

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF September 5, 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  
Trupiano  
Wienclaw

**MEMBERS ABSENT:** DiSanto, Olsen

**ALSO PRESENT:** Peggy Green, Secretary

A motion was made by Member Trupiano, supported by Member Szymczuk to approve the minutes of the August 1, 2018, meeting.

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

No: none

Abstain: none

Absent: DiSanto, Olsen

Motion passed

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**Appeal #3276 - GRANTED**

Pizzo Development Group LLC, 349 Antoine, Ste. 1, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a new single family dwelling with attached garage at 1867 McKinley**, N 7' of Lot 130, Lot 131 and S 26.5' of Lot 132, Fordney's Sub., in a RT zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

The proposed structures exceed the maximum lot coverage in the RT zoning district. 35% lot coverage is allowable whereas 42.1% lot coverage is proposed thereby exceeding the permissible lot coverage by 444 square feet.

The required rear yard setback is 25 feet. The proposed setback is 22 feet to the home and 7 feet to the covered patio - which shares a roofline with the home.

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

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

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

No: none

Abstain: none

Absent: DiSanto, Olsen

Motion passed

**Appeal #3277 - GRANTED**

Gary Rosati, 199 Antoine, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage at 199 Antoine**, Lot 27, Hudson's Sub., in a RT zoning district, where the proposed conflicts with Sections 2100 and 2402.F of the Wyandotte Zoning Ordinance.

**Section 2100:**

The proposed structure exceeds the maximum lot coverage in the RT zoning district. 35% lot coverage is allowable, whereas 44% of lot coverage is proposed, thereby exceeding the permissible lot coverage by 326 square feet.

**Section 2402.F**

For detached accessory structures, an exterior wall shall not be located less than three (3) feet from interior lot lines except accessory structures less than two hundred (200) square feet in area may be built on interior lot lines with no part thereof protruding over said lot line. The proposed garage is located 2.5 feet from the east lot line. Note: any wall located less than 5 feet from a side lot line is required to have a 1 hour fire rating on the inside and outside of the wall, including overhang.

**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 Trupiano to grant this appeal.

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

No: none

Abstain: none

Absent: DiSanto, Olsen

Motion passed

**Appeal #3278 - GRANTED**

John Pounds, 1731 Superior, Wyandotte (owner & appellant)

for a variance to obtain a concrete permit for a driveway at 1731 Superior, E ½ Lot 315, also W 22.50' of Lot 316, Baisley Park Sub., in a RA zoning district, where the proposed conflicts with Sections 2403.F.F and 2404.D of the Wyandotte Zoning Ordinance.

**Section 2403.F:F:**

Off-street parking spaces for one- and two-family dwellings shall be designated on a parking ribbon, on a driveway, or in a garage, or combination thereof. To construct or replace a driveway for said dwellings, a site plan shall be submitted, approved and a zoning permit issued by the engineering and building department to the homeowner or a contractor, to ensure proper placement as regulated by this ordinance. Said spaces shall be provided with asphalt or concrete surfaces, and shall be located on the premises they are intended to serve. Garages/accessory structures shall be subject to the provisions of section 2402 of this ordinance.

**Section 2404.D:**

Plans for the layout of offstreet minimum width parking 8' facilities shall be in accord with the following requirements. Parking space width 8', Parking Space length 19'.

Additionally, in the specifications handed out with concrete permit applications:  
"Driveways must extend 20ft past the front of the house."

The applicant is proposing to install a new approach and to widen his current concrete slab in the front yard to be able to access a driveway from Superior Blvd. The applicant only has 73" from the side of the house to the property line, therefore the applicant cannot make the 8' wide requirement and additionally, since the current concrete cannot be classified as a driveway, cannot meet the 20' requirement past the front of the house.

**Proposed expansion of 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 Wienclaw to grant this appeal.

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

No: none

Abstain: none

Absent: DiSanto, Olsen

Motion passed

**COMMUNICATIONS:**

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

**OTHER BUSINESS:**

Member Gillon commented that maybe the parking ordinance should be looked into for front yard parking. Member Flachsmann commented that the Ordinance is done correctly and well written.

There being no further business to discuss, the meeting adjourned at 6:45 p.m. **The next scheduled meeting of the Board will be held on October 3, 2018.**



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Peggy Green, Secretary

**Appeal #3276**

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

No one appeared at the hearing to represent this appeal.

The Board commented that Pizzo Development has built a lot of homes in Wyandotte, and does a good job. The lot is a wide lot but not as deep as most other lots. The covered rear porch is the reason for the home being close to the rear lot line and for the variance.

One communication was received from DTE.  
No communications were received regarding this appeal.

**Appeal #3277**

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

Gary Rosati, owner, present.

Mr. Rosati explained that he wants to build a 2-1/2 car garage.

Chairperson Duran asked if he would be at the rear of the lot. Mr. Rosati replied yes.

Member Szymczuk asked if there would be a new pad installed. Mr. Rosati replied that he would like to use the existing pad and extend it, if possible.

Member Trupiano asked Mr. Rosati if he lived in the home. Mr. Rosati replied yes.

Member Flachsmann commented that the property looks good.

Chairperson Duran asked about the driveway. Mr. Rosati replied it would be off 2<sup>nd</sup> Street.

One communication was received from DTE.  
No communications were received regarding this appeal.

**Appeal #3278**

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

John Pounds, owner & appellant, present.

Mr. Pounds explained that he would like to have a driveway, but he is unable to meet the requirements of the distance beyond the house. There is a portion that is 5' wide that is there now, and he would like to extend it 3', and added that the approach is not a problem. Mr. Pounds continued that he wants the parking space, he does have a garage, but it is alley access and it is hard to drive down the alley in the winter. Mr. Pounds added that he is aware that the Board has granted others a variance for this. Mr. Pounds added that the neighbor has no problem with this, and that the neighbor would also utilize this space, since he has no driveway.

Member Szymczuk commented that no information had been received from the neighbor. There was discussion regarding the pitch (towards the street) of the driveway. Member Szymczuk asked if the neighbor would also utilize this space. Mr. Pounds stated that the pavement between the houses would be used for parking cars.

Member Trupiano asked if the seam of the concrete is the property line. Mr. Pounds stated that both will have to straddle it to get cars of the street.

Member Gillon and Mr. Pounds discussed the distance of the sidewalk to the house and the pavement beyond the house.

Member Flachsmann asked if the 8' driveway would be on Mr. Pounds property. Mr. Pounds replied yes.

Member Flachsmann commented that the brick between the houses was put in to decorate, but during the winter months, cars could be parked there to get off the street. Member Flachsmann continued that most of the houses have driveways, and does not see anything wrong with this. Member Flachsmann added that he would like to advise Mr. Pounds to get advice from an attorney on a use agreement regarding the property between the two houses that they want to utilize for parking. Member Flachsmann also commented that if the Board granted this appeal, it would also be approving front yard parking.

Member Nevin discussed the sections that were being appealed and asked about the DTE communication asking that this be held for action until further notice and that the plastic service they are referring to is on the opposite side of the house.

Chairperson Duran stated that she will contact DTE to clarify.

Member Gillon stated that it appears they are asking for front yard parking, not driveway.

Member Trupiano asked if the porch constitutes part of the house. Member Flachsmann replied only if it is covered.

Mr. Pounds commented that he can't go 20' past the front of the house.

Dan Galeski, 1717 Superior, present.

Mr. Galeski stated that he is a neighbor, he has lived there for 58 years, and the neighbors have no objections. Mr. Galeski continued that some of the garages have alley entrances, and parking is at a premium, when most of these houses were built, most people had 1 car, now they have more cars.

One communication was received from DTE.

No communications were received regarding this appeal.

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**DTE Energy Gas Co.  
Data Integrity and Technology  
One Energy Plaza, 1710 WCB  
City of Detroit, MI 48226**

**August 30, 2018**

**Peggy Green, Zoning Board Secretary**  
Zoning Board of Appeals and Adjustment  
3200 Biddle Avenue, Suite 200  
Wyandotte, Michigan 48192

**RE: Appeal #3276: Variance to obtain a building permit for a new single family dwelling with attached garage at 1867 McKinley.**

- ☒ Not involved. See Remarks
- ☐ Involved: but asking you to hold action on this petition until further notice.
- ☐ Involved but have no objection to the property change - - provided that 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 removing, rerouting or abandonment of such all gas mains and/or services

**REMARKS:**

**DTE Energy Gas Company has no involvement, nor objection to the Appeal #3276 as mentioned above. See enclosed strip print and attached notice of public hearing, for your use and information.**

**Please abide by Public Act 174, three (3) working days before you dig, dial toll free MISS DIG at: 1 – 800 – 482 – 7171.**

**DTE Energy Gas Leak Emergency Phone Number: 1- 800 – 947 – 5000.**

Sincerely,

Aras Butkunas  
Drafter  
Data Integrity and Technology

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DTE Energy Gas Co.  
Data Integrity and Technology  
One Energy Plaza, 1710 WCB  
City of Detroit, MI 48226

August 30, 2018

Peggy Green, Zoning Board Secretary  
Zoning Board of Appeals and Adjustment  
3200 Biddle Avenue, Suite 200  
Wyandotte, Michigan 48192

**RE: Appeal #3277: Variance to obtain a building permit for a garage at 199 Antoine.**

- ☒ Not involved. **See Remarks**
- ☐ Involved: but asking you to hold action on this petition until further notice.
- ☐ Involved but have no objection to the property change - - provided that 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 removing, rerouting or abandonment of such all gas mains and/or services

**REMARKS:**

DTE Energy Gas Company has no involvement, nor objection to the Appeal #3277 as mentioned above. See enclosed strip print and attached notice of public hearing, for your use and information.

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One Energy Plaza, 1710 WCB  
City of Detroit, MI 48226

**August 30, 2018**

**Peggy Green, Zoning Board Secretary**  
Zoning Board of Appeals and Adjustment  
3200 Biddle Avenue, Suite 200  
Wyandotte, Michigan 48192

**RE: Appeal #3278: Variance to obtain a concrete permit for a driveway at 1731 Superior.**

- ☐ Not involved. See Remarks
- ☒ Involved: but asking you to hold action on this petition until further notice.
- ☐ Involved but have no objection to the property change - - provided that 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 removing, rerouting or abandonment of such all gas mains and/or services

**REMARKS:**

See attached. DTE Energy Gas Company has a 7/8" plastic service on the east side of the given address.

Please abide by Public Act 174, three (3) working days before you dig, dial toll free MISS DIG  
at: 1 - 800 - 482 - 7171.

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

Sincerely,

Aras Butkunas  
Drafter  
Data Integrity and Technology

DET\_MAPPINGTEAM Account [DET\_MAPPINGTEAM\_Account@dteenergy.com]

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