

**WEST BLOOMFIELD ZONING BOARD OF APPEALS MEETING**

August 3, 2005

**PRESENT:** Chrmn. Larry Houck, James Foote, Dean Huff, Debbie Hastings  
& Scott Storke, CEO **Absent:** Bob Swain

**Also Present:** Mr. & Mrs. Willis

**7:30PM:** Chrmn. Houck called the meeting to order.

**NEW BUSINESS:**

**Minutes from June 1, 2005** – Chrmn. Houck asked if there were any comments on the June Minutes or if anyone would like to make a motion to accept them? Dean Huff made a motion to accept the June 1<sup>st</sup> minutes as submitted. James Foote seconded the motion, with ayes by all, and motion carried. **Minutes Approved.**

**PUBLIC HEARING:**

**Joan M. Willis** – Area Variance.....Chrmn. Houck read the legal notice for tonight's public hearing. Mrs. Willis explained that she would like to build a Pole Barn on the vacant lot she owns adjacent to the property she & her husband own jointly and where their house is located. However, due to the layout of the vacant lot, it would be difficult to build the barn in an area on the property that would allow for a 75' Setback. She was advised she would need to apply for a variance. Dean Huff asked the size of the lot? Mr. Willis replied it was approx. 117' x 374' deep. Chrmn. Houck asked Mr. & Mrs. Willis if they had considered combining the (2) lots on one Deed? Mr. Willis explained that it wouldn't be in their best interest to combine the (2) lots right now because then they would have to build the Barn back even further so it would be 1' behind the house. The Chrmn. then asked if they would consider moving the barn closer to the house? Mr. Willis replied they would be happy to move it forwards, backwards, or side to side. He added that he only placed it at that location shown on the map because there was an existing concrete slab there. James Foote referenced Section 140-129 in the Zoning Code as it deals with triangular shaped lot lines but added he was not sure how to interpret it. There was a discussion among the board members about how this definition could be interpreted and they decided they would need guidance from the Town Board or the Code Enforcement Officer on the matter. The members also discussed whether they would consider the Pole Barn to be a Principal Building or an Accessory Building? Debbie Hasting's opinion was that it would be a Principal Building on the vacant lot as they could sell the property where the House was located and keep the lot with the Pole Barn or vice versa (keep the House and sell the property with the Pole Barn).

8/3/05

Jim Foote asked Mr. & Mrs. Willis if there was any possibility they would put both lots in the same name or on one Deed? He explained the reason for his asking was, if the (2) lots were combined, the Pole Barn would then be considered an Accessory Building and they would need only (1) Variance to allow for a Building in front of the House.

Jim Foote noted that he would be more inclined to consider the possibility of (1) variance as opposed to the (2) Variances needed to meet Front & Rear Setback requirements.

Mr. Willis stated that combining the (2) lots would be their long-term plan but they would really like to keep the lots separate for now. Dean Huff asked what they planned on using the Pole Barn for? Mr. Willis replied storage and maybe a couple of older cars. Jim Foote asked if they were concerned about flooding? Mrs. Willis stated that they were not in a Flood Zone. Dean Huff stated that they would be more compliant if they moved the location of the Pole Barn 25' closer to the house. There was a discussion between the board members and Mr. & Mrs. Willis about where they could and couldn't build the barn and the board members decided to drive over to the actual location of the vacant lot & try to determine the best location for everyone concerned on where to build the Barn. Chrmn. Houck closed the Public Hearing portion of the meeting.

### **REGULAR MEETING:**

#### **Joan M. Willis – Area Variance**

The board members arrived at the site of the proposed Barn and began walking around the property and measuring distances in order to determine the best location. After a lot of discussion and many mosquito bites, the board members were ready to vote.

Dean Huff made a motion to approve an Area Variance allowing a Pole Barn to be constructed with a 50' Front Setback, in an area where a 75' Front Setback is required on the condition that the Pole Barn to be located no less than 25' from the South lot line and also run perpendicular to the South lot line. Jim Foote seconded the motion, with ayes by all, and motion carried. **Area Variance approved with conditions.**

**9:00PM** – There was no further business to come before the Board and Debbie Hastings made a motion to adjourn the meeting. Dean Huff seconded the motion, with ayes by all and motion carried. Meeting Adjourned.

Respectfully Submitted,

Debbie MacDowell,  
Clerk