

**AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE **Wednesday, July 15, 2009****

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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 second floor Council Chambers of the Wyandotte City Hall, 3131 Biddle Avenue, Wyandotte, Michigan.

Appeal #3084

Michael Sadowski, 1041 Cedar, Wyandotte (owner & appellant)

for a variance to obtain a Certificate of Occupancy to provide no off-street parking at 1711 – 13th Street, on Lot 148, Bennett's Blvd. Park Sub., in a RA zoning district, where the proposed conflicts with Section 2403.R.1.a of the Wyandotte Zoning Ordinance.

SECTION 2403.R.1.a:

Which requires one (1) off street parking space for a single family dwelling.

Appeal #3085

R & J Property Group, LLC, by Michael Nelson, Attorney, Legal Counsel, P.C., P. O. Box 66, Milford, Michigan (appellant) and R & J Property, LLC, 3665 – 11th Street, Wyandotte, Michigan (owner)

for a variance to obtain a Certificate of Occupancy to keep existing gravel parking at 3627 – 11th Street, on S 65' of the W 210' of Lot 9, Eureka Iron & Steel Works Sub., in an I-1 zoning district, where the proposed conflicts with Section 2404 of the Wyandotte Zoning Ordinance.

SECTION 2404: Off Street Parking Space Layout, Standards, Construction and Maintenance, of the Zoning Ordinance.

A parking lot is required to be asphalt or concrete, with the required landscaping, sprinkler system and decorative lighting as required by this section.

On May 21, 2001, during an upon sale inspection, the above section was cited for compliance due to the parking lot being gravel. The applicant is requesting relief from the above section and to allow the parking lot to remain gravel and to install concrete up to the fence with a proposed screened gate to obscure the visibility of the parking area from the street.

Applicant was ticketed for noncompliance on September 3, 2002, February 5, 2003, March 10, 2003, October 31, 2006, June 17, 2008, June 23, 2008, January 28, 2009, April 6, 2009.