

**AGENDA  
ZONING BOARD OF APPEALS AND ADJUSTMENT  
MEETING DATE **Wednesday, July 20, 2011****

Page 1 of 2

The meeting of the Zoning Board of Appeals and Adjustment will be held at 6:30 p.m., local standard time in the second floor Council Chambers of the Wyandotte City Hall, 3131 Biddle Avenue, Wyandotte, Michigan.

**#3129**

Stan Taraszkiewicz, 2636 – 10<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage at 2636 – 10<sup>th</sup> Street**, Lots 38 and 39, Welch's Ford City Sub., in a RA zoning district, where the proposed conflicts with Sections 2100, 2401.D.2, 2402.E, 2402.D, and 2402.G of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

Structures cannot exceed 35% of total lot area. Existing structure area plus area of proposed garage exceeds allowable area by 1337 square feet, which is 50.77% of the lot area.

**SECTION 2401.D.2:**

Should such structure be destroyed by any means to an extent of more than 50% of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance. Existing garage which has already been demolished and existing structure exceeded allowable lot coverage by 40%. The existing garage of 940 square feet conformed to the allowable rear lot coverage of 40%.

**SECTION 2402.E:**

No detached accessory building shall be located closer than 10 feet to any main building. In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building shall be no closer than 1 foot to such rear lot line. In no instance shall an accessory building be located within a dedicated easement right-of-way. Proposed garage would have a zero (0) rear yard setback.

**SECTION 2402.D:**

An accessory building shall not exceed 40% of the total rear yard. Proposed detached garage would exceed allowable rear yard coverage by 687 square feet or 65% of the rear yard.

**SECTION 2402.G:**

No detached accessory building in an RA, RU, RT, RM-1, RM-1A, RM-2, RM-3, O-S or B-1 District shall exceed 15' in height to the ridgeline with an exception that no accessory building may exceed 15' in height provided the slope of the roof has a pitch of 4:12 or greater to a maximum height of 17' to the ridgeline. Accessory buildings in all other districts may be constructed to 20' in height to the ridgeline. The proposed garage will 18' in height.

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Page 2 of 2

**#3130**

Father & Son Construction 5032 Rochester Road, Troy (appellant) and Carrie Bielawski, 1262 – 11<sup>th</sup> Street, Wyandotte (owner)

for a variance **to obtain a building permit for an addition to garage at 1262 – 11<sup>th</sup> Street, S 4' of Lot 298 also Lot 299 & N 3' of Lot 300, G.F. Bennett's Blvd. Park Sub. #1, in a RA zoning district, where the proposed conflicts with Section 2402.F of the Wyandotte Zoning Ordinance.**

**SECTION 2402.F:**

For detached accessory structures, an exterior wall shall not be located less than 3' from interior lot lines except accessory structures less than 200 square feet in area may be built on interior lot lines with no part thereof protruding over said lot line. There shall be no opening in any wall which is located less than 3' from an interior lot line. Contractor is proposing garage addition with a 2'-4" sideyard setback.

**#3131**

Krieger Klatt Architects, Jeff Klatt, 1412 E 11 Mile Road, Royal Oak (appellant) and Dr. Anne and Nick Abrahamson, 23255 Eureka, Taylor (owner)

for a variance **to obtain a building permit for second story addition at 3249 Biddle, Lots 39 to 41, Incl., Eureka Iron and Steel Works Sub., in a CBD zoning district, where the proposed conflicts with Sections 2404.Q and 2404.J of the Wyandotte Zoning Ordinance.**

**Section 2404.Q:**

This section has a requirement that the off street parking area shall have a planting area of at least 5' in width along any abutting dedicated right-of-way. Proposed 90° parking to building wall configuration prohibits this from being installed.

**Section 2404.J**

Requires that a sidewalk not less than 5' in width shall be provided wherever parking abuts a wall of the main building. Proposed 90° parking lot layout and 19'-10" distance from building wall to city sidewalk prohibits a 5' walk to be installed at the building wall area.

**#3132**

Kimberly Herrick, 2705 Electric, Wyandotte (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for front yard fence at 2705 Electric, Wly' 41' of 27 – 30, T.D. Evans Sub., in a RA zoning district, where the proposed conflicts with Section 2406.A.1 of the Wyandotte Zoning Ordinance.**

**Section 2406.A.1:**

Which prohibits the erection of fences in a required front yard.