

**AGENDA**  
**ZONING BOARD OF APPEALS AND ADJUSTMENT**  
**MEETING DATE: WEDNESDAY, December 6, 2023**

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**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 **312-626-6799**, Use webinar ID: **992 636 8831 (wyandotte1)**.

**APPEAL #3397**

Agnes Snyder, 3116 – 22<sup>nd</sup> Street, Wyandotte (owner) and Gene Stephens, 3104 – 22<sup>nd</sup> Street, Wyandotte (appellant)

**for a variance to obtain a building permit for a garage at 3116 22<sup>nd</sup> Street** (Lot 411, Assessor's Wyandotte Plat No. 12) in a RA zoning district, where the proposed conflicts with Section 190.323.F of the Wyandotte Zoning Ordinance.

**Section 190.323.F:**

For detached accessory structures, an exterior wall shall not be located less than 3' from interior lot line, except accessory structures less than 200 square feet may be built on interior lot lines with no part protruding over said lot line. There shall be no opening in any wall which is located less than 3' from an interior lot line.

Proposed new garage on existing footings would be located 9" from the side lot line.

**APPEAL #3398**

Philip Rice, 2400 – 2<sup>nd</sup> Street, Wyandotte (owner & appellant)

**for a variance to obtain a building permit for an addition at 2400 – 2<sup>nd</sup> Street** (N 90' of Lot 7, Block 80) in a RT zoning district, where the proposed conflicts with Section 190.290 of the Wyandotte Zoning Ordinance.

**Section 190.290:**

A maximum of 35% lot coverage is allowed in a RT zoning district for a single family home. Permit application is proposing to remove a 65 square feet portion of the home that has a failing foundation and replace it with a 120 square feet new addition. Currently, the existing home exceeds the allowable lot coverage by 214 square feet, with the removal of this existing portion of the home and the installation of the new 120 square foot addition, the home will exceed the allowable lot coverage by 269 square feet. This would result in the lot coverage encompassing 41% of the allowable lot area where the existing home current lot coverage is at 39.76%, whereas a maximum of 35% lot coverage is allowed.

The minimum front yard setback is 20' to the front lot or the average of the block. The average of the block is 12.2', the proposed setback of the addition is 9.5' to the front lot line.

**OTHER BUSINESS:**

1. Approval of resolution for meeting protocol.