

## West Bloomfield Zoning Board of Appeals Meeting

July 22, 2009

**PRESENT:** Chrmn. Houck, James Foote, Bob Swain, and Cyndi Kretchmer

**ABSENT:** Dean Huff

**ALSO PRESENT:** Judy Langon & Scott Storke, Code Enforcement Officer

**7:30PM** – Chrmn. Houck called meeting to order and read the Legal Notice for the Public Hearing scheduled for tonight.

### **PUBLIC HEARING:**

**Judith Langon – Area Variance:** Mrs. Langon was present and explained that she would like to put a bigger shed on her property and is asking the Board to consider a 5' setback in lieu of the 20' that is required by code. She does not want to interfere with the existing maple trees in her yard or lose what little yard space she has. The shed would be portable. She is unable to put the shed behind her garage as the leech lines are in that area. The Board received a letter from Cycle Enterprises, who own the land on all three sides of Mrs. Langon and they do not have a problem with the proposed location of the new shed (the old/existing shed is actually situated on their property). Jim Foote asked Mrs. Langon if she would be agreeable to a condition being attached to her getting an approval such as the existing shed having to come down prior to the new one being put up? Mrs. Langon replied yes. There were no further questions and Public Hearing was closed. 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 Mrs. Langon stated the leech fields are located behind the garage and the property also slopes in that area and it would require a lot of grading to make the area level.
- 3.) They agreed that, although the request to build a shed in the location shown on the map would have a 5' side setback in lieu of the 20' required by code, the existing shed actually sits part way on the neighbors property therefore, this is more conforming.
- 4.) They agreed placing the shed 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 as the leech fields are located in the back yard (behind the garage) and the existing shed was there when she purchased the property. Taking the old shed down and placing the new shed 5' off the neighboring property line will put her more in compliance.

Chrmn. Houck made a motion to approve the area variance for Mrs. Langon to build a shed on her property that will have a 5' side setback on the condition the existing shed be removed within 30 days of completion of the new shed. Bob Swain seconded the motion with ayes by all and motion carried. **Area Variance approved.**

**NEW BUSINESS:**

**June 2009 Minutes:** Chrmn. Houck made a motion to approve the June 24<sup>th</sup> minutes. Bob Swain seconded the motion with ayes by all and motion carried. June 24, 2009 minutes approved.

**8:30PM** – There was no further business to come before the Board so Chrmn. Houck made a motion to adjourn the meeting. Cyndi seconded the motion with ayes by all and motion carried. Meeting Adjourned.

Respectfully Submitted,

Debbie MacDowell  
Planning & Zoning Clerk