

CITY OF THE VILLAGE OF CLARKSTON
Artemus M. Pappas Village Hall
375 Depot Rd.
Clarkston, MI 48346
ZBA Meeting MINUTES July 25, 2023
7:00pm

The meeting was called to order at 7:02pm.

Roll call: Present: Casey, Catallo, Clifton, Cotter, Meyland

Absent: None

Motion made to approve agenda as presented by Catallo, seconded by Casey.

In favor: Casey, Catallo, Clifton, Cotter, Meyland

Opposed: None.

New Business:

- a. Case Number 23-001 – 127 North Holcomb Road
Applicant is requesting a variance of Article XIV, General Provisions, Section 14.03 - Accessory Buildings and Structures, for the construction of an addition to the home, including the attachment of an existing detached garage to the home. Zoning Board of Appeals will review side and rear yard setbacks, in addition to lot coverage requirements.

Nate Ferrell (project contractor) and Brenda Lanker (property owner) were present. The intent of the proposed project is to add square footage to the rear of the existing home, while connecting the existing detached garage to the proposed addition of the existing home where there is currently a service door. The proposed project would result in a layout similar to the layout/footprint of the current house and garage configuration at the property to the south of the proposed project, 119 North Holcomb Road.

The ZBA asked if a covered walkway/breezeway was considered as an alternative for the attachment of the house to the garage. Applicant indicated that preference was to avoid a non-enclosed walkway, and made references to enclosed attachments to formerly detached garages at 119 N. Holcomb Road, as well as the configuration of the home/attached garage at 63 West Washington Street. These are two examples of garages that are currently less than 10' from the side or rear yard, but are attached to their respective home.

With the shape/location of the proposed addition, the project proposal attempted to incorporate an attachment to the garage that flowed with the addition to the rear of the home.

Note that through the public notice/posting process for the ZBA meeting, 19 notices were sent to neighboring properties within 300' of 127 North Holcomb Road, and City Hall received no feedback from residents that received those notices, except for those noted from the July 25th ZBA meeting noted below.

Scott Bendle of 119 North Holcomb Road (property to the south that shares a portion of the driveway with the applicant) was present, and expressed concern that if approved, the attachment of the garage to the home would prevent a snow removal path following heavier snows from the driveway into the rear yard. With the small front yard, Mr. Bendle was concerned that the potential places to put snow from the driveway would be greatly diminished.

Feedback from the residents of 129 North Holcomb Road indicated that they had no concerns with the proposed project, as long as there were no new windows to be added on the north side of the home, which is consistent with the existing plans.

The ZBA inquired about hardship, practical difficulty, and the requirements that need to be present to support a variance request. The property owner indicated that the request to have an enclosed attachment of the existing detached garage to the existing home was related to a medical diagnosis that could present challenges to the property owner with the ease of access to the garage if their health deteriorates over time.

The ZBA reviewed the drawings and details of the proposed addition/revisions, and confirmed that there would be no change in height of the home or structure with the proposed project.

The ZBA reviewed the current and proposed lot coverage changes with the proposed addition/revisions. The site plan/project drawings, on file at City Hall from Arista Design Inc. dated 06/15/2023 (8 pages total) include the calculations referenced below:

Lot size: 8760 square feet

Existing home + existing garage: 1371 + 150 square feet

Current lot coverage: 17.4%

Proposed project:

Revised home + garage attachment + existing garage: 1628+371+150 square feet

Proposed lot coverage: 24.5%

MOTION:

Findings of fact: The lot, situated in the R-1 district with a total lot size of 8760 square feet, with a current lot coverage of the existing house, front porch, and detached garage = 17.4%.

An addition to the rear of the home is proposed, which would extend the existing footprint of the home to the west, resulting in the revised home + garage attachment + existing garage: 1628+371+150 square feet, and resulting proposed lot coverage = 24.5%.

A practical difficulty exists, with unique circumstances.

As a result of attaching the existing detached garage to the existing home as part of the proposed addition, a practical difficulty exists, resulting in the granting of a variance of the side yard set-back for the existing garage, as the non-conforming structure is not extended any further. The proposed addition to the home results in no further non-conformances.

Because the overall height of the structure will remain unchanged, and the proposed lot coverage does not exceed 25% of the total lot coverage, no additional variances are required.

Based on the information provided, the seven requirements for Zoning Board of Appeals are met with this application.

Motion made by Casey, seconded by Clifton.

In favor: Casey, Catallo, Clifton, Cotter, Meyland

Opposed: None.

Motion passes.

Administrative meeting set for Tuesday, August 1st at 4:30pm, subsequently changed to Wednesday, August 2nd at 5:30pm to formalize minutes.

Meeting adjournment: Motion made by Clifton, seconded by Catallo.

In favor: Casey, Catallo, Clifton, Cotter, Meyland

Opposed: None.

Motion passes. Meeting adjourned at 8:08pm.

Respectfully submitted,

Scott Meyland
Zoning Board of Appeals
Chairperson/Secretary

ATTACHMENTS: REFERENCE site plan/project drawings, on file at City Hall from Arista Design Inc. dated 06/15/2023 (8 pages total.)