

Village of Lake Isabella
Zoning Board of Appeals Minutes
Regular Meeting: September 29, 2015

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 5:30 PM. by ZBA Chairman King.

Members Present: LaPointe, Griffin, Dauffenbach, McGrath, and King
Members Absent: Prince

A motion was made by McGrath, seconded by Dauffenbach, to approve the minutes of the April 22, 2014 meeting as presented. ROLL CALL VOTE: YEAS; LaPointe, Griffin, Dauffenbach, McGrath, and King: NAYS; None. MOTION CARRIED 5-0-0.

Business:

1. Public Hearing for Variance Application 2015-01

King opened a public hearing for Variance Application 2015-01 at 5:33 PM.

Wolff presented an overview of the application and the conditions in the ordinance which are used to guide decision making on variance requests.

Mr. Scott Battle was present on behalf of the applicant, he identified himself as the builder for the proposed home.

Duaffenbach asked for clarification from Mr. Battle on the specific dimensions on the plot plan submitted as the side yards and structure length do not match the width of the lots.

There was discussion regarding the number of homes nearby with garages similar to the one requested.

Public Comment: Mr. Alan Block who owns the lot adjacent to the location under consideration stated that he had no concerns with the proposed home.

King closed the public hearing at 5:50 PM.

2. Zoning Text Interpretation; §1214.03

The ZBA continued its discussion on the request.

Members discussed how the slope of the property is truly unique for the neighborhood and that moving the home to a different location would be difficult.

Members discussed how the request would ensure development that is in conformity with the established development pattern of the neighborhood.

A motion was made by Griffin, seconded by LaPointe to approve variance request 2015-01 which grants a variance from §1212.13 (9-A) which requires that for all new homes on non-waterfront parcels attached garages shall not extend further towards a public right-of-way than the dwelling area of the

home. The applicant has requested the ability to build a new single-family home with an attached garage further towards the street than the dwelling area; and to also to grant a variance from §1234.07(3) which requires that for all new homes in the LR-1 district an attached garage of 576 ft² be included. The applicant has requested a variance to allow for the new home to have an attached garage of 528 ft². This variance is granted due to the exceptional and unique topography of the property, and to conform to the established features of homes in the neighborhood, and has been deemed to not be a threat to the public's health, safety or well-being.

Conditions applicable to this variance are as follows:

1. The attached garage must have at least 2 windows on the north wall or 1 window and a service entry door, and 1 window on the south wall.
2. If the attached garage is only 22 feet wide, that only one door is permitted, does not pertain to a side entry service door.
3. The home must have a covered. But not enclosed porch of at least 8 feet in depth.

ROLL CALL VOTE: YEAS; LaPointe, Griffin, Dauffenbach, McGrath, and King; NAYS; None. MOTION CARRIED 5-0-0.

Public Comments: None

With no further business before the ZBA, the meeting was adjourned at 6:19 PM.

Jeffrey P. Grey
Village Clerk

Arvil King
ZBA Chairman