

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, July 20, 2016

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 #3224

Jay-Bilt Construction, 34038 Glendale, Livonia (appellant) and Matt and Tylene Farkas, 975 Elm, Wyandotte (owner)

for a variance to obtain a building permit attached garage at 975 Elm (Lot 7, Debo's Sub Block C, also E .50' of Lot 51, John P Hehl's Sub.) in a RT zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

Section 2100:

A minimum of 12' is required for the total sideyard setbacks on both sides of the structure. The proposed attached garage will result in a total of 7'-7" for the total of both sideyard setbacks.

APPEAL #3225

Cindy Beard/Faford, 4264 – 17th Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a porch at 4264 – 17th Street (S 25' of Lot 10, also Lot 11, Klett's Sub.) in a RA zoning district, where the proposed conflicts with Section 2500.F.6 of the Wyandotte Zoning Ordinance.

Section 2500.F.6:

An unenclosed porch may project 6' into a "required" front yard but this shall not be interpreted to include close sides. An existing porch within a required front yard or required sideyard may be replaced.

Homeowner is proposing to install a wood porch projecting 6' out with a front yard setback to the home of approximately 11'-4". A front yard setback of 20' to the property line would be required for a porch to encroach a 6' distance into the required front yard.

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APPEAL #3226

Mark Swistak, 2444 Electric, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a garage addition at 2444 Electric (Lot 26, Rich Welch Sub, Block 13) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

Section 2100:

A maximum of 35% lot coverage is allowed for structures. Proposed 220 square feet addition to garage will result in the allowable lot coverage to be exceeded by 252 square feet.

APPEAL #3227

Royal Cement, 3372 Dix, Lincoln Park (appellant) and Bill Duran, 3326 – 12th Street, Wyandotte (owner)

for a variance to obtain a building permit for a garage at 3326 – 12th Street (Lots 45 & 46, Whitcomb Sub.) in a RA zoning district, where the proposed conflicts with Sections 2100, 2402C, 2402E, 2402F of the Wyandotte Zoning Ordinance.

Section 2100: Side yard setback must be a minimum of 4 feet and the sum of the two side yards must be a minimum of 12 feet. As proposed, the south side yard is only 2 feet and the sum of the side yards is 10.5 feet. Note no dimension for the north side yard was provided so the dimension was calculated as 8.5 feet from the other dimensions provided.

Section 2402C: A structure cannot be constructed in a required yard except the rear yard. As proposed the garage will be constructed in the south side yard.

Section 2402E: No accessory structure can be located less than 10 feet to any main building. The garage is proposed to be 7.5 feet from the house.

Section 2402F: Exterior walls shall not be located less than 3 feet from an interior lot line. The proposed garage will be constructed 2 feet from the south lot line.