



AGENDA

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

Tuesday, October 3, 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. SHINA (CASE #V16-068) (postponed from August 15, 2017) – **Postponement Request (WITH ALTERNATE REDSTONE)**
Request: A variance 1.) to permit a 'powered pool cover' in lieu of a 4 ft. fence for an in-ground pool (Section 26-4.1.6); 2.) to permit a pool fence within the front yard and front yard setback (lakeside) to surrounding an in-ground pool (Section 26-5.13.5.B); 3.) to permit an accessory structure (outdoor kitchen) within the front yard and front yard setback (lakeside) (Section 26-5.1.2.A); 4.) to permit an accessory structure (pool wall and spillway basin) within the front yard and front yard setback (lakeside) (Section 26-5.1.2.A).
Parcel: 7037 Dandison Blvd.; lot 2 of the Lakewoods Estates Subdivision; located on the south side of Dandison Blvd. east of S Elder Rd.; Sidwell #: 18-18-276-012
Applicant: Creative Brick / Basil Shina
Zoning District: R-15, One-Family Residential
2. TOMCZYK (CASE #V17-036) (postponed from August 15, 2017) – **Request Withdrawn (WITH ALTERNATE REDSTONE)**
Request: A variance 1.) to permit an accessory structure (gazebo) on an existing deck within the front yard (lakeside) and front yard setback of a residential property. (Section 26-5.1.2.A) (Section 26-3.5.2.N) (Section 26-5.17.8) (Section 26-7.1.4)
Parcel: 6974 Colony Dr.; Lot 5 & 6 of the Twin Beach Country Club Subdivision; located on the north side of Colony Dr. between Alston Blvd. and Howarth Ter.; Sidwell#: 18-17-301-045
Applicant: Justin Mundy / Michael Tomczak
Zoning District: R-10, One-Family Residential
3. ABDAL (CASE #V17-041) (postponed from August 15, 2017) – **Postponement Request (WITH ALTERNATE REDSTONE)**
Request: A variance 1.) to encroach into the required front yard (Trailview) setback to construct a new single family residence. (Section 26-3.1.3.D); and 2.) to encroach into the required side yard (Maple Creek Blvd. side) setback to construct a new single family residence. (Section 26-3.1.3.D)
Parcel: 4970 Trailview; Unit 189 of the Maple Creek Condo; located on the northwest corner of Maple Creek Blvd. and Trailview; Sidwell#: 18-34-103-017
Applicant: Eugene Abdal
Zoning District: R-15, One-Family Residential



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E. NEW BUSINESS

1. YALDO (CASE #V17-045) – *Request Withdrawn*

Request: A variance 1.) to exceed the maximum decibel level of exterior appliances within the side yard (Section 26-5.5.2.A).

Parcel: 5550 Putnam; Lot 377 of the Herndon's Walnut Lake Estates Subdivision; located on the west side of Putnam between Lawndale and Lakeshire Dr.; Sidwell#: 18-25-201-037

Applicant: Sawsan Yaldo

Zoning District: R-12.5, One-Family Residential

2. WARRAS (CASE #V17-047)

Request: A variance 1.) to permit a fence and gate within the front yard and front yard setback of a residential property (Section 26-5.13.5.A).

Parcel: 6215 Middlebelt Rd.; Part of lot 25 of the Bloomfield Glens Subdivision; located on the east side of Middlebelt Rd. between W Maple Rd. and Walnut Lake Rd.; Sidwell#: 18-25-301-003

Applicant: Bryan J Warras

Zoning District: R-15, One-Family Residential

3. SESI (CASE #V17-048)

Request: A variance 1.) to permit an accessory private pool and pool slide within the side yard of the property (Section 26-4.1) (Section 26-5.1.2.A).

Parcel: 6858 Cambridge Ct.; Lot 51 of the Carrington Gardens Subdivision; located at the end of the Cambridge Ct. Cul-de-sac; Sidwell#:18-32-127-018

Applicant: Rick Nicholson, All Around Pools / Nick Sesi

Zoning District: R-15, One-Family Residential

4. HENRY FORD HEALTH SYSTEM (CASE #V17-052)

Request: A variance 1.) to permit a woodland disturbance level of greater than twenty five (25) percent (Section 26-3.1.21.E.i.c(2)).

Parcel: 6777 W Maple Rd.; Part of the northeast ¼ of Section 32; located on the south side of W Maple Rd. between Carrington Blvd. and Ridgefield Cir.; Sidwell#: 18-32-200-001

Applicant: Kirco Manix Construction, LLC / Henry Ford Health System

Zoning District: R-O, Research Office

F. MINUTES

1. Zoning Board of Appeals Regular Meeting of August 1, 2017 (postponed from September 19, 2017) – Minutes are currently being transcribed. *Request to Postpone until October 17, 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

