

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF October 5, 2016
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
Olsen
Nevin
Szymczuk
Trupiano

MEMBERS ABSENT: Wienclaw

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Olsen, supported by Member Szymczuk to approve the minutes of the September 7, 2016, meeting as recorded.

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

No: none

Abstain: none

Absent: Wienclaw

Motion passed.

APPEAL #3229 - GRANTED

Richard/Alice Gering, 4460 – 17th Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a garage addition and covered patio at **4460 – 17th Street** (Lot 31, Wesley A. Richards Sub.) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

Section 2100:

A maximum of 35% of yard coverage is allowed in a RA zoning district. Proposed garage addition and covered patio will result in the allowable lot coverage being exceeded by 114.64 sq. ft.

NOTE: Section 2706 allows a zoning appeal to be valid for 1 year. This appeal was granted on 11-15-14, which is greater than 1 year without work commencing.

Proposed garage addition and covered patio will not be detrimental to adjacent land or buildings, will not impede flow of pedestrian or vehicular traffic, and will not impair the intent of the ordinance.

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

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

No: none

Abstain: none

Absent: Wienclaw

Motion passed.

CLARIFICATION OF PREVIOUS APPEAL: 4264 – 17th Street

Original Appeal #3225 was granted w/stipulation to obtain a building permit for a porch at 4264 – 17th Street. Stipulation: There must be at least 6' from the sidewalk to the porch.

Owner has now applied for a permit to install a gable roof over the porch. The owner is requesting a second consideration of the Zoning Board of Appeals Variance in that the Board approve the open front porch with a roof over it to encroach into the required front yard. The original zoning variance which was given for an open porch with no roof over it.

A review by the Engineering Department has found no other issues in approving this new permit request.

The Board discussed the matter and agreed that the intent of the original appeal did not include a roof over the porch, and that applicant must conform to original variance.

COMMUNICATIONS:

A motion was made by Member Olsen, supported by Member Szymczuk to place all communications on file. Motion carried.

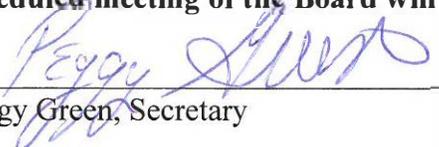
OTHER BUSINESS:

William Grindel, 3131 Hiawatha, Monroe, present.

Mr. Grindel stated that that was a caregiver and was inquiring about the medical marijuana ordinance.

Chairperson Duran informed Mr. Grindel that this had been discussed at the Planning Commission Meeting and has been referred to the City Council, and he should go to that meeting to see if it has been approved. Chairperson Duran instructed Mr. Grindel to check with the City Clerk's Office for the Agenda for the City Council meetings.

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 November 2, 2016.**



Peggy Green, Secretary

Appeal #3229

Chairperson Duran read the appeal and asked that it be explained
Alice Gering, owner, present.

Ms. Gering explained that they wanted to add an addition to the garage, and that that her husband could not be at the meeting because he was in the hospital.

Chairperson Duran commented that this was a previous appeal, however the work was not done.

Ms. Gering explained that due to hardship times, money, health issues, is the reason it was not done, now they have the money and want to do the work.

Member Szymczuk asked if there were any changes from the original appeal. Ms. Gering replied that they are asking for a little less. Member Szymczuk asked if it was in lot coverage. Member Gillon commented that they are asking for a little less than before in lot coverage.

One communication was received from DTE.

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DTE Energy Gas Co.
Data Integrity and Technology
One Energy Plaza, 838-GO
City of Detroit, MI 48226

ZB
10-5-16

September 28, 2016

Peggy Green, Zoning Board Secretary
Zoning Board of Appeals and Adjustment
3200 Biddle Avenue, Suite 200
Wyandotte, Michigan 48192

RE: Appeal #3229: For a Variance to obtain a building permit for a garage addition and covered patio at 4460 17th Street (Lots 31, Wesley A. Richards Sub.) in a RA zoning district where the proposed conflicts with Sections 2100 of the Wyandotte Zoning Ordinance.

- 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 Gas Company has no involvement, nor objection to the Appeal #3229 as mentioned above. See enclosed strip print and attached notice of public hearing, for your use and information.

Please abide by Public Act 174, three (3) working days before you dig, dial toll free MISS DIG at: 1 - 800 - 482 - 7171.

DTE Energy Gas Leak Emergency Phone Number: 1- 800 - 947 - 5000.

Sincerely,

ISI Russell E Thomson

Drafter
Data Integrity and Technology

RET/
Enclosure