

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
ZONING BOARD OF APPEALS MEETING OF DECEMBER 4, 2019

Zoning Board of Appeals meeting of December 4, 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. Michael Boyda, Mr. Dennis Dzwigalski

ABSENT: Ms. Ciara Carter

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

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

Moved by Mr. Grantz, seconded by Mr. Fike, to approve the meeting minutes of October 2, 2019 as submitted. MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 19-04; Nicholas Hurd, 16505 King Road, Concrete.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 19-04; NICHOLAS HURD, 16505 KING ROAD, CONCRETE.

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

The applicant stated King Road is 45 mph and there is not enough room to maneuver in driveway and not have to back out on King Road. The building department told him they could not face Camden St. and there would be no access.

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

Several residents were present supporting this variance.

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

Discussion was held by the Board.

Moved by Mr. Dzwigalski, seconded by Mr. Boyda, to grant a 15 feet wide by approximately 30 feet long concrete driveway expansion variance in the east side yard abutting the existing driveway in the front yard to the required hard surfacing coverage equal to 2 feet beyond the width of a garage door opening on each side of the garage under Article IV, Section 110-511(t)(2)(a) for ZBA Application Z19-04; Nicholas Hurd, 16505 King Road for concrete. Granting of this variance is due to the following: applicant's lot size is approximately 5 acres, which is significantly larger than a normal subdivision lot. The concrete expansion appears to be plotted in the larger east side yard, allowing for ample water runoff. Backing out of the driveway onto a major thoroughfare like King Road with a speed limit of 40 mph, as well as significant large truck traffic delivering trash to the landfill can be cause for considerable safety

concerns. Typical subdivision egress is 25 mph. This variance would allow for turning vehicles around in order to drive forward out of the driveway, thus improving safety. Further, granting of this variance does not pose a detriment to the public good nor does it substantially impair the intent and purpose of the ordinance. The Building Department said that they could not build the house facing Camden Street.

AYES: Dzwigalski, Boyda, Fike

NAYS: Grantz

ABSENT: Carter

MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Dzwigalski, seconded by Mr. Fike, to adjourn the meeting at 7:35 p.m. MOTION CARRIED.

Mr. Michael Boyda, Chairman

Mr. Alan Fike, Acting Secretary