

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF April 4, 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  
Gillon  
Nevin  
Olsen  
Szymczuk  
Trupiano  
Wienclaw

**MEMBERS ABSENT:** DiSanto, Flachsmann

**ALSO PRESENT:** Peggy Green, Secretary

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A motion was made by Member Szymczuk, supported by Member Olsen to approve the minutes of the March 7, 2018, meeting.

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

No: none

Abstain: none

Absent: DiSanto, Flachsmann

Motion passed

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**Appeal #3265 – GRANTED**

Kerry Van, 3720 Roosevelt, Dearborn (owner & appellant)

for a variance **to obtain a mechanical permit for an air conditioner unit to be located in the sideyard at 455 Pine**, Lot 2, Block 130, in a RA zoning district, where the proposed conflicts with Section 2402.L of the Wyandotte Zoning Ordinance.

**SECTION 2402.L:**

Mechanical equipment installed outside of one- or two-family dwellings and their attached structures shall not be installed in any front and/or minimum required side yard and shall be located behind the dwelling and not closer than five (5) feet from the property line. Exception: 1) Where a side yard abuts a street or an alley, the building official may approve a side yard location on the street or alley side, if the location is established prior to installation.

The application depicts an air conditioning unit which is not located behind the dwelling on an interior lot.

**Proposed location of air conditioning unit will not be detrimental to the development of adjacent buildings or uses, and will not impair the intent or purpose of the ordinance as written.**

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

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

No: none

Abstain: none

Absent: DiSanto, Flachsmann


Motion passed

**COMMUNICATIONS:**

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

**OTHER BUSINESS:**

There being no further business to discuss, the meeting adjourned at 6:40 p.m. **The next scheduled meeting of the Board will be held on May 2, 2018.**

  
Peggy Green, Secretary

**Appeal #3265**

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

Kerry Van, owner/appellant, present.

Ms. Van explained that originally her contractor (L&M) told her that there were two spots the unit could be located, back of the attached garage, or by the patio. Ms. Van continued that if it went by the deck, it would have to be altered. They decided to put it on the side with 10', not the 4' side. Ms. Van explained that the unit will be between the house and the corner house located at 465 Pine and they have no problem with it (letter was received). Ms. Van continued that a white vinyl privacy fence will be installed. Ms. Van added that she is sure that the neighbors at 445 Pine will be happy with the location, it is not by them.

Member Nevin asked Ms. Van to confirm the location of the unit. Ms. Van stated it would be between the home and the corner home.

One communication was received in favor of this appeal. (465 Pine)

Two communications were received regarding location of the unit. (445 Pine)

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March 6, 2018

Kerry and Corey Van  
455 Pine  
Wyandotte, MI 48192

RECEIVED  
3-19-18

Re: Placement of Air Conditioner on Side of Home

The purpose of this letter is to inform the zoning board of the City of Wyandotte that the neighbors next door to 455 Pine (corner home), have given approval regarding the placement of the air conditioner on the side of the home at 455 Pine. They have been informed of the placement, and have agreed without protest.

The approving party was advised by Corey Van that the AC will be concealed with landscaping and a privacy fence after installation and completion of the new construction home.

Please review the signature(s) of the approving party below.

Respectfully,

Kerry and Corey Van

Michael A Moore

465 Pine St. Wyandotte MI 48192

MM



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Peggy Green

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**From:** Debbie Keane [dmkeane2265@hotmail.com]  
**Sent:** Tuesday, April 03, 2018 11:06 AM  
**To:** engineering1@wyan.org  
**Subject:** Fw: letter for city hall

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**From:** Patricia Nalley <pnalley22@gmail.com>  
**Sent:** Monday, April 2, 2018 6:33 PM  
**To:** dmkeane2265@hotmail.com  
**Subject:** letter for city hall

04-02-18

To whom it may concern,

I am disabled and cannot attend the meeting at City Hall on Wednesday, April 4th. I hope this will suffice. I am submitting this letter in response to the zoning notification I received concerning the new home being built next door to my apartment. I live at 445 Pine St. The notice states that Kerry Van of Dearborn wants to install an air conditioner on the side of the home but it doesn't say which side of the home it will be on. IF it is indeed on MY side, it would be right outside of my bedroom window. The house has been built so close to mine that I can almost reach out and touch it. The noise from running an A/C compressor in that area will hamper the use of my window whether to open for fresh air or the need of using my own small WINDOW air unit. My health issues cause me to sleep at odd hours and/or take frequent naps so I spend a lot of time in my bedroom. To lose the option of utilizing my window would certainly create additional stress to my situation.

I appreciate your reviewing my concerns in this matter. Please disregard if the installation exception they are requesting does not affect me. Thank you.

Sincerely,  
Patricia Nalley  
445 Pine St, Apt 2  
Wyandotte, MI 48192

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Peggy Green

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**From:** Debbie Keane [dmkeane2265@hotmail.com]  
**Sent:** Tuesday, April 03, 2018 11:03 AM  
**To:** engineering1@wyan.org  
**Subject:** Public hearing

Hi Zoning Board,

We own a rental house located at 445 Pine and there is a new house being constructed in the lot next to us. We received a letter from the zoning board about the owner wanting to put an air conditioning unit in the side yard. There is a public hearing tomorrow at 6:30pm. I work evenings and cannot attend. What I would like to know is which side of the house they want to place the air conditioner? The new house is very close to our house and there is not 5 feet from the property line. My tenants contacted me yesterday, they are very concerned. Their bedroom window is facing the side yard and the noise would be disruptive.

Please let me know if it is between 445 Pine and 455 Pine. I am hoping my husband will get out early enough from work to attend. If not, could I go on record as being against this placement of the air conditioner?

One of my tenants is disabled and sent me an email that she would like me to give you. I will send it shortly.

Thanks,

Debbie Keane