

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF MAY 3, 2023
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
McDonald
Olsen
Trupiano
Wienclaw

MEMBERS ABSENT: Gillon, Szymczuk

ALSO PRESENT: Kelly Roberts, Secretary

A motion was made by Member Flachsmann, supported by Member Trupiano to approve the minutes of the April 5, 2023, meeting.

Yes: DiSanto, Duran, Flachsmann, McDonald, Olsen, Trupiano, Wienclaw

No: none

Abstain: none

Absent: Gillon, Szymczuk

Motion passed

Appeal #3388 - GRANTED

MI Residential LLC (Nathan Calmus), 1475 Eureka, Wyandotte (owner & appellant)

for a variance to concrete permit PCONC22-1377 for a driveway (front yard parking) at 2304 Cora (Lots 33 and 34, Moe's Sub-W'ly) in a RA zoning district, where the proposed conflicts with Section 190.324(c) of the Wyandotte Zoning Ordinance.

Section 190.324(c): Off-street parking spaces may be located within a side or rear yard. Off-street parking shall not be permitted within a required front yard unless otherwise provided for in this chapter.

03/20/2023: Form inspection: Driveway application was originally approved, but due to previously unknown field conditions, the proposed driveway varies from the original plans and does not meet the required code. The proposed driveway violates section 190.325(d) of the Wyandotte zoning ordinances by having a 7.3' driveway width instead of the required minimum of 8'. Due to the property lines relative to location of the existing home at 2304 Cora, widening the driveway would encroach on the neighboring property to the south. Since this limits the width of the driveway past the home to a maximum of 7.3', the proposed driveway would then violate section 190.324(c) of the Wyandotte Zoning Ordinance, front yard parking.

This decision will not hinder or discourage the appropriate development or use of adjacent land and buildings.

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

Yes: DiSanto, Duran, Flachsmann, McDonald, Olsen, Trupiano, Wienclaw

No: none

Abstain: none

Absent: Gillon, Szymczuk

Motion passed

APPEAL #3389 - GRANTED

Crown Pro Construction, Inc., 5829 Allen Road, Allen Park (owner & appellant)

for a Certificate of Occupancy for a construction business at 3202 14th Street (LOTS 286 TO 288 INCL THE STEEL PLANT SUBDIVISION) in a RA zoning district, where the proposed conflicts with Section 190.322(E)(3) of the Wyandotte Zoning Ordinance.

Section 190.322(E)(3): If no structural alterations are made, any non-conforming use of a structure, or structure and premises, may be changed to another non-conforming use; provided that, the Board of Appeals, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the Board of Appeals may require appropriate conditions and safeguards in accord with the purpose and intent of this chapter.

This decision will not hinder or discourage the appropriate development or use of adjacent land and buildings.

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

Yes: DiSanto, Duran, Flachsmann, McDonald, Olsen, Trupiano, Wienclaw

No: none

Abstain: none

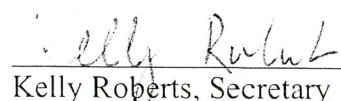
Absent: Gillon, Szymczuk

Motion passed

OTHER BUSINESS:

Motion was made by Member Olsen, supported by Member Trupiano to place communications on file. Motion passed.

There being no further business to discuss, the meeting adjourned at 6:55 p.m. **The next scheduled meeting of the Board will be held on June 7, 2023.**



Kelly Roberts, Secretary

Appeal #3388

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

Mr. Nathan Calmus, representing the property owner MI Residential LLC.

Mr. Calmus indicated that the property is a rental dwelling and the driveway needed to be replaced due to trip hazard, but there is not enough room between the properties for an 8-foot driveway. Mr. Calmus did indicate that the driveway does go 20 feet behind the home, but you could not drive a car on it.

Member Wienclaw asked if they were limited due to the adjacent property.

Mr. Calmus indicated yes, that they did try to buy property from the adjacent owner, to increase the width of the driveway, but they could not work anything out.

Member Flachsmann stated that if the owner was removing and replacing what was there, the ZBA needs clarification if it needs to meet the current code/ordinance. Member Flachsmann indicated that the driveway existed with no issues.

Chairperson Duran asked if the Engineering Department could send the Zoning Board clarification on this issue.

Mr. Calmus indicated that originally the driveway was 17 feet long and 9.3 feet wide and just went to the corner of the home which was considered front yard parking.

Member Flachsmann asked if there was an open alley in the rear.

Mr. Calmus indicated that there was. Mr. Calmus further stated that they have a rear entrance garage.

Mr. Plasencia indicated that Mr. Calmus was correct it was considered front yard parking and the city does require the parking to extend 20 feet behind the home. Mr. Plasencia further indicated that the property is 60 feet wide lot and the driveway could be placed on the other side of the home and it would meet the code/ordinance.

Member Flachsmann indicated that the parking is just a convenience and not required since there is a garage off the alley.

Mr. Plasencia indicated that was up to Mr. Calmus, but the parking pad was marked for replacement on the city certification inspection.

Member Trupiano indicated that Mr. Calmus can't meet the requirement of 8 feet.

Mr. Calmus indicated that is correct the driveway will be 20 feet long but the width will be 7.3 feet.

No communications were received regarding this appeal.

Appeal #3389

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

Roger Coe, 5829 Allen Road, Allen Park, MI, Owner.

Mr. Coe indicated that this is an existing commercial building and they would like to use it for their office. Mr. Coe indicated there would be no outside storage of materials, they would just park their trucks there.

Chairperson Duran asked if there would be a sales office.

Mr. Coe indicated no just a personal office.

Member Flachsmann asked if there would be storage in yard.

Mr. Coe indicated that the storage would be inside, but they would be parking their truck in the yard.

Member Olsen asked what the hours would be.

Mr. Coe indicated that they would be in the building around 7 – 7:30 a.m. and back in the evening Monday thru Friday. Mr. Coe stated that the workers would be picking up the equipment and trucks and leaving.

Member Trupiano asked how many trucks would be parking there.

Mr. Coe indicated 3 or maybe 4 trucks at a time.

No communications were received regarding this appeal.