

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF March 6, 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:** Flachsmann  
Gillon  
Olsen  
Szymczuk  
Trupiano  
Wienclaw

**MEMBERS ABSENT:** DiSanto  
Duran  
McDonald

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

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A motion was made by Member Olsen, supported by Member Flachsmann to approve the minutes of the December 6, 2023, meeting.

Yes: Flachsmann, Gillon, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Duran, McDonald

Motion passed

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**APPEAL #3399 – Section 190.290 GRANTED/Section 190.323(G) TABLED**

James David, 2810 9<sup>th</sup> 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:**

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

**Section 190.323(G):**

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 ridgeline, 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.

**Section 190.290-GRANTED**

**Location and size of the garage does not impair the intent of the ordinance.**

Motion by Member Flachsmann, supported by Member Wienclaw to grant Section 190.290 (lot coverage) of this appeal.

Yes: Flachsmann, Gillon, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Duran, McDonald

Motion passed

**Section 190.323(G)-TABLED until the April 3, 2024, meeting.**

**Tabled to allow appellant time to get accurate proposed height of garage for the board to consider.**

Motion by Member Olsen, supported by Member Flachsmann to TABLE Section 190.323(G) (height) of this appeal until the April 3, 2024 meeting.

Yes: Flachsmann, Gillon, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Duran, McDonald

Motion passed

**APPEAL #3400 – GRANTED**

Pizzo Development Group, 349 Antoine, Wyandotte (appellant) and Nathan/Desiree Moore, 18070 Foxglen, Riverview (owner)

**for a variance to obtain a building permit for a single family dwelling with attached garage at 1876 McKinley (Lots 5 & 6, Gartner's Sub.) in a RA zoning district, where the proposed conflicts with Section 190.290 of the Wyandotte Zoning Ordinance.**

**Section 190.290:**

A maximum of 35% of lot area is allowed to be covered by structures in a RA zoning district. Proposed home will exceed allowable lot coverage by 418.08 square feet resulting in a lot coverage area of 42%.

**Proposed home does not impair the intent of the ordinance and will be an asset to the community.**

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

Yes: Flachsmann, Gillon, Olsen, Szymczuk, Trupiano, Wienclaw

No: none  
Abstain: none  
Absent: DiSanto, Duran, McDonald  
Motion passed

**OTHER BUSINESS:**

There being no further business to discuss, the meeting adjourned at 7:10 p.m. **The next scheduled meeting of the Board will be held on April 3, 2024.**

  
Peggy Green, recording secretary

**Appeal #3399**

Vice Chairperson Gillon read the appeal and asked that it be explained.

James David, owner, present.

Mr. David explained that he wants to build a garage, he has lived in the house for 21 years, and has had a garage pad for 15 years, and now he is able to build. Mr. David continued that a predesigned garage from Menards fits his needs. Mr. David added that when he first applied for the permit, the foot print was the only issue, he didn't know that the height was an issue until he received the notice about the meeting from the Engineering Department. Mr. David added that the footprint goes out a little further than the current pad, and he will need to extend the footings.

Member Flachsmann asked Vice Chairperson Gillon if the height of the garage should be addressed separately. Vice Chairperson Gillon replied that they could be voted on separately.

Member Flachsmann commented that the slope of the roof needs to be defined. Mr. David stated that the current lower portion of the roof is shingles and discussed the steepness. Member Flachsmann commented that he does not see the exact height to the peak. Mr. David stated that he thought it was 17'. Member Flachsmann explained that in the past 15' was always the height to the peak, if it was 15'6", some had appealed, it had been denied, and had to be torn down, he does not want to see that situation again.

Member Flachsmann commented that he feels that the appeal should be voted on separately, and deny the height. Member Gillon commented that in the past when a garage was denied, the owner had taken the height off the bottom, now they have to have a custom garage door, and it is very expensive and the Planning Commission wanted it changed to match the pitch of the Victorian homes. Member Flachsmann added that the reason for the original 15' height was so that people could not live above the garage.

Discussion between the board members about voting separately and denying the 18.5' height.

Member Olsen asked if the garage door opened onto the alley. Mr. David replied yes. Member Olsen asked if the garage was predesigned. Mr. David replied yes. Member Olsen added that it could be redesigned so that the ridge is not over 17'. Member Olsen commented that a standard garage would be cheaper. Mr. David stated that actually this design is cheaper (\$7,000) and fits his needs. Member Olsen asked who was building

the garage. Mr. David replied a contractor and added the garage is predesigned, Menard's sells all materials and contractor puts it together.

Member Trupiano commented that he cannot find the numbers on the plans to add up to the height and discussed voting on this appeal as two separate issues.

Member Flachsmann commented that definition of roof height is not always to ridge beam, and recommended to owner 17' to top of ridge beam be definite about what you are saying.

Member Wienclaw commented the garage is on 9<sup>th</sup> and Electric, and there is a field behind, and there are no homes. Mr. David stated that he is on an alley.

Vice Chairperson Gillon stated it can be voted on as separate appeals. If the height was denied, it would have to stay at 17', and the other part is the lot coverage, and it takes 5 votes to pass the appeal, 6 members are present, and 3 members are absent, and informed Mr. David that he could ask for the appeal to be tabled until the next meeting.

Member Wienclaw asked if the Engineering Department would be able to help Mr. David. Mr. Plasencia indicated that Engineering could do that, and added that the top of the ridge line is the roof height.

Member Olsen suggested that the appeal be tabled for more information.

Member Flachsmann commented that if plans are submitted and reviewed with changes, and if approved, it would not have to be appealed, and discussed voting of the lot coverage.

No communications were received regarding this appeal.

### **Appeal #3400**

Vice Chairperson Gillon read the appeal and asked that it be explained.

Nathan and Desiree Moore, present.

Mr. Moore explained that they had lived on 20<sup>th</sup> Street for 8 years, then moved, now would like to build a single story ranch, they want to live in Wyandotte again, and the house will fit in the neighborhood. Mr. Moore continued that the final plan review showed the house was over in lot coverage, and added that the house is similar to other houses.

Member Flachsmann asked Mr. Moore if this would be their primary residence. Mr. Moore replied yes.

Mr. Moore stated that they are excited to move back to Wyandotte.

No communications were received regarding this appeal.