

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF August 1, 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
Cusson
DiSanto
Duran
Nevin
Olsen
Trupiano

MEMBERS ABSENT: Flachsmann, Gillon

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Olsen, supported by Member DiSanto to approve the minutes of the July 18, 2012, meeting.

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

No: none

Abstain: none

Absent: Flachsmann, Gillon

Motion passed

#3152 - GRANTED

Betty Ferris, 2371 – 20th Street, Wyandotte (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for existing front yard fence at 2142 – 2nd Street** (Lots 19 & 20, Block 77, Grand Cross Sub.), in a RT zoning district, where the proposed conflicts with Section 2406.A.1 of the Wyandotte Zoning Ordinance.

Section 2406.A.1:

Which prohibits front yard fences where an existing chainlink fence is located in a front yard.

Proposed front yard fence will not hinder or discourage appropriate development and use of adjacent land and buildings, or impair the intent or purpose of the ordinance.

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

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

#3153 - GRANTED

Alexandria Moise, 441 Bondie, Wyandotte (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for a front yard fence at 441 Bondie** (Lots 91 & 92, Ford Manor Sub), in a RA zoning district, where the proposed conflicts with Sections 2406.A.1 and 2406.A.2 of the Wyandotte Zoning Ordinance.

Section 2406.A.1 and 2406.A.2:

Which prohibits front yard fences that encloses the yard where the proposed fence is in the front yard and intended to enclose the area.

Proposed front yard fence will not hinder or discourage appropriate development and use of adjacent land and buildings, or impair the intent or purpose of the ordinance.

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

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

COMMUNICATIONS:

A motion was made by Member Trupiano, supported by Member Cusson to place all communication 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 September 5, 2012**



Peggy Green, Secretary

Appeal #3152

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

Thomas Mahony, representing Dr. Ferris (owner), present.

Mr. Mahony explained that they would like to keep the fence as it is. The fence is located in the side lot.

Member Alderman asked if they would be replacing the fence. Mr. Mahony replied no, but added that they would be replacing a section of fence that is missing.

Member Trupiano asked how the appeal came before the board. Mr. Mahony replied that the home was just purchased, and it is labeled as a front yard fence on the inspection report.

Member DiSanto asked if the existing bushes would be staying. Mr. Mahony replied yes, but they would be trimmed.

One communication was received from DTE.

Appeal #3153

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

Alexandria Moise, owner present.

Ed Moise, representing Alexandria Moise, present.

Mr. Moise stated that he is representing his daughter, Alexandria.

Mr. Moise explained that this is a unique situation, his daughter wants to connect the fence so that the yard will be enclosed for the children to play, and the Ordinance states that no front yard fences are allowed. Mr. Moise explained how the fence would be connected.

Member DiSanto asked what material the fence would be made of. Mr. Moise stated that it would be vinyl like what is there now, and they are going to match it as close as possible.

One communication was received in favor of this appeal.

One communication was received from DTE.



DTE Energy - Michcon Gas Co.
Data Integrity and Technology
One Energy Plaza, WCB-1836
City of Detroit, MI 48226

ZONING BOARD
8-1-12
PAGE 4 OF 7

July 20, 2012

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

RECEIVED
1-24-12

RE: Appeal #3152: For a variance to obtain a Certificate of Occupancy for existing front yard fence at #2142 2nd. Street, Grand Cross Sub., in a RT 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. 3152 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,

/s/ Eddie A. Reyes
Senior Drafter
Data Integrity and Technology

EAR/
Enclosure

Zoning Board

8-1-12

Page 5 of 7

ZONING BOARD APPEALS AND ADJUSTMENT

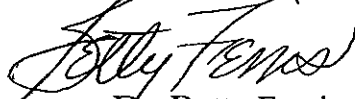
APPEAL #3152

July 26, 2012

This letter is to inform you that Thomas Mahony will represent us at the appeals hearing on Wednesday, August 1, 2012, at 6:30 p.m. I purchased this property last November along with my granddaughter, Kelly Brohl who is a single parent and lives in the home with her 3 year old daughter, Hayden.

We appreciate the opportunity to state our case. As lifetime residents of Wyandotte, we thank you.

Sincerely,


Dr. Betty Ferris


Kelly Brohl



DTE Energy - Michcon Gas Co.
Data Integrity and Technology
One Energy Plaza, WCB-1836
City of Detroit, MI 48226

ZONING BOARD

8-1-12

PAGE 6 OF 7

✓ RECEIVED
7-24-12

July 20, 2012

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

RE: Appeal #3153: For a variance to obtain a Certificate of Occupancy for a front yard fence at #441 Bondie Street, Ford Manor Sub., in a RA Zoning District.

- Not involved. See Remarks!
- Involved: but asking you to hold action on this petition until further notice.
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Sincerely,

LS Eddie A. Reyes
Senior Drafter
Data Integrity and Technology

EAR/
Enclosure

Zoning Board
8-1-12

Page 7 of 7

07-21-12



I, Craig Cundiff do hereby
express my support and
approval for appeal # 3153.

Craig L. Cundiff



Craig Cundiff
603 Lincoln St.
Wyandotte, MI 48192

RE: APPEAL # 3153

RECEIVED
7-23-12

