

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF September 2, 2020
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
Szymczuk
Wienclaw

MEMBERS ABSENT: Nevin, Olsen, Trupiano

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Wienclaw, supported by Member Szymczuk to approve the minutes of the August 5, 2020, meeting.

Yes: DiSanto, Duran, Flachsmann, Gillon, Szymczuk, Wienclaw

No: none

Abstain: none

Absent: Nevin, Olsen, Trupiano

Motion passed

Appeal #3331 - GRANTED

Thompson-Group, 9834 Dixie Hwy., PO Box 105, Anchorville, MI (appellant) and Michigan Legacy Credit Union, 144 East Pike St., Pontiac, Michigan (owner)

for a variance to obtain a sign permit for 2 roof top signs at 269 Oak, (Lots 1 to 3, Incl., also the W 21' of Lot 4, Block 85), in an OS zoning district, where the proposed conflicts with Section 2408.G.8 of the Wyandotte Zoning Ordinance.

SECTION 2408.G.8:

Prohibited signs. A roof top sign is a prohibited sign. A roof top sign is defined as a display sign which is erected, constructed and maintained on or above the roof the building and supported on the building roof.

The proposed Michigan Legacy signs, 1 facing Oak Street and 1 facing alley, by definition, are roof type signs.

REASON: Proposed roof top signs will not be objectionable to nearby dwellings, obstruct or interfere with the public right-of-way, adjacent land or buildings, and will conform to all other ordinance standards.

Motion was made by Member Flachsmann, Supported by Member DiSanto to grant this appeal.

Yes: DiSanto, Duran, Flachsmann, Gillon, Szymczuk, Wienclaw

No: none

Abstain: none

Absent: Nevin, Olsen, Trupiano

Motion passed

Appeal #3332 - GRANTED

Cindy Gouth, 3558 – 17th Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a covered porch at 3558 – 17th Street, (Lot 459 also S 15' of Lot 460, Taylor Park Sub.), in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

In a RA zoning district, a maximum of 35% of lot coverage is allowed. Proposed 6'x19' covered porch over existing concrete porch will result in the lot coverage being exceeded by 56.87 sq. ft. or a total lot coverage of 36.19%.

NOTE: As per Section 2500.F.5, structures 4' in height or greater shall be computed as lot coverage, this rule causes the covering of the existing concrete porch with a roof to be calculated as lot coverage.

REASON: Proposed covered porch will not be detrimental to adjacent land or buildings, will not interfere with the public right-of-way, and will conform to all other ordinance standards.

Motion was made by Member Szymczuk, Supported by Member Flachsmann to grant this appeal.

Yes: DiSanto, Duran, Flachsmann, Gillon, Szymczuk, Wienclaw

No: none

Abstain: none

Absent: Nevin, Olsen, Trupiano

Motion passed

Appeal #3333 - GRANTED

Francesco & Susanna Giammalva, 1261 Cedar, Wyandotte (owner & appellant)

for a variance to obtain a building permit to cover existing patio at 1261 Cedar, (W 19' of Lot 10 also Lot 11, Killbuck Sub.), in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

Proposed wood structure over rear patio exceeds lot coverage by 305.2 square feet.

REASON: Proposed patio will not be detrimental to adjacent land or buildings, will not interfere with the public right-of-way, and will conform to all other ordinance standards.

Motion was made by Member DiSanto, Supported by Member Flachsmann to grant this appeal.

Yes: DiSanto, Duran, Flachsmann, Gillon, Szymczuk, Wienclaw

No: none

Abstain: none

Absent: Nevin, Olsen, Trupiano

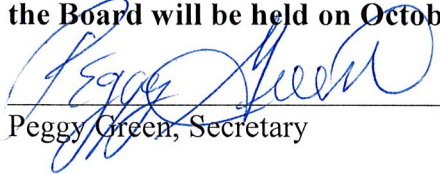
Motion passed

OTHER BUSINESS:

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

Chairperson Duran stated that in regards to the October 7, 2020, meeting, it will be audio only meeting unless the Executive Order changes.

There being no further business to discuss, the meeting adjourned at 7:00 p.m. **The next scheduled meeting of the Board will be held on October 7, 2020.**



Peggy Green, Secretary

Appeal #3331

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

Bill Haas, Thompson Group, appellant, participated.

Mr. Haas explained that they started a new look for the credit union a few years ago, and they wanted to renovate and mimic the look for this Credit Union and make it look like the main Credit Union. Mr. Haas continued that they feel that the signs are wall signs and not roof signs. The signs are fastened to the exterior wall and not to the roof structure. There are two exterior wall heights and two roof heights. The wall sign is located above the main roof line, but it is below the upper roof line and referred the members to look at the drawing that was supplied to them.

Chairperson Duran asked if the sign would be lit for 24 hours. Mr. Haas replied that he assumed it would be on a timer and go off at a certain time same as the other lighting. They will do whatever is required.

Chairperson Duran commented that there are a lot of residents in the area. Mr. Haas added that the decorative lights would also be on a timer.

Brian Reinhardt, 225 Oak, participated.

Mr. Reinhardt stated that he has not seen the drawing, and thought that it was going to be a billboard sign on top of the building.

Mr. Haas explained that it will be an identification sign, dark blue, with white lettering.

Joan Janiszewski, 2844 – 3rd Street, participated.

Ms. Janiszewski stated that any sign lit up will shine into her bedroom and this would lead to other businesses on Biddle wanting this, and it would start to look like Las Vegas, she is concerned about the light.

Sharon Longton, 223 Oak Street, participated.

Ms. Longton stated that she has the same concerns, and added that she has a friend on Biddle that was denied for a sign. Ms. Longton continued that she is concerned about the light and the aesthetics will impact the ability for future sale of properties.

Member DiSanto asked what candle lumens they are proposing at the property line. Mr. Haas replied that he would have to get the numbers and added that it would be back lit, and the letters would be lit. Member

DiSanto asked if it would be no more than a traffic signal. Mr. Haas stated that was correct, it would be lit to read the lettering, and the power can be turned off at certain times.

Member Flachsmann and Mr. Haas discussed how far past the roof the signs would be and asked if they would be on the corner of the building. Chairperson Duran commented that one sign would be facing Oak Street, the other would be facing the alley. Member Flachsmann stated that no signs would be facing east and west, Chairperson Duran stated that was correct. Member Flachsmann also commented that each appeal is taken on an individual basis, and that is why there is an appeal board.

Member Gillon commented that the two signs are going where the structures are existing now.

No communications were received regarding this appeal.

Appeal #3332

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

Cindy Gouth, owner, participated.

Ms. Gouth explained that her contractor, Paul Calinda, wants to build a cover over the existing porch, and prints were submitted.

No communications were received regarding this appeal.

Appeal #3333

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

Francesco Giammalva, owner, participated.

Mr. Giammalva explained that he wants to cover the existing patio with a wood structure to make his rear yard more comfortable.

Two (2) communications were received in favor of this appeal.

5 of 6

July 2020

To Whom It May Concern,

My name is KRISTA WALAKONIS and I occupy the home at:

1251 CEDAR ST. WYANDOTTE, which is the property adjacent to Francesco and

Susanna Giammalva, the homeowners who reside at 1261 Cedar Street in Wyandotte. The

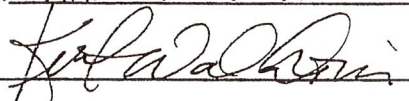
Giammalva's have expressed interest in their desire to build a covered patio in their backyard.

This letter is to inform you that I have no issues or concerns with The Giammalva's building a roof / structure that covers their pre-existing patio.

Please take their request to appeal your previous decision into consideration.

Thank you,

(print name) KRISTA WALAKONIS

(signature) 

60F6

July 2020

To Whom It May Concern,

My name is David Handley and I occupy the home at:

1267 Cedar, which is the property adjacent to Francesco and
Susanna Giammalva, the homeowners who reside at 1261 Cedar Street in Wyandotte. The
Giammalva's have expressed interest in their desire to build a covered patio in their backyard.
This letter is to inform you that I have no issues or concerns with The Giammalva's building a
roof / structure that covers their pre-existing patio.

Please take their request to appeal your previous decision into consideration.

Thank you,

(print name) David Handley

(signature) [Signature]