

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF November 18, 2009  
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, 3131 Biddle Avenue, Wyandotte.

**MEMBERS PRESENT:** Cusson  
Duran  
Gillon  
Nevin  
Olsen  
Trupiano

**MEMBERS ABSENT:** Alderman, DiSanto, Lapp

**ALSO PRESENT:** Peggy Green, Secretary

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A motion was made by Member Gillon supported by Member Nevin to approve the minutes of the October 21, 2009 and November 4, 2009.

Yes: Cusson, Duran, Gillon, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: Alderman, DiSanto, Lapp

Motion passed

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**#3096 – GRANTED**

Christina Shelton, 1127 Lindbergh, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for an addition to attached garage at 1127 Lindbergh** (S 15' of Lot 50, also Lot 51, Kinglsey Park Sub.) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

A minimum of a 12' total sideyard is required for a structure. Proposed garage would have a 7' total sideyard. A maximum of 35% of the lot area is allowed to be covered with structures. Proposed attached garage would exceed allowable coverage by 197 sf.

**Proposed will be in harmony with appropriate and orderly development of the district in which it is situated, will not be detrimental to the development of adjacent uses, and will not impair purpose or intent of the ordinance.**

A motion was made by Member Gillon, supported by Member Cusson to grant this appeal.

Yes: Cusson, Duran, Gillon, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: Alderman, DiSanto, Lapp

Motion passed

**#3097 - GRANTED**

Helen Walker, 4924 Royal Cove, Shelby Twp., Michigan (owner & appellant)

for a variance **to obtain a building permit for a shed at 1081 Lindbergh** (Lot 69, G.F. Bennett Goddard Road Sub.) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

Which allows a maximum lot coverage of 35%, where the proposed shed would exceed the allowable lot coverage by 130 sq. ft.

**Proposed will be in harmony with appropriate and orderly development of the district in which it is situated, will not be detrimental to the development of adjacent uses, and will not impair purpose or intent of the ordinance.**

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

Yes: Cusson, Duran, Gillon, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: Alderman, DiSanto, Lapp

Motion passed

**#3098 –GRANTED w/stipulation**

M & N General (Nino Cutraro) 401 Lafayette, Royal Oak, Michigan (appellant)  
and Fidelity Bank (Chris Westphal), 1360 Porter, Dearborn, MI (owner)

for a variance **to obtain a mechanical permit for air conditioner units to be located in the front yard at 641-643-645-647 Vinewood** (Units 1 – 4, Wayne County Condo Sub., AKA Vinewood Village) in a RM-1A zoning district, where the proposed conflicts with Section 2500.F.9 of the Wyandotte Zoning Ordinance.

**SECTION 2500.F.9:**

Mechanical equipment installed outside of one or two family dwellings and their attached structures shall not be installed in any front and/or side yard and shall be

installed behind the structure and a minimum of five (5) feet from the property line. Where the condensing units are proposed to be located in the front yard of the single family dwelling condominium units.

**Proposed will be in harmony with appropriate and orderly development of the district in which it is situated, will not be detrimental to the development of adjacent uses, and will not impair purpose or intent of the ordinance.**

**STIPULATION: Vinyl privacy fence high enough to cover the pipes and the air conditioner unit be installed.**

A motion was made by Member Olsen, supported by Member Nevin to grant w/stipulation this appeal.

Yes: Cusson, Duran, Gillon, Nevin, Olsen  
No: Trupiano  
Abstain: none  
Absent: Alderman, DiSanto, Lapp  
Motion passed

**#3099 – GRANTED**

Plaisted Const., 20861 Meridian, Grosse Ile, Michigan (appellant) and Frank & Carol Belcher, 3219 VanAlstyne, Wyandotte (owner)

for a variance **to obtain a building permit for a rear addition at 3219 VanAlstyne** (Lot 119 & N ½ of Lot 120, Eureka Iron & Steel Wks. Resub.) in a RM-3 zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

A minimum of 12' is required for the total of both sideyards. Proposed rear addition would have a total sideyard of 9'-5".

**Proposed will be in harmony with appropriate and orderly development of the district in which it is situated, will not be detrimental to the development of adjacent uses, and will not impair purpose or intent of the ordinance.**

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

Yes: Cusson, Duran, Gillon, Nevin, Olsen, Trupiano  
No: none  
Abstain: none  
Absent: Alderman, DiSanto, Lapp  
Motion passed

## COMMUNICATIONS

A motion was made by Member Gillon supported by Member Trupiano to place all communications on file. Motion carried.

## OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 7:20 p.m. **The next scheduled meeting of the board will be held on December 2, 2009.**

Peggy Green, Secretary

## Appeal #3086

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

Christina Shelton (owner) present, Dave Adamczyk, 3301 Biddle (owner's father) present.

Ms. Shelton explained that they want to extend the garage. It is a 2 car garage now, but they cannot angle another car to put it in there. Ms. Shelton continued that her husband builds antique cars, they have a 22 month old child, and another one on the way, and she would like to be able to put a car in the garage.

Member Olsen asked if the garage would be located behind the window on the side of the house. Ms. Shelton replied yes.

Member Gillon asked if the roof of the garage would be matching the existing. Mr. Adamczyk replied that they will bring it down 12", it will look better and ensure that no water will stand on the roof.

Member Trupiano expressed concern about a lot of water collecting. Mr. Adamczyk stated that it is against city code to drain onto adjoining property. They will put up gutters, so that no water will drain on the neighbors property. Mr. Adamczyk continued that he will talk to the building inspector for the best way to handle this.

Member Nevin asked about the electric meter. Mr. Adamczyk stated it will be moved, it cannot be enclosed in the garage, and he will talk to the building inspector about this.

Member Olsen asked if there is a door from the house to get in the garage. Ms. Shelton replied yes.

Chairperson Duran asked about the boat in the driveway. Ms. Shelton replied that it will be moved. Mr. Adamczyk added that it will be taken to a building that he bought it the south end.

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

**Appeal #3097**

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

Jeff Walker, 4924 Royal Cove, Shelby Twp (representing his mother, Helen Walker), and William Sugarbaker, 1081 Lindbergh, present.

Mr. Sugarbaker explained that they would like the shed to get items out of the yard.

Mr. Walker stated that there is an existing pad. Mr. Sugarbaker added that the shed will go on the existing pad.

Member Trupiano asked if this was a rental unit. Mr. Walker replied yes, his mother owns it.

One (1) communication was received from DTE.

**Appeal #3098**

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

Nino Cutraro (appellant) and Chris Westphal (owner), present.

Mr. Cutraro explained that he was hired by the Bank who owns the property to finish the front 4 units. They have finished everything, and there was no provisions to put the units anywhere else, they tried to camouflage them as best as they could, but with the PVC piping, they are proposing to shield it with landscaping. Mr. Cutraro added that the original builder had done a great job.

Mr. Westphal explained that the bank acquired the property through foreclosure, and he had been told by the Engineering Department that a variance would be needed for the air conditioner units.

Member Nevin asked if the units were completed. Mr. Westphal replied that they are 99% done. Mr. Cutraro added that everything in the units are done except the carpeting. Member Nevin asked if the Engineering Department had indicated anywhere else that the units could be located. Mr. Westphal replied that he was informed that a variance is needed, he was not given a different location. Member Nevin suggested that maybe something could be done cosmetically for the aesthetics. Mr. Cutraro suggested higher bushes.

Mr. Westphal commented that the pvc piping makes the units more noticeable.

Member Nevin commented that the ordinance also addressed noise, but the new units are quieter and added that maybe some type of barrier besides bushes could be installed. Member Nevin added that he was also concerned about safety for children. Mr. Westphal commented that the units would be accessible no matter where they were located.

Mr. Cutraro asked if they wanted something like a picket fence. Member Nevin replied some type of barrier. Member Olsen suggest a vinyl fence to cover up the units, and added that he does not like the way it looks now in the front.

Chairperson Duran commented that bushes or landscaping would satisfy her.

Member Gillon commented that he has not seen many instances with pvc piping sticking out like that. Mr. Cutraro stated that it was required by code.

Member Cusson commented that he felt it was a bad design, on the east side there is a residence, cement in the rear, and the driveway and tracks to the west, but there is not much you can do about it now. Member Cusson stated that a variance should have been approved before the units were installed.

Member Trupiano asked if the basements were finished. Mr. Cutraro replied no. Member Trupiano also stated that a variance should have been asked for before the units were installed.

Chairperson Duran commented that she does not see a problem with the noise, but there needs to be some type of landscaping.

Member Trupiano asked if there would be room to put landscaping on three sides. Mr. Cutraro replied yes.

Colleen Hilditch, 639 Vinewood, present.

Ms. Hilditch commented that she feels the units are a huge eyesore, there are long pipes sticking out, they are not insulated, what if they freeze or animals get in the pipes. Ms. Hilditch continued that she wanted to put bushes in front of her house, but the city would not let her. Ms. Hilditch stated that the air conditioner units are not that bad looking, but the pipes are terrible, and you would have a hard time selling the condo. Ms. Hilditch continued that the condo's next door to her are not appealing, bushes won't hide the pipes, kids are always hanging around and vandalizing, what will they do to the pipes.

Mr. Cutraro stated that he will put guards in the pvc so nothing can get through. Ms. Hilditch commented that the pipes point in different directions. Member Olsen commented that the pipes are for exhaust for the hot water heater and furnace. Ms. Hilditch asked if there would be a meeting regarding the pipes. Member Olsen replied not as long as they are up to code. Chairperson Duran added that this meeting is for the air conditioner units to be located in the front yard. Ms. Hilditch commented that the air conditioner units were not on the original blue prints.

One (1) communication was received from DTE

**Appeal #3099**

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

Phil Plaisted, Plaisted Construction (appellant), present.

Mr. Plaisted explained that the owners want to put an addition on the back of their house. They will be maintaining the same sideyards. The house is already nonconforming.

Member Gillon asked the size of the addition. Mr. Plaisted replied 29'x15'-4".

One (1) communication was received from DTE. One (1) communication was received from the building inspector.

Zoning Board  
11-18-09

8 OF 14

#3096

October 26, 2009  
Zoning Board of Appeals and  
adjustment

Received  
10-26-09

Subject; Appeal #3096

On the appeal of Christana Shelton,  
1127 Lindbergh, Wyandotte to an  
addition extending their garage front  
17 feet.

With the existing garage of 24 feet this  
would make the building approximately  
41 long. I was concerned that with  
a shed roof, and a hard long rain,  
there would be a considerable amount  
of rain water going toward my house.  
This could possibly cause flooding of  
my basement.

I spoke with the Sheltons, they said  
they would make sure of no possible  
water damage by installing a drain  
or culvert. Therefore with an installation  
of drains for runoff, I would have  
no reason to object to said construction.  
Joseph Chiparo  
1111 Lindbergh  
Wyandotte

ZONING BOARD

11-18-09

#3096

9 OF 14

EXISTING  
GARAGE

CHIPARO  
HOUSE

Proposed  
Addition

SHELTON  
HOME

DRIVE

Rough SCHEMATIC

**Zoning Board**  
**11-18-09**

**10 OF 14**  
DTE Energy - MichCon Gas Co.  
Data Integrity and Technology  
Drafting Department, WCB-1836  
One Energy Plaza, 18TH. Floor  
City of Detroit, MI 48226

**DTE Energy**



**#3096**

**RECEIVED**  
**11-9-09**

October 30, 2009

Peggy Green, Zoning Board Secretary  
Zoning Board of Appeals and Adjustment  
3131 Biddle Avenue, City of Wyandotte  
Michigan 48192

**RE: Notice of Public Hearing (Appeal #3096): Variance to obtain a Building Permit for an addition to attached garage at 1127 Lindbergh, in a RA zoning district..**

- 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-MichCon Gas Company has no involvement, nor objection to the Public Hearing Appeal #3096. See enclosed strip prints and attached notice of public hearing, for you use and information.**

**Please abide by Public Act 53, three (3) working days before you dig, dial toll free MISS DIG at: 1-800-482-7171.**

**Michcon Gas Leak Emergency Phone Number: 1-800-947-5000.**

Sincerely,

**Eddie A. Reyes**  
Senior Drafter  
Data Integrity and Technology

EAR/  
Enclosure

Zoning Board  
11-18-09

DTE Energy - MichCon Gas Co.  
Data Integrity and Technology  
Drafting Department W03-1830  
One Energy Plaza, 18th Floor  
City of Detroit, MI 48226

#3097  
11 OF 14

**DTE Energy**



November 4, 2009

Peggy Green, Zoning Board Secretary  
Zoning Board of Appeals and Adjustment  
3131 Biddle Avenue, City of Wyandotte  
Michigan 48192

**RE: Notice of Public Hearing (Appeal #3097): Variance to obtain a Building Permit for a shed at 1081 Lindbergh, in a RA zoning district.**

- 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

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**Michcon Gas Leak Emergency Phone Number: 1- 800 - 947 - 5000.**

Sincerely

**Eddie A. Reyes**  
Senior Drafter  
Data Integrity and Technology

EAR/  
Enclosure

**Zoning Board**  
**11-18-09**

DTE Energy - MichCon Gas Co.  
Data Integrity and Technology  
Drafting Department, VICE 1836  
One Energy Plaza, 18th Floor  
City of Detroit, MI 48226

**#3098**

**DTE Energy**



**12 OF 14**

November 4, 2009

Peggy Green, Zoning Board Secretary  
Zoning Board of Appeals and Adjustment  
3131 Biddle Avenue, City of Wyandotte  
Michigan 48192

**RE: Notice of Public Hearing (Appeal #3098): Variance to obtain a Building Permit for an air conditioner units to be located in the front yard at 641-647 Vinewood, in a RM-1A zoning district.**

- 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

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Sincerely,

**Eddie A. Reyes**  
Senior Drafter  
Data Integrity and Technology

EAR/  
Enclosure

OFFICIALS

William R. Griggs  
CITY CLERK

Andrew A. Swiecki  
CITY TREASURER

Colleen A. Kechn  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

MAYOR  
Joseph R. Peterson

COUNCIL  
Todd M. Browning  
James R. DeSana  
Sheri Sutherby Fricke  
Daniel E. Galeski  
Leonard T. Sabuda  
Lawrence S. Stec

**Zoning Board**  
**11-18-09**

**#3099**

**13 OF 14**

November 11, 2009

Zoning Board of Appeals and Adjustment  
City Hall  
Wyandotte, Michigan

RE: 3219 VanAlstyne  
Appeal #3099

Dear Zoning Board Members:

The total sideyard measurements of 9'-5" was based on the measurements provided by the contractor which was based on distances from the existing fence lines. The contractor has since provided a survey of the property from a licensed land surveyor, which indicates a total sideyard measurement of 8.5 feet.

If you have any questions regarding this matter, please contact the City Engineer, Mark Kowalewski, or myself.

Very truly yours,

Claude Marcoux  
Building Inspector

**Zoning Board**  
**11-18-09**

DTE Energy – MichCon Gas Co.  
Data Integrity and Technology  
Drafting Department, WCB-1836  
One Energy Plaza, 18TH. Floor  
City of Detroit, MI 48226

**DTE Energy**



**#3099**  
**14 OF 14**

November 4, 2009

Peggy Green, Zoning Board Secretary  
Zoning Board of Appeals and Adjustment  
3131 Biddle Avenue, City of Wyandotte  
Michigan 48192

**RE: Notice of Public Hearing (Appeal #3099): Variance to obtain a Building Permit for a rear addition at 3219 Van Alstyne, in a RM-3 zoning district.**

- 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–MichCon Gas Company has no involvement, nor objection to the Public Hearing Appeal #3099. See enclosed strip prints and attached notice of public hearing, for you use and information.**

**Please abide by Public Act 53, three (3) working days before you dig, dial toll free MISS DIG at: 1 – 800 – 482 – 7171.**

**Michcon Gas Leak Emergency Phone Number: 1- 800 – 947 – 5000.**

Sincerely,

**Eddie A. Reyes**  
Senior Drafter  
Data Integrity and Technology

EAR/  
Enclosure