

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, June 6, 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 #3269

Berryman, 1603 – 19th Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a rear addition and deck at 1603 – 19th Street**, Lot 334, Schorr Grove Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

Limiting height, bulk, density, and area by land use.

RA-One Family Residential the maximum percent of lot coverage for (all structures) is 35%.

Proposed structure violates the ordinance exceeding coverage by 224 sq. ft. or approx. 14%. The applicant is removing an existing addition and deck. It is to be replaced by a new addition and deck. Maximum area of occupancy is 1413.3sqft. Existing structures occupy 1520.7sqft. and are nonconforming.

Appeal #3270

Joe Hughes, 2214 – 10th Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage addition at 2214 – 10th Street**, Lots 57 & 58, Welch Bros. Pulaski Blvd. Sub., in a RA zoning district, where the proposed conflicts with Section 2402 of the Wyandotte Zoning Ordinance.

SECTION 2402:

Accessory buildings and uses - D. An accessory building shall not exceed forty (40) per cent of the total rear yard in a residential district, provided that in no instance shall the accessory building exceed the ground floor area of the main building.

Accessory structure would exceed the ground floor area of the main building by 143 square feet.