



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

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

**ROLL CALL:** Easter, Gunther, Hecht, O'Rourke,

**ABSENT:** Ackley, Rundell

**OTHERS PRESENT:** Consultant Building Official Wright, City Attorney Vanerian,  
Recording Secretary Gross

**REQUESTS FOR AGENDA CHANGES:** None

**APPROVAL OF MINUTES:**

**ZBA 11-1-19 APPROVAL OF THE SEPTEMBER 30, 2019 ZONING BOARD OF  
APPEALS MEETING MINUTES**

Motion by Hecht, seconded O'Rourke: **CARRIED:** To approve the September 30, 2019  
Zoning Board of Appeals meeting minutes.

Roll Call Vote

Ayes (4) Gunther, Hecht, O'Rourke, Easter  
Nays (0)  
Absent (2) Rundell, Ackley  
Abstention (0)

**COMMUNICATION:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**1. Public Hearing**

*Open Public Hearing 7:32 p.m.*

Public Hearing

Case: 2019-08  
Applicant: Michelle Soho  
Location: 408 Witherall  
Request: Non-Use Variance

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.

Chairman Easter reviewed the variance request as posted on agenda and introduced applicant Ms. Michelle Soho.

Applicant Mrs. Soho stated she wants privacy and security. She said she would like to enjoy outdoor activities with some privacy. She said she has drunk men looking in her

Ms. Soho said if you look at the 4 ½ foot fence you will still see the 6ft fence in the back yard.

*Close Public Hearing 7:44 p.m.*

#### **Audience Participation**

Roger Woznicki from Winwood Association said they are opposed to the street side of the house having a 6ft fence. Mr. Woznicki opined he feels a 4 ½ foot fence is plenty.

Commissioner Gunther asked if the applicant could screen the fence with trees

Carol Zaleck Winwood circle said she doesn't understand how a new person moving into our community can junk up the community. She likes the community the way it is. She said pull your shade, close your door. It's not just Winwood cutting through from the bar it is. This is something we

Commissioner Hecht asked Ms. Zaleck how she feels about the 4 ½ foot fence.

Carol Zaleck said yes that is fine. I would give her the 4 ½ feet.

Diane Dannenberg said she thinks any fence would create a barrier. The 4 ½ should suffice.

Mr. Hecht asked Mr. Woznicki how he feels about a 6-foot fence with a landscaping plan?

Chairman Easter said there is going to be a 6ft fence on the back of the property no matter what and to have a 4 ½ foot fence in the front allows you to see the 6ft fence in the back yard. Mr. Easter explained either way you are going to see a 6ft fence. He said we could require the applicant to create a landscaping plan and the 6ft fence would be contingent upon the landscape plan.

Linda Lynch 595 Winwood said you are talking about the 6 ft fence with the landscaping plan.

Numerous audience members began speaking from their seats.

**ZBA 11-2-19 MOTION TO TABLE NON-USE VARIANCE REQUEST 2019-08  
FOR 408 WITHERALL UNTIL FURTHER INFORMATION IS  
PROVIDED**

Motion by Gunther, seconded by Hecht, CARRIED: To table non-use variance request until further information is provided.

Roll Call Vote

Ayes (4) Hecht, O'Rourke, Gunther, Easter  
Nays (0)  
Absent (2) Rundell, Ackley  
Abstention (0)

**ADJOURNMENT**

**ZBA 11-3-19 MOTION TO ADJOURN**

Motion by Hecht seconded by O'Rourke, CARRIED, to adjourn the meeting at 8:16 p.m.

  
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Miranda Gross  
Recording Secretary

*approved  
2/24/2020*

  
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Kyle Hecht  
Vice Chairman