

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF June 6, 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:** DiSanto  
Duran  
Flachsmann  
Gillon  
Nevin  
Olsen  
Szymczuk  
Wienclaw

**MEMBERS ABSENT:** Trupiano

**ALSO PRESENT:** Peggy Green, Secretary

A motion was made by Member Gillon, supported by Member Szymczuk to approve the minutes of the May 2, 2018, meeting.

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

No: none

Abstain: none

Absent: Trupiano

Motion passed

---

**Appeal #3269 – GRANTED**

Veronica Berryman, 1603 – 19<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a rear addition and deck at 1603 – 19<sup>th</sup> Street**, Lot 334, Schorr Grove Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

Limiting height, bulk, density, and area by land use.

RA-One Family Residential the maximum percent of lot coverage for (all structures) is 35%.

Proposed structure violates the ordinance exceeding coverage by 224 sq. ft. or approx. 14%. The applicant is removing an existing addition and deck. It is to be replaced by a new addition and deck. Maximum area of occupancy is 1413.3sqft. Existing structures occupy 1520.7sqft. and are nonconforming.

**Proposed addition and deck will not be detrimental to the development of adjacent buildings or uses, and will not impair the purpose of the ordinance as written.**

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

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

No: none

Abstain: none

Absent: Trupiano

Motion passed

**Appeal #3270 – GRANTED**

Joe Hughes, 2214 – 10<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage addition at 2214 – 10<sup>th</sup> Street, Lots 57 & 58, Welch Bros. Pulaski Blvd. Sub., in a RA zoning district, where the proposed conflicts with Section 2402 of the Wyandotte Zoning Ordinance.**

**SECTION 2402:**

Accessory buildings and uses - D. An accessory building shall not exceed forty (40) per cent of the total rear yard in a residential district, provided that in no instance shall the accessory building exceed the ground floor area of the main building.

Accessory structure would exceed the ground floor area of the main building by 143 square feet.

**Proposed garage addition 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 DiSanto, supported by Member Nevin to grant this appeal.

Yes: DiSanto, Duran, Nevin, Szymczuk, Wienclaw

No: Flachsmann, Gillon, Olsen

Abstain: none

Absent: Trupiano

Motion passed

**COMMUNICATIONS:**

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

**OTHER BUSINESS:**

A motion was made by Member Flachsmann, supported by Member DiSanto, to refer to the Department of Legal Affairs and the City Engineer to determine if it would be acceptable to add the following statement to the coversheet for Upon Sale Inspections for Single Family Dwellings:

“Please be advised that if you feel that a violation(s) does not exist as marked on the inspection sheet, you have the right to view your property file at the Department of Engineering and Building to see if the violation was previously approved, or the violation existed before the ordinance went into effect, or supply your own documentation for review.”

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

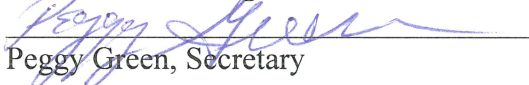
No: none

Abstain: none

Absent: Trupiano

Motion passed

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 July 18, 2018.**

  
Peggy Green, Secretary

**Appeal #3269**

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

Veronica Berryman, owner, present.

Chairperson Duran asked if she just wanted to build a new rear addition with a deck.

Ms. Berryman replied that was correct. The existing addition will be torn down and the new addition will be extended with a deck.

No communications were received regarding this appeal.

Communication was received from DTE – copy given to owner.

**Appeal #3270**

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

Mr. Hughes explained that he would like to add a lean-to addition to his garage, he needs more space. Mr. Hughes continued that there is only parking on one side of 10<sup>th</sup> Street, and some of the neighbors don't like it when someone parks in front of their house. Mr.

Hughes continued that his existing garage is 24'x30', and would like the extra space because he does not want his cars broken into.

Member Szymczuk asked if the addition would be a lean to. Mr. Hughes replied yes, and he does have to finish the siding on the garage, one of his parent's got sick, but is better now, and he will move forward.

Member Gillon asked if the addition would be enclosed. Mr. Hughes replied yes, it will mimic the existing roof line. Member Gillon asked if the wall will stay to the existing garage. Mr. Hughes replied that he is thinking about opening it up and putting a header in the wall.

Member Flachsmann asked if there was a 3' sideyard on the north side. Mr. Hughes replied that he did not think so, but had worked with the Engineering Department on the last addition to the garage.

Member Flachsmann commented that he is not enthusiastic about the state of the property, and asked how long the existing garage has been unfinished. Mr. Hughes replied 2 – 3 years, his mother had been sick, and he works 70 – 80 hours a week.

One (1) communication was received in opposition of this appeal.  
Communication was received from DTE – copy given to owner and appellant.



**DTE Gas Company**  
One Energy Plaza – WCB-1710  
Detroit, MI 48226



May 23, 2018

City of Wyandotte  
Zoning Board of Appeals  
3200 Biddle Ave., Suite 200  
Wyandotte, MI 48192

**Appeal #3269**

Re: Notice of public hearing:  
**Variance to obtain a Building Permit for a rear addition and deck 1603 19<sup>th</sup> Street.**

- ☐ Not Involved
- ☐ Involved: but asking you to hold action on this petition until further notice.
- ☒ Involved: but no objections to the property change - - provided 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 abandonment and/or rerouting of all such gas mains and/or services must be determined.

**REMARKS:**

**DTE Gas Company has involvement (gas service line running to the property) but does not object to variance as long as we can reroute customer's service, if required, in advance of said project.**

Please abide by Public Act 174. **Three (3) working days before you dig call MISS DIG at:**  
1-800-482-7171 or 811

**DTE Energy's Gas Leak Emergency Phone Number 1-800-947-5000.**

Sincerely,

*Jade M. Detroyer*

Jade M. Detroyer

Drafter/SE Region

**DTE Gas Company**  
One Energy Plaza – WCB-1710  
Detroit, MI 48226



60F9

May 23, 2018

City of Wyandotte  
Zoning Board of Appeals  
3200 Biddle Ave., Suite 200  
Wyandotte, MI 48192

**Appeal #3270**

Re: Notice of public hearing:  
**Variance to obtain a Building Permit at 2214 10<sup>th</sup> Street.**

- ☒ **Not Involved**
- ☐ Involved: but asking you to hold action on this petition until further notice.
- ☐ Involved: but no objections to the property change - - provided 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 abandonment and/or rerouting of all such gas mains and/or services must be determined.

**REMARKS:**

**DTE Gas Company has no involvement, nor objection to aforementioned permit.**

Please abide by Public Act 174. **Three (3) working days before you dig call MISS DIG at:**  
1-800-482-7171 or 811

**DTE Energy's Gas Leak Emergency Phone Number 1-800-947-5000.**

Sincerely,

*Jade M. Detroyer*

Jade M. Detroyer  
Drafter/SE Region

06/06/2018

To members of Zoning Board:

# 3270  
7 of 9 Rec'd  
6-6-18

This letter is in response to Zoning Board of Appeals and Adjustment letter from May 18, 2018. As near as I can tell this garage has never been finished. It was built part way several years back. I have included some pictures to illustrate the disrepair of the said dwelling. I do not think it is Fair to the surrounding neighbors to have any more encroachment on their property. Mr. Hughes has had more than ample time to finish this building project. I do not think he should be given any more permits for any building until the present building has been finished and is up to code.

As already noted by the city code ordinance Section 2402, the proposed building, which has never been completed, would exceed the ground floor area of the main building by 143 sq. feet. I would hope that the Zoning Board would require Mr. Hughes to finish the building that he originally started years ago'

Sincerely,



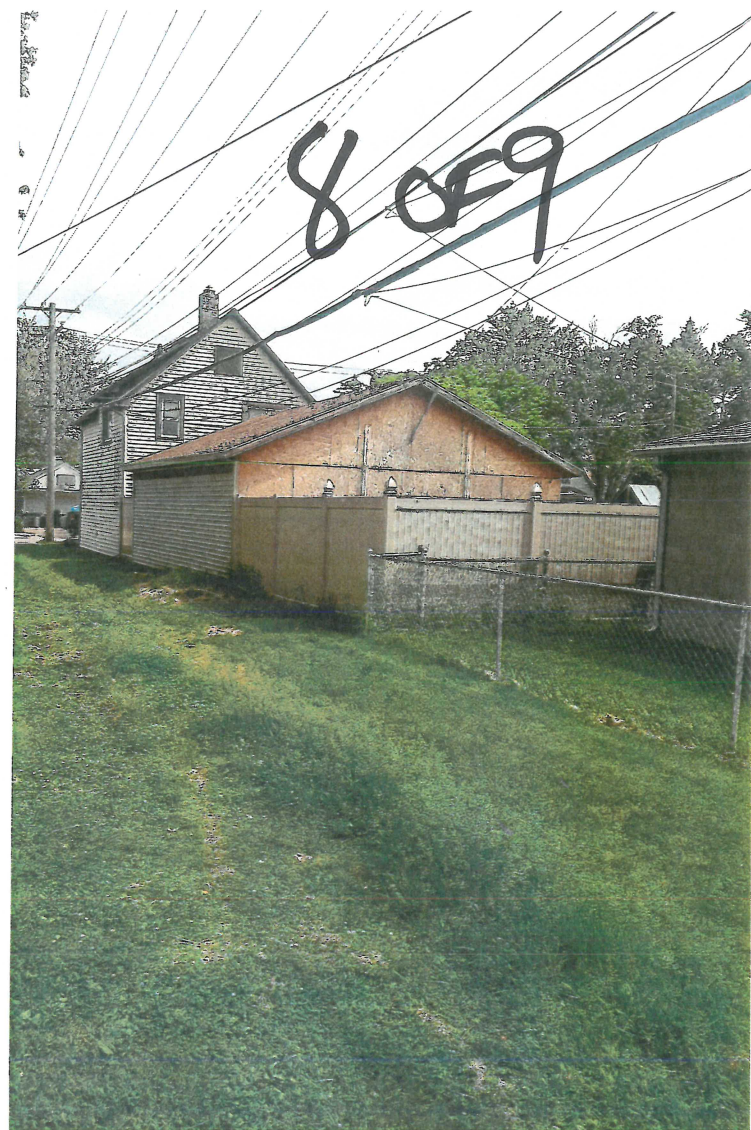
Robert A. MacDonald

1034 Mulberry St.

Wyandotte, MI 48192

Phone 734.285.2016







9 of 9

