

## AGENDA

### ZONING BOARD OF APPEALS AND ADJUSTMENT

MEETING DATE: WEDNESDAY, October 6, 2021

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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 #3357

Paul Gould (First Congregational Church), 2651 Biddle #220, Wyandotte (appellant) and First Congregational Church, 2637 1<sup>st</sup> Street, Wyandotte (owner)

for a variance to obtain a Certificate of Occupancy for a lot split at 2637 1<sup>st</sup> and 98 Superior (Lots 11 to 14 incl., Block 54) in a PD zoning district, where the proposed conflicts with Sections 2100 and 2403.R.5.a of the Wyandotte Zoning Ordinance.

#### **Section 2100 - Residential Lot Size:**

The minimum lot area for a residential dwelling is 5,000 square feet. The proposed lot split yields a 4,400 square foot lot for the residential unit.

The minimum lot width for a residential dwelling is 50 feet. The proposed lot split yields a lot width of 37.7 feet.

#### **Section 2403.R.5.a - Parking**

The minimum number of off-street parking spaces required for a place of worship is 1 space per every 8 feet of pew. The church has 28 pews at 10 feet each equaling 280 feet of pew. This requires 35 parking spaces. The existing parking lot has 32 parking spaces. The proposed lot split would remove and addition 3 parking spaces resulting in 29 parking spaces. This reduction in available parking would further add to the existing non-conformance.

#### **Section 2100:**

A maximum of 35% lot coverage is allowed for structures in a residential zoned district. Proposed lot split would result in the allowable lot coverage being exceeded by 163.82 square feet or a total lot coverage of 38.73%.

#### **Property Line - Front Porch**

The existing front porch stairs of the parsonage exit to the driveway between the parsonage and the church. The proposed lot split would result in the stairs exiting off the lot. The front porch stairs would have to be reconstructed to exit onto the newly split lot, not onto the neighboring lot to the south (church lot).

#### APPEAL #3358

Paul Calinda, 4737 Jackson, Trenton, Michigan (owner & appellant)

for a variance to obtain a building permit for a single family dwelling with detached garage at 1110 Maple (W 10' of Lot 8 also E 25' of Lot 9, Hurst and Post's Sub., Block 312) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

#### **Section 2100:**

Lot coverage in an RA Zoned District is 35%. Existing buildable lot has an area of 4,900 square feet and the maximum lot coverage is 1,715 square feet. Proposed dwelling and detached garage covers 2,159 square feet exceeding the allowed lot coverage by 444 square feet or 44% of lot.

#### APPEAL #3359 - WITHDRAWN

#### APPEAL #3360

Pizzo Development Group, 349 Antoine, Wyandotte (appellant) and Robert/Christina Hudzinski, 14635 Fellrath, Taylor (owner)

for a variance to building permit for a new single family dwelling at 620 Orange (Lot 9, Block 176) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

#### **SECTION 2100:**

Requires that the maximum lot coverage not exceed 35%. The proposed structure covers 2845 square feet, whereas the maximum allowed is 2450 square feet. This exceeds the lot coverage by 40% or 395 square feet.