

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, October 3, 2018

Page 1 of 1

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 #3279

Pizzo Development Group LLC, 349 Antoine, Ste. 1, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a new single family dwelling with attached garage at 1853 McKinley**, N 3.5' of Lot 132 and Lots 133 and 134, Fordney's Sub., in a RT zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

Section 2100:

A maximum of 35% of lot coverage is allowed for a structure in a RT zoning district. Proposed new home would exceed the allowable lot coverage by 344.20 square feet.

A minimum of a 25' rear yard setback is required for a structure in a RT zoning district. Proposed new home would have a 21.9' rear yard setback.

Appeal #3280

Jeff Bennie, 1617 – 10th Street, Wyandotte (owner & appellant)

for a variance **to Building Permit #18-0480 for a covered patio at 1617 – 10th Street**, Lot 29 also S 23' of Lot 30, Electric Highway Park Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

Requires the maximum lot coverage shall not exceed 35%. On September 6, 2017, the Zoning Board of Appeals (ZBA #3251) granted a variance on the lot coverage allowing a 40 foot by 13 foot roofed patio in the rear yard. This approved structure exceeded the 35% lot coverage by 257 square feet.

However, the framing inspection performed on August 22, 2018 revealed the as built roofed patio measures 42 feet by 16 feet (due to matching the existing roof slope and eave line). This larger footprint now exceeds the ZBA approved lot coverage by an additional 152 square feet. Since the field conditions exceed the excessive lot coverage approved by the ZBA, another variance is required.