



**CITY OF EATON RAPIDS
ZONING BOARD OF APPEALS
AGENDA**

June 14, 2023
7:00 p.m., City Hall, 200 S. Main Street

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Public Comments- This item on the agenda is for the public to present comments to or to ask questions of the Zoning Board of Appeals. If you have comments and questions concerning a Public Hearing on the Agenda, please hold it until the Public Hearing has been opened. Questions or comments regarding other items on the Agenda will also be taken during consideration of a specific item. Anyone wishing to speak should raise their hand to be recognized, and when recognized by the Chairperson, should stand, give their name, and address and proceed with their comment or questions.
5. Public Hearing:
6. 209 N. Donegal Street - Review application for variance submitted by Scott Paradis, Eaton Rapids, Michigan. Requesting a variance for Article XVIII, Section 18.20 - Accessory Buildings and Structures (A) Accessory building located no closer than 10 feet to any main building, for parcel no. 300-061-000-610-00. Homeowner seeks to construct garage/shed 7.6 feet from garage.
7. Old Business: None
8. New Business: None
9. Reports:
 - a. Planning Commission
 - b. Staff
10. Adjournment

Zoning Board of Appeals Communication

TO: Zoning Board of Appeals

FROM: LeRoy Hummel

SUBJECT: June 14, 2023 meeting

The Zoning Board of Appeals will be considering one request. The request is to consider a variance to place an accessory building (shed) closer to the principal building.

209 N. Donegal St. – Mr. Scott Paradis is requesting a variance to place an 8 ft. by 16 ft. detached shed on an existing concrete parking area in the north side yard. Because the parking area is raised above the grade it would place the shed 7 ft. 2 inches from the attached garage side of the principal building and 3 plus feet from the north property line. There are other areas in his rear yard he could place the building, it just wouldn't be as convenient for what he would prefer.

Please make time to drive by this property, if the board has any questions or concerns, please contact me. 517.604.0732, 517.237.3799.

June 14 mtg.

CITY OF EATON RAPIDS
BUILDING DEPARTMENT
200 S. Main St.
Eaton Rapids, MI 48827
Phone: 517-663-8118 ext. 8160
Fax: 517-663-1116



ZONING BOARD OF APPEALS APPLICATION OF APPEAL

Application Fee: \$150		Application Dated: 4-20-2023	
Applicant/Owner Name (please print): SCOTT PARADIS		Applicant/Owners Phone Number: 517-663-7215	
Applicants Email Address: paradis.scott@comcast.net		Applicant/Owner's Street Address: 209 N. DONEGAL ST	
Subject Property of Appeal Street Address: 209 N. DONEGAL ST		Parcel No.: 23-300-061-000-610-00	
1. Description of Property as it is at Present:			
A. Current Zoning of Subject Property of Appeal: RESIDENTIAL			
B. Size of Lot: 100' x 130'		C. Area (Sq. Ft.) Of Lot:	
D. Type of Lot (check box): Corner		Interior X	Waterfront
Number of buildings now on property: 2		Percentage of lot coverage on ground level:	
Type/Size/Use of Each Building:		LIVING RESIDENCE	10x12 YARD SHED
2. Description of proposed variance: PROPOSED NEW GARAGE SHED DOES NOT MEET 10' DISTANCE FROM GARAGE BY 2.6'			
A. Dimensions:	Height: 7' WALLS	Width: 8'	Length: 16'
B. Yard Setback after completion of proposed structure/addition (If applicable):		Front:	Side: Rear:
C. Estimated date of start: LAST WEEK OF MAY 2023		D. Estimated date of completion: LAST WEEK OF MAY 2023	
3. Explanation of Appeal (use back of this sheet if space below is not adequate): SEE ATTACHED			
A. Explain all special considerations, unique hardship(s), any limiting factors pertinent to your appeal: SEE ATTACHED			
4. I HEREBY DEPOSE THAT ALL OF THE INFORMATION PROVIDED IN THIS APPLICATION AND ANY ATTACHMENT SUBMITTED HERewith ARE TRUE AND CORECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.			
Applicant/Owners Signature: Scott Paradis		Dated: 4-20-23	
FOR USE BY CITY OF EATON RAPIDS EMPLOYEES ONLY			
Date Received: 4/20/23		Date Paid: 4/20/23	

Article XVIII Accessory Buildings & Structures
Sec. 18.20 A (5) Accessory Building located no closer than 10 feet to any main building.

For more information about the Appeals process, see Secs. 16-45 and 25-65 of the City Code of Ordinances.
FOR USE BY BUILDING OFFICIAL:

1. Application Number:
2. Article(s) and section number(s) of zoning ordinance that are being appealed:

April 20,2023

Scott Paradis

209 N. Donegal St.

Eaton Rapids, Mi. 48827

517-663-7215

paradisscott@comcast.net

RE: Property # 23-300-061-000-610-00

Single Family Residential

Variance Request:

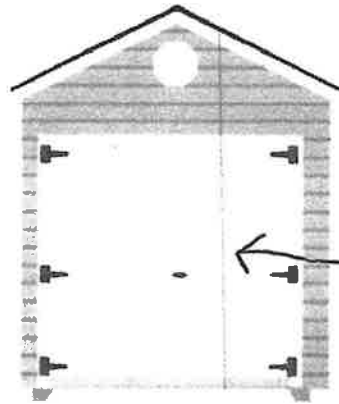
I am requesting a variance to install a shed on the concrete slab, alongside my attached garage leaving the current sidewalk open between the garage and the shed. This variance is for 2'8" closer to the existing property than the current code allows.

My plan is to match the siding, doors and roofing of the shed to my house as best as possible so that it would blend with our current house and back yard shed.

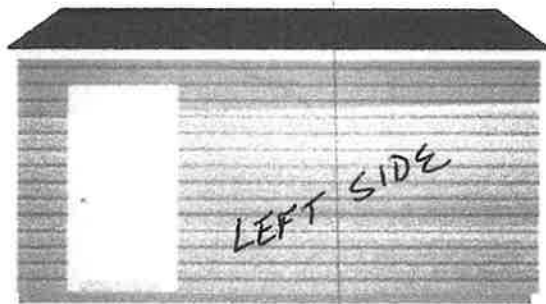
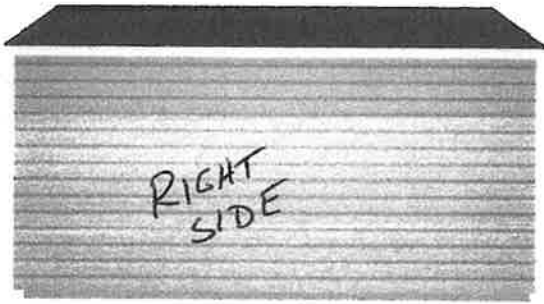
Due to my current health issues this would give me independence to neatly store and safely access equipment used to maintain my property (especially in the winter).







6'
ROLL UP
GARAGE
DOOR



FRONT



REAR HAS
A 24x36 WINDOW

Name Scott Paradis		Name Scott Paradis		Date	
Address Eaton Rapids		Address Eaton Rapids		ID #	
MI 48827		MI 48827		Sales Lot	
Cell Ph. P M O C		Email paradisscott@comcast.net		Salesmen	

Roof Rustic Black-30	Gable O.H. No	Window White	Model Kingston
Drip White	SO Roof	Special Color Optn.	Size 8 X 16
Siding Platinum Gray	OH Door White		Wall Hth. 7 Ft.
Vinyl Trim Glacier White	RU Door		Roof Type Shingle
E&G Trim White	Shutters		Shing. Mfg.
Vent White	Fl. Box		Sid. Mfg.

1	Vinyl W/G 36x36	\$ 375.00	1	6 ft. Standard Double Fiberglass Door	\$ -
		\$ -			\$ -
		\$ -	1	Fiberglass Blank Slab Door - 36 In Single	\$ 350.00
		\$ -			\$ -
4	Standard 4' Ridge Vent.	\$ -	1	O.H. 6 ft. X 6 ft. 6 in.	\$ 870.00
		\$ -	1	Overhead Door Low Head Room Kit	\$ 180.00
		\$ -			\$ -
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List Price	\$ 6,395.00
Total Options	\$ 1,775.00
Up Grades	\$ -
Subtotal	\$ 8,170.00
Discount	
New Subtotal	\$ 8,170.00
Sales Tax	\$ 490.20
Delivery	\$ -
Site Prep	
Other	
Grand Total	\$ 8,660.20
Deposit (Non-refundable)	
Balance Due	\$ 8,660.20

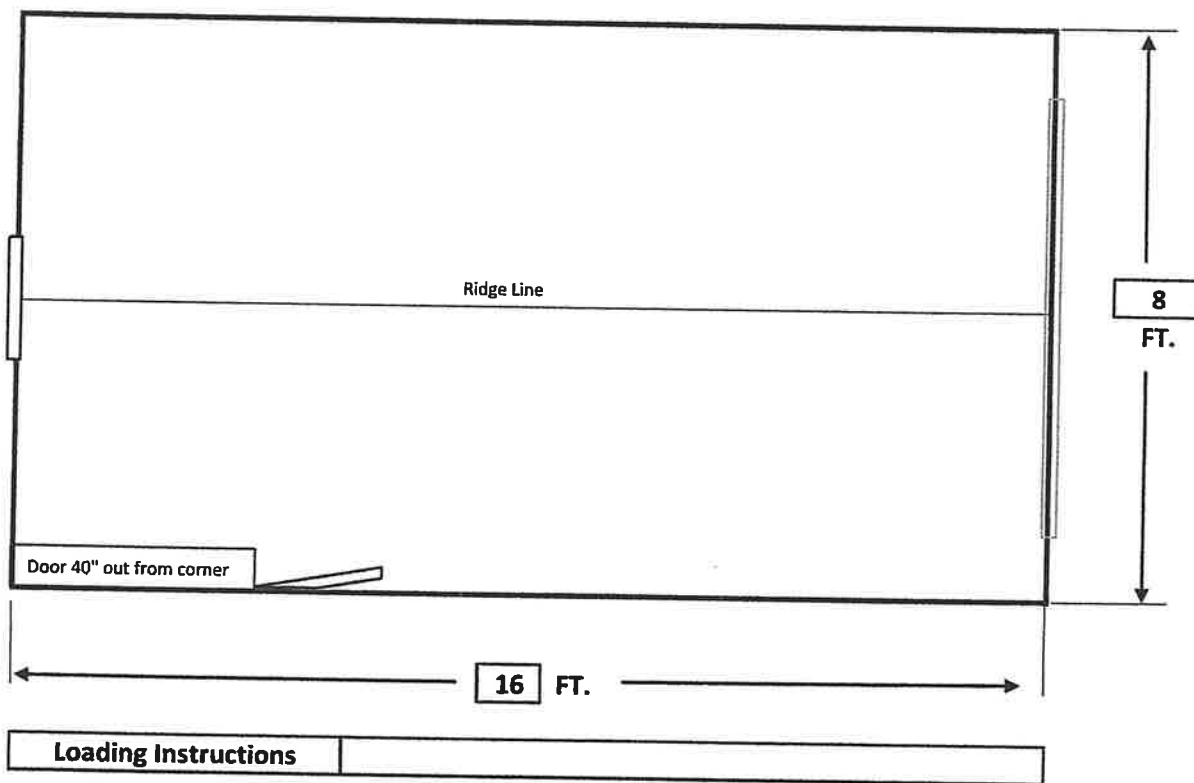
		\$ -
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Enter Total Mileage	
Free Mileage From Lot	30
Rate/ Loaded Mile	\$ 3.00

Pmt. Type	

I have verified that the contents on this work order are correct. In addition I have read the delivery policy and agree to the terms therein.	
Signature	X

DRAWING NOT TO SCALE



Doors	Doors will default to either center or 12 Inches out of corner unless otherwise specified.
Window Position	Window will default to either center or 12 Inches out of corner unless otherwise specified.
Gable Transom Win.	Transom windows in gable walls will be centered between Eave & Rake trim.
Window Height	9" from 6' wall top, 12 Inches from 7' wall top, 18" from 8' wall top, unless otherwise noted
Workbench Height	36 Inches from floor to finished surface of bench
Lofts	From barn floor to loft floor top, Covington's & Brooklyn's: 78" All other models: 81.5" Unless otherwise Specified
Electrical receipts	14 Inches from floor to top of outlet box.
Outside Receipts	14 inches up from bottom of siding
Light switches	42 inches from floor to top of switch box.
I APPROVE THE LAYOUT OF MY BUILDING AS DRAWN ABOVE AND RELEASE BUILDING TO BE BUILT. I ACKNOWLEDGE THAT MY DEPOSIT WILL BE NON-REFUNDABLE UNLESS WRITTEN NOTICE OF ORDER CANCELLATION IS RECEIVED WITHIN 3 DAYS OF PURCHASE DATE.	
SIGNATURE:	X _____

Residential Property



#106340

Price: \$ 183,000

Status: A

Tax Author: Eaton Rapids	School Dist: Eaton Rapids 12
Zoning: RESI	Year Built: 2004
Key: Yes	County: Eaton
Subdivision: Irish Down	Foundtn Sz:
SqFt/above: 1,332	SqFt/below: 1,332
Occupancy: At Clo	Water: Public Water
Sewer: Public Sewer	Water Heater: Natural Gas Wtr Heater
Driveway: Gravel Drive	
Basement: Full Basement, Daylight Windows, Egress Windows	
Garage: Two Car, Attached Garage, Door Opener	

209 N Donegal - Eaton Rapids 48827

State Eq Value: \$17,900 (Year: 04)	Tax: \$ 0 (Year: 00)	Taxable Value: \$17,900 (Year: 04)
Directions: Maln to E. Knight to Donegal		Broker#: 622
Legal: Lot 61, Irish Downs Subdivision No. 3		
Home Warranty: N	Open House:	
Land/Acreage: Up and Thru 1/4		

	Approx Size	Level	Carpet	Window	Appx Finished SqFt	Section#:
Living Room:	12 x 20	1	Y	N	Level 3: 0 sqft	Reserved Items: N
Dining Room:	10 X 12.4	1	N	N	Level 2: 0 sqft	Parcel#: 23-300-061-000-610-000
Kitchen:	12 X 11.6	1	N	N	Level 1: 1,332 sqft	Style: Single Family
Bedroom 1:	12.2 X 14.0	1	Y	N	Level B: 0 sqft	Multi-Photo:
Bedroom 2:	11.8 X 10.4	1	Y	N	F.Baths	Area: 12
Bedroom 3:	10.2 X 10.6	1	Y	N	Half	Association Fee:
Oth Rm 1: LR	8 X 9.6	1	N	N	Level 3: 0 0	Rooms: 7
Oth Rm 2:					Level 2: 0 0	Bedrooms: 3
Oth Rm 3:					Level 1: 2 0	Lot Size: 100 x 130
Oth Rm 4:					Level B: 0 0	
					Total FB/HB: 2 0	

Type: Ranch
Heating: Forced Air Gas
Appliances: Central Air, Disposal, Dishwasher, Microwave
Extras: 1st Floor Laundry, Smoke Alarm(s), Pantry, Ceiling Fan(s)
Improvmts: Porch, Deck, Cathedral Ceiling

Fireplace:

Terms: Cash Terms, Conventional Terms
Showing: Sign on Property
Exterior: Vinyl Exterior
Owner: L & L Builders
Office: Conner Realty Company
Sales: CONNER, NANCY
Agent Email: connerrealty@msn.com

Phone: 517-663-8185
Phone: 517-663-8185 **Office Fax:** 517-663-2660
Phone: 517-569-2186
Virtual Tour:

Subagency Fee: 3 **Buyer Agency Fee:** 3 **Other Fee:** **Variable Rate:** **DbI Brochure:** N

Rem: Brand new ranch home nearing completion! Cathedral ceilings, central air, sun deck, full basement with egress windows and main floor laundry.

MORTGAGE REPORT

For:
 Independent Bank
 2390 Woodlake Dr.
 Suite 300
 Okemos, MI 48864

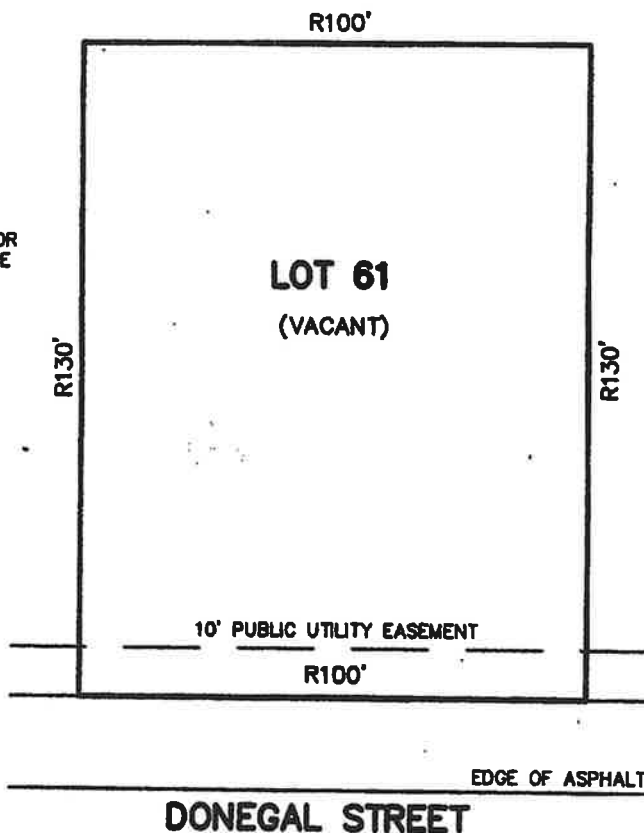
Buyers:
 L & L Builders
 Donegal St.
 Eaton Rapids, MI 48827

Legal Description (as provided): Lot 61, Irish Downs Subdivision No. 3, a part of the Southeast 1/4 of Section 34, Town 2 North, Range 3 West, City of Eaton Rapids, Eaton County, Michigan, according to the plat recorded in Liber 9 of Plats, Page 37, Eaton County Records.



1" = 30'

A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.



This report is intended solely for mortgage purposes and no property lines were monumented. No dimensions hereon are to be used to establish property lines or in the building of structures or fences. I hereby certify that we have inspected the above described parcel of land and that all visible encroachments of a permanent nature upon said parcel are as shown on this report. Said parcel and or lot subject to all easements and restrictions if any.

- R = Recorded Distance
- M = Measured Distance
- - - = Distance Not to Scale
- = Deed Line
- ▨ = Deck, Porch, Sidewalk, & Patio Areas

DAVID A. BOWERMAN
 PROFESSIONAL SURVEYOR

DATE
 No. 49275

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
504 LANSING ROAD, CHARLOTTE, MI 48813 PH. 517-543-7076 FAX. 517-543-7023	
Haslett Office Ph. 517-339-1014	Marshall Office Ph. 269-781-9800
DRAWN BY: KDB	SECTION: 34, T2N, R3W
FIELD WORK BY: RK	JOB NUMBER:
SHEET 1 OF 1	04-M-73438



City of Eaton Rapids
200 S. Main St.
Eaton Rapids, MI 48827
Telephone: 517-663-8118

Receipt	
Date	Receipt No.
04/20/2023	80849
Cashier	
LEIGH TYLER	

Received of:
SCOTT PARADIS

Description: 209 NORTH DONEGAL STREET

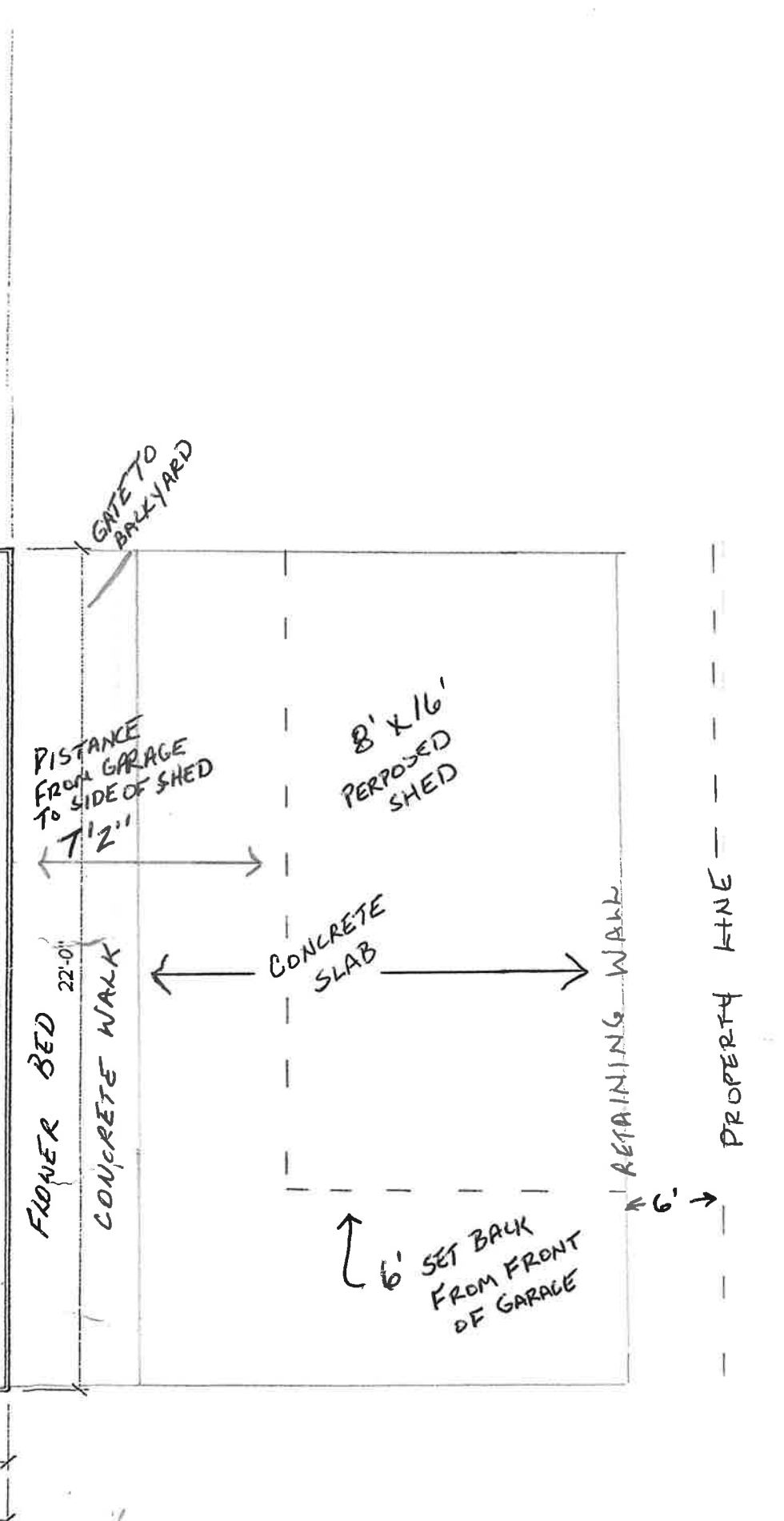
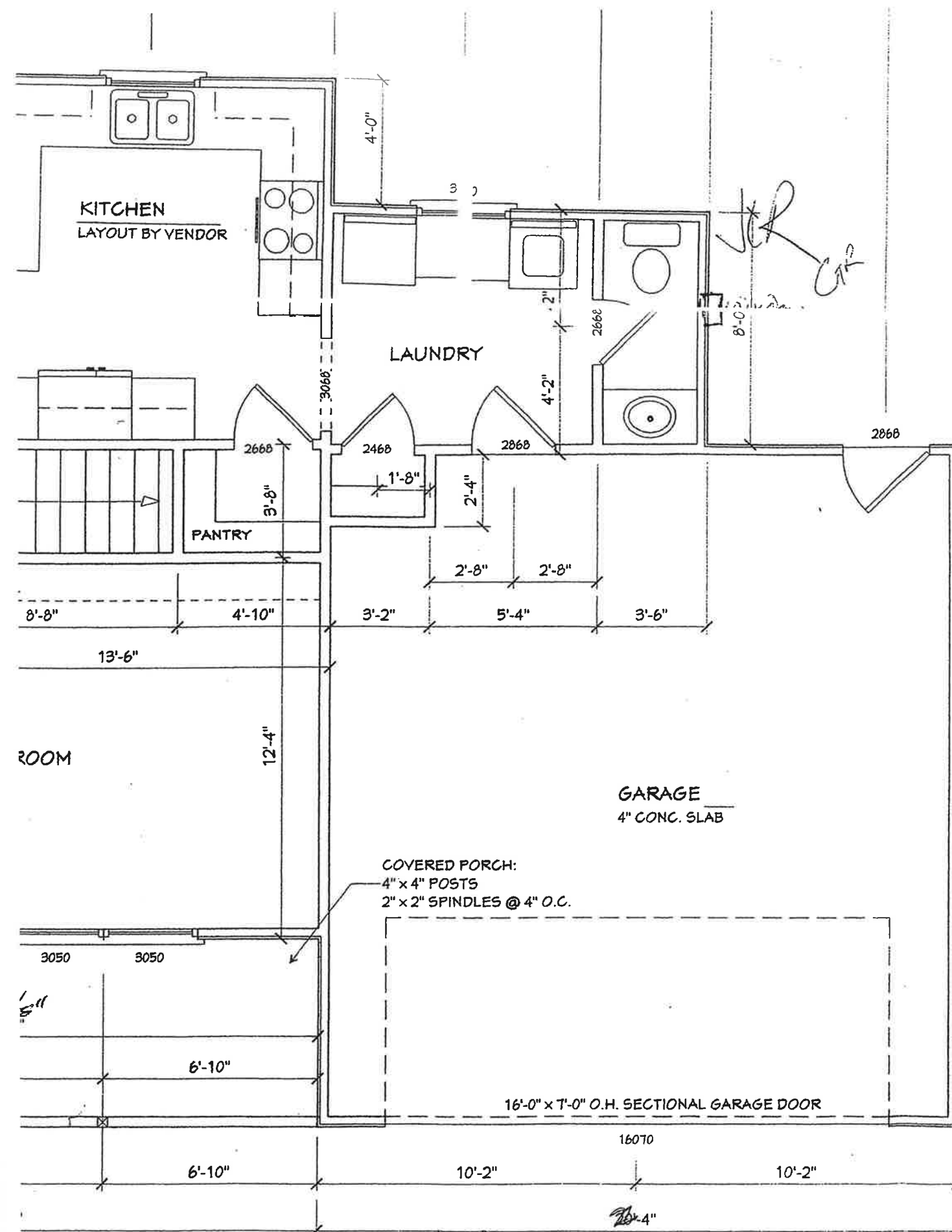
Item	Description	Amount
MBU01	BUILDING PERMITS	\$150.00

SUBTOTAL:	\$150.00
CONVENIENCE FEE:	\$
TOTAL:	\$150.00

Check No.	Payment Method	Amount
1965	CHECK	\$150.00

Payments made using a credit card, debit card or e-check will incur a 3% processing fee (minimum of \$2.00), assessed by Point and Pay, the city's electronic payment processing vendor.

Signed: _____



Handwritten signature: Jennifer Patel

Sec. 18.20. Accessory Buildings and Structures.

Accessory buildings and structures, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

A. *General standards.*

1. Accessory buildings, structures and uses are permitted only in connection with, incidental to and on the same lot with a principal building, structure, or use which is permitted in the particular zoning district. An accessory building, structure, or use must be in the same zoning district as the principal building, structure, or use on a lot.
2. No accessory building, structure, or use shall be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized. No accessory building, structure, or use may be placed on a lot without a principal building, structure, or use.
3. Where the accessory building is structurally attached to a main building, it shall be subject to and must conform to all regulations of this Ordinance applicable to main or principal buildings.
4. All accessory buildings, structures and uses combined shall cover no more than fifty (50) per cent of any rear yard, subject to setback, lot coverage, and other standards of this Ordinance. Accessory buildings shall not be erected in any required front yard. In no instance shall such a building be nearer than three (3) feet to any adjoining lot line or street right-of-way. In no instance shall an accessory building or structure, excluding garages exceed one hundred twenty (120) square feet.
5. No detached accessory building shall be located closer than ten (10) feet to any main or principal building.
6. In the case of double frontage lots, accessory buildings shall observe front yard requirements on both street frontages wherever there are any principal buildings fronting on such streets in the same block or adjacent blocks.
7. In the case of an accessory building located in the rear yard on a corner lot, the side lot line of which is substantially a continuation of the required front yard setback of the lot to its rear, such accessory building shall be set back from the streets side at least as far as the required front yard setbacks of the lot at the rear of the subject corner lot.
8. No accessory building may be closer than five (5) feet to any other accessory building.

B. *Garages.*

1. In any residential district, no garage shall be erected closer to the side lot line than the permitted distance for the dwelling, unless the garage is completely to the rear of the dwelling, in which event the garage may be erected five (5) feet from any interior side lot line. No garage or portion thereof, shall extend into the required front yard area. Attached garages of fireproof construction may be erected to extend beyond the front line of the house in those areas which are being developed according to a common plan that includes the construction of attached garages extending beyond the front line of the house, provided that such garages shall not encroach in or upon the minimum front yard required by this Ordinance, and provided further, that the cornice, eaves, or overhang shall not extend more than six (6) inches into the required front or side yard.
2. A garage may occupy not more than fifty (50) per cent of a required rear yard, provided that in no instance shall the building exceed seven hundred sixty-eight (768) square feet, nor exceed fourteen (14) feet in height. No garage shall be constructed upon or moved to any parcel of

property until the principal building thereon, or intended to be placed thereon, is at least two-thirds ($\frac{2}{3}$) completed.

3. On a corner lot, the entrance to the garage shall not be less than eight (8) feet from the lot line adjacent to the street, except as otherwise permitted herein.
 4. In the case of double frontage lots, garages shall observe front yard requirements on both street frontages wherever there are any principal buildings fronting on such streets in the same block or adjacent blocks.
- C. *Swimming pools.* Swimming pools, (below ground or above ground) which contain twenty-four (24) inches or more of water depth at any point, shall be enclosed by a solid or impervious fence or enclosure approved by the building inspector surrounding the device sufficient to make such device inaccessible to small children. Such fence or enclosure, including the gates, shall not be less than four (4) feet above grade or otherwise made inaccessible to small children, from the outside.
- Swimming pools, shall comply with the required side yard setbacks as specified in Article XVII. No such device shall be permitted in any required front yard.
- D. *Mechanical equipment.* Mechanical equipment, such as blowers, ventilating fans, and air conditioning units, shall be placed not closer than three (3) feet to any lot line in any business district, and not closer than six (6) feet in all other districts.
- E. *Flagpoles.* Flagpoles in nonresidential districts shall not exceed one hundred (100) feet in height and may be illuminated provided the source of illumination is designed, located, and shielded to prevent glare onto adjacent properties, and shall be arranged to prevent adverse affects on motorist visibility on adjacent rights-of-way. Flagpoles in residential districts shall adhere to the same, except that they may not exceed forty (40) feet in height.