

**SHIAWASSEE COUNTY ZONING BOARD OF APPEALS
PUBLIC HEARING**

201 N. SHIAWASSEE STREET, CORUNNA, MI (1st Floor, Surbeck Building)
Building Handicap Accessible by Rear Entrance
WEDNESDAY, FEBRUARY 13, 2019 @ 7:00 P.M.

AGENDA:

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call:** Daniel Amerman Joel Macias Duane Wood Cody Baker
 Vacant **Alternates:** Vacant Vacant
 - a. **Excused Absences:**
4. **Confirmation of Legal Notice:** *North and South Zones of the Independent Newspaper's Sunday, January 27, 2019 edition.*
5. **Approval of the Agenda:**
6. **Approval of Board Minutes:** *January 9, 2019*
7. **Public Comment on Non-Agenda Items:**
8. **Commissioner's Comments:**
9. **Old Business:**
10. **New Business:**
 - a. **Application Request #PZBA18-020**

Applicant – Brian Harmon
Owners – Tommy & Joyce Harmon/Brian & Kimberlee Harmon
Site Location – 3817& 3821 W. Bennington Rd., Owosso, MI 48867, Tax ID# 010-09-100-004-01
Tax ID# 010-09-100-02; Section 09, Bennington Township.
Request – The applicant is requesting the following dimensional variances within the A-2 zoning district: 1) To allow a lot line adjustment that will create a parcel that no longer meets the minimum 200' road frontage requirement; and 2) To allow a lot line adjustment that will create a parcel that exceeds the maximum lot size requirement of 2.5 acres and is less than 20-acres in size with the A-2 zoning district.
Ordinance Reference – Section 2.7.2.A and Article 3, Schedule of Regulations
Note – Both parcels will remain nonconforming with the proposed lot line adjustments. The northern property, New Parcel-A (Tax ID# 010-09-100-004), will be approximately 5-acres in size with approximately 173' of road frontage and the southern property, New Parcel-B, (Tax ID# 010-09-100-004-02), will be approximately 6.2-acres in size with approximately 40' of road frontage.

b. Application Request #PZBA18-021

Applicant – Jolene Harris

Owners – Alan Kelley and Jolene Harris

Site Location – 6559 S. Delaney Rd., Owosso, MI 48867; Tax ID# 010-50-003-000; Section 23, Bennington Township.

Request – To allow a residential accessory structure that encroaches the required ten (10) feet side lot line setback by approximately seven (7) feet.

Ordinance Reference – Section 5.3.1, Accessory Building and Structures.

c. Application Request #PZBA19-001

Applicant/Owner – Jason Eddy

Site Location – 5271 Bancroft Rd., Durand, MI 48429; Tax ID# 011-14-400-004; Section 14, Shiawassee Township.

Request – To allow a residential accessory structure located within the front yard that encroaches the minimum front yard setback from the road right-of way.

Ordinance Reference – Section 5.3.1, Accessory Buildings and Structures and Section 3.2, Schedule of Regulations.

Note – The proposed accessory structure is located in the front yard between the lot line and the front building line of the residential dwelling. For a property more than 5-acres in size, an accessory structure must be setback not less than 165’ from the road right-of-way. All structures in the A-2 district must be setback not less than 40’ from the road right-of-way

11. **Interpretations of the Zoning Ordinance:** (If needed)

12. **Zoning Administrator Report:**

13. **Board Member Comments:**

14. **Public Comment:**

15. **Adjournment:**