

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, October 6, 2010

Page 1 of 1

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.

#3117

Mary Lenerville-Harris, 2088 – 5th Street #1N, Wyandotte (appellant) and Algie & Rosemary Prato, 22596 East River Road, Grosse Ile (owner)

for a variance to obtain a Certificate of Occupancy for massage therapy at 1611 Ford (Lot 320, West Park Sub. No. 1 in an O-S zoning district, where the proposed conflicts with Sections 1100 and 1101 of the Wyandotte Zoning Ordinance.

SECTIONS 1100 and 1101:

Which does not list a massage therapy use as a Principal Use Permitted or a Special Use as permitted by the Planning Commission.

#3118

Michael & Barbara Bartnikowski, 1776 Moran, Lincoln Park and Wilkie & Zanley Architects, 4242 Biddle, Wyandotte (appellant) and City of Wyandotte, 3131 Biddle, Wyandotte (owner)

for a variance to obtain a building permit for a new single family dwelling at 306 Vinewood, Lot 8, Block 99, in a RT zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

A maximum of 35% lot coverage is allowed for a structure in a RT zoning district. Proposed single family dwelling would exceed allowable lot coverage by 267 square feet.

#3119

Christine Smith, P.O. Box 1401, Southgate (appellant) and Janet Law, 2317 Fort, Wyandotte (owner)

for a variance to obtain a Certificate of Occupancy for machine shop with retail at 2319 Fort, N ½ of lot 65 and lots 66 thru 77, Scherer's Westgate Manor Sub. in a B-2 zoning district, where the proposed conflicts with Section 2403 of the Wyandotte Zoning Ordinance.

SECTION 2403:

Which requires for the combined uses in one building of a Halloween Store, 2317 Fort and National Machine Engine, 2319 Fort, and vacant building area for future use, for a total of 41 off street parking spaces as follows:

Halloween Store – 22 off street parking spaces per 2403.R.3.a

National Machine Engine – 10 off street parking spaces per 2403.R.4.a and 2403.R.3.v

Vacant area for future use – 9 off street parking spaces per 2403.R.4.c

Only 26 off street parking spaces are provided.