

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF June 1, 2016
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
Wienclaw

MEMBERS ABSENT: DiSanto

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Gillon, supported by Member Szymczuk to approve the minutes of the May 4, 2016, meeting as recorded.

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

No: none

Abstain: none

Absent: DiSanto

Motion passed.

APPEAL #3222 - GRANTED

Rebecca Hostman, 1076 – 7th Street, Wyandotte (owner & appellant)

for a variance to obtain a Certificate Occupancy to provide no off street parking at 1076 – 7th Street (Lot 88. G.F. Bennett's Goddard Road Sub.) in a RA zoning district, where the proposed conflicts with Section 2403.F of the Wyandotte Zoning Ordinance.

SECTION 2403.F:

Offstreet parking spaces for one and two family dwellings shall be designated on a parking ribbon, on a driveway, or in a garage or combination thereof. A minimum of ne (1) off street parking space is required. Applicant is proposing zero (0).

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 Flachsmann supported by Member Trupiano to grant this appeal.

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

No: none

Abstain: none

Absent: DiSanto

Motion passed.

APPEAL #3223 - GRANTED

AA & D Properties, 349 Antoine, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a two unit apartment building at former 304 – 312 Ford (E 10' of Lot 5, all of Lots 6 and 7, Fordney's Sub.) in a RT zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

Section 2100:

A minimum of 5,000 square feet of lot area required per dwelling units equals 10,000 square feet required. The lot area at 7,811 square feet is deficient by 2,189 square feet.

Proposed two unit apartment building will not be detrimental to adjacent land or buildings, will not impede flow of pedestrian or vehicular traffic, and will not impair the intent of the ordinance.

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

Yes: Duran, Flachsmann, Gillon, Nevin, Szymczuk, Wienclaw

No: Olsen, Trupiano

Abstain: none

Absent: DiSanto

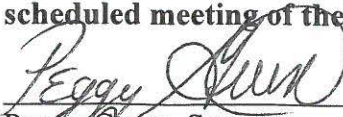
Motion passed.

COMMUNICATIONS:

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

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 7:10 p.m. The next scheduled meeting of the Board will be held on July 20, 2016.


Peggy Green, Secretary

Appeal #3222

Chairperson Duran read the appeal and asked that it be explained

Rebecca Hostman, owner, present.

Ms. Hostman explained that she purchased the home 14 years ago, and does not understand why this is an issue now. She was sent a notice that her escrow was going to be forfeited, and she thought that the issue had went away, then she received another notice that she would be fined. Ms. Hostman continued that she has addressed almost all the violations, and the parking is the only violation left, and she has a small yard. The alley accessibility debatable, and when she contacted the Engineering Department, she was told that the google maps show that a parking area can be put in the yard. Ms. Hostman added that the alley is also overgrown.

Melissa Dyer, 2451 – 9th Street, (Ms. Hostman's mother), present.

Ms. Dyer stated that the alley is not plowed.

Ms. Hostman stated that the alley is not maintained, and you cannot go through it. Ms. Hostman added that she does have neighbors that will let her park on their property when she has too. Parking has never been an issue, and it will be costly to put in parking pad. She just has a new fence installed that was costly, and it would cost \$1,000 to have it altered for a parking pad, and another \$1,000 for the pad, and she does not even know if she would even be able to use the parking pad with her car. Ms. Hostman added that either trees would have to be removed, or her shed moved.

Chairperson Duran asked Ms. Hostman if she only had one vehicle. Ms. Hostman replied yes.

Member Trupiano commented that the inspection list was from 2002, and typically there is a time limit, and asked why this is coming up now. Ms. Hostman replied that the City contacted her.

Ms. Dyer stated that the real estate agent had told her daughter that the City would keep the escrow and she would not have to make the repairs.

Member Olsen commented that the City is trying to get caught up on all the old escrows.

Member Wienclaw asked if she would be able to put a driveway to the north. Ms. Hostman replied that would not be possible.

Member Gillon commented that there is now no room for a side driveway, and he drove through the alley, and there are no garages opening to the alley or any parking.

Member Flachsmann commented that when the City holds money, it has to address it, and asked if all the violations had been completed.

Member Flachsmann and Ms. Hostman discussed some of the remaining violations and the inspectors and Ms. Hostman's frustrations with the city not telling her how to correct

the violations and the inspector not calling her back. Member Flachsmann stated that the city can tell you the code, but not how to correct the violation.

Mary Kittle, 2251 – 17th Street, Wyandotte, present.

Ms. Kittle stated that if the information is there, the city inspectors should be able to tell you how to correct it.

Member Flachsmann stated that the information is in the code or the ordinances, they can tell you how it should be, not how to repair it.

There was more discussion regarding the reinspections fees, inspectors not telling what is wrong when they come back out for reinspections.

Member Olsen asked if there is any bad concrete. Ms. Hostman replied there is sidewalk in the front.

Member Flachsmann commented that it would be costly to put in a parking pad and not use it. Ms. Hostman agreed.

Member Nevin stated that Ms. Hostman was at the right place now to resolve the issue.

Member Trupiano commented that Ms. Hostman does keep up her property, unlike her neighbor.

Ms. Kittle asked what if the inspector never calls back, who can be contacted then. Member Flachsmann stated that it should be written down every time they call, then call Kelly Roberts, Office Supervisor, of the Engineering Department and let her know the problem.

Member Olsen asked about the other violations. Ms. Dyer talked about the railings, floor joist, and concrete.

No communications were received regarding this appeal.

Appeal #3223

Chairperson Duran read the appeal and asked that it be explained

Tony Pizzo, 3865 River Drive, Lincoln Park, owner, present.

Chairperson Duran asked if this would be an apartment building. Mr. Pizzo replied yes, ranch style duplex.

Member Flachsmann asked Mr. Pizzo if he bought the property from the city to develop and it is contingent upon this appeal. Mr. Pizzo replied yes.

Member Flachsmann stated that the property is zoned two family, and he sees no other use for the property. Member Flachsmann continued that he is not really for residential on Ford, but that is all you can do in this location. Member Flachsmann added that Mr. Pizzo does good work, and the problem is the lot size.

Member Gillon asked Mr. Pizzo if he has finalized plans for the property. Mr. Pizzo replied yes, but they can be altered. Member Gillon asked about the parking going out onto 3rd Street. Mr. Pizzo stated that he is trying to utilize property for storage for tenants.

Member Trupiano asked if the accessory building would be storage for the tenants. Mr. Pizzo replied yes.

Member Trupiano asked about the area between the building and Ford. Mr. Pizzo stated it would be green space.

John Massengill, 1863 – 3rd Street, present.

Mr. Massengill stated that he has been a resident for 60 years. Mr. Massengill discussed all the apartments that are already on Ford and in the area. It is turning into apartment row. Mr. Massengill continued that a lot of the properties do not have garages, and there is a parking problem in the area and problems with renters.

Mark Massengill, 1863 -3rd Street, present.

Mr. Massengill stated that he was told that the city is making people put in parking slabs because they don't want cars parking on the street. Member Flachsmann asked who told him that. Mr. Massengill replied Gus who lives on 2nd Street. Member Flachsmann stated that residents do have to provide one off street parking space, however, parking on the street is still allowed.

Dwayne Ivancik, 1831 McKinley, present.

Mr. Ivancik stated that he has a hard time getting to his street with all the cars parked. His street is congested and he is worried about a fire truck getting through, and there would be more congestion with this unit.

Chairperson Duran commented that adequate parking is being provided.

Member Trupiano commented that the variance is for the lot size, Mr. Pizzo is meeting the parking requirements.

Mark Kowalewski, City Engineer, present.

Mr. Kowalewski stated that the city is selling the vacant property to Mr. Pizzo. The property is zoned for a two family, the appeal is not about the use, parking, or fire route, it is only about the square footage of the lot. Mr. Kowalewski added that the city did sell 10' of the property to the adjoining neighbor. Mr. Kowalewski continued that zoning is

about space, height and distance. Mr. Kowalewski commented on the picture that Mr. Pizzo had submitted showing a unit he had already built, and added that Mr. Pizzo would like to rent to senior citizens, and would recommend that the Board approve the appeal.

Member Flachsmann commented that he would like to thank Mr. Kowalewski for coming to the meeting tonight and stick to the issues in front of the Board. Member Flachsmann continued that the apartment won't matter with the neighbors problems, the neighborhoods are changing, and he is hoping for a better change.

Member Trupiano asked if Mr. Pizzo intended to rent to senior citizens, this was not a stipulation. Mr. Kowalewski stated that was correct, it was not a stipulation, but Mr. Pizzo was building ranch style, where everything is on one floor.

One communication was received in opposition to this appeal.

798
JUNE 1, 2016

Stephen C. Sauve

011622

I STEPHEN SAUVE, Owner of 240
Spruce, Wyandotte MI Believe THAT
We Should Listen to OUR Advisors
And consultants who in All There
Years of Knowledge have helped Wyandotte
STAY Great by helping US Come UP
With City Codes THAT ~~KEEP~~ Keep BAD
Things from being A problem AS well
AS Good Things to come.

① 3rd Street ^{south of Ford} IS A FIRE Route THAT
IF TOO MUCH congestion COULD COST LIVES.

② 3rd Street NORTH of Ford IS A 1 WAY
WITH NARROW Streets AND NOT ENOUGH parking
~~AS~~ AS IT IS.

8 of 8
61-162

IN WYANDOTTE
(300) These Lots of other places that could be
updated to this type of Real Estate and
most likely at less cost and more return.

Just a
comment →

Just look at Chaz Bag how it
went from needing help to how it will
finish. For Wyandotte the improvements to
the Real Estate are ^{Home} Value Increases and a better
City.