

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, April 6, 2016

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 #3215

Mike Flachsmann, 2440 – 17th Street, Wyandotte (owner & appellant)

for a variance **to obtain a mechanical permit for an air conditioner to located in the sideyard at 2440 – 17th Street** (Lots 251, 252 and S 25' of Lot 253, West Park Sub. No. 1) in a RA zoning district, where the proposed conflicts with Section 2500.F.9 of the Wyandotte Zoning Ordinance.

Section 2500.F.9:

Mechanical equipment installed outside of one or two family dwellings and their attached structures shall be located in the rear yard. Proposed air conditioner unit would be located in the sideyard.

APPEAL #3216

Carl Holloway (Iron Bandogs LE/MC), 22299 Derby Road, Woodhaven (appellant) and Fort Street Plaza, 1806 N. Telegraph Road, Dearborn (owner)

for a variance **to obtain a Certificate of Occupancy for a business office and once a month for charity events at 1217 Fort Street** (E 84' of Lots 152 to 156, Belmont Sub.) in a B-2 zoning district, where the proposed conflicts with Section 2403.R.3k of the Wyandotte Zoning Ordinance.

Section 2403.R.3k:

Dance halls, roller rinks, exhibition halls and assembly halls without fixed seats; one (1) parking space required for each seventy five (75) square feet of usable floor area. In those instances where patrons are served without seating, one (1) parking space for each twenty (20) square feet of standing room area in addition to the above requirements shall be provided.

Applicant is proposing to use building for a business office and once a month for charity events. The zoning ordinance would require a minimum of 20 parking spaces based on one (1) parking space per 75 square feet of usable floor area for these events.

The parking lot has 21 parking spaces with 8 spaces allocated to proposed new tenant at Unit 1231 for Pizza King. Therefore, 13 parking spaces remain for this proposed use (20 parking spaces) and the vacant unit (unknown parking spaces) at 1209 Fort Street.

NOTE: There are three (3) commercial units at this location:

1209 Fort Street:	1,980 sq.ft. vacant
1217 Fort Street:	1,980 sq.ft. 21 parking spaces required
1231 Fort Street:	1,980 sq.ft. 8 parking spaces required

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APPEAL #3217

Sheldon Smiley, 21676 Knudsen, Grosse Ile (owner & appellant)

for a variance **to obtain a building permit for a carport at 1728 Electric** (N 15' of Lot 141 also Lot 142, Ford Estates Sub.) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

Section 2100:

Minimum sideyard setback of 4' is required. Proposed carport only has a 1'-0" sideyard setback. A combined sideyard setback of 12'-0" is required. Proposed carport would have a 9'-0" total sideyard.