

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, July 18, 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 #3271

Jeanne Tyrrell, 323 Chestnut, Wyandotte (owner & appellant)

for a variance to obtain a building for a roof over front porch at 323 Chestnut, Lot 5, Block 102, in a RA zoning district, where the proposed conflicts with Section 2500.F.6 of the Wyandotte Zoning Ordinance.

SECTION 2500.F.6:

An unenclosed terrace porch may project six (6) feet into a required front yard and may include a fixed canopy or awning, but this shall not be interpreted to include enclosed sides. An existing porch within a required front yard or required side yard may be replaced, but may not be extended any closer to the front or side property line. To construct or replace a deck or porch with an area enclosed below the floor level with an access door for storage, a four-inch wide by twenty-four-inch deep rat wall or a four-inch concrete floor slab is required. In addition, the structure in question must be greater than the average for the (s) of that block.

The original enclosure on the front porch was never permitted. The existing enclosure violates the front yard setback. The average of the homes on the north side of the block is 19.2 feet. The distance for this structure is 15.0, encroaching into the required front yard of the average of the block by 4.2 feet.

Appeal #3272

Mark Havlicsek, 1837 Electric, Wyandotte (appellant) and Janice Havlicsek, 1702 – 8th Street, Wyandotte (owner)

for a variance to building permit #PBLD17-0866 for an existing deck at 1702 – 8th Street, N 15' of Lot 131, Ebert's Ford City Sub. in a RA zoning district, where the proposed conflicts with Section 2500.F.1 of the Wyandotte Zoning Ordinance.

SECTION 2500.F.1:

Projections into required open spaces.

Outside stairways, fire escapes, vestibules, balconies, decks and similar projections from a wall of a building, and detached decks extending more than two (2) feet above the established grade shall not extend into any required yard. A landing required for exit from a building of a maximum area of ten (10) square feet is allowed.

The existing deck installed without a permit is located 32 inches from the property line where-as 4 feet is required. Building Permit #PLBD17-0866 was issued on November 6, 2017, to correct violation, the permit has expired and the violation was not addressed. The contractor is now requesting that deck remain in existing location.

Appeal #3273

Pizzo Development Group, LLC, 349 Antoine, Ste. 1, Wyandotte (appellant) and Kurt and Christina Hunter, 4064 – 22nd Street Wyandotte (owner)

for a variance to obtain a building permit for a new single family dwelling with attached garage at 518 Plum, Lot 9, Block 154, in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

The proposed structure exceeds the maximum lot coverage in the RA zoning district. 35% lot coverage is allowable, whereas 39.3% lot coverage is proposed thereby exceeding the permissible lot coverage by 306 square feet.