

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, July 15, 2015

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 #3201

Rachel Polczynski, 2106 – 10th Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a garage addition at 2106 – 10th Street (N 10' of Lot 68, also Lot 69, Welch Bros. Pulaski Blvd. Sub.) RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

The proposed garage addition exceeds the allowable lot coverage square footage by 266 square feet.

APPEAL #3202

Ziad El-Baba, 674 Gauthier, Tecumseh Ontario (appellant) and Majid Hammond, 21 Turnberry Lane, Dearborn, Michigan (owner)

for a variance to obtain a building permit for a parking lot at 3379 – 3395 Fort (Lots 83 thru 87, Incl., Eureka Highlands No. 1 Sub.) 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.

This site has 20 parking spaces that would be re-constructed 100 percent with 6 inches of concrete . They are asking for a variance from all the requirements of Section 2404 and 2407, Landscaping, Irrigation , 4 foot obscuring fence at rear, and decorative lighting due to the lack of space on the site to comply with the requirements of this ordinance.

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, July 15, 2015

APPEAL #3203

Ronald Mendenhall, Jr., 649 Poplar, Wyandotte (owner & appellant)

for a variance to obtain a Certificate of Occupancy for auto detailing at 1777 Oak (Lots 187 & 188, Baisley Park Sub.) RM-1A zoning district, where the proposed conflicts with Section 700 of the Wyandotte Zoning Ordinance.

SECTION 700:

Auto detailing is not an allowable use or a use allowed on Special Approval in a RM-1A zoning district.