

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF October 6, 2021
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
Flachsmann
Gillon
Nevin
Olsen
Szymczuk
Trupiano

MEMBERS ABSENT: DiSanto, Wienclaw

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Szymczuk, supported by Member Trupiano to approve the minutes of the August 4, 2021, meeting.

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

No: none

Abstain: none

Absent: DiSanto, Wienclaw

Motion passed

Appeal #3357 – GRANTED

Paul Gould (First Congregational Church), 2651 Biddle #220, Wyandotte (appellant) and First Congregational Church, 2637 1st Street, Wyandotte (owner)

for a variance to obtain a Certificate of Occupancy for a lot split at 2637 1st and 98 Superior (Lots 11 to 14 incl., Block 54) in a PD zoning district, where the proposed conflicts with Sections 2100 and 2403.R.5.a of the Wyandotte Zoning Ordinance.

Section 2100 - Residential Lot Size:

The minimum lot area for a residential dwelling is 5,000 square feet. The proposed lot split yields a 4,400 square foot lot for the residential unit.

The minimum lot width for a residential dwelling is 50 feet. The proposed lot split yields a lot width of 37.7 feet.

Section 2403.R.5.a - Parking

The minimum number of off-street parking spaces required for a place of worship is 1 space per every 8 feet of pew. The church has 28 pews at 10 feet each equaling 280 feet of pew. This requires 35 parking spaces. The existing parking lot has 32 parking spaces. The proposed lot split would remove and addition 3 parking spaces

resulting in 29 parking spaces. This reduction in available parking would further add to the existing non-conformance.

Section 2100:

A maximum of 35% lot coverage is allowed for structures in a residential zoned district. Proposed lot split would result in the allowable lot coverage being exceeded by 163.82 square feet or a total lot coverage of 38.73%.

Property Line - Front Porch

The existing front porch stairs of the parsonage exit to the driveway between the parsonage and the church. The proposed lot split would result in the stairs exiting off the lot. The front porch stairs would have to be reconstructed to exit onto the newly split lot, not onto the neighboring lot to the south (church lot).

Proposed lot size/lot coverage and parking requirements due to planned lot split will not hinder or discourage the appropriate development or use of adjacent land and buildings, will not impede flow of pedestrian or vehicular traffic, or impair the intent of the ordinance.

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

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

No: none

Abstain: none

Absent: DiSanto, Wienclaw

Motion passed

Appeal #3358 – GRANTED

Paul Calinda, 4737 Jackson, Trenton, Michigan (owner & appellant)

for a variance to obtain a building permit for a single family dwelling with detached garage at 1110 Maple (W 10' of Lot 8 also E 25' of Lot 9, Hurst and Post's Sub., Block 312) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

Section 2100:

Lot coverage in an RA Zoned District is 35%. Existing buildable lot has an area of 4,900 square feet and the maximum lot coverage is 1,715 square feet. Proposed dwelling and detached garage covers 2,159 square feet exceeding the allowed lot coverage by 444 square feet or 44% of lot.

Proposed lot coverage will not hinder or discourage the appropriate development or use of adjacent land and buildings, or impair the intent of the ordinance.

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

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

No: none

Abstain: none

Absent: DiSanto, Wienclaw

Motion passed

Appeal #3359 - Withdrawn

Appeal #3360 – GRANTED

Pizzo Development Group, 349 Antoine, Wyandotte (appellant) and Robert/Christina Hudzinski, 14635 Fellrath, Taylor (owner)

for a variance to building permit for a new single family dwelling at 620 Orange (Lot 9, Block 176) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

Requires that the maximum lot coverage not exceed 35%. The proposed structure covers 2845 square feet, whereas the maximum allowed is 2450 square feet. This exceeds the lot coverage by 40% or 395 square feet.

Proposed lot coverage will not hinder or discourage the appropriate development or use of adjacent land and buildings, or impair the intent of the ordinance.

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

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

No: none

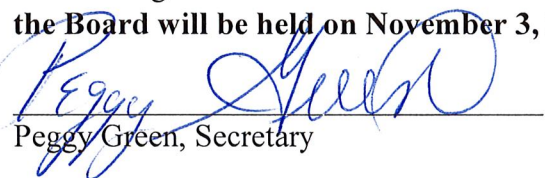
Abstain: none

Absent: DiSanto, Wienclaw

Motion passed

OTHER BUSINESS:

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 November 3, 2021.**



Peggy Green, Secretary

Appeal #3357

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

Paul Gould, appellant, present.

Mr. Gould explained that they are just asking for a variance, nothing more, they want to sell the property as is.

Chairperson Duran commented that the house would be split from the church.

Mr. Gould added that a survey was given to go with the agenda package.

Chairperson Duran asked if the house was for sale. Mr. Gould replied not yet, but it will be.

Member Flachsmann commented that the stairs are not part of the appeal but need attention. Mr. Gould stated that the stairs will be repaired.

Member Olsen expressed concern about the stairs.

Chairperson Duran asked if the three parking spots would go with the house. Mr. Gould replied yes.

No communications were received regarding this appeal.

Appeal #3358

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

Paul Calinda, owner & appellant, present.

Mr. Calinda explained that he wants to build a new home and the garage makes it over the lot coverage. Mr. Calinda added that he does meet all the setbacks and does a lot of work in Wyandotte.

Member Szymczuk asked if the garage entrance would be off the alley. Mr. Calinda replied yes.

Member Trupiano asked the lot size. Mr. Calinda replied 35'x140'.

Member Gillon asked Mr. Calinda if he purchased the lot from the City. Mr. Calinda replied no, it was bought privately 3 or 4 years ago, and he has a buyer for the house, but they need the garage, and the sale is pending on that.

Member Flachsmann commented that there are houses built on 30' lots, and he does not see it going against the neighborhood.

No communications were received regarding this appeal.

Appeal #3360

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

Robert and Christina Hudzinski, appellant, present.

Chairperson Duran asked if they will be living in the home. Mrs. Hudzinski replied yes, it will be their forever home, and they wanted a ranch style, and it takes up more lot coverage.

Michelle Kuzmenski, owner of 626 Orange, present.

Ms. Kuzmenski stated that she is concerned about the water being deposited in the alley, and it is coming from the blue house on the block that was just built (648 Orange), it is up higher about 3', and she is concerned about the drainage.

Beth McGunagle, 636 Orange,

Ms. McGunagle stated that she has the original house, and she is getting water in her yard. The builder built the house high, and it is graded into her yard on a 3' incline to the fence. The water is going into her yard, then the alley, and she doesn't want this to happen again with the proposed house that is 2 houses away. Ms. McGunagle added that the builder needs to be held accountable.

Member Flachsmann asked how long ago the blue house (648 Orange) was built. Ms. McGunagle replied 2 years ago. Member Flachsmann asked about the Engineering Departments response to this. Ms. McGunagle replied that the building inspector said next time it rains he will come out and look at. Member Flachsmann stated that there should have been a final grade inspection. Ms. McGunagle commented that it must have fallen through the cracks. Ms. McGunagle continued that she is trying to keep her neighbor separate from the builder. Member Flachsmann informed Ms. McGunagle to check with the Engineering Department to see if a letter has been sent, and explained the letter process. Member Flachsmann stated a property is not supposed to drain onto a neighboring property.

Kirk Oswald, 600 Orange, present.

Mr. Oswald stated that he would like to welcome the new neighbor, but it being the same builder as the blue house (648 Orange), he is worried about the same thing with the grading. Mr. Oswald continued that the alley constantly has water in it, and asked how much water is acceptable to be drained into an alley. Since the same builder will be building this new house, he does not want the same problem.

One communication was received from Ms. McGunagle regarding this appeal.

Peggy Green

RE: #3360

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From: Beth McGunagle [mcgunagle@wyan.org]
Sent: Monday, September 20, 2021 12:41 PM
To: Engineering
Subject: Fwd: 620 Orange Street

You don't often get email from mcgunagle@wyan.org. [Learn why this is important](#)

Sent from my iPhone

Begin forwarded message:

From: Beth McGunagle <mcgunagle@wyan.org>
Date: September 20, 2021 at 11:45:15 AM EDT
To: engineering1@wyandottemi.gov
Subject: 620 Orange Street

This letter is regarding the variance request for the home being build at 620 Orange. I'm writing this because of my concerns regarding how the builder left my property at 636 Orange after building 648 Orange. Please see the attached pictures. All I asked for (via my neighbor's) was the ground to be leveled out and be provide top soil and seed. My neighbors builder said "he is not a landscaper". As neighbors ~~while this house was being built we were very accommodating~~ and patient. Allowed access to our yard and water. I share this because I don't want this to happen again. The builder still has an opportunity to make this right in my yard but doesn't care.



Sent from my iPhone

Peggy Green

From: Beth McGunagle [mcgunagle@wyan.org]
Sent: Monday, September 20, 2021 11:50 AM
To: Engineering
Subject: 620 Orange

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[You don't often get email from mcgunagle@wyan.org. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Attached are more pictures. I sent prior to proof reading and all of my attachments.

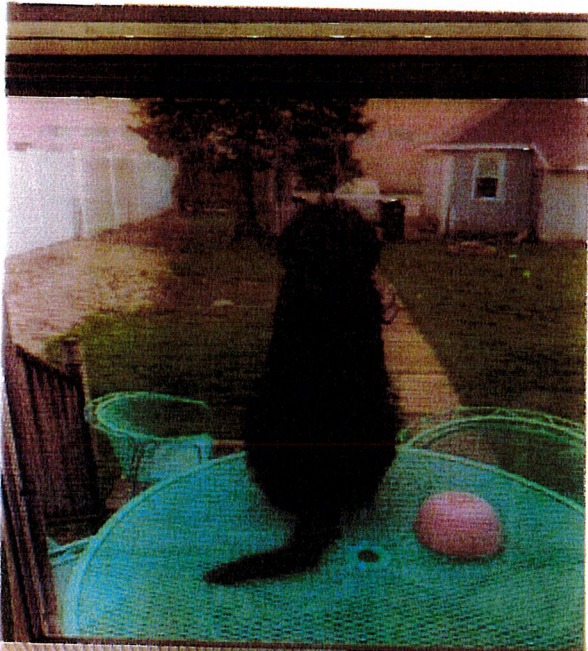
Beth McGunagle
636 Orange



8029



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Sent from my iPhone