

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF June 3, 2015  
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:** DiSanto  
Gillon  
Nevin  
Olsen  
Szymczuk  
Trupiano

**MEMBERS ABSENT:** Duran, Flachsmann, Wienclaw

**ALSO PRESENT:** Peggy Green, Secretary

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A motion was made by Member Szymczuk, supported by Member Olsen to approve the minutes of the May 6, 2015, meeting as recorded.

Yes: DiSanto, Gillon, Nevin, Olsen, Szymczuk, Trupiano

No: none

Abstain: none

Absent: Duran, Flachsmann, Wienclaw

Motion passed

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**APPEAL #3200 - GRANTED**

Mike Daggett, 2011 – 5<sup>th</sup> Street (owner & appellant)

for a variance **to obtain a building permit for a garage at 2011 – 5<sup>th</sup> Street** (Lot 54, Wyandotte Home Co.'s Sub.) RT zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

Which limits lot coverage to 35% of the lot where the existing dwelling and proposed garage lot coverage would exceed the maximum lot coverage allowed by 178 sf.

**Unique property. Garage will improve neighborhood parking.**

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

Yes: DiSanto, Gillon, Nevin, Olsen, Szymczuk, Trupiano

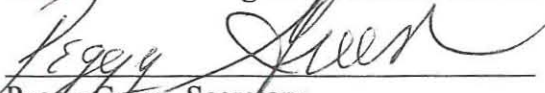
No: none  
Abstain: none  
Absent: Duran, Flachsmann, Wienclaw  
Motion passed

**COMMUNICATIONS:**

Motion was made by Member DiSanto, supported by Member Trupian to place all communications on file. Motion carried.

**OTHER BUSINESS:**

There being no further business to discuss, the meeting adjourned at 7:00 p.m. **The next scheduled meeting of the Board will be held on July 15, 2015.**

  
Peggy Green, Secretary

**Appeal #3200**

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

Mike Daggett, owner, present.

Mr. Daggett explained that he wants to build a 22x24 garage on the rear of his lot, and added that the swimming pool will be removed.

Member Nevin asked about the fence and who put it up. Mr. Daggett replied that it was his neighbors fence. Member Nevin asked Mr. Daggett how long he has lived at the dwelling. Mr. Daggett replied 14 years.

Vice Chairperson Gillon asked the distance from the garage to the house. The Board discussed and replied, from the drawing, it appears 25'-30'.

Member Nevin asked about the deck. Mr. Daggett stated that it will be coming down.

Member DiSanto asked Mr. Daggett the reason he was not 3' off the rear. Mr. Daggett replied that he has discussed this with the building inspector (Ralph), and added that the garage will have a 2' overhang. Member DiSanto added that if this appeal were to be denied, Mr. Daggett could only have a 15'x24' garage. Member DiSanto also informed Mr. Daggett that he has done a very nice job on the improvements to his home.

Vice Chairperson Gillon asked how far the garage will be from the neighbor's garage off Northline. Mr. Daggett replied 2'-3'.

Betty Berry, 2019 – 5<sup>th</sup> Street, present.

Ms. Berry presented a book with lot sizes to the Board, and stated that she did not understand how Mr. Daggett will get to his garage. Ms. Berry added that she had the fence installed on the inside of her property line so that she could keep up on maintaining it, the fence is not on the property line.

Member DiSanto commented that Mr. Daggett is in front of the Board for the size of the garage. Ms. Berry asked how will he get to the garage.

Vice Chairperson Gillon commented that there is an existing driveway there now. Ms. Berry stated that Mr. Daggett is using some of her property.

Member DiSanto asked Mr. Daggett distance to the sideyard. Mr. Daggett replied 7'-5" to 7'-6".

Member Nevin asked if it would be a hardship to make the garage smaller. Mr. Daggett replied that there would just be wasted space, and he needs the garage to store vehicles.

Member Trupiano stated that the garage size is only what is in front of the Board tonight.

Ms. Berry stated that she does not want parking underneath her windows, and there is not enough room for a driveway.

Ms. Berry continued that she does not care where the garage is located, she is concerned about how he will get to it, she doesn't want him driving on her grass.

Mike and Jill Kontry, 481 Ford.

Mrs. Kontry stated that they have lived in their home for a long time, and live north of Mr. Daggett, and he is a great neighbor and has made many improvements to the home. The size of the garage makes no difference to her and the driveway is very beneficial, people have used their driveway thinking that it is Mr. Daggetts. Mrs. Kontry added that it is important to get cars off the street and what a good neighbor Mr. Daggett is.

Bill Solymosi, 2042 – 5<sup>th</sup> Street, present.

Mr. Solymosi stated that Mr. Daggett's house look good and he has done a lot of work, and he is all for the garage.

Mr. Solymosi also discussed the noise level of the area.

24 communications were received in favor of this appeal.



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May 29, 15

Jeffery C. Dahlstrom  
489 Spruce  
Wyandotte, MI 48192

City of Wyandotte Michigan,

I would like it known that I support the requested variances sought after by Mr. Mike Daggett at 2011 5<sup>th</sup> street.

Mr. Daggett has made significant upgrades to this property in recent times that has a positive effect on the city and neighborhood.

The area of 5<sup>th</sup> street south of Ford Avenue and north of the intersection with Spruce is a heavily congested area since the majority of properties do not have any off street parking causing near accidents as motorists come off Ford Avenue while others may be exiting 5<sup>th</sup> street.

The comparison of the needs when these homes were constructed to our present times is obvious, more cars, lawnmowers, snow blowers, and tools and supplies to maintain your property have become a necessity and have to be stored and secure.

I strongly urge the City of Wyandotte to endorse the ordinance variance to provide Mr. Daggett the opportunity to improve his residence and in doing so improving the neighborhood and city as well.

Respectfully,

Jeffery C. Dahlstrom

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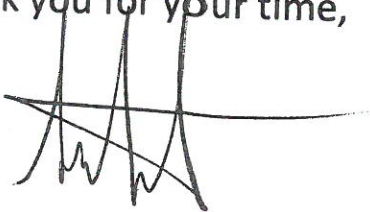
Zoning Board or whom this may concern,

My name is Stephen Osborne; I'm the property owner of 2015 5<sup>th</sup>, which is directly across from 2011 5<sup>th</sup>.

Mr. Mike Daggett; the property owner of 2011 5<sup>th</sup>, is requesting to obtain a variance to build a garage on such property. I'm writing this letter to support any variance in which Mr. Daggett needs to build a garage on his property.

Over the past couple of years, Mr. Daggett has put a lot of effort into re-modifying his home, which has improved our neighborhood greatly and if he wants to continue to upgrade his home and our neighborhood, I can greatly appreciate that too.

Thank you for your time,

A handwritten signature in black ink, appearing to be 'Stephen Osborne', with a horizontal line extending to the right.

Stephen Osborne, resident of 2014 5<sup>th</sup> for the past 25 years

A handwritten mark or signature in black ink, possibly initials, located at the bottom right of the page.

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Chris Bar  
500 FORD AVE  
WYANDOTTE MI

To Peggy Green  
Zoning Board Secretary

I, Jeffrey Langley, have  
no opposition to Mike Jaggett  
building a garage at 2011  
5th Street Wyandotte.

Thank You

Jeff Langley  
5-29-15

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I Spaulina Spaulina have no  
problem with Mike Daggett  
having a garage.  
Spaulina Spaulina  
451 Ford Ave.

⑦

8 of 27

My Name is Kyle Frazier I live  
at 459 Ford Street I do not have  
a problem with the over size garage  
mile Daggett wants to build

3



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Jason Bates, 421 Spruce Wyandotte, 1/25  
~~John Bates~~ 734 277-1002

(4)

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Donna Patrick - 425 Spruce  
I don't mind if you build a garage

5

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RICK PACHECO

449 SPRUCE

OK ON GARAGE FOR 211 FIFTH

(6)



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RAMOND PACHECO *Ramond Pacheco*  
449 SPRUCE WYANDOTTE MI

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MICHAEL HAGGERTY  
465 SPRUCE ST  
WYANDOTTE MI 48192

NO PROBLEM WITH  
GARAGE ADDITION

© ~~201~~ 2011 5TH ST.

Michael Haggerty

④

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We have no problem with  
the garage i

Kathy Rayburn

405 Spruce

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Jessi Sawmiller 436 Spruce Wyandott  
I do not care if Mike Daggett builds a garage 48196

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Mike Daggott

I DANNY Hicks no pol

Building a garage

450.3 PRuce

Danny Hicks

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John Tomaszewski  
452 SPANGLER  
WYANDOTT MI

I HAVE NO PROBLEM WITH MIKE DALBERT  
BUILDING HIS GARAGE

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William Casper 2079 5TH  
NO Problem

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5-29-15

Michelle Walters, 2174 Spruce,

I've known Mike for quite a few years  
& he's helped me out with my mom a few  
times. I have absolutely no problem with  
him putting up a garage.

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Deanna Fisher, 4466 Spruce,  
I have no problem with  
Mike putting in a garage. He  
is a great guy.

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Sade Covington - Sade Co 427 Ford Ave

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Ronald Prust 460 Spence  
Wyandotte, MI 48192  
No Problem Build A Garage.

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Matt Folsby 2064 4th Street

I don't mind if a garage is built  
at 5th & Marshall.

Matt F

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Sandra vanKammen  
8024 5th  
Wyandotte MT 48192

734 217-7173

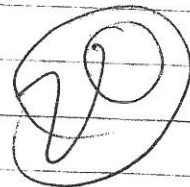
I have no problem with gauge  
6/2/2015

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Tammy Buford 488 Spruce  
I Do not have a problem.



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Kathy Blaszyk 471 Sprue  
The garage is Fine with me.



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To Whom it may Concern  
I Gineane Wallis at 21215th  
Street Wyandotte, Mi 48192  
Have No problem with  
Mike Daggett building a garage

6-1-15

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