

AGENDA

ZONING BOARD OF APPEALS AND ADJUSTMENT

MEETING DATE: WEDNESDAY, December 4, 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

*from the November 6, 2019, meeting that was cancelled due to lack of a quorum

***APPEAL #3311**

Philip Schuck, 3441 – 23rd Street, Wyandotte (owner & appellant)

for a variance **to obtain a concrete permit for a driveway at 3441 – 23rd Street**, Lots 131 thru 134, Eureka Highland No. 1 Resub., in a RA zoning district, where the proposed conflicts with Section 2403.C of the Wyandotte Zoning Ordinance.

Section 2403.C:

The proposed parking pad is denied as it is in violation of Zoning Article 2403.C which states off-street parking spaces may be located within a side or rear yard.

The proposed parking pad is in the front yard, between the existing picket fence and the city sidewalk.

APPEAL #3312 - withdrawn

***APPEAL #3313**

Jerry & Julie Rushlow, 3440 – 23rd Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit a garage at 3440 – 23rd Street**, S 10' of Lot 125 also Lot 126 Eureka Highland No. 1 Resub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

A maximum of 35% lot coverage is allowed for structures in a RA zoning district. The proposed 26'x24' detached garage will result in the allowable lot coverage being exceeded by 121 square feet.

APPEAL #3314

John Evans, 3213 VanAlstyne, Wyandotte (owner & appellant)

for a variance to obtain a **Certificate of Occupancy to convert from existing nonconforming single family dwelling (front) and accessory structure (rear) to a multiple three family (front) and a one family dwelling (rear) at 3213 VanAlstyne**, S ½ of Lot 117 and also Lot 118, Eureka Iron and Steel Works Resub., in a RM-3 zoning district, where the proposed conflicts with Section 900, Section 2100 and Section 2403 of the Wyandotte Zoning Ordinance.

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SECTION 900:

Single family dwellings are not permitted use in a RM-3 District. The existing 14'x36' garage is proposing to be converted to a single family dwelling.

SECTION 2100:

The minimum sideyard setback in an RM-3 District is: a minimum 3' sideyard setback and a total sideyard setback of a minimum of 10'. The current sideyard setbacks are 3' and 5'5", for a total of 8'5".

SECTION 2403:

The required off street parking for a multiple family dwelling is 1-1/2 parking spaces for each dwelling unit of 1 bedroom plus 1 additional parking space for guests. Proposed use, including the proposed conversion of the storage building, will require $1\text{-}1/2 \times 4 = 6$ offstreet parking spaces plus 1 guest space for a total of 7 offstreet parking spaces required. Currently, no offstreet parking spaces are provided.

Note: Stamped and sealed drawings will be required for conversion to a multiple family dwelling if approved.