

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, April 3, 2019

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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 third floor Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan.

#3291

Ken/Michelle Mills, 278 Riverbank, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for new single family dwelling with attached garage at 648 Orange**, Lot 12, Block 176, in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

Section 2100:

A maximum of 35% of lot area is allowed to be covered with structures in a RA zoning district. Proposed new home will exceed allowable lot coverage by 302.06 square feet or at 39.35% lot coverage.

#3292

Gino Giammalva, 667 St. Johns, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for new single family dwelling with attached garage at 743 Pine**, Lots 3 & 4, Block 205, in a RA zoning district, where the proposed conflicts with Section 2402.J of the Wyandotte Zoning Ordinance.

SECTION 2402.J:

An attached garage shall not project more than 6' forward of the dwelling portion of the home and shall not occupy more than 60% of the front building façade. Proposed attached garage will project 10.32' in front of the dwelling exceeding allowable projection by 4.32'.

#3293

Judith Zalenski, 15685 Goddard, Bldg., #1, Apt. #103, Southgate (owner & appellant)

for a variance **to obtain a building permit for new single family dwelling at 727 St. Johns**, W 14' of Lot 132 Reaume Sub, also Lot 33 Cunningham-Tobias Co. Goddard Park Sub., in a RA 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 structures in a RA zoning district. Proposed new home will exceed the allowable lot coverage by 146 sq. ft. resulting in a lot coverage of 37.91%.

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#3294

Thomas Roberts, 2927 – 4th Street, Wyandotte (appellant) and Jason D’Herin, 177 Biddle, Wyandotte (owner)

for a variance to obtain a building permit for a mid rise with commercial on 1st floor and indoor parking, 2nd floor apartments, 3rd thru 5th floor condominiums at 166 Oak and the Vacant Lot known as 135 Chestnut, in a CBD zoning district, where the proposed conflicts with Section 2403.R.1.e and Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2403.R.1e:

A mid-rise in the CBD requires one (1) parking space for each one bedroom or studio unit; one and one-quarter (1 1-/4) parking space for each two bedroom unit and one (1) additional parking space for every eight (8) dwelling units for guest parking or 61 required parking spaces. 59 parking spaces are provided

SECTION 2100:

A minimum sideyard yard of five (5) feet and a total sideyard of ten (10) feet is required. Sideyards may be omitted if walls abutting a sideyard are of fireproof construction and the building is not adjacent to a street right-of-way. Proposed existing building and addition on west side of building has zero (0) sideyard with proposed windows.

SECTION 2100:

A minimum rear yard of ten (10) feet is required. The proposed building has zero (0) rear yard.