

CITY OF WOODHAVEN  
COUNTY OF WAYNE, STATE OF MICHIGAN  
ZONING BOARD OF APPEALS MEETING OF APRIL 3, 2019

Zoning Board of Appeals meeting of April 3, 2019, held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 7:00 p.m. by Mr. Michael Boyda, Chairman, Commencing with the Pledge of Allegiance.

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

ALSO PRESENT: Ms. Laura Kreps, Carlisle Wortman & Associates, Mr. Jon Tackett, Building Official

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

Moved by Mr. Dzwigalski, seconded by Mr. Grantz, to approve the meeting minutes of October 3, 2018 as submitted. MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 19-01; Benjamin Malcho, 27657 Oakcrest, Brownstown, MI, new home at 26595 Allen Road.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 19-01; BENJAMIN MALCHO, 27657 OAKCREST, BROWNSTOWN, MI, NEW HOME AT 26595 ALLEN ROAD.

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

The applicant, Ben Malcho and his father, Mike Malcho, explained they are requesting the grade on the new home be over 18 inches (8 ft.). Believes the home would blend with the neighborhood due to area being both residential and commercial, also, 200 ft. from the road. There will be no windows facing the neighboring homes.

Mr. Kulick, Crescent Energy, explained the grade will be gradual like a golf course, not a steep incline and will also be obscured by trees.

Several residents were present with concerns of flooding and drainage problems and do not agree with the design and location of where the home will be placed.

Two letters were submitted for the record with objection to this project due to flood concerns.

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

The public hearing was closed at 7:32 p.m.

Discussion was held by the Board.

Moved by Mr. Fike, seconded by Mr. Dzwigalski, to DENY, the variance request for a Building Permit to be issued under Article II, Section 110-32 for ZBA Application S 19-01; Benjamin Malcho, 27657 Oakcrest, Brownstown, for a home to constructed at 26595 Allen Road. Denial of this request is based upon the following: Currently the property is vacant land in a R-2 district. The property is large enough to construct a home without the need for a variance. Applicant has reasonable use of said property as it currently exists. The property in question is not unique to the applicant, because properties in the same zoning district share the restrictions. Applicant has not demonstrated a hardship or practical difficulty as it related to the property out of the applicant's own desire for the type of structure he wishes to erect. Also, water drainage is a concern. The home can be built, it just cannot exceed the 18-inch grade requirement.

AYES: Boyda, Fike, Dzwigalski  
NAYS: Grantz, Carter  
MOTION CARRIED TO DENY.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Grantz, seconded by Mr. Fike, to adjourn the meeting at 7:52 p.m. MOTION CARRIED.

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Mr. Michael Boyda, Chairman

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Ms. Ciara Carter, Secretary