

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF May 5, 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: Alderman
Cusson
Duran
Gillon
Nevin
Olsen
Trupiano

MEMBERS ABSENT: DiSanto, Lapp

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Nevin, supported by Member Trupiano to approve the minutes of the April 21, 2010, meeting.

Yes: Alderman, Cusson, Duran, Gillon, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: DiSanto, Lapp

Motion passed

#3109 - GRANTED

Nicole Syc, 1451 Dee (owner & appellant)

for a variance to obtain a mechanical permit for air conditioner unit to be located in sideyard at 1451 Dee (E 5' of Lot 213 also Lots 214 and 215 also W 1.25' of Lot 216, Steel Plant Sub.) 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 condensing unit would be relocated from the rear yard to a sideyard.

Proposed will be in harmony with the appropriate development of the district in which it is situated and will not be detrimental to the orderly development of adjacent buildings or uses.

A motion was made by Member Cusson, supported by Member Nevin to grant this appeal.

Yes: Alderman, Cusson, Duran, Gillon, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: DiSanto, Lapp

Motion passed

COMMUNICATIONS:

A motion was made by Member Cusson, supported by Member Alderman, to place all communications on file. Motion carried.

OTHER BUSINESS:

A motion was made by Member Cusson, supported by Member Trupiano to support the City Council and the Downtown Development Authority in their application for acceptance into the Main Street Program.

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

No: none

Abstain: Alderman

Absent: DiSanto, Lapp

Motion passed

There being no further business to discuss, the meeting adjourned at 6:50 p.m. **The next scheduled meeting of the board will be held on June 2, 2010.**



Peggy Green, Secretary

Appeal #3109

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

Nicole Syc, owner, present.

Ms. Syc explained that she wants to move the air conditioner from the rear yard, to the sideyard, she has landscaping plans. Ms. Syc added that even if she moves the unit to the sideyard, it will be 7' from the fence. Ms. Syc continued that the neighbors air conditioner unit is on the other side of the fence.

Member Trupiano asked Ms. Syc if she had discussed this with her neighbor. Ms. Syc replied no, they are on different schedules.

Member Gillon asked Ms. Syc if she planned on installing a patio. Ms. Syc replied yes, and bushes.

Member Olsen asked if a fence will be installed to hide the air conditioner. Ms. Syc replied yes.

Member Olsen asked when she moved into the home. Ms. Syc replied that she closed in 2008.

One (1) communication from DTE was received regarding this appeal.

Zoning Board

5-5-10

4 OF 7

Nicole Syc, Appellant/Owner - 1451 Dee Street

May 5, 2010 Zoning Board of Appeals and Adjustment Meeting

RE: Appeal #3109

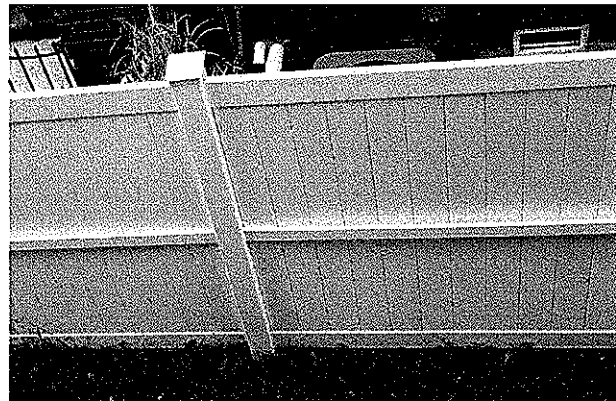
Dear Zoning Board Members,

In your review of my appeal, please consider the following:

- The air conditioning unit will remain at the southwest corner of the house, just moved from the south side to the west. The location is shown in picture 1.
- Moving the air conditioning unit to the west side will still leave 7 feet between the air conditioner and the privacy fence.
- The neighbors to the west of my property also have their air conditioner on the sideyard of their property, as shown in picture 2. It is on the east side of their property, directly across the privacy fence from where mine will be located, if approved. Due to the fact that my unit will be directly opposite the fence from their unit, I do not believe that moving my unit will cause them any hardship.



Picture 1 – rear and side yard of 1451 Dee



Picture 2 – air conditioning unit on sideyard of 1461 Dee, on opposite side of fence from my proposed relocation

Zoning Board
5-5-10

50-7

DTE Energy – MichCon Gas Co.
Data Integrity and Technology
Drafting Department, WCB-1836
One Energy Plaza, 18TH. Floor
City of Detroit, MI 48226

DTE Energy



RECEIVED
5-5-10

May 3, 2010

Peggy Green, Zoning Board Secretary
Zoning Board of Appeals and Adjustment
3131 Biddle Avenue, City of Wyandotte
Michigan 48192

RE: Notice of Public Hearing (Appeal #3109): Variance to obtain a Mechanical Permit for an air conditioning unit to be located in side yard of #1451 Dee Street, in a RA Zoning District.

- Not involved. See Remarks!
- Involved: but asking you to hold action on this petition until further notice.
- Involved but have no objection to the property change - - provided that 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 removing, rerouting or abandonment of such all gas mains and/or services

REMARKS:

DTE Energy–MichCon Gas Company has no involvement, nor objection to the Public Hearing Appeal #3109. See enclosed strip print and attached notice of public hearing, for you use and information.

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

Michcon Gas Leak Emergency Phone Number: 1- 800 – 947 – 5000.

Sincerely,

Eddie A. Reyes
Senior Drafter
Data Integrity and Technology

EAR/
Enclosure

Zoning Board
5-5-10

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RESOLUTION

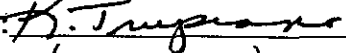
Meeting Date: May 5, 2010

RESOLUTION by Member: Cusson

Resolved by the Zoning Board of Appeals and Adjustment of the City of Wyandotte that the Board supports the City Council and the Downtown Development Authority in their application for acceptance into the Main Street Program.

I move the adoption of the foregoing Resolution:

Member: 
DAVID K. CUSSON

Supported by Member: 
()
KEITH TRUPIANO

Yeas

Nays


- Alderman
- ✓ Cusson
- DiSanto
- ✓ Duran
- ✓ Gillon
- Lapp
- ✓ Nevin
- ✓ Olsen
- ✓ Trupiano

Absent: DiSanto, Lapp

Abstain: Alderman

ZONING BOARD
5-5-10

70F7
DTE Energy – MichCon Gas Co.
Data Integrity and Technology
Drafting Department, WCB-1836
One Energy Plaza, 18TH. Floor
City of Detroit, MI 48226

DTE Energy
 # 3107
3108

April 16, 2010

~~Kelly Roberts, Secretary
City of Wyandotte Planning Commission
3131 Biddle Avenue, City of Wyandotte
Michigan 48192~~

RE: Notice of Public Hearing #3107 & #3108: For a variance to obtain a Building Permit for an addition at 939 Sycamore and a variance to obtain a Mechanical Permit for an air conditioner unit located in side yard at #2102 2nd Street in a RA Zoning District.

Not involved. See Remarks!

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

Involved but have no objection to the property change - - provided that 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 removing, rerouting or abandonment of such all gas mains and/or services

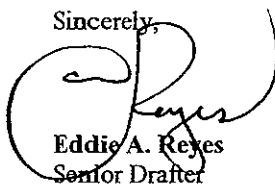
REMARKS:

DTE Energy – MichCon Gas Company has no objection to the above mentioned “Notice of Public Hearing #020210”. See enclosed strip prints for your use and information.

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

Michcon Gas Leak Emergency Phone Number: 1- 800 – 947 – 5000.

Sincerely,



Eddie A. Reyes
Senior Drafter
Data Integrity and Technology

EAR/
Enclosure