

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF January 5, 2011  
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  
                              Flachsmann  
                              Gillon  
                              Nevin  
                              Olsen  
                              Trupiano

**MEMBERS ABSENT:**     Alderman

**ALSO PRESENT:**        Peggy Green, Secretary

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A motion was made by Member Gillon, supported by Member Trupiano to approve the minutes of the November 3, 2010, meeting.

Yes: Cusson, DiSanto, Duran, Flachsmann, Gillon, Nevin, Olsen, Trupiano  
No: none  
Abstain: none  
Absent: Alderman  
Motion passed

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**#3122 - GRANTED**

Wayne Craft Inc., 13525 Wayne Road, Livonia (appellant) and Harry Pawelczyk, 1711 Vinewood, Wyandotte (owner)

for a variance to obtain a building permit for an awning over driveway at 1711 Vinewood, (W 42' of E 68' of Lots 235 to 238, West Park Sub. No. 1), 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 attached to a home, and a total of both sideyards of 12. Proposed attached awning over driveway would have a 1.8' sideyard and a total of 5.8'.

**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 Gillon, supported by Member Nevin to grant this appeal.

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

No: none

Abstain: none

Absent: Alderman

Motion passed

**COMMUNICATIONS:**

A motion was made by Member Gillon, supported by Member Cusson 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 February 2, 2011.**

  
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Peggy Green, Secretary

**Appeal #3122**

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

Jason, Wayne Craft, Inc., appellant, present.

Harry Pawelczyk, owner, present.

Chairperson Duran asked the Board if they had any questions regarding this appeal.

Member Gillon asked if they ever had any intentions on enclosing the awning. Mr. Pawelczyk replied no.

Member Nevin commented about the two awnings that were mentioned on 22<sup>nd</sup> Street. Mr. Pawelczyk stated that he had mentioned two others like he wanted that were on 22<sup>nd</sup> Street.

Member Nevin asked about the drainage. Mr. Pawelczyk stated that the contractor had told him that there would be no problem with drainage, there is plenty of room for runoff. Member Nevin commented that the water should empty onto the property, not the neighbors property.

Mr. Pawelczyk added that he did purchase an awning that would be quieter, you would not hear the rain hitting it.

Member Flachsmann asked the slope of the roof. Jason replied that he was not sure, but the awning is built for a low slop, it is probably a 3:12 pitch or less. Member Flachsmann asked if they had taken the snow total in consideration. Jason replied yes. Jason went on to explain how the awning was attached to the house, and added that they do about a 100 of these awnings a year.

There was discussion between Member Flachsmann and Mr. Pawelczyk regarding the distance of 10'6" from the house to the post. Member Flachsmann asked if there were six (6) posts. Jason replied yes, evenly spaced.

Member Olsen asked about the gutters. Jason explained that they are the entire length of the awning, and they will make sure that nothing drains onto the neighbors property.

Member Trupiano and Jason discussed how the awning was attached to the brick. Jason added that the awning has 4" thick insulation, and it will be quiet.

No communications were received regarding this appeal.  
One communication was received from DTE regarding this appeal.

# Zoning BOARD

1-5-11

DTE Energy



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January 4, 2011

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

**RE: Appeal #3122: A variance to obtain a Building Permit for an Awning over Driveway at #1711 Vinewood, in West Park Sub. No. 1, 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 Appeal No. 3122 as mentioned above. See enclosed strip print and attached notice of public hearing, 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

ZONING BOARD  
1-5-11

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Fastime Racing Engines & Parts  
2325 Fort Street  
Wyandotte, Mi 48192

APPEAL #3119  
10-6-10 MTC

November 12, 2010

City of Wyandotte  
3131 Biddle Ave  
Wyandotte Mi

Dear Wyandotte Zoning Board of Appeals and Adjustment members and Engineering Department members present on October 6<sup>th</sup>, 2010 Alderman, Disanto, Duran, Gillon, Nevin, Olsen

We, Clayton and Christine Smith, would like to personally thank you for your diligent review of the current issues and challenges that have arisen from our bid to open Fastime Racing Engines at 2325 Fort St.

The Board's commitment to resolution in support of new and continued business in the Wyandotte area has been a welcomed sight to us as new business owners.

As our personal opening deadline of December 1st is fast approaching, we hope to continue this success as we learn the ropes of operating a successful business in Wyandotte.

Once again, thank you for your support and commitment to Wyandotte commerce.

Sincerely,

A handwritten signature in cursive script that reads "Clayton &amp; Christine Smith".

Clayton and Christine Smith