

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, February 7, 2018

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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 #3262

Michael Yuchuck, 913 Cherry, Wyandotte (owner & appellant)

for a variance **to obtain Certificate of Occupancy for an existing front yard fence at 913 Cherry**, that part of Lots 2 and 3 Lying E of DT and I RR ROW, Plat of Eureka Iron Co.'s Sub, Block 262, in a RA zoning district, where the proposed conflicts with Section 2406.A.1 of the Wyandotte Zoning Ordinance.

Section 2406.A.1:

No residential or nonresidential fence or wall shall be erected in a required front yard, except, that on lots with a side lot line adjacent to an alley or a street, a decorative or ornamental fence shall be allowed, such as, but not limited to, a split-rail or a two-rail fence; but not to include chain link or fences of solid type construction and not exceeding four (4) feet in height, may be constructed along the alley, street line, or extension of the side yard to the front of said lot.

Homeowner has an existing non-conforming front yard fence that was cited by the housing inspector under the Certificate of Approval Inspection that he is appealing to the Zoning Board of Appeals to allow for this fence to remain.

Appeal #3263

Toqueer Hassan, 49165 Rockefeller Drive, Canton (appellant) and Fort Street Plaza, 1806 N. Telegraph, Dearborn (owner)

for a variance **to obtain Certificate of Occupancy for a pharmacy at 1209 Fort Street**, E 84 FT OF LOTS 152 TO 156 INCL BELMONT SUB, in a B-2 zoning district, where the proposed conflicts with Section 2403.2.c of the Wyandotte Zoning Ordinance.

SECTION 2403.2.c:

Pharmacy requires 5 parking spaces. The current parking spaces are taken by the restaurant and the pizzeria.

This site currently has two uses. A certificate of Occupancy was issued September 8, 2016, for a Pizza Restaurant, which requires 10 parking spaces. A Certificate of Occupancy was issued December 22, 2016, for a restaurant which requires 16 parking spaces. There are 26 parking spaces provided.

The pharmacy requires 5 parking spaces for a total requirement of 31, where only 26 are provided.