

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF March 1, 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 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, McDonald, Wienclaw

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Flachsmann, supported by Member Trupiano to approve the minutes of the January 4, 2023, meeting.

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

No: none

Abstain: none

Absent: Duran, McDonald, Wienclaw

Motion passed

Appeal #3385 - GRANTED

Scott Hamelin, 19594 Parke Lane, Grosse Ile (owner & appellant)

for a variance to obtain a Certificate of Occupancy for a warehouse and print shop at 562/564 Oak (Lot 14, Block 146) in a RM-1 zoning district, where the proposed conflicts with Section 190.322.E.3 of the Wyandotte Zoning Ordinance.

Section 190.322.E.3:

“any nonconforming use of a structure, or structure and premise, may be changed to another nonconforming 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 nonconforming use.”

Proposed print shop is not a principal use permitted in a RM-1 zoned district.

Previous nonconforming use, kitchen sales and windows, was approved as a nonconforming use change from a previous nonconforming use.

The proposed use is in keeping with the intent of the ordinance.

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

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

No: none

Abstain: none

Absent: Duran, McDonald, Wienclaw

Motion passed

Appeal #3386 - GRANTED

Dennis & Janice Pappas, 4427 16th Street, Wyandotte (owner & appellant)

for a variance to Mechanical Permit PMECH21-0152 for a sideyard air condensing unit at 4427 16th Street (S 3' of Lot 4, Lot 5, also N 6' of Lot 6 & W 9' adj vac alley, Verheyden's Sub.) in a RM-1 zoning district, where the proposed conflicts with Section 190.323(L) of the Wyandotte Zoning Ordinance.

Section 190.323(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 feet from the property line. Exception: 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 locations is established prior to installation.

The proposed unit is located within the four (4) foot required side yard.
Mechanical Permit was issued on 7-28-21 for unit to be located in rear.

Does not impair the intent of the ordinance.

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

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

No: none

Abstain: none

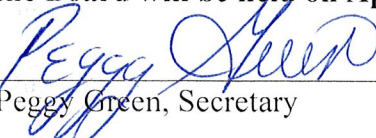
Absent: Duran, McDonald, Wienclaw

Motion passed

OTHER BUSINESS:

Motion was made by Member DiSanto, supported by Member Olsen 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 April 5, 2023.**


Peggy Green, Secretary

Appeal #3385

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

Scott Hameline (owner) and Mark, 564 Oak, tenant print shop.

Mr. Hameline explained that he has owned the building for many years. The front is Offset Printing that he teamed up with and continued to explain that Homespun still has the warehouse and that Offset Printing is in front of the warehouse.

Member Flachsmann asked the working hours for the front. Mark replied that there is only shipping and receiving. Member Flachsmann asked if there were any hazardous chemicals. Mark replied no, they follow the EPA guidelines, the most they have is glorified office printers.

Member DiSanto asked if there were any employees. Mark replied himself and two others.

Member Trupiano asked if there were any employees in the warehouse. Mr. Hameline replied, they only show up when there is a delivery.

No communications were received regarding this appeal.

Appeal #3386

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

Dennis & Janice Pappas, owner, present.

Mr. Pappas explained that this was a single family dwelling built in 1951, they purchased it about a year ago, and the unit had been installed before they bought it. Mr. Pappas continued that they have taken care of most of the city certs. Mr. Pappas added that it is a mini-split system and it does not make a lot of noise, and they have a shadow box around it so that the neighbor does not see it. Mr. Pappas also added that it was someone that they neighbor knew who had installed the unit. The unit was not originally on the city certs, but was discovered when the permit had to be finalized out.

Mrs. Pappas explained that all the city certs were supposed to be done when they closed, but they had a problem at closing and had to agree to fix the violations then it was discovered that there was an open permit for the unit, it had never been inspected. Mrs. Pappas continued that you can't see the unit, it is not noisy, it is right by their bedroom, and if they have to move it behind the house, it will be right by the back porch.

Vice Chairperson Gillon thanked the Pappas' for their explanation.

Member Flachsmann wondered why the contractor was not appealing, it is a very small unit, feels it is ok. Mrs. Pappas commented that the neighbor knew who installed the unit and they did supply a letter from the neighbor with no objections to the unit.

Member Olsen commented that it is a small unit and not noisy, but commented on concern about the air flow the way it was enclosed. Mr. Pappas added that there are openings in the fence.

One communication was received in favor of this appeal.

ZB 3-1-23

The resident that lives next door at (4419) 16th st. is approving the location of the air conditioner condenser at the north side of the house. They say it is ok to be there. That they don't hear anything or they don't see it.

Signature

Kathleen Milewski

Sean Mountain

Re: Appeal #3386

Submitted With
Zoning Board Application