

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF July 17, 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:** Alderman  
DiSanto  
Duran  
Flachsmann  
Gillon  
Nevin  
Olsen  
Trupiano

**MEMBERS ABSENT:** Wienclaw

**ALSO PRESENT:** Peggy Green, Secretary

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A motion was made by Member Gillon, supported by Member DiSanto to approve the minutes of the June 5, 2013, meeting.

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

No: none

Abstain: none

Absent: Wienclaw

Motion passed

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**#3173 – GRANTED w/stipulation**

Fred/Anthony Mastrodonato, 4056 Aspen Court, Trenton (owner & appellant)

for a variance **to obtain a building permit for a parking lot at 3363 – 3369 Fort** (Lot 88 and 89, also S 10' of Lot 90, Eureka Highlands No. 1 Sub.), in a B-2 zoning district, where the proposed conflicts with Section 2404.Q of the Wyandotte Zoning Ordinance.

**SECTION 2404.Q:**

For all new parking areas and used car lots of 6 or more spaces, and all existing parking areas and used car lots to be reconstructed consisting of 20 or more spaces, the following requirements shall apply. These requirements shall also apply to existing parking lots that are reconfigured or add additional parking spaces. If the existing parking lot consists of 20 or more spaces, these requirements shall apply when 50% of the parking lot area is reconstructed. The off street parking area shall have a planting area of at least 5' in width along any abutting dedicated street right-of-way. Additional planting areas shall be required equaling at least 10 square feet in area for each parking space. Parking and used car lots of 20 or more parking spaces shall provide 15 square feet of landscaping for each parking space. Planting areas shall be so located as to divide and breakup the expanse of paving. Landscape planting areas shall be subject to the requirement of Section 2407 of this ordinance.

Owner of 3363-3369 Fort is requesting a variance to remove the existing landscaped area of the parking lot formerly approved by the Planning Commission.

**Proposed changes to parking lot (removal of existing landscaped area) will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to adjacent districts or uses, or impede traffic flow or vehicular turning movements.**

**STIPULATION: Install bumper guard/curbing at sidewalk.**

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

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

No: DiSanto

Abstain: none

Absent: Wienclaw

Motion passed

**#3174 – GRANTED**

John Roszkowski, 1406 Dee, Wyandotte, (owner & appellant)

for a variance **to obtain a building permit for a garage at 1406 Dee** (Lot 161 also E 15' of Lot 162, The Steel Plant Sub.), in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

A maximum of 35% lot coverage is allowed for structures in a RA zoning district. Proposed rebuilding of existing 14'.1 x 24.2' garage will result in the allowable lot coverage being exceeded by 102.22 square feet.

Note: change in zoning ordinance, elimination of including ½ the alley width in lot coverage calculation results in the nonconformity from what was previously approved in 1992.

**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 DiSanto, supported by Member Nevin to grant this appeal.

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

No: none

Abstain: none

Absent: Wienclaw

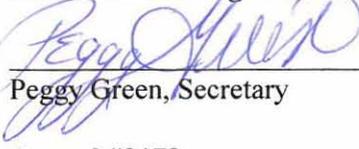
Motion passed

**COMMUNICATIONS:**

Motion was made by Member Gillon, supported by Member Trupiano to place all communication on file (pictures submitted by Mr. Mastrodonato). 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 August 7, 2013**

  
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Peggy Green, Secretary

**Appeal #3173**

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

Tony Mastrodonato, owner, present.

Mr. Mastrodonato explained that he and his father (Fred Mastrodonato) own this property. They want to expand the parking area 5', they have problems with the turning radius and people are drive over the grassy area. They are located next to a bar and a strip mall, and people are constantly cutting through the landscaping.

Mr. Mastrodonato presented pictures to the Board of the existing area.

Chairperson Duran asked if the building was occupied. Mr. Mastrodonato replied yes, there is Keith Gundick Plumbing and Happy Tats Tattooing.

Chairperson Duran asked if they just wanted to remove the grass in front. Mr. Mastrodonato replied yes, and added that there is now grass along Fort Street since it was redone, and it will give more of a turning radius in the parking lot. Mr. Mastrodonato added that the bar also uses his driveway.

Mr. Fred Mastrodonato stated that he appreciates the Board taking the time to consider this appeal.

Member DiSanto stated that he is concerned about someone walking on the sidewalk and a car pulling out, and asked if he had considered installing a curb. Mr. Mastrodonato replied that would be a good idea. Mr. Mastrodonato added that he is also going to have the sign redone to install some type of posts to stop people from driving underneath it. Member DiSanto asked about much curbing he would install. Mr. Mastrodonato replied that he did not know, maybe 30'.

Keith Gundick, 3363 Fort, present.

Mr. Gundick stated that the ordinance was changed in 1999 when this building was built and that was it was required to have the landscaping. When you pull into the parking lot, it is tight. All the other businesses are blacktopped up to the sidewalk. The tattoo place is a very busy place, and if you have shrubbery, it will just be run over. He would hope that the board would consider blacktop up to the sidewalk with bumpers.

Member DiSanto asked if the reason for this appeal is because the lot is being redone. Mr. Gundick replied yes.

Member Flachsmann commented that the Department of Engineering and Building has requirements for the bumper blocks and posts.

There was discussion regarding the elimination of the 5' of grass.

Member Trupiano asked if the Planning Commission had recently approved the landscaping. Mr. Mastrodonato replied not recently, it was done when the building was built.

Mr. Mastrodonato added again that he could use the extra footage for the parking lot.

No communications were received regarding this appeal.

**Appeal #3174**

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

John Roszkowski, owner, present.

Mr. Roszkowski explained that he is applying to rebuild his garage. A hit and run driver hit his garage, it has been demolished, he wants to rebuild the same garage, but the zoning ordinance has changed.

Chairperson Duran asked if he was building the same size that was there. Mr. Roszkowski replied yes.

Member DiSanto asked if he was using the same pad. Mr. Roszkowski replied yes.

No communications were received regarding this appeal.