

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF December 7, 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: DiSanto
Duran
Flachsmann
Nevin
Szymczuk
Wienclaw

MEMBERS ABSENT: Gillon, Olsen, Trupiano

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Szymczuk, supported by Member DiSanto to approve the minutes of the October 5, 2016, meeting as recorded.

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

No: none

Abstain: none

Absent: Gillon, Olsen, Trupiano

Motion passed.

APPEAL #3233 - GRANTED

Michael Conti, PVE #9 3500 West Jefferson, Trenton (owner & appellant)

for a variance to **obtain a building permit for a shed at 17 Walnut** (Lot 8, River Park Sub) in a RU zoning district, where the proposed conflicts with Sections 201 and 201.C of the Wyandotte Zoning Ordinance.

SECTION 201:

Definition; accessory use. A use which is clearly incidental to, customarily found in connection with and located on the same lot, unless otherwise specified as the principal use to which is it related. When accessory is used in this text, it has the same meaning as accessory use. An accessory use included, but is not limited to the following.

SECTION 201.C: Domestic storage in a bar, shed, tool room or similar accessory building or other structure.

Property owner is proposing a 9x10 shed on a vacant lot which is not allowed as there is not home on property for the shed to be an accessory structure.

Proposed shed is located on an unbuildable 20' x 50' lot and does not hinder or encroach on adjacent buildings or land and does not impair the intent of the ordinance.

A motion was made by Member DiSanto supported by Member Wienclaw to grant this appeal.

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

No: none

Abstain: none

Absent: Gillon, Olsen, Trupiano

APPEAL #3234 - GRANTED

Ashleigh Maisano, 1605 – 21st Street, Wyandotte (owner & appellant)

for a variance to obtain a Certificate of Occupancy to provide no off street parking at 1605 – 21st Street (Lot 211, Schorr Grove 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 would place undue burden on homeowner, due to in ground pool located in the rear yard. The home also exists on a corner lot which provides additional off street parking on the side of the property and would not hinder or encroach on adjacent buildings or land, or impair the intent of the ordinance.

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

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

No: none

Abstain: none

Absent: Gillon, Olsen, Trupiano

Motion passed.

COMMUNICATIONS:

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

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 6:55 p.m. **The next scheduled meeting of the Board will be held on February 1, 2017** (no appeals were received for the January 4, 2017, meeting).



Peggy Green, Secretary

Appeal #3233

Chairperson Duran read the appeal and asked that it be explained

Mike Conti, owner, present.

Chairperson Duran asked Mr. Conti if he was the owner. Mr. Conti replied yes. Mr. Conti explained that this is a vacant lot, he has put up a small shed, and was starting to take it down, and he would like to keep it. Mr. Conti continued that the lot is behind a 1' wide, 6-1/2' to 7" tall wall, and it does not hinder anyone. Mr. Conti stated that he would like to put a boat dock there someday, and would like a shed for his boating needs. Mr. Conti added that he could see this being an issue if this was a normal buildable lot. Mr. Conti continued that he would not be infringing upon anyone, and he needs the storage and is asking for a variance. Mr. Conti added that the shed is not in the middle of the lot.

Chairperson Duran commented that the lot size is 20'x50'.

Member DiSanto asked if the shed was existing. Mr. Conti stated that he put it up, was issued a ticket and took it half way down, and decided to appeal to the Board to keep it.

Member DiSanto referred to letter received by neighbor about the material in front of the wall. Mr. Conti stated that was all cleaned up.

Member Flachsmann commented that a few people have done improvements to their boathouses and brought them up to code, and asked about the lot. Mr. Conti stated that he was told that he could not build a home on the lot.

Member Flachsmann commented that he drove by and the lot looks messy, there is a lot of material in front of the wall. Mr. Conti stated that he only has a statue, but the neighbor has a lot of stuff on his lot.

Mr. Conti commented that with life, liberty, and pursuit of happiness, he would like to have a nice shed and put in a dock to compliment the other homes. Member Flachsmann informed Mr. Conti that there are rules that have to be followed.

Member Nevin commented that the Board is only voting tonight on the requested variance.

Mr. Conti added that by putting the shed against the wall, it won't be visible from street and will not infringe upon anyone.

Mr. Senior, 21 Walnut, present.

Mr. Senior stated that he has no problem with the shed, Mr. Conti would have somewhere to keep his stuff.

One communication was received from DTE.

1 communication was received in opposition

Appeal #3234

Chairperson Duran read the appeal and asked that it be explained

Ashleigh Maisano, owner, present.

Ms. Maisano explained that she purchased the home last September, it is a corner lot, the garage had previously been removed, and there is no space for off street parking. She would have to remove the furnace for the in ground pool, or remove the pool. She does not physically see a way to install a parking pad.

Member Nevin asked how this matter came up. Ms. Maisano replied that she needs the Certificate of Approval because she is selling the home.

Member Flachsmann asked if she know about this when she purchased the home. Ms. Maisano replied yes, she assumed the violations, put \$1,500 in escrow, and this was the largest item to address.

One communication was received from DTE.

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DTE Energy – Gas
Data Integrity and Technology
1 Energy Plaza
G.O. 838
Detroit, MI., 48226

DTE Energy



November 28, 2016

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

APPEAL # 3233

RE: Notice of Public Hearing:

To obtain building permit for a shed at 17 Walnut Street, 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 this appeal.

**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
(313) 235 5116

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

DTE Energy



November 28, 2016

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

APPEAL # 3234

RE: Notice of Public Hearing:

To obtain Certificate of Occupancy to provide no off street parking at 1605 21st Street, 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:

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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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RECEIVED
11-30-16

#3233

To The Zoning Board of
Appeals AND ADJUSTMENT

(1 of 5)

I AM 100% AGAINST THE
VARIANCE TO OBTAIN A PERMIT
FOR A SHED AT 17 WALNUT.
THIS WOULD ONLY ADD TO A
GROWING PROBLEM THAT IS
ALREADY OUT OF CONTROL.
JUST DRIVE BY 17 WALNUT TO
SEE WHAT I AM TALKING ABOUT.
IT IS AN EYE SORE THAT HAS
DESTROYED THE BEAUTY AND
THE UNIQUENESS OF THE
BOATHOUSE ROW. AND EVERY
DAY IT IS ALLOWED TO CONTINUE
IT FLUSHES OUR PROPERTY VALUES
DOWN THE TOILET!

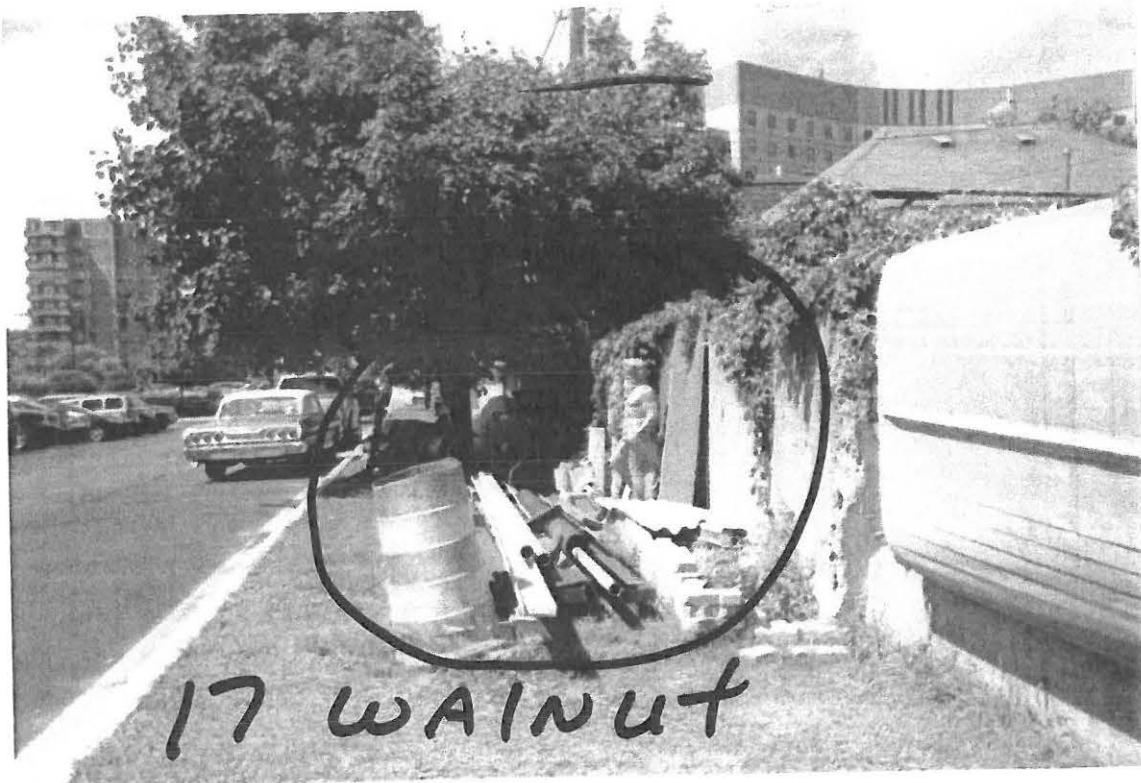
Sincerely

Fred Miller - 15 WALNUT

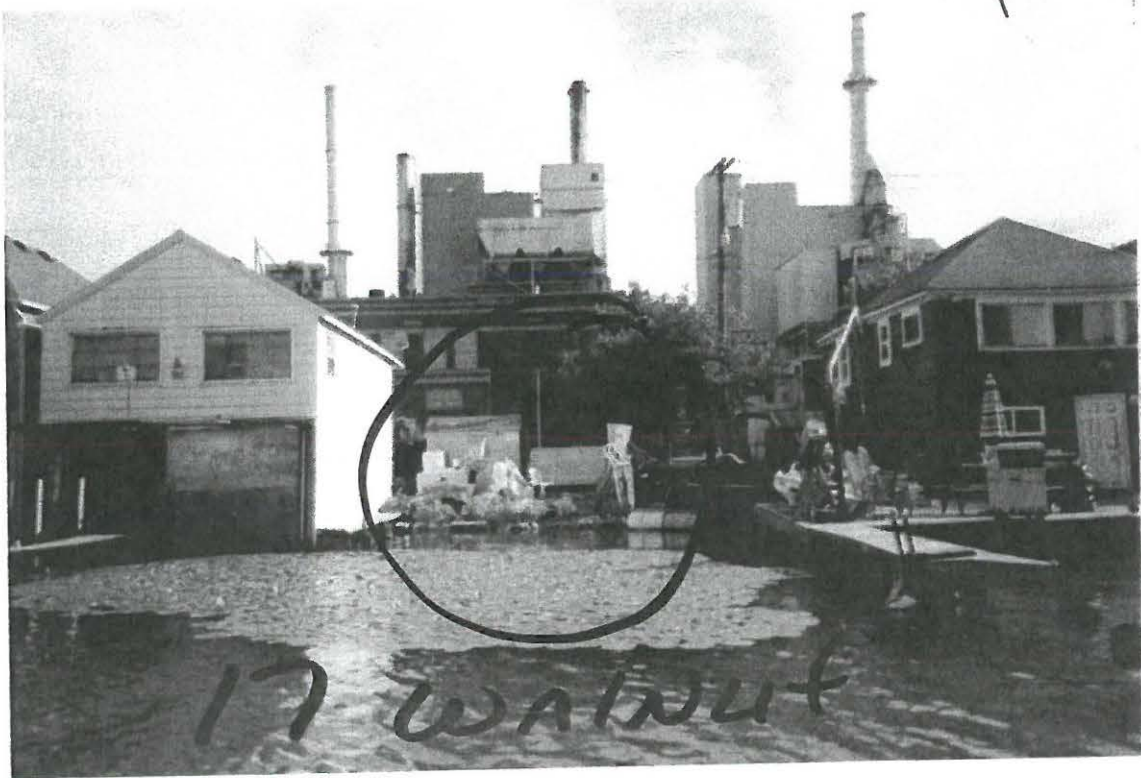
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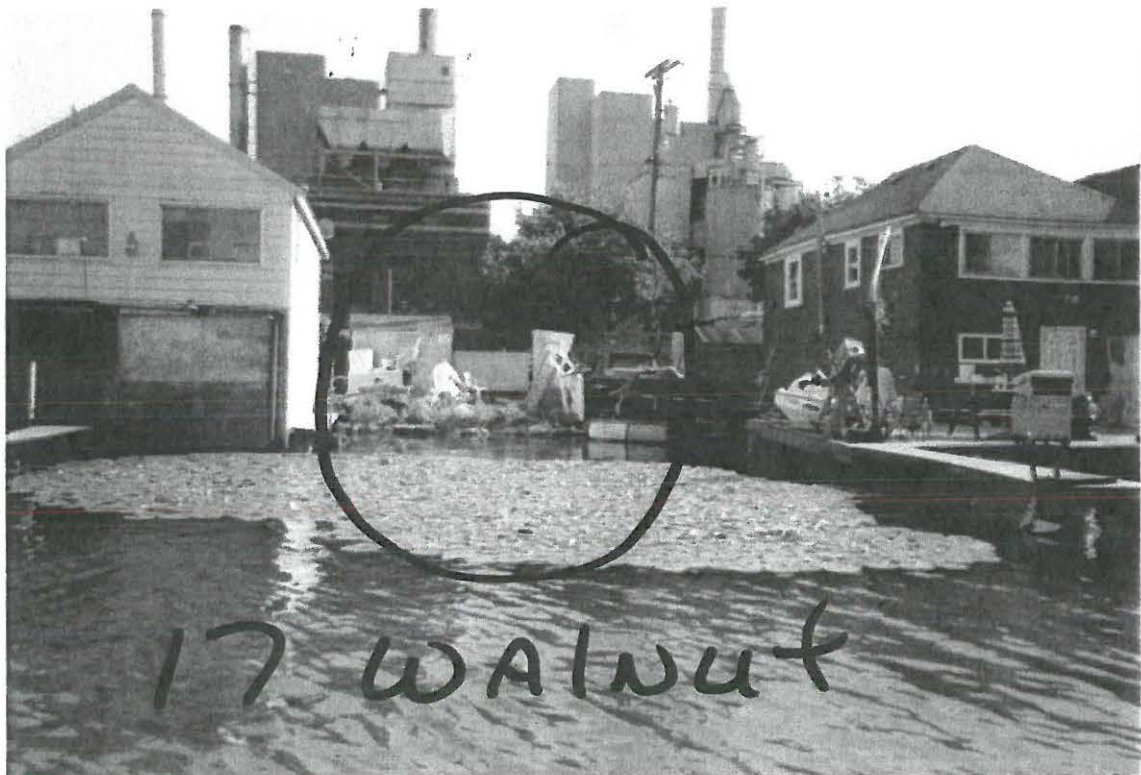
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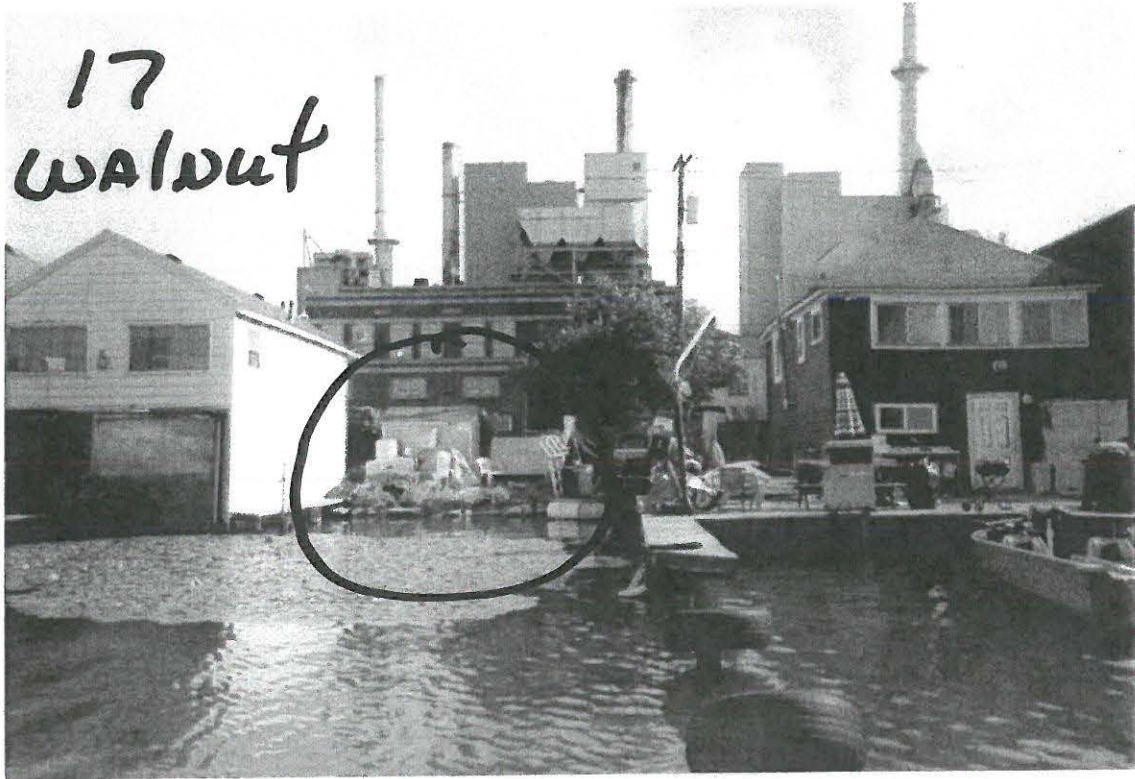


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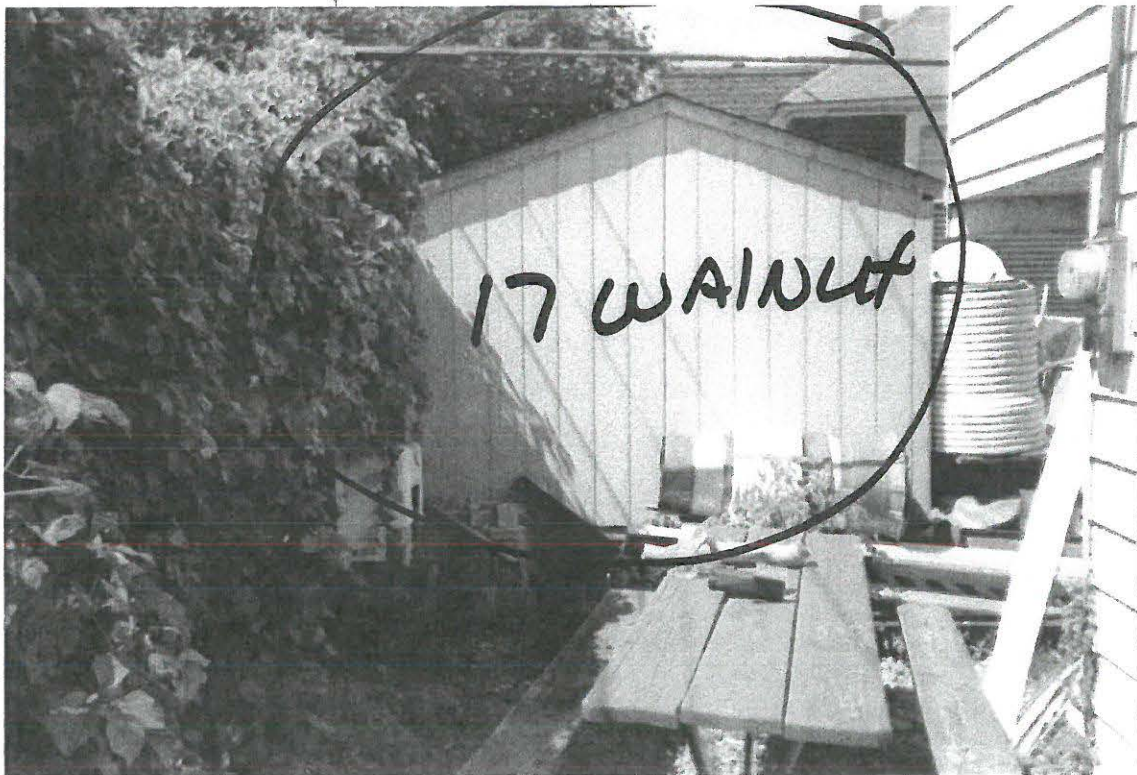


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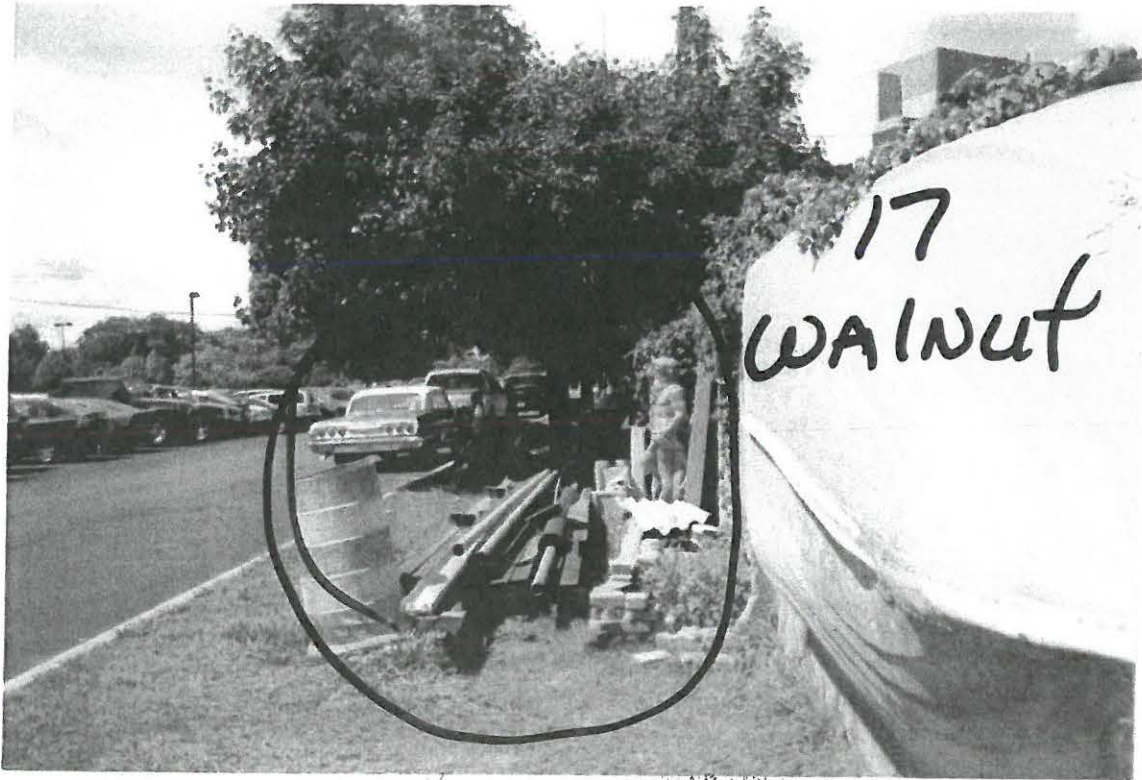
17
WALNUT



(4 of 5)



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(502)

