



CITY OF
GRAND RAPIDS
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Public Hearing

Jason Janesich Variance Request

**Area of Variance Request: PID: 91-588-0340 Lot 4, Block 3 Horseshoe Addition
1481 SW 22nd Ave.**

September 7, 2023



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Variance Request

- Petitioners: Jason Janesich
- Filing Date: August 15, 2023
- Requested Variances: The requested variance would permit the construction of a 26'x32' detached garage with a rear yard setback of 20', which is 10' less than the required 30' rear yard setback in Shoreland Rural Residential (SRR) zoning districts.
- Relevant portions of Zoning Ordinance:
 - Section 30-512 Table 17C-2 of the Municipal Code, which lists Minimum Setbacks and Maximum Lot Coverage Standards in Shoreland Districts, specifically where the Code establishes the minimum rear yard setback of 30 feet for parcels in Shoreland Rural Residential Zoning Districts.
- Legally Described Property:
 - *PID: 91-588-0340 Lot 4, Block 3 Horseshoe Addition to Grand Rapids*



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Variance Request

Variance Details:

- As described in the application, no driveway is proposed to be built for access to the garage from the street.
- The proposed garage will be built to match the design and character of existing structures in the neighborhood.

Janesich Variance Locations Map



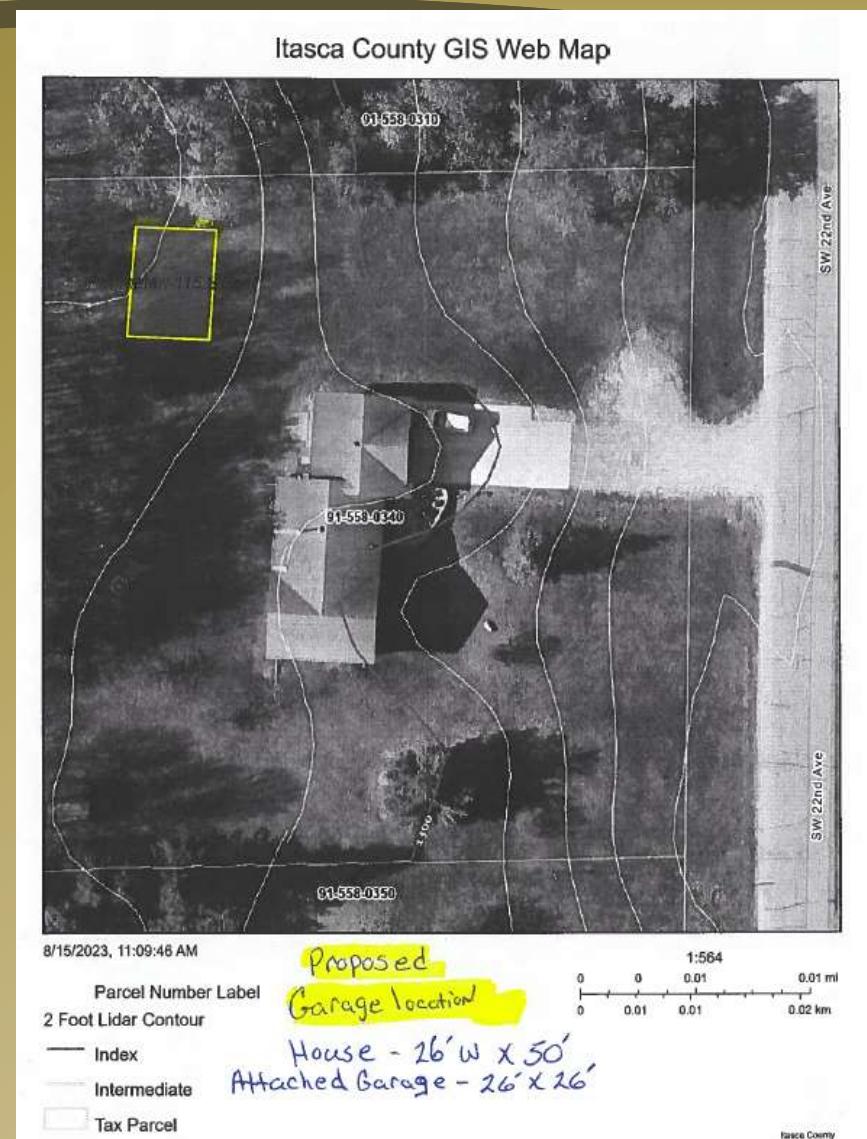


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Variance Request

Variance Details:

- Subject property is a 1-acre parcel with a single-family home and attached garage
- Mr. Janesich, the homeowner, is proposing to build a detached garage in the northwest corner of his property that meets all requirements of the Ordinance with exception to the rear yard setback minimum.
- Mr. Janesich cites the unique terrain of his parcel as the reason for the variance request and that if constructed at the required setback it would need to be built at a higher elevation into the slope, which will make access to it with vehicles more challenging.





Variance Request

Summary of requested variance:

The proposed project would require the Planning Commission's approval of one variance:

- 1) **Section 30-512 Table 17C-2 of the Municipal Code, which lists Minimum Setbacks and Maximum Lot Coverage Standards in Shoreland Districts, specifically where the Code establishes the minimum rear yard setback of 30 feet for parcels in Shoreland Rural Residential Zoning Districts.**

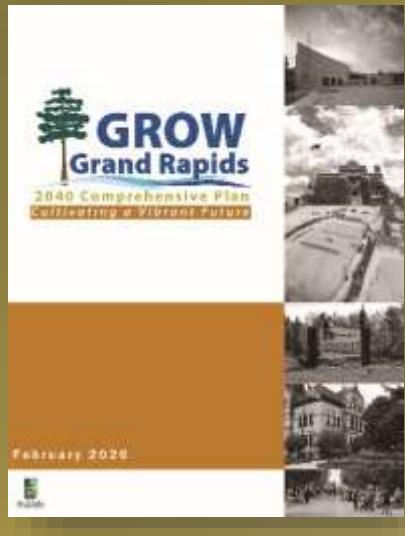
This variance would permit the proposed detached garage at a reduced rear yard setback of 20', which is 10' less than required.



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Variance Request

Comprehensive Plan: Goals & Objectives related to Land Use



Goal 4: Protect and enhance the character, amenities, variation, and livability of residential areas.

b. Promote the development, rehabilitation, and retention of neighborhoods and their existing character within urbanized areas. Traditional neighborhoods are the largest residential land use category on the Future Land Use Map. Core neighborhoods contain a variety of traditional architectural styles and naturally-occurring affordable housing. A focus on retention and enhancement of core neighborhoods helps preserve the City's cultural identity and strengthens community.



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Planning Commission Variance Considerations:

PLANNING COMMISSION

Considerations

VARIANCE

1. Is this an "Area" variance rather than a "Use" variance?
2. Does the proposal put property to use in a *reasonable manner*?
Why/Why not-
3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
Why/Why not-
4. Is the variance in *harmony with* the purposes and intent of the ordinance?
Why/Why not-
5. Will the variance, if granted, alter the *essential character* of the locality?
Why/Why not-
6. Is the variance *consistent with* the *comprehensive plan*?
Why/Why not-



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Questions/Comments?