

CITY OF SOUTHGATE

Board of Zoning Appeals

AGENDA

MONDAY, July 8, 2024

5:30 PM

I. CALL TO ORDER

II. ROLL CALL

Anderson, Coombs, Foucher, Martin, Poirier, Richardson, Stephan

III. MINUTES

1. Minutes of regular Board of Zoning Appeals Meeting dates May 13, 2024

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS

1. Variance application for proposed driveway expansion, 14624 Irene Street

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. ANNOUNCEMENTS

IX. ADJOURNMENT

City of Southgate
Board of Zoning Appeals
MAY 13, 2024

A meeting of the Board of Zoning Appeals of the City of Southgate was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, May 13, 2024 and called to order by Gary Martin, Vice Chairperson at 5:30 p.m.

PRESENT: Gary Martin, Pat Poirier, Dennis Richardson, Jill Stephan, Tim Foucher

ABSENT: Patricia Anderson, Tom Coombs (both excused)

Also Present: City Planner Joe Pezzotti, Building Official Tim Leach, City Administrator Dan Marsh, City Attorney Ed Zelenak, City Attorney Amelia Zelenak, Council Member Graziani

Minutes:

Moved by Poirier, supported by Foucher, to approve the minutes of the Board of Zoning Appeals Meeting dated March 11, 2024. Motion Carried Unanimously.

Public Hearing:

1. Southgate LLC, Proposed Self-Storage Facility, Reeck Road, Variance from Section 1298.17, Exterior Building Wall Materials.

A PUBLIC HEARING WAS HELD FOR SOUTHGATE, LLC, PROPOSED SELF-STORAGE FACILITY, REECK ROAD, VARIANCE FROM SECTION 1298-17, EXTERIOR BUILDING WALL MATERIALS.

Notices were sent out.

The Public Hearing was opened.

The applicant is requesting a variance from Section 1298-17, Exterior Building Wall Materials to allow for different building materials to be used on supplemental buildings rather than matching the materials used for the principal building. They are requesting to allow buildings B-H to be constructed of metal siding, while building A will be constructed of a combination of EIFS material and face brick. The remaining buildings are proposed to be constructed of metal aluminum siding.

We do not recommend approval of the requested variance.

No public comments were received.

The Public Hearing was closed.

Moved by Martin, supported by Foucher, that the Board of Zoning Appeals, Approves the application for Southgate LLC, Proposed Self-Storage Facility, Reeck Road, Variance from Section 1298.17, Exterior Building Wall Materials, after review of all the facts and conditions.

AYES: Martin, Foucher, Stephan
NAYS: Poirier, Richardson
ABSENT: Coombs, Anderson
MOTION APPROVED.

2. Eric Matthew Trisdale, 16185 Goddard, Variance from Section 1298-04, Accessory Uses.

A PUBLIC HEARING WAS HELD FOR ERIC MATTHEW TRISDALE, 16185 GODDARD, VARIANCE FROM SECTION 1298-04, ACCESSORY USES.

Notices were sent out.

The Public Hearing was opened.

The applicant is requesting a variance from Section 1298-04, Accessory Uses to allow more than one (1) accessory structure on their lot. We recommend approval of the requested variance to allow the detached garage to remain as is.

No public comments were received.

The Public Hearing was closed.

Moved by Foucher, supported by Stephan, that the Board of Zoning Appeals, approves, the application for Eric Matthew Trisdale, 16185 Goddard, Variance from Section 1298-04, to allow the detached garage to remain as is, any modifications or not maintained the garage will need to come in compliance. Motion Carried Unanimously.

New Business:

None.

Old Business:

None.

Announcements:

None.

Moved by Martin, supported by Stephan, that this meeting of the Board of Zoning Appeals be adjourned at 6:10 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
May 13, 2024



Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: July 2, 2024

VARIANCE ANALYSIS The City of Southgate

Applicant: Pete Kiser
14624 Irene Street
Southgate, MI 48195

Property Address: 14624 Irene Street
Southgate, MI 48195

Zoning: R-1B, One-Family Residential

Requested Variance: The applicant is requesting a variance applicable to section 1292.03, Layout, Construction, and Maintenance of Parking Areas.

VARIANCE REQUEST

The applicant is requesting a variance from section 1292.03, Layout, Construction, and Maintenance of Parking Areas to allow an extension of the existing driveway to accommodate a new detached garage that has not yet been constructed. Section 1292.03(k)(5) states *"Single-family residences with a garage may install a driveway as wide as the garage wall subject to the requirements of Sections 1298.04(a)(1) and 1298.04(a)(3) containing the vehicle entrance door."*

The subject property currently has no garage on the premises and has an existing driveway with access along Irene Street. The applicant has purchased the adjacent property to the south and plans to build a detached garage which would result in a combined driveway which extends beyond the garage door, hence the variance request. **Figure 1** on the next page shows an aerial view of the property, while **Figure 2** on page 3 provides a sketch plan of the proposed expansion.

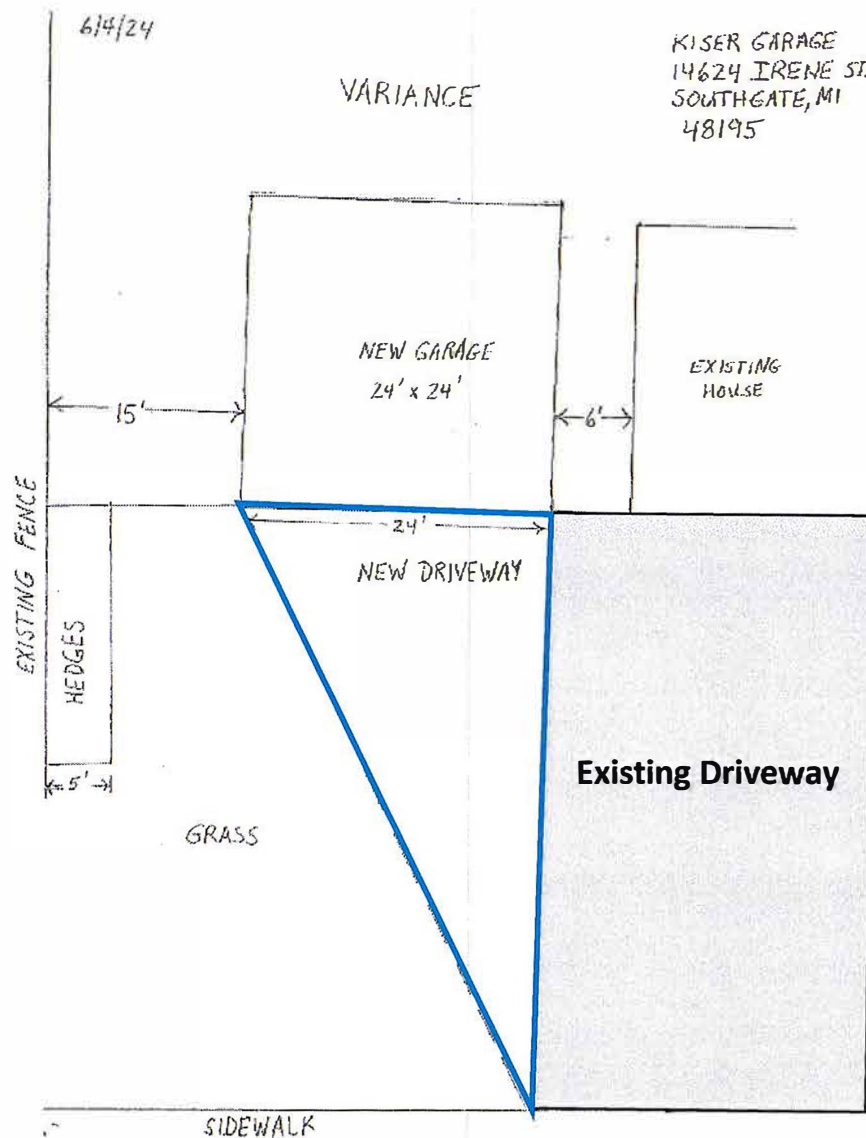
Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

Figure 1 - Aerial View



Source: Nearmap, date of photo: April 8, 2024

Figure 2 – Sketch Plan



VARIANCE CONSIDERATIONS

Section 1264.04 of the City of Southgate Zoning Ordinance states The Board of Zoning Appeals shall have the power to vary or modify any ordinance provision whenever there are practical difficulties or unnecessary hardships imposed on the property owner if the strict letter of the ordinance is carried out. The Board of Zoning Appeals shall decide appeals in such a manner that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

Furthermore, dimensional, and other non-use variances shall not be granted by the Board of Appeals (BZA) unless it can be determined that all the following facts and conditions exist. The existing accessory structure as it relates to these conditions is described below.

In the Board's decision-making process, the following conditions must be determined to exist:

a) That compliance with the ordinance results in a practical difficulty:

CWA Comment: The literal interpretation of the dimensional provisions of this Ordinance would result in a practical difficulty for the applicant, as all homeowners in the City should have adequate parking via garage space. Strict adherence to the ordinance would prevent the applicant from enjoying this property right and a garage.

b) That the problem requiring the variance is unique to the applicant's property and is not shared by properties in the same zoning district:

CWA Comment: The applicant's property is one of few which do not have garage space of any kind on the premises and is also classified as a corner lot, which contains two front yard areas which further impose unique conditions onto the site in terms of setback distances.

c) That the problem is not self-inflicted:

CWA Comment: The problem is self-inflicted as the applicant converted the previously existing garage into living space, as well as previously applying for a variance to extend the width of the existing driveway.

d) That the variance is the minimum necessary to permit reasonable use of the property:

CWA Comment: The variance requested for the driveway expansion would permit reasonable use of the property, as all property owners within the City are allowed to provide themselves garage space for storage and parking.

e) That the variance, if granted, would not compromise the public health, safety, and welfare:

CWA Comment: The requested variance, if granted, is not likely to compromise the public health, safety, and welfare of the City.

RECOMMENDATION

We believe the requested variance is reasonable based on the circumstances listed above. However, due to the fact the applicant converted the previously existing garage to living space, the requested variance is a self-created hardship. Based on this criterion, we recommend denial of the requested variance to allow the driveway expansion as presented.

We recommend the Board of Zoning Appeals discuss the considerations provided in this review prior to determining whether approval of this variance is appropriate.



CARLISLE WORTMAN ASSOCIATES, INC.

John L. Enos, AICP
Vice President



CARLISLE WORTMAN ASSOCIATES, INC.

Joe Pezzotti
Community Planner