

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF June 5, 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:** DiSanto  
Duran  
Flachsmann  
Gillon  
Nevin  
Olsen  
Trupiano  
Wienclaw

**MEMBERS ABSENT:** Alderman

**ALSO PRESENT:** Peggy Green, Secretary

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A motion was made by Member Trupiano, supported by Member Olsen to approve the minutes of the May 1, 2013, meeting.

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

No: none

Abstain: DiSanto

Absent: Alderman

Motion passed

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**#3171 – GRANTED**

Wyandotte School District, 639 Oak Street, Wyandotte, (owner & appellant)

for a variance **to obtain a building permit for a parking lot at 906 Goddard** (Lots 1 – 5, Montie’s Goddard Ave. Sub.), in a RA zoning district, where the proposed conflicts with Sections 2404.L, 2404.N and 2404.R of the Wyandotte Zoning Ordinance.

**SECTION 2404.L:**

Offstreet parking areas shall be provided with a continuous and completely obscuring wall or fence not less than 5’, but not more than 6’ in height measured from the surface of the parking area. This wall or fence shall be provided on all sides where the abutting or adjacent property is used or designated as residential and shall be of solid type material such as brick, block or poured concrete or other approved material as determined by the Zoning Board of Appeals upon appeal and shall meet the requirements of the P-1 District, Section 1902, minimum distances and setbacks. The obscuring wall or fence shall be properly maintained. The side lot line required wall shall end a minimum distance of 10’ from the front line.

**SECTION 2404.N:**

All lighting used to illuminate any off street parking area shall be so installed as to be confined within and directed onto the parking area only. When a parking lot abuts a major thoroughfare, decorative lighting fixtures shall be provided in the private greenbelt adjacent to the street. This lighting shall conform to the zoning ordinance.

**SECTION 2404.R:**

All parking lot landscaped area shall be provided with underground irrigation.

School District is proposing to install a parking lot that does not comply with Subsections L, N and R.

**Proposed parking lot will not hinder or discourage the development or use of adjacent land and buildings, or impair the value thereof.**

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

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

No: none

Abstain: none

Absent: Alderman

Motion passed

**#3172 – GRANTED – SITE PLAN 1**

Deborah Fudge, 305 Superior, Wyandotte, (owner & appellant)

for a variance to obtain a building permit for additions and garage at 305 Superior (S 85' of Lot 7, Block 101), in a RT zoning district, where the proposed conflicts with Sections 2100 and 2402 of the Wyandotte Zoning Ordinance.

**SECTION 2100: (Site Plan 1)**

A minimum of a 20' front yard setback or the average front yard setback of the block is required for an addition to a home. Proposed front addition would have a 15'-10 7/8" front yard setback and the average of the block is 16.70'.

A minimum of a 4' sideyard setback is required for an addition to the home. Proposed side addition would have a 3' setback to the side lot line.

A minimum of a 25' rear yard is required for an addition to a home. Proposed rear attached garage would have a 6'-0 1/2" rear yard setback.

**SECTION 2100: (Site Plan 2)**

A minimum of a 20' front yard setback or the average front yard setback of the block is required for an addition to a home. Proposed front addition would have a 15'-10 7/8" front yard setback and the average of the block is 16.70'.

A minimum of a 4' sideyard setback is required for an addition to the home. Proposed side addition would have a 3' setback to the side lot line.

A minimum of a 25' rear yard setback is required for an addition. Proposed rear attached garage would have a 12'-2 5/8" rear yard setback.

**SECTION 2402: (Site Plan 2)**

When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said accessory building shall not be located closer to the street side lot line than the existing front yard setback of the lot to the rear, provided in those instances where lots are 40' or less in width the setback need not exceed 15'. Where lots are 35' or less, the setback need not exceed 10'. When an accessory building is located on a corner lot, the side line of which is substantially a continuation of the side lot line of the lot to its rear, said accessory buildings shall not be closer than the required street side yard setback of the lot to its rear. Existing home at rear has a 8.33' front yard setback to porch enclosure. Proposed garage would have a 7' setback.

**SITE PLAN 1**

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

**(note: Site plan 2 was not addressed or discussed by the Board)**

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

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

No: none

Abstain: none

Absent: Alderman

Motion passed

**COMMUNICATIONS:**

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

**OTHER BUSINESS:**

There being no further business to discuss, the meeting adjourned at 7:05 p.m. **The next scheduled meeting of the Board will be held on July 17, 2013**

  
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Peggy Green, Secretary

**Appeal #3171**

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

Bernie Bowers, Operations Supervisor, Wyandotte School District, present.

Mr. Bowers explained that there will be a greenbelt, there is an existing fence on the north side of the property, and the School uses the building for storage of furniture. Mr. Bowers added that the School acquired the property through a swap with the City. Mr. Bowers added that there will be 6 or 7 trees on Goddard, and trees on 9<sup>th</sup> Street also. Mr. Bowers continued that there will be a green belt on all 3 sides, and they will clear snow all winter.

Chairperson Duran asked about the lighting. Mr. Bowers stated that they will use LED lighting off the pole like other parking lots in the district.

Member Trupiano asked about drainage. Mr. Bowers replied that there will be 2 storm sewers.

Mr. Bowers stated that the majority of the parking will be from 7 – 2.

Member Olsen asked if the existing fence belonged to the neighbor. Mr. Bowers replied yes.

Member Flachsmann and Mr. Bowers discussed the greenbelt and the alley. Member Flachsmann informed Mr. Bowers that he should find out if the alley is vacated or closed. Mr. Bowers added that he would not be using the alley.

Member Flachsmann asked if the lot was for school parking only. Mr. Bowers replied that is the plan.

Member Flachsmann asked if anyone had complained him about no fence. Mr. Bowers replied no, and he has been working on the property and no one has said anything.

Member Flachsmann asked if the concrete was going to be replaced. Mr. Bowers replied yes.

John Calhoun, 917 – 9<sup>th</sup> Street, present.

Mr. Calhoun presented pictures to the Board of other walls around the City, ones that he would not like put up, and pictures of berms and walls that are acceptable.

Mr. Calhoun stated that he is not opposed to the parking lot. He is concerned about the wall. He does not want to see a wall put up.

No communications were received regarding this appeal.

### **Appeal #3172**

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

Deborah Fudge, owner, present.

Ms. Fudge explained that she had presented 2 site plans, and she prefers site plan #1.

Chairperson Duran stated that the Board would discuss site plan #1 first, and if that failed to pass, then the Board would move onto site plan #2.

Ms. Fudge explained that her front yard setback seems about the same as others on the block, and added that some neighbors have front porch enclosure.

Ms. Fudge added that she had submitted site plan #1, signed by 5 neighbors, that they have no problem with it.

Member Olsen asked about the work being done, garage, addition. Ms. Fudge explained that it is a small house, and she got married, and wants to make it bigger, she wants to stay in Wyandotte.

Member Olsen asked about the shed. Ms. Fudge stated that it will be taken out. They want to have the garage extra long so that they can store yard equipment.

Member Flachsmann commented that she is close to the average of the block for frontyard setback, but when it is measured, it has to be specific. Member Flachsmann added that the addition and garage will be an improvement to the neighborhood.

Member Nevin asked about the pine tree. Ms. Fudge stated that it has to be trimmed. The previous owner planted it, and had wanted it, but it would be too expensive to move.

Five (5) communications were received in favor of this appeal.

Zoning Board  
6-5-13  
60410

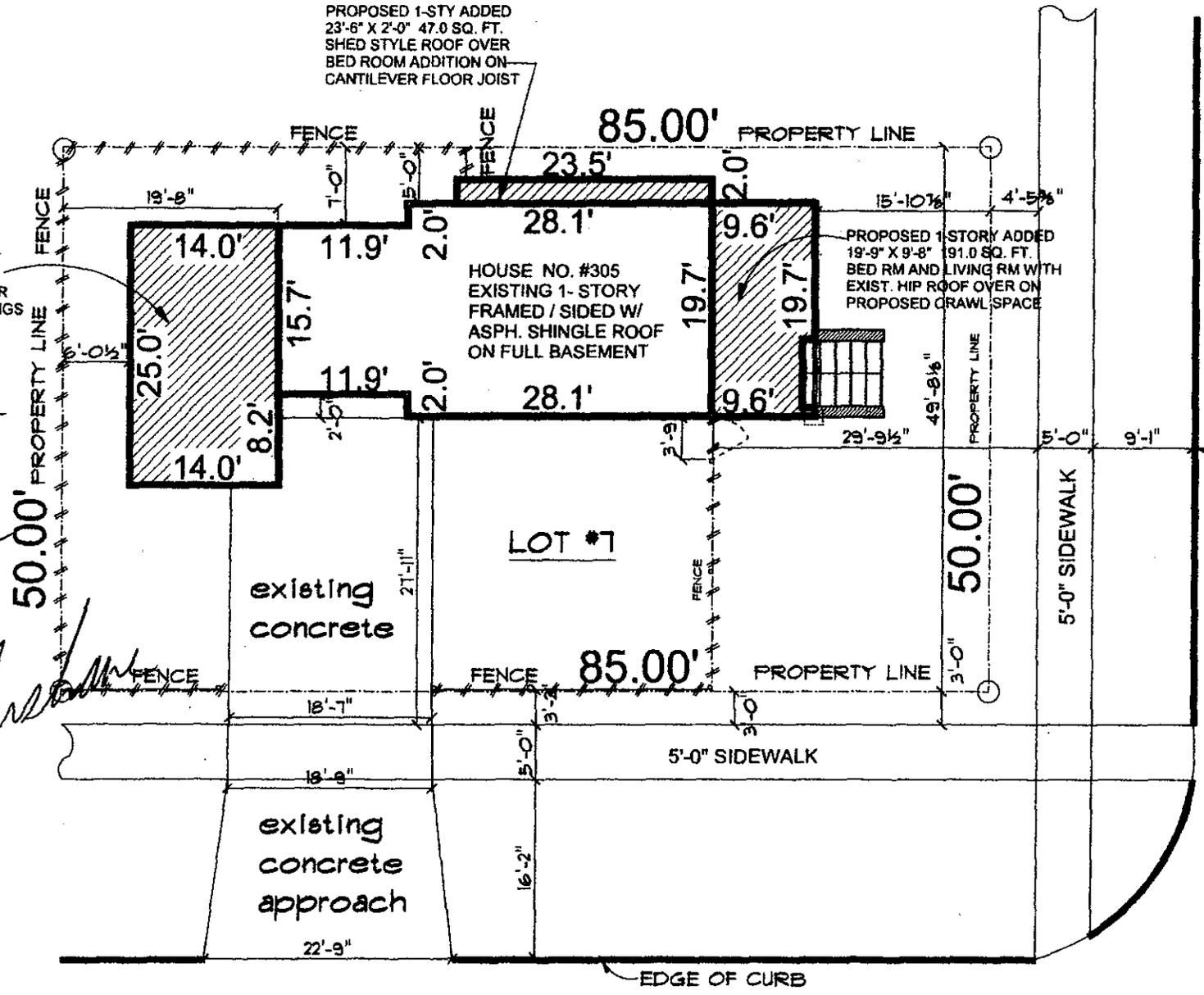
PROPOSED 1-STORY ADDED  
14'-0" X 25'-0" 350.0 SQ. FEET  
ATTACHED GARAGE WITH A  
REVERSE GABLE ROOF OVER  
ON CONCRETE SLAB FOOTINGS

PROPOSED 1-STY ADDED  
23'-6" X 2'-0" 47.0 SQ. FT.  
SHED STYLE ROOF OVER  
BED ROOM ADDITION ON  
CANTILEVER FLOOR JOIST

PROPOSED 1-STORY ADDED  
19'-9" X 9'-8" 191.0 SQ. FT.  
BED RM AND LIVING RM WITH  
EXIST. HIP ROOF OVER ON  
PROPOSED CRAWL SPACE

HOUSE NO. #305  
EXISTING 1-STORY  
FRAMED / SIDED W/  
ASPH. SHINGLE ROOF  
ON FULL BASEMENT

*I approve  
this will  
look great  
Terry Putters  
2715 319*

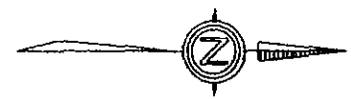


SUPERIOR BLYD. 60' FT WIDE (concrete)

#3172

THIRD STREET 80' FT WIDE (concrete)

#1 SITE PLAN SCALE: 1" = 25'-0"



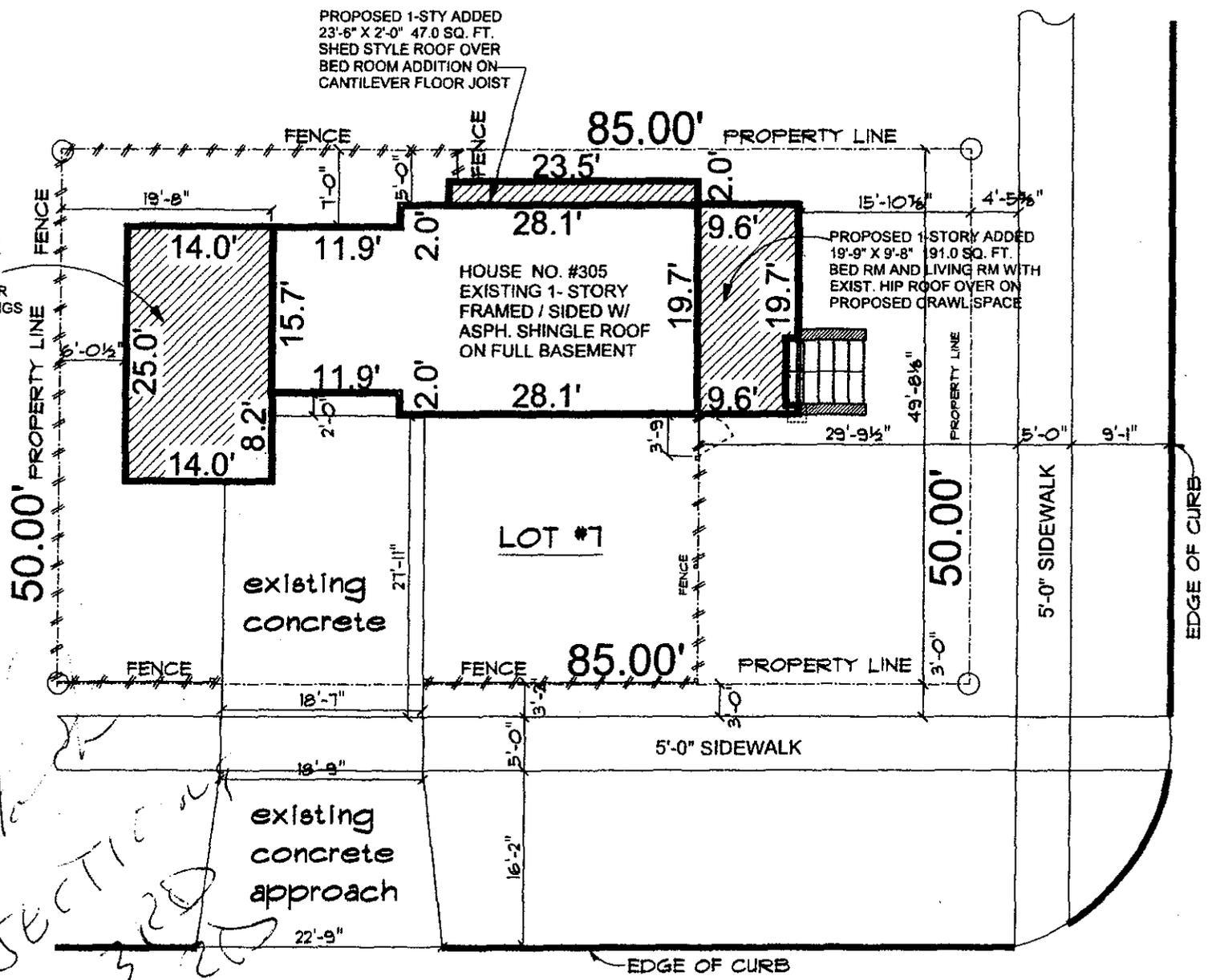
**Zoning Board**  
**6-5-13**  
**70F10**

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 ON FULL BASEMENT



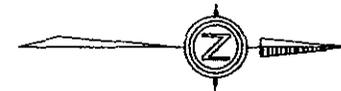
SUPERIOR BLVD. 60' FT WIDE (concrete)

*#3172*

*NO OBJECTION*  
*2773*  
*2773*

THIRD STREET 80' FT WIDE (concrete)

**#1 SITE PLAN** SCALE: 1" = 25'-0"





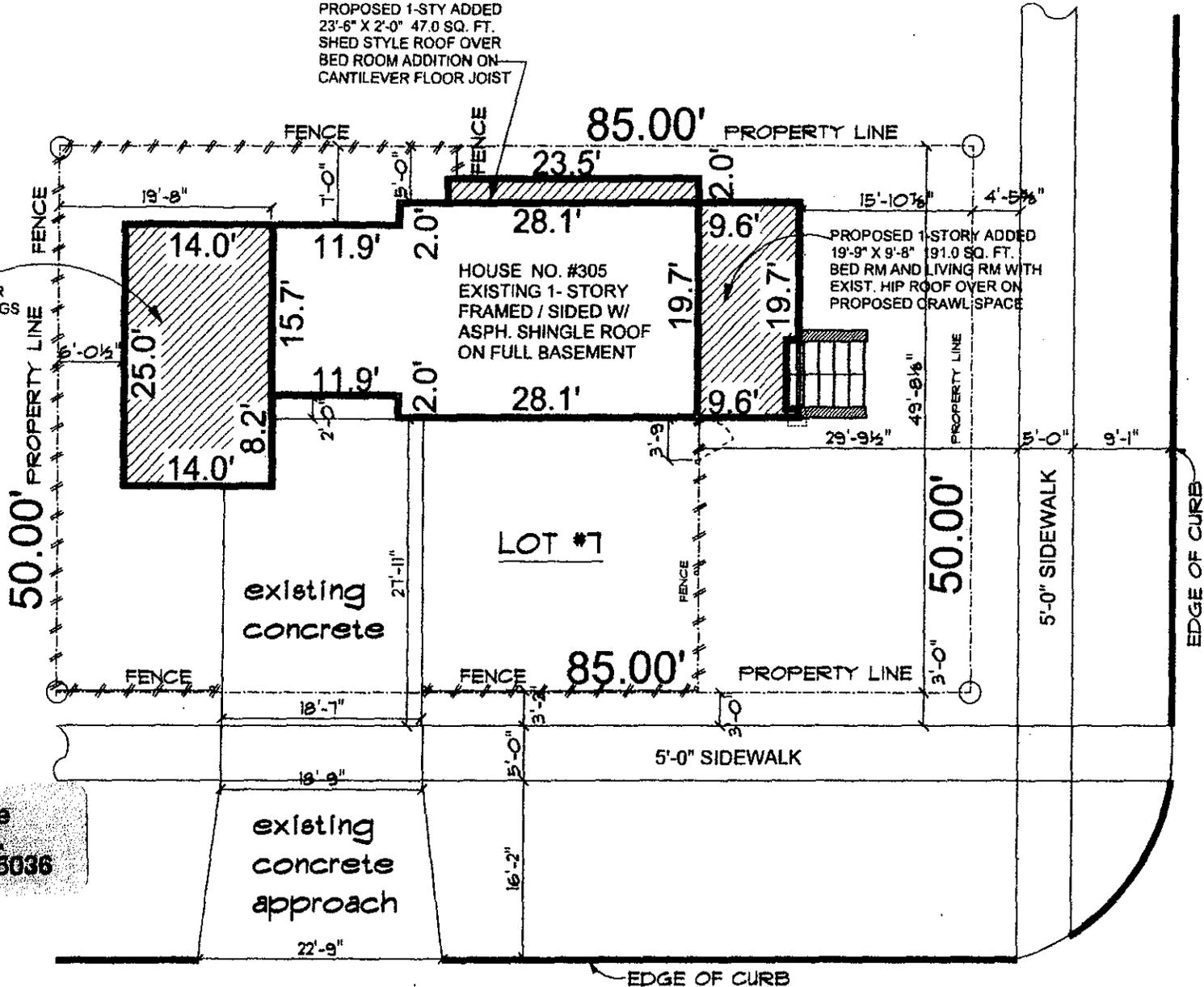
*Zanni Boney*  
*6-5-13*  
*90010*

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 EXISTING 1- STORY  
 FRAMED / SIDED W/  
 ASPH. SHINGLE ROOF  
 ON FULL BASEMENT



SUPERIOR BLVD. 60' FT WIDE (concrete)

*#3172*

**Carl & Al Lawrence**  
 263 Superior Blvd.  
 Wyandotte MI 48192-5036

*We have no  
 objections.*

*Alfred J. Lawrence*  
*Caroline S. Lawrence*  
*5-25-13*

THIRD STREET 80' FT WIDE (concrete)

**#1 SITE PLAN** SCALE: 1" = 25'-0"



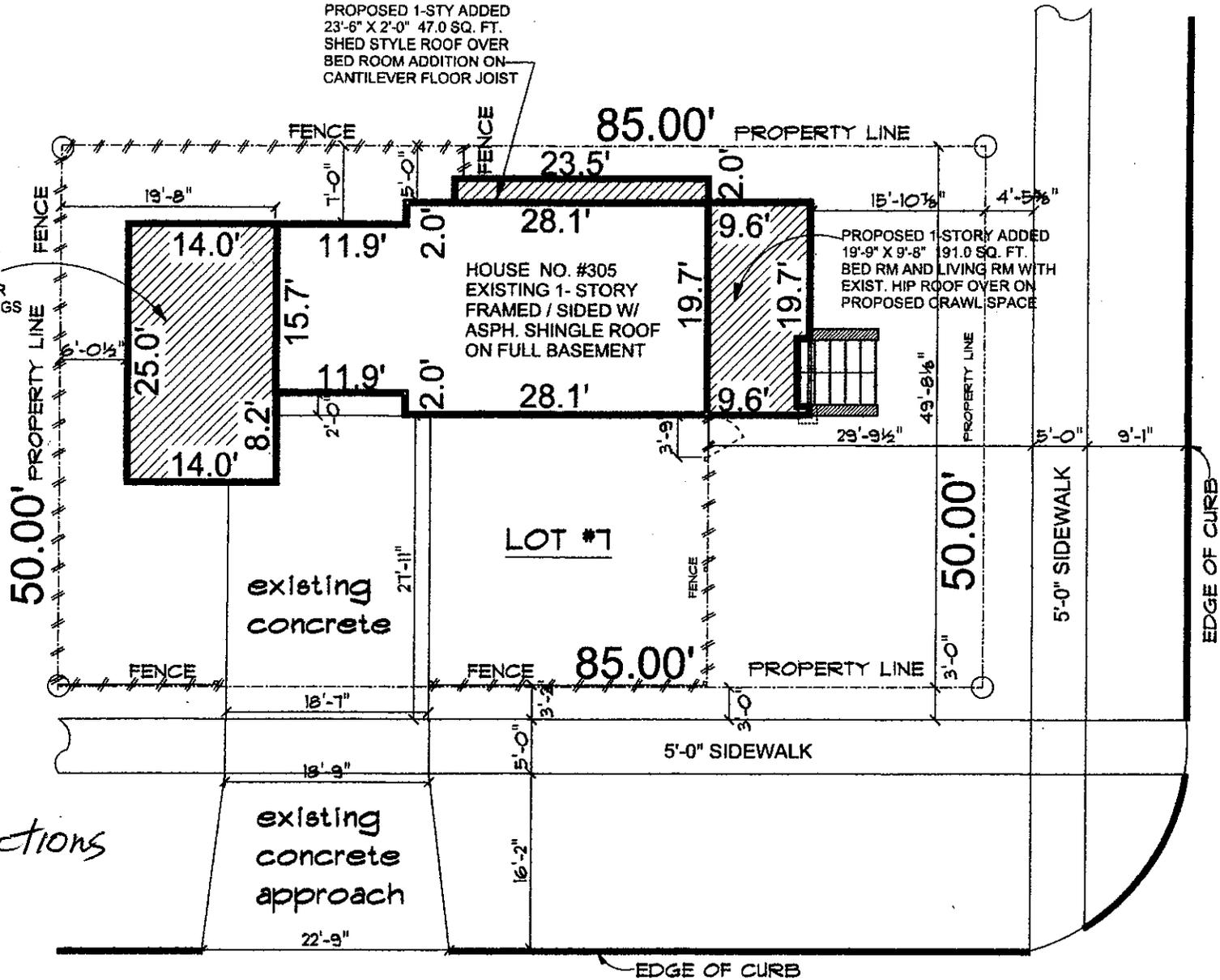
*Zenne Bures*  
 6-5-13  
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 ON FULL BASEMENT



SUPERIOR BLVD. 60' FT WIDE (concrete)

#3172

*Gary Bain,*  
 Have no objections  
 2723 3rd

THIRD STREET 80' FT WIDE (concrete)

#1 SITE PLAN SCALE: 1" = 25'-0"

