

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF March 4, 2009
ZONING BOARD OF APPEALS AND ADJUSTMENT**

A meeting of the Zoning Board of Appeals and Adjustment of the City of Wyandotte was called to order by Chairperson Duran at 6:30 p.m., in the Council Chambers of the City Hall, 3131 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: Calvin
DiSanto
Duran
Gillon
Lapp
Nevin
Trupiano

MEMBERS ABSENT: Olsen, Wilkie

ALSO PRESENT: Sheila Johnson, Acting Secretary

A motion was made by Member Calvin supported by Member Lapp to approve the minutes of the February 4, 2009, meeting, as recorded.

Yes: Calvin, Duran, Lapp, Nevin, Trupiano

No: none

Abstain: DiSanto, Gillon

Absent: Olsen, Wilkie

Motion passed

Appeal #3076 – Tabled

Eureka Properties, 375 Eureka, Wyandotte (owner & appellant)

for a variance to obtain a Certificate of Occupancy for a lot split at proposed South 42' of Lots 4 and 5, Block 151, Plat of Part of Wyandotte (529 & 535 Eureka – Parcel #1) and proposed N 98' of Lots 4 and 5, Block 151, Plat of Part of Wyandotte (537 Eureka – Parcel #2), in a B-1 zoning district, where the proposed conflicts with Section 2100 (529 and 535 Eureka) and 2400.00#3 (537 Eureka) of the Wyandotte Zoning Ordinance.

SECTION 2100: Parcel #1 (529 & 535 Eureka)

A minimum of 5000 sf of lot area required for each unit, 3 units at 5000 sf equals 15,000 sf of lot area required with 4200 sf of lot area provided.

A minimum of 35' width required per unit, 3 units at 35' equals 105 width required with 42' width provided.

OVER

A minimum of a 20' front yard required with 11.3' for 529 Eureka and 4.5' for 535 Eureka provided.

A minimum of a 4' sideyard required, 529 Eureka has a 3.2' sideyard and 535 Eureka has a 2.7' minimum sideyard. There is 24.9' between the two homes.

A minimum of a 25' rear yard setback is required, 529 Eureka has a 6' rear yard setback and 535 Eureka has a 0.7' encroachment over the rear lot line into the public alley.

A maximum of 35% lot coverage is allowed for structures, the combined coverage of 535 and 529 Eureka is 367.80 sf over the allowable lot coverage.

Note: Easement for gas line required if this lot split was approved.

SECTION 2410.00 #3: Parcel #2 (537 Eureka)

A proposed lot split that increases the nonconforming condition of a lot or parcel shall be disapproved and maybe appealed to the Zoning Board of Appeals.

Appeal was tabled until the April 1, 2009, meeting, so that the owner/appellant could be present.

A motion was made by Member DiSanto, supported by Member Lapp to TABLE this appeal.

Yes: Calvin, DiSanto, Duran, Gillon, Lapp, Nevin, Trupiano

No: none

Abstain: none

Absent: Olsen, Wilkie

Motion passed

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 6:40 p.m. **The next scheduled meeting of the board will be held on April 1, 2009.**

Sheila Johnson, Acting Secretary