

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, November 5, 2014

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 #3191

Steve Samoranski, Affinity Group Credit Union, 26256 Ryan Road, Warren, MI (appellant) and Affinity Group Credit Union, 144 E. Pike St., Pontiac, MI (owner)

for a variance **to obtain a concrete permit for a driveway at 1030 – 15th Street** (N 13' of Lot 55, also Lot 56, J.J. Perren's Sub.), in a RA zoning district, where the proposed conflicts with Section 2402 of the Wyandotte Zoning Ordinance.

SECTION 2402:

A conforming driveway must be a minimum 8' wide and extend 20' beyond the front of the dwelling into the sideyard. The existing width of the sideyard at a point 13' from the front of the dwelling is less than 8'. The driveway and street approach must be removed, and a full height curb constructed, or a variance for nonconforming off street parking must be granted by the Zoning Board of Appeals.

APPEAL #3192

Richard Gering, 1694 Progress, Lincoln Park, MI (appellant) and Edward Galloway, 1694 Progress, Lincoln Park, MI (owner)

for a variance **to obtain a building permit for a garage addition at 4460 – 17th Street** (Lot 31, Wesley A. Richards Sub.), in a RA zoning district, where the proposed conflicts with Sections 2100 and 2402.D of the Wyandotte Zoning Ordinance.

SECTION 2100 states that the maximum allowable lot coverage equals 35% of the total lot. The proposed 18'x20' garage addition exceeds the 35% maximum allowable lot coverage square footage by 312 square feet.

SECTION 2402.D states that the maximum allowable rear lot coverage equals 40% of the total rear lot. The proposed 18'x20' garage addition exceeds the 40% maximum allowable rear yard lot coverage by 120 square feet.

APPEAL #3193

David & Martha Beaudrie, 3800 – 9th Street, Wyandotte (owner & appellant)

for a variance **to obtain Certificate of Occupancy for a front yard fence at 3800 – 9th Street** (N 70' of Lots 15 to 19, Inc., Garfield Place Sub.) RA zoning district, where the proposed conflicts with Section 2406.A.1 of the Wyandotte Zoning Ordinance.

SECTION 2406.A.1:

Which states, in part, "No residential or nonresidential fence or wall shall be erected in a required front yard, except that on lots with a sideyard adjacent to an alley or a street, a decorative or ornamental fence shall be allowed." The proposed fence extends into the required front yard along an interior side property line.