



**CITY OF WALLED LAKE
ZONING BOARD OF APPEALS MEETING
Monday, February 27, 2023 | 7:30 P.M.**

This meeting will be held via in-person & Zoom conference. For those that want to participate in person the meeting will be held at Walled Lake City Hall Council Chambers located at 1499 E. West Maple Rd, MI 48390. For those that will attend virtually please review the credentials below. The following items are on the agenda for your consideration:

PLEDGE TO FLAG & INVOCATION

ROLL CALL & DETERMINATION OF
A QUORUM

REQUESTS FOR AGENDA CHANGES

APPROVAL OF MINUTES

1. January 30, 2023 meeting minutes

COMMUNICATIONS

UNFINISHED BUSINESS

NEW BUSINESS

1. Public Hearing

Case:	2023-02
Applicant:	Maple Plaza Shopping Center II
Location:	1124-1186 E. Walled Lake Dr., Parcel ID#: 17-34-277-042 and 17-34-412-014
Request:	Non-use Variance

This matter relates to the above referenced property. Applicant proposes site improvements to establish a fast-food drive-thru restaurant in an existing freestanding building that would require variances from the following sections of the Zoning Ordinance:

- Section 51-21.29(i)(19) b. requires the restaurant building to be set back a minimum 35 ft. from the front setback measurement line. Applicant proposes using an existing building set back 4.7 ft. from the front setback measurement line which requires a 30.3 ft. variance from the 35 ft. set back requirement for drive thru restaurants.
- Section 51-21.29(i)(19) d. requires a 250 ft. separation distance from another drive-thru restaurant unless separated by a major road. Applicant proposes establishing a drive thru restaurant located 92.1 ft. from an existing drive thru restaurant located on a neighboring adjacent lot which requires a 157.9 ft. variance from the 250 ft. separation requirement.
- Section 51-21.29(i)(19) h. requires a ten ft. landscape setback from all side and rear yards. Applicant proposes establishing a drive thru restaurant with no landscape setback along the side yards which requires a variance from the required 10 ft. landscape setback.

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- Section 51-21.29(i)(19) i. requires no more than one (1) ingress/egress per street frontage for a drive-thru restaurant. Applicant proposes establishing a drive-thru restaurant with two (2) ingress/egress drives along E. West Maple which requires a variance from the single ingress/egress drive limitation.

2. Public Hearing

Case: 2023-03
 Applicant: Steve Barrell
 Location: 1405 Nolta
 Request: Non-use Variance

This matter relates to the above-referenced property. Applicant proposes building a twenty-five ft. (25') x ten ft. (10") addition to the existing single-family dwelling located on the above-referenced property that would require variances from the following sections of the Zoning Ordinance:

- Section 51-21.10 C. 2. f. requires a distance of at least ten ft. (10') between a detached accessory structure and any other building located on the same lot. Applicant proposes building an addition to the principal single-family dwelling on Applicant's single-family lot that would be spaced 7.2 ft. (7.2') from the existing detached accessory garage structure located on the lot which requires a 2.8 ft. (2.8") variance from the required ten ft. (10') minimum spacing requirement between accessory structures and other buildings located on the same lot.
- Section 51-17-01 requires a thirty ft. (30') minimum front yard setback for single-family structures. Applicant proposes building an addition to the existing single-family dwelling located on Applicant's single-family property with a front yard setback of 21.3 ft. (21.3') from Payson Rd. right of way which requires an 8.7 ft. (8.7") variance from the thirty ft. (30') front yard setback requirement for structures located in a single-family zoning district.

DISCUSSION

ADJOURNMENT

Electronic Meeting Platform

The city will be utilizing the audio-conferencing tool ZOOM. Members of the Walled Lake public body will be able to hear and speak to each other for the entire meeting. Except for closed session portions of the meeting, members of the audience/public will be able to hear members of the Walled Lake public body during the entire meeting but will **only be able to speak** during Audience Participation or Public Hearing.

To connect to the meeting through ZOOM using a laptop PC or Smart Phone, a member of the public may need to do the following:

- Install Zoom App on mobile device.
- Or download Zoom Client at <https://zoom.us/download> and install on a PC or Mac

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83701093744>

