

**CITY OF WILLIAMSTON, MICHIGAN
ZONING BOARD OF APPEALS**

**NOTICE OF PUBLIC HEARING
FOR REQUESTED ZONING VARIANCE**

PLEASE TAKE NOTICE the City of Williamston Zoning Board of Appeals will conduct a Public Hearing at 6:01 p.m. on Tuesday, September 9, 2025 at the City of Williamston Council Chambers, 161 E. Grand River Avenue, Williamston, MI 48895.

Application has been made by Jeremy Harder for a zoning variance for property located at 235 Jackson Street, Williamston, MI 48895 (parcel ID 33-18-03-35-482-006), Property Zoning District R-2, One and Two Family Residential.

Applicant has requested a zoning variance from the City of Williamston Zoning Ordinance Section 74-3.102 Dimension Regulations for the R-2 to reduce the north side rear yard setback from 25 feet to less than 1 foot (existing condition).

Notice is hereby given as required by the City of Williamston's Zoning Ordinance and the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended. All related documentation may be reviewed, and written comments will be accepted, at the City of Williamston City Hall, 161 E. Grand River Avenue, Williamston, MI 48895, between the hours of 8:00 a.m. and 5:00 p.m. during all scheduled days of operation. Questions can be directed to John Hanifan, City Manager, at 517-655-2774, ext. 110, or manager@williamston-mi.us.

Any party having an interest in the matter may attend the Public Hearing and make their comments known to the Zoning Board of Appeals. Individuals with disabilities needing special accommodations to fully participate in the meeting may contact the City Clerk to request the necessary assistance. This request must be made at least two (2) business days prior to the meeting.

Holly Thompson, City Clerk
CITY OF WILLIAMSTON



City of Williamston

Planning & Community Development Department

161 E. Grand River Avenue

Williamston, MI 48895

commdev@williamston-mi.us

ZONING BOARD OF APPEALS APPLICATION

PROPERTY OWNER INFORMATION

Property Owner Name: Jeremy Harder

Property Owner Address: 235 Jackson Street City, State, Zip: Williamston, MI 48895

Telephone: 517-643-5283 E-Mail Address: jeremy.harder@gmail.com

APPLICANT INFORMATION

If the applicant is NOT the property owner, please complete the following:

Applicant Name: _____

Applicant Address: _____ City, State, Zip: _____

Telephone: _____ E-Mail Address: _____

Applicant is: (Check box) ☐ Business Owner ☐ Architect/Engineer Other (specify) _____

PROPERTY INFORMATION

Current Property Use is: (check box) ☒ Residential ☐ Commercial ☐ Industrial ☐ Vacant

Property Address: 235 Jackson Street Property Zoning District: _____

Parcel ID Number (PIN): _____

Property Dimensions: Width: _____ Length: _____ Area: _____

REQUEST FOR ZBA ACTION

Per Section 74-9.402 of the Williamston Zoning Ordinance, the ZBA has the power and duty to hear and decide appeals, interpret the zoning ordinance text and map, and grant dimensional variances. Please select the section for the type of action you are requesting and provide all relevant information in full.

APPEAL OF ADMINISTRATIVE ACTION

Action Requesting Appeal From: *(Describe the order, requirement, decision or determination made by the City Administration which you are requesting to be reversed or modified.)*

Re: 74-5.303 Item D (Setbacks)

Grounds for Appeal: *(Present any and all information which in your opinion justifies the reversal or modification of the decision of the City Administration. Attach additional sheets if necessary.)*

The current garage/carriage house structure is at least 100 years old, built prior to the creation of the zoning ordinance. Due to the location of the driveway and yard size/location of house, it would be unfeasible to meet the current setbacks and still be able to drive in or out of the garage. The current location and historical nature of the structure is in keeping with similar, neighboring structures. We wish to add 7.5 feet to the front of the main parking area of the garage because its original depth does not accommodate the size of modern automobiles. In order to remain within the sq ft limitations of 864 sq ft (74-5.303 A) we will remove the shed portion on the West side of the structure and reallocate that sq footage to the addition for parking.

INTERPRETATION OF ZONING ORDINANCE PROVISIONS/DISTRICT BOUNDARIES

Zoning Ordinance Section Requesting an Interpretation of: 74-5.303 Item D

Address/Location Requesting Interpretation of District Boundary: 235 Jackson Street

Reason for Interpretation Request: *(State why you are requesting the above interpretation. Attach additional sheets if necessary.)*

A variance is requested to restore the current structure, maintaining its original character, while making it suitable for parking two modern vehicles. The plans have been designed to keep within sq footage requirements and minimally impact neighbors.

DIMENSIONAL VARIANCE

Zoning Ordinance Dimensional Requirement: _____

Proposed Dimension: _____ Requested Variance: _____

Per Section 74-9.406(b) of the Zoning Ordinance a dimensional variance shall not be granted unless the ZBA finds that there is a practical difficulty in carrying out the specific standards of the Zoning Ordinance.

The applicant must provide evidence and/or state the reason why:

- A. Compliance with the existing regulations unreasonably prevents the owner from using the property for a permitted purpose or that such compliance is unnecessarily burdensome.
Compliance would require a total demolition and rebuild of the structure. Following the setback guidelines would make it impossible to navigate a vehicle safely into/out of the garage based on the location of the driveway and proximity to the house.
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- B. Granting of the variance will do substantial justice to the applicant as well as to other property owners in the district and be more consistent with the justice provided to other property owners in the zoning district and that a lesser variance would not give sufficient relief to the applicant.
Granting this variance will maintain the character of the neighborhood and provide vehicle parking that is currently unavailable.
- C. That there are circumstances or characteristics unique to the property that requires the need for a variance. The location of the driveway and house require the structure to remain located in it's current orientation with the property.
- D. That the circumstances requiring the granting of a variance are not self-created by the applicant.
The garage structure is at least as old as the house, but due to its age (100 + years) is not suitable for the length of modern vehicles.
- E. That granting a variance will insure the spirit of the ordinance will be observed, public safety and welfare protected and substantial justice is provided.
Two of three surrounding properties have similar existing historical outbuilding in similar size and character abutting the property lines.

GENERAL REQUIREMENTS FOR ALL ZBA DETERMINATIONS

Per Section 74-9.403(B) of the Zoning Ordinance before granting any decision the ZBA must determine that any action meets the following criteria.

The applicant must provide evidence and/or state the reason why granting a decision in their favor:

- A. Will not impair an adequate supply of light and air to adjacent property.
The addition of 7.5 feet to the South-East side of the structure will not significantly impair light or air to adjacent property to the East. Removing the tree currently growing on the property line and repairing its damage to the fence will be a benefit to the neighbor.
- B. Will not unreasonably increase congestion in public streets.
This will have no impact to congestion on public streets.

- C. Will not increase the danger of fire or endanger the public safety.
This will not increase the danger of fire. Public safety would be enhanced by repairing the current condition of the structure.
- D. Will not unreasonably diminish or impair established property values within the surrounding area.
The current structure is in poor condition. Its repair and restoration would be a benefit to neighboring properties.
- E. Will not impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.
This would not impact any of the above.

ADDITIONAL REQUIRED DOCUMENTS

1) Proof of Ownership: *Provide proof of ownership such as property tax receipt or copy of deed.*

2) Plot Plan for Dimensional Variance: *For any request for a dimensional variance a drawing **MUST** be attached showing the property lot lines and dimensions, existing building locations, all proposed buildings, any site improvements/changes and specifically show with labels the required zoning ordinance dimension and the proposed dimension.*

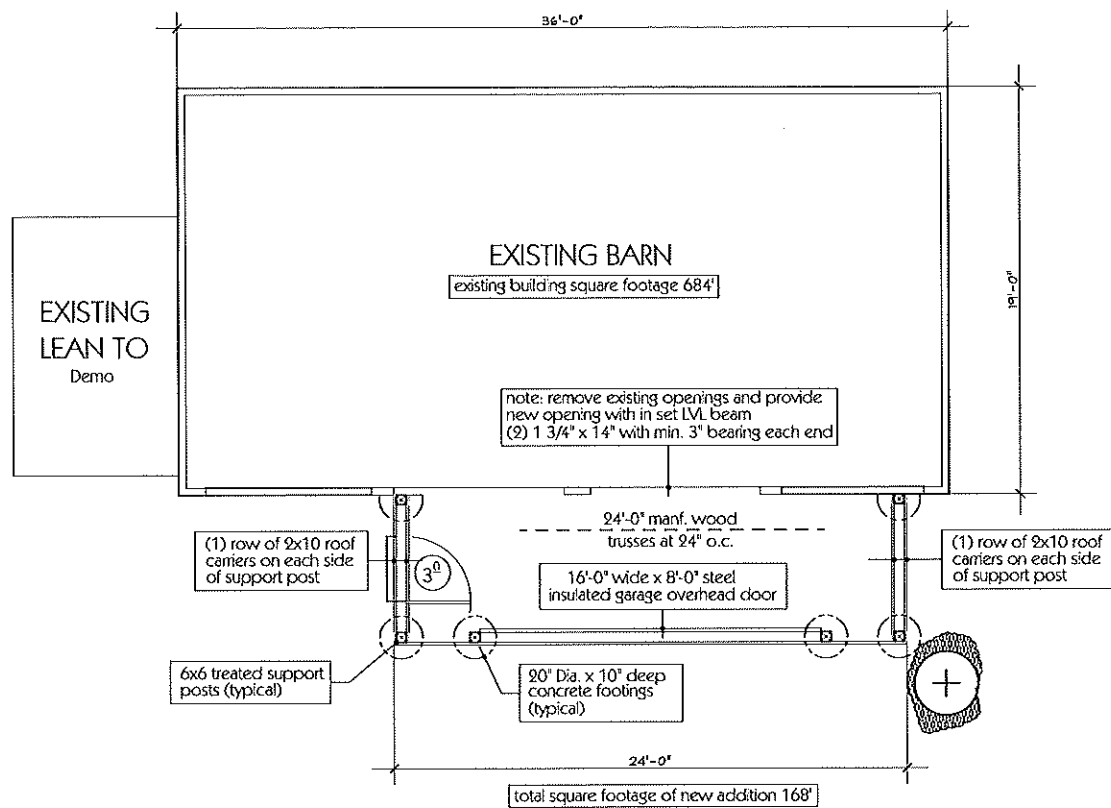
SIGNATURES

I, _____ (property owner), hereby give permission for Williamston City officials, staff, and consultants to go on the property for which the above referenced Zoning Board of appeals application is proposed for purposes of verifying information provided on the submitted application.

Property Owner Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

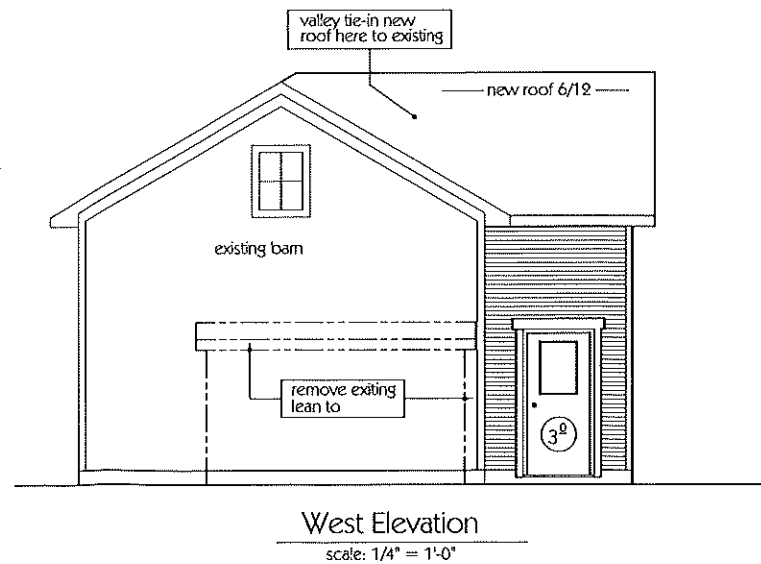
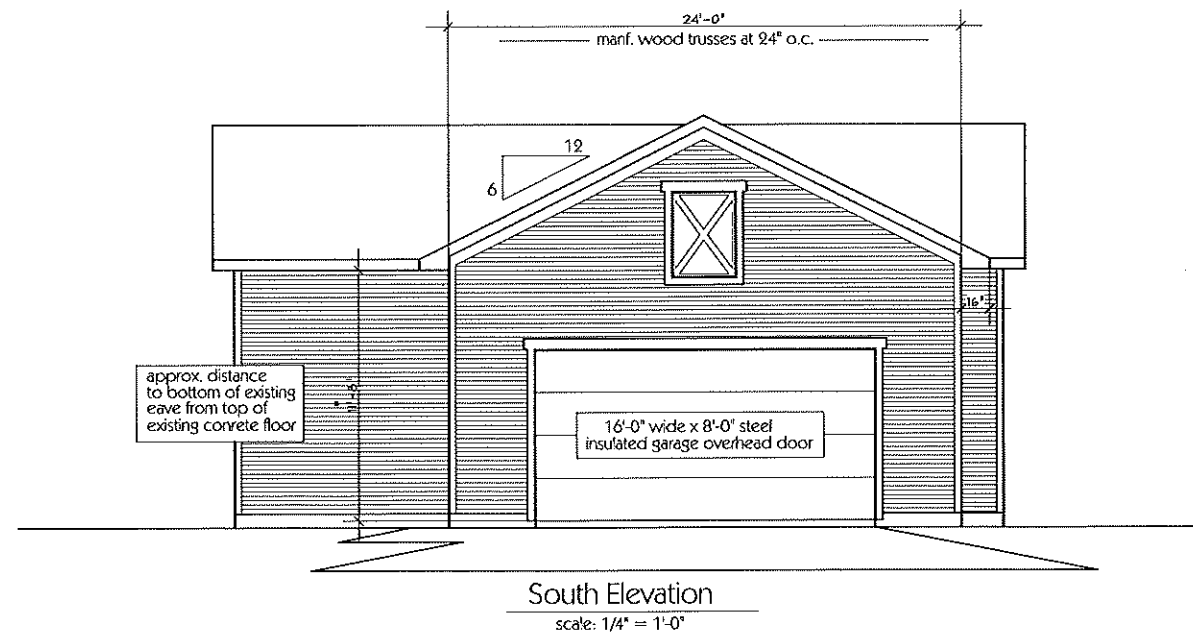
City Use Only:
Fee Paid \$ _____
Date Complete
Application Received: _____



Floor Plan

scale: 1/4" = 1'-0"

square footage of existing building 684'
square footage of new addition 168'
total square footage of entire structure 852'



HARDER RESIDENCE
235 Jackson St.
Williamston MI

PROJECT NAME

HUBBLE CONSTRUCTION

© BUILDER
DEWITT, MI

PLAN DESIGNER
Kim L. Dahlgren
5726 Pinch Hwy.
Pottersville, MI 48876

REVISIONS:
date: 5-2-25

SHEET #