

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
ZONING BOARD OF APPEALS MEETING OF MAY 3, 2017

Zoning Board of Appeals meeting of May 3, 2017, 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. Alan Fike, Mr. Bruce Grantz, Mr. Clif Stone, Mr. Michael Boyda, Mr. Santo Militello

ABSENT: Mrs. Doreen Herk (excused)

ALSO PRESENT: Mr. John Enos, Carlisle Wortman & Associates

Moved by Mr. Fike, seconded by Mr. Grantz, to excuse Ms. Herk, from tonight's meeting.
MOTION CARRIED.

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

Moved by Mr. Militello, seconded by Mr. Fike, to approve the meeting minutes of January 4, 2017 as submitted. MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 17-02; James & Mary Masterson, 22245 Camille Drive, Concrete.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 17-02; JAMES & MARY MASTERSON, 22245 CAMILLE DRIVE.

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

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

The Applicant stated he needed the additional concrete because he has a utility trailer in his yard that he has to pull out by hand; he has a sports car in his garage, two pick-up trucks, and his wife has a vehicle. Also, that a tree across the street where he can park one of his vehicles drops berries that dirty his truck. Applicant ultimately agreed to expand his driveway compliant with the ordinance two feet on both sides. He also said that he will look into using some permeable pavers in the areas that he wishes to pull his trailer out of the yard onto.

Chairman Boyda explained the city ordinances and the need for variances and hardships.

No public comments were received.

The public hearing was closed at 7:20 p.m.

Discussion was held by the Board and the applicant.

Moved by Mr. Stone, seconded by Mr. Fike, to **deny** the variance request under Article IV, Sec. 110-511(t)(2)b for additional concrete for ZBA Application Z 17-02; James & Mary Masterson, 22245 Camille Drive. Denial is based upon the fact that the applicant has an existing attached garage to his home with a driveway. The proposed concrete drive is not leading to a principal garage in the rear yard. The applicant has reasonable use of said property as it currently exists. His property is not unique and is shared by other residential properties in the area. Further, the additional concrete would create more water runoff and may negatively impact the neighbor to the east. Applicant has not demonstrated a hardship or practical difficulty as it relates to the property, outside of applicant's own desire for convenience. MOTION CARRIED.

ZBA Application Z 17-03; Kurt & Karen Knittel, 22152 Kings Ct., Concrete.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 17-03; KURT & KAREN KNITTEL, 22152 KINGS CT.

The public hearing was opened at 7:33 p.m.

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

The Applicant, Karen Knittel, stated the need for space to park the RV for loading and unloading. Applicant expressed concern over blocking the sidewalk while the camper trailer is being loaded/unloaded, cleaned, or having maintenance performed. They wanted a 50 foot long concrete slab so that parking the trailer could be further back from the fence.

Mr. Kline, 22141 Kings Ct, spoke in support of granting this variance to alleviate parking.

The public hearing was closed at 7:49 p.m.

Discussion was held by the Board.

Moved by Mr. Boyda, seconded by Mr. Stone, to **deny**, the variance request under Article IV, Sec. 110-511(t)(2)b, for ZBA Application Z 17-03; Kurt & Karen Knittel, 22152 Kings Ct. for additional concrete. Denial of this request is based upon the fact that applicant has an existing attached garage to his home with driveway access on Heritage drive. The proposed concrete drive is not leading to a principal garage in the rear yard. Applicant has reasonable use of said property as it currently exists. Applicant has not demonstrated a hardship or practical difficulty as it relates to the property, outside of applicant's own desire for convenience. Applicant has the option of parking his trailer in front of his house on Kings Ct. for the allowable loading and unloading occurrences. In addition, this request also is not compliant with Article IV, Sec. 110-515 related to Storage of Recreational and Utility Equipment insofar as it cannot abut a public street. Further, the intent of R-1 and R-2 residential districts is designed to be the most restrictive districts. They are to provide an environment of low-density one family detached dwellings. MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Fike, seconded by Mr. Grantz, to adjourn the meeting at 7:57 p.m. MOTION CARRIED.

Mr. Michael Boyda, Chairman

Mr. Clif Stone, Secretary