

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF August 7, 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

A motion was made by Member Olsen, supported by Member Trupiano to approve the minutes of the July 17, 2013, meeting.

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

No: none

Abstain: none

Absent: Wienclaw

Motion passed

#3175 –

Gloria Wilson, 2433 – 12th Street, Wyandotte, (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for a front yard fence at 2433 – 12th Street** (Lot 6, Savinski Sub.), in a RA zoning district, where the proposed conflicts with Section 2406.A.1 of the Wyandotte Zoning Ordinance.

SECTION 2406.A.1:

No residential or nonresidential fence shall be erected in a required front yard, except that on lots with a side lot line adjacent to an alley or a street, a decorative or ornamental fence shall be allowed, such as, but not limited to, a split rail or a two rail fence, but not to include chainlink or fences of solid type construction and not exceeding 4' in height, may be constructed along the alley, street line, or extension of the side yard to the front of said lot.

Homeowner is requesting to install a decorative fence in the front yard.

Proposed decorative fence will 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 DiSanto, supported by Member Flachsmann to grant this appeal.

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

No: Nevin

Abstain: none

Absent: Wienclaw

Motion passed

#3176 –

Wilkie & Zanley, A Sidock Co., 4242 Biddle, Wyandotte (appellant) and Grace Missionary Baptist Church, 1812 Oak, Wyandotte (owner)

for a variance **to obtain a building permit for a roof over proposed barrier free ramp at 1812 Oak** (Lots 217 to 220, incl., Baisley Park Sub.), in a RM-1A zoning district, where the proposed conflicts with Section 2100.b of the Wyandotte Zoning Ordinance.

SECTION 2100.b:

In a RM-1A zoning district, where a sideyard abuts a street, the minimum width of such yard shall be not less than 5'. Proposed roof over proposed barrier free ramp is defined as a structure and will project to within 9-1/2" of the west property line for the north porch and 4-3/4" of the west property line for the south porch, where a minimum of 5' is required.

Proposed roof over barrier free ramp will 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 DiSanto, supported by Member Nevin to grant this appeal.

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

No: none

Abstain: none

Absent: Wienclaw

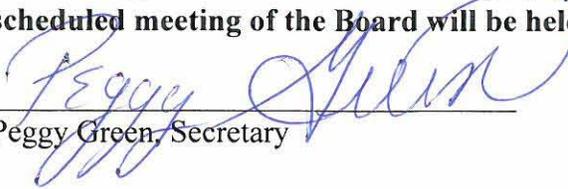
Motion passed

COMMUNICATIONS:

Motion was made by Member Trupiano, supported by Member Gillon to place all communications on file. 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 September 4, 2013.**


Peggy Green, Secretary

Appeal #3175

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

Joe Maher, 326 Chestnut, representing, Gloria Wilson, owner.

Mr. Maher explained that he is representing Ms. Wilson, who is his coworker and is on vacation. Mr. Maher presented to the Board a packet with letters of support for the fence. Mr. Maher explained that the fence is for Ms. Wilson to help support the rose bushes that she wishes to plant, which is a project for her and her granddaughter.

Member DiSanto asked if they had applied for a permit for the fence. Mr. Maher replied that Ms. Wilson applied for the fence and was denied. Member Gillon commented that the fence will be in the front yard.

Chairperson Duran asked if roses will be in front of the fence. Mr. Maher replied yes.

Six (6) communications were received in favor of this appeal.

Appeal #3176

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

Dave Zanley, Wilkie and Zanley, appellant, present.

Mr. Zanley explained that the proposed would enhance the front entrance visually and make it barrier free. They will be making the porch wider and adding a ramp on the south side. Mr. Zanley continued that they are asking for a variance because the ramp will be covered and on the west side of the church where it is all pavement, greenery will be added with the ramp.

Chairperson Duran and Mr. Zanley discussed where ramps will be located.

Mr. Zanley presented two (2) drawings to the Board to view.

Chairperson Duran asked Mr. Zanley when they would start if the appeal was granted. Mr. Zanley replied this season.

Member Trupiano asked if there would be any change to the existing steps on the south elevation and east corner. Mr. Zanley replied that no work was being done at that location.

Member Nevin commented that he is glad to see renovations being done to meet the Barrier Free Code.

Robert Rowe, 1817 Chestnut.

Mr. Row stated that he has no objection to the appeal.

One (1) communication was received in favor of this appeal.

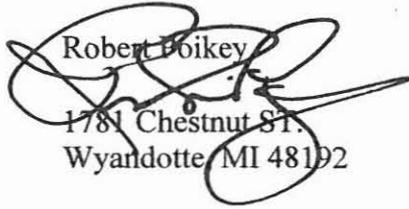
Zoning Board
8-7-13

#3176
PAGE 5 OF 11

July 29, 2013

To Whom It May Concern;

The additions that the church is proposing to enhance the access to the sanctuary are of no concern to me. If anything, the addition will enhance the structure and make the neighborhood more appealing.


Robert Poikey
1781 Chestnut St.
Wyandotte, MI 48192

8-7-13
✓ RECEIVED
AT MEETING

Zoning Board
8-7-3

PAGE 6 OF 11

The City of Wyandotte is requiring I go before them to appeal their decision to deny me to put a "decorative" 26 inch tall white picket fence 24 inches from the side walk, this fence will be for decorative purposes only, to support the roses I hope to plant.

If you agree that having the fence would enhance the neighborhood please sign below along with you address.

Thank You
Gloria Wilson
2433 12 st

X Susan Durcynski 2422-12th Street

If you would please drop it off in my mail box

8-7-13
✓ RECEIVED AT
MEETING

The City of Wyandotte is requiring I go before them to appeal their decision to deny me to put a "decorative" 26 inch tall white picket fence 24 inches from the side walk, this fence will be for decorative purposes only, to support the roses I hope to plant.

If you agree that having the fence would enhance the neighborhood please sign below along with you address.

Thank You
Gloria Wilson
2433 12 st

X Laura Peregoid
Susilee Peregoid

2414 12th

If you would please drop it off in my mail box

I think the picket fence would be a lovely neighborhood focal point. We could enjoy it every day from out front yard.

8-7-13
✓ RECEIVED AT
MEETING

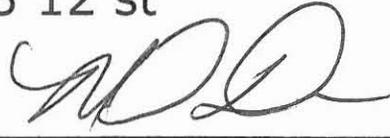
Zoning Board
8-7-13

PAGE 8 OF 11

The City of Wyandotte is requiring I go before them to appeal their decision to deny me to put a "decorative" 26 inch tall white picket fence 24 inches from the side walk, this fence will be for decorative purposes only, to support the roses I hope to plant.

If you agree that having the fence would enhance the neighborhood please sign below along with you address.

Thank You
Gloria Wilson
2433 12 st

X 

Miguel Colvins
2510 12th st

If you would please drop it off in my mail box

✓ 8-7-13
RECEIVED AT
MEETING

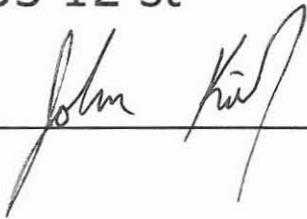
Zoning Board
8-7-13

PAGE 9 OF 11

The City of Wyandotte is requiring I go before them to appeal their decision to deny me to put a "decorative" 26 inch tall white picket fence 24 inches from the side walk, this fence will be for decorative purposes only, to support the roses I hope to plant.

If you agree that having the fence would enhance the neighborhood please sign below along with you address.

Thank You
Gloria Wilson
2433 12 st

X 

John Kiely 2441 12th Street

If you would please drop it off in my mail box

✓
8-7-13
RECEIVED
AT MEETING

Zoning Board
8-7-13

PAGE 10 of 11

The City of Wyandotte is requiring I go before them to appeal their decision to deny me to put a "decorative" 26 inch tall white picket fence 24 inches from the side walk, this fence will be for decorative purposes only, to support the roses I hope to plant.

If you agree that having the fence would enhance the neighborhood please sign below along with you address.

Thank You
Gloria Wilson
2433 12 st

x Mr & Mrs Lou Jager
2505-12TH ST

If you would please drop it off in my mail box

✓ 8-17-13
RECEIVED AT
MEETING

Zoning Board
8-7-13

PAGE 11 of 11

The City of Wyandotte is requiring I go before them to appeal their decision to deny me to put a "decorative" 26 inch tall white picket fence 24 inches from the side walk, this fence will be for decorative purposes only, to support the roses I hope to plant.

If you agree that having the fence would enhance the neighborhood please sign below along with you address.

Thank You
Gloria Wilson
2433 12 st

X James Figurski - 2451-12TH Wyandotte, MI
X Suzanne Figurski - 2451-12TH Wyandotte, Mich

If you would please drop it off in my mail box