

**AGENDA**  
**ZONING BOARD OF APPEALS AND ADJUSTMENT**  
**MEETING DATE Wednesday, September 7, 2011**

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.

**#3134**

Gabor Tuba, 3334 – 5<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage at 3334 - 5<sup>th</sup> Street**, N 42.33' of Lot 8 and N 42.33' of E 17' of Lot 9, Block 151, in a RA zoning district, where the proposed conflicts with Sections 2100, 2402.E and 2402.F of the Wyandotte Zoning Ordinance.

**Section 2100:**

Allows a maximum lot coverage of 35% or 993 sq. ft. in this case, where the proposed garage and existing dwelling will cover 1,306 sq. ft. which exceeds the maximum allowed lot coverage by 313 sq. ft.

**Section 2402.E:**

No detached accessory building shall be located closer than 10' 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' to such rear lot line. In no instance shall an accessory building be located within a dedicated easement right-of-way, where the proposed will be 3' from house.

**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 inter 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, where the proposed is 1'.

**#3135**

Matthew Peterson, 1276 Poplar, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for an addition at 1276 Poplar**, Lots 13 & 14, Lynch & Steffes Sub. Pt. of Lot 7, in a RA zoning district, where the proposed conflicts with Section 2402.E of the Wyandotte Zoning Ordinance.

**Section 2402.E:**

No detached accessory building shall be located closer than 10' to any main building. Proposed addition will result in detached garage being 8' from the new structure.

**#3136**

John & Beverly Frostic, 1020 Goddard, Wyandotte (owner & appellant)

for a variance **to obtain a mechanical permit for mechanical equipment to be located in a sideyard at 1020 Goddard**, Lots 1 and 2 also W 19' of Lot 3, Electric Blvd. Sub., in a RA zoning district, where the proposed conflicts with Section 2402.L of the Wyandotte Zoning Ordinance.

**SECTION 2402.L:**

Which prohibits the installation of mechanical equipment in any front or sideyard, where the condensing unit is proposed to be located in the sideyard.