

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, November 3, 2021

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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 #3361

Michael Miville, 2056 – 2nd Street, Wyandotte (appellant) and Carol Miville, 2056 – 2nd Street, Wyandotte (owner)

for a variance to obtain a building permit for a garage at 2056 – 2nd Street (Lot 20 and N ½ of Lot 21, Grand Cross Sub., Block 76) in a RM-1 zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

Requires the maximum lot coverage of 35% in a RM-1 zoning district.

The proposed structure increases the total lot coverage to 1747 sq. ft., whereas 1378 sq. ft. is allowed, an increase of 369 sq. ft. or 44%.

APPEAL #3362

Dorchester Custom Homes, 1041 Mollno, Wyandotte (appellant) and John & Betty Ross, 7433 S. Huron River Drive., S. Rockwood (owner)

for a variance to obtain a building permit for a new single family dwelling with attached garage at 410 Highland (Lots 428 through 431, Emmon's Orchard Sub.) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

In a RA zoning district, a maximum of 35% lot coverage is allowed. Proposed new home would exceed allowable lot coverage by 260.01 square feet or cover said lot at 38% lot coverage.

APPEAL #3363

Mark Kowalewski for St. Vincent Pallotti Parish and Oak Wyandotte LLC, 1540 Davis, Wyandotte (appellant) and St. Vincent Pallotti Parish, Father Brendan McCarrick, 334 Elm Wyandotte (owner)

for a variance to obtain a Certificate of Occupancy for a lot split at 105-115-135 Superior (Lots 1 thru 7, Block 68) in a RT zoning district, where the proposed conflicts with Sections 2401.H and 2410.B.1 of the Wyandotte Zoning Ordinance.

Section 2401.H

Change of tenancy or ownership. There may be a change of tenancy, ownership or management of any existing nonconforming uses of land, structures, and premises provided there is no change in the nature or character of such nonconforming uses.

The proposed lot split and change of ownership will yield two separate nonconforming buildings, thereby increasing the nonconformance.

Section 2410.B.1

Should the city engineer find that the proposed lot or parcel split will not impair or does not create or increase the non-conforming condition or create a lot or parcel which cannot be used under the terms of the zoning ordinance; such lot or parcel split shall be approved.

The proposed lot split increases the non-conforming condition of the lot.

The proposed lot split will increase the nonconformity of the site with the resulting two parcels likely each being in violation of setbacks, lot coverage, and parking, etc.. These items cannot fully be reviewed at this preliminary phase as the application lacks desired building uses and existing building sizes. Any variance granted for the lot split does not grant the future use of the building(s) as the use will be reevaluated when the required information is available.