



BOARD ACTION SUMMARY SHEET

MEETING DATE: October 3, 2024

TOPIC A-24-05 (44 E. Flint St) Variance Request

BACKGROUND BRIEF: The applicant proposes the construction of a four-story mixed use building. The property is located at the southwest corner of E. Flint and S. Anderson Streets and is zoned DC, Downtown Center in the Height Overlay district. To build the proposed mixed use building, the applicant is requesting one (1) variance from the Zoning Ordinance:

ARTICLE 10, HD-HEIGHT OVERLAY DISTRICT, SECTION 10.05 DEVELOPMENT STANDARDS

Fourth Story (North) Setback: 10.0 feet minimum required
0.0 feet existing / 8.25 feet proposed
1.75 foot variance requested

No other variances have been granted on at this particular location. For this request, a public hearing has been scheduled and noticed in accordance with Village Code and the Michigan Zoning Enabling Act.

RECOMMENDED MOTION:

To grant approval of a 1.75 foot variance from the minimum required 10 foot fourth floor setback from the main building façade for the proposed mixed use building at 44 E. Flint Street, based on finding that:

1. Compliance with the ordinance standards would be unnecessarily burdensome given that the proposed building configuration and architectural details achieves the intent of the standard in the zoning ordinance.
2. Substantial justice would be provided to the applicant that has been afforded to other similarly designed developments in the Village.
3. The variance requested is the minimum possible, as compliance with the intent of the standard has been achieved by the setback provided and the design of the building.
4. The property is unique in lot area and depth when compared to other properties in the height overlay district.
5. The need for the variance is partially self-created.

ATTACHMENTS:

McKenna review letter
Application, Narrative Letter and Site Plan