

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF September 2, 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 Chairperson Duran at 6:30 p.m., in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: Duran
Flachsmann
Gillon
Olsen
Nevin
Szymczuk
Trupiano

MEMBERS ABSENT: DiSanto, Wienclaw

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Flachsmann, supported by Member Olsen to approve the minutes of the August 5, 2015, meeting as recorded.

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

No: none

Abstain: none

Absent: DiSanto, Wienclaw

Motion passed.

APPEAL #3205 - GRANTED

John & Cindy Dainus, 1034 Orange, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a porch (Lots 211 and 212, Assessor's Wyandotte Plat #11) in a RA zoning district, where the proposed conflicts with Section 2500.6 of the Wyandotte Zoning Ordinance.

SECTION 2500.6:

An unenclosed terrace porch may project into a front yard for a distance not exceeding six (6) feet and may include a fixed canopy or awning, but this shall not be interpreted to include enclosed sides. This porch projects into the front yard 10'-3 1/4".

Proposed front porch will not hinder or discourage any appropriate development or use of the adjacent land and buildings, or impair the value thereof.

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


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

COMMUNICATIONS:

Motion was made by Member Olsen, supported by Member Trupiano to place all communications on file. Motion carried.

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 6:15 p.m. The next scheduled meeting of the Board will be held on October 7, 2015.


Peggy Green, Secretary

Appeal #3205

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

John & Cindy Dainus, owner, present.

Mrs. Dainus explained that they covered the existing porch, but ended up going out further by an 18" mistake when they squared it off. Now, there are three boards out too far.

Chairperson Duran asked if the porch was completed. Mr. Dainus replied the deck and stairs are, and he has started the skirting.

Member Trupiano asked how this was discovered. Mrs. Dainus stated that Claude, the Building Inspector, drove by. Member Trupiano asked if they obtained a permit beforehand. Mrs. Dainus replied that they just intended to do a little, but it got bigger. Member Trupiano asked if there would be railings. Mr. Dainus replied yes.

Member Gillon asked if they built over the existing concrete porch. Mr. Dainus replied yes.

Mrs. Dainus commented that the porch has been checked by their daughter, and it is structurally sound.

Member Olsen commented that there are a couple of porches that protrude out further than this porch.

Mrs. Dainus added that she had spoken with several neighbors, and **they** had no objection.

One communication was received in favor of this appeal.

One communication from DTE was received.

I have no objections to the 4 of 5
plans of the Damm's porch

8/26/15

S. Cooper

1043 Orange St

5 of 5
DTE Energy Gas Co.
Data Integrity and Technology
One Energy Plaza, WCB-1836
City of Detroit, MI 48226

August 25, 2015

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

RE: Appeal #3205: For a Variance to obtain a building permit for a porch at 1034 Orange, Wyandotte (Lots 211 and 212, Assessor's Wyandotte Plat #11) in a RA zoning district, where proposed conflicts with Section 2500.6 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 Gas Company has no involvement, nor objection to the Appeal #3205 as mentioned above. See enclosed strip print and attached notice of public hearing, for your use and information.

Please abide by Public Act 174, three (3) working days before you dig, dial toll free MISS DIG at: 1 - 800 - 482 - 7171.

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

Sincerely,

/s/ Russell E Thornton
Drafter
Data Integrity and Technology

RET/
Enclosure