow for increase safety for our family in that very often we have to carry sleeping children from our vehicles into the house with them connected we can pull into the garage, close the door and they are in the house safe
2. Add a second shower. with 6 people (we have and only one bath tub/shower we need an additional shower for our home to work for us.
 2 parents and 4 small children)
3. Bring Laundry out of the basement.
4. Create a "drop zone" outside of the main living area
5. It will allow for the future remodel of the kitchen which will include a dishwasher.
6. The height of the addition is set to keep it below the window in the northwest bedroom of the home.

PUBLIC NOTICE

**CITY OF MARINE CITY
ZONING BOARD OF APPEALS**

In compliance with Michigan Zoning Enabling Legislation, the General Ordinances of the City of Marine City, and the Rules and Regulations of the Marine City Zoning Board of Appeals, please take notice that on Wednesday, November 4, 2015, at 7:00 PM in the Marine City Fire Hall, 200 South Parker Street, Marine City, Michigan, the Marine City Zoning Board of Appeals will hold a Public Hearing to consider a Zoning Variance Application, as follows:

ZBA Appeal No. 15-03

Applicants Christopher & Suzanna Deveny, the owners of the property located at **202 Union Street, Marine City**, are requesting a variance to erect a breezeway connecting the main structure to an accessory structure, thus requiring:

- ❖ A variance to erect the breezeway there by enlarging the nonconformity of the existing structure. The existing structure does not meet the required minimum 8' side yard setback which is allowed per section 160.212(D)(1).

The legal description of the subject property, zoned R1, One Family Residential District, is currently shown on the tax roll, is as follows:

S ½ OF LOT 54 BLK 15 MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

Citizen comments are welcome and may be given in person at the Public Hearing. Written comments will also be received at the Marine City Offices, Zoning Board of Appeals, 303 South Water Street, Marine City, Michigan 48039, until the close of business on November 4, 2015. The application is on file at the City Offices and may be inspected during regular business hours.

Kristen Baxter
City Clerk

Published: October 14, 2015

