

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF March 6, 2019
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
Szymczuk

MEMBERS ABSENT: DiSanto, Trupiano, Wienclaw

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Flachsmann, supported by Member Nevin to approve the minutes of the January 2, 2019, meeting.

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

No: none

Abstain: none

Absent: DiSanto, Trupiano, Wienclaw

Motion passed

Appeal #3290 – GRANTED

Jason Ptak, 1267 Oak Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage at 1267 Oak Street**, Lot 1, Hurst and Post's Sub., Block 339, in a O-S zoning district, where the proposed conflicts with Sections 2100 and 2402.D of the Wyandotte Zoning Ordinance.

Section 2100:

RT District: A maximum of 35% of the lot area may be covered with structures.

Proposed 30'x40' detached garage will result in the lot coverage being exceeded by ***377 sq. ft.** or resulting in ***40.39%** of lot coverage.

O-S District: A maximum of 100% of the lot area may be covered with structures.

Proposed meets this requirement.

Section 2402.D:

RT District: An accessory building shall not exceed 40% of the total rear yard in a **residential district**, provided in no instance exceed the ground floor area of the main building. The main building is 1187 sq. ft. in area, the existing detached garage is ***440**

sq. ft. in area, the proposed detached garage of 1200 sq. ft. will result in ***1640 sq. ft.** of accessory buildings exceeding the main building area by ***453 sq. ft.** in area.
O-S District: This section does not apply to the O-S District.

*Note: Sections 2100 and 2402.D revised 3-5-19 (attached)

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 Szymczuk, supported by Member Gillon to grant this appeal.

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

No: none

Abstain: none

Absent: DiSanto, Trupiano, Wienclaw

Motion passed

COMMUNICATIONS:

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

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 6:40 p.m. **The next scheduled meeting of the Board will be held on April 3, 2019.**



Peggy Green, Secretary

Appeal #3290

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

Chairperson Duran also informed the Board that the Planning Commission had approved this as a two family dwelling at the February 21, 2019, meeting.

Jason Ptak, owner and appellant, present.

Mr. Ptak explained that the Planning Commission did approve the building as a two family, he lives in the building, the main floor will become a second apartment, and he needs more storage.

Member Szymczuk stated that the garage will be 30'x40' and asked if there would be one big door. Mr. Ptak replied that there would probably be 2 facing 14th Street, but he will be working with an architect.

Member Gillon asked how many bedrooms are in the units. Mr. Ptak replied 3 in the upstairs, and 2 in the downstairs.

Member Gillon asked who would be using the garage. Mr. Ptak replied that he would, and the tenant would use the existing garage.

Member Olsen asked about the height of the garage. Mr. Ptak replied that he was not sure yet, but he would like to have storage trusses. Member Olsen confirmed that the garage door would be facing 14th. Mr. Ptak stated that was correct.

Member Flachsmann commented that he did not see any problems with the garage.

Communication from DTE.

Communication from the City Engineer and revised Notification of Nonconformance.
No other communications were received regarding this appeal.

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
TREASURER



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MAYOR
Joseph R. Peterson

COUNCIL
Robert Alderman
Chris Calvin
Robert A. DeSana
Megan Maiani
Leonard T. Sabuda
Donald Schultz Jr.

MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

March 5, 2019

Zoning Board of Appeals and Adjustment
Barbara Duran, Chairperson
3200 Biddle
Wyandotte, Michigan

RE: 1267 Oak Street
Appeal #3290

Dear Chairperson Duran:

The Notification of Nonconformance dated January 24, 2019, was based on the information submitted by the owner and city records. Since this time, the existing garage has been field measured and it was discovered that it is 440 square feet, not 572 square feet as previously indicated. See the revised Notification of Conformance of Proposed Building or Occupancy.

Sincerely,

Mark A. Kowalewski
City Engineer

w/zoning/1267 Oak garage size correction

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DEPARTMENT OF ENGINEERING AND BUILDING
CITY OF WYANDOTTE, MICHIGAN

NOTIFICATION

Nonconformance of Proposed Building or Occupancy

Date: January 24, 2019

REVISED 3-5-19

Appellant:

Jason Ptak
1267 Oak
Wyandotte, MI 48192

Owner:

same

RE: 1267 Oak

In accordance with Section 2600 of the Zoning Ordinance, you are hereby notified that your application, dated January 24, 2019, for a **building permit for a garage** on LOT 1, HURST AND POST'S SUB BLOCK 339, in a O-S zoning district does not comply with Section 2100 and 2402.D of the Zoning Ordinance, which requires:

The appellant is applying to the Planning Commission (meeting February 21, 2019) for a Special Use of a Limited Dwelling – two family dwelling in an Office Service (O-S) District. A Limited Dwelling requires the provisions of the two family (RT) district be met.

Section 2100:

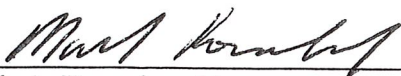
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Section 2402.D:

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O-S District: This section does not apply to the O-S District.



Mark A. Kowalewski
City Engineer

Peggy Green

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From: Bradley K Smith [bradley.smith@dteenergy.com]
Sent: Friday, March 01, 2019 2:29 PM
To: engineering1@wyan.org
Subject: RE: Appeal #3290

March 1, 2019

City of Wyandotte
Zoning Board of Appeals
3200 Biddle Ave., Suite 200
Wyandotte, MI 48192
Please disregard previous email. See below.

Appeal #3290

Re: Notice of public hearing:
Variance to obtain a Building Permit at 1267 Oak 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,
Bradley K. Smith
Bradley K Smith
Drafter/SE Region

From: Bradley K Smith
Sent: Friday, March 01, 2019 2:20 PM
To: 'engineering1@wyan.org' <engineering1@wyan.org>
Subject: Appeal #3290

March 1, 2019

City of Wyandotte