

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF May 2, 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  
Szymczuk  
Green (alternate member)

**MEMBERS ABSENT:** DiSanto, Olsen, Trupiano, Wienclaw

**ALSO PRESENT:** Peggy Green, Secretary

A motion was made by Member Gillon, supported by Member Szymczuk to approve the minutes of the April 4, 2018, meeting.

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

No: none

Abstain: none

Absent: DiSanto, Olsen, Trupiano, Wienclaw

Motion passed

---

**Appeal #3266 – GRANTED**

Jonathon Kidd, 355 Highland, Wyandotte (owner & appellant)

for a variance to obtain a concrete permit for a driveway at 355 Highland, Lot 470, Emmon's Orchard Sub. in a RA zoning district, where the proposed conflicts with Sections 2404 and 2403.C of the Wyandotte Zoning Ordinance.

**SECTION 2404:**

Off street parking shall be 8' in width (minimum). Applicant only has 7' available in sideyard.

**SECTION 2403.C:**

Off street parking shall not be permitted within a required front yard unless otherwise provided for in this ordinance.

**Proposed front yard driveway will not hinder or discourage the appropriate development or use of adjacent land and buildings, will not impede flow of pedestrian or vehicular traffic, or impair the intent of the ordinance.**

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

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

No: none

Abstain: none

Absent: DiSanto, Olsen, Trupiano, Wienclaw

Motion passed

**Appeal #3267 – GRANTED**

Home Base, 4141 Dix, Lincoln Park (appellant) and Sherry Vitick, 2314 – 22<sup>nd</sup>, Wyandotte (owner)

for a variance to obtain a building permit for a garage at 2314 – 22<sup>nd</sup> Street, S 21' of Lot 294 and N 21' of lot 295, Scherer's Westgate Manor Sub. 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 an interior lot line. The proposed garage is 1.3 feet off the south lot line.

**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, Szymczuk, Green

No: none

Abstain: none

Absent: DiSanto, Olsen, Trupiano, Wienclaw

Motion passed

**Appeal #3268 – GRANTED**

Matt & Raquel Ashlin, 466 Poplar, Wyandotte (owner & appellant)

for a variance to obtain a Certificate of Occupancy for a front yard fence at 466 Poplar, W 35' of Lot 14, Block 119, in a RT zoning district, where the proposed conflicts with Section 2406.A.1 of the Wyandotte Zoning Ordinance.

**SECTION 2406.A.1:**

No residential or nonresidential fence or wall shall be erected in a required front yard, except, that on lots with a side lot line adjacent to an alley or a street, a decorative or ornamental fence shall be allowed, such as, but not limited to, a split-rail or a two rail fence; but not to include chain link or fences of solid type construction and not exceeding

four (4) feet in height, may be constructed along the alley, street line, or extension of the side yard to the front of said lot.

Proposed solid type six (6) foot privacy fence would not meet the decorative or ornamental requirement, exceed the maximum four (4) foot height requirement, and extend into front yard.

**Proposed front yard fence does not hinder or obscure pedestrian or vehicular traffic and would not be detrimental to the orderly development and use of adjacent land and buildings, and will not impair the intent of the ordinance.**

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

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

No: none

Abstain: none

Absent: DiSanto, Olsen, Trupiano, Wienclaw

Motion passed

#### **COMMUNICATIONS:**

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

#### **OTHER BUSINESS:**

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 June 6, 2018.**

  
Peggy Green, Secretary

#### **Appeal #3266**

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

Jonathon Kidd, owner, present.

Mr. Kidd explained that he does not have a full driveway, he has lived at the dwelling for 3-1/2 years, he now has a finance, and they will be starting a family, and he went to apply for the driveway, he found out that he was a foot short. Mr. Kidd added that it is not a full driveway, it just goes to the fence, and explained that his garage opens to the alley.

Chairperson Duran asked how many cars does he have. Mr. Kidd replied 2, and that they also had a problem when the snow emergency was issued, the designated lot to park is not very close to him.

Mr. Kidd continued that he might move the steps to the side so that he can have more driveway.

Member Gillon asked if he was changing the plan. Mr. Kidd replied that the driveway would still be up to the fence, and he might move the steps to the side.

Member Flachsmann confirmed that the reason for not extending the driveway is because it is not wide enough. Mr. Kidd replied that was correct, there is only 7'. Member Flachsmann asked if the neighbor would object to him pouring 1' on their property. Mr. Kidd replied that would be no problem. Member Flachsmann commented that he would have a wide enough area and he could get 2 cars off the street, and would encourage him to look at that option.

Member Nevin stated that he agreed with Member Flachsmann.

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

**Appeal #3267**

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

Sherry Vitick (owner), Todd (Home Base – appellant), present.

Ms. Vitick explained that the house and garage are old, and the garage was built close to the property line. She has a built in pool, and would not be able to move the garage over and she wants to build a garage where the old one is now. Todd added that his company is just waiting for approval to start the work.

Member Nevin asked if there was a prior approval for the existing garage being in it's current location. Member Flachsmann commented that it would have been in compliance when it was built.

Member Gillon complimented Ms. Vitick on her improvements to the property.

Chairperson Duran asked if the garage would be the same size. Ms. Vitick replied yes.

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

**Appeal #3268**

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

Matt & Raquel Ashlin, owners, present.

Mr. Ashlin explained that they moved into the property in January, they had a problem with the sewer and had to replace it, and now he just wanted to replace the fence, and that has become an issue. Mr. Ashlin stated that they just want to put up a 6' vinyl fence because everyone can see in their yard. Mr. Ashlin continued that they do have an 80 lb.

lab, and the dog now puts his paws on the fence, he is very friendly, but you just don't know. Mr. Ashlin continued that there was a 6' fence there, but it would cut down so that the seller of the property could obtain a Certificate of Occupancy. The new fence will be wood grain vinyl. Mr. Ashlin added that he sees fences all over like they are asking for, and it will blend in. Mr. Ashlin informed the Board that he has asked all his neighbors, and they were all in favor.

Member Szymczuk asked if the fence would be in the same spot, and just 2' taller than now.

Member Gillon stated that this was an interesting property. Mr. Ashlin stated that it is over 100 years old, and added that he is also making the fence line so that his neighbor will have access to their air conditioning unit. Member Gillon stated that he sees no problem, it doesn't interfere with the street.

Member Flachsmann and Mr. Ashlin discussed the location of the fence.

Member Nevin confirmed that the fence would not go to the walk. Mr. Ashlin stated that was correct.

One (1) petition with 14 signatures was received in favor of this appeal.  
Communication was received from DTE – copy given to owner.

✓ RECEIVED  
5-1-18

6 of 13

To the Zoning Board  
appeal # 3266

Jonathon Kidd 355 Highland

We are not opposed to a parking pad  
up to his porch.

One less vehicle on the street would be  
a blessing. So many residents have more  
than one vehicle, parking on the street has  
been such a problem during the 28 years  
we have lived here.

Thank you..

Melissa Pankanti

Melissa Pankanti  
347 Highland.

Peggy Green

# 3266

**From:** Aras P Butkunas [aras.butkunas@dteenergy.com]  
**Sent:** Wednesday, April 25, 2018 3:18 PM  
**To:** engineering1@wyan.org  
**Subject:** Appeal #3266  
**Attachments:** WYN-ZBA-3266.pdf; ESRI Legend.pdf

355  
Highland

7 of 13

April 25, 2018

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

**Appeal #3266**

Re: Notice of public hearing:  
Variance to obtain a concrete permit for a driveway at 355 Highland.

- ☐ 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,

*Aras P. Butkunas*

Aras P. Butkunas  
Drafter/SE Region

OFFICIALS

Theodore H. Galeski  
CITY ASSESSOR

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
TREASURER



8 of 13

MAYOR  
Joseph R. Peterson

COUNCIL

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

ZONING BOARD OF APPEALS AND ADJUSTMENT

APPEAL #3267

To Neighborhood Owner  
Or Party-in-Interest

April 13, 2018

NOTICE IS HEREBY GIVEN that Home Base, 4141 Dix, Lincoln Park (appellant) and Sherry Vitick, 2314 – 22<sup>nd</sup>, Wyandotte (owner) has appealed to the Zoning Board of Appeals and Adjustment of the City of Wyandotte for a variance to obtain a building permit for a garage at 2314 – 22<sup>nd</sup> Street, S 21' of Lot 294 and N 21' of lot 295, Scherer's Westgate Manor Sub. 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 an interior lot line. The proposed garage is 1.3 feet off the south lot line.

On Wednesday, May 2, 2018 at 6:30 p.m., a public hearing will be held on this appeal in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte, Michigan.

This notice is for the purpose of giving you and every other neighbor-in-interest this opportunity if you care to appear or to have your opinion expressed at this hearing in support or in opposition to this appeal. You may come in person, or you may authorize anyone else in writing to represent you; or you may express your views and reason in favor or in opposition in writing, but the letter must be received by the Board before the date of the hearing.



The City of Wyandotte will provide auxiliary aids and service to individuals with disabilities at the meeting upon one week notice to the City of Wyandotte. Individuals with disabilities requiring auxiliary aids or services should contact the City of Wyandotte by writing or calling the following: Department of Engineering and Building, 3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192, phone (734)324-4551.

Peggy Green  
Zoning Board Secretary

I approve the Viticks garage can be  
built on the lot line Lillian Keck

Lillian Keck 5-2-18

3200 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-4551 • Fax 734-556-3179 • [www.wyandotte.net](http://www.wyandotte.net) email: [engineering1@wyan.org](mailto:engineering1@wyan.org)

 Equal Housing Opportunity/Equal Opportunity Employer 

2322-22ND



Peggy Green

# 3267

2314-22nd

9 of 13

**From:** Aras P Butkunas [aras.butkunas@dteenergy.com]  
**Sent:** Wednesday, April 25, 2018 3:22 PM  
**To:** engineering1@wyan.org  
**Subject:** Appeal #3267  
**Attachments:** WYN-ZBA-3267.pdf; ESRI Legend.pdf

April 25, 2018

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

**Appeal #3267**

Re: Notice of public hearing:  
Variance to obtain a building permit for a garage at 2314 22<sup>nd</sup> St.

- ☐ 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,

*Aras P. Butkunas*

Aras P. Butkunas  
Drafter/SE Region

Peggy Green

#3268

466 Poplar

10 of 13

**From:** Aras P Butkunas [aras.butkunas@dteenergy.com]  
**Sent:** Wednesday, April 25, 2018 3:08 PM  
**To:** engineering1@wyandotte.org  
**Subject:** Appeal #3268  
**Attachments:** WYN-ZBA-3268.pdf

April 25, 2018

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

**Appeal #3268**

**Re:** Notice of public hearing:  
Variance to obtain a Certificate of Occupancy for a front yard fence at 466 Poplar.

- ☐ 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,

*Aras P. Butkunas*

Aras P. Butkunas  
Drafter/SE Region

11 of 13

We, Matt and Raquel Ashlin, live at 466 Poplar (NE corner of 5th and Poplar). We would like to build a 6ft fence on our property (Poplar and 5th street). Below is a list of neighbors who live within view of the property. They agree that by signing they are stating they do not dispute us building a 6ft vinyl fence.



Signature

458 Poplar

Address

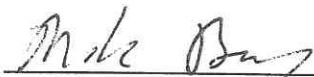
#3268



Signature

452 Poplar

Address



Signature

453 Poplar

Address



Signature

461 Poplar

Address



Signature

504 Vinewood St.

Address

Fence Signatures

12 of 13

Janice Peterson  
Signature

533 Vinewood St  
Address Wyandotte, MI 48192

Jim Ferris  
Signature

505 Vinewood St Wyandotte MI 48192  
Address

Ann M Pasternak  
Signature

505 Poplar, Wyandotte, MI  
Address

Wendy Kyrle 533 Poplar  
Signature

Virginia Macko 552 Poplar  
Address

Tim Foley  
Signature

555 Poplar  
Address

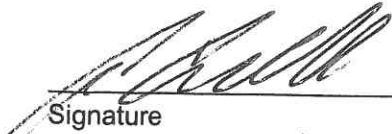
Paula Hart  
Signature

503 Walnut  
Address

13 of 13

  
Signature

445 poplar  
Address

  
Signature

2535 5th  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address