

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, September 6, 2023

Page 1 of 1

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 #3391

Allen Colegrove, 267 Spruce, Wyandotte (owner & appellant)

for a variance to obtain a concrete permit for parkway parking at 261-267 Spruce (W 68' of Lots 1 and 2, also W 68' of N 10' of Lot 3, Grand Cross Sub., Block 77) in a RT zoning district, where the proposed conflicts with Section 190.324(C) of the Wyandotte Zoning Ordinance.

Section 190.324(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 chapter.

The applicant is proposing to replace parkway parking and front yard parking as evidenced from historical parking patterns.

APPEAL #3392

Marianne Jones, 1079 10th Street (owner & appellant)

for a variance to building permit #PBLD22-0814 for a carport at 1079 10th Street (N 8' of Lot 78 also Lot 79 also S 3' of Lot 80, Ford Centre Sub.) in a RA zoning district, where the proposed conflicts with Sections 190.323(a) and 190.290 of the Wyandotte Zoning Ordinance.

Section 190.323(a):

Where the accessory building is structurally attached to a main building, it shall be subject to the regulations applicable to main buildings.

Section 190.290:

Minimum sideyard requirements are at least 4' for one side yard and at least 12' for both side yards.

The building permit application indicated 4' of space between north edge of carport and property line. Carport was constructed to edge of driveway, thereby yielding 1' between carport and property line. Carport not constructed per submitted drawings. Notice of Violation was sent June 5, 2023.

APPEAL #3393

Brian Kramer/RHD, 511 Elm, Wyandotte (appellant) and Steven Shubert, 2637 1st, Wyandotte (owner)

for a variance to obtain a building permit for a covered porch at 2637 1st (N 40' of Lots 13 and 14 and the W 10' of the N 40' of Lot 12, Block 54) in a PD zoning district, where the proposed conflicts with Section 190.290 of the Wyandotte Zoning Ordinance.

Section 190.290:

A minimum of a 4' sideyard setback is required for a single family dwelling. Proposed covered front porch would have a 2'-8" sideyard setback.