

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF April 6, 2022
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 Vice Chairperson Gillon **at 6:30 p.m.**, in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: DiSanto
Flachsmann
Gillon
Olsen
Szymczuk
Trupiano

MEMBERS ABSENT: Duran, Gillon, Wienclaw

ALSO PRESENT: Peggy Green, Secretary
Jesus Plasencia, Assistant City Engineer

A motion was made by Member Olsen, supported by Member Szymczuk to approve the minutes of the March 2, 2022, meeting.

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

No: none

Abstain: none

Absent: Duran, Nevin, Wienclaw

Motion passed

Appeal #3372 – GRANTED

Kroll Construction, 29017 Ford Road, Garden City, MI (appellant) and Michaelleen Lewis, 1617 16th Street, Wyandotte, MI (owner)

for a variance to obtain a building permit for an awning at 1617 16th Street (Lot 521, Schorr Grove Sub) in a RA zoning district, where the proposed conflicts with Section 190.290 of the Wyandotte Zoning Ordinance.

Section 190.290:

The proposed awning exceeds the maximum lot coverage in a RA zoning district. 35% lot coverage is allowable, whereas 37% lot coverage is being proposed. Thereby exceeding the permissible lot coverage by 121 square feet.

The proposed does not impair the intent of the ordinance.

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

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

No: none

Abstain: none

Absent: Duran, Nevin, Wienclaw
Motion passed

Appeal #3373 – GRANTED

LaToria Pearson, 1473 18th Street, Wyandotte (owner & appellant)

for a variance to obtain a Certificate of Occupancy for front yard parking at 1473 18th Street (Lot 56, Abbott and Beymers Ecorse Heights Sub). in a RA zoning district, where the proposed conflicts with Sections 190.324 and 190.324(C) of the Wyandotte Zoning Ordinance.

Section 190.324. Parking requirements:

There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking with adequate access to all spaces. the number of off-street parking spaces and improvements shall be in accordance with this section, in conjunction with all land or building uses prior to the issuance of a Certificate of Occupancy, a Certificate of Compliance, Certificate of Approval or Certificate of Conformity as hereinafter prescribed. Refer to Section 72.003 of this Code of Ordinances for regulations for parking on city streets and in residential areas.

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.

Front yard parking is not permitted according to the zoning of this address. Therefore, the driveway extension must also extend 20' past the front of the home. The proposed driveway does not extend 20' past the front of the home.

The proposed does not impair the intent of the ordinance and the property is not wide enough to allow the driveway to extend beyond the front of the house.

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

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

No: none

Abstain: none

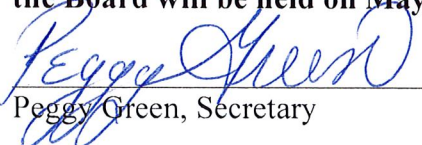
Absent: Duran, Nevin, Wienclaw

Motion passed

OTHER BUSINESS:

There was discussion regarding the new Zoning Ordinance, and the Board requested to see if possible to receive a summary of the proposed changes.

There being no further business to discuss, the meeting adjourned at 7:00 p.m. **The next scheduled meeting of the Board will be held on May 4, 2022.**



Peggy Green, Secretary

Appeal #3372

Vice Chairperson Gillon read the appeal and asked that it be explained.

Brian, Kroll Construction, participated by phone.

Brian explained that Ms. Lewis has been a long time customer, and they would like to remove and replace the existing awning, it is decaying and leaking. Brian continued to explain that to make the lot coverage, they would have to shrink the awning and it would decrease the porch coverage.

Member Olsen asked if it would be the same size as the existing. Brian replied yes.

Two (2) communications were received in favor of this appeal.

Appeal #3373

Vice Chairperson Gillon read the appeal and asked that it be explained.

LaToria Pearson, owner, participated by phone.

Ms. Pearson explained that she had purchased the house in March. She had a private inspection performed and the seller had the inspection done by the City, and the driveway was a violation, it is supposed to go 20' past the front of the house. Ms. Pearson added that she will fill in the cracks that are there now, but would like for it to stay as it is. Ms. Pearson added that the neighbor has no problem, and she can fit 2 cars in the driveway.

Member Olsen asked if there was access to the garage from the alley. Ms. Pearson replied yes, you just can't access the garage from the driveway.

Member Trupiano asked Ms. Pearson when she purchased the home. Ms. Pearson replied in March. Member Trupiano asked if the violation was cited by the City. Ms. Pearson replied yes.

Member Flachsmann commented that this was found from the City inspection, but he has no problem with it. No addition is being built, it is an existing nonconformance, and added that you could cover your whole lot with concrete if you want, and he considers this case a hardship.

There was discussion among the Board member regarding front yard parking and also discussed the area and the parking conditions.

Mr. Plasencia commented that this was cited because it does not extend 20' past the front of the house and added that the lot is 35' wide, the house is 25' wide, there is a 3' sideyard on the south, and a 7' sideyard on the north, it would not be infeasible to install a driveway and open the door since the driveway has to be 8' wide.

No communications were received regarding this appeal.

4 OF 5

4-6-22-28

March 19, 2022

We have no objection to having an
awning put up at 1617 16th for Michael Lewis.

Marilyn & Michael Langley
1517 16th

RECEIVED

MAR 28 2022

CITY OF WYANDOTTE

Re: Appeal # 3372

1617-16th

4-6-22 MTL

5 of 5

4-6-22 ZB

The existing awning has been there since
in the 1970's. The new one is the same size.

The zoning board should have stopped the
local Roofer who added on to his house &
went all the way to the garage. Check it out at
16th & ~~Clark~~, South/East corner.

ANTOINE

I vote yes for this awning.

Thank you.

Doris E. Karr

1605-16th St.

RE #3372

1617 16th

RECEIVED

MAR 29 2022

CITY OF WYANDOTTE