

MINUTES  
Cascade Charter Township Zoning Board of Appeals  
Tuesday, November 12, 2019  
5:30 P.M.

**ARTICLE 1.** Vice Chairman Mead called the meeting to order at 5:30 P.M.  
Members Present: Berra, McDonald, Mead, Puplava and Moxley  
Members Absent: Chairman Milliken excused absent  
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

**ARTICLE 2. Vice Chairman Mead led the Pledge of Allegiance.**

**ARTICLE 3. Approve the Agenda.**

**Motion was made by Member McDonald to approve the Agenda. Supported by Member Berra. Motion carried 5 to 0.**

**ARTICLE 4. Approve the Minutes of the October 8, 2019 Meeting.**

**Motion was made by Member McDonald to approve the Minutes of October 8, 2019. Supported by Member Puplava. Motion carried 5 to 0.**

**ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.**

No visitors came forward.

**ARTICLE 6. Case #19-3560 James Horman  
Public Hearing**

**Property Address: 6579 Burger Dr**

**Requested Action:** The Applicant is requesting a variance to allow an addition to the Northeast corner of the home. The addition would allow for the non-conforming setback to continue. This would allow for the existing setback of 9'8" to remain, and the total sideyard setback of 15'8" to remain.

Director Peterson states that the addition to the home would be closer than 10 feet to the property line, and the minimum required is a total of 25 feet on the sides, with no one side being less than 10. This is a legal non-conforming home; it already does not meet these requirements. Director Peterson states that if an addition to a legal non-conforming is done presently, it is expected that the addition will meet current requirements. Director Peterson states that variances have previously been granted when the existing non conformity line is maintained, not exceeded. Director Peterson states that he would describe the request as one that is maintain the existing line, with the addition being put on the side that has the larger setback.

Director Peterson recommends approving the variance as shown on the plan.

Director Peterson was asked what the addition is for, Director Peterson stated the applicant should come forward to address this question.

**Motion was made by Member Pupilava to open Public Hearing. Supported by Member McDonald. Motion carried 5 to 0.**

Vice Chairman Mead invited the Applicant to come forward with comment.

Mr. Horman came forward to explain the addition is intended to be an outdoor three season porch that will be screened in. The room will be 13x13 in size (130 sq ft), with the existing structure being a total of 3,000 sq ft without the garage.

Director Peterson stated he did not receive any response from the public notice that was sent out.

**Motion was made by Member McDonald to close Public Hearing. Supported by Member Pupilava. Motion carried 5 to 0.**

**Motion was made by Member McDonald to approve the Applicants variance as presented. Supported by Member Berra. Motion carried 5 to 0.**

**ARTICLE 7. Any other business.**

Director Peterson stated there is nothing for the December Meeting at this time, he will notify the Zoning Board if it is cancelled.

**ARTICLE 8. Adjournment**

**Motion was made by Member McDonald to adjourn. Supported by Member Berra. Motion carried 5 to 0. Meeting adjourned at 5:37p.m.**

Respectfully submitted,  
Aaron Mead, Secretary