

**MINUTES OF THE MEETING OF June 5, 2019**  
**ZONING BOARD OF APPEALS AND ADJUSTMENT**

A meeting of the Zoning Board of Appeals and Adjustment of the City of Wyandotte was **called to order** by Chairperson Duran at **6:30 p.m.**, in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

**MEMBERS PRESENT:** Duran  
Flachsmann  
Gillon  
Nevin  
Trupiano  
Roberts (Alternate Member)

**MEMBERS ABSENT:** DiSanto  
Olsen  
Szymczuk  
Wienclaw

**ALSO PRESENT:** Kelly Roberts, Secretary

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A motion was made by Member Gillon, supported by Member Trupiano to approve the minutes of the May 1, 2019, meeting.

Yes: Duran, Flachsmann, Gillon, Nevin, Trupiano, Roberts

No: none

Abstain: none

Absent: DiSanto, Olsen, Szymczuk, Wienclaw

Motion passed

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**Appeal #3296 – TABLED**

Jonathon & Sandra Pratt, 1214 Cherry, Wyandotte (owner & appellant) for a variance **to obtain a building permit for a garage at 1214 Cherry**, Lots 24 & 25, VanVlasselaer Rugby Gardens Sub, in a RA zoning district, where the proposed conflicts with Section 2402.G of the Wyandotte Zoning Ordinance.

**Section 2402.G:**

In a RA zoning district, an accessory building with 4:12 or greater slope cannot exceed height of 17'. The proposed garage is 20'4", thereby exceeding the maximum height requirement by 3'4".

**Tabled until the July 17, 2019, meeting for consideration by the entire Board.**

Motion was made by Member Trupiano, Supported by Member Gillon to table this appeal.

Yes: Duran, Gillon, Nevin, Trupiano, Roberts

No: Flachsmann

Abstain: none

Absent: DiSanto, Olsen, Szymczuk, Wienclaw

Motion passed.

First Motion:

A motion was made by Member Flachsmann, supported by Member Gillon to deny this appeal.

Yes: Duran, Flachsmann, Gillon

No: Nevin, Trupiano, Roberts

Abstain: none

Absent: DiSanto, Olsen, Szymczuk, Wienclaw

Motion Failed to pass

**Appeal #3297 – GRANTED**

Robert Rodak, 3126 VanAlstyne, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for an addition at 3126 VanAlstyne**, Lot 61, Eureka Iron and Steel Works Re-Sub, in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**Section 2100:**

Only 35% of lot coverage allowed (1050 sq ft). Existing structures and proposed addition would be 1616.5 square feet in lot coverage, causing structures to exceed lot coverage by 566.5 square feet.

Existing house and garage currently exceed lot coverage by 242.5 square feet. Proposed addition would increase the square footage coverage by 324 square feet. Therefore, the entire existing and proposed structure would exceed maximum lot coverage by 566.5 square feet

**Proposed addition will not be detrimental to the development of adjacent buildings or uses, and will not impair the purpose of the ordinance as written.**

Motion was made by Member Flachsmann, supported by Member Nevin to grant this appeal.

Yes: Duran, Flachsmann, Gillon, Nevin, Roberts

No: Trupiano

Abstain: none

Absent: DiSanto, Olsen, Szymczuk, Wienclaw

Motion passed

**Appeal #3298 – GRANTED**

Scott Hanlon, 1251 Vinewood, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for removal and replacement of a new larger front porch with roof at 1251 Vinewood**, Lot 17, Lawrence Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**Section 2100:**

The proposed structure exceeds the maximum lot coverage in the RA zoning district. 35% lot coverage is allowable whereas 38.3% lot coverage is proposed thereby exceeding the permissible lot coverage by 114.5 square feet.

**Proposed expansion of front porch will not hinder or discourage the appropriate development or use of adjacent land and buildings, or impair the intent of the ordinance.**

A motion was made by Member Trupiano, supported by Member Flachsmann to grant this appeal.

Yes: Duran, Flachsmann, Gillon, Nevin, Trupiano, Roberts

No: none

Abstain: none

Absent: DiSanto, Olsen, Szymczuk, Wienclaw

Motion passed

**Appeal #3299– GRANTED**

Mark & Kimberly Vega, 1510 Sycamore, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a shed at 1510 Sycamore**, Lots 240, 241 and Lot 242 except the W 20', The Steel Plant Sub., in a RA zoning district, where the proposed conflicts with Section 2100 and Section 2100.b of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

Requires the maximum lot coverage not to exceed 35%. On December 6, 2017, Zoning Board Appeal #3258 granted the variance on the lot coverage for an additional covered rear porch, 435.42 sq. ft. to a new home. This resulted in allowable lot coverage to be exceeded by 393.68 sq. ft. The applicant is requesting a 10'x16' shed, an additional 160 sq. ft. Since the field conditions exceed the excessive lot coverage approved by the Zoning Board of Appeals, another variance is required.

**SECTION 2100.b:**

Where a sideyard abuts a street, the minimum width of such yard shall not be less than 5'. Proposed shed would be located 3' from the side lot line.

**Proposed shed does not hinder nearby development or encroach on adjacent buildings or land and does not impair the intent of the ordinance.**

A motion was made by Member Flachsmann, supported by Member Nevin to grant this appeal.

Yes: Duran, Flachsmann, Gillon, Nevin, Trupiano, Roberts

No: none

Abstain: none

Absent: DiSanto, Olsen, Szymczuk, Wienclaw

Motion passed

**OTHER BUSINESS:**



A motion was made by Member Trupiano, supported by Member Nevin to place communications on file. Motion carried.

There being no further business to discuss, the meeting adjourned at 7:10 p.m. **The next scheduled meeting of the Board will be held on July 17, 2019.**

  
Kelly Roberts, Secretary

**Appeal #3296**

Chairperson Duran read the appeal and asked that it be explained.

Mr. and Mrs. Pratt, 1214 Cherry, Wyandotte, present.

Mr. Pratt stated that he would like to construct a 24' x 24' garage with a loft room for additional storage. Mr. Pratt indicated that their home is only 800 square feet and their basement has flood in the past and they need additional storage.

Member Duran asked if this storage would be household items.

Mr. Pratt indicated that it would be.

Member Nevin asked if there would be heat, electrical or plumbing in the garage.

Mr. Pratt indicated that it would only have electrical, no heating or plumbing.

Member Gillon asked if Mr. Pratt had a picture of what the garage would look like.

Mr. Pratt passed around a picture of the proposed garage and indicated that it would have a barn like roof with 7 foot walls.

There was no further discussion, the hearing was closed.

Communication from DTE.

No communications were received regarding this appeal.

**Appeal #3297**

Chairperson Duran read the appeal and asked that it be explained.

Mr. and Mrs. Rodak, 3126 Van Alstyne, Wyandotte, present.

Mr. Rodak indicated that he and his wife are 79 years old and they have a 2 ½ story house and his wife has health issues and had a difficult time going up and down the stairs. Mr. Rodak indicated that they would like to construct an addition with a bedroom and bathroom on the first floor. Mr. Rodak indicated that their home was built in 1910 and there is not enough square footage with the current footprint to convert any rooms on the first floor for a bedroom or bathroom.

Mr. Rodak further indicated that they have architect drawings which they reviewed with the Board Members.

Member Flachsmann stated that it is a good idea to have a ramp and step in the rear to enter to the home.

Mr. Rodak stated that is what they wanted.

Julie Mix, 3116 Van Alstyne, Wyandotte.

Ms. Mix indicated that she lives next door and just happens to be the sister of Mrs. Rodak and she is in favor of this appeal.

Mr. Rodak indicated that they have lived in this home for 54 years and want to stay in their home. Mr. Rodak indicated that Mrs. Rodak business is just around the block and that he works for the City at Yack Arena and the Golf Course.

There was no further discussion, the hearing was closed.

Communication from DTE.

No communications were received regarding this appeal.

### **Appeal #3298**

Chairperson Duran read the appeal and asked that it be explained.

Mr. Hanlon, 1251 Vinewood, Wyandotte, present.

Mr. Hanlon indicated that he has a current porch 7' x 5' that is too small to sit on. Mr. Hanlon stated further that he would like to match the homes adjacent to him and across the street except his porch will not be enclosed. Mr. Hanlon stated further that when the porch is completed it will look nice.

Member Duran asked if the trees would be removed.

Mr. Hanlon indicated just the ones by the home the tree by the street will stay.

Mr. Hanlon indicated that the proposed porch will stop 1 foot from each side of the home, just like the adjacent property.

There was no further discussion, the hearing was closed.

Communication from DTE.

One (1) communication was received in favor of this appeal.

### **Appeal #3299**

Chairperson Duran read the appeal and asked that it be explained.

Mr. and Mrs. Vega, 1510 Sycamore, Wyandotte.

Mrs. Vega indicated that they have an attached garage, but they need additional room for yard equipment. Mrs. Vega indicated that they want to construct a shed on the slab that was put in by the Builder before they purchased the home. Mrs. Vega indicated that they talked to the adjacent property owners and they had no objection to this request.

Member Trupiano stated that he understands the need for additional storage, but it should meet the requirements.

Mrs. Vega indicated that they are going to put in a gate and the location is the best place to get in and out of the yard.

Member Trupiano asked what the fence would look like.

Mrs. Vega indicated that it would match the trim on the house and it would be vinyl.

Member Gillon asked if the shed would be placed on the pad that is currently in the yard.

Mrs. Vega indicated yes. Mrs. Vega indicated that they were unsure of the requirements, they just asked the Builder to build a shed.

There was no further discussion, the hearing was closed.

Communication from DTE.

No communications were received regarding this appeal.



OFFICIALS

Theodore H. Galeski  
CITY ASSESSOR

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
TREASURER



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MAYOR  
Joseph R. Peterson

COUNCIL  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maijani  
Leonard T. Sabuda  
Donald Schultz Jr.

ZONING BOARD OF APPEALS AND ADJUSTMENT

APPEAL #3298

To Neighborhood Owner  
Or Party-in-Interest

May 17, 2019

NOTICE IS HEREBY GIVEN that Scott Hanlon, 1251 Vinewood, Wyandotte (owner & appellant) has appealed to the Zoning Board of Appeals and Adjustment of the City of Wyandotte for a variance to obtain a building permit for removal and replacement of a new larger front porch with roof at 1251 Vinewood, Lot 17, Lawrence Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

Section 2100:

The proposed structure exceeds the maximum lot coverage in the RA zoning district. 35% lot coverage is allowable whereas 38.3% lot coverage is proposed thereby exceeding the permissible lot coverage by 114.5 square feet.

On Wednesday, June 5, 2019 at 6:30 p.m., a public hearing will be held on this appeal in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte, Michigan.

This notice is for the purpose of giving you and every other neighbor-in-interest this opportunity if you care to appear or to have your opinion expressed at this hearing in support or in opposition to this appeal. You may come in person, or you may authorize anyone else in writing to represent you; or you may express your views and reason in favor or in opposition in writing, but the letter must be received by the Board before the date of the hearing.

The City of Wyandotte will provide auxiliary aids and service to individuals with disabilities at the meeting upon one week notice to the City of Wyandotte. Individuals with disabilities requiring auxiliary aids or services should contact the City of Wyandotte by writing or calling the following: Department of Engineering and Building, 3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192, phone (734)324-4551.

Peggy Green  
Zoning Board Secretary

THE KNEW PORCH WILL MAKE OUR NEIGHBORHOOD AS AN UPGRAD TO OUR AREA.

Edward D. Williams

1270 VINEWOOD WYANDOTTE MI.

Peggy Green

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**From:** Jade M Detroyer [jade.detroyer@dteenergy.com]  
**Sent:** Monday, June 03, 2019 7:32 AM  
**To:** engineering1@wyan.org  
**Cc:** Bradley K Smith  
**Subject:** Appeals - June 5, 2019

Appeal #3296  
Appeal #3297  
Appeal #3298  
Appeal #3299

No issues with above listed appeals.

**JADE DETROYER | DTE Gas Company**

DRAFTER – SOUTHEAST REGION

D(313) 235-1783 C (810) 310-0899

[Jade.Detroyer@dteenergy.com](mailto:Jade.Detroyer@dteenergy.com)

**DTE**