

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
ZONING BOARD OF APPEALS MEETING OF OCTOBER 2, 2019

Zoning Board of Appeals meeting of October 2, 2019, held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 7:05 p.m. by Mr. Michael Boyda, Chairman, Commencing with the Pledge of Allegiance.

PRESENT: Mr. Bruce Grantz, Mr. Alan Fike, Mr. Michael Boyda, Ms. Ciara Carter

ABSENT: Mr. Dennis Dzwigalski

ALSO PRESENT: Ms. Laura Kreps, Carlisle Wortman & Associates

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

Moved by Mr. Fike, seconded by Mr. Grantz, to approve the meeting minutes of June 5, 2019 as submitted. MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 19-03; Tammy Scott-Barney, 22422 Provincial, Pool.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 19-03; TAMMY SCOTT-BARNEY, 22422 PROVINCIAL, POOL.

The public hearing was opened at 7:09 p.m.

The applicant, Tammy Scott-Barney stated she had two vendors for the pool and deck and permits were never pulled by the companies. The applicant was informed if the pool is on an easement she would be responsible to remove at her expense if needed. She understands she would need to have a 6 ft. fence installed and agreed to install the fence in the spring.

No public comments were received.

City Planner Kreps summarized the Carlisle Wortman & Associates analysis of this case for the record.

The public hearing was closed at 7:19 p.m.

Discussion was held by the Board.

Moved by Mr. Fike, seconded by Ms. Carter, to grant a (1) foot side yard variance on the east side of the existing pool to the required (3) feet under Section 110-579(4), for ZBA Application Z19-03; Tammy Scott-Barney, 22422 Provincial, for pool placement. Granting of this variance is due to the following: Applicant's lot size is 9,750 sq. ft. Minimum lot size in an R-1 district is 8,500 sq. ft. However, applicant's rear yard is significantly restricted because of 2,600 sq. ft. of utility easements. In addition, the Director of Public Services Water and Sewer, rendered an opinion by email dated July 22, 2019 that there should not be a problem with this encroachment. Further, granting this variance is contingent upon the existing privacy fence on the east side of the pool having the broken boards repaired

or replaced. For safety purposes, a 6 foot high privacy fence should exist on the east side of the pool as long as the pool remains, so that no child should accidentally fall into the pool. In addition, should any utility be required to access the easement, moving of the pool will be at homeowner's expense. No liability will be assigned to the city. Finally, at present, this variance does not pose a detriment to the public good nor does it substantially impair the intent and purpose of the ordinance.

AYES: Carter, Boyda, Fike

NAYS: Grantz

ABSENT: Dzwigalski

MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Grantz, seconded by Mr. Fike, to adjourn the meeting at 7:29 p.m. MOTION CARRIED.

Mr. Michael Boyda, Chairman

Ms. Ciara Carter, Secretary