

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF June 4, 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: Duran
Flachsmann
Nevin
Olsen
Szymczuk
Wienclaw

MEMBERS ABSENT: DiSanto, Gillon, Trupiano

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Olsen, supported by Member Flachsmann to approve the minutes of the January 8, 2014, as recorded.

Yes: Duran, Flachsmann, Nevin, Olsen, Szymczuk, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Gillon, Trupiano

Motion passed

#3182 - DENIED

Jeff & Tera Junge, 16531 Birch Drive, Brownstown, Michigan (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for front yard parking at 3539 – 15th Street** (Lots 35 & 36, Taylor Park Sub.), in a RA zoning district, where the proposed conflicts with Section 2403.C of the Wyandotte Zoning Ordinance.

SECTION 2403.C:

Prohibits front yard parking spaces. The existing driveway does not extend into the side yard 20 or more feet to comply with the ordinance allowing side yard parking.

Based on the availability of a garage for off street parking, the additional lot space and yard area available and a lack of hardship, there is no reason that the driveway could not be extended to meet the ordinance requirements.

A motion was made by Member Olsen, supported by Member Flachsmann to deny this appeal.

Yes: Duran, Flachsmann, Nevin, Olsen, Szymczuk, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Gillon, Trupiano

Motion passed

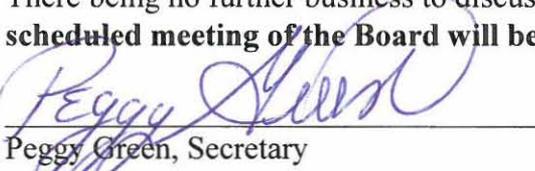
COMMUNICATIONS:

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

OTHER BUSINESS:

Chairperson Duran welcomed Member Szymczuk to the Board, and also thanked Member Alderman for his service to the Board (Member Alderman was appointed to the Municipal Service Commission).

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 July 16.**


Peggy Green, Secretary

Appeal #3182

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

Jeff Junge, owner, present.

Mr. Junge explained that he is asking for a variance for the parking. His wife bought the property in 2002, before they were married, now they rent the property out. Mr. Junge added that there has been multiple inspections on the property. Mr. Junge continued that the lady who lives across the street grew up in the dwelling (3539 – 15th Street). The dwelling has been there for 70 years.

Mr. Junge continued that he had to reroute the sewer line, and it is beside the house, and it was approved by the City. Mr. Junge stated that if they had known that the driveway had to be extended, they would have negotiated with the seller when the house was purchased. Now the City is asking for it to be extended years later.

Mr. Junge stated that there is a garage with alley access and stated that you can park a full size truck in the driveway that is there now.

Mr. Junge passed pictures around to the Board of other houses he found with the same situation.

Chairperson Duran asked how many vehicles are at the house. Mr. Junge replied 2 and added that it is a double lot.

Member Wienclaw asked what brought this matter up. Mr. Junge replied the rental inspection, and this is the third or fourth inspection.

Member Olsen stated that every situation is unique, and the pictures that were passed around to the members doesn't have access to the rear. Member Olsen commented that he does not see the sewer and clean out has a hardship.

Member Flachsmann commented that most of the examples (pictures) shown are a high density area, and they may come to the Board to get cars off the street.

Member Flachsmann asked Mr. Junge where the cleanout was. Mr. Junge replied 2' from side of home.

Member Flachsmann stated that one off street parking space is required, and the garage could be used for the off street parking space, so parking is not an issue. Member Flachsmann commented that the City does enforce no front yard parking and the Ordinance and there is no reason that the driveway could not be extended.

Mr. Junge stated that there is a mortgage on the home, and he is losing money every month, he owes more than the house is worth.

Member Flachsmann commented that the simple fix would be to have parking in the garage, and remove the driveway in the front.

Member Nevin asked Mr. Junge if he was going to remove the tree. Mr. Junge replied eventually, but has no plan to right now.

Fred Raimond, 3656 – 15th Street, present.

Mr. Raimond stated that he agrees with the letter that was sent to the Board, there should be no parking in the front yard.

One communication was received in opposition to this appeal.

Zoning Board
6-4-14

RECEIVED 4/4
5-22-14
5.20.14

Attention:
Zoning Board of Appeals
re: appeal # 3182

We the undersigned
oppose the request for
parking in the yard at
3539 15th St.

Parking should be in
the street or a drive way
not in a front yard!
Why not add more cement
to the side drive?

If you have parking in
a yard it diminishes the
value of all the surrounding
property. Not only that but
it makes the area look
bad as well.

Thank you for your
time.

Robert Appleton
Cornell

3597 15th
Windsorville Va
48192