

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF April 6, 2011  
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:** Alderman  
Duran  
Flachsmann  
Green (alternate)  
Nevin  
Olsen  
Trupiano

**MEMBERS ABSENT:** Cusson, DiSanto, Olsen

**ALSO PRESENT:** Peggy Green, Secretary

---

A motion was made by Member Gillon, supported by Member Nevin to approve the minutes of the March 2, 2011, meeting, with the correction on Page 5, should state Appeal #3125.

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

No: none

Abstain: none

Absent: Cusson, DiSanto, Olsen

Motion passed

---

**#3124 - DENIED**

Carol Terpak, Power of Attorney for Sally Nasarzewski, (owner & appellant),  
13856 Hamilton, Riverview

for a variance to obtain a Certificate of Occupancy for a two family dwelling at 1544 Elm, W ½ of Lot 55, also Lot 56, Steel Plant Sub, in a RA zoning district, where the proposed conflicts with Section 400 of the Wyandotte Zoning Ordinance.

**SECTION 400:**

Which does not list a two (2) family dwelling as a principal use permitted in a RA zoned district.

**Proposed Certificate of Occupancy denied based on determination by the Board that no hardship exists and that variance for multiple family dwelling does not conform to the master plan.**

A motion was made by Member Trupiano, supported by Member Nevin to deny this appeal.

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

No: none

Abstain: none

Absent: Cusson, DiSanto, Olsen

Motion passed

**COMMUNICATIONS:**

A motion was made by Member Nevin, supported by Member Trupiano to place all communications (pictures) on file. Motion carried.

**OTHER BUSINESS:**

There being no further business to discuss, the meeting adjourned at 7:00 p.m. **The next scheduled meeting of the board will be held on May 4, 2011.**

  
\_\_\_\_\_  
Peggy Green, Secretary

**Appeal #3124**

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

Carol Terpak, Power of Attorney, representing her mother (owner) Sally Nasarzewski. (Carol Terpak's husband was also present).

Chairperson Duran stated that this appeal had been tabled from the March 2, 2011, meeting. The house was built (1952) has a single family, converted to a two family (Zoning Board Variance 1957), then in 1997, it was changed back to a single family.

Mrs. Terpak stated that her mother is living in King Haven, and is paying for it herself, and that is why they are trying to sell the home. The upper unit is a separate dwelling, there is no access from the first floor to the second floor. Mrs. Terpak continued that from the time the house was built till now, there have been no additions, she had reviewed the permits that were pulled. Mrs. Terpak stated that her father had it changed to a single family in 1997. The field sheets shows that it has been a two family, 1-1/4 story. Her father had it changed to a single family because he did not want someone living above him and did not want to pay the alley assessment.

Mrs. Terpak continued that at the last meeting there was an issue of parking and added that there is plenty of parking. Mrs. Terpak presented pictures to the Board.

Mrs. Terpak stated that she wants the buyer to be able to decide if they want to leave it as a two family. If her mom has to sell as a single family, it will be major construction. That is why they want to sell it as a two family without having the cost of converting it.

Chairperson Duran commented that the Board has received a copy of the inspection report.

Mrs. Terpak discussed what she would have to do to convert to a single family dwelling.

Member Alderman asked if there was a separate entrance to the upper unit. Mrs. Terpak replied yes, you have to go upstairs from the outside. Mr. Terpak commented that he can see no trace of a door in the hallway inside the house going upstairs. Mr. Terpak added that it will cost over \$1,000 if they go back to a single family just for the electric work.

Member Alderman asked if they had already brought everything up to code. Mr. Terpak replied no, they were waiting for the Board's decision.

Member Alderman commented that they would have to also update the service if the dwelling was approved as a two family.

Member Trupiano commented that it looks as if there is no access to the second floor, stairs and they are typically in the center of the house. Member Trupiano asked if they had to cut an access out, where would you enter from. Mr. Terpak replied the back bedroom. Mr. Terpak stated that it looks as if the house was designed as a two family. Member Trupiano commented that from the minutes from the last meeting, it was built as a single family dwelling.

Mrs. Terpak stated that her parents bought the home in 1966, and it was built as an income on the field sheet.

Mrs. Terpak added that they are trying to save money. Her father changed it from a two family to a single family, and if he had known what a problem this would cause, he would have never done it.

Member Trupiano commented that the most costly would be the access to the second floor, and he does not see any evidence of deceit.

Member Flachsmann commented that the property was always zoned RA, there was a Certificate of Occupancy issued, the house was built in 1952 as a single family, and changed at a later date.

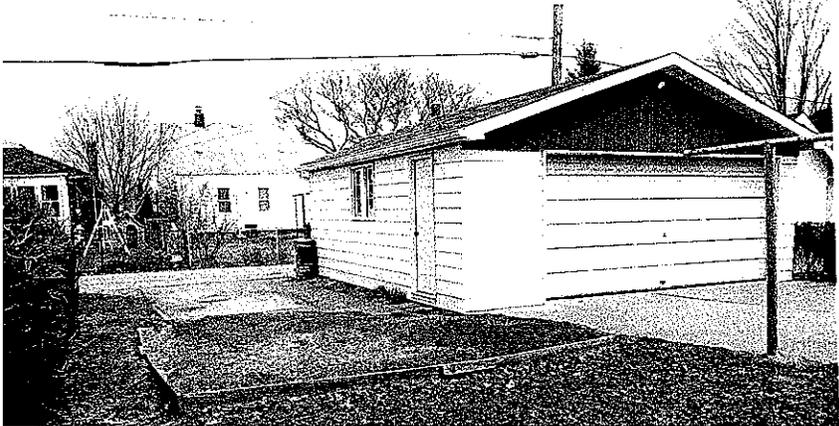
Mrs. Terpak commented that the City of Wyandotte has done a beautiful job with the houses.

Mr. Terpak added that when the house is sold, the money will be used for the mother.

Member Flachsmann commented that there is a lot of electrical work that would have to be done to be converted to a two family. Member Flachsmann added that the buyer can assume the violations.

Mrs. Terpak stated that she was advised to have it listed as a multiple, and let the buyer decide what they wanted to do.

5 OF 7  
Zoning BOARD  
4-6-11



6 of 7

Zoning  
BOARD  
4-6-11



D



E



F



7 OF 7  
Zoning  
BOARD  
4-6-11

