

**CITY OF WALLED LAKE
ZONING BOARD OF APPEALS
MONDAY, MARCH 25, 2019**

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

ROLL CALL: Ackley, Easter, Gunther, Hecht, Rundell

ABSENT: None

OTHERS PRESENT: City Attorney Vanerian, Building Official Wright, Recording Secretary Stuart

REQUESTS FOR AGENDA CHANGES: None

APPROVAL OF MINUTES:

ZBA 3-01-18 APPROVAL OF THE FEBRUARY 25, 2019, ZONING BOARD OF APPEALS MEETING MINUTES

Motion by Rundell, seconded Hecht, **UNANIMOUSLY CARRIED:** To approve the February 25, 2019 Zoning Board of Appeals meeting minutes.

Roll Call Vote

Yes (5) Easter, Gunther, Hecht, Rundell, Ackley
No (0)
Absent (0)
Abstain (0)

COMMUNICATION: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Public Hearing

Open Public Hearing 7:31 p.m.

Case: 2019-02
Applicant: Steve Goulet
Location: 235 Rosebud Court

Walled Lake, MI 48390
Request: Non-Use Variance

This matter relates to property located at 235 Rosebud Court zoned RM-1. The property is pre-existing nonconforming structure built prior to the zoning of RM-1. The applicant is proposing a 20' x 22' two (2) story addition out back with a complete remodel of the remaining structure all to remain on the same footprint. The applicant is requesting a variance from Article 17 setback and lot coverage of the Walled Lake Zoning Ordinance to allow:

- The rear yard setback of 25' with a combined side yard setback of 12.85' with one side at least 5.33' when the RM-1 side yard setbacks are 40' combined with at least one side being 20'.
- The total lot coverage would be less than 30% which complies with the R-1B district but would not comply with the required 35% coverage in the RM-1.

Mr. Goulet said he and his wife moved to Walled Lake and they really enjoy living here. They are interested in building a home in Walled Lake. Mr. Goulet said he spoke with surrounding neighbors and discussed his plan and was told they liked it. Mr. Goulet explained this structure has been there 15 to 20 years and no one had been living in it for eight to ten years.

Building Official Wright said the home was originally built in 1923 prior to the zoning districts we have now. The RM zoning district has large setbacks requirements. The applicant would meet the R-1B being the time the home was built. This hardship is self-explanatory with the zoning districts being created after the home was built.

Chairman Easter said the RM-1 now with what we have in Walled Lake now provides some distance between neighbors however, back in 1928 lots were different; the hardship does exist. It does apply back to the old R-1B. Mr. Easter clarified with the applicant that they are building within the existing lines of the current home.

Mr. Strehl said on the west side of second floor does have a cantilever that does protrude however the home is so narrow a cantilever is necessary. It is only on the one side on the back half of the home.

Close Public Hearing 7:35 p.m.

AUDIENCE PARTICIPATION: None

Board Member Ackley said the applicant is doing the best they can with the lot they can, and an improved home would be great for this lot.

ZBA 3-02-19 MOTION TO APPROVE NON-USE VARIANCE OF THE RM-1 SETBACKS; THE REAR YARD SETBACK OF 25' WITH THE COMBINED SIDE YARD SETBACK OF 12.85' WITH ONE SIDE 5.33' WITH RM-1 SIDE BEING 40' COMBINED WITH AT LEAST ONE SIDE BEING 20' AND THE TOTAL LOT COVERAGE LESS THAN 30% WHICH COMPLIES WITH R-1B BUT WOULD NOT COMPLY WITH RM-1

Motion by Gunther, seconded by Hecht; UNANIMOUSLY CARRIED: To approve non-use variance of the RM-1 setbacks; the rear yard setback of 25' with one side combined side yard setback of 12.85' with one side 5.33' with rm-1 side being 40' combined with at least one side being 20' and the total coverage less than 30% which complies with R-1B but would not comply with RM-a.

Roll Call Vote

Yes (5) Gunther, Hecht, Ackley, Rundell, Easter
No (0)
Absent (0)
Abstain (0)

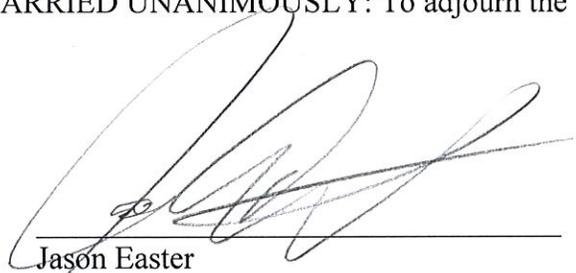
ADJOURNMENT

ZBA 3-03-18 MOTION TO ADJOURN

Motion by Rundell, seconded by Hecht, CARRIED UNANIMOUSLY: To adjourn the meeting at 7:40 p.m.



Jennifer Stuart
Recording Secretary



Jason Easter
Chairman

Approved 6-24-19