

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF May 20, 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
DiSanto
Duran
Gillon
Nevin
Trupiano

MEMBERS ABSENT: Lapp, Olsen, Wilkie

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Calvin supported by Member Gillon to approve the minutes of the May 6, 2009, meeting, as recorded.

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

Appeal #3079 – GRANTED

Sarnacki & Associates Architects, Inc., 1822 Ford, Wyandotte (appellant) and St. Joseph Catholic Parish, 353 Elm, Wyandotte (owner)

for a variance to obtain a building permit for an addition at 354 Elm Street, Lots 8 thru 13, Block 103, in a RM-1 zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

A maximum of 35% lot coverage is allowed for structures in a RM-1 zoning district. The proposed addition would exceed the maximum allowable lot coverage by a total of 8,383 sf.

Note: In 1993, with a smaller parcel of property, a zoning variance was granted for lot coverage being exceeded by 8,200 sf for construction of parish office addition.

Proposed addition 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 DiSanto, supported by Member Nevin to grant this appeal.

Yes: Calvin, DiSanto, Duran, Gillon, Nevin, Trupiano

No: none

Abstain: none

Absent: Lapp, Olsen, Wilkie

Motion passed

Appeal #3080 – GRANTED

Salvatore Vitale, 1889 – 17th Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for an addition at 1889 – 17th Street, Lot 482, Schorr Grove 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 zoning district and a total sideyard of 12' is required for a structure in a RA zoning district. Proposed addition to existing home would have a 3' sideyard and a total sideyard of 11'.

A maximum of 35% lot coverage is allowed for structures. The proposed new addition and new garage would result in allowable lot coverage being exceeded by 59 sq. ft.

Proposed addition 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, DiSanto, Duran, Gillon, Nevin, Trupiano

No: none

Abstain: none

Absent: Lapp, Olsen, Wilkie

Motion passed

COMMUNICATIONS

None were received.

OTHER BUSINESS:

Member Calvin informed the Board that he was resigning.

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 June 3, 2009.**

Peggy Green, Secretary

Appeal #3079

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

Jay Sarnacki, appellant, owner, present.

Mr. Sarnacki explained that they had built a parish hall addition in 1993. Mr. Sarnacki continued that the 2 houses to the east were razed, and a parking lot was installed. The addition will create more ADA accessibility, it will make the facility barrier free and accessible. Mr. Sarnacki stated that they will still maintain the parking. They will go from 27 to 25 parking spaces.

Member Nevin asked if the lot across the street is available for parking. Mr. Sarnacki replied yes.

Member Trupiano asked if they would just be eliminating 2 parking spaces. Mr. Sarnacki replied yes.

Member Trupiano asked the seating capacity. Mr. Sarnacki replied that he was not sure, but there are 900 families in the parish.

No communications were received regarding this appeal.

Appeal #3080

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

Salvatore Vitale, owner, present.

Mr. Vitale explained that he wants to keep the addition even with the house.

Chairperson Duran asked if the 3' sideyard was by the alley. Mr. Vitale replied yes.

Member Gillon asked if the 59 sq. ft. could be cut out of the addition. Mr. Vitale replied no, the addition will be a laundry room and kitchen.

Chairperson Duran asked the size of the garage. Mr. Vitale replied 20x24.

No communications were received regarding this appeal.