

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
ZONING BOARD OF APPEALS MEETING OF JANUARY 15, 2014

Zoning Board of Appeals meeting of January 15, 2014, held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 8:00 p.m. by Mr. Michael Boyda, Chairman, presiding, commencing with the Pledge of Allegiance.

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

ABSENT: Mr. Clif Stone

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

Moved by Mr. Fike, seconded by Mr. Elsey, to approve the agenda for tonight's meeting.
MOTION CARRIED.

Moved by Mr. Boyda, seconded by Mr. Fike, to approve the meeting minutes of December 18, 2013. MOTION CARRIED.

APPLICATIONS FOR REVIEW:

None.

PUBLIC HEARING:

ZBA Application Z 13-05; Mark Morrison, 24850 Foxmoor Blvd. for additional concrete.

Mr. Morrison, 24850 Foxmoor Blvd. again stated his need for the variance for the benefit of members not present at the previous meeting. Mr. Morrison reviewed to the board of why he paved the driveway, because of his daughter riding her bike and fell and almost hit the man hole so he paved the area. The city office gave him a ticket he came in and paid. He came to the Zoning Board to get a variance. The board asked applicant to compromise and he brought in a revised drawing depicting a compromise that the Board could possibly live with.

Discussion was held by the Board.

Moved by Mr. Boyda, seconded by Mr. Elsey, to grant a variance to Article IV, Section 110-511 (t) 2, a, for additional concrete in the front and side yards for ZBA Application Z 13-05, Mark Morrison; 24850 Foxmoor Blvd. The hard surface shall be measured nine feet across from the north wall of the attached garage leaving one foot off the north property line. Thus, requiring a nine-foot variance to the already allowed 18 feet. Whereby, the driveway at the front of the garage will be 27 feet wide. The hard surface would continue in a straight line 24.8 feet east, then angle toward sidewalk and stop at the 20 foot mark measured from the south edge of the driveway along the sidewalk, north. Granting of this variance is based upon the new compromised drawing submitted by the applicant dated, January 15, 2014. The variance is predicated on the following unique characteristics associated with the property as follows: The median erected in the roadway directly in front of the applicant's home significantly restricts available parking; and there is a 25 foot private easement for sanitary sewer and public utilities in the front and side yards. Further, this variance is granted contingent upon homeowner remediating and

maintaining the area around the manhole with dirt and grass making it at grade level. In addition, should utilities be required to access the easement below the additional concrete, the homeowner bears the cost of any concrete removal and replacement. Also, the work shall be completed by June 1, 2014. Finally, this variance does not pose a substantial detriment to the public good and does not substantially impair the intent and purpose of this ordinance.

AYES: Herk, Boyda, Fike, Elsey

NAYS: Grantz

ABSENT: Stone

MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

The board requests that the building department review the addresses of the photos presented in connection with ZBA Application Z 13-05, and alluded to in the Carlisle Wortman Analysis dated November 18, 2013 for excessive concrete.

PUBLIC COMMENTS:

None.

Moved by Mr. Elsey, seconded by Mr. Grantz, to adjourn the meeting at 9:12 p.m. MOTION CARRIED.

Mr. Michael Boyda, Chairman

Mrs. Doreen Herk, Acting Secretary