



**CITY OF WALLED LAKE
ZONING BOARD OF APPEALS MEETING
Monday, January 31, 2022 | 7:30 P.M.**

This meeting will be held via in-person hybrid phone in 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:

Traditional Telephone – Audio Only

1 312 626 6799 US (Chicago) or
1 888 788 0099 US Toll-free
Meeting ID: 858 7103 8199

PLEDGE TO FLAG & INVOCATION

ROLL CALL & DETERMINATION OF
A QUORUM

REQUESTS FOR AGENDA CHANGES

APPROVAL OF MINUTES

1. October 25, 2021 meeting minutes

COMMUNICATIONS

UNFINISHED BUSINESS

NEW BUSINESS

PUBLIC HEARINGS:

1. Case: 2022-1
Applicant: Zachary Martin
Location: 2200 S. Commerce Rd.
Request: Non-use Variance

This matter relates to the above referenced property. The site is a single-family residential lot located south and east of S Commerce Road and is zoned R-1A, Single Family Residential. The applicant is proposing to reconstruct a home destroyed by a fire which would require the following four (4) variances from the Zoning Ordinance:

- Section 51-18.03(4): A variance from the requirement that any homestead shall be reconstructed only in conformance with existing regulations when a structure is destroyed to an extent greater than 100 percent of its state equalized value.
- Section 51-17.01: A 20.7 foot variance from the 30 foot minimum front yard setback. The home would be 9.3 feet from the front lot line.
- Section 51-17.01: A 28.4 foot variance from the 35 foot minimum rear yard setback. The home would be 6.6 feet from the rear lot line.
- Section 51-17.02(m): A variance to exceed the 35 percent maximum allowed impervious surface lot coverage requirement. The applicant is proposing 48 percent of the lot area to be covered by impervious surface.

2. Case: 2022-2
Applicant: Anthony Virga
Location: 1760 E. West Maple Road
Request: Non-use Variance

This matter relates to the above referenced property. The site is an existing marijuana retailer located on the south side of E West Maple Road, east of Decker Road and is zoned C-2, General Commercial. The applicant is proposing to install a new freestanding sign that includes an electronic changeable copy sign area which would require one (1) variance from the following section of the Zoning Ordinance:

- Section 51-20.08(18)(a)(3): A variance to exceed the 15% maximum allowed area to be occupied by an electronic changeable copy sign requirement. The applicant is proposing to occupy 33.3% of the total sign area by an electronic changeable copy sign.

DISCUSSION

ADJOURNMENT

The City of Walled Lake government e-mail addresses of the members of all public bodies utilizing this means of meeting are available on the City's website at: <https://walledlake.us/index.php/contact-us>

Procedures for participation by persons with disabilities.

The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 624- 4847 in advance of the meeting. An attempt will be made to make reasonable accommodations.

Individuals with Hearing or Speech-Impairments.

Users that are hearing persons and deaf, hard of hearing, or speech-impaired persons can communicate by telephone by dialing 7-1-1.

- Individuals who call will be paired with a Communications Assistant
- Make sure to give the Communications Assistant the proper teleconference phone number and meeting ID with password.

For more information please visit:

https://www.michigan.gov/mpsc/0,9535,7-395-93308_93325_93425_94040_94041---,00.html

Members of the public may also view the broadcast meeting on the City of Walled Lake's YouTube channel: <https://www.youtube.com/channel/UCDwQJiyMCqMbm9Ru-sKMEw/featured>