

Green Oak Charter Township
Zoning Board of Appeals
Special Meeting Minutes
July 19, 2016

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

49 To approve the variance request in ZBA Case #07-2016, parcel 4716-07-101-
50 093 located at 7050 Dibrova Dr., Brighton, MI 48116 to allow the front porch
51 to extend 5' into the front yard setback and to be rebuilt. The practical
52 difficulty is that they need a front porch to gain access to the house and
53 due to the location of the house and the size of the lot a variance is needed.
54 There are no issues that would affect the health, safety and welfare or the
55 Township Master Plan.

56
57 Roll Call Vote: Ayes: Unanimous
58 Nays: None

59
60 **MOTOIN APPROVED**

61
62 2. ZBA Case 08-2016, Parcel #4716- 27-101-014, Located at 11380 Fairlane Dr.,
63 Request variance from Section 38-171 to allow a second detached
64 accessory structure.

65
66 Representing ZBA Case 08-2016: Lewis Morgan

67
68 Mr. Morgan explained they purchased the property 26 years ago. The hardship is
69 storage of materials that they use at the lake. The house is 350 feet from the shore line
70 and there is quite a grade in topography to get down there. They have equipment that
71 they take down on a regular basis. The land is very well treed and he is not comfortable
72 doing removing any trees and having storage down there would allow them to have
73 more time down at the lake. It would meet the deed restrictions.

74
75 Ms. Yu confirmed they would be using the building strictly for storage.

76
77 Ms. Pearsall asked how far the shed is from the water. Mr. Morgan stated 50'. The lot
78 is about 600' and the house is 350' to the water with the grade being steep.

79
80 Ms. Pearsall opened the public hearing at 7:12 p.m.

81
82 **Betty Short, 11262 Fairlane.** She has seen where Mr. Morgan wants to put the shed
83 and the shed is almost not visible from the lake.

84
85 **Jim Till, 11400 Fairlane,** He commented that Mr. Morgan is an excellent craftsman and
86 always does things top notch, he is all for it.

87
88 **Jan Morgan, 11380 Fairlane Dr.,** She commented that they had talked about having a
89 building down by the lake due to the incline going up and down so she would very much
90 like to have the shed.

91
92 Ms. Pearsall closed the public hearing at 7:15 p.m. due to no one wishing to comment.

93
94 **Motion by Hoover, second by Tuthill**

95 **To approve the variance request for ZBA Case 08-2016, parcel #4716- 27-**
96 **101-014, located at 11380 Fairlane Dr. to allow a second detached**

97 **accessory building on the property. This is a unique lot, there are**
98 **extraordinary circumstances because it is a deep lot and the house is so**
99 **far away from the lake. There are also grade issues and it's a very**
100 **secluded site and will not be detrimental to the community or the lake.**

101
102 **Roll Call Vote: Ayes: Unanimous**
103 **Nays: None**

104
105 **MOTION APPROVED**

- 106
107 **3. ZBA Case 09-2016, Parcel #4716-21-201-002, Located at 9015 Silverside Dr.,**
108 **Request two variances from Section 38-136 to allow a front porch to extend**
109 **3 feet into the side yard setback and the rear porch to extend 4 feet into the**
110 **rear side yard setback.**

111
112 **Representing ZBA Case 09-2016: Robert Werner**

113
114 Mr. Werner stated he is here on behalf of his father, Robert Werner who is the owner of
115 the home. The home was purchased last year, and the previous owner offered ideas of
116 adding a rear porch and a front porch. Currently, the property is non-conforming, it's
117 zoned R-2. The house is non-conforming and requires a 15' side yard setback. The
118 house is on a lake and most of the properties are non-conforming. According to the
119 zoning map, north of them is Briggs, Island and Fonda Lake which require a 7' setback
120 so if this area was zoned the same as the other lake areas he wouldn't be here today.
121 They are not going outside the original footprint. They meet the front and rear setbacks
122 for the R-2 zoning.

123
124 Ms. Pearsall stated that they are asking for a 3' variance on the north side, which leaves
125 him with 12', and on the south side talking about a 4' variance which leaves them at 11'.

126
127 Ms. Pearsall opened the public hearing at 7:25 p.m.

128
129 Mr. Werner provided two letters of support from the two neighbors that live on either
130 side of the home.

131
132 **Motion by Hoover, second by Yu**

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

140
141 **Roll Call Vote: Ayes: Unanimous**
142 **Nays: None**

143
144 **MOTION APPROVED**

145
146 **NEW BUSINESS** –None

147
148 **OLD BUSINESS** - None

149
150 **APPROVAL OF THE Meeting Minutes**

151
152 **Motion by Tuthill, second by Hoover**
153 **To approve the minutes of March 22, 2016 as presented.**

154
155 **Voice Vote:** **Ayes: Unanimous**
156 **Nays: None**

157
158 **MOTION APPROVED**

159
160 **CORRESPONDENCE** - None

161
162
163 **CALL TO THE PUBLIC** - None

164
165 **ADJOURNMENT**

166
167 The Zoning Board of Appeals meeting was adjourned at 7:29 p.m. due to no further
168 business.

169
170
171
172 Respectfully Submitted,
173
174 *Kellie Angelosanto*

175
176 Kellie Angelosanto
177 Recording Secretary