

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF June 2, 2021
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: DiSanto
Duran
Flachsmann
Gillon
Nevin
Szymczuk
Trupiano

MEMBERS ABSENT: Olsen, Wienclaw

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Gillon, supported by Member Szymczuk to approve the minutes of the May 5, 2021, meeting.

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

No: none

Abstain: none

Absent: Olsen, Wienclaw

Motion passed

Appeal #3350 – GRANTED

Xochil Aguinago, 984 Vinewood, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a gazebo at 984/988 Vinewood, Lots 5 and 6, Rich Welch Sub., Block 13, in a RM-3 zoning district, where the proposed conflicts with Sections 2402.E and 2402.F of the Wyandotte Zoning Ordinance.

SECTION 2402.E:

No detached accessory building shall be located closer than ten (10) feet to any main building. In those instances where the rear lot line is continuous with an alley right of way, the accessory building shall be no closer than one (1) foot to such rear lot line.

Proposed gazebo is located (3') three feet from main building and (8") eight inches from rear lot line.

SECTION 2402.F:

For detached accessory structure greater than 200 SQ. FT. an exterior wall shall not be located less than (3') three feet from interior lot lines. The 371.49 SQ. FT. structural frame of the gazebo is located zero feet from the side lot line.

Current sideyard & backyard setback requirements of existing gazebo and distance from the main building will not be detrimental to adjacent land or buildings, will not interfere with the public right-of-way, and will conform to all other ordinances and building codes.

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

Yes: DiSanto, Duran, Flachsmann, Gillon, Szymczuk, Trupiano

No: Nevin

Abstain: none

Absent: Olsen, Wienclaw

Motion passed

Appeal #3351– GRANTED

Great Lakes Physical Medicine and Rehabilitation, 3247 Biddle, Wyandotte (appellant) and Dr. Anne Abrahamson and Mr. Nicholas Abrahamson, 22045 W River Road, Grosse Ile (owner)

for a variance to obtain a sign permit for a color electronic message center at 3247 Biddle, Lots 39 to 41, Eureka Iron and Steel Works Re-Sub, in a CBD zoning district, where the proposed conflicts with Sections 2408.F.1(i) of the Wyandotte Zoning Ordinance.

Section 2408.F.1(i):

Changeable message signs are permitted on buildings that are located on the following streets: East side of First Street between Elm Street and alley north of Oak Street. East side of Second Street between Sycamore Street and alley north of Oak Street. Third Street between Eureka Avenue and alley north of Elm Street.

Changeable message signs shall only be permitted as a wall sign that is facing First Street, Second Street or Third Street, in the locations set forth above.

The proposed address of 3247 Biddle is not one of the permitted streets that allow changeable message signs.

Proposed changeable message sign will not be objectionable to nearby dwellings, with no noise or flashing lights, a dimming feature to reduce ambient light and the message only limited to hours of operation and services provided at this location, nor interfere with the public right-of-way, adjacent land or buildings, and will conform to all other ordinance standards.

Motion was made by Member Szymczuk, Supported by Member DiSanto to grant this appeal.

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

No: none

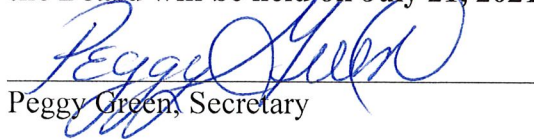
Abstain: none

Absent: Olsen, Wienclaw

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 July 21, 2021.**


Peggy Green, Secretary

Appeal #3350

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

Xochil Aguinago, owner, present, along with daughter speaking for her.

The daughter explained that the gazebo was built for the family only, and that her parents live on top floor of the bakery.

Chairperson Duran asked if the gazebo was already built. The daughter replied yes, it was a family project that they did together. Chairperson Duran read the letter from the Engineering Department regarding the plan review for the deck that was submitted.

Member Nevin asked if the violations had been taken care of. The daughter replied no, they would have to tear it down, it was made to be comfortable, and would be wasting the material. Member Nevin discussed the 3' sideyard requirement.

Member DiSanto asked if the gazebo was on a concrete pad. The daughter replied no, it was gravel.

Patricia Duncan, 2507 10th, present.

Ms. Duncan explained that she has a problem with the location of the dumpster, it is 10' from her window, and it should be screened and not so close to her home. Ms. Duncan added that she can smell trash when her window is open. Member Flachsmann asked if she has addressed this matter with the City. Ms. Duncan replied yes, she has called. Ms. Duncan added that she has no problem with her neighbor.

Member Flachsmann asked if there was an ordinance regarding the dumpster.

Greg Mayhew, City Engineer, present.

Mr. Mayhew stated that it is not specified in the ordinance where in the rear of the property a dumpster must be located for an existing use, and no requirement for it to be screened. Member Flachsmann asked if a building permit being issued would require the dumpster to be changed. Mr. Mayhew replied no, not in this situation, only for new construction or when the parking lot is removed and replaced.

Member Gillon commented on the date (October 2020) when this all started. The daughter stated that the gazebo was built, then they were notified that a permit was needed, they were not aware that a permit was required.

Member Nevin discussed the location of the 3' distance from the main building and expressed concern about fire separation.

No communications were received regarding this appeal.

Appeal #3350

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

Nicholas Abrahamson, owner, present.

Mr. Abrahamson explained that there is an existing sign with a sliding message board, and they would like to replace it with a small changeable message board. Mr. Abrahamson added that the library and Yack Arena have a message sign. Mr. Abrahamson continued that the sign will not be a distraction, the building is a doctor's office, and they want to target residents and they would have a captive audience from the intersection. There would be no sale items displayed on the sign and added that the sign would help boost business.

Chairperson Duran asked if the message sign would be the same size as the existing sign. Mr. Abrahamson replied yes.

Mr. Abrahamson added that it will be a top of the line sign and very tasteful since it is a professional building.

Chairperson Duran commented that there will be no flashing, and it will be tastefully done. Member Gillon commented that he is in support of this type of sign.

No communications were received regarding this appeal.