



AGENDA

ZONING BOARD OF APPEALS MEETING
CHARTER TOWNSHIP OF WEST BLOOMFIELD
TOWNSHIP BOARD ROOM
4550 WALNUT LAKE RD.

Tuesday, August 1, 2017 - 5:30 P.M.

BOARD MEMBERS

David Robertson, Chairman
Cherie Van Vliet, Vice Chair
Rhett Gronewelt, Secretary
Don Jackson
Robert Sher
George Asker (Alternate)
Dan Redstone (Alternate)

STAFF

Gordon Bowdell, AICP – Zoning Coordinator / Planner

A. CALL TO ORDER

B. APPROVAL OF AGENDA

C. PUBLIC COMMENT (non-related agenda items – 2 minutes per speaker)

D. OLD BUSINESS

1. **WEST BLOOMFIELD SENIOR PROPERTY, LLC (CASE #V16-038) (POSTPONED FROM OCTOBER 20, 2016)**
Request: 1.) An amendment to the conditional use variance approval CASE #02-97 to permit three (3) additional assisted living units; and 2.) an amendment to the conditional use variance approval CASE #02-97 to permit the expansion of the existing parking lot (40 spaces existing; 49 spaces proposed).
Parcel: 4460 Orchard Lake Rd.; Part of the southeast quarter of Section 15; located on the west side of Orchard Lake Rd. between Foxpoint Dr. and Knights Bridge Ln.; Sidwell #: 18-15-476-008
Applicant: West Bloomfield MI Senior Property, LLC
Zoning District: O-1, Office Building District
2. **BEAUMONT (CASE #V16-037/CASE #V17-010) (POSTPONED FROM MAY 16, 2017)**
Request: A variance 1.) to permit a wall sign on the southeast elevation (non-business frontage) of the existing building. (*Section 26-3.1.22.i.vi*); 2.) to exceed the maximum area of wall signs (*Section 26-3.1.22.i.vi*); 3.) An amendment to the condition of the previously approved variance CASE #V15-45 to permit a face-change on the existing monument sign; and 4.) An amendment to the condition of the previously approved variance CASE #V15-45 to permit the northeast wall sign to be back-lit/halo-lit as required by the Township Center District.
Parcel: 6900 Orchard Lake Rd.; Part of the east ½ of Section 34; located on the west side of Orchard Lake Rd. between W 14 Mile Rd. and Powers; Sidwell#: 18-34-200-222
Applicant: Phillips Sign & Lighting / Beaumont Medical Center
Zoning District: OR-2, Restricted Office Building District / TCD, Township Center District



E. NEW BUSINESS

1. SPILLANE & REYNOLDS / CROSSWINDS MALL (CASE #V17-033)

Request: A variance **1.)** to permit a wall sign on the south elevation (non-street frontage) of an existing tenant space (*Section 26-5.15.2.I*).

Parcel: 4299 (4395) Orchard Lake Rd., Part of the southwest ¼ of section 14; located on the northeast corner of Orchard Lake Rd. and Lone Pine Rd.; Sidwell #: 18-14-302-038

Applicant: Spillane & Reynolds / Jeffrey Leib

Zoning District: B-2, Community Business District

2. LETARTE (CASE #V17-034)

Request: A variance **1.)** to permit an accessory structure on a vacant lakefront lot without a primary structure located on the same lot (*Section 26-5.1.2*)(*Section 26-2.1*)

Parcel: 7686 Barnbury; Lot 7 and part of the vacated Keith Rd. & Outlet A of Supervisor's Plan No 13; located on the northwest side of Barnsbury between Anchor Bay Ln. and Keith Rd.; Sidwell #: 18-06-326-007

Applicant: Mary Anne & William LeTarte

Zoning District: R-10, One-Family Residential

3. BENEZRA (CASE #V17-039)

Request: A variance **1.)** to encroach into the required side yard setback to construct a deck on a nonconforming residence and lot. (*Section 26-5.17*) (*Section 26-3.1.3.D*) (*Section 26-3.12.3*) (*Section 26-7.1.4*); and **2.)** to exceed the maximum lot coverage and impervious surface coverage requirement in order to construct a new deck on an existing nonconforming residence and lot (*Section 26-3.5.2.V*)(*Section 26-7.1.4*)

Parcel: 2840 Oakbrooke Ln.; unit 42 of the Oakland County Condominium Plan 496 Oakbrooke of West Bloomfield; located on the east side of Oakbrooke Dr. between Oakbrooke Ct. and Oakbrooke Ln.; Sidwell #: 18-23-426-053

Applicant: Albert Benezra

Zoning District: R-15, One-Family Residential

F. MINUTES

1. Zoning Board of Appeals Regular Meeting: **May 4, 2017**
2. Zoning Board of Appeals Regular Meeting: **June 6, 2017**
3. Zoning Board of Appeals Regular Meeting: **June 20, 2017**

G. CORRESPONDENCE/OTHER

H. ADJOURNMENT



Gordon Bowdell, AICP
Zoning Coordinator / Planner



WELCOME TO THE WEST BLOOMFIELD ZONING BOARD OF APPEALS (ZBA)

The ZBA meets at 5:30 p.m. on the first and third Tuesday of each month, as needed (times and dates are subject to change). All meetings are open to the public. The ZBA is a five member body appointed by the township board that is established and regulated by state statute and township ordinance. The ZBA decides:

- All matters referred to it upon which it is required to pass under the zoning ordinance.
- Appeals where it is alleged there is error of law in any order, requirement, decision or determination made by the building inspector in the enforcement of the zoning ordinance.
- Where, owing to special conditions, a literal enforcement of the provisions of the zoning ordinance would involve practical difficulties or cause unnecessary hardship within the meaning of the zoning ordinance, the ZBA shall have power upon appeal in specific cases to authorize such variation or modification of the provisions of the zoning ordinance with such conditions and safeguards as it may determine, as may be in harmony with the spirit of this chapter and so that public safety and welfare be secured and substantial justice done. Variances or modifications of the provisions of the zoning ordinance shall not be granted unless it appears beyond a reasonable doubt that all of the following facts and conditions exist:
 1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties or class of uses in the same district or zone;
 2. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity;
 3. Granting of the variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located;
 4. Granting of the variance will not adversely affect the purpose or objectives of the township's master plan.

MEETING GUIDELINES AND RULES

1. New agenda items may be brought before the ZBA by calling the Community Development Department at 451-4842. Items are only placed on the agenda when they are deemed complete by the Community Development Department.
2. The tentative agenda is established before the meeting and is approved by the ZBA at the start of the meeting.
3. Adhere to the most recently published Roberts Rules of Order. Be recognized by the chair before speaking. Rudeness shall not be tolerated. Speak to agenda issues only.
4. Do not interrupt the public or a commission member when they are speaking. When a public hearing is in process, it is only for the public, commission members shall not speak until after the hearing is closed. Once the hearing is closed, comments from the public shall no longer be accepted.
5. Large groups shall appoint two or three representatives to present their pro or con position to the ZBA during their agenda item.
6. Items shall be reviewed in accordance with the following:
 - a. Each agenda item is introduced by the chairperson.
 - b. Township staff and/or consultants present their reports.
 - c. ZBA members may ask questions of the township staff and consultants.
 - d. Applicant presents the main points of the application.
 - e. ZBA members may ask questions of the applicant, township staff and/or consultants.
 - f. Persons wishing to speak shall come to the microphone and shall state their name and indicate whether they are a resident or non-resident. Speakers are not required to provide their address. Comments are to be limited to current agenda items only and are limited to three minutes in length.
 - g. ZBA members deliberate and arrive at a decision. Once there is a motion on an item, the public will no longer be recognized. After there is a final vote on a motion, no further comments will be taken.
7. Any changes will be at the discretion of the chairperson.

Cell phones must be turned off or set to silent at all meetings

The Township of West Bloomfield will provide necessary, reasonable auxiliary aids and services upon proper notification to the Township Clerk or the Development Services Director at 4550 Walnut Lake Road, Box 250130, West Bloomfield, MI 48325-0130, (248) 451-4800 or TDD (248) 451-4899. Such services provided include:

- Hearing impaired sound system & receivers – provide 1 day advance notice
- Signers for the hearing impaired – provide 2 weeks advance notice

