

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, July 17, 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 – tabled from June 5, 2019 meeting

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".

#3300

Shane MacIntyre, 569 Maple, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage at 569 Maple**, N 64 feet of Lot 1, also W 20' of N 64' of Lot 2, Central Place Sub, Block 149, in a RA zoning district, where the proposed conflicts with Section 2100 and Section 2402.E.b of the Wyandotte Zoning Ordinance.

SECTION 2100:

A maximum of 35% lot coverage is allowed for structures in an RA zoning district. Proposed 16' x 24' garage will result in the allowable lot coverage being exceeded by 84 square feet.

SECTION 2402.E: No detached accessory building shall be located closer than ten (10) feet to any main building. Proposed 16' x 24' garage would be located 5'-0" from the home.

#3301

Cheryl Hickey, 1303 – 13th Street, Wyandotte (owner & appellant)

for a variance **to obtain a concrete permit for a driveway at 1303 – 13th Street**, N 1' of Lot 441 also Lot 442, G.F. Bennett's Blvd. Park Sub. No. 1, in a RA zoning district, where the proposed conflicts with Section 2403 and Section 2403.C of the Wyandotte Zoning Ordinance.

Section 2403. Parking requirements:

There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking with adequate access to all spaces. the number of off-street parking spaces and improvements shall be in accordance with this section, in conjunction with all land or building uses prior to the issuance of a Certificate of Occupancy, a Certificate of Compliance, Certificate of Approval or Certificate of Conformity as hereinafter prescribed. refer to Wyandotte Code of Ordinances for regulations for parking on city streets and in residential areas (Chapter 35, Article (iii)).

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Section 2403.C:

Off-street parking spaces may be located within a side or rear yard. Off-street parking shall not be permitted within a required front yard unless otherwise provided for in this ordinance.

Front yard parking is not permitted according to the zoning of this address. Therefore the driveway must extend 20' past the front of the house.

#3302

James & Lori Waling, 115 Emmons, Wyandotte (owner & appellant)

for a variance **to obtain a Certificate of Occupancy to allow existing front yard parking at 115 Emmons**, legal description on file, in a RA zoning district, where the proposed conflicts with Section 2403.C and Section 2403.F of the Wyandotte Zoning Ordinance.

Section 2403.C:

Concrete does not extend 20' past front of house into the sideyard as required, concrete stops at front of house. May install gate to allow car to enter side yard or remove front yard parking. (see upon sale inspection PUS17-0395), or apply for a variance from the Zoning Ordinance to allow front yard parking.

Section 2403.F:

Off street parking. New concrete installed in front yard without permit.

#3303

Gerald Chamberlain, 19485 Lighthouse Pointe, Grosse Ile, Michigan (owner & appellant)

has appealed to the Zoning Board of Appeals and Adjustment of the City of Wyandotte for a variance **to obtain a building permit for a garage at 1720 – 3rd Street**, Lots 104 & 105, incl., Fordney's Sub., in a RT zoning district, where the proposed conflicts with Section 2100 and Section 2402.D of the Wyandotte Zoning Ordinance.

Section 2100:

The proposed structure exceeds the maximum lot coverage in the RM-1 Zoning District. 35% is the allowable whereas 40.2% lot coverage is proposed thereby exceeding the permissible lot coverage by 317 square feet.

Section 2402.D:

The proposed accessory structure and the existing accessory structure shall not exceed 40% of the total rear yard area in a residential district. 40% is allowable rear lot coverage, whereas 41.8% is proposed thereby exceeding the permissible rear lot coverage by 56 square feet. Provided that in no instance shall the accessory building exceed the ground floor area of the main building (home). The ground floor area of the home is 1,014 square feet, whereas the total accessory structures are 1,256 square feet thereby exceeding the main building (home) by 242 square feet.