



**CITY OF WALLED LAKE
ZONING BOARD OF APPEALS MEETING
Monday, February 24, 2020 | 7:30 P.M.**

PLEDGE TO FLAG & INVOCATION

ROLL CALL & DETERMINATION OF
A QUORUM

REQUESTS FOR AGENDA CHANGES

APPROVAL OF MINUTES

1. January 27, 2020 meeting minutes

COMMUNICATIONS

UNFINISHED BUSINESS

1. Case: 2019-08
Applicant: Michelle Soho
Location: 408 Witherall
Request: Non-Use Variances

This matter relates to property located at 408 Witherall. The applicant is seeking variance of Article 21 Section 21.13 (2) Fence and Wall Requirements. This property is located in R-1B district. Applicant is proposing a 6-foot privacy fence around the property perimeter. Fences located between the front of the house and the rear of the house shall not exceed 4.5 feet; fences located at the rear of the house shall not exceed 6 feet in height.

NEW BUSINESS

1. Case: 2020-01
Applicant: Michael Petryczkowycz
Location: 566 E Walled Lake Drive
Request: Non-Use Variance

Applicant proposes complete renovation of structure located at 566 E. Walled Lake. Currently this structure is a preexisting nonconforming structure with a side yard setback on the west of 0.6' and on the east 18'11". Front yard setback currently is at the minimum 2.2".

Section 18.03 Nonconforming Structures of the Walled Lake Zoning Ordinance item (a) states no such structure shall be enlarged or altered in a way which would increase their nonconformity. With altering the second floor from a bungalow type structure to a colonial style structure this increases the nonconformity by having more exterior wall space and roof structure in the required side and front yard setbacks. A dimensional variance is required.

DISCUSSION

ADJOURNMENT