

CITY OF SOUTHGATE

Board of Zoning Appeals

AGENDA

MONDAY, May 13, 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 March 11, 2024

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS

1. Variance application for proposed self-storage facility, Reeck Road
2. Variance application for detached residential garage, 16185 Goddard

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. ANNOUNCEMENTS

IX. ADJOURNMENT



Carlisle | Wortman
ASSOCIATES, INC.

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

May 8, 2024

VARIANCE ANALYSIS

The City of Southgate

Applicant: Southgate LLC
1800 NW Corporate Blvd, Suite 101
Southgate, MI 48195

Property Address: Reeck Road
Southgate, MI 48195
Parcel #53-005-99-0002

Zoning: M-1 Light Industrial

Requested Variance: The applicant is requesting a variance applicable to section 1298.17, Exterior Building Wall Materials.

VARIANCE REQUEST

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. Section 1298.17(b) states *"To ensure that proper and effective attention will be given to the visual appearance of both residential and nonresidential buildings, whenever in this Zoning Code reference is made to this section or to Section 1268.04(a), all exterior building walls of all new principal buildings shall consist of the same uniform exterior building wall finish materials as the front wall of the principal building(s). All such materials used shall be recognized by the Building Department as finish materials."*

There are currently eight (8) storage buildings proposed, labeled A-H. Building A is proposed as the main building, while B-H are indicated to be supplementary. As a result, the applicant is requesting the variance 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. Regardless of whether the variance will be granted, all proposed building materials will require building department approval.

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

VARIANCE CONSIDERATIONS

Section 16.04.04 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 not result in a practical difficulty for the applicant. Building the supplemental buildings within the requirements of the zoning ordinance would still allow the buildings and site to function as designed.

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: Many other properties within the same zoning district do share the same circumstances as the subject property, as all buildings within the M-1 District are required to utilize similar building department approved materials throughout their sites in compliance with the zoning ordinance.

c) That the problem is not self-inflicted:

CWA Comment: The problem is self-inflicted as the variance request is a desire of the applicant rather than a unique aspect of the property.

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

CWA Comment: Strict compliance with the zoning ordinance would not detract the applicant from reasonable use of the property, as the request is based on site aesthetics rather than a condition of the site that would otherwise prohibit the proposed self-storage use.

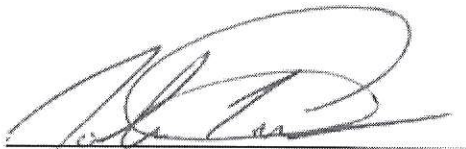
e) That the variance, if granted, would not compromise the public health, safety, and welfare:

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

RECOMMENDATION

We do not recommend approval of the requested variance to allow a deviation from building material for the supplemental storage buildings. A main goal of the City's Master Plan calls for "creative design and development planning which will produce visual harmony, without monotony, and reflect the City's preferred aesthetic" which is reflected within zoning ordinance requirements. The principal use of the site will be self-storage, which is the proposed use of all buildings, for which we are of the opinion would classify all buildings as principal in nature, thus requiring uniform building materials.

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



Carlisle | Wortman
ASSOCIATES, INC.

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

April 29, 2024

VARIANCE ANALYSIS
The City of Southgate

Applicant: Eric Matthew Trisdale
16185 Goddard
Southgate, MI 48195

Property Address: 16185 Goddard
Southgate, MI 48195

Zoning: R-1B, One-Family Residential

Requested Variance: The applicant is requesting a variance applicable to section 1298.04, Accessory Uses.

VARIANCE REQUEST

The applicant is requesting a variance from section 1298.04, Accessory Uses to allow more than one (1) accessory structure on their lot. Section 1298.04(A)(2) states **"only one accessory building on lots under 9,000 square feet in Residential Districts shall be allowed for each single-family residence and such building shall not exceed 600 square feet in gross floor area. On lots over 9,000 square feet an additional size increase will be permitted as allowed in paragraph (a)(3) hereof"**

While the subject lot is over 9,000 square feet, there is no provision which allows for an increased number of accessory structures, hence the variance request. It should also be noted that the size of the existing garage is less than 600 square feet in size, for which section (a)(3) would not be applied. An aerial photo of the property is shown in Figure 1. The accessory structure in question for this request is the detached garage located to the east of the existing residence. An additional detached shed is located on the southern edge of the property, which qualifies as the one permitted accessory structure for the lot. Both the detached garage and shed have existed for some time before the applicant moved onto the property.

The former primary residence of the lot had burned down in a fire and has since been rebuilt. When nonconforming structures/lots are rebuilt after an event such as a fire, they must be rebuilt in conformance with the existing zoning ordinance at that time. The current zoning ordinance of the City of Southgate only allows one (1) detached accessory structure per lot, as mentioned earlier.

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Figure 1 - Aerial View



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

VARIANCE CONSIDERATIONS

Section 16.04.04 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 the two (2) detached structures were built by

the previous property owners and have been existing for some time, which was a condition imposed on the site that was not of the applicant's making.

- 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: Many other properties within the same zoning district do not share the same circumstances as the subject property, that being the primary residence being destroyed by a fire as well as two (2) structures previously existing prior.

- c) **That the problem is not self-inflicted:**

CWA Comment: The problem is not self-inflicted as the applicant did not build the two (2) accessory structures.

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

CWA Comment: The variance requested for the existing detached garage to remain as is would permit reasonable use of the property, as all property owners within the City are allowed to provide themselves additional storage space.

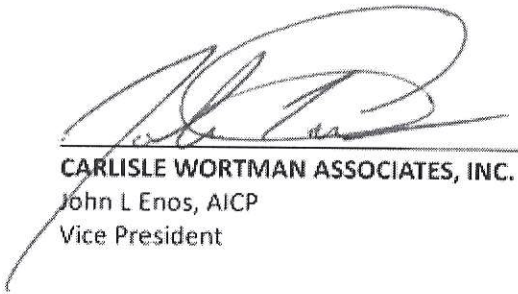
- e) **That the variance, if granted, would not compromise the public health, safety, and welfare:**

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 and appropriate based on the circumstances listed above. We recommend approval of the requested variance to allow the detached garage to remain as is.

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



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