

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, April 6, 2022

Page 1 of 1

The meeting of the Zoning Board of Appeals and Adjustment will be held at 6:30 p.m. (hybrid format).

You may **come in person** or you may **express your views in writing**, but the letter must be received by the Board at Wyandotte City Hall, 3200 Biddle, Suite 200, Wyandotte, MI 48192, prior to the date of the public hearing. Or you can **participate by phone** by calling **888-475-4499**, Use webinar ID: **992 636 8831 (wyandotte1)**.

Appeal #3372

Kroll Construction, 29017 Ford Road, Garden City, MI (appellant) and Michaelleen Lewis, 1617 16th Street, Wyandotte, MI (owner)

for a variance to obtain a building permit for an awning at 1617 16th Street (Lot 521, Schorr Grove Sub) in a RA zoning district, where the proposed conflicts with Section 190.290 of the Wyandotte Zoning Ordinance.

Section 190.290:

The proposed awning exceeds the maximum lot coverage in a RA zoning district. 35% lot coverage is allowable, whereas 37% lot coverage is being proposed. Thereby exceeding the permissible lot coverage by 121 square feet.

Appeal #3373

LaToria Pearson, 1473 18th Street, Wyandotte (owner & appellant)

for a variance to obtain a Certificate of Occupancy for front yard parking at 1473 18th Street (Lot 56, Abbott and Beymers Ecorse Heights Sub). in a RA zoning district, where the proposed conflicts with Sections 190.324 and 190.324(C) of the Wyandotte Zoning Ordinance.

Section 190.324. Parking requirements:

There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking with adequate access to all spaces. the number of off-street parking spaces and improvements shall be in accordance with this section, in conjunction with all land or building uses prior to the issuance of a Certificate of Occupancy, a Certificate of Compliance, Certificate of Approval or Certificate of Conformity as hereinafter prescribed. Refer to Section 72.003 of this Code of Ordinances for regulations for parking on city streets and in residential areas.

Section 190.324(C):

Off-street parking spaces may be located within a side or rear yard. Off-street parking shall not be permitted within a required front yard unless otherwise provided for in this chapter.

Front yard parking is not permitted according to the zoning of this address. Therefore, the driveway extension must also extend 20' past the front of the home. The proposed driveway does not extend 20' past the front of the home.