

- I. Call the meeting to order.
Chairman Zuehlke called the meeting to order at 4:00pm.

- II. Roll Call.
Present: David Zuehlke, Chairman
Colleen Murphy, Board Member
Todd Hoffman, Board Member
Stan Moore, Board Member
Rick Schneider, Alternate Board Member
Todd Bonnavier, Alternate Board Member

Absent: Gary Crake, Vice chairman
Steve Reno, Board Member
Karen Joliat, Board Member

General Public : Approximately 3

Also Present: Stacy St. James, Environ. and Housing Rehab Coordinator
Amy Williams, Administrative Specialist

- III. Approve the Agenda of the April 17, 2018, regular meeting of the Zoning Board of Appeals as printed.

MOTION AND VOTE

Moved by Moore

*Supported by Hoffman; RESOLVED to **APPROVE** the Agenda of the April 17, 2018 regular meeting of the Zoning Board of Appeals as printed.*

MOTION CARRIED UNANIMOUSLY

(6-0)

- IV. Approve the Minutes of the March 20, 2018, regular meeting of the Zoning Board of Appeals as printed.

MOTION AND VOTE

Moved by Moore

*Supported by Hoffman; RESOLVED to **APPROVE** the Minutes of the March 20, 2018 regular meeting of the Zoning Board of Appeals as printed.*

MOTION CARRIED UNANIMOUSLY

(6-0)

- V. PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

Case No. 2286-A

Sidwell No. 13-02-204-027, Section 2, Lot 19, "Lake Acres Sub No 2," T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 15.3 ft. variance from Section 3-900 to allow the proposed addition to come to within 19.7 ft. of the north rear property line. (35 ft. minimum setback required)
2. A 13.3 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to com to within 18.7 ft. of the north rear property line. (32 ft. minimum setback required)
3. A variance from Section 2-702.A to allow for the expansion of a nonconforming building. (No such building shall be allowed to expand and/or undergo substantial improvement)

Property Location: 3415 Mann Rd
Property Zoned: R-1B, Single-Family Residential
Applicant: James Hill

Applicant or representative present: Andrew Hill

Mr. Hill indicated that he was representing the builder and that the homeowners wanted to add on a Master Bedroom and handicapped accessible bathroom. They were unaware of the limitations and nonconforming status of the existing house.

During the public portion of the meeting no one spoke regarding this request.

Board Member Moore recommended that the builder double check the necessary size of the door openings for the addition to be handicapped accessible.

MOTION AND VOTE

Moved by Murphy

*Supported by Hoffman; RESOLVED to **APPROVE** case No. 2286-A.*

MOTION CARRIED UNANIMOUSLY

(6-0)

VI. Adjourn the meeting.

Chairman Zuehlke adjourned the meeting at 4:50pm

Case No. 2286-A

Property: 3415 Mann Rd
Applicant: James Hill
Zoning: R-1B, Single-Family Residential
Site Use: Single Family Residential
Proposal: Addition

Analysis

The applicant is proposing to construct an addition onto the existing house. The existing house is nonconforming, in that it is located within 16.2 ft. of the north rear (road) side property line (35 ft. minimum setback required). The proposed addition is shown to be located further from the property line than the existing house, at 19.7 ft. All other zoning requirements are shown to be met.