

**AGENDA**  
**ZONING BOARD OF APPEALS AND ADJUSTMENT**  
**MEETING DATE: WEDNESDAY, June 5, 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.**

**#3296**

Jonathon & Sandra Pratt, 1214 Cherry, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage at 1214 Cherry**, Lots 24 & 25, VanVlasselaer Rugby Gardens Sub, in a RA zoning district, where the proposed conflicts with Section 2402.G of the Wyandotte Zoning Ordinance.

**Section 2402.G:**

In a RA zoning district, an accessory building with 4:12 or greater slope cannot exceed height of 17'. The proposed garage is 20'4", thereby exceeding the maximum height requirement by 3'4".

**#3297**

Robert Rodak, 3126 VanAlstyne, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for an addition at 3126 VanAlstyne**, Lot 61, Eureka Iron and Steel Works Re-Sub, in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**Section 2100:**

Only 35% of lot coverage allowed (1050 sq ft). Existing structures and proposed addition would be 1616.5 square feet in lot coverage, causing structures to exceed lot coverage by 566.5 square feet.

Existing house and garage currently exceed lot coverage by 242.5 square feet. Proposed addition would increase the square footage coverage by 324 square feet. Therefore, the entire existing and proposed structure would exceed maximum lot coverage by 566.5 square feet

**#3298**

Scott Hanlon, 1251 Vinewood, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for removal and replacement of a new larger front porch with roof at 1251 Vinewood**, Lot 17, Lawrence Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**Section 2100:**

The proposed structure exceeds the maximum lot coverage in the RA zoning district. 35% lot coverage is allowable whereas 38.3% lot coverage is proposed thereby exceeding the permissible lot coverage by 114.5 square feet.

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**#3299**

Mark & Kimberly Vega, 1510 Sycamore, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a shed at 1510 Sycamore**, Lots 240, 241 and Lot 242 except the W 20', The Steel Plant Sub., in a RA zoning district, where the proposed conflicts with Section 2100 and Section 2100.b of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

Requires the maximum lot coverage not to exceed 35%. On December 6, 2017, Zoning Board Appeal #3258 granted the variance on the lot coverage for an additional covered rear porch, 435.42 sq. ft. to a new home. This resulted in allowable lot coverage to be exceeded by 393.68 sq. ft. The applicant is requesting a 10'x16' shed, an additional 160 sq. ft. Since the field conditions exceed the excessive lot coverage approved by the Zoning Board of Appeals, another variance is required.

**SECTION 2100.b:**

Where a sideyard abuts a street, the minimum width of such yard shall not be less than 5'. Proposed shed would be located 3' from the side lot line.