

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, MAY 3, 2023

The meeting of the Zoning Board of Appeals and Adjustment will be held at 6:30 p.m. (hybrid format).

You may come in person or you may express your views in writing, but the letter must be received by the Board at Wyandotte City Hall, 3200 Biddle Avenue, suite 200, Wyandotte, Michigan 48192, prior to the date of the public hearing. Or you can participate by phone by calling 312-626-6799, Use webinar ID: 992 636 8831 (wyandotte1).

APPEAL # 3388

MI Residential LLC (Nathan Calmus), 1475 Eureka, Wyandotte (owner & appellant)

for a variance to concrete permit PCONC22-1377 for a driveway (front yard parking) at 2304 Cora (Lots 33 and 34, Moe's Sub-W'ly) in a RA zoning district, where the proposed conflicts with Section 190.324(c) of the Wyandotte Zoning Ordinance.

Section 190.324(c): Off-street parking spaces may be located within a side or rear yard. Off-street parking shall not be permitted within a required front yard unless otherwise provided for in this chapter.

03/20/2023: Form inspection: Driveway application was originally approved, but due to previously unknown field conditions, the proposed driveway varies from the original plans and does not meet the required code. The proposed driveway violates section 190.325(d) of the Wyandotte zoning ordinances by having a 7.3' driveway width instead of the required minimum of 8'. Due to the property lines relative to location of the existing home at 2304 Cora, widening the driveway would encroach on the neighboring property to the south. Since this limits the width of the driveway past the home to a maximum of 7.3', the proposed driveway would then violate section 190.324(c) of the Wyandotte Zoning Ordinance, front yard parking.

APPEAL #3389

Crown Pro Construction, Inc., 5829 Allen Road, Allen Park (owner & appellant)

for a Certificate of Occupancy for a construction business at 3202 14th Street (LOTS 286 TO 288 INCL THE STEEL PLANT SUBDIVISION) in a RA zoning district, where the proposed conflicts with Section 190.322(E)(3) of the Wyandotte Zoning Ordinance.

Section 190.322(E)(3): If no structural alterations are made, any non-conforming use of a structure, or structure and premises, may be changed to another non-conforming use; provided that, the Board of Appeals, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the Board of Appeals may require appropriate conditions and safeguards in accord with the purpose and intent of this chapter.