

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF May 1, 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  
Olsen  
Szymczuk  
Trupiano  
Wienclaw

**MEMBERS ABSENT:** DiSanto

**ALSO PRESENT:** Peggy Green, Secretary

A motion was made by Member Gillon, supported by Member Flachsmann to approve the minutes of the April 3, 2019, meeting.

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto

Motion passed

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**Appeal #3295 – GRANTED**

Kurt & Christina Hunter, 518 Plum, Wyandotte (owner & appellant)

for a variance to **obtain a building permit for a shed at 518 Plum**, Lot 9, Block 154, in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**Section 2100:**

A maximum of 35% lot coverage is allowed for structures in a RA zoning district. The new home and garage already exceed maximum lot coverage by 306 sq. ft. A variance was granted by the Zoning Board of Appeals on July 18, 2018 for the excessive lot coverage.

The proposed 6'x8' or 48 sq. ft. shed will increase this nonconformity of excessive lot coverage to a total of 354 sq. ft. over the allowable.

**Proposed shed does not hinder 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, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto

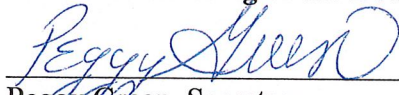
Motion passed

**COMMUNICATIONS:**

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

**OTHER BUSINESS:**

There being no further business to discuss, the meeting adjourned at 7:40 p.m. **The next scheduled meeting of the Board will be held on June 5, 2019.**

  
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Peggy Green, Secretary

**Appeal #3295**

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

Kurt Hunter, owner, present.

Mr. Hunter explained that he wants a small shed for gardening tools that will not fit in the garage.

Chairperson Duran asked if the garage was off the alley. Mr. Hunter replied yes.  
Chairperson Duran asked the location of the shed. Mr. Hunter replied in the back corner of the lot.

Member Trupiano asked if the shed was already there. Mr. Hunter replied yes. Member Trupiano asked about him securing the permit. Mr. Hunter explained that the builder put in a slab for a shed when the house was built so he thought that it included the shed.

Communication from DTE.

No communications were received regarding this appeal.

Peggy Green

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**From:** Michael C Harrison [michael.c.harrison@dteenergy.com]  
**Sent:** Tuesday, April 16, 2019 4:17 PM  
**To:** Engineering1@wyandotte.org  
**Subject:** Re: Notice of public hearing Appeal #3295

April 16, 2019

City of Wyandotte  
Zoning Board of Appeals  
3200 Biddle Ave., Suite 200  
Wyandotte, MI 48192

**Appeal #3295**

Re: Notice of public hearing:  
**Variance to obtain a building permit for a shed @ 518 Plum.**

☒ **Not Involved**

- ☐ Involved: but asking you to hold action on this petition until further notice.
- ☐ Involved: but no objections to the property change - provided an easement of the full width of the public right-of-way (street, alley or other public place) is reserved.
- ☐ Involved: the nature of our services, and the estimated costs of abandonment and/or rerouting of all such gas mains and/or services must be determined.

**REMARKS:**

DTE Gas Company has no involvement, nor objection to aforementioned permit.

Please abide by Public Act 174. **Three (3) working days before you dig call MISS DIG at:**  
1-800-482-7171 or 811

**DTE Energy's Gas Leak Emergency Phone Number 1-800-947-5000.**

Sincerely,

*Michael C. Harrison*

Michael C. Harrison  
Drafter/SE Region

**DTE Gas Company**

Data Integrity- Southeast Region Mapping  
1 Plaza Drive, WCB 1710  
Detroit, MI 48226