

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF August 3, 2011  
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:** Cusson  
DiSanto  
Duran  
Flachsmann  
Gillon  
Nevin  
Olsen  
Trupiano

**MEMBERS ABSENT:** Alderman

**ALSO PRESENT:** Peggy Green, Secretary

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A motion was made by Member Cusson, supported by Member Olsen to approve the minutes of the July 20, 2011, meeting.

Yes: Cusson, DiSanto, Duran, Flachsmann, Gillon, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: Alderman

Motion passed

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**#3129 – see each individual section**

\*revised 7-21-11

Stan Taraszkievicz, 2636 – 10<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a garage at 2636 – 10<sup>th</sup> Street, Lots 38 and 39, Welch's Ford City Sub., in a RA zoning district, where the proposed conflicts with Sections 2100, 2401.D.2, 2402.E, 2402.D, and 2402.G of the Wyandotte Zoning Ordinance.

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**SECTION 2100 – motion failed to pass**

Structures cannot exceed 35% of total lot area. Existing structure area plus area of proposed garage exceeds allowable area by 1337 square feet, which is 50.77% of the lot area.

(first motion)

A motion was made by Member DiSanto, supported by Member Trupiano, to deny this section of the appeal.

Yes: Cusson, DiSanto, Olsen, Trupiano  
No: Duran, Flachsmann, Gillon, Nevin  
Abstain: none  
Absent: Alderman  
**Motion failed to pass**

(second motion)

A motion was made by Member Flachsmann, supported by Member Gillon, to grant this section of the appeal.

Yes: Duran, Flachsmann, Gillon, Nevin  
No: Cusson, DiSanto, Olsen, Trupiano  
Abstain: none  
Absent: Alderman  
**Motion failed to pass.**

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**SECTION 2401.D.2 - DENIED**

Should such structure be destroyed by any means to an extent of more than 50% of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance. Existing garage which has already been demolished and existing structure exceeded allowable lot coverage by 40%. The existing garage of 940 square feet conformed to the allowable rear lot coverage of 40%.

**Variance for total lot coverage does not offer a satisfactory or harmonious relationship between the proposed development and use of the site and the existing and prospective development and use of contiguous land and surrounding areas.**

A motion was made by Member DiSanto, supported by Member Olsen, to deny this section of the appeal.

Yes: Cusson, DiSanto, Flachsmann, Olsen, Trupiano  
No: Duran, Gillon, Nevin  
Abstain: none  
Absent: Alderman  
**Motion passed**

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**SECTION 2402.E - GRANTED**

No detached accessory building shall be located closer than 10 feet to any main building. In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building shall be no closer than 1 foot to such rear lot line. In no instance shall an accessory building be located within a dedicated easement right-of-way. Proposed garage would have a zero (0) rear yard setback.

**Variance for rear yard setback does not pose a substantial detriment to the public good, does not hinder or discourage the appropriate development and use of adjacent land and buildings, and does not impair the intent or purpose of the ordinance.**

A motion was made by Member Olsen, supported by Member Trupiano, to grant this section of the appeal.

Yes: Cusson, DiSanto, Duran, Flachsmann, Gillon, Nevin, Trupiano

No: Olsen

Abstain: none

Absent: Alderman

Motion passed

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**SECTION 2402.D - DENIED**

An accessory building shall not exceed 40% of the total rear yard. Proposed detached garage would exceed allowable rear yard coverage by 687 square feet or 65% of the rear yard.

**Variance for rear lot coverage does not offer a satisfactory or harmonious relationship between the proposed development and use of the site and the existing and prospective development and use of contiguous land and surrounding areas.**

A motion was made by Member DiSanto, supported by Member Cusson, to deny this section of the appeal.

Yes: Cusson, DiSanto, Flachsmann, Nevin, Olsen, Trupiano

No: Duran, Gillon

Abstain: none

Absent: Alderman

Motion passed.

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**SECTION 2402.G- GRANTED**

No detached accessory building in an RA, RU, RT, RM-1, RM-1A, RM-2, RM-3, O-S or B-1 District shall exceed 15' in height to the ridgeline with an exception that no accessory building may exceed 15' in height provided the slope of the roof has a pitch of 4:12 or greater to a maximum height of 17' to the ridgeline. Accessory buildings in

all other districts may be constructed to 20' in height to the ridgeline. The proposed garage will 18' in height.

**Variance for garage height does not pose a substantial detriment to the public good, does not hinder or discourage the appropriate development and use of adjacent land and buildings, and does not impair the intent or purpose of the ordinance.**

A motion was made by Member DiSanto, supported by Member Trupiano, to grant this section of the appeal.

Yes: Cusson, DiSanto, Duran, Flachsmann, Gillon, Nevin, Trupiano

No: Olsen

Abstain: none

Absent: Alderman

Motion passed

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**\*SECTION 2401.C.1 - GRANTED**

No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance, where the use is an existing nonconforming use.

**Variance for nonconforming use would not be detrimental to the orderly development of the adjacent districts or to adjacent uses, and does not impair the intent or purpose of the ordinance.**

A motion was made by Member Trupiano, supported by Member Flachsmann, to grant this section of the appeal.

Yes: Cusson, DiSanto, Duran, Flachsmann, Gillon, Nevin, Trupiano

No: Olsen

Abstain: none

Absent: Alderman

Motion passed

**APPEAL #3133 - GRANTED**

William Ledwick, 2372 – 23<sup>rd</sup> Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a garage at 2372 – 23<sup>rd</sup> Street, Lot 174, Scherer's Westgate Manor Sub., in a RA zoning district, where the proposed conflicts with Sections 2402.F and 2100 of the Wyandotte Zoning Ordinance.

**Section 2402.F:**

Allows accessory structures to be built no closer than 3' from the interior lot line, where the proposed garage will be 16" from the interior lot line.

**Section 2100:**

Allows a maximum lot coverage of 35% of the lot with structures, dwelling and accessory structures, or 1,396 square feet in this case, where the proposed garage and existing dwelling would cover 1,485 square feet, exceeding the allowable lot coverage by 89 square feet.

**Variance for interior lot line and allowable lot coverage will not hinder or discourage the appropriate development and use of adjacent land or buildings, or impair the intent or purpose of the ordinance.**

A motion was made by Member Nevin, supported by Member Cusson, to grant appeal.

Yes: Cusson, Duran, Flachsmann, Gillon, Nevin, Trupiano

No: DiSanto, Olsen

Abstain: none

Absent: Alderman

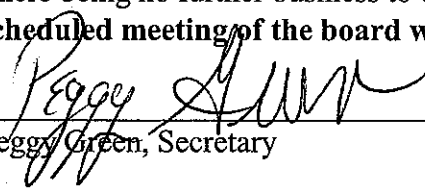
Motion passed

**COMMUNICATIONS:**

A motion was made by Member Cusson, supported by Member DiSanto to place all communications on file. Motion carried.

**OTHER BUSINESS:**

There being no further business to discuss, the meeting adjourned at 7:15 p.m. **The next scheduled meeting of the board will be held on September 7, 2011.**

  
\_\_\_\_\_  
Peggy Green, Secretary

**Appeal #3129**

Chairperson Duran read the appeal and explained that this appeal had been tabled from the July 20, 2011, meeting, and confirmed that this property is located in a RA zoned district.

Stan Taraszkievicz, owner and appellant, present.

Mr. Taraszkievicz stated that he had spoken with some of this neighbors, and they said that they had never been contacted about the area being rezoned.

Mr. Taraszkievicz passed out a packet to the Members with Zoning Appeals from the last 5 years of garages that have gone in front of the board (this packet is on file in the Department of Engineering and Building – Zoning File #3129) and asked them to take this into consideration when making a decision on his appeal. Mr. Taraszkievicz added that he could use the part of the alley as his lot coverage, and this would give him an extra

720 square feet. Mr. Taraszkievicz continued that the garage will be on the north side of the property, and will not be covering 40% of the rear yard. Mr. Taraszkievicz stated that he would put up a fire rated wall, and he will willing to work with the Board regarding the height. Mr. Taraszkievicz added that he feels that he is not asking for something outrageous.

Member Flachsmann asked Mr. Taraszkievicz how many years he has been there. Mr. Taraszkievicz replied 20 years. Member Flachsmann asked if he had every received any complaints from the neighbors. Mr. Taraszkievicz replied no, he is well respected, and has had no complaints. Member Flachsmann discussed the RA zoning district. Mr. Taraszkievicz stated that his work is done off site, they only thing they may do there is a brake job or tune-up on one of the vehicles, nothing major.

Member DiSanto asked about the size of the old garage. Mr. Taraszkievicz replied that it took up the entire back lot and part of the side. Member DiSanto commented that in all the garage variances, nowhere does he see a garage granted for 65% lot coverage, if the proposed garage was the same size and in same location, he might be more in tune to it.

Mr. Taraszkievicz stated that he is willing to work with the Board.

Member Gillon asked when he demolished the old garage. Mr. Taraszkievicz replied about 2-1/2 months ago. Member Gillon asked if he demolished it under the assumption that he could rebuild. Mr. Taraszkievicz replied yes. Member Gillon asked why he tore down the old garage. Mr. Taraszkievicz replied because of the condition and added that he upgraded the electrical by putting it underground, and has made improvements to the property. Member Gillon asked if he had pulled a permit. Mr. Taraszkievicz replied just to tear the old one down. Member Gillon asked the size of the garage. Mr. Taraszkievicz replied 26'x70'. Member Gillon asked if it would be wider north to south. Mr. Taraszkievicz replied yes and deeper.

Member Trupiano and Mr. Taraszkievicz discussed the extra 720 square feet that was mentioned before. Member DiSanto and Member Flachsmann added that half the alley used to be added into calculations, but this has not been done in a long time.

Mr. Taraszkievicz expressed again that he is willing to work with the Board to get the garage built.

Member DiSanto asked if he was going to use the existing footings. Mr. Taraszkievicz replied no, the old garage was built in the 1900's and they are sagging.

Two (2) communications were received in favor of this appeal.

### **Appeal #3133**

Chairperson Duran read the appeal and asked that it be explained.

William Ledwick, owner, present.

Chairperson Duran asked Mr. Ledwick if he was the owner. Mr. Ledwick replied yes. Chairperson Duran asked if he was building the garage in the same location. Mr. Ledwick replied yes.

Member Gillon asked why he is asking for 16". Mr. Ledwick replied that if he did not keep it at 16", he would have to move the driveway over. Member Gillon asked if he was just replacing the old garage. Mr. Ledwick replied yes. Member Gillon asked if he was going to use the existing slab. Mr. Ledwick replied no.

Member DiSanto asked if he would be installing gutters. Mr. Ledwick replied yes. Member DiSanto and Mr. Ledwick discussed the overhang.

One communication was received in favor of this appeal.  
One communication from DTE was received regarding this appeal.

ZONING BOARD  
8-3-11

80A7

Our Lady of Mt. Carmel Parish

976 POPE JOHN PAUL II AVENUE ~ WYANDOTTE, MICHIGAN 48192 ~ (734) 284-9135 ~ FAX: (734) 284-1367

Parafia Matki Boskiej Szkaplerznej

1 August 2011

Dear Members of the Zoning Board of Appeals,


I write this letter to you in support of the variances requested by Stan & Laura Taraszkiwicz of 2632 10<sup>th</sup> Street, to build the proposed garage. As their neighbor, I am sure the building will enhance the many improvements they have made to their property over the past 20 years. Since they moved in, the property has increased in beauty and compliments the area well. The garage will continue this pattern and improve the look of the neighborhood by giving them a place to store their vehicles and supplies necessary to run their business.

As Pastor of Our Lady of Mount Carmel Parish, neighborhood appearance is very important to me as we often host special Liturgical Events which bring visitors to our neighborhood from near and far. In the past, we have hosted a number of Bishops, Archbishops and even three Cardinals, all who have commented on the beauty of the City and neighborhood. A beautiful neighborhood helps all of us put our best foot forward and promotes our beautiful city as well.

On a historical note, this property served as the location of our first rectory built in 1899 and later was the site of the Felician Sisters Infirmary which cared for the Religious Sisters suffering from tuberculosis. Granting the variance would insure that the present business remains in its current location and preserve an important part of our local history located on this site.

Thank you for your time and attention in this important matter and I hope you will grant the requested variances for the good of the neighborhood and city.

Sincerely Yours,

  
Fr. Walter J. Ptak  
Pastor

✓ RECEIVED  
8-3-11  
Key APPEAL  
# 3129



OFFICIALS

William R. Griggs  
CITY CLERK

Andrew A. Swiecki  
CITY TREASURER

Colleen A. Keehn  
CITY ASSESSOR

# ZONING BOARD

8-3-11



COUNCIL  
Todd M. Browning  
James R. DeSana  
Sheri M. Sutherby-Fricke  
Daniel E. Galeski  
Leonard T. Sabuda  
Lawrence S. Stec

9 OF 17

JOSEPH R. PETERSON  
MAYOR

August 2, 2011

Barbara Duran, Chairperson  
and Members of the Zoning Board of Appeals  
3131 Biddle Avenue  
Wyandotte MI 48192

Dear Zoning Board Members:

I am writing this letter in support of Stan Taraszkievicz's appeal for zoning variances to construct a new garage.

Mr. Taraszkievicz operates Rainbow Fresh, a cleaning business, and he has been at this location for twenty-some years. He has always kept his property in a neat and orderly condition, but the old garage, which was demolished, was no longer useful. The construction of this new garage will allow the neat and orderly storage of the business vehicles and materials to continue. I have spoken with several of the neighbors, and none of them have a problem with the garage or his plans.

Mr. Taraszkievicz's business is an asset to our community and I am happy to offer my support for his project.

Sincerely,

Joseph R. Peterson  
Mayor

Zoning Board  
8-3-11

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**INTERDEPARTMENTAL MEMO  
CITY OF WYANDOTTE  
ZONING BOARD OF APPEALS AND ADJUSTMENT**

**Date:** July 21, 2011  
**To:** Mark Kowalewski, City Engineer  
**From:** Peggy, Zoning Board Secretary  
**RE:** APPEAL #3129 – 2636 – 10<sup>th</sup> Street

The above appeal was before the Board at the July 20 meeting. The Board is asking for a clarification on the zoning district. The appeal states that the zoning district is RA, and the sections of the ordinance in violation reflect this. However, the Board wanted to know since it is in a RA district, would this also be expanding on a nonconforming use? The appellant, Mr. Taraszewicz, stated that he thought the property had been rezoned, but he was grandfathered in for his use. Also, the Board wants to know the date the zoning district was changed from B-1 to RA.

**Zoning Board**  
**8-3-11**

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**INTERDEPARTMENTAL MEMO  
CITY OF WYANDOTTE**

**DATE:** July 22, 2011  
**TO:** Zoning Board of Appeals and Adjustment  
**FROM:** Mark A. Kowalewski, City Engineer  
**RE:** Appeal #3129 2636 – 10<sup>th</sup> Street

In response to your communication of July 21, 2011, the following applies:

Yes, this would also be expanding a nonconforming use. A grandfathered use allows the current use and buildings, it does not permit expansion (Section 2401.C.1 of the Zoning Ordinance). This area was changed from a B-1 Zoning District to a RA Zoning District, this was approved at the April 2, 2007, Council meeting (see attached).

**Zoning Board**  
**8-3-11**

AN ORDINANCE TO  
ADOPT A NEW ZONING ORDINANCE  
TO REGULATE DEVELOPMENT AND USE OF LAND  
FOR THE CITY OF WYANDOTTE

*Final Reading*  
*#1277*  
*12 OF 17*

THE CITY OF WYANDOTTE ORDAINS:

Section 1. Amendment of Ordinance

Amend the Zoning Ordinance for the City of Wyandotte by amending the entire ordinance by amending and adding the following Articles: Article I – Short Title, Article II-Definitions, Article III – Zoning Districts and Map, Article IV-RA One Family Residential Districts, Article V - RT One and Two Family Residential Districts, Article VI - RM-1 Multiple Family Residential Districts, Article VII - RM-1A Multiple Family Residential Districts, Article VIII- RM-2 Townhouses Residential Districts, Article IX - RM-3 Multiple Family Residential Districts, Article X - RU Recreation Unit Districts, Article XI - OS Office Service Districts, Article XII - B-1 Neighborhood Business Districts, Article XIII - CBD Central Business District, Article XIV - B-2 General Business Districts, Article XV - I-1 Industrial Districts, Article XVI - I-2 Industrial Districts, Article XVII - I-3 Industrial Districts, Article XVIII - IRO Industrial Research Office Districts, Article XIX - P-1 Vehicular Parking Districts, Article XX - PD Planned Development Districts, Article XXI - Schedule of Regulations, Article XXII - Special Land Uses, Article XXIII-Design Review, Article XXIV-General Provisions, Article XXV- General Exceptions, Article XXVI - Administration, Article XXVII-Board of Appeals, Article XXVIII – Changes and Amendments, Article XXIX – Repeal of Prior Ordinance, Article XXX – Interpretation, Article XXXI – Vested Right, Article XXXII – Enforcement, Penalties and Other Remedies, Article XXXIII – Severance Clause, and Article XXXIV - Effective Date.

Section 2 Interpretation.

Nothing in this Ordinance or in the Code hereby adopted shall be construed to affect any suit or proceeding in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy or any character be lost, impaired or affected by this Ordinance.

Section 3. Severability.

Severability. Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such word, sentence, phrase or any portion of the Ordinance held to be so invalid and shall not be construed as affecting the validity of any of the remaining words, sentences, phrases or portions of this Ordinance.

Section 4. Conflicting Ordinance.

Conflicting Ordinances. All prior existing ordinances adopted by the City of Wyandotte inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

Section 5. Effective Date.

Zoning Board  
8-3-11

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This Ordinance shall take effect fifteen (15) days from the date of its passage by the Wyandotte City Council and a notice of ordinance adoption shall be published in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption. A copy of this ordinance may be inspected or obtained at the City of Wyandotte Clerk's Office, 3131 Biddle Avenue, Wyandotte, Michigan.

On the question, "SHALL THIS ORDINANCE NOW PASS?" the following vote was recorded.

YEAS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

BROWNING  
FRICKE  
KOLAKOWSKI  
PETERSON  
PTAK  
SUTKA

NAYS

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ABSENT None

I hereby approve the adoption of the foregoing Ordinance this 2nd day of April, 2007.

CERTIFICATION

We, the undersigned, James R. DeSana and William R. Griggs, respectively, the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the City Council of the City of Wyandotte, at a regular session on Monday, 2nd day of April, 2007.

William R. Griggs  
William R. Griggs, City Clerk

James R. DeSana  
James R. DeSana, Mayor

NOTICE OF ADOPTION

The City of Wyandotte Code of Ordinance has been amended as follows:

The effective date of this Ordinance is April 17, 2007. A copy of this Ordinance may be purchased or inspected at the City of Wyandotte Clerk's Office, 3131 Biddle Avenue, Wyandotte, Michigan, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

**NOTICE OF ADOPTION OF ZONING ORDINANCE AND SUMMARY**

A Zoning Ordinance regulating the development and use of land has been adopted by the legislative body of the City of Wyandotte on April 2, 2007. The effective date of the Ordinance is 15 days from the date of its passage by the Wyandotte City Council on April 2, 2007. A copy of this Ordinance or Amendment may be purchased or inspected at the Wyandotte City Hall, City Clerk's Office, 3131 Biddle Avenue, Wyandotte, Michigan 48192 during regular business hours. This Ordinance is a newly adopted Zoning Ordinance and affects the entire geographic area of the City of Wyandotte

The newly adopted Zoning Ordinance includes the following Articles:

Article I	Short Title
Article II	Definitions
Article III	Zoning Districts and Map
Article IV	RA One Family Residential District
Article V	RT One and Two Family Residential Districts
Article VI	RM-1 Multiple Family Residential District
Article VII	RM-1A Multiple Family Residential District
Article VIII	RM-2 Multiple Family Residential District
Article IX	RM-3 Multiple Family Residential District
Article X	RU Recreation Unit Districts
Article XI	OS Office Service Districts
Article XII	B-1 Neighborhood Business Districts
Article XIII	CBD Central Business District
Article XIV	B-2 General Business District
Article XV-I-1	Industrial District
Article XVI-I-2	Industrial District
Article XVII-I-3	Industrial District
Article XVIII	IRO Industrial Research Office Districts
Article XIX-P-1	Vehicular Parking Districts
Article XX-PD	Planned Development District
Article XXI	Schedule of Regulations
Article XXII	Special Land Uses
Article XXIII	General Provisions
Article XXIV	General Exceptions
Article XXV	Administration

# Zoning Board

8-3-11

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Article XXVI	Board of Appeals
Article XXVII	Changes and Amendments
Article XXVIII	Repeal of Prior Ordinance
Article XXIX	Interpretation
Article XXX	Vested Right
Article XXXI	Enforcement, Penalties and Other Remedies
Article XXXII	Severance Clause
Article XXXIII	Effective Date

Each of the above described Zoning Districts sets forth what principal and special land uses are permitted in the District and also establishes the required conditions that apply. The Ordinance also sets forth the administration, enforcement and appeal procedures and penalties for noncompliance.

James R. DeSana, Mayor

William R. Griggs, City Clerk

Please Publish in the Wednesday, April 11, 2007 issue

P.O. # 114113

**Zoning Board**  
**8-3-11**

DTE Energy - Michcon Gas Co.  
Data Integrity and Technology  
One Energy Plaza, WCB-1836  
City of Detroit, MI 48226

**DTE Energy**



**16 OF 17**

August 8, 2011

Peggy Green, Zoning Board Secretary  
Zoning Board of Appeals and Adjustment  
3131 Biddle Avenue, City of Wyandotte  
Michigan 48192

**RE: Appeal #3133: for a variance to obtain a Building Permit for a garage at #2372 - 23<sup>rd</sup>. Street, Lot #174, Scherer's Westgate Manor Subdivision, in a RA Zoning District.**

- Not involved. See Remarks!
- Involved: but asking you to hold action on this petition until further notice.
- Involved but have no objection to the property change - - provided that an easement of the full width of the public right-of-way (street, alley or other public place) is reserved.
- Involved: the nature of our services, and the estimated costs of removing, rerouting or abandonment of such all gas mains and/or services

**REMARKS:**

DTE Energy-MichCon Gas Company has no involvement, nor objection to the Appeal No. 3133 as mentioned above. See enclosed strip print and attached notice of public hearing, for your use and information.

Please abide by Public Act 53, three (3) working days before you dig, dial toll free MISS DIG at: 1 - 800 - 482 - 7171.

Michcon Gas Leak Emergency Phone Number: 1- 800 - 947 - 5000.

Sincerely,

Eddie A. Reyes  
Senior Drafter  
Data Integrity and Technology

EAR/  
Enclosure



OFFICIALS

William R. Griggs  
CITY CLERK

Andrew A. Swiecki  
CITY TREASURER

Colleen A. Keehn  
CITY ASSESSOR



**ZONING BOARD**  
**8-3-11**

MAYOR  
Joseph R. Peterson

COUNCIL  
Todd M. Browning  
James R. DeSana  
Sheri Sutherby Fricke  
Daniel E. Galeski  
Leonard T. Sabuda  
Lawrence S. Stec

17 OF 17

ZONING BOARD OF APPEALS AND ADJUSTMENT

APPEAL #3133

To Neighborhood Owner  
or Party-in-Interest

July 15 2011

NOTICE IS HEREBY GIVEN that William Ledwick, 2372 – 23<sup>rd</sup> Street, Wyandotte (owner & appellant) has appealed to the Zoning Board of Appeals and Adjustment of the City of Wyandotte for a variance to obtain a building permit for a garage at 2372 – 23<sup>rd</sup> Street, Lot 174, Scherer's Westgate Manor Sub., in a RA zoning district, where the proposed conflicts with Sections 2402.F and 2100 of the Wyandotte Zoning Ordinance.

**Section 2402.F:**

Allows accessory structures to be built no closer than 3' from the interior lot line, where the proposed garage will be 16" from the interior lot line.

**Section 2100:**

Allows a maximum lot coverage of 35% of the lot with structures, dwelling and accessory structures, or 1,396 square feet in this case, where the proposed garage and existing dwelling would cover 1,485 square feet, exceeding the allowable lot coverage by 89 square feet.

On Wednesday, August 3, 2011, at 6:30 p.m., a public hearing will be held on this appeal in the Council Chambers of the City Hall, 3131 Biddle Avenue, Wyandotte, Michigan.

This notice is for the purpose of giving you and every other neighbor-in-interest this opportunity if you care to appear or to have your opinion expressed at this hearing in support or in opposition to this appeal. You may come in person, or you may authorize anyone else in writing to represent you; or you may express your views and reason in favor or in opposition in writing, but the letter must be received by the Board before the date of the hearing.

The City of Wyandotte will provide auxiliary aids and service to individuals with disabilities at the meeting upon one week notice to the City of Wyandotte. Individuals with disabilities requiring auxiliary aids or services should contact the City of Wyandotte by writing or calling the following: Department of Engineering and Building, 3131 Biddle Avenue, Wyandotte, Michigan 48192, Phone (734)324-4551.

Peggy Green  
Zoning Board Secretary

*Any project that Bill & Rose Ledwick take on is always done in an appropriate manner. I agree they should have their garage, & I hope they get it. Laurie*

*Laurie  
2364 23rd  
Wyandotte*