

CITY OF SYLVAN LAKE
ZONING BOARD OF APPEALS
MAY 10, 2006

A Special Meeting of the Sylvan Lake City Council, sitting as the Zoning Board of Appeals, was held on Wednesday, May 10, 2006, opening at 7:18 p.m. at the Sylvan Lake Lutheran Church, 2399 Figa, West Bloomfield Twp., with Mayor Lorenz presiding.

Present: Hunger, Hungerman, Lorenz, Conkey, Eriksen **Z-004-05**
Absent: None
Also Present: City Manager Martin, Clerk Clippert and City Attorney Bibeau
Petitioner: Kathy & Ed Robbins
Property: 1420 Glenwood
Zoning Ordinance Sections: Sec 78-296 p.CD78:55-56

In accordance with the provisions of the Zoning Ordinance, a Public Hearing was held by the Zoning Board of Appeals at the request of the petitioners, to grant a variance from the zoning ordinance to allow the construction of a new handicap accessible ranch style house at 1420 Glenwood. The zoning ordinance requires the total lot coverage of all structures on a piece of property to be no more than 25% of the area of the lot.

All property owners within 300 feet of the parcel in question having been duly notified of the hearing; Mayor Lorenz opened the hearing.

Ed Robbins, owner of the property, stated he would like to build a 2800 square foot, one level, handicapped accessible, ranch style home. The lot measures 65' X 125' and has 8,125 square feet. He stated the current ordinance encourages the building of two story residences because lot coverage includes garage, deck and porch areas.

He is requesting a variance with the practical difficulty being the proposed ordinance change, and the delay due to continued review of lot coverage of all impervious surfaces as this portion lingers.

Jerry McManus, 1432 Glenwood, questioned if they are meeting all the setback requirements. Robbins stated they are. McManus doesn't have a problem with the variance then.

Ron Joyner, mother lives at 2105 Garland, believes there is a runoff issue on this property. All the properties on Rosedale slope down to it and there is a natural ditch which runs around the back of it. There is no place for the water to go. He asked Council to look at the drainage issue before approving the variance.

John Powers, 2125 Garland, has never seen any issues with the water there. He has no problem with the square footage. He stated the City did close off that drain.

Martin acknowledged it will have to be corrected. They will take out a section of pipe and put a catch basin or yard drain in.

Conkey expressed it is nice to see a one story home instead of a large foot print, two story house that could have ruined the look on that street.

Lorenz suggested they talk to Planning Commission about giving more lot coverage if they build a single story home as opposed to two story. He is happy to see the garage is less than 50% coverage on the front of the house. He stated Planning Commission has already recommended the 35% lot coverage with a maximum of 2800 square feet. Lorenz doesn't have a problem with the variance.

Hunger questioned the proposed 2843 square feet and where the extra 43 square came from. Robbins clarified they have changed the square footage to 2800. Martin added, they were going for 35% lot coverage and 35% of 8125 is 2843.

Moved by Eriksen, seconded Conkey, that due to the pending ordinance amendment they approve the variance at 1420 Glenwood, granting the petitioner a lot coverage variance allowing them to cover no more than 2,800 square feet of the lot on the condition that the proposed new house does not require any other variances from the zoning ordinance.

Yes: All

No: None

MOTION CARRIED

Dennise Clippert, Clerk