

Village of Caledonia Zoning Board of Appeals
Meeting Minutes for April 26, 2017

Members Present: Steve McIlwaine and Bob Middleton
Members Absent: Patrick Talty and Bill Hughes
Also Present: Jim Sickles

The meeting was called to order at 7:00 pm with the Pledge of Allegiance.

Use Variance/3241 Iroquois Road

Jim Sickles came to the Board of Appeals to discuss a Use Variance for this property after receiving a denial letter based on section 215.34 of the Village Code.

The Livingston County Sheriff, who moved out in early 2017, had used this property. Mr. Sickles purchased it in early 2017. There is office space on the lower level (approximately 640 square feet) and residential space on the upper level (approximately 1464 square feet). This property has always had a kitchen and full bathroom: there is extensive water damage, which is being repaired while the living space is being updated. The office space is difficult to rent (approximately \$300/month) and Mr. Sickles would like to rent the upstairs portion as a single family/one bedroom (approximately \$700/month).

Of the criteria to meet, the 'Reasonable Return' portion of the variance might be difficult. This portion is proven not based on income the property could generate, but it is based on resale.

Due to the absence of a quorum, an additional ZBA meeting will be held in the next several weeks.

Elizabeth Dietrich
Secretary, Zoning Board of Appeals