

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, March 6, 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.

#3290

Jason Ptak, 1267 Oak Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for *a garage at 1267 Oak Street**, Lot 1, Hurst and Post's Sub., Block 339, in a O-S zoning district, where the proposed conflicts with Sections 2100 and 2402.D of the Wyandotte Zoning Ordinance.

Section 2100:

RT District: A maximum of 35% of the lot area may be covered with structures. Proposed 30'x40' detached garage will result in the lot coverage being exceeded by 510 sq. ft. or resulting in 42.7% of lot coverage.

O-S District: A maximum of 100% of the lot area may be covered with structures. Proposed meets this requirement.

Section 2402.D:

RT District: An accessory building shall not exceed 40% of the total rear yard in a **residential district**, provided in no instance exceed the ground floor area of the main building. The main building is 1187 sq. ft. in area, the existing detached garage is 572 sq. ft. in area, the proposed detached garage of 1200 sq. ft. will result in 1772 sq. ft. of accessory buildings exceeding the main building area by 585 sq. ft. in area.

O-S District: This section does not apply to the O-S District.

*The appellant is applying to the Planning Commission (meeting February 21, 2019) for a Special Use of a Limited Dwelling – two family dwelling in an Office Service (O-S) District. A Limited Dwelling requires the provisions of the two family (RT) district be met.