

## AGENDA

### ZONING BOARD OF APPEALS AND ADJUSTMENT

MEETING DATE: WEDNESDAY, October 2, 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**

#### #3307

Napier's Home Improvement, 19287 Allen Road Brownstown (appellant) and Robert Henney, 881 – 6<sup>th</sup> Street, Wyandotte (owner)

for a variance **to obtain a building permit for awnings at 881 – 6<sup>th</sup> Street**, Lot 2 esc S 9.18' thereof also S 18.16' of Lot 3, Ann Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

#### Section 2100:

Requires the maximum lot coverage in a RA district shall not exceed 35%.

Existing field conditions exceed the maximum lot coverage (1506 square feet) by 42% or 334 square feet.

The additional proposed awnings would exceed the maximum lot coverage by 47% or 543 square feet.

#### #3308

Kelly Sharpy, 21440 West River Road, Grosse Ile (owner & appellant)

for a variance **to obtain a Certificate of Occupancy to provide no off street parking at 2720/2722 – 2<sup>nd</sup> Street**, S 60' of Lot 7, Block 83, in a RM-1 zoning district, where the proposed conflicts with Section 2403.R.1.A of the Wyandotte Zoning Ordinance.

#### Section 2403.R.1.A :

A minimum of one (1) parking space is required for each dwelling unit.

The homeowner was cited to provide one (1) additional parking space for the dwelling unit at the rear of the existing beauty salon and is requesting a variance to not provide one (1) additional parking space.

#### #3309

Michael Calvin, 1721 – 11<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for front yard parking at 1721 – 11<sup>th</sup> Street**, N ½ of Lot 267, also Lots 268 and 269, G.F. Bennett's Blvd. Park Sub., in a RA zoning district, where the proposed conflicts with Section 2403.C of the Wyandotte Zoning Ordinance.

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**Section 2403.C:**

Off street parking spaces may be located within a rear or sideyard. Off street parking shall not be permitted within a required front yard.

Note: Driveway extension past front of house was removed during permitted waterproofing of basement. Driveway extension was not replaced, thereby creating front yard parking.

**#3310**

Tradekey Homes Inc., 19250 Allen Road, Brownstown (owner & appellant)

for a variance **to obtain a Certificate of Occupancy to provide no off street parking at 3950 – 6<sup>th</sup> Street**, N 35' of S 70' of Lots 11, 12, 13, 14 Garfield Place Sub., Block 7, in a RA zoning district, where the proposed conflicts with Section 2403.R.1.A of the Wyandotte Zoning Ordinance.

**Section 2403.R.1.A :**

A minimum of one (1) parking space is required for a single family dwelling.

Owner of property is requesting a variance from this requirement.