

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF May 4, 2022  
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  
Olsen  
Trupiano  
Green (alternate member)

**MEMBERS ABSENT:** DiSanto, Nevin, Szymczuk, Wienclaw

**ALSO PRESENT:** Peggy Green, Secretary  
Jesus Plasencia, Assistant City Engineer

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A motion was made by Member Gillon, supported by Member Olsen to approve the minutes of the April 6, 2022, meeting with the correction that at the start of the minutes, Member Gillon was present, Member Nevin was absent.

Yes: Duran, Flachsmann, Gillon, Olsen, Trupiano, Green

No: none

Abstain: none

Absent: DiSanto, Nevin, Szymczuk, Wienclaw

Motion passed

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**Appeal #3374 – GRANTED**

Bratcher Electric, 35728 VanBorn, Wayne, Michigan (appellant) and Debbie Jakovac, 2124 Davis, Wyandotte (owner)

**for a variance to obtain a mechanical permit for a generator at 2124 Davis** (Lot 163 and Lot 197, Schorr Grove Sub.) in a RA zoning district, where the proposed conflicts with Section 190.332.G.9 of the Wyandotte Zoning Ordinance.

**Section 190.332.G.9:**

Area, Height, and Use Exceptions. Mechanical equipment installed outside of one or two family dwellings and their attached structures shall not be installed in any front/or sideyard and shall be installed behind the structure and a minimum of five (5) feet from the property line. The proposed would be located in a sideyard.

**Proposed sideyard location of generator unit will not be detrimental to the development of adjacent buildings or uses, and will not impair the intent or purpose of the ordinance as written.**

Motion was made by Member Trupiano, Supported by Member Olsen to grant this appeal.

Yes: Duran, Flachsmann, Gillon, Olsen, Trupiano, Green

No: none

Abstain: none

Absent: DiSanto, Nevin, Szymczuk, Wienclaw

Motion passed

### **OTHER BUSINESS:**

Member Flachsmann commented that he will have a simple letter to the Board Members at the next meeting regarding an appeal that was before the Board a few months ago.

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 July 20, 2022** (no appeals were received for the June 1 meeting).



Peggy Green, Secretary

### **Appeal #3374**

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

Debbie Jakovac, owner, present.

Ms. Jakovac stated that she thought the contractor would be present. Ms. Jakovac explained that she hired the contractor in September (2021) and the unit was installed with no permit. In March (2022) she found out that it was in noncompliance. Ms. Jakovac added that there is no place in the rear yard to place the unit.

Member Trupiano commented that the contractor had stated in his application that there were technical reasons and asked about them. Ms. Jakovac replied she was not sure, that is why she hired a contractor. Member Trupiano asked if they pulled a permit. Ms. Jakovac replied yes, then it was denied. Member Trupiano asked if the generator was for power outages. Ms. Jakovac replied yes, and added that she has a sump pump. Member Trupiano asked if the unit was loud. Ms. Jakovac replied little more than the air conditioner unit, which both are located right by the bedroom window. Member Trupiano asked if the neighbors had any complaints. Ms. Jakovac replied no.

Member Gillon commented that it was the logical place to locate the unit and that the Board is not able to ask the contractor about the technical issues because he is not present.

Member Olsen commented that the fence would muffle the sound.

Member Flachsmann asked Ms. Jakovac how the unit was discovered. Ms. Jakovac commented that someone from the City came out. Member Flachsmann informed Ms. Jakovac that all it takes is for two (2) board members to vote no against granting appeal and it would be denied. Member Flachsmann discussed the required mechanical and electrical permits that are required, added that there has been no inspections performed yet, and that Ms. Jakovac is assuming that the unit is safe. Member Flachsmann asked the size of the generator. Ms. Jakovac replied she did not know, but it is a whole house generator. Member Flachsmann commented that he would like to see a flag noted by this contractor that he did not secure permits.

No communications were received regarding this appeal.