

CHARTER TOWNSHIP OF HIGHLAND
ZONING BOARD OF APPEALS
APPROVED MINUTES
SEPTEMBER 15, 2021

This meeting was held as an electronic ZOOM meeting.

Chairman Gerathy called the meeting to order at 7:30 p.m.

ROLL CALL:

David Gerathy, Chairman
Michael Borg, Vice Chairman - Absent
Anthony Raimondo, Secretary
Peter Eichinger
Scott Green - Absent
Robert Hoffman
John Jickling

Lisa G. Burkhart, Zoning Administrator

Visitors: 1

Mr. Gerathy stated that there are only 5 members present this evening. Four affirmative votes are needed to approve a variance.

NEW BUSINESS:

1. CASE NUMBER: 21-28
COMPLAINT #:
ZONING: LV - Lake and Village Residential
PARCEL #: 11-11-228-006
PROPERTY ADDRESS: 1954 Jackson Blvd
APPLICANT: Michael Sadowski
OWNER: Michael Sadowski
VARIANCE REQUESTED: A 24.6 ft front yard setback variance from 34.6 ft required to 10 ft provided. (Section 9.02.B.A)
This variance is for an attached garage and house addition.

Chairperson Gerathy introduced the case and asked the applicant if he wished to proceed. Dr. Sadowski was present and wanted to move forward.

Discussion from the Applicant:

Mr. Gerathy asked if the applicant had any comments. Dr. Sadowski didn't have anything to add other than the comments in the application package. The application referenced the size of the lot, preexisting house and the location of the septic system.

Discussion from the Public:

There was no public comment.

Discussion from the Board

Mr. Jickling questioned the floor plan for the proposed garage with a hand drawn alteration that enlarges the garage required a larger variance. Dr. Sadowski explained that he is submitting the floor plan as highlighted,

showing more living space at the rear of the garage. Mr. Jickling referenced the work sheet question about requesting the least variance possible and suggested that the original plan would be a lesser variance. Dr. Sadowski noted that the plan was created in 2016. After reflecting on the plan he wanted to see if he could get approval a slightly larger footprint prior to having the architect modify the plans.

Mr. Hoffman noted that he is not concerned about any interior changes. He also noted that the proposed garage addition has similar setbacks to other garages in the area. Mr. Hoffman further stated that many of the homes have garages even closer to the front lot line than the one proposed. Mr. Gerathy stated that he visited the neighborhood and what is being presented is very typical of the area where cottages are being expanded. Mr. Raimondo agreed that the property does embody the sense of lake and village living. He asked if the deck would be removed. Dr. Sadowski stated that he will be replacing the deck and noted that it meets the setback requirements. Mr. Eichinger asked about the size of the septic field and if bedrooms are being planned. Dr. Sadowski stated that the field has been evaluated by the Health Department. He noted that the field is designed for two bedrooms, and they will still have two bedrooms once remodeled.

Mr. Raimondo offered the following facts and findings:

- There are exceptional characteristics that make it unique such as steep topography and extreme shallowness
- Proposed variance was not self-created
- The septic field location presents a practical difficulty
- The proposed variance will not be harmful to the essential character of the area

Motion:

Mr. Raimondo made a motion to approve Case #21-28, Parcel #11-11-228-006, 1954 Jackson Blvd., a front yard setback variance of 24.6 feet from 34.6 feet required to 10 feet provided (Section 9.02.B.A). This variance is for a house and garage addition. Mr. Hoffman supported the motion. Roll Call Vote:

Mr. Jickling-no, Mr. Eichinger-yes, Mr. Gerathy-yes, Mr. Raimondo-yes. The motion passed with 4 yes votes and 1 no vote.

MINUTES:

Mr. Hoffman made a motion to approve the minutes of August 4, 2021, as presented. Mr. Eichinger supported the motion and it carried with a unanimous roll call vote, 5 yes votes.

Discussion:

Mrs. Burkhart noted that due to the office relocation staff was unable to complete the changes to the By-laws. She also reported that there is one case for October 6 and 2 cases for October 20, 2021.

Adjourn:

Mr. Eichinger made a motion to adjourn the meeting. Mr. Raimondo supported the motion. The motion carried with a unanimous voice vote. The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Anthony Raimondo
Secretary

AR/lgb