

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF April 21, 2010
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: Cusson
DiSanto
Duran
Nevin
Olsen
Trupiano

MEMBERS ABSENT: Alderman, Gillon, Lapp

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Olsen supported by Member Alderman to approve the minutes of the March 3, 2010, meeting.

Yes: Cusson, Duran, Nevin, Olsen, Trupiano

No: none

Abstain: DiSanto

Absent: Alderman, Gillon, Lapp

Motion passed

#3107- GRANTED

Home Base Inc., 4141 Dix, Lincoln Park, Michigan (appellant) and Charles & Alice Whitmore, 939 Sycamore, Wyandotte (owner)

for a variance to obtain a building permit for an addition at 939 Sycamore (Lots 25 & 26, Charles H. Block Sub.) in a RA zoning district, where the proposed conflicts with Sections 2403.C and 2100 of the Wyandotte Zoning Ordinance.

SECTION 2403.C:

Which requires off street parking be located in a side or rear yard, where because of the proposed addition the off street parking will only be in the front yard and not extend into the side yard. There is adequate room to remove this proposed self nonconformance and place new off street parking in the side yard to eliminate it. There is an existing garage off the alley.

Proposed does not impair the purpose or intent of the ordinance.

A motion was made by Member Nevin, supported by Member Cusson to grant Section 2403.C of this appeal.

Yes: Cusson, Duran, Nevin, Olsen, Trupiano

No: DiSanto

Abstain: none

Absent: Alderman, Gillon, Lapp

Motion passed

SECTION 2100:

A minimum of a 20' front yard setback is required or the average of the block. Proposed addition would be located 19' from the front lot line.

Proposed does not impair the purpose or intent of the ordinance.

A motion was made by Member DiSanto, supported by Member Trupiano to grant Section 2100 of this appeal.

Yes: Cusson, DiSanto, Duran, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: Alderman, Gillon, Lapp

Motion passed

#3108 – CANCELLED

David & Angela Farley, 2102 – 2nd Street, Wyandotte (owner & appellant)

for a variance **to obtain a mechanical permit for air conditioner unit to be located in sideyard at 2102 – 2nd Street** (Lot 12 and N 14' of Lot 13, Grand Cross Sub., Block 77) in a RA zoning district, where the proposed conflicts with Section 2500.F.9 of the Wyandotte Zoning Ordinance.

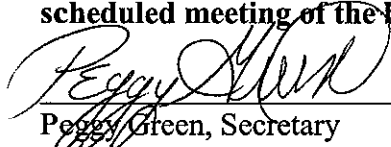
SECTION 2500.F.9:

Mechanical equipment installed outside of one or two family dwellings and their attached structures shall not be installed in any front and/or side yard and shall be installed behind the structure and a minimum of five (5) feet from the property line. Where the proposed air conditioning unit would be located in the sideyard.

OTHER BUSINESS:

Brandon Wescott, DDA, did a presentation regarding the Main Street Project.

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 May 5, 2010.**


Peggy Green, Secretary

Appeal #3107

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

Todd Dotson, President, Home Base, present.

Mr. & Mrs. Whitmore, owners, present.

Mr. Dotson explained that in regards to Section 2100, the existing setback is 19' and a few inches, they want to stay with the footprint of the house.

Chairperson Duran asked about the parking (Section 2403.C). Mr. Dotson explained that the addition will be for the mother-in-law because she needs assisted living. The existing driveway was only poured 5 years ago and the Whitmore's don't want to stress their pocketbook anymore.

Member Trupiano asked if the house was a single family dwelling. Mr. Dotson replied yes.

Member DiSanto asked about additional parking needs. Mrs. Whitmore explained that her mother has a hard time walking, and the way it is, the parking would be right by the door. The closer the parking is, would be more helpful. Mrs. Whitmore also added that if they only have one driveway, it would be difficult to move cars around, and the garage is used to store old cars.

Mr. Dotson added that they would like to extend the parking to the left of the addition, but the Whitmore's are waiting to see what they can afford to do.

Member Nevin asked Mrs. Whitmore if her mother was handicapped. Mrs. Whitmore replied that she is shaky. Member Nevin asked if she qualified has handicapped. Mrs. Whitmore replied no.

One (1) communication was received regarding this appeal.

Appeal #3108

Appeal cancelled. See attached communication.

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR

ZONING BOARD

4-21-10



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MAYOR
Joseph R. Peterson

COUNCIL
Todd M. Browning
James R. DeSana

A Special Note...

ZONING

Per 3107
RECEIVED 4-12-09



APPEAL #3107

To Neighborhood Owner
or Party-in-Interest

NOTICE IS HEREBY GIVEN to
and Charles & Alice Whitmore, 926
of Appeals and Adjustment of the
an addition at 939 Sycamore (Lot 1)
the proposed conflicts with Section

*We are very much
in favour of the
addition the Whitmores
are building.*

SECTION 2403.C:

Which requires off street parking
the off street parking will only be
room to remove this proposed self
eliminate it. There is an existing

SECTION 2100:

A minimum of a 20' front yard set
be located 19' from the front lot li

On Wednesday, April 21, 2010, at
Council Chambers of the City Hal

*Sincerely
Roger To Fleming
926 Sycamore*

This notice is for the purpose of gi
care to appear or to have your opin
appeal. You may come in person,
may express your views and reason
by the Board before the date of th

The City of Wyandotte will provic
meeting upon one week notice to the City of Wyandotte. Individuals with disabilities requiring
auxiliary aids or services should contact the City of Wyandotte by writing or calling the following:
Department of Engineering and Building, 3131 Biddle Avenue, Wyandotte, Michigan 48192, Phone
(734)324-4551.

Peggy Green
Zoning Board Secretary

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CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR

ZONING BOARD

4-21-10



3 of 6

MAYOR
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James R. DeSana
Sheri Sutherby Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stec

MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

April 20, 2010

David/Angela Farley
2102 - 2nd Street
Wyandotte, MI 48192


RE: 2102- 2nd Street
Air conditioner unit/sideyard

Dear Mr. & Mrs. Farley:

This letter is to inform you, that after further investigation, it has been determined that you will not have to appeal the location of the air conditioner in the sideyard at the above described address. Section 2402.L of the Zoning Ordinance states: Exception 1) 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 location is established prior to installation. The sideyard location has been approved. However, since the air conditioner unit has already been installed, there will be a late fee of \$125.00 charged in addition to the regular permit fee. Your application to the Zoning Board is being processed for a refund.

If you have any questions regarding the above matter, please contact the undersigned.

Very truly yours,


Mark A. Kowalewski
City Engineer

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR

Zoning Board

4-21-10



6 OF 6

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MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

March 25, 2010

Michael Loria
2955 23rd Street
Wyandotte, Michigan 48192

RE: Tree House at
2955 23rd Street
Wyandotte, Michigan

Dear Mr. Loria:

On February 3, 2010, the Zoning Board of Appeals (ZBA) granted appeal #3102 for you to obtain a Building Permit for a tree house at the above captioned property. As of today, you have not obtained the required permit. Please obtain said permit by April 30, 2010.

Thank you for your cooperation in this matter.

Very truly yours,

Mark A. Kowalewski
City Engineer

MAK:kr

cc: Zoning Board of Appeals