

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF December 7, 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, Wienclaw

**ALSO PRESENT:** Peggy Green, Secretary

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

Yes: DiSanto, Flachsmann, Gillon, Olsen, Szymczuk, Trupiano  
No: none  
Abstain: none  
Absent: Duran, Wienclaw  
Motion passed

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**Appeal #3379 –held in abeyance until the January 4, 2023**  
(tabled from the November 2, 2022, meeting)

Wyandotte Crossings/National Trails – Joe DiSanto, 21980 Sibley Road, Brownstown (owner & appellant)

**for a variance to obtain a Certificate of Occupancy for a bus/transportation vehicle storage lot at 3897 Fort Street (north vacant lot)** (Lots 24-25-26-27-28 Also the N 57' of Lot 29 exc the Wly 194' of Lots 24-25 and N 14' of Lot 26, John M Welch's Nursery Park Add'n) in a B-2 zoning district, where the proposed conflicts with Section 190.185 of the Wyandotte Zoning Ordinance.

**Section 190.185:**

A bus/transportation storage lot is not a principal use permitted.

**Held in abeyance at the request of the owner/appellant until the January 4, 2023, meeting.**

**APPEAL #3383**

Anthony Szpaichler, 3144 21st, Wyandotte (owner & appellant)

**for a variance to obtain a building permit for a pergola at 3144 21<sup>st</sup> Street** (Lot 354, Assessor's Wyandotte Plat No. 12) in a RA zoning district, where the proposed conflicts with Section 190.323(f) of the Wyandotte Zoning Ordinance.

**Section 190.323(f):**

Detached accessory structures, an exterior wall shall not be located less than three feet from interior lot lines, except accessory structures less than 200 square feet in area may be built on interior lot lines with no part thereof protruding over said lot line. There shall be no opening in any wall which is located less than three feet from an interior lot line.

The proposed pergola is 360 square feet and located only 18 inches off the side lot line.

**Proposed location of detached accessory structure (pergola) will not be detrimental to the development of adjacent buildings or uses, and will not impair the purpose of the ordinance as written.**

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

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

No: none

Abstain: none

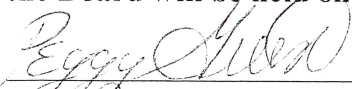
Absent: Duran, Wienclaw

Motion passed

**OTHER BUSINESS:**

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

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 January 4, 2023.**

  
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Peggy Green, Secretary

**Appeal #3383**

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

Anthony Szpaichler, owner, present.

Mr. Szpaichler explained that Joe Mayhew, Building Inspector, had looked at the pergola and said that maybe it might need gutters for rain runoff.

Member Flachsmann stated that he looked at the structure, and asked if the inspector said anything about the it. Mr. Szpaichler replied that the inspector said it was fine. Member Flachsmann commented that the structure being 18" off the side lot line is the question, and added that he did not see any neighbors present in audience. Member Flachsmann asked how long the structure has been there. Mr. Szpaichler replied over a year, he did not seal the wood.

Vice Chairperson Gillon asked how far the existing garage is from the side lot line. Mr. Szpaichler replied he was not sure. Vice Chairperson Gillon asked if the pergola lined up with the existing garage. Mr. Szpaichler replied that the roof line did.

Member Trupiano asked how did all this come up. Mr. Szpaichler replied that he had been dealing with other parking issues, and the ordinance officer came out and looked around.

No communications were received regarding this appeal.

Peggy Green

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**From:** giuseppe disanto <jdisanto@sbcglobal.net>  
**Sent:** Thursday, December 01, 2022 10:35 AM  
**To:** Peggy Green  
**Subject:** re: Appeal 3379

Peggy,

Good morning, we respectfully request that Appeal #3379 be held in abeyance until the January 4, 2023, meeting.

Thanks in advance,

Joe DiSanto  
Wyandotte Crossings, LLC