

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF January 8, 2014
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, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: Flachsmann
Gillon
Nevin
Olsen
Trupiano
Wienclaw

MEMBERS ABSENT: Alderman, DiSanto, Duran

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Flachsmann, supported by Member Trupiano to approve the minutes of the December 4, 2013, meeting with the correction on Page 2, Appeal #3178 (2250 – 10th Street), after the names of the members are listed that voted Yes and No, It should state **“motion failed to pass”** instead of motion passed.

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

No: none

Abstain: none

Absent: Alderman, DiSanto, Duran

Motion passed

#3181 - GRANTED

Charles Gillan, 2602 – 4th Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage at 2720 Electric** (Lots 22 & 23, T.D. Evans Sub.), in a RT zoning district, where the proposed conflicts with Section 2402.F of the Wyandotte Zoning Ordinance.

SECTION 2100:

Accessory building and uses. For detached accessory structures, an exterior wall shall not be located less than 3' from interior lot lines except accessory structures less than 200 square feet may be built on interior lot lines with no part there of protruding over said lot line. There shall be no opening in any wall which is located less than 3' from an interior lot line. Existing garage has been repaired to the extent that 90% of the structure has been replaced. Therefore, in accordance with Section 2401.D, the removal and replacement work proposed constitutes new construction and compliance with current zoning ordinance and building codes.

Does not impair the intent of the ordinance.

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

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

No: none

Abstain: none

Absent: Alderman, DiSanto, Duran

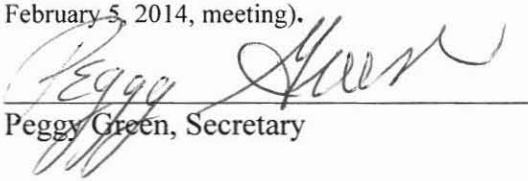
Motion passed

COMMUNICATIONS:

Motion was made by Member Trupiano, 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 6:50 p.m. **The next scheduled meeting of the Board will be held on March 5.** (No appeals were received for the February 5, 2014, meeting).


Peggy Green, Secretary

Appeal #3181.

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

Charles Gillan, owner, present.

Mr. Gillan stated that he is looking for an appeal for the garage.

Member Flachsmann commented that the garage is 1'-11" from the side lot line and 3' is required and asked Mr. Gillan if he wants to leave it at 1'-11". Mr. Gillan replied yes, it would be too costly to move the garage. Mr. Gillan explained that he purchased the property and the inspection required a new roof and he got carried away and did the 2 other sides. Mr. Gillan continued that the neighbors were happy to see work being done. Mr. Gillan stated that after he has his inspection, the Building Inspector (Claude) informed him of the violation, and the garage was too close to the lot line. Mr. Gillan stated that the neighbors building is about 30' away, and his garage is next to the fence.

Mr. Gillan stated that he was going to rent the property, but now he might move in. The garage looks good, and he does not want to have to move it. It was 90% rebuilt, but it was more of a cosmetic build than a rebuild being required.

Member Flachsmann asked Mr. Gillan if Mr. Marcoux mentioned any other violations. Mr. Gillan replied no.

Member Flachsmann commented that Mr. Gillan is asking for 1'-11", instead of 3'.

Member Trupiano commented that was the only issue.

Member Olsen asked if Mr. Gillan used new 2x4's. Mr. Gillan replied that he took the outside wood off, chose to replace 2x4's that did not need to be, he replaced about 2/3 of the north wall and 1/3 of the other. Member Olsen asked if the garage is on the existing slab. Mr. Gillan replied yes.

Member Flachsmann commented that it was a good catch by the Building Inspector and he does a fine job.

Member Trupiano and Mr. Gillan discussed the 90% calculation.

Mr. Gillan added that one side is original, it is a cute garage, and he wanted to keep the look.

One communication from DTE was received.



DTE Energy \ MichCon Gas
Data Integrity and technology
One Energy Plaza - WCB1836
Detroit, MI 48226

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January 9, 2014

Peggy Green, Zoning Board Secretary
Zoning Board Of Appeals and Adjustments
3200 Biddle Avenue, Suite 200
Wyandotte, Michigan 48192

Re: Appeal #3181: For a variance to obtain a Building Permit for a garage at 2720 Electric (22 and 23 T.D. Evans Sub.) in a RA zoning district, where the proposed conflicts with Section 2402.F of the Wyandotte Zoning Ordinance.

- 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. 3179 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,

Thomas B Dereszewski

/S/ Thomas B. Dereszewski
Drafter - WSB 1836
Data Integrity and Technology

TBD/
Enclosure