



**CITY OF WALLED LAKE
ZONING BOARD OF APPEALS MEETING
Monday, November 28, 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: 856 7093 3903

PLEDGE TO FLAG & INVOCATION

ROLL CALL & DETERMINATION OF
A QUORUM

REQUESTS FOR AGENDA CHANGES

APPROVAL OF MINUTES

1. July 25, 2022 meeting minutes

COMMUNICATIONS

1. Memorandum regarding ordinance amendment C-364-22 to amend Chapter 51, 'Zoning', Article 23.00 "Zoning Board of Appeals"

UNFINISHED BUSINESS

NEW BUSINESS

1. Nomination and appointment of Vice Chair for the Zoning Board of Appeals
2. Public Hearing
Case: 2022-07
Applicant: Cynthia Easter
Location: 903 E. Walled Lake Dr.,
Parcel ID# 17-35-353-001
Request: Non-use Variance

This matter relates to the above-referenced property. Applicant proposes installing a generator on the northwest side of applicant's principal dwelling adjacent to Welfare Blvd. which would require a front yard locational variance from the following section of the Zoning Ordinance:

- Section 51-21.10(a)(3) requires mechanical units in residential districts to be located in the rear yard except that on a showing of practical difficulty mechanical units may be located in a side yard. Applicant proposes installing a generator on the northwest side of applicant's home in the side front yard adjacent to Welfare Blvd. which requires a locational variance from the rear/side yard placement requirement applicable to residential lots.

3. Public Hearing

Case: 2022-08
Applicant: Luke Wright
Location: 915 E. Walled Lake Dr.,
Parcel ID# 17-35-353-006
Request: Non-use Variance

This matter relates to the above referenced property. Applicant proposes building a 19 ft. 7-inch x 32 ft. addition to an existing non-conforming detached accessory structure in the rear yard of applicant's above residential property set back 4.1 ft. from the rear lot line and with a combined 7.1 ft. setback from the side lot lines which would require a dimensional variance from the following sections of the Zoning Ordinance:

- Section 51-17.02(m) limits total impervious surface lot coverage to not more than 35% of the total lot area. Applicant proposes constructing an addition to the existing non-conforming detached accessory structure with total impervious surface coverage of 41.27% of the lot area which requires a variance increase of 6.27% above the 35% impervious surface maximum.
- Section 51-17.02(n) requires a combined side yard set back total of not less than 12.5 ft., with the least side being not less than 3.5 ft., for lots less than 65 ft. in width. Applicant proposes constructing an addition to the existing non-conforming detached accessory structure with a combined 7.1 ft. setback from the side lot lines which requires a 5.4 ft. set back variance from the minimum required 12.5 ft. combined total.
- Sec. 51-21.10(c)(2) c. 1. requires a minimum 7 ft. setback from the rear lot line. Applicant proposes constructing an addition to the existing non-conforming detached accessory structure set back 4.1 ft. from the rear lot line which requires 2.9 ft. set back variance from the minimum required 7 ft. set back from the rear lot line.

DISCUSSION

ADJOURNMENT

Members of the public who wish to speak during audience participation via virtual means may press *9 on their telephone keypad. Pressing *9 will activate the "raise hand" feature. Due to limitations with muting and unmuting members of the public will be called on one at a time. Please introduce yourself by stating your name and address for the record. You will have three (3) minutes to share your comments. At the conclusion of your three (3) minutes you will be muted and removed from the public comment queue. Participants may also choose to submit written comments to the City Clerk by noon day of the meeting to clerk@walledlake.com.

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.

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>. Closed captioning will be available after YouTube fully renders the meeting video.