

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF April 3, 2024
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 Vice Chairperson Gillon **at 6:30 p.m.**, in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: DiSanto
Duran
Flachsmann
Gillon
McDonald
Trupiano

MEMBERS ABSENT: Olsen
Szymczuk
Wienclaw

ALSO PRESENT: Peggy Green, recording secretary
Jesus Plasencia, City Engineer

A motion was made by Member Flachsmann, supported by Member Trupiano to approve the minutes of the March 6, 2024.

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

APPEAL #3399 – WITHDRAWN (met requirements)– tabled from the March 6, 2024 meeting. Section 190.323(G) only.

James David, 2810 9th Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a garage at 2810 9th (LOT 43 T. D. EVANS SUB) in a RA zoning district, where the proposed conflicts with Sections 190.290 and 190.323(G) of the Wyandotte Zoning Ordinance.

Section 190.290: (granted at the March 6, 2024, meeting)

Proposed garage has proper location on lot, but exceeds lot coverage by 73.235 square feet.

Section 190.323(G): (tabled until the April 3, 2024, meeting)

No detached accessory building in an RA, RU, RT, RM-1, RM-1A, RM-2, RM-3, O-S or B-1 district shall exceed 15 feet in height to the ridge line, with an exception that no accessory building may exceed 15 feet in

height; provided, the slope of the roof has a pitch of 4:12 or greater to a maximum height of 17 feet to the ridgeline.

Proposed 18.5 foot tall garage exceeds height limitation by 3.5 feet.

APPEAL #3401 – GRANTED

Ron Thomas, 97 Oak Ste. 101, Wyandotte (owner & appellant)

to obtain a variance for decorative lighting along Pennsylvania at 4711 13th Street (legal description on file) in a 1-3 zoning district, where the proposed conflicts with Section 190.325(N) of the Wyandotte Zoning Ordinance.

Section 190.325(N):

- (1) All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only. When a parking lot abuts a major thoroughfare lighting fixtures shall be provided in the private greenbelt adjacent to the street.
- (2) This lighting will be required to be the following:

Manufacture	Holophane Unique Solutions
	515 McKinley Avenue, Newark, OH 43055
Post	Burlington Series, Black Cast Aluminum 11" Sq. Base 4" dia. Fluted Shaft
Light	GranVille Series Luminaire, Leaf Style Housing
Arm mount	Philadelphia Series, Black Cast Aluminum 36" -2 Arm 180 deg.
Height	12 feet except on Eureka, Biddle and Fort Streets where the height shall be 14 feet
Spacing	Lights shall be spaced not more than 50 feet apart
Fixture heads	2 head fixtures are required on Eureka, Biddle and Fort Streets; all other streets require single head fixtures; 2 headed fixtures shall be located perpendicular to the street

OR

Manufacture	Cooper Lighting
	1121 Highway 74, South Peach Tree City, GA 30269
Post	Grand, Black Cast Aluminum, 11.5", 1 Piece Structural
	Catalog #CLB050LEDU33x32 BK
Height	12 feet, except on Eureka, Biddle and Fort Streets where the height shall be 14 feet
Spacing	Lights shall be spaced not more than 50 feet apart
Fixture heads	2 headed fixtures are required on Eureka, Biddle and Fort Street which will require the use of Holophane Unique Solutions approved light. All other streets require single headed fixtures which allow the approved light from Cooper Lighting; 2 headed fixtures shall be located perpendicular to the street

The approved site plan indicated decorative lighting along Pennsylvania, no decorative lights installed.

Proposed decorative lighting is deemed not to be detrimental to the adjacent property uses and buildings and will not impair the intent of the ordinance as written.

Motion by Member Flachsmann, supported by Member DiSanto to grant this appeal.

Yes: DiSanto, Duran, Flachsmann, Gillon, McDonald, Trupiano

No: none

Abstain: none

Absent: Olsen, Szymczuk, Wienclaw

Motion passed

APPEAL #3402 - GRANTED

Kal Audi, 5743 Kenmore, Dearborn Heights, Michigan (owner & appellant)

for a variance to obtain a building permit for a deck at 130 North Drive (Lot 77, River Park Gardens Sub.) in a RT zoning district, where the proposed conflicts with Section 190.332(F)(1) of the Wyandotte Zoning Ordinance.

Section 190.332(F)(1):

Outside stairways, fire escapes, vestibules, balconies, decks and similar projections from a wall of a building and detached decks extending more than two feet above the established grade shall not extend into any required yard. A landing required for exit from a building of a maximum area of ten square feet is allowed.

Whereas, the west side of proposed deck projects into required 4 foot side yard.

Proposed deck is deemed not to be detrimental to the adjacent property uses and buildings and will not impair the intent of the ordinance as written.

Motion by Member Trupiano, supported by Member McDonald to grant this appeal.

Yes: DiSanto, Duran, Flachsmann, Gillon, McDonald, Trupiano

No: none

Abstain: none

Absent: Olsen, Szymczuk, Wienclaw

Motion passed

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 6:45 p.m. **The next scheduled meeting of the Board will be held on May 1, 2024.**


Peggy Green, recording secretary

Appeal #3401

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

No one was present to represent this appeal.

Member Flachsmann asked if the lights would be placed on private property. Chairperson Duran replied yes. Member Flachsmann commented that it would be on the 4' area next to the building. Member Trupiano commented that he understood appellant stated on application it would be in the ditch. Chairperson Duran commented that it looks like by the ditch.

Discussion regarding the plan submitted by the appellant.

Chairperson Duran asked if the City Engineer could answer. Mr. Plasencia stated that he would have to look up where the appellant had proposed on the site plan and added that these would be the only lights on Pennsylvania.

Chairperson Duran informed the Board that they could deny, table, or request the appellant to be present at the next meeting.

No communications were received regarding this appeal.

Appeal #3402

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

Kal Audi, owner, present.

Chairperson Duran asked if the home was vacant. Mr. Audi replied yes, they are fixing it up. Mr. Audi continued that the deck was replaced the same as the existing, and added that the porch underneath it, is the same size.

Member McDonald confirmed that it was the same size.

Member Flachsmann asked if the deck goes to the deck of the house. Mr. Audi replied yes.

Member Gillon commented that this is an existing nonconforming property, and Mr. Audi is not increasing the nonconformity.

Member Trupiano asked Mr. Audi if this was a single residence. Mr. Audi replied yes.

Mike Denny, 128 North Drive, present.

Mr. Denny stated that he is in support of the deck, it is an existing nonconforming property.

No communications were received regarding this appeal.