

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF January 2, 2013  
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:** Alderman  
DiSanto  
Duran  
Gillon  
Nevin  
Olsen  
Trupiano

**MEMBERS ABSENT:** Cusson, Flachsmann

**ALSO PRESENT:** Peggy Green, Secretary

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A motion was made by Member Olsen, supported by Member DiSanto to approve the minutes of the December 5, 2012, meeting.

Yes: Alderman, DiSanto, Duran, Gillon, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: Cusson, Flachsmann

Motion passed

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**#3165 – POSTPONED until February 6, 2013, meeting, as requested by owner Harry Monks, 2228 Biddle, Wyandotte (owner & appellant)**

for a variance to obtain a concrete permit for front yard parking at 2220/2228 Biddle (E 100' of Lot 4, Block 50), in a PD zoning district, where the proposed conflicts with Section 2403.C of the Wyandotte Zoning Ordinance.

**SECTION 2403.C:**

Off street parking spaces may be located within a side or rear yard. Off street parking shall not be permitted within a required front yard. Proposed parking is in a front yard.

Note A: The property at 2220/2228 Biddle does not have an area for a driveway along the side of the home and no alley access for parking in the rear. He is requesting approval to install parking in the front yard.

Note B: Biddle Avenue is a County right-of-way and the County would also have to approve two curb cuts.

**#3166 - GRANTED**

Italy American Construction, 8401 Telegraph, Dearborn Heights, (appellant) and Thomas and Helen Wallace, 2144 – 4<sup>th</sup> Street, Wyandotte (owner)

for a variance **to obtain a building permit for a garage at 2144 – 4<sup>th</sup> Street** (Lot 1, Wyandotte Home Company Sub.), in a RT zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

A minimum of a 20' front yard setback or the average of the block, 50% or more occupied, is required for a structure in a RT zoning district. Proposed garage would be located 10' back from the front lot line and the average of the block is not applicable since it is the only home on the block.

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

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

Yes: Alderman, DiSanto, Duran, Gillon, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: Cusson, Flachsmann

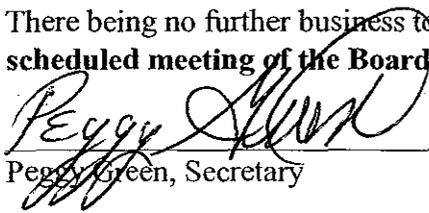
Motion passed

**COMMUNICATIONS:**

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

**OTHER BUSINESS:**

There being no further business to discuss, the meeting adjourned at 6:40 p.m. **The next scheduled meeting of the Board will be held on February 6, 2013**

  
Peggy Green, Secretary

**Appeal #3166**

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

Dan Cooper, Italy American Construction, present.

Mr. Cooper explained that they are asking permission to build a 22x20 garage, the previous was destroyed by fire. Mr. Cooper continued that the lot is narrow, and it would be a hardship to the owners to comply with the ordinance. Mr. Cooper added that they want to keep the garage in line with the existing home.

Chairperson Duran asked about the previous garage. Mr. Cooper stated that the old garage was located at the north end of the property and described the location. Chairperson Duran asked if the garage would open onto 4<sup>th</sup> Street. Mr. Cooper replied yes.

Member Nevin asked the age of the existing home. Mr. Cooper replied that it was built in 1915.

Member Olsen asked if the garage will be on the slab that is there now. Mr. Cooper replied that the existing approach will be widened, they will take out the existing concrete to build.

Member Gillon asked if they had considered moving the garage back 15' to line up with the house, 10' will block the sidewalk if a car parks there, and if it is moved back, it would be less likely to block the sidewalk. Mr. Cooper replied that the lot is only 40' wide, and they wanted the garage in the requested location because it will allow for them to have a backyard.

Member DiSanto commented that he lives in the area, and never saw a problem with the old garage.

Member Trupiano asked if the front of the new garage will be the same as the old garage was. Mr. Cooper replied that the old garage was closer.

No communications were received regarding this appeal.

ZONING BOARD

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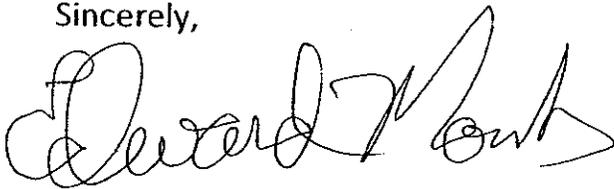
December 14, 2012

City of Wyandotte  
Zoning Board of Appeals  
3200 Biddle Avenue  
Wyandotte, MI 48192

To whom it may concern,

I Edward Monks of 2228 Biddle Avenue would like to postpone my meeting with the Zoning Board of Appeals for January 2, 2013 until the next meeting date of February 6, 2013. I apologize for any inconvenience I will be out of town during the January 2<sup>nd</sup> meeting.

Sincerely,

A handwritten signature in black ink that reads "Edward Monks". The signature is written in a cursive style with a large, sweeping initial "E" and a long, horizontal tail stroke.

Edward Monks  
2228 Biddle Avenue  
734-576-3940