

CITY OF WOODHAVEN  
COUNTY OF WAYNE, STATE OF MICHIGAN  
ZONING BOARD OF APPEALS MEETING OF JUNE 6, 2018

Zoning Board of Appeals meeting of June 6, 2018, 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. Santo Militello, Mr. Bruce Grantz, Mr. Dennis Dzwigalski, Mr. Michael Boyda, Ms. Ciara Carter

ABSENT: Mr. Alan Fike (excused)

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

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

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

Moved by Ms. Carter, seconded by Mr. Grantz, to approve the meeting minutes of May 2, 2018 as submitted. MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 18-02: Jon & Kim Erwin, 22048 Derby Ct., Concrete.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 18-02; JON & KIM ERWIN, 22048 DERBY CT., CONCRETE.

The public hearing was opened at 7:04 p.m.

The Applicants stated that they have only one lane to drive and only one lane to park and mailboxes are on the same side as parking lane. Also, they find it difficult on trash day or when having a get together.

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

No public comments were received.

The public hearing was closed at 7:13 p.m.

Discussion was held by the Board.

Moved by Ms. Carter, seconded by Mr. Grantz, to **grant** a 8.4 foot variance to the allowable 18 feet on the east side of the existing driveway extending 8 feet north past the front of the garage, 1 foot off the east property line, angling to 3.9 feet at the sidewalk, for ZBA Application Z18-02; Jon and Kim Erwin, 22048 Derby Ct. for additional concrete. Granting of this variance is based upon the following characteristics associated with the property. Applicant resides on a court. There is no parking on the court. Additionally, all of the residences; mailboxes are in front of each home. Therefore the mail

delivery must be clear at all times as well as for snow emergencies and trash day each week. The home across the street from the applicant has a narrow driveway and if a vehicle parks in front of applicant's home, that neighbor would have difficulty maneuvering out of this driveway. In essence, parking on Derby Ct. is very restricted. Finally, applicant has already compromised on the sidewalk to the new porch as well as the sidewalk leading from the east side of the garage to the rear yard. Granting of this variance does not substantially impair the intent or purpose of the ordinance nor does it pose a detriment to the public good. MOTION CARRIED.

ZBA Application Z 18-03; Bryan Rose, 23897 Foxmoor Blvd. Fence.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 18-03; BRYAN ROSE, 23897 FOXMOOR BLVD, FENCE.

The public hearing was opened at 7:57 p.m.

The Applicant stated the proposed fence will provide safety for his children. The backyard is encumbered by easements and low spot for stormwater manhole. The home is setback a further distance from others on Foxmoor due to the location of the boulevard in front of his home. Fence will not be permanent as it will be located within the DTE easement.

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

No public comments were received.

The public hearing was closed at 8:08 p.m.

Discussion was held by the Board. Mr. Rose was asked by the Board if he got permission from DTE/ITC to erect a fence in their easement. He stated that he spoke with DTE/ITC regarding fencing their easement and they told him there would be no problem and to go ahead.

Moved by Ms. Carter, seconded by Mr. Dzwigalski, to **grant** a privacy fence beginning at the southwest corner of the house angling west not closer than 26 feet from the sidewalk and continuing in a straight line to the south from Article VI, Sec. 110-511(t)(2)(a), for ZBA Application Z 18-03; Bryan Rose, 23897 Foxmoor Blvd. Variance is due to the following characteristics associated with the property drainage, DTE easement and safety of children near widened portion of road. Granting of this variance does not substantially impair the intent or purpose of the ordinance nor does it pose a detriment to the public good. MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

ZBA would like the city to look into having the mailboxes moved on all Derby Ct. from the front of the house to the fire lane area across the street and/or the islands of the court, possibly grouped together. This could potentially greatly reduce parking issues within these areas.

PUBLIC COMMENTS:

None.

Moved by Ms. Carter, seconded by Mr. Boyda, to adjourn the meeting at 8:37 p.m. MOTION CARRIED.

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Mr. Michael Boyda, Chairman

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Ms. Ciara Carter, Secretary