

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF October 2, 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  
Nevin  
Olsen  
Szymczuk  
Trupiano  
Wienclaw

**MEMBERS ABSENT:** DiSanto, Gillon

**ALSO PRESENT:** Peggy Green, Secretary

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A motion was made by Member Szymczuk, supported by Member Trupiano to approve the minutes of the August 7, 2019, meeting.

Yes: Duran, Flachsmann, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Gillon

Motion passed

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**Appeal #3307 – GRANTED**

Napier's Home Improvement, 19287 Allen Road Brownstown (appellant) and Robert Henney, 881 – 6<sup>th</sup> Street, Wyandotte (owner)

for a variance **to obtain a building permit for awnings at 881 – 6<sup>th</sup> Street**, Lot 2 esc S 9.18' thereof also S 18.16' of Lot 3, Ann Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**Section 2100:**

Requires the maximum lot coverage in a RA distract shall not exceed 35%.

Existing field conditions exceed the maximum lot coverage (1506 square feet) by 42% or 334 square feet.

The additional proposed awnings would exceed the maximum lot coverage by 47% or 543 square feet.

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

Motion was made by Member Trupiano, Supported by Member Flachsmann to grant this appeal.

Yes: Duran, Flachsmann, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Gillon

Motion passed

**Appeal #3308 – GRANTED**

Kelly Sharpy, 21440 West River Road, Grosse Ile (owner & appellant)

for a variance **to obtain a Certificate of Occupancy to provide no off street parking at 2720/2722 – 2<sup>nd</sup> Street**, S 60' of Lot 7, Block 83, in a RM-1 zoning district, where the proposed conflicts with Section 2403.R.1.A of the Wyandotte Zoning Ordinance.

**Section 2403.R.1.A :**

A minimum of one (1) parking space is required for each dwelling unit.

The homeowner was cited to provide one (1) additional parking space for the dwelling unit at the rear of the existing beauty salon and is requesting a variance to not provide one (1) additional parking space.

**Proposed parking requirements will not hinder or discourage the appropriate development or use of adjacent land and buildings, or impair the intent of the ordinance. (Appeal # and date of variance to be stated on Certificate of Occupancy).**

Motion was made by Member Flachsmann, Supported by Member Wienclaw to grant this appeal.

Yes: Duran, Flachsmann, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Gillon

Motion passed

**Appeal #3309 – GRANTED**

Michael Calvin, 1721 – 11<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for front yard parking at 1721 – 11<sup>th</sup> Street**, N ½ of Lot 267, also Lots 268 and 269, G.F. Bennett's Blvd. Park Sub., in a RA zoning district, where the proposed conflicts with Section 2403.C of the Wyandotte Zoning Ordinance.

**Section 2403.C:**

Off street parking spaces may be located within a rear or sideyard. Off street parking shall not be permitted within a required front yard.

Note: Driveway extension past front of house was removed during permitted waterproofing of basement. Driveway extension was not replaced, thereby creating front yard parking.

**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.**

Motion was made by Member Trupiano, Supported by Member Nevin to grant this appeal.

Yes: Duran, Flachsmann, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Gillon

Motion passed

**Appeal #3310 – GRANTED**

Tradekey Homes Inc., 19250 Allen Road, Brownstown (owner & appellant)

for a variance **to obtain a Certificate of Occupancy to provide no off street parking at 3950 – 6<sup>th</sup> Street, N 35' of S 70' of Lots 11, 12, 13, 14 Garfield Place Sub., Block 7, in a RA zoning district, where the proposed conflicts with Section 2403.R.1.A of the Wyandotte Zoning Ordinance.**

**Section 2403.R.1.A :**

A minimum of one (1) parking space is required for a single family dwelling.

Owner of property is requesting a variance from this requirement

**Proposed parking requirements will not hinder or discourage the appropriate development or use of adjacent land and buildings, or impair the intent of the ordinance.**

Motion was made by Member Flachsmann, Supported by Member Olsen to grant this appeal.

Yes: Duran, Flachsmann, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Gillon

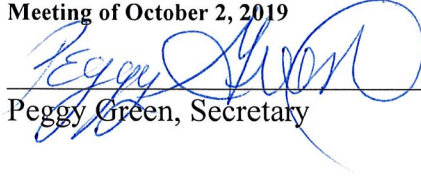
Motion passed

**OTHER BUSINESS:**

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

There being no further business to discuss, the meeting adjourned at 7:40 p.m. **The next scheduled meeting of the Board will be held on November 6, 2019.**



  
Peggy Green, Secretary

**Appeal #3307**

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

Michael Napier and Daniel Napier, appellant, present.

Daniel explained that they installed an aluminum awning to cover the rear patio, and with the other awnings that were installed, the lot coverage was exceeded.

Member Szymczuk asked if the awning was already built. Daniel replied yes.

Member Olsen asked if they knew that a permit was needed. Daniel replied that he had explained everything that was being done to the inspector, they applied for a permit and waited three weeks, then received a notice that it had not been approved, and they do realize that it is their fault.

Member Flachsmann asked if the Board does not approve this appeal, will they take the awning down. Daniel replied yes, and will refund the customer, and repair any damage that might have been done.

There was discussion between Member Flachsmann and Daniel regarding the inspector.

Daniel again stated that he did apply for the permit first, then later received notice that it was not approved.

Member Nevin asked Daniel if they were doing all the work at the house. Daniel replied no, other contractors were there too. Member Nevin commented that the house looks very nice.

Two (2) communications received in favor of this appeal.  
Communication received from DTE.

**Appeal #3308**

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

Kelly Sharpy, owner, present.

Ms. Sharpy explained that she owns Studio 416 for 28 years and has been at this location for 22 years. The house next door burned down, and she was able to purchase the property from the City and she wanted it for a yard. Mr. Sharpy continued that it was never mentioned about having to install parking, or she never would have bought the lot. Ms. Sharpy added that she has been using a spot next to the dumpster at St. Pat's for parking during snow emergency (letter received). Ms. Sharpy continued that there has never been a problem with parking in the area.

Member Flachsmann commented that it was very nice of St. Pat's Church to offer the parking during snow emergencies.

Mr. Sharpy stated again that when she purchased the property, it was never mentioned about the parking. Member Flachsmann commented that parking is a separate issue from purchasing the property.

Member Olsen commented that it is a small lot.

Jim Skolasinski, 219 Superior, present.

Mr. Skolasinski stated that he has lived in his house for 44 years and he opposes the parking pad. There is parking available on the street, and added that the property is very nice.

Terry Skolasinski, 219 Superior, present.

Ms. Skolasinski stated that he supports the appeal and is thrilled to see that Ms. Sharpy was able to purchase the property and wants to see her keep the yard.

Communication received from DTE.

Communication from St. Vincent Pallotti Parish

### **Appeal #3309**

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

Michael Calvin owner and Pat Amos (nephew) to represent him, present.

Mr. Calvin explained that he had just had hip surgery and could not speak at the microphone and authorized his nephew to represent him.

Mr. Amos explained that a section of 20' of the house had been waterproofed, and after it was rebuilt, they were told that it was approved, so seed was put down. Then the inspector came back and stated that a variance would be required where the driveway had been removed and not replaced. Mr. Amos continued that there is a 32x36 pad in back, and a driveway in the front.

Chairperson Duran asked how many cars were at this residence. Mr. Amos replied one.

Member Flachsmann asked how far from the parking pad to the door. Mr. Calvin replied about 100'. Member Flachsmann asked how far from the parking now to the front door. Mr. Amos replied about 10'. Mr. Calvin added that he has lived there since 1988 and has never parked by the house, acorns and ice fall from the trees and he parks in the back.

Communication received from DTE.

### **Appeal #3310**

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

Carla Morris, Tradekey Homes, present.

Ms. Morris explained the options that were presented to her, and decided to ask for a variance to not provide a parking pad and added that this is a dead end street and parking is not a problem.

Chairperson Duran asked how many cars the tenant has. Ms. Morris replied there is one tenant, with one vehicle.

Member Nevin asked about the other rental violations. Ms. Morris stated that they have all been repaired and the driveway is the only remaining violation. Member Nevin commented that it does not make sense to install a parking pad at this location.

Member Flachsmann commented that he looked at the property, this is at a dead end street, there is no traffic, and he does see a legal space for the parking spot or a reason.

Member Olsen stated that he agrees with Member Flachsmann.

Stephanie Miello, 3936 – 6<sup>th</sup> Street, present.

Ms. Miello stated that she recommends that the Board deny this appeal, that precedence has been set for a reason. There is frequent rental turnover, and the property is crowded during Lent at the restaurant. Ms. Miello continued that investments in property could lead to longer tenants and she would like to see more parking on premises.

One communication was received in favor of this appeal.  
Communication received from DTE.

2 of 11  
RECEIVED  
9-26-19

Sept. 25, 2019

From David L. Buchko

895 6th Street

In response to Appeal #3307 (attached)

I have no objection to variance being granted.

The awning doesn't interfere with sight lines or  
any adjacent property.

I urge you to approve the variance.

David L. Buchko  
Rhylis L. Buchko  
895 6TH



## Peggy Green

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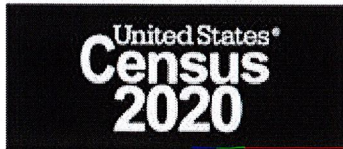
**From:** Peggy Green  
**Sent:** Wednesday, October 02, 2019 12:06 PM  
**To:** 'David Wright'  
**Subject:** RE: Appeal #3307 Neighbor Support

8 OF 11

Received.  
Thank you.

Peggy Green  
Engineering and Building Department  
City of Wyandotte  
3200 Biddle Avenue, Suite 200  
Wyandotte, Michigan 48192  
734-324-4551 Ext. 2053

Together, we can ensure  
that our community receives the  
resources it needs.



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**From:** David Wright [<mailto:davidwright79@msn.com>]  
**Sent:** Wednesday, October 02, 2019 11:17 AM  
**To:** [Engineering1@wyandotte.org](mailto:Engineering1@wyandotte.org)  
**Subject:** RE: Appeal #3307 Neighbor Support

Hello,

My name is David T. Wright from 889 6<sup>th</sup> Street in Wyandotte.

I fully support the Appeal #3307 in favor of granting the variance needed for the awning.

As the neighbor closest to the property and with a full view of the awning I find no objections to it whatsoever. The structure is pleasing to the eye and does not interfere with my views or affect me in any detrimental way. It actually enhances the property and adds functionality to the yard.

Please grant this variance.

Sincerely,  
David Thomas Wright  
889 6th Street  
Wyandotte MI, 48192  
(734)748-6547

Sent from Mail for Windows 10





ST. VINCENT PALLOTTI  
Parish



9 OF 11

#3308

July 28, 2019

City of Wyandotte

To Whom It Concerns:

Kelly Sharpy, owner of Studio 416 Salon located on 2nd Street in Wyandotte, has been using the spot next to the dumpster on our property (St Patrick Church) for parking during snow emergencies. Ms Sharpy has just purchased the lot next to her business but would still like to use the same spot for snow emergencies, and she has our permission to do so.

Should you need further information, please do not hesitate to contact me in the parish office.

Very Sincerely,

Fr. Brendan McCarrick, S.A.C.

Associate Pastor of St Vincent Pallotti Parish,

Wyandotte, MI

(734) 285-9840 ext 103

I am unable to attend the hearing on Wednesday, October 2, 2019 at 6:30 pm which is my reason for writing.

In response to appeal #3310:

100F11

I Michael LaFever am the homeowner that lives directly next to the home located at 3950 6th Street. I received the notice for the appeal and would like to state that I would not like the home next to mine (3950 6th Street) to have a driveway. There is not an appropriate spot on the property for a driveway to be placed.

Additionally, there is ample parking already because the home is located on a deadend and is also located next to Grove Street where there is also a lot of on street parking available. For these reasons I do not think the owner should be required to install a driveway and I do not think there would be an appropriate location for one on the property.

For reference my address is 3942 6th Street and I hope my opinion is considered ~~when~~ when making the final decision.

✓ RECEIVED  
9-23-19



**Peggy Green**

**From:** Michael C Harrison [[michael.c.harrison@dteenergy.com](mailto:michael.c.harrison@dteenergy.com)]  
**Sent:** Tuesday, October 01, 2019 8:10 AM  
**To:** Peggy Green  
**Subject:** RE: Appeal #3307

1/0F11

Yes

# 3307

**From:** Peggy Green <[pgreen@wyandottemi.gov](mailto:pgreen@wyandottemi.gov)>  
**Sent:** Tuesday, October 01, 2019 7:14 AM  
**To:** Michael C Harrison <[michael.c.harrison@dteenergy.com](mailto:michael.c.harrison@dteenergy.com)>  
**Subject:** [EXTERNAL] RE: Appeal #3307

# 3308

Are you stating not involved in all 4 appeals since they are all attached?  
Also, 19287 Allen Road is not in Wyandotte.  
Thank you,  
Peg

# 3309

# 3310

Peggy Green  
Engineering and Building Department  
City of Wyandotte  
3200 Biddle Avenue, Suite 200  
Wyandotte, Michigan 48192  
734-324-4551 Ext. 2053

Together, we can ensure  
that our community receives the  
resources it needs.



Learn more at [2020census.gov](https://2020census.gov).

**From:** Michael C Harrison [<mailto:michael.c.harrison@dteenergy.com>]  
**Sent:** Monday, September 30, 2019 12:28 PM  
**To:** [Engineering1@wyan.org](mailto:Engineering1@wyan.org)  
**Subject:** Appeal #3307

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

Appeal #3307

Re: Notice of public hearing:  
Variance to obtain building permits for awnings, 19287 Allen Rd. & 881 6<sup>th</sup> St, Wyandotte, MI.

The proposed change in property referred to would affect our services as follows:

☒ 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.

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

Sincerely,

*Michael C. Harrison*

Michael C. Harrison

Drafter Max / SE Region