

**AGENDA**  
**ZONING BOARD OF APPEALS AND ADJUSTMENT**  
**MEETING DATE Wednesday, November 4, 2015**

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 #3208**

Steven LaBodie, 1525 – 13<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a garage at 1525 – 13<sup>th</sup> Street (Lot 423, G.F. Bennett's Blvd. Park Sub.) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

Allows a maximum lot coverage of 35% of the lot with structures, dwelling and accessory structure, or 1,323 sf in this case. The proposed garage and existing dwelling would cover 1,479 sf, exceeding the allowable lot coverage by 156 sf.

**APPEAL #3209**

Michelle Ledbetter, 3921 – 6<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance to obtain a Certificate of Occupancy to not provide off street parking at 3921 – 6<sup>th</sup> Street (S 58.50' of Lots 27 and 28, Block 6, Garfield Place Sub.) in a RA zoning district, where the proposed conflicts with Section 2403.R.1.A of the Wyandotte Zoning Ordinance.

**Section 2403.R.1.A:**

Minimum of one off street parking space required for a single family dwelling. Homeowner is requesting a variance to not install a parking pad off of alley that would comply with this requirement.

**APPEAL #3210**

Gail Rademacher, 21-1/2 Walnut, Wyandotte (owner & appellant)

for a variance to obtain a Certificate of Occupancy for a use variance to be used as a permanent residence as opposed to seasonal residence at 21-1/2 Walnut (Lot 3, River Park Sub.) in a RU zoning district, where the proposed conflicts with Section 201.132 of the Wyandotte Zoning Ordinance.

**SECTION: 201.132 Definitions**

Seasonal Recreation Unit: A cottage, boat, kiosk, or similar structure which may be used during one (1) or more seasons of the year but not occupied as a year round dwelling unit and not serving as a permanent place of residence.

The property owner at 21-1/2 Walnut is requesting a use variance for the property to be used as a permanent place of residence as opposed to a seasonal recreational unit as required by Section 1000 of the Recreational District.