

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
ZONING BOARD OF APPEALS MEETING OF AUGUST 3, 2016

Zoning Board of Appeals meeting of August 3, 2016, held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 7:00 p.m. by Mr. Alan Fike, Acting Chairman, commencing with the Pledge of Allegiance.

PRESENT: Mr. Alan Fike, Mr. Bruce Grantz, Mr. Clif Stone, Mrs. Doreen Herk

ABSENT: Mr. Michael Boyda (excused)

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

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

Moved by Mr. Grantz, seconded by Mr. Fike, to approve the meeting minutes of July 6, 2016.
MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 16-04; Kevin Kramer, 22598 Foxcroft, Detached Garage.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 16-04;KEVIN KRAMER, 22598
FOXCROFT, DETACHED GARAGE.

The public hearing was opened at 7:03 p.m.

Acting Chairman Al Fike read the City Planners review for the record.

The Applicant is proposing to build a new 30 x 38 garage to have two classic cars and work on F 150 4x4, also, has a boat that would fit if 15' variance was granted.

Mr. Rozewicz, 22574 Foxcroft, was present and spoke in favor of applicant receiving variance.

The public hearing was closed at 7:21 p.m.

Discussion was held by the Board; legal requirements for variance was explained to the applicant. The size of the garage is problematic for the Board. No real hardship seems to exist. Applicant has a large pie-shaped lot.

The Board is unable to find a practical difficulty associated with the property. Applicant has ability to build a larger garage and still be within legal zoning requirements.

Moved by Mr. Fike, seconded by Mr. Grantz, to **deny**, ZBA Application Z 16-04, Kevin Kramer, 22598 Foxcroft, for a 1' variance to the required 14' for the maximum height on garage, under Section 110-579(5). The denial of this variance is due to lack of hardship or practical difficulty.

AYES: Fike, Grantz, Stone, Herk
ABSENT: Boyda
MOTION CARRIED.

Moved by Mr. Fike, seconded by Mr. Grantz, to **deny**, ZBA Application Z 16-04, Kevin Kramer, 22598 Foxcroft, to exceed the maximum allowed square footage for the proposed garage, under Section 110-511(t)(1). The denial of this variance is due to lack of hardship or practical difficulty.

AYES: Fike, Grantz, Stone, Herk
ABSENT: Boyda
MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC COMMENTS:

None.

Moved by Ms. Herk, seconded by Mr. Fike, to adjourn the meeting at 8:02 p.m. MOTION CARRIED.

Mr. Alan Fike, Acting Chairman

Mr. Clif Stone, Secretary