

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF December 6, 2023
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 Acting Chairperson Flachsmann **at 6:30 p.m.**, in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: Flachsmann
McDonald
Olsen
Szymczuk
Trupiano
Roberts (alternate member)

MEMBERS ABSENT: DiSanto
Duran
Gillon
Wienclaw

ALSO PRESENT: Kelly Roberts, recording secretary
Jesus Plasencia, City Engineer

A motion was made by Member Olsen, supported by Member Trupiano to approve the minutes of the November 1, 2023, meeting.

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

APPEAL #3397 – GRANTED

Agnes Snyder, 3116 – 22nd Street, Wyandotte (owner) and Gene Stephens, 3104 – 22nd Street, Wyandotte (appellant)

for a variance to obtain a building permit for a garage at 3116 22nd Street (Lot 411, Assessor's Wyandotte Plat No. 12) in a RA zoning district, where the proposed conflicts with Section 190.323.F of the Wyandotte Zoning Ordinance.

Section 190.323.F:

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

Proposed new garage on existing footings would be located 9" from the side lot line.

Impact to the neighbors is negligible. No concern from the notified public.

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

Yes: Flachsmann, McDonald, Olsen, Szymczuk, Trupiano, Roberts

No: none

Abstain: none

Absent: DiSanto, Duran, Gillon, Wienclaw

Motion passed

APPEAL #3398 – GRANTED

Philip Rice, 2400 – 2nd Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for an addition at 2400 – 2nd Street (N 90' of Lot 7, Block 80) in a RT zoning district, where the proposed conflicts with Section 190.290 of the Wyandotte Zoning Ordinance.

Section 190.290:

A maximum of 35% lot coverage is allowed in a RT zoning district for a single family home. Permit application is proposing to remove a 65 square feet portion of the home that has a failing foundation and replace it with a 120 square feet new addition. Currently, the existing home exceeds the allowable lot coverage by 214 square feet, with the removal of this existing portion of the home and the installation of the new 120 square foot addition, the home will exceed the allowable lot coverage by 269 square feet. This would result in the lot coverage encompassing 41% of the allowable lot area where the existing home current lot coverage is at 39.76%, whereas a maximum of 35% lot coverage is allowed.

The minimum front yard setback is 20' to the front lot or the average of the block. The average of the block is 12.2', the proposed setback of the addition is 9.5' to the front lot line.

Improvement to neighborhood with no public concerns.

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

Yes: Flachsmann, McDonald, Olsen, Szymczuk, Trupiano, Roberts

No: none

Abstain: none

Absent: DiSanto, Duran, Gillon, Wienclaw

Motion passed

OTHER BUSINESS:

Motion was made by Member Olsen, supported by Member Trupiano to adopt the meeting protocol resolution.

Yes: Flachsmann, McDonald, Olsen, Szymczuk, Trupiano, Roberts

No: none

Abstain: none

Absent: DiSanto, Duran, Gillon, Wienclaw
Motion passed

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 February 7, 2024.** (no appeals were received for the January 3, 2024 meeting)


Kelly Roberts, recording secretary

Appeal #3397

Acting Chairperson Flachsmann read the appeal and asked that it be explained.

Mr. Gene Stephens, 3104 22nd Street, Wyandotte, representing the owner of the property Ms. Snyder.

Mr. Stephens indicated that Ms. Snyder is his neighbor and her garage burned down earlier this year and she would like to rebuild the garage in the same location.

Mr. Stephens indicated that Ms. Snyder would be replacing some of the concrete floor that was damaged. Mr. Stephens continued that there will be no overhangs on the south side of the garage so there will be no issues with water drainage to the neighbor's property.

Member Szymczuk asked if the garage would be built 9 inches from the south property line.

Mr. Stephens indicated that was correct.

Member Trupiano stated that he did notice that the concrete pad was in bad shape and needs to be replaced.

Mr. Stephens indicated that was correct, it will be replaced, but Ms. Snyder would like to have the same size garage built at the same location as the one that burned down.

Member McDonald asked if the neighbor to the south parks in the rear yard adjacent to the garage. Member McDonald continued that he is concerned that water would be draining onto their cars if parked there.

Mr. Stephens indicated that he has never seen cars parked there.

Member Flachsmann asked what material was the garage that burned down.

Mr. Stephens indicated it was wood with siding.

Member Flachsmann asked if there was a foundation under the concrete.

Mr. Stephens indicated that test holes would need to be dug to indicate if there was a foundation. Mr. Stephens indicated if not, one would be put in.

Member Flachsmann asked if Mr. Stephens lives next door to Ms. Snyder.

Mr. Stephens indicated that he did on north side.

There was a discussion regarding the foundation/ratwall required for the proposed garage.

No communications were received regarding this appeal.

Appeal #3398

Acting Chairperson Flachsmann read the appeal and asked that it be explained.

Mr. Philip Rice, property owner, present.

Mr. Rice indicated that he purchased the home about 7 years ago and the foundation/piers for the addition were failing then. Mr. Rice indicated that he had Foundation Systems come out and they indicated that the piers should not be fixed. Mr. Rice indicated that he decided that the room would be removed and wanted to expand the new addition.

Member McDonald asked if the home was located on the corner of 2nd and Walnut and if there was just one other home on the block.

Mr. Rice indicated that was correct.

Member Trupiano indicated that the houses on that block are close to the front property line.

Member Flachsmann indicated that this request would not impact the neighborhood and sees no issues with it.

No communications were received regarding this appeal.