

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF October 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  
Nevin  
Olsen  
Trupiano

**MEMBERS ABSENT:** Alderman, Gillon

**ALSO PRESENT:** Peggy Green, Secretary

---

A motion was made by Member Cusson, supported by Member Nevin to approve the minutes of the September 7, 2011.

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

No: none

Abstain: none

Absent: Alderman, Gillon

Motion passed

---

**#3137 – GRANTED**

Diane Gerben, 1852 Electric, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a garage at 1852 Electric, N 10' of Lot 124 also Lot 125, Ford Estates Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**Section 2100:**

Allows a maximum lot coverage of 35% of the lot with structures, dwelling and accessory structure, or 1,428 sf in this case. The proposed garage and existing dwelling would cover 1,503 sf, exceeding the allowable lot coverage by 75 sf.

**Variance for maximum allowable lot coverage will not hinder or discourage the appropriate development and use of adjacent land or buildings, or impair the intent or purpose of the ordinance.**

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

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

No: none

Abstain: none

Absent: Alderman, Gillon

Motion passed

**#3138 – GRANTED**

Townsend Sign, 31550 Gossett Drive, Rockwood (appellant) and Alan DeBiasi, 4500 – 13<sup>th</sup> Street, Wyandotte (owner)

for a variance **to obtain a sign permit for a pole sign at 4500 – 13<sup>th</sup> Street**, Lots 10 – 13, Wyandotte Industrial Sub. #1, in an I-1 zoning district, where the proposed conflicts with Section 2408.F.2(b) and 2704.F.2(k)(2) of the Wyandotte Zoning Ordinance.

**Section 2408.F.2(b):**

States that a pole sign will only be allowed when a ground sign cannot be erected due to building location or other site constraints and upon approval of the Planning Commission. The existing sign was destroyed by more than 50% of its replacement cost and there is sufficient site available to construct a ground sign. A variance by the Zoning Board of Appeals to erect a pole sign in lieu of a ground sign would be required prior to submittal of the pole sign to the Planning Commission for review and approval.

**Section 2704.F.2(k)(2):**

Changeable message signs shall only be permitted as ground or walls signs, where the proposed application is for the changeable message sign to be located on a pole sign. This would require a variance from the Zoning Board of Appeals.

**Variance for pole sign (Section 2408.F.2(b)) and changeable message sign (Section 2704.F.2(k)(2)) will not hinder or discourage the appropriate development and use of adjacent land or buildings, or impair the intent or purpose of the ordinance.**

A motion was made by Member Olsen, supported by Member DiSanto to grant Section 2408.F.2(b) of this appeal.

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

No: none

Abstain: none

Absent: Alderman, Gillon

Motion passed

A motion was made by Member Olsen, supported by Member DiSanto to grant Section 2407.F.2(k)(2) of this appeal.

Yes: DiSanto, Duran, Flachsmann, Nevin, Olsen

No: Cusson, Trupiano  
Abstain: none  
Absent: Alderman, Gillon  
Motion passed

**#3139 - GRANTED**

D A Home Improvement, 1128 Eureka, Wyandotte (appellant) and Diane Smith, 302 Spruce, Wyandotte (owner)

for a variance **to obtain a building permit for a garage at 302 Spruce**, Lot 14, Block 94, in a RT zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**Section 2100:**

Allows a maximum lot coverage of 35% of the lot with structures, dwelling and accessory structure, or 1,571.06 sf in this case. The proposed garage and existing dwelling would cover 1,872 sf, exceeding the allowable lot coverage by 300.94 sf.

**Variance for maximum allowable lot coverage will not hinder or discourage the appropriate development and use of adjacent land or buildings or impair the intent or purpose of the ordinance.**

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

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

**#3140 - GRANTED**

KDI Builders, Inc., 14400 Fort, Southgate (appellant) and Monroe Bank & Trust, 102 E. Front Street, Monroe (owner)

for a variance **to obtain a Certificate of Occupancy to provide less than required off street parking at 395 St. Johns**, (Legal Description on file), in an I-1 zoning district, where the proposed conflicts with Sections 2403.R.2.b, 2403.R.4.b and 2403.R.4.c of the Wyandotte Zoning Ordinance.

**Sections 2403.R.2.b, 2403.R.4.b and 2403.R.4.c:**

Requires a total of 26 off street parking spaces for the proposed use, where only 4 paved off street parking spaces are provided.

**Variance to provide less than required off street parking (Sections 2403.R.2.b, 2403.R.4.b and 2403.R.4.c) will be in harmony with the appropriate and orderly**

**development in which it is situated and will not be detrimental to the development of adjacent districts or uses.**

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

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

No: none

Abstain: none

Absent: Alderman, Gillon

Motion passed

**#3141 - GRANTED**

Stan Taraszkievicz, 2636 – 10<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage at 2636 – 10<sup>th</sup> Street, Lots 38 & 39, Welch's Ford City Sub., in a RA zoning district, where the proposed conflicts with Sections 2100, 2401.D.2 and 2402.D of the Wyandotte Zoning Ordinance.**

**SECTION 2100:**

Structures cannot exceed 35% of total lot area. Existing structure area plus area of proposed garage exceeds allowable area by 1107 square feet, which is 48.05% of the lot area.

**SECTION 2401.D.2:**

Should such structure be destroyed by any means to an extent of more than 50% of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance. Existing garage which has already been demolished and existing structure exceeded allowable lot coverage by 40%. The existing garage of 940 square feet conformed to the allowable rear lot coverage of 40%.

**SECTION 2402.D:**

An accessory building shall not exceed 40% of the total rear yard. Proposed detached garage would exceed allowable rear yard coverage by 457 square feet or 57% of the rear yard.

NOTE: Sections 2402.E, 2402.G, 2401.C.1 were granted at the August 3, 2011, Zoning Board Meeting, Appeal #3129.

**Variance for allowable total lot coverage (Section 2100), allowable rear lot coverage (Section 2401.D.2) and allowable rear yard coverage (Section 2402.D) will not hinder or discourage the appropriate development and use of adjacent land or buildings or impair the intent or purpose of the ordinance.**

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

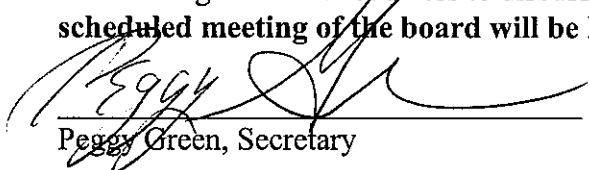
Yes: DiSanto, Duran, Flachsmann, Nevin, Trupiano  
No: Cusson, Olsen  
Abstain: none  
Absent: Alderman, Gillon  
Motion passed

**COMMUNICATIONS:**

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

**OTHER BUSINESS:**

There being no further business to discuss, the meeting adjourned at 7:10 p.m. **The next scheduled meeting of the board will be held on November 2, 2011.**

  
Peggy Green, Secretary

**Appeal #3137**

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

Diane Gerben, owner, present.

Ms. Gerben explained her garage burned down in March and she would like to build one a little larger.

No communications were received regarding this appeal.

**Appeal #3138**

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

Jonathan Townsend and Matthew, Townsend Sign, present.

Matthew stated that they are replacing the sign, it will be smaller than the original. There will be a changeable sign instead of the message board where you have to go out and change the letters.

Matthew submitted a drawing to the Board (on file).

Member DiSanto asked if they would be using the existing pole. Matthew replied yes.

Jonathan stated that it would be similar to other signs in the city, plus they are reducing the square footage of the sign.

No communications were received regarding this appeal.

**Appeal #3139**

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

Rob Lee, DA Home Improvement (appellant) and Diane Smith (owner), present.

Mr. Lee explained that the existing garage had been in bad shape and the city had wanted it taken down, it was 14x22, and the new one will be 20x24, in the same location.

Member Flachsmann asked how far the new garage will be to the rear lot line. Mr. Lee replied that there will be 10'-12' between the house and garage, there will be a lot of room in the yard.

Member Olsen asked if the garage would be built where the old one was. Mr. Lee replied yes, it will just be wider.

No communications were received regarding this appeal.

**Appeal #3140**

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

John Jenkins, KDI (appellant) and Greg Hornby, representing Monroe Bank and Trust.

Mr. Jenkins explained that they will have 3 employees working in the building, due to the size of the building, 17,000 square feet, that is why more parking is required. The building will not be open to the public. They will distribute product from the building, and will be using the 2 truck wells.

Chairperson Duran asked if they wanted 4 or 6 spaces. Mr. Jenkins replied that they were asking for 6, he is not sure where the 4 came from.

Member Trupiano commented that if the building was sold, would the parking have to come before the board again. Member Flachsmann stated that if it is a use group change, then the requirements would change.

Member Cusson commented that if the building is only going to be used for this use, he has no problem and asked about the lot on Garfield and St. Johns, and if they would be putting parking on that side. Mr. Jenkins replied that later on they want to develop the lot on the north side for additional parking and storage. Member DiSanto commented that if he wanted more spaces, he would have to come before the Board if they wanted to develop that lot for parking.

Member Olsen asked if the parking would be on the 4<sup>th</sup> Street side. Mr. Jenkins replied yes. Member Olsen commented that on the west side of the building, there is a spot they could eliminate the grass and put concrete. Mr. Jenkins replied that they intend to do that.

Member Flachsmann stated that the lot on the northwest corner of St. Johns and Garfield is zoned P-1. Member Flachsmann confirmed that they do not want to make it into parking right now. Mr. Jenkins replied that was correct.

Member Flachsmann asked what they manufactured. Mr. Jenkins replied counter tops (formica – no granite). Member Flachsmann asked if they were a supply company. Mr. Jenkins replied that they supplied cabinets to dealers and homeowners.

Member Flachsmann commented that he would like to see the lot developed, storage is not allowed. Mr. Jenkins stated that it will be developed later.

Member Nevin asked where their place of operation is now. Mr. Jenkins replied the main place is in Southgate on Fort Street, they are operating out of 3 places now, and would like to consolidate.

Member Nevin asked about trucks. Mr. Jenkins stated that there would not be more than one at a time.

Member Olsen asked the hours of operation. Mr. Jenkins replied 8-6, including Saturday.

Larry & Michelle Thomas, 98 Walnut, present.

Mr. Thomas stated that they are glad to see someone moving into the building and taking care of the property.

No communications were received regarding this appeal.

#### **Appeal #3141**

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

Stan Taraskiewicz, owner, present.

Mr. Taraskiewicz explained that since he was before the board last time, he has done what the Board wanted, and shrunk the size of the garage. He wants to build a garage before winter.

Member DiSanto asked the distance of the garage from the dwelling. Mr. Taraskiewicz replied 11'.

No communications were received regarding this appeal.