

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF March 3, 2021  
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.**, this was a virtual audio-only meeting.

**MEMBERS PRESENT:** DiSanto  
Duran  
Flachsmann  
Gillon  
Nevin  
Olsen  
Szymczuk  
Trupiano

**MEMBERS ABSENT:** Wienclaw

**ALSO PRESENT:** Peggy Green, Secretary

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A motion was made by Member Olsen, supported by Member Nevin to approve the minutes of the January 6, 2021, meeting.

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

No: none

Abstain: none

Absent: Wienclaw

Motion passed

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**APPEAL #3341 – GRANTED**

Pizzo Development Group, 349 Antoine, Wyandotte (appellant) and Jason & Victoria Moreno, 2080 11<sup>th</sup> Street, Wyandotte (owner)

**for a variance to obtain a building permit for a new single family dwelling at 908 Vinewood**, Lots 1 thru 3, also the east 5 feet of Lot 4, Rich Welch Sub., Block 14, in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**Section 2100:**

In a RA One Family Residential Zoning District, the minimum rear yard setback is twenty five (25) feet. The proposed structure has a rear yard setback of 18'7".

**Proposed rear yard setback requirements will not hinder or discourage the appropriate development or use of adjacent land and buildings, or impair the intent of the ordinance.**

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

Yes: DiSanto, Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano  
No: none  
Abstain: none  
Absent: Wienclaw  
Motion passed

**APPEAL #3342 – GRANTED**

Thomas Roberts Architect LLC, 2927 4<sup>th</sup> Street, Wyandotte (appellant) and M Sawicki LLC, 18603 Parke Lane, Grosse Ile (owner)

**for a variance to obtain a Certificate of Occupancy for a 2<sup>nd</sup> floor dwelling at 2922 Biddle, E 100FT OF S 16.48FT LOT 1 ALSO E 100FT OF N 5.52FT LOT 2 ALSO W 20FT OF E 120FT LOTS 1 AND 2 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 57, in a CBD zoning district, where the proposed conflicts with Section 2403.R.1.a of the Wyandotte Zoning Ordinance.**

**Section 2403.R.1.a:**

One parking space for each dwelling unit is required. In the CBD, off street parking for residential use is required, where none is provided.

**Proposed off street parking located in the CBD district will not be detrimental to the adjacent, land and buildings, or impair the intent of the ordinance.**

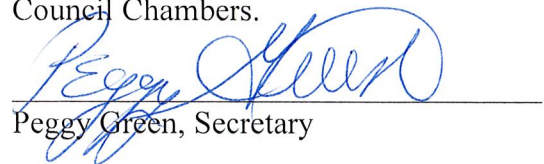
Motion was made by Member Szymczuk, supported by Member Olsen to grant this appeal.

Yes: DiSanto, Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano  
No: none  
Abstain: none  
Absent: Wienclaw  
Motion passed

**OTHER BUSINESS:**

There being no further business to discuss, the meeting adjourned at 6:50 p.m. **The next scheduled meeting of the Board will be held on April 7, 2021.**

Chairperson Duran stated that the April 7, 2021, meeting, as far as it stands now, will be held in person in the Council Chambers.



Peggy Green, Secretary

**Appeal #3341**

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

Jason and Victoria Moreno (owner) participated.

Mrs. Moreno explained that they will be building a single family ranch with attached garage, it is on a corner lot, and the garage will be blocking the Gold Star Bar. Mrs. Moreno added that with them building this home, it will encourage the sale of the other vacant lot for someone to build a new house.

Member Szymczuk asked if this would be on the corner of Vinewood and 9<sup>th</sup>. Mrs. Moreno replied yes, facing the park, with a Vinewood address.

Member Trupiano and Mrs. Moreno discussed the other vacant lot that is kitty corner (SE corner).

Member Nevin asked what type of home this would be. Mrs. Moreno replied 1700 square foot with attached garage

No communications were received regarding this appeal.

### **Appeal #3342**

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

Wayne Dutton , Thomas Roberts Architect LLC, appellant, participated.

Mr. Dutton explained that they have been going through the approval process of making a one unit, two bedroom apartment, 900 square feet on the second floor. The apartment will utilize 50% of the second floor, the remaining 50% will be for office space.

Chairperson Duran commented that approval was received from the Planning Commission at the February 18, 2021, meeting, and the issue in front of the Zoning Board is for a parking variance.

Member Szymczuk asked if there was a front and back entrance. Mr. Dutton replied that there are two stairways, one is rear access for the office, the apartment entrance will be from the front.

Member Gillon asked what the use was before. Mr. Dutton replied that the back half was office, the part being converted to an apartment was vacant, and he is unsure of the history. Member Gillon confirmed that there has been no change in ownership. Mr. Dutton stated that was correct.

No communications were received regarding this appeal.