



Zoning Board of Appeals
97 North Broad Street
Hillsdale, Michigan 49242-1695
(517) 437-6440 Fax: (517) 437-6448

ZONING BOARD of APPEALS

CITY HALL, 97 N. BROAD ST. 3rd FLOOR, COUNCIL CHAMBERS

August 14, 2024 at 5:30 PM

I. Call to Order 5:30 pm

- A. Pledge of Allegiance
- B. Members present: Vice Chair Tammie Henderson, Jordan Adams, Matt Kniffen, Cindy Pratt, Richard Smith, Amber Yoder
- C. Others present: Alan Beeker (Zoning Administrator), Yvonne Brown, Collin Brown
- D. Members absent: Chair Daniel Larue

II. Consent Items/Communications

- A. Matt moved to accept the agenda as presented, Richard seconded. Motion passed.

III. Public Comment

- None

IV. New Business

1. Appeal filed by Collin Brown, owner of 160 N West St, Hillsdale, Michigan. The applicant is requesting a variance to to reduce the required front and side yard setbacks and reduce the ground floor area and minimum dwelling width on parcel 006-227-227-01, located at 160 N West St., Hillsdale, Michigan.
2. Public Questions and Comments: each citizen is to be given no more than 5 minutes unless the Board feels further time is required.
 - Yvonne Brown shared that the structure currently on the property is dilapidated and could be dangerous. She also shared that they have been maintaining the property for five years.
3. Richard moved to grant the appeal for a variance to reduce the required front and side yard setbacks and reduce the ground floor area and minimum dwelling width on parcel 006-227-227-01, located at 160 N West St.
4. Matt seconded.
5. Roll Call Vote:

Richard Smith – Aye
Jordan Adams – Aye
Tammie Henderson – Aye
Matt Kniffen – Aye
Cindy Pratt – Aye
Amber Yoder – Aye

6. Motion passed. Appeal granted.

B. Facts of Finding attached.

V. Public Comment

No comment

VI. Adjournment at 5:51 pm

Signed: Tammie Henderson
Tammie Henderson
ZBA Vice Chair (meeting acting chair)



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517.437.6449

Zoning Board of Appeals Findings

Case #: ZBA-2024-0002
Address: 160 N West St.
Parcel #: 006-227-227-01
Parcel Owner: Collin Brown

A. The Zoning Board of Appeals for the City of Hillsdale hereby makes the following findings as to whether each of the following factors are or are not present based on the facts presented by the appellant seeking the variance.

ZBA Decision Form re Request for Nonuse Variance

1. Are there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties or classes of uses in the same district or zone?
 YES NO
2. Will compliance with the strict letter of the restrictions in the zoning ordinance governing area, setbacks, frontage, height, bulk, or density unreasonably prevent the applicant from using the property for a permitted purpose or render conformity with such restrictions unnecessarily burdensome?
 YES NO
3. Is a grant of a variance necessary for the preservation and enjoyment by the applicant of a substantial property right possessed by other property in the same zone and vicinity?
 YES NO
4. Can the relief requested be granted in such fashion that the spirit of the ordinance will be observed and it will not be materially detrimental to the public safety and welfare or otherwise impair the public health, comfort, or morals of the inhabitants of the city?
 YES NO
5. Can the relief requested be granted in such fashion that it will not cause material injury to the other
 YES NO
6. Can the relief requested be granted in such fashion that it will not adversely affect the purposes or objectives of the future land use plan of the City?
 YES NO
7. Can the relief requested be granted in such fashion that it will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in public streets, increase the danger of fire, or unreasonably diminish or impair established property values within the surrounding area?
 YES NO

8. Will granting the relief requested do substantial justice to the applicant as well as to other property owners in the district?

YES NO

If your answer is YES, proceed to **Question 10**.

If your answer is NO, proceed to **Question 9**.

9. Would a lesser relaxation of the restrictions in the zoning ordinance than that applied for by the applicant give substantial relief to the applicant and be more consistent with justice to other property owners?

YES NO

If your answer is YES, please state the lesser modification below and proceed to **Question 10**.

10. Is the hardship for which the applicant seeks a variance the result of the applicant's own actions?

YES NO

BASED ON THE FACTS PRESENTED IN THE RECORD BEFORE THE ZBA AND ON THE FOREGOING DETERMINATION AND FINDINGS, THE ZBA HEREBY:

Grants the variance as requested.

Note: All of the Zoning Board of Appeal's discussions, determinations and findings must be based on the record before it and undertaken and made in open session.