

West Bloomfield Zoning Board of Appeals Meeting

June 24, 2009

PRESENT: Chrmn. Houck, James Foote, Bob Swain, Cindy Kretchmer and Dean Huff

ALSO PRESENT: Scott Storke, Code Enforcement Officer

7:40PM – Chrmn. Houck called meeting to order and, since Mr. Vysochanskyy was not here yet, he decided to move on to other items on the agenda.

2007 Minutes: Bob Swain made a motion to approve the **September, 2007** minutes. Jim Foote seconded the motion with ayes by all and motion passed. **Minutes Approved.**

2009 Meeting Date: Since there has been no business to come before the Zoning Board in the last year, the members decided to continue to meet on **the 4th Wednesday** of each month on an **“as needed basis.”** They would keep the 4th Wednesday open and the clerk would notify them by the 2nd Wednesday if the Chairman decided a meeting was needed to take care of new business before the Board.

Vice Chairman: Chrmn. Houck asked **Dean Huff** if he was still interested in the position of Vice Chairman and Dean replied yes. The Board voted unanimously to reappoint Dean as the Vice Chairman for the ZBA for 2009.

PUBLIC HEARING:

Igor Vysochanskyy – Area Variance: Mr. Vysochanskyy lives on a corner lot and is therefore considered to have two front yards (per code section 140-29). His application to build a shed was denied, as accessory structures are not permitted in the front yard, per zoning code 140-96E. The Board members discussed the matter and proceeded to go thru the list of test questions used to help determine whether or not an area variance should be granted.

- 1.) They agreed this would not result in an undesirable change to the character of the neighborhood or be detrimental to neighboring properties.
- 2.) They agreed there was not an alternative solution, as Mr. Vysochanskyy stated that his septic and leech fields are located behind his house and the property also slopes in that area, therefore making it difficult to build the garage there.
- 3.) They agreed that, although the request to build a garage in the location shown on the map was considered the front yard, it would be set back 150’.
- 4.) They agreed building the garage in the location shown on the map would have no adverse effect on the physical or environmental conditions in the neighborhood.
- 5.) They agreed the applicant did not create the need for an area variance himself as he is not the original owner of the house and the septic and leech fields are located in the rear yard.

Bob Swain made a motion to approve the area variance for Mr. Vysochanskyy to build a garage in the front yard of his property located on a corner lot. Dean Huff seconded the motion with ayes by all and motion carried. **Area Variance approved.**

8:15PM – There was no further business to come before the board and Dean Huff made a motion to adjourn the meeting. Bob Swain seconded the motion with ayes by all and motion carried.

Respectfully Submitted by,

Debbie MacDowell