

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
ZONING BOARD OF APPEALS MEETING OF SEPTEMBER 3, 2014

Zoning Board of Appeals meeting of September 3, 2014, held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 7:03 p.m. by Mr. Michael Boyda, Chairman, commencing with the Pledge of Allegiance.

PRESENT: Mrs. Doreen Herk, Mr. Michael Boyda, Mr. Bruce Grantz, Mr. Alan Fike

ALSO PRESENT: Mrs. Laura Kreps, Carlisle/Wortman Associates Inc.

ABSENT: Mr. Clif Stone (excused)

Moved by Mr. Grantz, seconded by Mr. Fike, to excuse Mr. Stone from tonight's meeting.
MOTION CARRIED.

Moved by Mr. Fike, seconded by Mr. Grantz, to approve the ZBA Agenda as submitted.
MOTION CARRIED.

Moved by Mrs. Herk, seconded by Mr. Grantz, to approve the meeting minutes of July 2, 2014.
MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 14-03; Accessible Environments LLC, (S. Guzman), 24346 Heritage Drive, for a Wheelchair Accessible Addition.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 14-03; ACCESSIBLE ENVIRONMENTS LLC, (S. GUZMAN), 24346 HERITAGE DRIVE, FOR A WHEELCHAIR ACCESSIBLE ADDITION.

The public hearing was opened at 7:10 p.m.

Mr. Donald Szczepanski presented information pertaining to the requested variance. They came before this Board in 2011 but due to our state's laws regarding auto accident related disabilities it took this long.

The public hearing was closed at 7:18 p.m.

Discussion was held by the Board. The Board had no further questions for the applicant. Ms. Kreps gave a summary of her analysis, dated August 13, 2014, which supported the variance request.

Moved by Mr. Boyda, seconded by Mr. Grantz, to grant a six foot rear yard setback variance to the required 35 feet under Article IV, Section 110-511 for ZBA Application Z 14-03; Accessible Environments LLC, (S. Guzman), 24346 Heritage Drive, for a Wheelchair Accessible Addition. Granting of this variance is due to the following unique characteristics associated with the property. Minimum lot width for an R-1 District is 70 feet. Applicant's is 61 feet. Minimum lot area for an R-1 District is 8500 square feet. Applicant's is approximately 7259 square feet. Thus, both features are below the minimum. In addition, strict adherence to the ordinance would create an undue hardship on the disabled individual's ability to function in and around the home. Finally, granting of this variance will not pose a substantial detriment to the public good, and does not substantially impair the intent or purpose of the ordinance. MOTION CARRIED.

ZBA Application Z 14-04; Michael Golden, 23087 N. Fairway Drive, for a Shed.

A PUBLIC HEARING WAS HLED ON ZBA APPLICATION Z 14-04; MICHAEL GOLDEN, 23087 N. FAIRWAY DRIVE, FOR A SHED.

The public hearing was opened at 7:24 p.m.

Mr. Golden stated the reasons for the requested variance. He said that there was a mis-communication with the contractor. He said that he told the contractor to add a slab to the permit request and he didn't do it. Applicant was unaware that the contractor did not follow-through and now put applicant in a poor spot. Applicant and contractor parted ways, not in the best of terms. Applicant does not have neighbors on his west or north. Mrs. Golden spoke adding a public comment. She said that bringing a tractor into the yard would destroy their patio and that there is no access for a large piece of equipment to attempt to move the slab. Mr. Golden read into the record a letter from his neighbor on the east, Mr. Keith Poore, 22386 Fairway Drive, who indicated that he does not have any issues with the proposed structure.

The public hearing was closed at 7:48 p.m.

Discussion was held by the Board. There are no footings under the existing slab for the shed. The Board suggested moving the slab forward so as to eliminate the need for a variance. Applicant said that he would look at other options. The Board said that there is no hardship and that the difficulties rest between the contractor and the applicant. Ms. Kreps gave a summary of her analysis, dated, August 21, 2014, which did not support the requested variance.

Moved by Mr. Fike, supported by Mrs. Herk, to **DENY** a 2.5 foot rear yard setback variance to the required seven feet and a 1 foot side yard variance to the required 3 feet under Article V, Section 110-579 (4), for ZBA Application Z 14-04; Michael Golden, 23087 N. Fairway Drive for a shed. Denial is based on the fact that there is no hardship caused by the property. This is a self-created hardship.

AYES: Fike, Herk, Boyda

NAYS: Grantz

ABSENT: Stone

MOTION CARRIED.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

PUBLIC COMMENTS:

None.

Moved by Mr. Grantz, seconded by Mrs. Herk, to adjourn the meeting at 8:23 p.m. MOTION CARRIED.

Mr. Michael Boyda, Chairman

Mrs. Doreen Herk, Acting Secretary