

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF August 6, 2014
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
Szymczuk
Trupiano
Wienclaw

MEMBERS ABSENT: Olsen

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Trupiano, supported by Member Nevin to approve the minutes of the July 16, 2014, meeting as recorded.

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

No: none

Abstain: DiSanto

Absent: Olsen

Motion passed

APPEAL #3185 - Granted

Patrick McDaniel, 1453 – 12th Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage addition at 1453 – 12th Street** (Lots 187 & 188, Baisley Park 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 13'x23' addition to existing garage will result in the allowable lot coverage being exceeded by 235 square feet.

Proposed garage addition will not hinder or discourage the appropriate development and use of adjacent land and buildings, or impair the value or intent of the ordinance.

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

Yes: DiSanto, Duran, Flachsmann, Gillon, Nevin, Szymczuk, Trupiano, Wienclaw
No: none
Abstain: none
Absent: Olsen
Motion passed

APPEAL #3186 - GRANTED

Vito Mazzola, 2257 – 3rd Street, Trenton, Michigan (appellant) and City of Wyandotte, 3200 Biddle, Wyandotte (owner)

for a variance to obtain a building permit for new single family dwelling at formerly known as 1427 Sycamore (Lots 284 & 285, The Steel Plant Sub.), in a RA zoning district, where the proposed conflicts with Section 2402.J of the Wyandotte Zoning Ordinance.

SECTION 2402.J:

An attached garage shall not project more than 6' forward of the dwelling of the home and shall not occupy more than 60% of the front building facade. Proposed attached garage exceeds 21'-6" forward of the home.

Proposed single family dwelling will not hinder or discourage the appropriate development and use of adjacent land and buildings, or impair the value or intent of the ordinance.

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

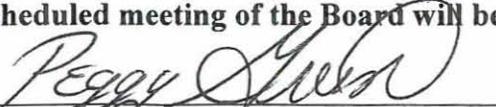
Yes: DiSanto, Duran, Flachsmann, Gillon, Nevin, Szymczuk, Trupiano, Wienclaw
No: none
Abstain: none
Absent: Olsen
Motion passed

COMMUNICATIONS:

Motion was made by Member Trupiano to place all communications on file. Motion carried.

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 6:45 p.m. **The next scheduled meeting of the Board will be held on September 3, 2014.**



Peggy Green, Secretary

Appeal #3185

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

Patrick McDaniel, owner, present.

Mr. McDaniel explained that he owns other property in Wyandotte (9th Street, 5th Street, Baumeys) and he needs the space, and wants more room in his garage.

Chairperson Duran asked if he was installing a third stall in this garage.

Member Nevin asked Mr. McDaniels if he lived there. Mr. McDaniels replied yes.

Member Flachsmann commented that he agrees with getting cars off the street.

Member Trupiano asked about the 42" foundation for the garage. Mr. McDaniel replied that he will be going in front of the Building Board on Monday regarding that.

One communication was received in support of this appeal.

Appeal #3186

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

Joe Daly, 100 Maple, representing Vito Mazzola.

Mr. Daly explained that the house will be 1048 square feet, 3 bedrooms, 2 bathrooms, and they have already gone through City Council to purchase the property. The home will be owner occupied, Mr. Mazzola did live in Wyandotte for 30 years, but moved out, now he wants to move back in. Mr. Daly continued that the reason Mr. Mazzola wants this lot is because it is a smaller lot and lower maintenance. There is a commercial building to the east of the property. Mr. Daly discussed the purchase agreement.

Mr. Daly continued that the garage will look like part of the house, it will be a nice addition to the neighborhood.

Member Gillon commented that the City was trying to get away from a large garage door, next to a little door for the house, and commented that eventually the commercial building next door might not be a concern.

Member Flachsmann commented that all setbacks are met, the garage door on the side will look nice.

Chairperson Duran commented that she agrees the garage door look better on the side.

One communication was received in opposition to this appeal.

ZONING BOARD

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8-16-14

7-21-2014

To Whom It May Concern:

My name is Maria Benedict and I live at 1510-11th street. I'm writing regards the appeal # 3185. 1453-12th street - I am not against Mr. McDonald getting a building permit for a garage addition.

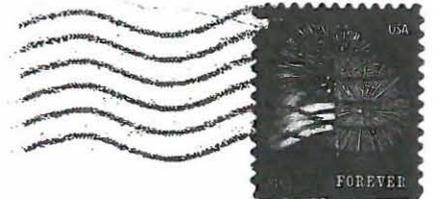
✓ RECEIVED
7-22-14

Maria Benedict.

Maria Benedict
1510-11th
Wyandotte, Mich 48192

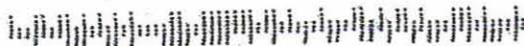
METROPLEX MI 480

21 JUL 2014 PM 17 L



Attn:
Ms. Peggy Green

Department of Engineering
3200 Biddle
Wyandotte, Michigan 48192



From: ericaminyard@gmail.com
Sent: Sunday, August 03, 2014 8:54 PM
To: engineering1@wyan.org
Subject: Appeal #3186

8-16-14

To Whom It May Concern:

We received a letter dated July 18, 2014 regarding the proposed dwelling to be built at the property formerly known as 1427 Sycamore. We are writing to note our opposition to a garage of this size being at the front of the property. We feel it will not only be visually unappealing, but will make the property unsellable in the future.

Thank you for providing us an opportunity to voice our opinion.

Sincerely,
Chris and Erica Minyard
1420 Sycamore

Sent from my iPhone=

✓ RECEIVED
8-4-14
7:09 A.M.