

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, August 3, 2011

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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 second floor Council Chambers of the Wyandotte City Hall, 3131 Biddle Avenue, Wyandotte, Michigan.

*Revised July 21, 2011

#3129 – tabled from the July 20, 2011 meeting.

Stan Taraszkievicz, 2636 – 10th Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a garage at 2636 – 10th 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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***SECTION 2401.C.1:**

No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance, where the use is an existing nonconforming use.

#3133A

William Ledwick, 2372 – 23rd Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a garage at 2372 – 23rd Street, Lot 174, Scherer's Westgate Manor Sub., in a RA zoning district, where the proposed conflicts with Sections 2402.F and 2100 of the Wyandotte Zoning Ordinance.

Section 2402.F:

Allows accessory structures to be built no closer than 3' from the interior lot line, where the proposed garage will be 16" from the interior lot line.

Section 2100:

Allows a maximum lot coverage of 35% of the lot with structures, dwelling and accessory structures, or 1,396 square feet in this case, where the proposed garage and existing dwelling would cover 1,485 square feet, exceeding the allowable lot coverage by 89 square feet.