

**CITY OF LAPEER
MINUTES OF A REGULAR
ZONING BOARD OF APPEALS MEETING
JUNE 22, 2015**

A regular meeting of the City of Lapeer Zoning Board of Appeals was held in the Commission Chambers of Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, June 22, 2015 at 7:00 p.m.

Members Present: Chairman Joe Black, Mr. Paul Parsch, Mr. A. Wayne Bennett, Ms. Linda Ambrose and Ms. Debbie Marquardt.

Members Absent: Mr. Nate Scramlin.

Also Present: Ms. Linda Jackman, Planning Director.

Chairman Black called the meeting to order at 7:00 p.m.

MINUTES

It was moved by Mr. Bennett and supported by Ms. Marquardt to approve the minutes of the meeting held on March 23, 2015 as presented. **MOTION CARRIED.**

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARING SCHEDULED

Adams – 803 Liberty – Attached Garage – Rear Yard Setback & Lot Coverage Variances

Ms. Jackman reviewed the request received from Russell and Michelle Adams for variances to the rear yard setback and lot coverage maximum of Section 7.03.03 in order to construct an attached garage to the existing residence located at 803 Liberty Street. Ms. Jackman reviewed the site location which is zoned R-1 Single Family Residential and stated that up until 1992 the structure was used as a church, that the structure has been converted to a single family residence, that there is no onsite parking and that the 55 ft. by 90 ft. lot is small. Ms. Jackman reviewed an aerial photo of the site showing the location of the existing structure and proposed garage and stated the home currently covers over 30% of the lot and that the remainder of the block is owned by Immaculate Conception Church.

Ms. Jackman reviewed the current and proposed rear yard setback and lot coverage percentages after construction of the garage and the footprint, floor plan and exterior design elevations of the garage. Ms. Jackman stated the design will complement the existing structure, that the property is unique for a residential district and the site is already completely nonconforming and has lost its functionality as a church. Ms. Jackman reviewed the standards to be met in order to grant the variances and stated staff has concluded that an accessory garage to a residence is preferred over on-street parking, that the design is consistent and compatible with the appearance of the existing residence and that without the requested variances a reasonably sized garage could not be constructed on the small lot.

Discussion was held on the proposed driveway width, the owners' plan to utilize the existing curb cut, the need to investigate any conflicts with utilities, the fact no written comments were submitted regarding the request, that the three lots west of the subject site are buildable lots and the fact most of the block is currently impervious surface.

Chairman Black opened the public hearing at 7:12 p.m.

Mr. John Michelson, 437 N. Madison Street, was present and stated during removal of old structures on the site utilities and a concrete radio tower pad were removed.

Mr. Rip Beam, of Immaculate Conception Church, was present and stated no antennae was found during demolition of the previous structures for construction of the existing playground.

There being no further comments, the public hearing was closed at 7:14 p.m.

Discussion was held regarding the area trees and fencing which improve the area, the benefit of getting parked cars off the street and issues with vehicles parking across sidewalks.

Mr. Russell Adams stated the home was built 119 years ago, has stood the test of time and that the stained glass from the original church will be used in the garage windows.

After discussion, it was moved by Mr. Bennett and supported by Ms. Marquardt to approve the request from Russell & Michelle Adams for the following variances to Section 7.03.03 in order to construct an attached garage to the existing single-family residence located at 803 Liberty Street due to the nonconforming lot size and the public safety aspect of moving cars off the street for parking contingent upon the homeowners not parking across the sidewalk:

- A variance of 31 feet to the rear yard setback requirements; and
- A variance of 29% to the maximum 30% lot coverage requirements.

MOTION CARRIED.

OTHER BUSINESS

Board Vacancies

Discussion was held regarding the current ZBA board vacancies, interested candidates and dates the candidates' submitted letters of interest in serving on the board. After discussion, it was moved by Mr. Bennett and supported by Ms. Marquardt to recommend the City Commission to appoint Bernard Jocuns to fill the regular member ZBA board seat and to appoint Wesley Butterfield to fill the alternate member ZBA board seat. **MOTION CARRIED.**

ADJOURNMENT

There being no further business, it was the consensus of the board to adjourn the meeting at 7:22 p.m.

Mr. Joe Black
Chairman