

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF February 6, 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, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: Duran
Flachsmann
Gillon
Nevin
Olsen
Trupiano

MEMBERS ABSENT: Alderman, Cusson, DiSanto

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Olsen, supported by Member Trupiano to approve the minutes of the January 2, 2013, meeting.

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

No: none

Abstain: none

Absent: Alderman, Cusson, DiSanto

Motion passed

#3165 – TABLED until March 6, 2013

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.

Tabled until the March 6, 2013, meeting so that a rendering that is to scale and more accurate information can be presented to the Board.

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

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

No: none

Abstain: none

Absent: Alderman, Cusson, DiSanto

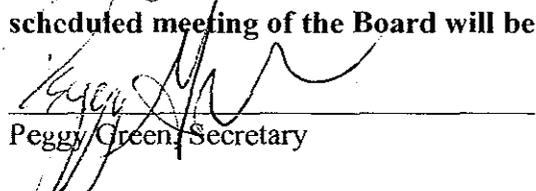
Motion passed

COMMUNICATIONS:

Motion was made by Member Gillon, supported by Member Olsen to place all communication 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 March 6, 2013**



Peggy Green, Secretary

Appeal #3165

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

Harry Monks, owner, present.

Douglas Hamel, attorney, 13112 Trenton Road, Southgate, present.

Mr. Hamel stated that a petition had been presented to the Board. (on file).

Mr. Hamel explained that Mr. Monks purchased the property, he does not have access for parking of vehicles, when Mr. Monks stops briefly in front of his residence, to load and unload, he has received numerous tickets. Mr. Hamel continued that he has represented Mr. Monks in court and the Judge always dismisses the tickets. Mr. Hamel added that the dwelling was built with no access, there is no alley, and no parking in front. Mr. Hamel also added that the hospital employees cannot smoke in the hospital parking area anymore, so they come across the street, and that makes parking more difficult.

Mr. Hamel stated that Mr. Monks is the only one in the middle of the block that has no parking, and his neighbors approve (three communications received). Mr. Hamel explained that if Mr. Monks or his roommate stop in front of the house to load or unload supplies for work (Mr. Monks works in building maintenance) he has received numerous tickets, Mr. Monks has to be able to use his property. Mr. Hamel added that last summer the building north of Mr. Monks put in a driveway and the owner will let Mr. Monks use the driveway for short periods of time.

Mr. Hamel continued that Mr. Monks is asking for 1 space for each unit, and it will not throw off the look of the block, the dwelling is in the middle of the block, and they feel that this is a fair proposal.

Mr. Hamel stated that Mr. Monks pays \$4000 a year in property taxes, and keeps the dwelling up. He does not think that the parking will distract from the neighborhood.

Chairperson Duran asked Mr. Monks if he lived at the property. Mr. Monks replied that he lives in the south unit and rents out the north unit.

Chairperson Duran asked if it would be a circular drive. Mr. Monks replied yes, so that there would be safe entry and exit from the property.

Chairperson Duran asked where they park now. Mr. Monks replied usually on the side street, and if he is loading or unloading, he will pull up in front of the dwelling. Mr. Monks added that he is the last dwelling on the block without any access for parking.

Member Trupiano asked the date of the first parking ticket. Mr. Monks replied in 2001, the first week he moved in, and has continued. Member Trupiano asked if he has lived there since 2001. Mr. Monks replied yes, on one side or the other.

Member Gillon asked about the tree. Mr. Monks replied that it was getting old and will be removed and a sugar maple will be planted, it will grow big and go with the look of the neighborhood. Mr. Monks added that there will be grass with the tree.

Member Olsen asked if there will be concrete west of the sidewalk. Mr. Monks replied yes, up to the porch and added that the concrete will be stamped and colored.

Member Flachsmann commented about the NTS (not to scale) on the drawing, and asked if from the porch to the sidewalk if 17' was correct. Mr. Monks replied that from front of house to sidewalk is 21'. Member Flachsmann asked distance of steps to sidewalk. Mr. Monks replied approximately 18'.

Member Flachsmann and Mr. Monks discussed the distances.

Member Flachsmann stated that it is recommended for a 20' parking space, and added that Mr. Monks will barely be able to park a car and that he would like to be able to see a drawing on how the cars will be parking. Mr. Monks stated that there is 47' across the front of the dwelling.

Member Flachsmann asked if he had ever discussed with the neighbor (to the north) about using that driveway to gain access to his property for parking. Mr. Monks replied that the dwelling is a duplex, and it would be difficult juggling cars between to residents.

Member Flachsmann commented that the proposed parking would be tight.

Member Nevin asked if the Zoning Board is the first body that he has been in front of. Mr. Monks replied yes, he applied for a permit and the building inspector sent him to this Board.

Member Nevin stated that he would like to see a more in depth drawing, and had hoped that a drawing would have been presented at this meeting.

Member Olsen commented that Mr. Monks will have to apply to the county for a permit, and maybe the Planning Commission.

Member Olsen asked if he had considered a 3-1/2' greenbelt instead of all concrete. Member Olsen stated that this a hardship, and he would like to see a greenbelt. Mr. Hamel stated that there are shrubs and flowers, and there will be a tree in the center. Member Olsen asked if there would be any grass from the sidewalk to the house. Mr. Monks replied no. Member Olsen stated that he would like to see a greenbelt and a better rendering.

Member Nevin commented that this is in a PD (Planned Development) District.

Member Olsen stated that he is for most of the appeal, but not all of it, and does not want to see a house with all concrete in front of it and would like to see a better rendering of what the property will look like before he votes on it.

Member Flachsmann commented that if the drawing was to scale, you could tell more about it. It would be nice to have a rendering to scale, showing the radius.

Mr. Hamel stated that they would have like to have put in angle parking, but Biddle is too busy. Member Flachsmann commented that the lights are controlled.

James Gilewski, 2228 Biddle, present.

Mr. Gilewski stated that he does concrete work and it was brought to his attention that a driveway should be installed. Mr. Gilewski continued that he sees no problem with the turning radius, and the sugar maple tree will not tear up the sidewalk.

Ray Sawmiller, 83 Cedar, present.

Mr. Sawmiller stated that he is concerned about the parking on both side of his street, and this proposal would relieve the parking situation. Mr. Sawmiller continued that he has heard that another medical facility is going to be built, and this will take up more parking.

Three (3) communications were received in favor of this appeal.
One (1) communication was received from DTE.

Zoning BOARD

2-6-13

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January 28, 2013

Re: Harry Monks
2228 Biddle Ave
Wyandotte, MI 48192
Appeal #3165

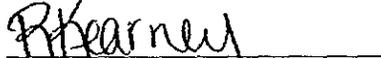
To the Zoning Board of Appeals and Adjustments:

I have reviewed the plans that Mr. Monks is putting before the Board. It is apparent to me that he is in need of parking at his residence. Parking is at a premium in the neighborhood and I believe that his plan would resolve his parking problem and it will improve the look of the neighborhood. I do not have any opposition to his request.



Elizabeth L. DiSanto
2218 Biddle Ave
Wyandotte, MI 48192

Subscribed and sworn to before me by
Elizabeth L. DiSanto this 28th day of January


R. Kearney, Notary Public
Wayne County, Michigan
My Commission Expires: 7/9/2017

Zoning Board

2-6-13

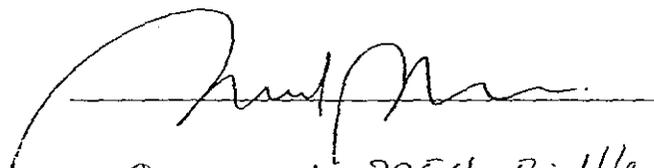
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January 18, 2013

Re: Harry Monks
2228 Biddle Ave
Wyandotte, MI 48192
Appeal # 3165

To the Zoning Board of Appeals and Adjustments:

I have reviewed the plans that Mr. Monks is putting before the Board. It is apparent to me that he is in need of parking at his residence. Parking is at a premium in the neighborhood and I believe that his plan would resolve his parking problem and it will improve the look of the neighborhood.


Owner at 2254 Biddle
Mike Mazloum

NOTARY PUBLIC • MICHIGAN
COUNTY OF WAYNE
MY COMM. EXPIRES _____

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2-6-13
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January 18, 2013

Re: Harry Monks
2228 Biddle Ave
Wyandotte, MI 48192
Appeal # 3165

To the Zoning Board of Appeals and Adjustments:

I have reviewed the plans that Mr. Monks is putting before the Board. It is apparent to me that he is in need of parking at his residence. Parking is at a premium in the neighborhood and I believe that his plan would resolve his parking problem and it will improve the look of the neighborhood.



Ross Martin
2234 Biddle Ave.
Wyandotte, MI

NOTARY PUBLIC • MICHIGAN
COUNTY OF WAYNE
MY COMM. EXPIRES _____

DTE Energy



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

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January 7, 2013

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

RE: Appeal #3165: 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.

- 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. 3165 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,

LS Eddie A. Rojas
Senior Drafter
Data Integrity and Technology

EAR/
Enclosure