

**Village of Lansing**  
**Board of Zoning Appeals**  
**Village Office Located at 2405 North Triphammer Road and**  
**Online via Zoom Videoconferencing/Teleconferencing\***  
**Tuesday, May 3, 2022 at 7:00pm at**  
**The Village Office**  
**2405 North Triphammer Rd.**

**AGENDA**

7:00

**Call to Order**

**Continue Public Hearing to Consider:**

Kevin Sullivan, owner and operator of Catering By Luna, is requesting a use variance for the property located at 1638 East Shore Drive (Tax Parcel # 42.1-1-28.1). The original “Low traffic food and beverage” use for this parcel was a non-conforming use in the Low-Density Residential District but was allowed as per Village Code Section 145-65. Since then, the former owner discontinued the use for longer than 12 months (Village Code Section 145-65D) therefore, requiring the parcel use to conform with the LDR District regulations. The following is the appeal request:

**Appeal No. 2022-01;**

**Use Variance for “Low traffic food and beverage” in the Low-Density Residential District.**

**Public Hearing to Consider:**

Gary Ormsby is proposing a subdivision of an existing parcel located at 2570 North Triphammer Road (Tax Parcel #42.1-1-54) which contains 1.92 acres or 82,764 square feet and is located in the Medium Density Residential District. LotA1 would be .97 acres (42,109 square feet) and contain the existing home. LotA2 would be .95 acres (41,287 square feet) and be a new buildable lot. Both lots do not meet Village Code Section 145-40E(1)b[1] for minimum lot size of 1.37 acres (60,000 square feet) and would require an area variance. The following is the appeal request:

**Appeal No. 2022-02;**

**Area Variance for Lot A1 for 17,891 square feet.**

**Appeal No. 2022-03;**

**Area Variance for Lot A2 for 18,713 square feet.**

**Public Hearing to Consider:**

Michelle Benedict-Jones is proposing a subdivision of an existing parcel located at 1016 Cayuga Heights Road (Tax Parcel #43.1-1-26.5) which contains 2.289 acres or 99,708 square feet and is located in the Low Density Residential District. Parcel A would be 1.38 acres (60,112 square feet) and contain the existing home. Parcel B would be .906 acres (39,465 square feet) and be a new buildable lot. Parcel B does not meet Village Code Section 145-39E(1)b[1] for minimum lot size of 1.37 acres (60,000 square feet) and would require an area variance. The following is the appeal request:

**Appeal No. 2022-04**  
**Area Variance for Parcel B for 20,535 square feet.**

**Approval of Minutes:**  
April 19, 2022

**Other Business:**

9:00      **Adjourn**

\*If you are interested in attending by way of videoconference/teleconference, contact the Village Code Officer to get the meeting link – [codeofficer2@vlansing.org](mailto:codeofficer2@vlansing.org)