

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF July 18, 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 Chairperson Duran at 6:30 p.m., in the Council Chambers of the City Hall, 3131 Biddle Avenue, Wyandotte.

**MEMBERS PRESENT:** Alderman  
DiSanto  
Duran  
Flachsmann  
Gillon  
Nevin  
Olsen  
Trupiano

**MEMBERS ABSENT:** Cusson

**ALSO PRESENT:** Peggy Green, Secretary

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A motion was made by Member Gillon, supported by Member Olsen to approve the minutes of the June 6, 2012, meeting.

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

No: none

Abstain: DiSanto

Absent: Cusson

Motion passed

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**#3152 - GRANTED**

Above All Masonry Construction, 2011 Oak Street, Wyandotte (appellant) and Linda Fischer, 1746 Dee, Wyandotte (owner)

for a variance to obtain a building permit for front porch enclosure at 1746 Dee (Lot 88 also E 15' of Lot 89, Baisley Park Sub.), in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**Section 2100:**

A minimum of a 20' front yard setback or the average of the block is required to the front of the home. The enclosure of the front porch will result in the front yard setback of the front of the home to be 14', the average of the block is a 20' front yard setback.

**Proposed front porch enclosure will be in harmony with appropriate and orderly development of the district/neighborhood in which it is situated and will not be detrimental to the orderly development of adjacent districts or uses.**

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

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

No: none

Abstain: none

Absent: Cusson

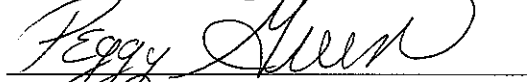
Motion passed

**COMMUNICATIONS:**

No communications were received.

**OTHER BUSINESS:**

There being no further business to discuss, the meeting adjourned at 6:40 p.m. **The next scheduled meeting of the board will be held on August 1, 2012**

  
Peggy Green, Secretary

**Appeal #3151**

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

Patrick Amos, Above All Masonry Construction, present.

Mr. Amos explained that he built the porch, and now the owner wants a 3 seasons room so that they can enjoy the porch more. The enclosure is 19' from the sidewalk, but the 4x4 section of the landing makes it 14' from the property line.

Member Trupiano and Mr. Amos discussed the measurements.

Member Trupiano asked about the roof. Mr. Amos stated that it will be an aluminum poly roof.

Member Gillon and Mr. Amos discussed the measurements.

Member Nevin asked about the drainage. Mr. Amos stated that there will be gutters and downspouts.

Chairperson Duran asked if there would be electricity or heating in the enclosure. Mr. Amos replied no.

No communications were received regarding this appeal.