

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF November 4, 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  
Gillon  
\*Green  
Olsen  
Nevin  
Szymczuk

\*(alternate member)

**MEMBERS ABSENT:** DiSanto, Flachsmann, Trupiano, Wienclaw

**ALSO PRESENT:** Peggy Green, Secretary

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A motion was made by Member Nevin, supported by Member Olsen to approve the minutes of the October 7, 2015, meeting as recorded.

Yes: Duran, Gillon, Green, Nevin, Olsen, Szymczuk

No: none

Abstain: none

Absent: DiSanto, Flachsmann, Trupiano, Wienclaw

Motion passed.

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**APPEAL #3208 - GRANTED**

Steven LaBodie, 1525 – 13<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a garage at 1525 – 13<sup>th</sup> Street (Lot 423, G.F. Bennett's Blvd. Park Sub.) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

Allows a maximum lot coverage of 35% of the lot with structures, dwelling and accessory structure, or 1,323 sf in this case. The proposed garage and existing dwelling would cover 1,479 sf, exceeding the allowable lot coverage by 156 sf.

**Proposed garage will not hinder or discourage the development and use of adjacent land or buildings, or impair the value thereof.**

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

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

**APPEAL #3209 - GRANTED**

Michelle Ledbetter, 3921 – 6<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance to obtain a Certificate of Occupancy to not provide off street parking at 3921 – 6<sup>th</sup> Street (S 58.50' of Lots 27 and 28, Block 6, Garfield Place Sub.) in a RA zoning district, where the proposed conflicts with Section 2403.R.1.A of the Wyandotte Zoning Ordinance.

**Section 2403.R.1.A:**

Minimum of one off street parking space required for a single family dwelling. Homeowner is requesting a variance to not install a parking pad off of alley that would comply with this requirement.

**Proposed off street parking will not be detrimental to the neighborhood, adjacent land or buildings, or will not impair the value thereof.**

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

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

**APPEAL #3210 - DENIED**

Gail Rademacher, 21-1/2 Walnut, Wyandotte (owner & appellant)

for a variance to obtain a Certificate of Occupancy for a use variance to be used as a permanent residence as opposed to seasonal residence at 21-1/2 Walnut (Lot 3, River Park Sub.) in a RU zoning district, where the proposed conflicts with Section 201.132 of the Wyandotte Zoning Ordinance.

**SECTION: 201.132 Definitions**

Seasonal Recreation Unit: A cottage, boat, kiosk, or similar structure which may be used during one (1) or more seasons of the year but not occupied as a year round dwelling unit and not serving as a permanent place of residence.

The property owner at 21-1/2 Walnut is requesting a use variance for the property to be used as a permanent place of residence as opposed to a seasonal recreational unit as required by Section 1000 of the Recreational District.

**Required number of votes to grant appeal was not received, therefore, the appeal is denied.**

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

Yes: Duran, Gillon, Green, Olsen, Szymczuk

No: Nevin

Abstain: none

Absent: DiSanto, Flachsmann, Trupiano, Wienclaw

Motion failed to pass.

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#### **COMMUNICATIONS:**

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

#### **OTHER BUSINESS:**

A motion was made by Member Olsen, supported by Member Szymczuk to approve 2016 Schedule. Motion carried.

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 December 2, 2015.**



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Peggy Green, Secretary

#### **Appeal #3208**

Chairperson Duran read the appeal and asked that it be explained

Steve LaBodie, owner, present.

Mr. LaBodie explained that there is no garage now, there is not enough space between him and his neighbor to get a car through, the garage entrance will be off the alley. Mr. LaBodie continued that the back yard is small, and they would rather use the extra 150 sq. ft. for a garage, rather than grass.

Member Szymczuk and Mr. LaBodie discussed the garage doors.

Member Olsen asked if there would be a double entry door and an approach off the alley. Mr. LaBodie replied yes, the garage will be 7' off the alley with an apron.

Member Nevin asked Mr. LaBodie how long he has lived there. Mr. LaBodie replied 1 year.

The Board asked how many cars he has. Mr. LaBodie replied 2, plus future drivers.

Member Gillon asked how far the garage would be from the house. Mr. LaBodie replied about 20'.

One communication from DTE was received.

### **Appeal #3209**

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

Sharon Wrona, (Michelle Ledbetter's mother), present, representing Ms. Ledbetter.

Ms. Wrona explained that her daughter's house sits on half a lot and a parking pad would take up the whole yard, and the alley would have to be plowed.

Member Gillon asked if there was problem with parking now. Ms. Wrona replied not that she knows of. Member Gillon added that this is on a dead end street.

One communication from DTE was received.

### **Appeal #3210**

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

Gail Rademacher, owner, present.

Ms. Rademacher explained that she lives in the home year round, it is a single family home, insulated, crawl space, air conditioning, furnace, fully functional, and it is located on land, and the neighbors are always there.

Member Gillon asked if this appeal was granted, would she be applying for homestead. Ms. Rademacher replied yes, it has to be permanent.

Member Gillon asked if she lived there year round. Ms. Rademacher replied yes, since January she has owned it, but rented it since last September.

Member Olsen asked about the parking. Ms. Rademacher replied that there is a space in front of her house and added that the neighbors park in front of their houses.

Member Olsen commented that the house is kept up very well.

Chairperson Duran explained that Ms. Rademacher had went in front of the Planning Commission to have the property rezoned, but it was denied because that would have been spot zoning and that is why she is appealing to the Zoning Board for a use variance.

The Board discussed the homestead with Ms. Rademacher and stated that they did not know the requirements.

Member Gillon commented that the Planning Commission might consider rezoning the houses that are on land.

One communication from DTE was received.



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

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October 28, 2015

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

RE: Appeal #3208: For a variance to obtain a Building Permit for a garage at #1525-13<sup>th</sup>. Street, in a RA 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. 3208 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 - GO 838  
Data Integrity - Mapping Team  
DTE Energy - MichCon Gas Co.  
One Energy Plaza, Detroit MI 48226

EAR/  
Enclosure



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

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October 28, 2015

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

RE: Appeal #3209: For a variance to obtain a Certificate of Occupancy to **not** provide off street parking at #3921 - 6<sup>th</sup>. Street, in a RA 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

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RE: Appeal #3210: For a variance to obtain a Certificate of Occupancy for a use variance to be used as a permanent residence as opposed to seasonal residence at 21-1/2 Walnut Street, in a RU 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.
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# Zoning Board of Appeals and Adjustment 2016 Schedule

Deadline		Meeting at 6:30 p.m.	
December 22, 2015		February	3
January	22	March	2
February	26	April	6
March	25	May	4
April	22	June	1
June	3	July	20
June	24	August	3
July	29	September	7
August	26	October	5
September	23	November	2
October	28	December	7
November	23	January	4, 2017

Meetings of the Zoning Board of Appeals and Adjustment are held in the Council Chambers of the City Hall, 3200 Biddle, Avenue, Wyandotte, Michigan