

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF January 3, 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: DiSanto
Duran
Flachsmann
Nevin
Olsen
Trupiano
Wienclaw

MEMBERS ABSENT: Gillon, Szymczuk

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Flachsmann, supported by Member Olsen to approve the minutes of the December 6, 2017, meeting.

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

No: none

Abstain: none

Absent: Gillon, Szymczuk

Motion passed

#3261 – GRANTED

Rise Above Entertainment, Ron Thomas, 3582 – 17th Street, Wyandotte (owner & appellant)

for a variance **to obtain Certificate of Occupancy for 3 residential units on second floor at 93-99 Oak Street** (legal description on file) in a CBD zoning district, where the proposed conflicts with Section 2403.R.1.B of the Wyandotte Zoning Ordinance.

SECTION 2403.R.1B:

One and one-half (1½) parking spaces for each dwelling unit of one (1) bedroom; two (2) parking spaces for each dwelling unit of two (2) bedrooms; two and one-half (2½) parking spaces for each dwelling unit of three (3) or more bedrooms. Plus one (1) additional parking space for every eight (8) units for guest parking.

Two, two bedroom units and one, one bedroom unit would require six parking spaces. No parking is available on the property.

Proposed parking spaces do not impede vehicular or pedestrian traffic, does not hinder or discourage the appropriate development and use of adjacent land or buildings, or impair the intent or purpose of the ordinance

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

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

No: none

Abstain: none

Absent: Gillon, Szymczuk

Motion passed

COMMUNICATIONS:

No communications were received.

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 February 7, 2018.**



Peggy Green, Secretary

Appeal #3261

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

Ron Thomas, owner/appellant, present.

Chairperson Duran informed the Board that the Planning Commission had approved the 3 residential units on the second floor at the December 21, 2017, with the condition that he receives a parking variance from the Zoning Board.

Mr. Thomas stated that he could make the second floor of the building 2 or 3 units, if parking was going to be an issue, he would be willing to go with 2 units.

Member Flachsmann commented that he has seen the second floor, and residential is all that it can really be used for. Member Flachsmann continued that the plans look good, and the Board has approved similar requests in the past.

Member Nevin and Mr. Thomas discussed the egress from the second floor apartments.

Member Trupiano asked if there were any restrictions on the parking lot. Chairperson Duran commented that on Thursdays you cannot park there during the Farmers Market.

Mr. Thomas stated that he had asked about parking, and was told that there were no restrictions.

No other communications were received regarding this appeal.