

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF February 4, 2009
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, 3131 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: Calvin
Duran
Lapp
Nevin
Olsen
Trupiano

MEMBERS ABSENT: DiSanto, Gillon, Wilkie

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Lapp supported by Member Calvin to approve the minutes of the January 7, 2009, meeting, as recorded.

Yes: Calvin, Duran, Lapp, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: DiSanto, Gillon, Wilkie

Motion passed

Appeal #3075 – GRANTED

Classic Construction, 7706 Macomb, Grosse Ile (appellant) and Gerald Orr, 3670 – 16th Street, Wyandotte (owner)

for a variance to obtain a building permit for a carport at 3670 – 16th Street, on Lot 275, also S 15' of Lot 276, Taylor Park Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100: A minimum of a 4' sideyard is required for a structure in a RA District with a total of both sideyards equal to 12'. Proposed carport would have a 4' sideyard with a total sideyard of 9'.

Proposed will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

A motion was made by Member Calvin, supported by Member Trupiano to grant this appeal.

Yes: Calvin, Duran, Lapp, Nevin, Olsen, Trupiano
No: none
Abstain: none
Absent: DiSanto, Gillon, Wilkie
Motion passed

COMMUNICATIONS:

A motion was made by Member Calvin to place all communications on file. Motion carried.

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 6:45 p.m. **The next scheduled meeting of the board will be held on March 4, 2009** (no appeals were received for the February 18 meeting).

Peggy Green, Secretary

Appeal #3075

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

Chris Pesta, Classic Construction, appellant, present.

Mr. Pesta passed out a picture to the Board of what the carport would look like.

Chairperson Duran asked if the carport will be located inside the privacy fence. Mr. Pesta replied yes.

Member Calvin asked if the carport would be the same material as in the picture. Mr. Pesta replied yes, aluminum. Member Calvin asked about the pitch. Mr. Pesta stated that he is not sure, the manufacturer figures that, and there is a gutter system.

Member Olsen asked if there would be sidewalls. Mr. Pesta replied no.

Member Lapp asked if the carport would be located behind the privacy fence. Mr. Pesta replied yes.

Member Lapp and Mr. Pesta discussed the posts and projections.

Member Lapp asked where is the carport in relation to the house next door. Mr. Pesta replied that the house next door is approximately 4' from the property line and added that there is no door on that side of the house.

Member Lapp asked the location of the awning. Mr. Pesta replied 2' past the front of the house up to the back. Member Lapp asked how long it was. Mr. Pesta replied 24'. Member Lapp asked about the drainage. Mr. Pesta replied that it would be in the front.

Mr. Pesta explained that Mr. Orr is an elderly gentleman, and he wants the carport to keep him out of the elements while he goes to and from his car which he keeps in the garage.

Member Trupiano expressed concern about the posts facing the neighbors. Mr. Pesta stated that there will be a good distance, and the posts will not be in their face.

Member Lapp asked how tall the structure would be. Mr. Pesta replied that he cannot answer that. It usually goes above the door and below the gutter line of the house, probably just below 10'.

One (1) communication regarding this appeal was received.

DTE Energy



RECEIVED
1/26/09

January 22, 2009

City of Wyandotte
Zoning Board of Appeals
3131 Biddle Ave.
Wyandotte, MI 48192

RE: APPEAL #3075

To Obtain a Building Permit for a carport at 3670 16th Street.

(X) Not Involved. See Remarks and attached Notice of Public Hearing

() Involved: but asking you to hold action on this petition until further notice.

() Involved: but no objections to the property change - - provided an easement of the full width of the public right-of-way (street, alley or other public place) is reserved.

() Involved: the nature of our services, and the estimated costs of abandonment of such all gas mains & services.

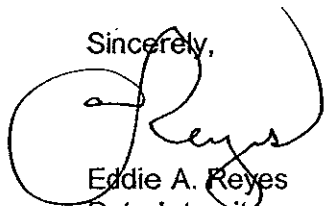
REMARKS:

DTE Energy - MichCon Gas Company has no involvement, nor objection to the proposed conflict with the appeal issue.

Please abide by Public Act 53, three (3) working days before you dig call MISS DIG at: 1-800-482-7171.

Michcon's Gas Leak Emergency Phone Number 1-800-947-5000.

Sincerely,



Eddie A. Reyes
Data Integrity

/EAR

Enclosure