



**CITY OF WALLED LAKE
ZONING BOARD OF APPEALS
(ELECTRONIC MEETING PLATFORM)
MONDAY, OCTOBER 25, 2021**

The Meeting was called to order at 7:30 p.m.

ROLL CALL: Easter. Gunther, Rundell

ABSENT: Arnold

OTHERS PRESENT: Building Official Wright, Planning Commission Liaison Neal Wolfson, and Recording Secretary Stuart

REQUESTS FOR AGENDA CHANGES: None

APPROVAL OF MINUTES:

ZBA 10-1-21 APPROVAL OF THE JUNE 28, 2021, ZONING BOARD OF APPEALS MEETING MINUTES

Motion by Gunther, seconded Rundell: CARRIED: To approve the June 28, 2021, Zoning Board of Appeals meeting minutes.

COMMUNICATION: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Case: 2021-08
Applicant: Kristin Roubie
Location: 917 E. Walled Lake Drive
Request: Non-use Variance

This matter relates to property located at the above referenced location. Applicant proposes to construct a twenty foot eleven and half inch tall accessory structure, detached garage. Applicant is seeking variance from Chapter 51, Article 21.00, Section 51-21.10 (4) *Height*. Detached accessory buildings and structures shall not exceed 18 feet in height. Applicant is also seeking a variance from impervious surface. Applicant proposes increasing impervious surface to 47%. Applicant exceeds Article 51-17.02(M) *Impervious surface in single-family districts*. A maximum of 35% of the parcel shall be covered by impervious surfaces in the R-1A and R-1B districts.

Applicants Mrs. Roubie and Mr. White explained the driveway is extended slightly with new garage entrance. Mr. White said they are needing more storage space and that was why they have exceeded the 18-foot height designing a 21 foot plus garage height. Mr. White said neighboring property at 825 E Walled Lake Drive has a garage height 23 feet and 813 E Walled Lake Drive has a four-car garage much higher than 18 feet.

Chairman Easter asked if the existing front porch is being replaced with concrete.

Applicant Mr. White said yes.

Chairman Easter said the applicant is making porch smaller with a bay window but still using concrete increasing the impervious surface.

Applicant Mr. White said yes and a patio on the side is planned.

Chairman Easter asked how far the current garage is now from property line.

Applicant Mr. White said 4 feet.

Chairman Easter said this proposal is inches then in difference with replacing the existing driveway. Chairman Easter said the garage that is there now is not in best of shape and needs work.

Applicant Mr. White said he wants to take it down; the structure is not solid.

Chairman Easter said he understands it all. Chairman Easter said Walled Lake has been doing a very good job with something that has not been done so great in the past when it comes to drainage. Chairman Easter explained all the residents along the lake have fairly wet properties, he said he did not see any plan for water runoff or roof water runoff in the proposal. Chairman Easter said with the additional impervious surface being proposed, he deferred to the Building Official and engineer. Chairman Easter asked if there was a crock or drainage field missing from the plan.

Building Official Wright said he has not discussed as of yet, if variance is approved, it will be discussed. Proposed location less than 5 feet from property line and it will have to be made fire resistant material.

Applicant Mrs. Roubie said she 100% on board with what the board members have said. Applicant Mrs. Roubie said there is drainage in front of their house, the area is filled with growth.

Chairman Easter said the drainage all along E Walled Lake Drive it is a problem. Chairman Easter said there is a separate project through the city to get that drainage repaired. Chairman Easter explained E. Walled Lake Drive and other areas along the lake have signs that note they are outlets, when those get filled in drainage does not occur.

DISCUSSION

Board Member Gunther said he does not have questions and opined this is best use of an impervious surface variance. Board Member Gunther said applicant needs to understand the city's requirement for water drainage.

Board Member Rundell said the neighbor's garage is the same height or possibly higher than applicant.

Planning Commission Liaison Wolfson said the number of garages in the area he presumed received variances for height.

Chairman Easter said yes, these are things the board wants to look at, possibly recommend rewrite of some the ordinances.

Chairman Easter asked if there was any audience participation.

AUDIENCE PARTICIPATION:

Mr. Ian Doran, 119 Leeds – said he lives right behind applicant standard water deviation, crock placed in center of the yard. The last couple of days, lot of rain, their yard is flooded. Mr. Doran asked how does a variance request work regarding a crock or a pit.

Chairman Easter said the variances this evening do not address the crock, the city professionals, the engineer and building official will address.

Building Official Wright said the applicant will have to provide a plan on how they will control the water on their property, and it will be reviewed by the consultant city engineer and an as built will be required.

Applicant Mrs. Roubie said there is an existing garage there now and the neighbor is flooded now the garage may not be the problem it may be the area they are in.

Chairman Easter said the applicant's proposal is making a correction, the applicant is rebuilding a garage and will be required to bring it up to code which will address the drainage. Chairman Easter said with this proposes renovation, gutters will be required.

Building Official Wight said there is a natural flow of water, water coming from other properties, it's the natural flow, what we look at is not to disturb the natural flow.

Applicant Mrs. Roubie said by adding gutters it will help control the water.

Mr. Doran asked if garage is going from a two car to a three car and moving south.

Applicant Mrs. Roubie explained everything is within code other than the requests for 2.5 feet in height and impervious surface. Mrs. Roubie said the new garage will be closer to neighbor's fence.

ZBA 10-2-21 MOTION TO APPROVE ZBA CASE 2021-08 AS STATED A VARIANCE FROM CHAPTER 51, ARTICLE 21.00, SECTION 51-21.10(4) HEIGHT AND ALLOW DETACHED ACCESSORY STRUCTURE TO BE TWENTY FOOT ELEVEN AND HALF INCHES IN HEIGHT AND TO ALLOW IMPERVIOUS SURFACE TO EXCEED 35% AND PERMIT 47% WITH UNDERSTANDING TO WORK WITH THE CITY ON AN APPROVABLE DRAINAGE PLAN

Motion by Gunther seconded Rundell: CARRIED: To approve ZBA case 2021-08 a variance from Chapter 51, Article 21.00, Section 51-21.10(4) Height and allow detached accessory structure to be twenty foot eleven and half inches in height and to allow impervious surface to exceed 35% and permit 47% with understanding to work with the city on an approve drainage plan.


Roll Call Vote

Ayes (3) Rundell, Easter, Gunther
Nays (0)
Absent (1) Arnold
Abstain (0)

ADJOURNMENT

ZBA 10-3-21 MOTION TO ADJOURN

Motion by Rundell seconded by Gunther, CARRIED, to adjourn the meeting at 7:49 p.m.



Jennifer Stuart
Recording Secretary

*1/31/22
approval*

Jason Easter
Chairman