



CITY OF OWOSSO
Zoning Board of Appeals
Tuesday, February 17, 2026 at 9:30 a.m.
AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA – February 17, 2026

APPROVAL OF MINUTES – December 16, 2025

PUBLIC HEARINGS:

1. 1620 Gregory – Dimensional Variance

NEW BUSINESS:

OTHER BOARD BUSINESS

PUBLIC COMMENTS AND COMMUNICATIONS

ADJOURNMENT

Next regular meeting will be on Tuesday, March 17, 2026, if any requests are received.

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and recordings of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours' notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. The City of Owosso website is www.ci.owosso.mi.us

MINUTES
REGULAR MEETING OF THE CITY OF OWOSSO ZONING BOARD OF APPEALS
December 16, 2025 AT 9:30 A.M.

CALL TO ORDER: Vice-Chair Horvath called the meeting to order at 9:30 a.m.

ROLL CALL: Was taken by Tanya Buckelew

MEMBERS PRESENT: Vice-Chair Horvath, Secretary Taylor, Board Members Suchanek and Teich

MEMBERS ABSENT: Chairman Grubb

OTHERS PRESENT: Tanya Buckelew, Planning & Building Director, Kristen Hatfield, OHM Advisors

AGENDA:

MOTION BY SECRETARY TAYLOR AND SUPPORTED BY BOARD MEMBER TEICH TO APPROVE THE AGENDA FOR THE DECEMBER 16, 2025 REGULAR MEETING.

YEAS: ALL. MOTION CARRIED.

MINUTES:

MOTION BY BOARD MEMBER TEICH AND SUPPORTED BY SECRETARY TAYLOR TO APPROVE THE MINUTES OF THE APRIL 15, 2025 REGULAR MEETING.

YEAS: ALL. MOTION CARRIED.

SELECTION OF OFFICERS:

MOTION BY BOARD MEMBER TEICH AND SUPPORTED BY SECRETARY TAYLOR TO APPROVE THE FOLLOWING SELECTION OF OFFICERS: CHAIRMAN GRUBB, VICE-CHAIR HORVATH AND SECRETARY TAYLOR.

YEAS: ALL. MOTION CARRIED.

PUBLIC HEARINGS:

1. 700 N SHIAWASSEE STREET – MEMORIAL HEALTHCARE – DIMENSIONAL VARIANCE REQUEST FOR AN EMPLOYEE PARKING LOT

Kristen Hatfield, with OHM Advisors, reviewed the variance request to allow for a 5' encroachment of the parking lot into the front yard setback and to construct a 2-way drive aisle that is 24' wide to construct an employee parking lot with 62 spaces.

This project includes demolition of the existing storage buildings, removal of the existing gravel, construction of a new asphalt surface parking lot, installation of storm water catch basins and landscaping behind the sidewalk.

Opened the public hearing at 9:35 a.m.

Doug Scott, Rowe Professional Services, stated the project would be for employee parking only and mostly during the daytime hours. MDOT has reviewed and approved the project.

Charlie Thompson, Memorial Healthcare, discussed the need for employee parking and the lot would not be used for patient parking.

Levi Perry, 720 Pine Street, does support the project and has concerns with the visibility on King and M-52, and adding foliage for noise control.

Closed the public hearing at 9:50 a.m.

MOTION BY BOARD MEMBER TEICH, SUPPORTED BY SECRETARY TAYLOR TO APPROVE THE DIMENSIONAL VARIANCES FOR 700 N. SHIAWASSEE STREET TO ADD AN EMPLOYEE PARKING LOT THAT WILL BE SETBACK 15' FROM THE RIGHT-OF-WAY AND REDUCED 2-WAY DRIVE AISLE WIDTH AT 24', BASED ON THE FOLLOWING CONDITIONS:

1. The encroachments would provide justice to the applicant.
2. A lesser variance would not meet the needs of the applicant.
3. The campus was planned for slower growth, but community demand has increased the need for parking.
4. The need for the variances is not self-created.
5. The variance will not harm the essential characteristics of the area.
6. The variance will not harm the intent of this chapter of the ordinance; and,
7. Site plan review with the planning commission is required.

YEAS: SECRETARY TAYLOR, BOARD MEMBER SUCHANEK, BOARD MEMBER TEICH AND VICE-CHAIR HORVATH
NAYS: NONE
RCV: MOTION CARRIED.

2. 640 N SHIAWASSEE STREET – MEMORIAL HEALTHCARE – DIMENSIONAL VARIANCE REQUEST FOR BUILDING SETBACK

Kristen Hatfield, with OHM Advisors, reviewed the variance request to allow for a building encroachment of twenty-five (25') in the 25' rear yard setback for a proposed bus garage.

This project includes building improvements including renovations to the southern portion of the existing building, demolition of the northern portion of the building and a 40' X 48' building addition in place of the northern portion that is scheduled to be demolished, removal of the existing gravel parking area, construction of new concrete surface lot including concrete curb and gutter, as well as sidewalk along King Street, installation of storm water catch basins and removal of the existing curb openings along N. Shiawassee Street.

Opened the public hearing at 9:50 a.m.

Charlie Thompson, Memorial Healthcare, stated the building will be used for the mobile health unit and an ambulance bay, along with office space for EMT's and campus safety.

No other public feedback.

Closed the public hearing at 9:55 a.m.

MOTION BY BOARD MEMBER TEICH, SUPPORTED BY SECRETARY TAYLOR TO APPROVE THE DIMENSIONAL VARIANCE FOR 640 N. SHIAWASSEE STREET TO ALLOW THE ADDITION TO THE EXISTING BUILDING BY REDUCING THE BUILDING SETBACK TO 0', BASED ON THE FOLLOWING CONDITIONS:

- 1. The encroachments would provide justice to the applicant.**
- 2. A lesser variance would not meet the needs of the applicant.**
- 3. The campus was planned for slower growth, but community demand has increased the need for parking.**
- 4. The need for building renovations is not self-created.**
- 5. The variance will not harm the essential characteristics of the area.**
- 6. The variance will not harm the intent of this chapter of the ordinance; and,**
- 7. Site plan review with the planning commission is required.**

YEAS: BOARD MEMBER SUCHANEK, SECRETARY TAYLOR, BOARD MEMBER TEICH AND VICE-CHAIR HORVATH

NAYS: NONE

RCV: MOTION CARRIED.

OTHER BOARD BUSINESS: NONE

PUBLIC COMMENTS AND COMMUNICATIONS: NONE

ADJOURNMENT:

MOTION BY SECRETARY TAYLOR AND SUPPORTED BY BOARD MEMBER SUCHANEK TO ADJOURN THE MEETING AT 10:02 A.M. UNTIL THE NEXT REGULARLY SCHEDULED MEETING ON MONDAY, JANUARY 26, 2026, IF ANY REQUESTS ARE RECEIVED.

YEAS: All. Motion carried.

Thomas Taylor, Secretary

P2024-003
1-21-24



ZONING BOARD OF APPEALS APPLICATION

City of Owosso
301 W. Main Street, Owosso, MI 48867
Phone: (989) 725.0535
building@ci.owosso.mi.us

Application must be filed at least 25 days prior to a scheduled ZBA meeting
for staff review and proper notices (see last page for submittal deadlines)

I (we) hereby appeal to the Zoning Board of Appeals for a:			
<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Permit	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Review/Approval
Property Information:			
Property Street Address: 1620 S Gregory St, Owosso, MI 48867			
Parcel ID #: 050-546-000-033-00		Zoning: Residential	
Applicant:			
Name: Andrew & Brianna Marrah			
Address: 1620 Gregory St			
Telephone No: [REDACTED]		Email: [REDACTED]	
Description of the property:			
Size of lot: 2.81 acre	Square footage of lot: 120,610	Corner or interior lot <small>Interior Corner</small>	
Description of existing structures:			
Number of buildings now on premises: 1			
Size of each building now on premises: 44x88, 3,872 sq ft			
Use of existing buildings on premises: Primary Residence			
Description of proposed structure:			
Height of proposed structure: 19ft, 4in @ Peak,			
Dimensions of proposed building or addition: 40x52 + a 10ft overhang on one side, for a total of 50x52 roof			
Area of proposed building: Interior 2,080 sq ft, Covered 2,600sq ft			
Percentage of lot coverage of building or addition: 2,600 sq ft of roof coverage, 2% lot coverage. 5% total with house and barn			
Yard setbacks after completion of building or addition (measured from lot line):			
Front yard: 44ft	Side yard: 75 ft	Rear yard: 339 ft	
Section number of Zoning Ordinance that is being appealed: Chapter 38, Article II, Sec 38-26			

<p>Clearly state your request: We would like to build a garage/barn on our property for storage and workshop use. Due to the county drain around our property,</p>
<p>We need a variance to allow for that barn to be set closer to the front property line than out house, allowing us to maintain the required 75ft setback from the drain</p>
<p>Required attachments:</p>
<p>1. Completed application</p>
<p>2. Site plan, plus a digital copy</p>
<ul style="list-style-type: none"> • Legal description of site
<ul style="list-style-type: none"> • Area of site (in square feet or acres)
<ul style="list-style-type: none"> • Dimensions on all property lines, setbacks, etc.
<ul style="list-style-type: none"> • Location of all existing and proposed structures on subject property
<ul style="list-style-type: none"> • Location of all existing structures within 100' of subject property
<ul style="list-style-type: none"> • Location of all existing and proposed drives, turning lanes, parking areas, number of parking spaces, greenbelt screening and walls
<ul style="list-style-type: none"> • Location and right-of-way widths of all abutting streets and alleys
<ul style="list-style-type: none"> • Loading and unloading areas
<p>3. Written response to the following for either the Dimensional variance or the Use variance:</p>
<p>(1) Dimensional variance. The ZBA may grant a dimensional variance only upon a finding that practical difficulties exist. A dimensional variance is a variance from any dimensional standard or requirement of this chapter, such as, but not limited to, a deviation from density, height, bulk, setback, or parking, landscaping and sign standards and requirements. A finding of practical difficulties shall require demonstration by the applicant of all of the following:</p>
<p>a. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other "non-use" matters will unreasonably prevent the owner from using the property for a permitted purpose or will be unnecessarily burdensome. The variance will do substantial justice to the applicant, as well as to other property owners.</p>
<p>b. A lesser variance than that requested will not give substantial relief to the applicant and/or be consistent with justice to other property owners.</p>
<p>c. The need for the variance is due to unique circumstances or conditions peculiar to the property and not generally applicable in the area or to other properties in the same zoning district such as exceptional narrowness, shallowness, shape, topography or area.</p>
<p>d. The problem and resulting need for the variance has not been self-created by the applicant and/ or the applicant's predecessor may or may not be considered depending upon whether the practical difficulty would have existed regardless of the action.</p>
<p>e. The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.</p>
<p>f. The granting of the variance will not materially impair the intent and purpose of this chapter.</p>
<p>(2) Use variance. The ZBA may grant a use variance only upon a finding that an unnecessary hardship exists. A use variance is a variance that permits a use that is otherwise not provided for in a zoning district. A finding of an unnecessary hardship shall require demonstration by the applicant of all of the following:</p>
<p>a. The property cannot be reasonably used for any purpose permitted in the zoning district without the variance. There must be financial proof of the applicant's inability to realize any reasonable return; speculation or a qualitative assessment is inadequate.</p>

b. The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district. The applicant must prove that there are certain features or conditions of the land that are not generally applicable throughout the zone and that these features make it impossible to earn a reasonable return without some adjustment. In those situations where the difficulty is shared by others, the board may find that relief should be accomplished by an amendment to the zoning ordinance, not a variance.	
c. The problem and resulting need for the variance has not been self-created by the applicant and/ or the applicant's predecessors.	
d. The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.	
4. Narrative demonstrating why a variance is being sought	
5. Required fee	
Commercial	\$425
Residential	\$200
Escrow Fee (Hourly rate of Staff/Consultant involved)	\$1,500
<ul style="list-style-type: none"> • A cash deposit of \$1,500 shall be placed with the City of Owosso • The City will let the applicants know when additional funds are needed (typically when about 25% is remaining) • Should there be funds remaining in the account after completion of the project, the balance will be returned 	
6. The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible and make themselves aware of the Owosso Zoning Ordinance and Master Plan requirements.	
7. The Applicant or his/her representative must be present at the ZBA meeting	
8. Filing requests which are not complete or which are not filed by the meeting deadline, as determined by the Zoning Administrator, will not be placed on the agenda of the ZBA meeting, nor will they be considered at the ZBA meeting.	
9. No order of the ZBA permitting the erection or alteration of buildings shall be valid for a period longer than one year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is commenced and proceeds to a completion in accordance with the terms of such permit.	
10. No application for a variance which has been denied wholly or in part by the board shall be resubmitted for a period of one (1) year from the date of the last denial, except on the grounds of newly discovered evidence or proof of changed conditions found upon inspection by the board to be valid.	
Signature	<i>Brianna Marrah</i>
Date	01/16/2026

Site plan with dimensions, set backs, current and proposed structures



Total Parcel Area: 120,610 Sq Ft

Current building coverage: 3,872 sq ft, 3% utilized

Proposed building coverage: 5,952 sq ft, 5% utilized

****All data above derived from the Shiawassee County GIS**

Property Details: 050-546-000-033-00

Property Address

1620 GREGORY ST
OWOSSO, MI, 48867

Owner Address

MARRAH, ANDREW M & BRIANNA L

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1620 GREGORY ST
OWOSSO, MI 48867

Unit: 050

Unit Name: CITY OF OWOSSO

Parcel Number: 050-546-000-033-00

Property Class: 401

Class Name: Residential

School Dist Code: 78110

School Dist Name: OWOSSO PUBLIC SCHOOLS

Land Information

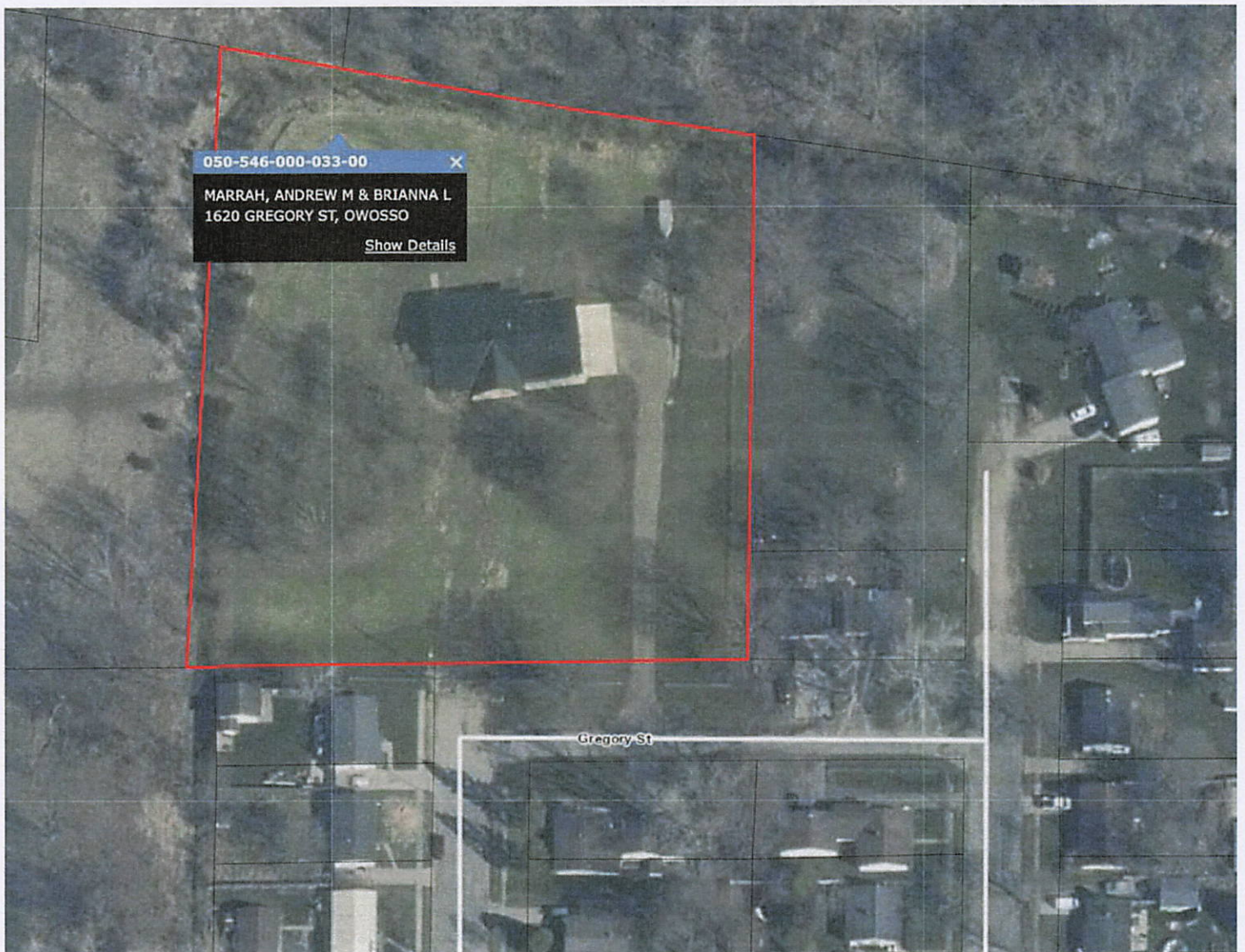
Acreage: 2.81

Zoning: NA

Tax Description

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 23 TOWNSHIP 7 NORTH RANGE 2 EAST CITY OF OWOSSO SHIAWASSEE COUNTY MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE SOUTH 00°31'16" WEST 1662.86 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 23; THENCE SOUTH 81°24'51" EAST 661.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81°24'51" EAST 337.38 FEET; THENCE SOUTH 00°41'53" WEST 327.53 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GREGORY STREET; THENCE SOUTH 89°18'22" WEST 354.36 FEET ALONG SAID RIGHT-OF-WAY LINE AND RIGHT-OF-WAY LINE EXTENDED; THENCE NORTH 03°42'07" EAST 382.96 FEET TO THE POINT OF BEGINNING. 2.81 ACRES. (NEW DESCRIPTION FOR 2023)

Larger overview of property and structures within 100ft



Written response to the following for either the Dimensional variance or the Use variance:

(1) Dimensional variance. The ZBA may grant a dimensional variance only upon a finding that practical difficulties exist. A dimensional variance is a variance from any dimensional standard or requirement of this chapter, such as, but not limited to, a deviation from density, height, bulk, setback, or parking, landscaping and sign standards and requirements. A finding of practical difficulties shall require demonstration by the applicant of all of the following:

a. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other "nonuse" matters will unreasonably prevent the owner from using the property for a permitted purpose or will be unnecessarily burdensome. The variance will do substantial justice to the applicant, as well as to other property owners.

- Complying with the requirements for the setback of an auxiliary building to be further back than that of the house would severely limit our ability to build any auxiliary structures on our property due to the overreaching requirement that all structures must remain 75 ft or greater from the center of the county drainage ditch. Our goal for use of the building is for multiple vehicle, trailer and equipment storage as well as a workshop. The very small building that would be required to follow the current "behind the house" ordinance, 10ft from the house requirement and 75 ft from the ditch, would not allow for this function. We believe the granting of this variance will provide us the ability to use our property as we should be able, as we chose a large property so that we could specifically put up an auxiliary building such as this. Granting the variance with this building would only make our lot coverage area 5%, significantly less than the max 50%, the barn setback would still be further from our front property lines than those in the area, the barn will not be closer to the road than our home, due to our interior corner lot configuration. The structure will be well made, in the same style of the house, and will look visually appealing. Additionally, examples of this variance can be found on Oliver St between M-52 and Chipman St, many of the houses in which the river in the back requires a garage or other auxiliary structure to be positioned in front of the home. These properties set precedence that this variance can be granted due to a property/nature attribute that requires it, and show that a property set up in this way can be visually appealing and not take away from the appeal of the surrounding area.

b. A lesser variance than that requested will not give substantial relief to the applicant and/or be consistent with justice to other property owners.

- The variance we have applied for, based on the location of the barn in the photo, the is least amount of variance that will allow us to meet the standard of the 75 ft set back of the drain. As noted in the site plan, all other corners of our house are closer to the drain, and the property narrows as it goes back, meaning we cannot move the barn farther back and still keep required distance from the house and distance from the drain. There is no area behind our home that allows for the required distance from house to barn to drain. The only other locations available would require MORE of a variance, moving the barn closer to the front property line.

c. The need for the variance is due to unique circumstances or conditions peculiar to the property and not generally applicable in the area or to other properties in the same zoning district such as exceptional narrowness, shallowness, shape, topography or area.

- Our property is surrounded by a county drainage ditch that requires us to keep at least 75 ft of setback from of all structures. So though we have plenty of area and set back from property lines, the ditch requires us to make special considerations when building. Additionally we are on an "inside corner" lot, meaning the entirety of our west side yard does not have road frontage. So though the barn in question will be located closer to our front property line than our house, it is not any closer to the road than our house, as it is entirely located in the side yard with no frontage.

d. The problem and resulting need for the variance has not been self-created by the applicant and/or the applicant's predecessor may or may not be considered depending upon whether the practical difficulty would have existed regardless of the action.

- The drainage ditch has been located in this area for >50 years and was not created by us or our predecessors.

e. The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.

- Granting this variance will not change the character of our property or neighborhood. Our parcel is very large, so the additional structure will not look too big or overwhelming. Additionally the barn will be in the side yard without road frontage, so when driving or walking the neighborhood, it is not between our home and the road. The visual appearance of our property from the road/neighborhood will remain very similar to what it is now. The property will still appear and be used as 100% residential property,

f. The granting of the variance will not materially impair the intent and purpose of this chapter.

- Granting of this variance will not impair the intent or purpose of the Owosso zoning code. The property will still be well under the property coverage guideline, will be used 100% for personal residential purposes and will be built and maintained to a high quality. Visually the property will change very little from the front view, as the new structure will not have true road frontage, being on an interior corner. Additionally the structure itself may actually add to the visual of the neighborhood, as it's location would be in the line of view to a RV storage site on the next block, which is not an appealing sight. Though located in front of our home, the building would still hold a setback that is larger than all other homes and accessory building on our block.

Narrative

We are applying for this variance with the goal of utilizing our personal property in a way that suits our needs, while also complying with as many city and county regulations as possible within the constraints of our property.

We live on the edge of town on a nearly three-acre parcel. We purchased this property largely because of the size of the lot and its secluded nature. We have multiple vehicles for both work and personal use, as well as trailers, tools, and equipment. It is our desire to build a building large enough to contain all of these items so they are not exposed to the elements or scattered throughout our yard or driveway. We believe a structure designed to house all of these items is far preferable to having multiple vehicles, trailers, and equipment stored outdoors on the property. Our property size and home square footage allow for a building of this size, or even larger. The challenge we have encountered is the location of the building on the property. Due to the county requirement that structures be built at least 75 feet from the center of the drainage ditch surrounding our property, we are unable to place this building between our home and the rear or side property lines.

We have identified the best location as being on the west side of the property, at an interior corner, but in front of the home. From Nafus Street, this placement would not obstruct the view of our home from the road, and the building would align with other homes along Nafus Street while not having frontage of its own. It would not “stick out” from the streetscape. Approaching from Gregory Street, the building would also be set back an appropriate distance, aligning with nearby homes and garages, and would additionally help screen the current view of the RV storage lot to the west. This location also allows us to preserve all of the live, mature trees in that area of the property. Most importantly, it enables us to remain at least 75 feet from the drainage line, ensuring access for the county should maintenance or repairs ever be required.

We have staked out the proposed building on our property and found it to be visually appealing to the neighborhood, functional for our needs, and compliant with county requirements as well as all other city requirements for size, height, and setbacks. We have also created renderings of the building (see attached) to demonstrate that it will be constructed in the same style and of the same quality as our home, adding to the overall appeal of the property rather than detracting from it.

We respectfully hope that the ZBA will see that granting this variance would not impede the intent of the City of Owosso zoning code, but would simply allow us to use our property in a practical manner while remaining aligned with county requirements related to the drainage line surrounding our property, which is outside of our control.

Examples of homes with accessory buildings in front of homes, precedence that this variance has been granted in the past for the reason of natural limitation of the land, In the cases below, the Shiawassee River, in our case the Shiawassee County drain line



Visuals of our current home. New building will be consistent with this style and quality.

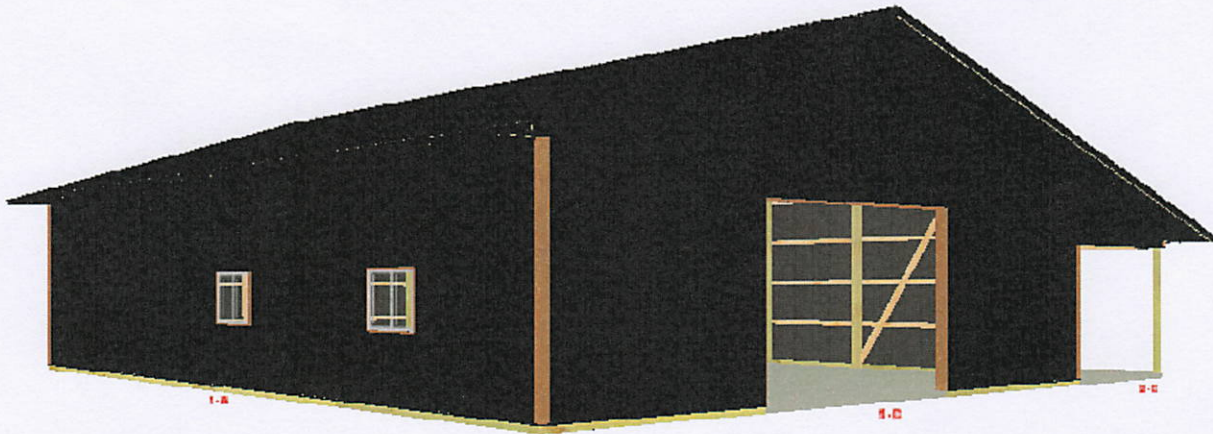


Design #: 324152571586
Store: CLIO



Post Frame Building Estimate
Date: Jan 16, 2026, 7:43:17 AM

Elevation Views



City of Owosso
Public Hearing Notice

The City of Owosso Zoning Board of Appeals will conduct the following public hearing at the regular meeting scheduled for Tuesday, February 17, 2026, for the following topic:

PUBLIC HEARING FOR DIMENSIONAL VARIANCE:

1. **Andrew & Brianna Marrah, 1620 Gregory Street:** The applicant is seeking a variance from the Owosso Zoning Ordinance Chapter 38, Article II. General Provisions – Sec. 38-26. Accessory buildings, structures, and uses. (2) Locations for detached accessory buildings. (a) Detached, accessory buildings and structures shall only be located in the rear yard. Applicant's request is to place an accessory building in the side/front yard area.

The property is zoned R-1, Residential District, where accessory buildings are allowed. The parcel number is 050-546-000-033-00.

The Owosso Municipal Code requires approval of a dimensional variance from the Zoning Board of Appeals when it can be shown that ordinance standards have been met.

You are receiving this notice because you own and/or occupy property within 300' of these parcels.

The Zoning Board of Appeals meeting will begin at 9:30 a.m. in the City of Owosso Council Chambers, 301 W. Main Street. Persons having any questions regarding these matters are urged to attend this meeting or contact the City Planning and Zoning office at (989) 725-0535.

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours' notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. Website address is www.ci.owosso.mi.us

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