Roll Call: Wendy Hoover  
Sarah Pearsall  
Jim Tuthill  
Deborah Yu, Alternate  
Joe Weinburger  

Absent: Joe Weinburger  

Guests: 9  

Also Present: Debra McKenzie, Zoning Administrator  

APPROVAL OF AGENDZA  

Motion by Hoover, second by Tuthill  
To approve the agenda as presented.  

Voice Vote: Ayes: Unanimous  
Nays: None  

MOTION APPROVED  

1. ZBA Case 07-2016, Parcel #4716-07-101-093, Located at 7050 Dibrova Dr., Brighton, MI 48116. Request variance from Section 38-136 to allow a front porch to extend 5 feet into the front yard setback.  

Representing ZBA Case 07-2016: Thomas Pattyn  

Mr. Pattyn explained that they moved in 3 years ago and are starting to make repairs. The front porch is in disrepair and they would like to expand the porch sideways. The existing porch is already 5’ beyond and non-compliant. They would like to replace their existing porch and expand out a 1 foot towards the street. Very little will be changed, other than making the porch useful again. They only want to extend a foot out and the concrete sidewalk will not even be broken.  

Ms. Hoover stated they do need the porch to gain access to the house. Ms. Yu commented that a variance would be needed even to replace what is existing.  

Ms. Pearsall opened the public hearing at 7:05 p.m. and closed it due to no one wishing to comment.  

Motion by Hoover, second by Tuthill
To approve the variance request in ZBA Case #07-2016, parcel 4716-07-101-093 located at 7050 Dibrova Dr., Brighton, MI 48116 to allow the front porch to extend 5’ into the front yard setback and to be rebuilt. The practical difficulty is that they need a front porch to gain access to the house and due to the location of the house and the size of the lot a variance is needed. There are no issues that would affect the health, safety and welfare or the Township Master Plan.

Roll Call Vote:     Ayes: Unanimous  
                    Nays: None  

MOTION APPROVED

2.  ZBA Case 08-2016, Parcel #4716-27-101-014, Located at 11380 Fairlane Dr., Request variance from Section 38-171 to allow a second detached accessory structure.

Representing ZBA Case 08-2016:   Lewis Morgan

Mr. Morgan explained they purchased the property 26 years ago. The hardship is storage of materials that they use at the lake. The house is 350 feet from the shore line and there is quite a grade in topography to get down there. They have equipment that they take down on a regular basis. The land is very well treed and he is not comfortable doing removing any trees and having storage down there would allow them to have more time down at the lake. It would meet the deed restrictions.

Ms. Yu confirmed they would be using the building strictly for storage.

Ms. Pearsall asked how far the shed is from the water. Mr. Morgan stated 50’. The lot is about 600’ and the house is 350’ to the water with the grade being steep.

Ms. Pearsall opened the public hearing at 7:12 p.m.

Betty Short, 11262 Fairlane. She has seen where Mr. Morgan wants to put the shed and the shed is almost not visible from the lake.

Jim Till, 11400 Fairlane. He commented that Mr. Morgan is an excellent craftsman and always does things top notch, he is all for it.

Jan Morgan, 11380 Fairlane Dr. She commented that they had talked about having a building down by the lake due to the incline going up and down so she would very much like to have the shed.

Ms. Pearsall closed the public hearing at 7:15 p.m. due to no one wishing to comment.

Motion by Hoover, second by Tuthill
To approve the variance request for ZBA Case 08-2016, parcel #4716-27-101-014, located at 11380 Fairlane Dr. to allow a second detached
accessory building on the property. This is a unique lot, there are extraordinary circumstances because it is a deep lot and the house is so far away from the lake. There are also grade issues and it’s a very secluded site and will not be detrimental to the community or the lake.

Roll Call Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

3. ZBA Case 09-2016, Parcel #4716-21-201-002, Located at 9015 Silverside Dr., Request two variances from Section 38-136 to allow a front porch to extend 3 feet into the side yard setback and the rear porch to extend 4 feet into the rear side yard setback.

Representing ZBA Case 09-2016: Robert Werner

Mr. Werner stated he is here on behalf of his father, Robert Werner who is the owner of the home. The home was purchased last year, and the previous owner offered ideas of adding a rear porch and a front porch. Currently, the property is non-conforming, it’s zoned R-2. The house is non-conforming and requires a 15’ side yard setback. The house is on a lake and most of the properties are non-conforming. According to the zoning map, north of them is Briggs, Island and Fonda Lake which require a 7’ setback so if this area was zoned the same as the other lake areas he wouldn’t be here today. They are not going outside the original footprint. They meet the front and rear setbacks for the R-2 zoning.

Ms. Pearsall stated that they are asking for a 3’ variance on the north side, which leaves him with 12’, and on the south side talking about a 4’ variance which leaves them at 11’.

Ms. Pearsall opened the public hearing at 7:25 p.m.

Mr. Werner provided two letters of support from the two neighbors that live on either side of the home.

Motion by Hoover, second by Yu
To approve ZBA Case 09-2016, parcel #4716-21-201-002, located at 9015 Silverside Dr., South Lyon, MI. The variance will allow a front porch to be constructed and extend 3’ into the side yard setback on the north side and a rear porch to extend 4’ into the side yard setback on the south side. The porches are in line with the existing home which is already non-conforming and will not have an adverse effect on the neighborhood master deed or the neighbors and there are no health, safety or welfare issues.

Roll Call Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED
NEW BUSINESS – None

OLD BUSINESS - None

APPROVAL OF THE Meeting Minutes

Motion by Tuthill, second by Hoover
To approve the minutes of March 22, 2016 as presented.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

CORRESPONDENCE - None

CALL TO THE PUBLIC - None

ADJOURNMENT

The Zoning Board of Appeals meeting was adjourned at 7:29 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary