

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, March 2, 2022

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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, Suite 200, Wyandotte, MI 48192, prior to the date of the public hearing. **Or** you can **participate by phone** by calling **888-475-4499**, Use webinar ID: **992 636 8831 (wyandotte1)**.

Appeal #3370

David Martin, 109 Vinewood, Wyandotte (owner & appellant)

for a variance to obtain a Certificate of Occupancy for a music recording studio in garage at 109 Vinewood (Lots 6 and 7, Block 67) in a RT zoning district, where the proposed conflicts with Section 190.035.I.1g of the Wyandotte Zoning Ordinance.

Section 190.035.I.1g:

Home occupations that occupies more than 25% of the floor area of the dwelling or 50% of a detached garage are prohibited.

Applicant is proposing to utilize 100% of the garage as a music recording studio.

Appeal #3371

Joseph Ballard, 2980 23rd Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a garage at 2980 23rd Street (E 158' of N 65' of Lot 431, Assessor's Wyandotte Plat No. 12) in a RA zoning district, where the proposed conflicts with Sections 190.323.C and 190.290 of the Wyandotte Zoning Ordinance.

Section 190.323.C:

Accessory residential buildings shall not be erected in any required yard, except a rear yard. The proposed garage will be located in a required side yard.

Section 190.290:

Requires 12 feet of sideyard setbacks. A portion of the proposed detached garage is located in the side yard, reducing the total side yards to 7.6 feet.

Detailed building drawings will be submitted if the zoning variance is granted.