

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, October 5, 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.

******REVISED AGENDA**

Appeal #3229

Richard/Alice Gering, 4460 – 17th Street, Wyandotte (owner & appellant)

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

Section 2100:

A maximum of 35% of yard coverage is allowed in a RA zoning district. Proposed garage addition and covered patio will result in the allowable lot coverage being exceeded by 114.64 sq. ft.

NOTE: Section 2706 allows a zoning appeal to be valid for 1 year. This appeal was granted on 11-15-14, which is greater than 1 year without work commencing.

CLARIFICATION OF PREVIOUS APPEAL: 4264 – 17th Street

Original Appeal #3225 was granted w/stipulation to obtain a building permit for a porch at 4264 – 17th Street. Stipulation: There must be at least 6' from the sidewalk to the porch.

Owner has now applied for a permit to install a gable roof over the porch. The owner is requesting a second consideration of the Zoning Board of Appeals Variance in that the Board approve the open front porch with a roof over it to encroach into the required front yard. The original zoning variance which was given for an open porch with no roof over it.

A review by the Engineering Department has found no other issues in approving this new permit request.