

AGENDA

ZONING BOARD OF APPEALS AND ADJUSTMENT

MEETING DATE: WEDNESDAY, January 8, 2020

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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

APPEAL #3314 – tabled from the December 4, 2019, meeting

John Evans, 3213 VanAlstyne, Wyandotte (owner & appellant)

for a variance to obtain a **Certificate of Occupancy to convert from existing nonconforming single family dwelling (front) and accessory structure (rear) to a multiple three family (front) and a one family dwelling (rear) at 3213 VanAlstyne**, S ½ of Lot 117 and also Lot 118, Eureka Iron and Steel Works Resub., in a RM-3 zoning district, where the proposed conflicts with Section 900, Section 2100 and Section 2403 of the Wyandotte Zoning Ordinance.

SECTION 900: (As of December 3, 2019, Zoning Ordinance Amendment came into effect). Principal uses permitted. A. All principal uses permitted in the RM-2 Multiple-Family Residential Districts. B. All principal uses permitted in the RM-1 Multiple-Family Residential District and subject to all the regulations and requirements of the RM-1 District.

Multiple-family dwellings and single-family dwellings are allowed in a RM-3 Zoned District, however, the use of a multiple-family building and a single family building on the same lot/parcel is not specifically permitted.

SECTION 2100:

The minimum sideyard setback in an RM-3 District is: a minimum 3' sideyard setback and a total sideyard setback of a minimum of 10'. The current sideyard setbacks are 3' and 5'5", for a total of 8'5".

SECTION 2403:

The required off street parking for a multiple family dwelling is 1-1/2 parking spaces for each dwelling unit of 1 bedroom plus 1 additional parking space for guests. Proposed use, including the proposed conversion of the storage building, will require $1\text{-}1/2 \times 4 = 6$ offstreet parking spaces plus 1 guest space for a total of 7 offstreet parking spaces required. Currently, no offstreet parking spaces are provided.

Note: Stamped and sealed drawings will be required for conversion to a multiple family dwelling if approved.

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APPEAL #3315

Pizzo Development Group, LLC, 349 Antoine, Wyandotte (appellant) and Judy Owens, 2818 – 6th Street, Wyandotte (owner)

for a variance to obtain a building permit for a new single family dwelling with attached garage at 2818 – 6th Street, S 72.50 feet of Lots 6 and 7, Block 171, in a RT zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

A maximum of 35% lot area coverage for a single family dwelling is allowed in a RT Zoning district. Proposed home would exceed allowable lot coverage by 1.2% or 90 sq. ft.

APPEAL #3316

Mark Silka, 906 Cherry, Wyandotte (owner & appellant)

for a variance to obtain a building permit for an existing garage floor with footings at 906 Cherry, That pt of Lots 3 and 4 lying E of DT and I RR ROW Plat of Eureka Iron Co's sub block 261, in a RA zoning district, where the proposed conflicts with Section 2100(b) and Section 2402.F of the Wyandotte Zoning Ordinance.

SECTION 2100(b):

Where a sideyard abuts a street, the minimum width of such yard shall not be less than 5' except in instance of a multiple dwelling, such sideyard shall not be less than 10'. A distance of not less than 8' shall be provided between the dwelling and a dwelling on an abutting lot.

The concrete slab with footings, installed without a necessary building permit, is located zero (0) feet from the East property line abutting 9th Street where 5' is required.

SECTION 2402.F:

For detached accessory structures, an exterior wall shall not be located less than three (3) feet from interior lot lines except accessory structures less than 200 sq. ft. in area may be built on interior lot lines with no part thereof protruding over said lot line. There shall be no opening in any wall which is located less than 3' from an inter lot line.

The existing slab with footings, installed without the necessary building permit, is located zero (0) feet from the west interior property line where three (3) feet is required.

NOTE: The lot is irregular and in the shape of a triangle. If a variance is granted, the west wall will need to have a one (1) hour fire rating from both sides.

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APPEAL #3317

Patrick Gallagher, 4069 – 18th Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for an addition at 4069 – 18th Street, Lot 69, Wesley A. Richard's Sub. No. 3, in a RA zoning district, where the proposed conflicts with Section 2402.E and 2100 of the Wyandotte Zoning Ordinance.

SECTION 2402.E:

No detached accessory building shall be closer than 10' to any main building. The existing garage is approximately 8' from the proposed enclosed bedroom at the rear of home.

SECTION 2100:

In a RA zoning district, 35% lot coverage is allowed. The current lot coverage already exceeds the allowable by 126 s.f. or 37%. The proposed structure will be changed from an existing nonconforming open porch to an enclosed bedroom and open porch, exceeding the allowable lot coverage. This change will not affect the current lot coverage.

APPEAL #3318

MI Custom Signs, 20109 Northline, Taylor (appellant) and Jerry's Ace Hardware, 2245 Fort, Wyandotte (owner)

for a variance to obtain a sign permit for a pole with LED changeable message board at 2245 Fort, Lots 88 thru 94, Scherer's Westgate Manor Sub., in a B-2 zoning district, where the proposed conflicts with Section 2408.F.2.b.3 of the Wyandotte Zoning Ordinance.

SECTION 2408.F.2.b.3:

The maximum area of a pole sign is limited to 120 sq. ft. Applicant is proposing a 32 sq. ft. LED changeable message board that will result in a total sign area of 152 sq. ft., exceeding the allowable area by 32 sq. ft.