

## AGENDA

### ZONING BOARD OF APPEALS AND ADJUSTMENT

MEETING DATE: WEDNESDAY, August 1, 2018

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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 #3274

Cassino Construction, 13150 Dix, Southgate (appellant) and Dale Stratton, 1558 Chestnut, Wyandotte (owner)

for a variance **to obtain a building permit for a wood frame garage at 1558 Chestnut, W 10'** of Lot 11, also Lot 12, Dewey Place Sub., Block 2, in a RA zoning district, where the proposed conflicts with Section 2402.F of the Wyandotte Zoning Ordinance.

#### **SECTION 2402.F:**

For detached accessory structures, an exterior wall shall not be located less than three (3) feet from interior lot lines except accessory structures less than two hundred (200) square feet in area may be built on interior lot lines with no part thereof protruding over said lot line. There shall be no opening in any wall which is located less than three (3) feet from an interior lot line.

The east wall of the 576 square foot proposed garage is 2 feet from the side lot line.

If a variance is granted, the east wall would require a 1 hour fire rating on the inside, outside, and underside of the overhang.

#### Appeal #3275

Todd Sclafani, 1716 – 13<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a shed at 1716 - 13<sup>th</sup> Street, Lot 93, G.F.** Bennett's Boulevard Park Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

#### **SECTION 2100:**

The maximum allowable lot coverage in a RA district is 35%. Proposed structure would exceed the allowable lot area by 133 square feet.