

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, July 17, 2013

The meeting of the Zoning Board of Appeals and Adjustment will be held at 6:30 p.m., local standard time in the third floor Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan.

APPEAL #3173

Fred/Anthony Mastrodonato, 4056 Aspen Court, Trenton (owner & appellant)

for a variance **to obtain a building permit for a parking lot at 3363 – 3369 Fort** (Lot 88 and 89, also S 10' of Lot 90, Eureka Highlands No. 1 Sub.), in a B-2 zoning district, where the proposed conflicts with Section 2404.Q of the Wyandotte Zoning Ordinance.

SECTION 2404.Q:

For all new parking areas and used car lots of 6 or more spaces, and all existing parking areas and used car lots to be reconstructed consisting of 20 or more spaces, the following requirements shall apply. These requirements shall also apply to existing parking lots that are reconfigured or add additional parking spaces. If the existing parking lot consists of 20 or more spaces, these requirements shall apply when 50% of the parking lot area is reconstructed. The off street parking area shall have a planting area of at least 5' in width along any abutting dedicated street right-of-way. Additional planting areas shall be required equaling at least 10 square feet in area for each parking space. Parking and used car lots of 20 or more parking spaces shall provide 15 square feet of landscaping for each parking space. Planting areas shall be so located as to divide and breakup the expanse of paving. Landscape planting areas shall be subject to the requirement of Section 2407 of this ordinance.

Owner of 3363-3369 Fort is requesting a variance to remove the existing landscaped area of the parking lot formerly approved by the Planning Commission.

APPEAL #3174

John Roszkowski, 1406 Dee, Wyandotte, (owner & appellant)

for a variance **to obtain a building permit for a garage at 1406 Dee** (Lot 161 also E 15' of Lot 162, The Steel Plant 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 rebuilding of existing 14'.1 x 24.2' garage will result in the allowable lot coverage being exceeded by 102.22 square feet.

Note: change in zoning ordinance, elimination of including ½ the alley width in lot coverage calculation results in the nonconformity from what was previously approved in 1992.