1. OPEN MEETING

2. ROLL CALL

3. MINUTES
   A. 08/22/2022, ZBA Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. **AB-2022-36, Mat Dunaskiss and Pete & Nancy Smilanic, vacant parcel 2 parcels south of 576 Cushing St., 09-03-278-027** (postponed from 8/22/2022 meeting)
   The petitioner is seeking 8 variances from Zoning Ordinance #78
   Article VI, Section 6.04, Zoned R-3
   1. A 10.25-ft front yard setback variance from the required 30-ft., to build a house with a deck 19.75-ft. from the front property line (lakeside).
   2. A 17-ft. rear yard setback variance, from the required 35-ft., to build a house 18-ft. from the rear property line (Cushing St.).
   3. A 1-ft. side yard setback variance from the required 8-ft. to build a house 7-ft. from the side property line (north)
   4. A 1-ft. side yard setback variance from the required 8-ft. to build a house 7-ft. from the side property line (south).
   5. **Revised** - A 10.18-ft. 1.63-ft. height variance from the required 30-ft. to build a house 40.18-ft. 31.63-ft. high.
   6. 14.85% lot coverage variance from the required 25% for a total lot coverage of 39.85%.
   Article XXVII, Section 27.02(A)(4)
   7. 8-ft. side yard setback variances for retaining walls to be 0-ft. from the property lines, north & south.
   Article XXVII, Section 27.17(B)
   8. A 5.25-ft. wetland setback variance, from the required 25-ft., to build a house with a deck 19.75-ft. from a wetland (lake).

B. **AB-2022-37, Northern Sign Company for Allstate, 3048 W. Clarkston Rd., 09-08-376-017**
   The petitioner is seeking 1 variance from sign ordinance #153 – Section 7 Non-Residential wall signs
   1. A variance for 1 wall sign over the allowed 1 wall sign for a total of 2 wall signs totaling 19.13-sq. ft.
C. **AB-2022-38, Kathleen Jacob & Richard Morrow, 454 Shorewood Ct., 09-03-405-007**

The petitioner is seeking 3 variances from Zoning Ordinance #78 – Zoned R-3

Article VI, Section 6.04

1. An 8.42-ft. side yard setback variance from the required 10-ft. for a second story addition to be 1.58-ft. from the property line (northeast).

2. An 8.42-ft. side yard setback variance from the required 10-ft. for a deck addition to be 1.58-ft. from the property line (northeast).

3. A 2.17-ft. side yard setback variance from the required 10-ft. for a porch to be 7.83-ft. from the property line (northwest).


The petitioner is seeking 2 variances from Zoning Ordinance #78 – Zoned R-1

Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)

1. A 10-ft. side yard setback variance from the required 10-ft., for a 6-ft. privacy fence to be 0-ft. from the property line to the west.

2. A 10-ft. side yard setback variance from the required 10-ft., for a 6-ft. privacy fence to be 0-ft. from the property line to the east.

E. **AB-2022-40, Courtney Markoff, 805 Merritt, 09-11-351-004**

The petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned R-2

Article XXVII, Section 27.01(C)(1)(b)

1. A 2.92-ft. side yard setback variance from the required 8-ft., for a house addition with an attached garage to be 5.08-ft. from the property line to the north.

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6. **PUBLIC COMMENTS**

7. **COMMUNICATIONS**

8. **COMMITTEE REPORTS**

9. **MEMBER COMMENTS**

10. **ADJOURNMENT**

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In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.