

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF June 6, 2012
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 Vice Chairperson Gillon at **6:30 p.m.**, in the Council Chambers of the City Hall, 3131 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: Cusson
Flachsmann
Gillon
Nevin
Olsen
Trupiano

MEMBERS ABSENT: Alderman, DiSanto, Duran

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Cusson, supported by Member Olsen to approve the minutes of the April 4, 2012, meeting.

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

No: none

Abstain: none

Absent: Alderman, DiSanto, Duran

Motion passed

#3149 - GRANTED

Bill Adkins, 304 Chestnut, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for offstreet parking at 304 Chestnut (S 70' of Lot 8, Block 101)**, in a RM-1 zoning district, where the proposed conflicts with Section 2403.C of the Wyandotte Zoning Ordinance.

SECTION 2403.C:

Which permits offstreet parking spaces in a side or rear yard, where the proposed offstreet parking space is located between the sidewalk and curb.

The board agrees that the request represents the best option for providing off-street parking on this property.

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

Yes: Cusson, Flachsmann, Gillon, Olsen, Trupiano

No: Nevin

Abstain: none

Absent: Alderman, DiSanto, Duran

Motion passed

#3150 - GRANTED

395 Property Management, LLC, 311 Cedar, Wyandotte (appellant) and Monroe Bank and Trust, 102 E. Front Street, Monroe (appellant)

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 Section 2403.R.4.c of the Wyandotte Zoning Ordinance.

Section 2403.R.4.c:

Which requires a total of twelve (12) offstreet parking spaces, where only four (4) paved offstreet parking spaces are provided.

Does not impair the intent of the ordinance.

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

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

No: none

Abstain: none

Absent: Alderman, DiSanto, Duran

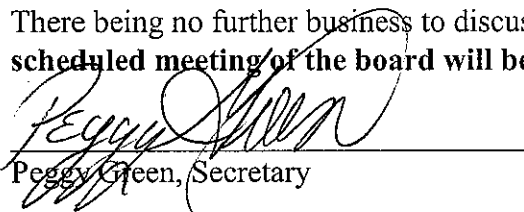
Motion passed

COMMUNICATIONS:

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

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 7:15 p.m. **The next scheduled meeting of the board will be held on July 18, 2012**



Peggy Green, Secretary

Appeal #3149

Vice Chairperson Gillon read the appeal and asked that it be explained.

Bill Adkins, owner, present.

Mr. Adkins explained that he would like to put a parking pad on the corner. There are a lot of cars in the area and also an apartment building on the corner. The Police and Fire have no problem with the request. Mr. Adkins continued that he would be able to get 2 cars off the street and added that his car has been hit twice within a month.

Mr. Adkins continued that they purchased the home in 2008 and have almost completed the city certs.

Member Nevin asked about the walkway by the tree. Mr. Adkins replied that if the appeal is granted, that will be removed. Member Nevin asked how they will get on the parking pad. Mr. Adkins replied angle park from the north. Member Nevin asked if this was a single family dwelling. Mr. Adkins replied that he is in the process of changing it to a single family dwelling.

Maria Santiago Powell, 2731 – 3rd Street, present.

Ms. Powell stated that she has lived at her address for 28 years, and she also presented a letter from the owner at 2723 – 3rd Street, who have lived there for 33 years.

Ms. Powell explained that she was afraid that this would happen, and presented pictures to the Board (on file). Ms. Powell discussed the parking situation and how a couple of driveways in the area have been added, and they have already lost parking spots on the street. On 3rd Street, you can only park on one side, and they cannot afford to lose any more street parking spots, it is not fair. Ms. Powell added that she has had to park in the alley and when there are school functions, parking is more of a problem.

Member Trupiano asked Mr. Adkins if when he bought the house, did he know parking was required. Mr. Adkins replied that the certs required parking.

Ms. Powell stated that a parking pad could be put in front.

There was discussion between the Board Members regarding the location of the parking pad on 3rd Street.

Again, Ms. Powell suggested that the parking be put on Chestnut Street.

Member Olsen stated that one spot would be eliminated on 3rd but 2 more spaces are being added.

There was more discussion between the Board Members and Ms. Powell regarding the parking.

Member Trupiano asked Mr. Adkins if they had 2 vehicles. Mr. Adkins replied yes.

Member Trupiano commented that 1 parking spot being eliminated, creates 2 parking spots.

One communication was received in opposition to this appeal.

Appeal #3150

Vice Chairperson Gillon read the appeal and asked that it be explained.
Joe DiSanto, 311 Cedar, representing 395 Property Management, present.

Mr. DiSanto stated that he is under contract to purchase the property and is requesting a parking variance. He has a lease with Oscar Cement for 10,000 square feet and is going to market the other 10,000 square feet (possibly for storage). Mr. DiSanto continued that the property is zoned light industrial and has had numerous additions over the years. Variances were given in 1966 and in 1994 for the additions with the current parking situation and another variance was granted for parking in October 2011 for a cabinet contractor.

Member Cusson asked if tenants were lined up to lease. Mr. DiSanto replied no, they are going to rehab the building, Oscar Cement will have 10,000 square feet. Member Cusson stated that there would not be much foot traffic. Mr. DiSanto agreed.

Member Flachsmann commented that if Oscar's business increased, they would need more parking, so fortunately if business did increase, they could apply for a Certificate of Occupancy.

Mr. DiSanto commented that there would be 4 or 5 employees parking, or they could even park in the structure.

Member Flachsmann asked what happens if the tenant who leases the other 10,000 needs more parking and commented that there is parking available on the northwest corner, but it would have to be paved and abide by the ordinances. Mr. DiSanto commented that he does have that option and added that the properties have different sidwell numbers, and if denied, he would have to appeal it.

Mr. DiSanto stated that he does not want to create a parking problem, if one happens, he will concrete the parking lot.

Member Flachsmann discussed the current condition of the building and the property maintenance issues. Member Flachsmann asked about the fenced in area off 3rd Street. Mr. DiSanto commented that they would like to open up that corner.

Mr. DiSanto continued that there is ample parking in the facility if parking becomes an issue, and they can use the lot for parking.

Member Flachsmann commented that the truck wells could also be used for parking and added Mr. DiSanto's proposal sounds good.

Mr. DiSanto informed the Board that the property maintenance issues are not their responsibility at this point.

Member Trupiano asked about vehicles being parked in the building. Mr. DiSanto stated that it was zoned industrial.

Mr. DiSanto explained that his intentions are to clean up the building and get tenants, then pave the parking lot.

Tom Levack, 414 St. Johns, present.

Mr. Levack stated that he thought the property was going to be used as a bank, but he was mistaken. Mr. Levack expressed concerns about the parking and not wanting to see trucks going down St. Johns. He has no complaints as long as it is not noisy and no parking problems are created on the residential street.

No communications were received regarding this appeal.

Zoning Board
June 6, 2012

6 of 6

June 6, 2012

To whom it may concern,

I, John Golovich, live at 2723 Third. I am not able to attend today's hearing due to being ill. I oppose the question of providing a permit for 304 Chestnut allowing parking between the City sidewalk and the street. We have limited parking and can not afford to lose one more parking space.

Thank you for your consideration of allowing the neighbors to voice our desires.

Sincerely,

A handwritten signature in black ink, appearing to read "John Golovich". The signature is written in a cursive, flowing style with large, connected letters.