



**CITY OF WALLED LAKE
ZONING BOARD OF APPEALS
MONDAY, AUGUST 31, 2026**

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

ROLL CALL: Easter, Johnson, Maltese, Scrivens

ABSENT: None

OTHERS PRESENT: City Attorney Vanerian

REQUESTS FOR AGENDA CHANGES:

None

APPROVAL OF MINUTES:

**ZBA 08-01-26 APPROVAL OF APRIL 27, 2026 ZONING BOARD OF
APPEALS MEETING MINUTES**

Motion by Johnson, seconded Maltese: CARRIED UNANIMOUSLY: To approve April 27, 2026 Zoning Board of Appeals meeting minutes.

COMMUNICATION: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Case: 2026-02
Applicant: Adrian Hill
Location: 162 S. Pontiac Trail, Parcel ID# 92-17-34-411-004
Request: Non-use Variance

This matter relates to the above referenced property improved with a legally non-conforming single-family homestead with an existing attached carport canopy that encroaches three and one half feet (3.5') into the required five-foot (5') side yard setback along the west side yard lot line. Applicant proposes replacing existing attached side yard carport with a new attached carport canopy structure in the same location extended an additional five feet (5') toward the rear yard that would extend the existing legally non-conforming one and one half foot (1.5') side yard setback an additional five feet (5') along the west side yard lot line which requires approval by the ZBA pursuant to section 51-18.03(4) of the Zoning Ordinance:

- Section 51-18.03(4) requires ZBA approval of an enlargement or alteration of a legally non-conforming single family homestead structure. Applicant proposes replacing the existing attached side yard carport with a new attached carport canopy structure in the same location extended an additional five feet (5') toward the rear yard that would extend the existing legally non-conforming one and one half foot (1.5') side yard setback an additional five feet (5') along the west side yard lot line which requires review and approval by the ZBA upon determining the proposed enlargement or alteration is in keeping as near as reasonably can be with the provisions of the zoning ordinance.

Open Public Hearing 7:37 p.m.

Representative for Mr. Adrian Hill, Todd Bergstrom of LL Custom Contracting, appeared before the Board regarding the request to expand the existing carport. Mr. Bergstrom explained that the request is intended, in part, to address an existing safety concern associated with parking and access to the property. Mr. Bergstrom explained that there is no on-street parking available along Pontiac Trail, which is a busy roadway. He explained that the existing carport provides an area for vehicles to park on the property and helps keep visitors and service personnel away from direct access to the roadway. He further explained that the existing carport was constructed with insufficient depth to accommodate a medium-sized sedan or SUV, and that the vehicle doors cannot be adequately opened within the existing space. Mr. Bergstrom stated that parking farther into the property is not practical and that expanding the carport would provide additional parking space and improve safety conditions. He indicated that the proposed expansion would not reduce the amount of light or air available to neighboring properties, noting that the neighboring homes are set back a considerable distance. Mr. Bergstrom also stated that the carport is an aesthetic feature of the property and that the mature hedge along the property helps screen and conceal portions of the carport. He advised the Board that the property owner had spoken with the neighboring property owners and that letters of support had been submitted. Mr. Bergstrom said this request is intended to improve the property, address the existing parking and safety concerns, and correct an existing condition associated with the limited depth of the carport.

Chairman Easter referenced letters of support explain the neighbors on either side of applicant, 174 S Pontiac Trail and 148 S Pontiac Trail were both in favor. Chairman Easter said this carport has been a feature of this house since possibly the 1920's. He said the neighbors who do not have any issues are supportive in his view. Chairman Easter explained that the carport itself is only 8 feet wide, post to post, shorten by 3.5 no car would fit. Chairman Easter said the current ordinance does not allow use of this existing structure.

ZBA Board Member Scrivens said he sympathizes with parking, one lane driveway and understands the issue.

ZBA Board Johnson built at the time was the bell of the ball. he does support the proposal to make things safer and support from surroundings neighbors.

City Attorney Vanerian explained this case is not a traditional variance case. that requires meeting the five variance requests. This case is different. it is not a variance request, but approval by the ZBA is required and this happens to be one of them. He explained extending the

length of the carport structure is in keeping as near and reasonable with zoning ordinance. This is the only criteria for this case and situation. He explained if the board is interested in recommending approval, he provided the board with a resolution of approval.

ZBA Board Member Maltese said this is not a new construction structure, does not see an issue because they are extending to the rear.

Sandy Mistele, 209 W. Walled Lake neighbor behind applicant said she cannot tell if the setback from the garage 5 feet is, where will the carport sit, will it be clocking her view from that side of the home.

ZBA Board Member Maltese asked if she was lot 70, directly behind applicant.

Ms. Mistele provided the board with a picture of her views and asked if it took her view of the lake away.

The board and City Attorney Vanerian discussed views with Ms. Mistele and it was determined there would not be disruption to her views.

Chairman Easter asked if the board had any further questions.

Close Public Hearing 8:00 p.m.

ZBA 08-02-26 MOTION TO APPROVE RESOLUTION 2026-01 A RESOLUTION OF THE ZONING BOARD OF APPEALS OF THE CITY OF WALLED LAKE GRANTING APPLICANT'S FOR EXPANSION OF LEGALLY NON-CONFORMING HOMESTEAD STRUCTURE

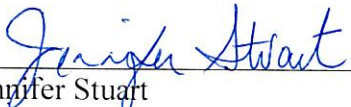
Motion by Scrivens seconded by Maltese, MOTION CARRIED, to approve resolution of the Zoning Board of Appeals of the City of Walled Lake granting applicants for expansion of legally non-conforming homestead structure.

DISCUSSION None

ADJOURNMENT

ZBA 08-03-26 MOTION TO ADJOURN

Motion by Maltese seconded by Scrivens, MOTION CARRIED, to adjourn the meeting at 8:01 p.m.



Jennifer Stuart
Recording Secretary

Jason Easter
Chairman

approved 9/28/26