



**City of Allen Park
Zoning Board of Appeals Meeting
Thursday, January 12, 2023 – 7:00 PM
15915 Southfield Road Allen Park, MI 48101**

AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL ATTENDANCE

IV. READING AND APPROVAL OF AGENDA

1. Approval of the agenda for the Zoning Board of Appeals Meeting of January 12, 2023.

V. READING AND APPROVAL OF MINUTES

1. Approval of the minutes from the Zoning Board of Appeals Meeting of December 8, 2022.

VI. COMMUNICATIONS AND PETITIONS

1. None.

VII. PUBLIC HEARINGS

1. **1000 Enterprise Drive Special Parking Permit & Variance Request.** Consideration of a special parking permit and variance request for property located at 1000 Enterprise Drive, Allen Park, MI 48101 (30-001-99-0007-701). The property is zoned M-2, Medium Industrial District.

The applicant is requesting the following special parking permit deviations from Article 9, Parking, Loading and Waiting Area Requirements for a proposed 82,791 square foot addition to an existing office/warehouse facility:

- 1) A waiver of 46 of the 254 off-street parking spaces required by Section 52-1001. If approved, a 208 parking spaces will be allowed.
- 2) A 2-foot reduction from the 2-foot minimum parking space setback required by Section 52-1003(2)(a). If approved, parking space curb/bumpers will be permitted without a setback from the west lot line.
- 3) A waiver from providing the landscape plantings required for screening parking spaces that are 4 to 8 feet from property lines as required by Section 52-1003(2)(b). If approved, no landscape plantings will be required to screen the parking spaces proposed at the north side of the property.

Accommodations for individuals with disabilities will be provided with 10-day advanced notice. Please contact the City Clerk at 313-928-1400 for additional information.

Agenda

Zoning Board of Appeals Meeting

January 12, 2023

- 4) A 2-foot reduction from the 26-foot minimum drive aisle width for 90-degree parking bays required by Section 52-1003(6). If approved, 24-foot drive aisle widths will be allowed.

The applicant is also requesting the following variances:

- 1) A 25% variance from the 70% maximum lot coverage required by Section 52-782. If approved, a maximum lot coverage of 95% will be allowed.
- 2) A 16-foot variance from the 24-foot maximum driveway width permitted by Section 52-1003(3)(b). If approved, a 40-foot-wide driveway will be allowed.

VIII. NEW BUSINESS

1. None.

IX. OLD BUSINESS

X. PUBLIC COMMENT (non-case specific items)

XI. ADJOURNMENT