

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF September 3, 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 Gillan at **6:30 p.m.**, in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: Flachsmann
Gillon
Nevin
Olsen
Szymczuk
Trupiano

MEMBERS ABSENT: DiSanto, Duran, Wienclaw

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Szymczuk, supported by Member Trupiano to approve the minutes of the August 6, 2014, meeting as recorded.

Yes: Flachsmann, Gillon, Nevin, Szymczuk, Trupiano

No: none

Abstain: Olsen

Absent: DiSanto, Duran, Wienclaw

Motion passed

APPEAL #3187 - GRANTED

Larry Bohr, 3664 – 22nd Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a shed and awning behind garage also a rear and front covered porch at 3664 – 22nd Street** (N 3.6' Lot 66, Lot 67 and S 5' Lot 68, Eureka Highlands Sub.), in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

A maximum of 35% lot coverage allowed in a RA zoning district. Proposed rear covered porch, front covered porch, rear shed roof behind garage with 8'x10' shed underneath will result in the allowable lot coverage being exceeded by 243.20 square feet.

Note: Permission to occupy vacated alley has been obtained from City Council.

Proposed awning covered porches will not hinder or discourage the appropriate development and use of adjacent land or buildings, or impair the value thereof.

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

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

APPEAL #3188 - GRANTED

Ken Pepke, 639 Kings Highway, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for an awning at 639 Kings Highway** (W 10' of Lot 355 and also Lot 356 and 357, Emmon's Orchard Sub.), in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

A minimum of a 4' sideyard is required for a structure attached to a home and a total of 12' for both sideyards. Proposed aluminum awning would project 10'-8" from the home with a remaining 1'-9" to the side lot line and a total setback of both sideyards of 6'-5".

Proposed setback will not post a substantial detriment to the adjacent land or buildings, or impair the value thereof.

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

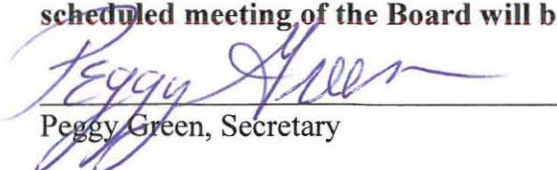
Yes: Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano
No: none
Abstain: none
Absent: DiSanto, Duran, Wienclaw
Motion passed

COMMUNICATIONS:

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 7:05 p.m. **The next scheduled meeting of the Board will be held on October 1, 2014.**


Peggy Green, Secretary

Appeal #3187

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

Larry Bohr, owner, present.

Mr. Bohr stated that he has owned the property for 19 years, the lot is not gigantic. There is only one city tree on the lot, there is no shade, and he is trying to create protection (skin cancer). Mr. Bohr continued that he did go around to his neighbors explaining, and presented a petition with 21 signatures and a letter from a neighbor who had no objections.

Member Trupiano stated that he had trouble understanding what is existing, there is an awning in rear of garage and an awning at the rear of the home. Mr. Bohr explained that he goofed in the process and that 2 out of the 3 are almost complete, and he wants to cover the front porch, and added that he was confused on the process, and he is trying to make his property nice.

Member Trupiano asked if the shed was staying. Mr. Bohr replied yes, City Council allowed it.

Member Olsen asked about the front roof. Mr. Bohr replied that it would be a shed type roof. There was discussion regarding the roof. Member Olsen asked if he was doing the work himself. Mr. Bohr replied that he is looking around for someone. Member Olsen commented that substantial work was done and a permit was needed. Mr. Bohr stated that he made a mistake, he went in front of City Council. Member Olsen commented that the work does look good and well built, but that is why permits are required to make sure it is built properly. Mr. Bohr stated that he used the same guy who built his garage, he is trying to stand up and correct his mistake.

Member Flachsmann stated that everyone should please call the Department of Engineering and Building before starting work to see if a permit is needed.

Member Olsen and Mr. Bohr discussed the vacated alley.

Vice Chairperson Gillon asked if the awning at the rear was complete. Mr. Bohr replied yes. Vice Chairperson Gillon asked if the front porch would stay the same as it is now. Mr. Bohr replied yes. Vice Chairperson Gillon informed Mr. Bohr that DTE had sent a communication stating that they would have to reroute the gas service line (a copy was given to Mr. Bohr). Mr. Bohr commented that he is not altering the land. Member Flachsmann stated that the contractor will have to call Ms. Digg. Member Olsen asked if there will be footings for the columns. Mr. Bohr replied that the porch already had 48" footings.

One communication was received from DTE explaining their involvement.
One petition with 21 signatures in favor and a letter was received.

Appeal #3188

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

Ken Pepke, 639 Kings Highway, owner.

Mr. Pepke explained that he wants to install a metal awning of fire resistant material, the area is hot in the summer, and fills up with snow in the winter. With the awning he can park his boat, wash his car, enjoy being outside.

Member Flachsmann asked about the ground area. Mr. Pepke stated that there is an existing driveway. Member Flachsmann asked about the footings for the awning. Mr. Pepke replied that it was designed to set on the slab. Member Flachsmann asked if the awning would be on the east or west side. Mr. Pepke replied the east side.

Member Olsen stated that the awning is 10'6" to top of slab, and asked about the windows in the house. Mr. Pepke replied that the windows will be under the awning.

There was discussion regarding the existing driveway.

Member Trupiano asked Mr. Pepke if he had moved there recently. Mr. Pepke replied that he was born there, the house sold in the 70's, and he bought it back again in early 2000.

Member Szymczuk asked if the awning would be above the windows. Mr. Pepke replied yes.

Member Flachsmann commented that the awning would exceed the sideyard setbacks. Mr. Pepke stated that he has drawings to be reviewed. Member Flachsmann commented that if the appeal is approved, the Engineering Department will look at the drawings.

Member Trupiano commented that the Board is only addressing the setback.

Vice Chairperson Gillon asked Mr. Pepke if he occupied the property now. Mr. Pepke replied no, but it is his legal address, he bought the house at an auction and everything was stolen from inside.

Member Olsen asked if he would be moving in. Mr. Pepke replied either him or his son.

Member Flachsmann asked if he was bringing the house up to code. Mr. Pepke replied that he is keeping the property up.

One communication was received in support of this appeal.
One communication was received from DTE.

DTE Energy – Gas
Data Integrity and Technology
1 Energy Plaza
WCB 1836
Detroit, MI., 48226

DTE Energy



ZB
9-3-14

August 29, 2014

City of Wyandotte
Zoning Board of Appeals
3200 Biddle Ave., Suite 200
Wyandotte, MI 48192

APPEAL # 3187

RE: Notice of Public Hearing – To obtain building permit for an awning and porch on the front and rear of 3664 22nd Street, Wyandotte, MI.

- () Not Involved. See Remarks
- () Involved: but asking you to hold action on this petition until further notice.
- () Involved: but no objections to the property change - - provided an easement of the full width of the right-of way (street, alley or other public place) is reserved.
- (X) Involved: the nature of our services, and the estimated costs of abandonment and rerouting of such all gas mains & services must be determined.

REMARKS:

DTE Energy- Gas Company has involvement (gas service line running to front of dwelling) but does not object to variance to obtain a building permit for a shed and awning behind garage also rear and front covered porch as long as we can reroute customer's service in advance of said project at 3664 22nd Street. Appeal # 3187

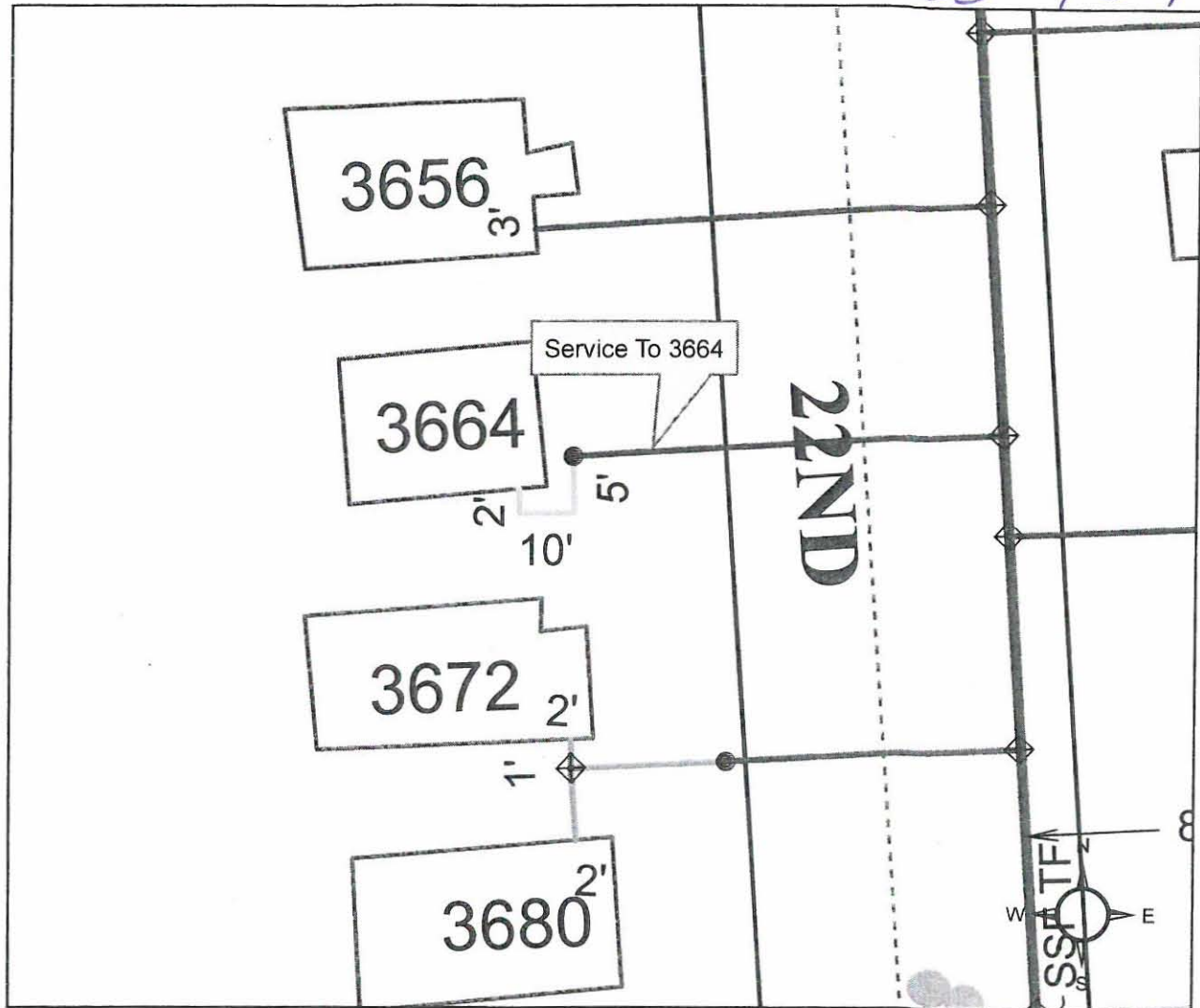
Please abide by Public Act 174. Three (3) working days before you dig call MISS DIG at: 1-800-482-7171 or 811

DTE Energy's Gas Leak Emergency Phone Number 1-800-947-5000.

Sincerely,

Mike Harrison
Drafter DTE Energy

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2B 9-3-14



APPEAL # 3187

INVOLVED - MUST REROUTE SERVICE

DTE ENERGY - GAS FACILITIES AS SHOWN
INDICATE APPROXIMATE LOCATIONS ONLY AS DISCLOSED BY THE
COMPANY'S RECORDS AND NO GUARANTEE IS MADE EITHER AS
TO COMPLETENESS OR ACCURACY.

DTE ENERGY - GAS

SIGNED *Mike Harrison, DTE Drafting*

August 29, 2014

CONSTRUCTION PLANS MADE SUBSEQUENT TO THIS DATE SHOULD
BE CHECKED WITH DTE ENERGY



STATE LAW ACT 174
3 WORKING DAYS
BEFORE YOU DIG
DIAL TOLL FREE
1-800-482-7171
OR 811

AUG. 16, 2014

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ZB 9-3-14

TO: ZONING BOARD OR APPEALS;

I SUPPORT CARRY BOHR & HIS
AWNINGS THAT EXCEED THE 35%
MAXIMUM COVERAGE.

SINCERELY,

Michael Prichard

MICHAEL PRICHARD

3590 22ND

WYANDOTTE, MI 48192

✓
RECEIVED
9-3-14

To: Zoning Board of Appeals and Adjustment

Re: Appeal # 3187

Re: 3664 - 22nd Street

RECEIVED
9-3-14
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ZB 9-3-14
21 SIGNATURES

In accordance with Section 2600 of the Zoning Ordinance, an application by Larry Bohr dated June 30th, 2014, for a building permit for a shed and awning behind garage also a rear and front covered porch on N 3.6' Lot 66, Lot 67 and S 5' Lot 68, Eureka Highlands Sub., in a RA zoning district does not comply with Section 2100 of the Ordinance, which requires:

SECTION 2100:

A maximum of 35% lot coverage allowed in a RA zoning district. Proposed rear covered porch, front covered porch, rear shed roof behind garage with 8' x 10' shed underneath will result in the allowable lot coverage being exceeded by 243.20 square feet.

Note: Permission to occupy vacated alley has been obtained from City Council.

I support the home improvement upgrades Larry Bohr is applying for and request the Zoning Board of Appeals and Adjustment grant him a variance and the necessary approved building permits.

Printed Name: MARY ROCKMAN

Signature: Mary Rockman

Address: 3642 - 22nd St

Date: 8-28-14

Printed Name: ROSE LEWIS

Signature: Rose Lewis

Address: 3649 - 22nd

Date: 9-2-14

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Printed Name: Ron Burr
Signature: [Signature]
Address: 3648 22nd
Date: 9-2-14

Printed Name: Robert Ball
Signature: Robert Ball
Address: 3680 22nd
Date: 09-02-14

Printed Name: Dave Derry
Signature: [Signature]
Address: 3688 22nd St
Date: 9-2-14

Printed Name: MARIE MONTIE
Signature: Marie Montie
Address: 3804 22nd
Date: 9-2-14

Printed Name: Kelly J MacIntosh
Signature: [Signature]
Address: 3812 22nd Street
Date: 9-2-2014

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Printed Name: CLAUDE RUSHLER
Signature: Claude Rusler
Address: 3826-22nd St
Date: 9-2-14

Printed Name: Stacey Nearhood
Signature: Stacey Nearhood
Address: 3813 22nd
Date: 9-2-14

Printed Name: Dave Hudak
Signature: Dave Hudak
Address: 3665 22nd
Date: 9-2-2014

Printed Name: Maria Kundi
Signature: Maria E Kundi
Address: 3683 22nd
Date: 9-2-14

Printed Name: TOMY SISCO
Signature: TOMY SISCO
Address: 3141 22nd
Date: 2-9-14

ZB 9-3-14

Printed Name: ERIC MINERD
 Signature: Eric Miner
 Address: 3620 23
 Date: 9-2-14

Printed Name: EDWARD POTOCKI
 Signature: Ed Potocki
 Address: 3554 22nd
 Date: 9-2-14

Printed Name: Wayne Tuman
 Signature: WAYNE TUMAN
 Address: 3572 22ND WYAN.
 Date: 9-2-14

Printed Name: Robert Z. Ruppell
 Signature: Robert L Ruppell
 Address: 3606 22ND ST.
 Date: 9-2-14

Printed Name: BENNETT PAULY
 Signature: Bennett Pauly
 Address: 3646 23RD WYAN.
 Date: 9-2-14

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Printed Name: Frank Loon
Signature: [Signature]
Address: 3646 23rd St
Date: 09/02/2014

Printed Name: Bruce Howell
Signature: [Signature]
Address: 365A 23rd St
Date: 9/2/14

Printed Name: Thomas R. Puller
Signature: [Signature]
Address: 3632 22nd St
Date: 9/2/14

Printed Name: NATALIE DESANA
Signature: [Signature]
Address: 3614 22nd Street
Date: 9/2/2014

Printed Name: _____
Signature: _____
Address: _____
Date: _____

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July 10, 2014

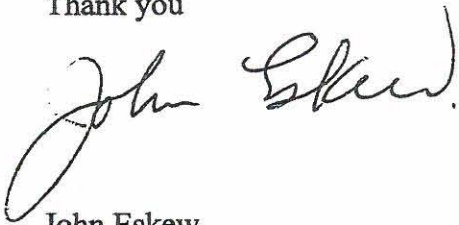
#3188

Wyandotte Zoning Board
3200 Biddle Avenue
Wyandotte, Michigan 48192

This letter serves to inform you of my approval of the plan of my neighbor at 639 Kings Highway to construct an aluminum awning attached to his house covering his driveway next to my garage.

My approval is based that the supports for the awning will be three feet from the wall of my garage and that the shrubs that were planted next to my garage by the previous owner of the property at 639 Kings Highway be removed.

Thank you

A handwritten signature in black ink, appearing to read "John Eskew". The signature is fluid and cursive, with a large initial "J" and a stylized "E".

John Eskew
625 Kings Highway
Wyandotte, Michigan

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DTE Energy - Gas
Data Integrity and Technology
1 Energy Plaza
WCB 1836
Detroit, MI., 48226

DTE Energy



August 29, 2014

City of Wyandotte
Zoning Board of Appeals
3200 Biddle Ave., Suite 200
Wyandotte, MI 48192

APPEAL # 3188

RE: Notice of Public Hearing – To obtain building permit for an awning in the sideyard of 639 Kings Highway, Wyandotte, MI.

(X) Not Involved. See Remarks

- () Involved: but asking you to hold action on this petition until further notice.
- () Involved: but no objections to the property change - - provided 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 abandonment of such all gas mains & services

REMARKS:

DTE Energy- Gas Company has no involvement, nor objection to obtain a building permit for an awning at 639 Kings Hwy. Appeal # 3188

Please abide by Public Act 174. Three (3) working days before you dig call MISS DIG at: 1-800-482-7171 or 811

DTE Energy's Gas Leak Emergency Phone Number 1-800-947-5000.

Sincerely,

Mike Harrison

Drafter DTE Energy