

CITY OF WOODHAVEN  
COUNTY OF WAYNE, STATE OF MICHIGAN  
\*\*SPECIAL\*\*ZONING BOARD OF APPEALS MEETING OF SEPTEMBER 17, 2014

Special Zoning Board of Appeals meeting of September 17, 2014, held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 7:01 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, Mr. Clif Stone

ALSO PRESENT: Mr. John Enos, Carlisle/Wortman Associates Inc.

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

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 14-05; Charmayne Pierce, 18531 Martin Place, Fence.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 14-05; CHARMAYNE PIERCE, 18531 MARTIN PLACE, FOR A FENCE.

The public hearing was opened at 7:02 p.m.

Mr. Pierce, son of the applicant, stated that they are replacing an existing fence that was storm damaged. Applicant Mrs. Pierce had photos of her property and the existing fence.

Discussion was held by the Board. The Board had no further questions for the applicant. Mr. Enos gave a summary of the Carlisle Wortman analysis, dated September 8, 2014, which supported the variance request. The board determined that the neighbor to the South currently infringes on applicant's secondary front yard.

No public comments were offered.

The public hearing was closed at 7:14 p.m.

Moved by Mr. Fike, seconded by Mrs. Herk, to grant a 2 foot height variance to the required 2 feet under Article V, Section 110-747 (1) and a 25 foot front yard setback variance to the required 25 feet under Article V, Section 110-747 (5) for ZBA Application Z14-05; Charmayne Pierce, 18531 Martin Place, for a fence. Granting of these two variances is due to the following: Applicant's proposed fence will abut the secondary front yard of the resident to the south. However, the resident to the south has an existing six-foot high privacy fence installed one foot off of the property line, which already technically abuts the applicant's secondary front yard. Applicant currently has a 3 to 3.5 foot high picket-style fence, which she is replacing due to storm damage. Applicant has a pool in the yard, which requires a fence and locked gate. Installation of the proposed fence on the property, as situated, will not impair the line of sight on the corner. Finally, granting of these two variances does not pose a substantial detriment to the public good and does not substantially impair the intent and purpose of the ordinance. MOTION CARRIED.

Moved by Mr. Grantz, seconded by Mr. Stone, to adjourn the meeting at 7:21 p.m. MOTION CARRIED.

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Michael J. Boyda, Chairman

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Clifton Stone, Secretary