

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, July 20, 2022

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The meeting of the Zoning Board of Appeals and Adjustment will be held at 6:30 p.m. (hybrid format).

You may **come in person** or you may **express your views in writing**, but the letter must be received by the Board at Wyandotte City Hall, 3200 Biddle, Suite 200, Wyandotte, MI 48192, prior to the date of the public hearing. **Or you can participate by phone** by calling **312-626-6799**, Use webinar ID: **992 636 8831 (wyandotte1)**.

APPEAL #3375

Mark Kowalewski, 1540 Davis, Wyandotte, Michigan (appellant) and Joe Pizzo, 14145 Southwoods Ct., Southgate, Michigan (owner)

for a variance to obtain a building permit for 3 residential apartments on the second floor at 536 Oak Street (Lots 10 and 11, Block 146) in a RM-1 zoning district, where the proposed conflicts with Section 190.290 of the Wyandotte Zoning Ordinance.

Section 190.290:

A maximum of 35% lot coverage is allowed a RM-1 zoning district. Existing nonconforming building already exceeds this allowable lot coverage by 2,773 square feet. Proposed lobby addition of 84.15 square feet will increase the nonconformance to 2,857.15 square feet.

APPEAL #3376

Mike Podsiad, 1714 Davis, Wyandotte Michigan (owner & appellant)

for a variance to obtain a mechanical permit for a side yard air conditioner unit at 1714 Davis (E 10' of Lot 444, also Lot 445, Schorr Grove Sub.) in a RA zoning district, where the proposed conflicts with Section 190.323(L) of the Wyandotte Zoning Ordinance.

Section 190.323(L):

Mechanical equipment installed outside of one- or two-family dwellings and their attached structures shall not be installed in any front and/or minimum required side yard and shall be located behind the dwelling and not closer than five feet from the property line. Exception: where a side yard abuts a street or an alley, the Building Official may approve a side yard location on the street or alley side, if the locations is established prior to installation.

The proposed unit is located within the five (5) foot side yard.

APPEAL #3377

Patrick and Lynn Kearney, 3179 VanAlstyne, Wyandotte Michigan (owner & appellant)

for a variance to obtain a concrete permit for a driveway at 3175-3179 VanAlstyne (Lots 113 to 116, incl., also N ½ of Lot 117, Eureka Iron and Steel Works Re-sub) in a RM-3 zoning district, where the proposed conflicts with Section 190.324(C) of the Wyandotte Zoning Ordinance.

Section 190.324(C):

Off street parking may be located within a side or rear yard. Off street parking shall not permitted within a required front yard unless otherwise provided within this chapter.

Proposed 18'x37' parking pad is located in front yard.