

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF December 5, 2012  
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, 3131 Biddle Avenue, Wyandotte.

**MEMBERS PRESENT:** DiSanto  
Duran  
Flachsmann  
Olsen  
Roberts (alternate member)  
Green (alternate member)

**MEMBERS ABSENT:** Alderman, Cusson, Gillon, Nevin, Trupiano

**ALSO PRESENT:** Peggy Green, Secretary (alternate member)

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A motion was made by Member DiSanto, supported by Member Flachsmann to approve the minutes of the November 7, 2012, meeting.

Yes: DiSanto, Duran, Flachsmann, Olsen, Roberts, Green

No: none

Abstain: none

Absent: Alderman, Cusson, Gillon, Nevin, Trupiano

Motion passed

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**#3163 – GRANTED w/stipulation**

David J. Handley, 1267 Cedar, Wyandotte (owner & appellant)

for a variance to obtain a Certificate of Occupancy for front yard parking at 1267 Cedar (Lot 12, Killbuck Sub), in a RA zoning district, where the proposed conflicts with Section 2403.C of the Wyandotte Zoning Ordinance.

**Section 2403.C:**

Requires that off street parking areas be located in the side or rear yard, and shall not be permitted in the front yard. There is an existing parking area in the front yard only, and adequate area in the rear yard to provide the off street parking in compliance with the Zoning Ordinance.

**Proposed off-street parking does not pose a substantial detriment to the general character and orderly development of the neighborhood in which it is situated.**

**Stipulation: allow one parking spot only in front yard.**

A motion was made by Member Flachsmann, supported by Member DiSanto to grant w/stipulation this appeal.

Yes: DiSanto, Duran, Flachsmann, Olsen, Roberts, Green  
No: none  
Abstain: none  
Absent: Alderman, Cusson, Gillon, Nevin, Trupiano  
Motion passed

**#3164 - GRANTED**

Robert and Jacqueline Jagiello, 473 Riverside, Wyandotte (owner & appellant)

for a variance to **obtain a building permit for an addition at 473 Riverside** (Lot 201, Riverbank Manor Sub.), in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**Section 2100:**

A minimum of a 25' rear yard setback is required for a structure in a RA zoning district. Proposed kitchen addition would have a 12'-7" rear yard setback.

**Proposed addition does not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.**

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

Yes: DiSanto, Duran, Flachsmann, Olsen, Roberts, Green  
No: none  
Abstain: none  
Absent: Alderman, Cusson, Gillon, Nevin, Trupiano  
Motion passed

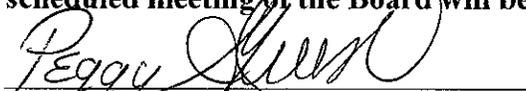
**COMMUNICATIONS:**

Motion was made by Member Olsen, supported by Member DiSanto to place all communication on file. Motion carried.

**OTHER BUSINESS:**

Member DiSanto discussed front yard parking ordinance should be looked into for possible changes. Chairperson Duran suggested that Member DiSanto draft a letter and send it to City Council so that it be could be referred to the Planning Commission.

There being no further business to discuss, the meeting adjourned at 6:50 p.m. **The next scheduled meeting of the Board will be held on January 2, 2013**

  
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Peggy Green, Secretary

**Appeal #3163**

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

David Handley, owner, present.

Mr. Handley explained that he recently purchased the property, and the previous owner, Darlene Herrick, had started the appeal process. Mr. Handley continued to explain that it is not a full driveway, the parking would accommodate a midsize vehicle. The city inspection required that a parking pad be installed in the rear yard, and the alley is not maintained during the winter. Mr. Handley added that it would be hard to drive his truck down the alley and turn onto a parking pad, and continued that the parking pad would take away from the rear yard.

Chairperson Duran confirmed that he recently purchased the home. Mr. Handley stated that was correct, he has a Temporary Certificate of Approval and there is money in escrow.

Member Olsen commented that he has a pickup truck and drove through the alley and it was tough, plus the alley is not plowed in the winter.

Chairperson Duran asked Mr. Handley how many vehicles he has. Mr. Handley replied a truck and a car.

One communication was received from DTE regarding this appeal.

**Appeal #3164**

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

Robert Jagiello, owner, present.

Mr. Jagiello explained that the house was built in 1974, and the yard faces Clinton Street. There was a sunroom, but it was removed, and that is where the addition will be.

Chairperson Duran asked what the addition would be for. Mr. Jagiello replied to expand the kitchen.

One communication was received in favor of this appeal.

One communication was received from DTE regarding this appeal.



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

4 of 6  
ZONING BOARD  
12-5-12

November 19, 2012

Peggy Green, Zoning Board Secretary  
Zoning Board of Appeals and Adjustment  
3131 Biddle Avenue, City of Wyandotte  
Michigan 48192

**RE: Appeal #3163: For a variance to obtain a Certificate of Occupancy for front yard parking at #1267 Cedar Street, (Lot 12, Killbuck Subdivision), 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. 3162 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  
Data Integrity and Technology

EAR/  
Enclosure

✓ RECEIVED  
12-5-12

506  
ZONING BOARD  
12-5-12  
NOV. 18, 2013

#3164

Peggy Green:

This is to let you know that I have lived next door to Jacqueline & Agullo, 473 Riverside Dr., since their grandparents and parents built their home, when Jacqueline was a child. The family has always been wonderful neighbors and I have no reason to believe that Jacqueline and her family would be any different. Therefore I have no objections to them making improvements to their lovely home. I wish them a long and successful future on Riverside Dr.

Nancy Rose  
866 Clinton St.  
Wyandotte



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

6 OF 6  
ZONING BOARD  
12-5-12

November 19, 2012

Peggy Green, Zoning Board Secretary  
Zoning Board of Appeals and Adjustment  
3131 Biddle Avenue, City of Wyandotte  
Michigan 48192

**RE: Appeal #3164: For a variance to obtain a Building Permit for an addition at #473 Riverside,  
(Lot 201, Riverbank Manor Sub.), 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.
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