

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF August 1, 2018
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
Trupiano
Wienclaw

MEMBERS ABSENT: DiSanto, Szymczuk

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Nevin, supported by Member Flachsmann to approve the minutes of the July 18, 2018, meeting.

With correction: to Appeal #3272, Members Olsen and Trupiano voted no, Member Nevin voted yes.

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

No: none

Abstain: none

Absent: DiSanto, Szymczuk

Motion passed

Appeal #3274 - GRANTED

Cassino Construction, 13150 Dix, Southgate (appellant) and Dale Stratton, 1558 Chestnut, Wyandotte (owner)

for a variance **to obtain a building permit for a wood frame garage at 1558 Chestnut, W 10' of Lot 11, also Lot 12, Dewey Place Sub., Block 2, in a RA zoning district, where the proposed conflicts with Section 2402.F of the Wyandotte Zoning Ordinance.**

SECTION 2402.F:

For detached accessory structures, an exterior wall shall not be located less than three (3) feet from interior lot lines except accessory structures less than two hundred (200) square feet in area may be built on interior lot lines with no part thereof protruding over said lot line. There shall be no opening in any wall which is located less than three (3) feet from an interior lot line.

The east wall of the 576 square foot proposed garage is 2 feet from the side lot line.

If a variance is granted, the east wall would require a 1 hour fire rating on the inside, outside, and underside of the overhang.

Proposed garage will not be detrimental to adjacent land or buildings, will not impede flow of pedestrian or vehicular traffic, and will not impair the intent of the ordinance.

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

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

No: none

Abstain: Olsen

Absent: DiSanto, Szymczuk

Motion passed

Appeal #3275 - GRANTED

Todd Sclafani, 1716 – 13th Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a shed at 1716 - 13th Street**, Lot 93, G.F. Bennett's Boulevard Park Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

The maximum allowable lot coverage in a RA district is 35%. Proposed structure would exceed the allowable lot area by 133 square feet.

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 Olsen, supported by Member Flachsmann to grant this appeal.

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

No: none

Abstain: none

Absent: DiSanto, Szymczuk

Motion passed

COMMUNICATIONS:

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

OTHER BUSINESS:

Member Flachsmann mentioned again that he would like to see the square footage requirements for new homes to be built to be smaller.

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 September 5, 2018.**


Peggy Green, Secretary

Appeal #3274

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

Larry, Cassino Construction (appellant) and Dale Stratton (owner), present.

Larry explained that the floor and foundation are existing, there was a permit pulled for it in 1993, but the owner never built a garage. Larry added that the slab is in good condition.

Member Flachsmann asked if there is anything abutting the property on the 2' side. Larry replied no.

Member Trupiano commented that the slab looked rough. Larry stated that there were stress cracks, but it is structurally sound.

One communication was received from DTE.
No communications were received regarding this appeal.

Appeal #3275

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

Todd Sclafani, owner, present.

Mr. Sclafani explained that he purchased the property 10 years ago, at that time he asked if he could build a garage, but was told that he would have to appeal it, but after looking into it, it would be difficult to get into a garage, and he would have to build it over a sewer pipe, so now he wants to build a shed so that he can still have a yard. Mr. Sclafani added that there is a parking pad with a driveway to get the cars off the street.

Member Trupiano asked about the shed that is there now. Mr. Sclafani stated that it will be removed.

Member Gillon commented that he does appreciate the improvements that have been made to the property.

Member Nevin asked about the fire pit. Mr. Sclafani stated that they will take half of it out and adjoin it to the structure to make it flow.

One communication was received from DTE.
No communications were received regarding this appeal.

DTE Energy Gas Co.
Data Integrity and Technology
One Energy Plaza, 1710 WCB
City of Detroit, MI 48226

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8-1-18

July 20, 2018

Peggy Green, Zoning Board Secretary
Zoning Board of Appeals and Adjustment
3200 Biddle Avenue, Suite 200
Wyandotte, Michigan 48192

RE: Appeal #3274: Variance to obtain a building permit for a wood frame garage at 1558 Chestnut.

- ☒ Not involved. See Remarks
- ☐ Involved: but asking you to hold action on this petition until further notice.
- ☐ Involved but have no objection to the property change -- provided that 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 removing, rerouting or abandonment of such all gas mains and/or services

REMARKS:

DTE Energy Gas Company has no involvement, nor objection to the Appeal #3274 as mentioned above. See enclosed strip print and attached notice of public hearing, for your use and information.

Please abide by Public Act 174, three (3) working days before you dig, dial toll free MISS DIG at: 1 - 800 - 482 - 7171.

DTE Energy Gas Leak Emergency Phone Number: 1- 800 - 947 - 5000.

Sincerely,

Aras Butkunas
Drafter
Data Integrity and Technology

6 of 6
8-1-18

DTE Energy Gas Co.
Data Integrity and Technology
One Energy Plaza, 1710 WCB
City of Detroit, MI 48226

July 20, 2018

Peggy Green, Zoning Board Secretary
Zoning Board of Appeals and Adjustment
3200 Biddle Avenue, Suite 200
Wyandotte, Michigan 48192

RE: Appeal #3275: Variance to obtain a building permit for a shed at 1716 13th St.

- ☒ Not involved. See Remarks
- ☐ Involved: but asking you to hold action on this petition until further notice.
- ☐ Involved but have no objection to the property change - - provided that 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 removing, rerouting or abandonment of such all gas mains and/or services

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