

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, December 4, 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 #3178 – tabled from November 6, 2013.

Phil Nagorski, 1832 – 10th Street (appellant) and Joe and Gloria Hutcherson, 2250 – 10th Street (owner)

for a variance to obtain a Certificate of Occupancy for a physical therapy facility and one apartment at 2250 – 10th Street (Lots 51 – 53, Welch Bros. Pulaski Blvd. Sub.), in a RA zoning district, where the proposed conflicts with Sections 400, 401, 2403 and 2704.C.2 of the Wyandotte Zoning Ordinance.

SECTION 400 and 401:

The requested use of a physical therapy facility is not a Principal Use Permitted or a Special Land Use as allowed by Section 400 and 401.

SECTION 2403:

The requested use requires four (4) off street parking spaces per Section 2403 Parking, where no off street parking spaces are provided.

SECTION 2704.C.2:

Provides that a use variance may be permitted subject to the procedure prescribed in that section. (Applicant has requested a rezoning of the property, which was denied by the Planning Commission).

Appeal #3179 –tabled from November 6, 2013

John & Linda Pounds, 1731 Superior (owner & appellant)

for a variance to obtain a building permit for a pool at 1731 Superior (E ½ of Lot 315 also 22.50' of Lot 316, Baisley Park Sub.), in a RA zoning district, where the proposed conflicts with Section 2402.K of the Wyandotte Zoning Ordinance.

SECTION 2402.K:

Private pools shall not be built less than 4' from any lot line or building, where the proposed is located 3'.

Appeal #3180

J & S Concrete, 1452 – 15th Street, Wyandotte (appellant) and Norman Williams, 863 St. Johns, Wyandotte (owner)

for a variance to obtain a building permit for a garage at 863 St. Johns (E 1' of Lot 27, Lot 28 and also W 10' of Lot 29, Ford City Heights Sub.), in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

Maximum lot coverage not to exceed 35%. Garage would exceed lot coverage by 161 square feet.